



**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 6, 2020

2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of July 16, 2020.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

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. [Note: A meeting with representatives of Keesler AFB, the Biloxi Police Department, Engineering and the Community Development Department was held on July 14, 2020, and the results of that meeting and follow-up matters agreed upon as a result will be presented to the Planning Commission at the August 20, 2020 meeting.]

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 (now modified to NB Neighborhood Business)**, for property originally identified as 12363 Tiffany Lane (and assigned the new municipal address of 12648 Lorraine Road), and further identified as Tax Parcel No. 1108D-02-010.002. [Note: the owner submitted a request to modify his original application for Map Amendment from **CB Community Business** to **NB Neighborhood Business**, and has submitted a **Conditional Use** application to request approval to allow ancillary storage to be authorized as part of his proposed establishment of an office headquarters at this property location].

V. NEW PUBLIC HEARINGS: None

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**.

Note: The City Council approved these Text Changes on July 21, 2020

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.

Note: The City Council approved this Text Change on July 21, 2020

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.

Note: The City Council approved these Text Changes on July 21, 2020

Case No. 20-016-PC — City of Biloxi — a Text Change, specifically to consider amendments to the regulations pertaining to **Short-Term Rental** and **Timeshare** uses – providing for better definitions for both uses, and also, suggesting removal of **Short-Term Rentals** as Conditional Uses within the **RM-20** and **RM-30** zoning district zones.

Note: The City Council denied this Text Amendment on July 21, 2020. [Note: This Case will be returned to the City Council Agenda for re-consideration of definitions and a list of upgrades suggested to better articulate the administration requirements for the establishment and operation of **Short-Term Rentals** – noting that the recommendation to remove **Short-Term Rentals** from consideration as **Conditional Uses** had been deleted from the list of amendments to be reconsidered by the City Council in this revised version of Case No. 20-016.PC].

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 approved this Map Amendment on July 21, 2020.

Case No. 20-024-PC — City of Biloxi — a request to consider a Text Amendment to Section 23-6-7(F)(1) of the Land Development Ordinance to address proposed modification of text related to the establishment of standards and requirements for **Fences – Appearance, Finished Side to Outside**.

The City Council voted 3-3, which resulted in this LDO Text Amendment being denied by Council on July 28, 2020.

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 20, 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
August 6, 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 16, 2020.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 20-028-BZA — Joel L. Moody, Jr. & Erin Moody — an application requesting an **Appeal**, [pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance], seeking reversal of a determination of denial rendered by the Biloxi Building Official/Director of Community Development with respect to a Building Permit request to repair an accessory use (i.e., an existing Boat House) upon a lot which does not presently have a primary structure, said request having been denied due to the City regulation [re: Section 23-4-4(B)(2)(g) of the Biloxi Land Development Ordinance] which prohibits the construction or establishment of an accessory use or structure prior to the establishment of a principal use or structure upon a lot or parcel, for property identified as 2425 South Shore Drive (i.e., Tax Parcel No. 1109G-02-023.001).

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 20, 2020, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT