



**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  
January 21, 2016  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of January 7, 2016.

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARINGS: *None***

**V. NEW PUBLIC HEARINGS:**

**Case No. 16-004-PC – City of Biloxi –** an application requesting **Text Amendments** as follows:

Amend **Article 23-6 Development Standards**, specifically

1) To amend **Section 23-6-1(F) (3) Vehicular Access Management – d. Driveway Length** – by providing additional text which will require driveways constructed adjacent to city streets and rights-of-way to reasonably accommodate two full-sized passenger vehicles without adversely impacting pedestrian or vehicular activity within said city street or right-of-way;

2) To amend **Section 23-6-5(A)(4) – Wetlands** to add a new section of text – **(4) Sale of Lots Containing Wetlands Prohibited**- prohibiting the sale of lots delineated on the National Wetlands Inventory Map; and

3) To amend **Sections 23-6-5(B)(1) Intent, 23-6-5(B)(2) Riparian Buffer Required, and 23-6-5(B)(4) Location of Riparian Buffers** – text amendments to specifically define the intent, type, and location of wetlands and buffers within development sites (specifically, to add the word “coastal” to all wetlands addressed in this section).

**Case No. 16-005-PC – Sola Gratis (owner) and John Crain (applicant)** – an application requesting **Conditional Use** authorization, to permit a **Two-Family Dwelling** (i.e., a Duplex) to be constructed upon a vacant parcel of land situated within an NB-**Neighborhood Business** zoning district, for property identified as 225 Gill Avenue.

**VI. TREE HEARINGS: *None***

**VII. CITY COUNCIL ACTION:**

**Case No. 15-054-PC — City of Biloxi —** an application for **Text Amendment** to the Land Development Ordinance amending **Article 23-3: Zoning Districts**, by modifying **Section 23-4-3(D): Commercial Uses** by providing requirements for **Short-Term Rentals**.

***City Council held a First Reading on January 5, 2016, and is scheduled to vote on this matter on January 19, 2016.***

**Case No. 15-063-PC — Holmes Motors (owner) and Richard Scruggs (applicant) —** an application requesting **Conditional Use** approval to authorize the establishment of a **Truck Rental Facility** (U-Haul) to be added to existing automotive sales and service businesses currently in operation at this location, for property identified as 1681 Pass Road.

***City Council approved this matter on January 5, 2016.***

**Case No. 15-064-PC — Michael Holley —** an application requesting **Conditional Use** approval to authorize the establishment of an additional **Automotive Wrecker Service** upon a property site which also houses an existing vehicle towing and storage business, (E&M Auto Parts and Towing, Inc.) for property identified as 1544 Popp's Ferry Road.

***City Council approved this matter on January 5, 2016.***

**Case No. 16-001-PC — Ted & Lisa Luke —** an application requesting a **Zoning Map Amendment**—to consider a zoning change for a number of individual parcels of land from their current zoning district classification of **RS-5 High-Density Single Family Residential** to **RM-20 Medium-Density Multi-Family Residential**, for those properties presently identified by municipal addresses 116, 120, 122, 124 & 126 Kuhn Street, 386 Meaut Street, and 115, 119 & 121 Sophie Street.

***City Council will conduct a First Reading on this matter on January 26, 2016.***

**Case No. 16-002-PC — Ted & Lisa Luke —** an application requesting **Conditional Use** authorization, to permit the establishment of **Short-Term Rentals** within a single family residential home, for property currently situated within an **RS-5 High-Density Single-Family Residential Zone** (pending an affirmative outcome of a request for re-zoning to **RM-20 Medium-Density Multi-Family Residential** zoning via Case No. 16-001-PC) for property identified as 386 Meaut Street.

***City Council will vote on this matter on February 2, 2016.***

**Case No. 16-003-PC — Ted & Lisa Luke —** an application requesting **Conditional Use** authorization, to permit the establishment of **Short-Term Rentals** within a single family residential home, for property situated within a **WF Water Front District** zone, for property identified as 121 Kuhn Street.

***City Council will vote on this matter on February 2, 2016.***

**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, February 4, 2016, 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  
January 21, 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 January 7, 2016.  
.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: *None***
- V. **NEW PUBLIC HEARINGS: *None***
- 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, February 4, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**