



**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
October 6, 2016
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of September 15, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-051-PC — Vegas Pig Farm, LLC (owner) and Justin Allen (applicant) — an application requesting a **Zoning Map Amendment**, to consider a change in zoning for an improved lot of record measuring approximately 144' x 164' in overall size, from its current zoning district classification of **RS-10 Low-Density Single Family Residential** to **LB Limited Business**, for property identified as 391 Popp's Ferry Road.

Case No. 16-052-PC — Thomas H. Newman for Beachview Newman, LLC — an application to consider **Vacation** of a portion of an improved Public Right-of-Way identified as Beach View Avenue, which section of roadway is presently situated immediately adjacent to two parcels identified as 125 & 126 Beach View Avenue.

VI. TREE HEARINGS:

TR-16-002— Terry Moran for Hilton Garden Inn — an application to authorize the removal of 7 protected trees (all live oaks) to construct a Hilton Garden Inn upon a property site identified as 648 Beach Boulevard.

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 approved this matter on September 27, 2016.

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 approved this matter on September 27, 2016.

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.

City Council has called for a public hearing concerning this case, which hearing will be held on October 4, 2016.

Case No. 16-045-PC — City of Biloxi — an application for a **Text Amendment**, to consider changes to the **LDO** as requested by the Director of Community Development – which case specifically addresses proposed modifications to certain language presently contained within the Section of the Land Development Ordinance which addresses **Seasonal Fireworks Sales**, to add text and provide minor amendments to the text which was originally approved by council via City Ordinance No. 2260 in June, 2014.

City Council approved this matter on September 27, 2016.

Case No. 16-046-PC — MS Edgewater Square Investors, LLC (owner) and Benjamin Rusher (applicant) — an application to consider a request for **Conditional Use** approval , to authorize a Tattoo Shop within an existing commercial building presently situated in an NB Neighborhood Business zoning district, for property identified as 280 Eisenhower Drive, Unit 4 (i.e., Tax Parcel No. 1110F-02-006.000).

City Council approved this matter on September 20, 2016.

Case No. 16-049-PC — Barrington Development, LLC (owner) and Lori Stewart (applicant) — an application requesting a **Zoning Map Amendment** to consider a change in zoning for three adjacent parcels of land collectively measuring approximately 3 acres (more or less) in overall size, from their current zoning district classification of **NB Neighborhood**

Business to CB–Community Business, for those properties identified as 662 & 674 Beach Boulevard and 661 Water Street.

City Council held a first reading on this matter on September 27, 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, October 20, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

XII. ADJOURNMENT



ARD OF ZONING ADJUSTMENTS (BZA)
REGULAR MEETING

Community Development Auditorium
Martin Luther King, Jr. Boulevard
October 6, 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 September 15, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-054-BZA — Robert K. Rice — an application to consider an application for a **Front Yard Setback Variance** of twelve feet (12'), to authorize the approval of a previously constructed carport attached to an existing Single Family Residence, said carport presently situated eighteen feet (18') from the front property line instead of at the thirty foot (30') front yard setback required by ordinance, for a property approximately 80' x 146' in size, identified as 2410 West Shore Drive.

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, October 20, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT