



**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
June 16, 2016
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of May 19, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-024-PC — James K & Kimberly Ivy Talley — an application requesting **Zoning Map Amendment**, to consider a change in zoning for two parcels of land collectively measuring approximately 3.6 acres in overall size, from their current zoning district classification of **RS-10 Low-Density Single Family Residential** to **NB Neighborhood Business**, for those properties collectively identified as 12046 Lorraine Road.

Case No. 16-025-PC — James K & Kimberly Ivy Talley — an application requesting **Conditional Use** Approval, to authorize the establishment of a **Bar/Lounge** within an existing structure, upon land approximately 3.6 acres in overall size, for property currently situated within an **RS-10 Low-Density Single Family Residential** (pending an affirmative outcome of a request for re-zoning to **NB-Neighborhood Business** zoning, re: Case No. 16-024-PC), for property collectively identified as 12046 Lorraine Road.

Case No. 16-028-PC — Linda Calhoun for Calhoun Family L.P — an application requesting **Conditional Use** authorization, to permit the establishment of **Short-Term Rentals** within an existing two-family residential home, for property currently situated within an **RM-20 High-Density Multi-Family Residential Zone** and identified as 136 A & B Comfort Place.

Case No. 16-029-PC — Grand Casino, LLC (owner) and Gary Durbin representing The Blind Tiger (applicant) — an application requesting a **Master Plan Update** and **Overlay Map Amendment**, which application has been submitted to provide specific amendments to an existing Master Plan currently in place for the Harrah's Casino, Hotel and ancillary uses associated therewith, which **Master Plan Update** provides for a specific portion of a parcel of land [i.e., 53,089 square feet of land area] to be modified within the existing Harrah's Casino site, which modification will result in a new 3240 square foot restaurant and also 49,849 square feet of parking and green space. The **Overlay Map Amendment**, as offered, will

augment the underlying **WF-Waterfront** zoning district for the enactment of a second layer of zoning designation (i.e., the **PD-GE** Zone) upon all properties included in the original Casino site as well as for any new additions, as required by the current version of the Land Development Ordinance now in effect, to include all individual properties presently collectively identified as 265 & 285 Beach Boulevard.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION

Case No. 16-020-PC — Lucy C. Denton & Ronald Baxter — an application requesting a **Zoning Map Amendment**, to consider a change in zoning for two parcels of land together collectively measuring approximately 2.9 acres in overall size, from their current zoning district classification of **RS-7.5 Medium-Density Single Family Residential** to **RM-30 High-Density Multi-Family Residential**, for those properties presently identified by municipal addresses 1378 & 1388 Beach Boulevard.

City Council held a first reading on this matter on June 7, 2016.

Case No. 16-021-PC — Lucy C. Denton — an application requesting **Conditional Use** authorization, to permit the establishment of **Short-Term Rentals** within an existing single family residential home, for property currently situated within an **RS-7.5 Medium-Density Single-Family Residential Zone** (pending an affirmative outcome of a request for re-zoning to **RM-30 High-Density Multi-Family Residential** zoning via Case No. **16-020-PC**) for property identified as municipal address 1378 Beach Boulevard.

City Council will discuss this matter on June 14, 2016.

Case No. 16-022-PC — Pounders & Associates XXIII, LLC (owner) and James Scully for Colonial Management Group (applicant) — an application requesting **Conditional Use Approval**, to authorize the establishment of a **Drug Treatment Facility** within an existing commercial structure upon land approximately 151' x 300' in size and located within an **NB-Neighborhood Business** zoning district, for property presently identified as 1989 Pass Road.

City Council approved this matter on June 7, 2016.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. CITIZENS COMMENTS

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, July 7, 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
June 16, 2016

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 May 19, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-026-BZA — James K & Kimberly Ivy Talley — an application to consider

1) a **Parking Lot Paving Material Variance**, to authorize the use of limestone instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material as the paving material of choice, as required by **Section 23-6-2(C)(3)** of the Land Development Ordinance; and

2) also **Distance Variances**, as required by the Land Development Ordinance, specifically Table 23-4-3(D)(11) *Required Minimum Spacing Between Regulated Business Uses and Protected Uses and Districts*, to authorize a proposed **Bar/Lounge** to be situated as follows:

- a. within zero feet (0') of property zoned residential, instead of the five hundred foot (500') distance required by ordinance; and
- b. within four hundred and fifty feet (450') of another Bar/Lounge establishment, instead of the five-hundred foot (500') distance required by ordinance,

said use proposed to be located upon two parcels of land comprising approximately 3.6 acres in overall size, collectively identified as 12046 Lorraine Road.

Case No. 16-030-BZA — Harper Avery, LLC (owner) and Curtis B Schmitt (applicant) — an application for several **Variances** to allow for the renovation and conversion of a former residential structure into a restaurant with service bar upon a sixty-five one-hundredths (0.65) acre (more or less) parcel of land situated within an **RB-Regional Business Zoning District**, as follows:

1) a **Front Yard Set Back Variance** of twenty feet (20'), to authorize the

construction of an open deck adjacent to the main structure of the proposed restaurant/bar to expand patron seating and food and beverage accommodations to be situated twenty feet (20') from the front property line, instead of at the forty foot (40') front yard setback required by ordinance;

2) a **Side Yard Set Back Variance** of five feet (5'), to authorize said restaurant/bar to be located five feet (5') from a side property line, instead of at the ten foot (10') Side Yard Setback required by ordinance; and

3) a **Parking Lot Paving Material Variance**, to authorize the use of limestone instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material as the paving material of choice for the paving of required customer parking, as provided by **Section 23-6-2(C)(3)** of the Land Development Ordinance,

all for the property identified as 647 Howard Avenue.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. COMMUNICATIONS:

The next regularly scheduled Biloxi Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, July 7, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT