



**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

July 16, 2020

2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of July 2, 2020.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS:**

Case No. 20-012-PC — Paul and Virginia Ladner trustees (owners) and Michael Fern, on behalf of Progeon & Fearn Builders (applicant) — an application to consider a request for **Preliminary Subdivision Re-Plat-specifically, to revisit the most recent Preliminary Subdivision review** (re: Case No. 19-031-PC) submitted last year seeking to re-plat two parcels situated within Unger Subdivision into a four-lot Townhouse subdivision, which subdivision, although approved, was never filed. This new subdivision proposal requests the creation of four lots to allow for the construction of four single-family residences upon lots approximately 37.5'x 91' (or 3,411.8 square feet/lot) for properties currently identified as 1535 and 1539 Collins Street (re: Tax Parcel Nos. 1310L-02-134.000 & 1310L-02-134.001).

Case No. 20-021-PC — City of Biloxi — a request to consider a **Vacation** of a portion of Rodeo Drive – to remove the intersection of Rodeo Drive at Pass Road as it interfaces with the driveway exit lane at Kessler Air Force Base. A meeting to include representatives of Keesler AFB, the Biloxi Police Department, Engineering and the Community Development Department will be scheduled shortly. The results of that meeting should be presented to the full Planning Commission at either the first or second meeting in August.

V. NEW PUBLIC HEARINGS:

Case No. 20-027-PC — James Lee on behalf of HJL Consulting, LLC and CCH Consulting, LLC — an application to consider a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately one-half acre (more or less) in overall size, from its present zoning district classification of **RS-10 Low-Density Single-family Residential** to **CB Community Business**, for property identified as 12363 Tiffany Lane, and further identified as Tax Parcel No. 1108D-02-010.002.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 20-013-PC — City of Biloxi — a text change, specifically to amend **Table 23-4-1 (C) Use Table – Non-Residential and Planned Development Districts**, as it relates to the allowance of specific uses as either “P” Permitted or “C” Conditional Uses within the **WF Waterfront District Zone**.

Case No. 20-014-PC — City of Biloxi — a text change, specifically to amend a section of the LDO which provides for the orderly placement of fences within city utility easements.

Case No. 20-015-PC — City of Biloxi — several text changes – specifically to modify or correct several tables and sections of the LDO, as follows:

Table 23-4-1(B) Use Table – Residential Districts – to amend the Live-Work Dwelling and, College or University sections;

Table 23-4-1(C) Use Table – Non-Residential and Planned Development Districts – to amend the outdoor storage sections; and

Table 23-3-2(H) – RM-10 Low-Density Multifamily Residential District – to correct Dimensional standards for corner side setbacks.

Case No. 20-016-PC — City of Biloxi — a text change, specifically to consider amendments to the regulations pertaining to **Short-Term Rental** uses and **Timeshares** – providing for better definitions for both uses, and also, removing **Short-Term Rentals** as a Conditional Use within the **RM-20** and **RM-30** zoning district zones.

Case No. 20-019-PC — Mark D. Swetman (owner) and Gary W. Murphy, Sr. (applicant) — an application requesting **Zoning Map Amendment**, to authorize a change in zoning district classification for portions of two (2) parcels of land together measuring approximately 32,726 square feet (more or less) in overall size, from their present zoning district classification of **NB**

Neighborhood Business and RM-30 High-Density Multi-Family Residential to I Industrial, for properties collectively identified as 211 Esters Boulevard, including an unaddressed parcel fronting to Magnolia Street, for portions of properties presently identified as Tax Parcel Nos. 1410F-06-061.000 & 1410F-06-062.000.

Note: The City Council conducted a first reading for all these above listed cases on July 7, 2020.

Case No. 20-018-PC — Frank Zhang, DBA 133 Briarfield LLC — to consider **Conditional Use Approval**, to authorize a 48 unit apartment Complex, (i.e., Beach Vista Apartments) to be utilized for **Short-Term Rentals**, upon a property site situated within an **RM-30 High-Density Multi-Family Residential** zone and identified by municipal address 133 Briarfield Avenue, including 2 unaddressed parcels (re: Tax Parcel Nos. 1110J-02-118.000, 1110J-02-121.000 & 1110J-02-123.000).

The City Council voted 3-3, which vote resulted in a denial of the request for Conditional Use approval for this Short-Term Rental application.

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 6, 2020, 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
July 16, 2020

To Commence Immediately Following the 2:00 p.m. Biloxi Planning Commission Meeting

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Board of Zoning Adjustments (BZA) Meeting of July 2, 2020.
- 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 Biloxi Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, August 6, 2020, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**