



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

I. ROLL CALL

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

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-036-PC — Tammy Cook Carnes — an application to consider a request for Conditional Use authorization, to permit the establishment of Short-Term Rentals within an existing single family residential home, for property situated in an **RM-20 Medium-Density Multi-Family Residential Zone** and identified as 1096 Beach Boulevard.

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION

Case No. 16-023-PC — City of Biloxi — an application to consider a Text Amendment to the Land Development Ordinance to amend **Article 23-6 Development Standards**, specifically creating a new **Health Care Industry Overlay District Zone**—an overlay district zone which will encourage health care related businesses to locate or expand within a qualified Health Care Industry Zone situated in the City of Biloxi, as authorized by the Mississippi Health Care Industry Zone Act of 2012 (re: House Bill 1537) passed by the Mississippi Legislature to expand access to high quality medical care for Mississippi residents, and also to increase the number of health care jobs in the state of Mississippi.

City Council is expected to discuss this matter soon.

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.

City Council approved this matter on July 19, 2016.

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 located upon land approximately 3.6 acres in overall size, for property currently situated within an **RS-10 Low-Density Single Family Residential Zone** (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 (re: Tax Parcel Nos. 1008J-01-007.000 & 1008J-01-07.001).
City Council approved this matter on July 19, 2016.

Case No. 16-027-PC — City of Biloxi — an application to consider a **Zoning Map Amendment** to designate and identify those properties which could become eligible to participate in an assortment of benefits provided by a newly proposed **Health Care Industry Overlay District Zone**—an overlay district zone which has been submitted for consideration via companion Case No. 16-023-PC (i.e., the Text Amendment) to encourage health care related businesses to locate or expand within a qualified Health Care Industry Zone situated in the City of Biloxi, as authorized by the Mississippi Health Care Industry Zone Act of 2012 (re: House Bill 1537 passed by the Mississippi Legislature) to expand access to high quality medical care for Mississippi residents, and also to increase the number of health care jobs in the state of Mississippi.

City Council is expected to discuss this matter soon.

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 Overlay 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.

City Council approved this matter on July 19, 2016.

Case No. 16-031-PC — Morris C. Arguelles & Susan Arguelles and Hon C Ly — an application requesting **Vacation** for the eastern-most section of Fowler Street which is presently unimproved Public Right-of-Way.

City Council approved this matter on July 26, 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, August 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
August 4, 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 July 21, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 16-035-BZA— Terrill J. & Cynthia J. Moran — a request for a two-hundred and fifty square foot (250 s.f.) Structure Size Variance, to allow a one-thousand square foot (1000 s.f.) Guest Cottage to be erected upon a lot presently accommodating an existing Single Family Residence, which Guest Cottage, by definition, is limited in size to seven hundred and fifty square feet (750 s.f.), for property zoned **RS-10 Low-Density Single Family Residential** and identified as 2121 Ward Lane.

V. NEW PUBLIC HEARINGS:

Case No. 16-037-BZA — FRHP Lincolnshire, LLC (owner) and Les Seymour, PE (applicant) — a request for two Variances, to authorize a proposed expansion of an existing business (i.e., Camping World – a Recreational Vehicle Sales Outlet) situated along Interstate Highway 10. The variances are necessary to designate specific areas for the temporary outdoor storage of RV units, and also to erect an exceptionally tall flag pole – both items to be constructed upon a thirteen and two-tenths (13.2) acre parcel of land, as follows:

- 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 for the paving of temporary parking, as required by **Section 23-6-2(C)(3)** of the Land Development Ordinance; and
- 2) a **Height Variance** of fifty feet (50'), to authorize a flag pole to be constructed at an overall height of one-hundred thirty feet (130'), instead of the eighty foot (80') height limitation imposed by ordinance [re: Section 23-5-4(C)(1)], all for the property site identified as 8010 East Oaklawn Road.

Case No. 16-038-BZA— Anthony J. & Rebecca Bea Fetterolf — a request for an **Accessory Structure Length Variance** to authorize the construction of a garage (i.e., an accessory structure) to attain an overall length of eighty feet (80'), instead of the forty feet (40') of length allowed by ordinance, for accessory structures situated upon property zoned **RE—Residential Estate** and identified as 11081 Shorecrest Road.

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, August 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