



**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  
February 18, 2016  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of February 4, 2016.

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

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

**V. NEW PUBLIC HEARINGS:**

**Case No. 16-007-PC — Rick Stufflebeam and Rusty Foreman** — an application requesting **Vacation** of a portion of an improved **Public Right-of-Way** identified as Easy Lane, which section of roadway is presently situated immediately adjacent to three properties identified as 11450, 11451, and an unnumbered parcel of land located adjacent to Easy Lane.

**Case No. 16-008-PC — Harry J. Nause, Sr.** — an application requesting **Preliminary (Townhome) Subdivision Re-Plat**, the approval of which would authorize the re-platting of a previously platted single-family residential subdivision (i.e., Elder Street LLC Subdivision which presently contains three [3] lots of record), to transform said property into a new, twelve (12) unit townhome subdivision, which subdivision will involve twelve (12) residential housing units contained within three (3) townhome-type structures situated atop grade-level carports, the construction of which will comply with all Standards set forth in Section 23-4-3(B)(I)b of the Land Development Ordinance, subject to specific **Subdivision Waiver/Variations** requested as part of a separate companion case (re: Case No. 16-010-BZA), upon a tract of land approximately forty-six one-hundredths (0.46) of an acre in overall size (or) four-tenths [0.4] of an acre after completion of roadway improvements—which will be dedicated for expanded city right-of-way), all for the property presently identified as 725 Elder Street.

**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**.

***The City Council approved this matter on January 19, 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.

***The City Council approved this matter on February 2, 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.

***The City Council approved this matter on February 2, 2016.***

**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).

***The City Council will consider this matter on February 16, 2016.***

**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.

***The City Council will consider this matter on February 16, 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, March 3, 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  
February 18, 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 February 4, 2016.

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

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

**V. NEW PUBLIC HEARINGS:**

**Case No. 16-009-BZA — Boyd Gaming, LLC (owner) and Michael Cavanaugh (applicant)** — an application to consider a 3,475 square foot **Sign Size Variance**, to authorize additional Business identification signage comprised of 3 interlaced panels measuring 52' x 53' each, totaling 8,268 square feet in overall size, instead of the 4,793 square feet of signage allowed by ordinance at this site, for the property identified as the IP Casino Resort & Spa, located at 850 Bayview Avenue.

**Case No. 16-010-BZA — Harry J. Nause, Sr.** — an application to consider a request for five foot (5') **Side Yard Setback Variances** - one variance between proposed units 4 and 5 and also one variance between proposed units 8 and 9, as presented, to authorize construction of twelve (12) proposed townhome/condominium units to be constructed upon individual lots, which units will be situated five feet (5') from their side property lines, instead of at the ten (10') foot side yard setbacks required by ordinance for structures situated within an **RM-30 High-Density Multi-Family Residential Zone**, for parcels of land collectively (presently) identified as 725 Elder Street.

**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, March 3, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**