



**AGENDAS FOR THE BILOXI PLANNING COMMISSION
AND THE BILOXI BOARD OF ZONING ADJUSTMENTS (BZA)**

BILOXI PLANNING COMMISSION REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
December 3, 2015
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of November 19 , 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 15-035-PC — Marvin D. Hendrix — To consider an application requesting **Conditional Use** approval, to authorize establishment of **Short-Term Rentals** (for time frames of less than 30 days) within a single family residential unit, for property situated within an **RM-20 Medium-Density Multi-Family Residential** zoning district and identified by municipal address 129 Lee Street.

Case No. 15-039-PC — City of Biloxi — To consider a Text Change to the Land Development Ordinance to amend **Article 23-7 Subdivision Standards**, as follows:

Section 23-7-5(C) – Utilities by Private Utility Companies

(1) A subdivision developer shall install or cause to be installed all utilities provided by private utility companies such as, but not limited to, power, gas, telecommunication and television cable and *high-speed internet*, before final plat approval *can be granted. The developer will be required to install fiber Optic Cable Conduit of sufficient size and material composition [as determined by the city] to provide accommodation of high-speed internet throughout the affected subdivision property site.*

V. NEW PUBLIC HEARINGS:

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION:

Case No. 15-047-PC — Phyllis W. & Robert J. Wiltz (owners) and Dennis Stieffel (applicant) — an application requesting a **Zoning Map Amendment**

to authorize a change in zoning district classification for several parcels of land, ninety–six (96) acres in size (more or less), from its present zoning district classification of **A- Agricultural** to **RS-10 Low–Density Single Family Residential**, which change in zoning would allow the applicant to apply separately for Preliminary Subdivision Plat approval (re: Case No.15-048-PC) to allow for consideration of a one–hundred thirty–one (131) lot single family residential subdivision to be located between Hudson–Krohn Road and Old Highway 67(identified currently as Tax Parcel Nos. 1207H-01-007.000, 1207I-01-003.000, 1207I-01-003.001 and 1207J-01-001.000).
City Council conducted a 1st Reading with respect to this Zoning Map amendment on November 17, 2015.

Case No. 15-050-PC — Sheila A. Smith (owner) and Dennis Stieffel & Associates (applicant) — an application requesting **Preliminary Subdivision Plat** approval for an eighty–seven (87) lot single-family residential subdivision submitted under the working title: Smith Tract Subdivision, for parcels of land together comprising thirty–nine (39) acres in overall size (more or less) and collectively identified as 13151 Old Hwy 67 (re: Tax Parcel Nos. 1207O-01-005.000 & 1207O-01-005.006).
City Council Tabled this request for Preliminary Subdivision Plat Approval until December 1, 2015, on November 17, 2015.

Case No. 15-055-PC — Pegasus Development Group, LLC (owner) and Seymour Engineering/Nancy Depreo (applicant) — an application requesting **Vacation** of an improved **Public Right-of-Way** (Camille Street) to allow for the collapse of two parcels of land currently separated by Camille Street to become a single property.
City Council approved this request on November 17, 2015.

Case No. 15-056-PC — Pegasus Development Group, LLC (owner) and Seymour Engineering/Nancy Depreo (applicant) — an application requesting acceptance of a site plan, which site plan provides for the **Dedication of Property** to the City of Biloxi, for land area which would allow for the widening of the southernmost section of Croesus Street at its termination with Beach Boulevard, for land area encompassing a total of one thousand, four hundred and four (1404) square feet (more or less), which portion of said land area would involve a portion of property presently identified as 830 Beach Boulevard.
City Council approved this request on November 17, 2015.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. CITIZENS COMMENTS

XI. COMMUNICATIONS:

The next regularly scheduled Planning Commission meeting will be held at 2:00 p.m. on Thursday, December 17, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

XII. ADJOURNMENT



BILOXI BOARD OF ZONING ADJUSTMENTS (BZA)
REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
December 3, 2015

To Commence Immediately Following the 2:00 p.m. Biloxi Planning Commission Meeting

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Board of Zoning Adjustments (BZA) Meeting of November 19, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 15-061-BZA — James & Lowanna Wallis — An application to consider a request for a five foot (5') **Side Yard Setback Variance**, to extend authorization to a previously constructed single family residence situated five feet (5') from the side property line, instead of at the ten foot (10') side yard setback required by ordinance, for an existing single family residence located at 950 North Country Club Lane.

Case No. 15-062-BZA — Rhonda Charles (owner) and Jeffrey Powell (applicant) — An application to consider an **Appeal**, pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance, seeking reversal of a determination of denial rendered by the Biloxi Building Official/Director of Community Development with respect to an application requesting power service to an existing utility pole for a security light ,upon a parcel of land situated within an **AR Agricultural Restricted** zone, said electrical permit having been denied for the location requested due to a City regulation [re: Section 23-4-4(B)(2)(g)] which prohibits the construction or establishment of any accessory use or structure prior to the establishment of a principal use or structure upon the lot or parcel in question, for property identified as 11245 Hattie K Road.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. COMMUNICATIONS:

The next regularly scheduled Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, December 17, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT