



**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 4, 2016
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of January 21, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS: *None*

VI. TREE HEARINGS:

Case No. TR-16-001 — Brandon Elliott — an application requesting the removal of 20 protected trees to construct Phase 2 of Malpass Landing Subdivision, for property presently identified as an unaddressed parcel situated adjacent to Fearn Court and Malpass Landing Drive.

VII. CITY COUNCIL ACTION:

Case No. 15-001-PC — City of Biloxi — a **Text Change** to the City of Biloxi Code of Ordinances — which change will authorize the establishment of a **Tree Committee** — which committee would function to provide an outlet for citizen input with respect to tree-related concerns for large-scale development projects proposed within the City of Biloxi.
City Council approved this matter on January 26, 2016.

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 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.

City Council conducted a First Reading relative to this matter on January 26, 2016; a second reading will take place 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.
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 approved this matter on January 26, 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).

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.
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, February 18, 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 4, 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 21, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-006-BZA – William Holmes – an application to consider two **Variances**, needed to obtain legal non-conforming status for a pool enclosure that was constructed without benefit of first securing a Building Permit, which request for variances was submitted as follows:

1. a twenty foot (20') **Rear Yard Setback Variance**, to allow a pool enclosure to be situated zero feet (0') from the rear property line, instead of at the twenty (20') foot rear yard setback required by ordinance; and
 2. a seven foot (7') **Side Yard Setback Variance**, to allow said structure to be situated zero feet (0') from the side (north) property line, instead of at the seven (7') foot side yard setback required by ordinance,
- both for property located at 1782 Currie 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, February 18, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT