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## LAND USE

Chairman: Jerry Creel

### Purpose

The purpose of this committee is to identify issues and make recommendations for the best use of public lands within the City of Biloxi. Since we are a coastal city, subject to hurricanes and tropical storms – which experts predict could intensify over the next decade or so - our goal is to ensure Biloxi rebuilds in a smarter, more storm-worthy manner. As Biloxi faces the prospect of record development, this committee is charged with making recommendations that will attract new investment while preserving the character of our neighborhoods and the safety and quality of life of our residents, especially those most vulnerable.

### Recommendations

34. *Adopt Advisory Based Flood Elevation (ABFE) maps and regulations.* This is considered essential to reduce confusion, establish standards and accelerate rebuilding. Reasonable ABFE requirements will also help determine the best and safest use of public lands within the City, especially the Point area.
35. *Encourage and accommodate mixed use.* Pedestrian access to basic services, recreation and retail within walking distance from each resident's home is our goal. Mixed use alternatives include (a) business and residential in downtown areas; (b) mixed use in neighborhoods using "community-based retail" — those amenities needed and approved by residents; and (c) neighborhood residential areas without mixed uses but connected to other areas by a sidewalk or pedestrian path system.
36. *Increase water and sewer capability.* A growing City will require increased capacity. The committee supports the concept of a regional water, sewerage and storm water management program.

37. *Establish a new Commercial Residential Zone.*

38. *Support relocation of the CSX rail. If relocated, the CSX rail bed will provide access for new multi-modular transportation (see*



*Transportation section) while still providing an elevated barrier from storm surge.*

39. *Maintain the Old Biloxi architectural style. Utilizing the recognized “Old Biloxi” architectural style wherever possible will help maintain an identity — a “sense of place” in a changing environment.*



PHOTOS: SUN HERALD

ABOVE: The Hob Nob Cafe was a good example of the Old Biloxi architectural style. These photos show the cafe pre- and post-Katrina.

40. *Preserve the public view and the sand beach. Our sand beach is one the City’s most recognized feature and a primary reason why many residents moved or remain here. Protecting that view*

*— like protecting “green” spaces — is critically important to the quality of life in Biloxi.*

41. *Establish neighborhood nodes at select intersections.*

42. *Promote walkability and interconnectivity. A primary feature of mixed-use “livable” neighborhoods is its “walkability” — or the ability to access the amenities and necessities of life without reliance on automobiles. “Walkable” mixed-use neighborhoods and access by public transportation to those amenities outside one’s neighborhood are benchmarks of today’s ideal community.*