



**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 18, 2016
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of August 4, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-040-PC — Stephen E. Dietz and Jimmy Taylor — an application for a **Zoning Map Amendment**, to consider a change in zoning for two parcels of land collectively measuring approximately 1.2 acres (more or less) in overall size, from their current zoning district classification of **LB Limited Business** to **NB Neighborhood Business**, for those properties individually identified as 2432 & 2436 Pass Road.

Case No. 16-041-PC — Winfred R. & Bernice Brown, James K & Kimberly Ivy Talley, Janet Kay Williams (owners) and John & Jennifer Williams (applicant) — an application to consider a request for **Preliminary Subdivision Re-Plat** approval, to authorize the re-platting of a previously platted single-family residential subdivision (i.e., Brown Oaks Subdivision) which subdivision presently involves three [3] lots of record, but which re-plat would transform and reconfigure said property into a new, five (5) lot subdivision upon land approximately nine (9) acres (more or less) in overall size – to involve the completion of certain roadway and other improvements – all for the property presently identified as 9162, 9190 & 9194 Pinecrest Drive.

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION

Case No. 16-023-PC — City of Biloxi — an application for 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. 16-027-PC — City of Biloxi — an application for 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. 16-036-PC — Tammy Cook Carnes — an application 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.

City Council is expected to hear this matter on August 23, 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, September 1, 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 18, 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 August 4, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-042-BZA — Brian A. Hermetz — a request to consider an application for a **Front Yard Set Back Variance** of seventeen feet (17'), to authorize construction of a new set of stairs for a Single Family Residence currently under construction, said stairs to be situated thirteen feet (13') from the front property line, instead of at the thirty foot (30') front yard setback required by ordinance, for a property site measuring eighteen one-hundredths (0.18) of an acre in size and identified as 10141 South River Drive.

Case No. 16-043-BZA— Marvin Hendrix — a request to consider an application for a **Side Yard Set Back Variance** of three and one-half feet (3.5'), to authorize construction of an attached carport to an existing Single Family Residence, said carport to be situated one and one-half feet (1.5') from the side property line, instead of at the five foot (5') side yard setback required by ordinance, for the property identified as 525 Howard Avenue.

Case No. 16-044-BZA — Shivam of America (owner) and Terry Moran (applicant) — a request to consider an application requesting two (2) variances, with respect to the proposed construction of a new Hilton Garden Inn, as follows:

- 1) a two foot (2') **Landscape Buffer Perimeter Variance**, to allow a parking lot to be situated to within three feet (3') of the East property line, instead of at the five foot (5') setback line established by ordinance; and
- 2) a fifty (50) unit **Lot Density Variance**, to allow one hundred (100) hotel units to be constructed, instead of the fifty (50) units permitted by ordinance,

which variances are necessary to authorize construction of a new Hotel within a **WF Waterfront District Zone**, for a property site situated upon a vacant parcel of land and currently identified as 648 Beach Boulevard.

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, September 1, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT