



**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
November 3, 2016
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of October 20, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No 16-050-PC — City of Biloxi — to consider a charge from the City of Biloxi Administration to the Biloxi Planning Commission to review and consider a Comprehensive Zoning Map Amendment involving twenty (20) Tax Parcels of property located within the eastern section of the City of Biloxi, which parcels have been selected for a suggested change in Zoning District Classification from **NB–Neighborhood Business and WF Waterfront District to CB–Community Business** – a zoning classification change which should significantly enhance efforts to promote and facilitate the development of family-oriented businesses and outlets within an area of the city readily identified as iconic “Old Biloxi.” **[Note:** This case was extended a recommendation of approval by the Planning Commission on October 20, 2016, for a modified eleven (11) Tax Parcels of Land – identified as 216 & 228 Beach Boulevard; 209, 211, 221 & 223 1st Street; 114 Pine Street; and four (4) unaddressed parcels – all of which are situated North of Beach Boulevard, South of 1st Street, East of Pine Street and West of Cedar Street. The remainder of properties contained within this Zoning Map Amendment Case (i.e., those properties situated South of Beach Boulevard as discussed at the last meeting) will now be reviewed and adjudicated as part of this continued Public Hearing.]

V. NEW PUBLIC HEARINGS:

Case No. 16-056-PC — Pass Road Hardware, Inc. (owner) and Jesus Mota (applicant) — an application to consider **Conditional Use Approval**, to authorize the establishment of an **Auto Repair and Servicing (without painting/bodywork) Facility** within an existing structure, upon a portion of a parcel of land approximately sixty–eight one–hundredths (.68) of an acre (More or Less) in size and located within an **NB–Neighborhood Business** zoning district, for property presently identified as 1707 Pass Road.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION

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.
City Council voted on October 25, 2016 to hold a public hearing on this matter, which date is pending.

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.
City Council approved this matter on October 25, 2016.

Case No. 16-050-PC — City of Biloxi — an application to consider a **Comprehensive Zoning Map Amendment** and other matters to be presented at the hearing on this request involving twenty (20) Tax Parcels, and also including those certain parcels located south of Beach Boulevard, east of Pine Street, west of Cedar Street, up to the east property line of the City of Biloxi's parcel situated west of and adjacent to the Golden Nugget Casino site, collectively totaling approximately 23.3 Acres (More or Less) of property located within the eastern section of the City of Biloxi, which parcels have been selected for a suggested change in Zoning District Classification from **NB-Neighborhood Business** and **WF Waterfront District** to **CB-Community Business**.
City Council is scheduled to hear this case on November 1, 2016.

Case No. 16-047-PC — Clarence Taylor for the Vernon Gilbert Elks Lodge #576 — an application requesting a **Zoning Map Amendment**, to consider a change in zoning for three parcels of land collectively measuring approximately 1.67 acres (more or less) in overall size, from their current zoning district classification of **RM-20 Medium-Density Multi-Family Residential** to **NB Neighborhood Business**, for those properties identified as 636 Esters Boulevard, 230 Nixon Street, and an un-numbered property having no street frontage.
City Council is scheduled to hear this case on November 1, 2016.

Case No. 16-053-PC — City of Biloxi — an application to consider a **Text Amendment** to the Land Development Ordinance (LDO) to facilitate the Establishment of new **Waterfront Design Standards and Guidelines Overlay District Zones** – [addition of Section 23-6-14(G) to the existing LDO text].
City Council is scheduled to hear this case on November 1, 2016.

Case No. 16-055-PC — City of Biloxi — an application to consider a **Comprehensive Zoning Map Amendment** to identify those specific parcels which could become part of the new Waterfront Design Standards and Guidelines Overlay District Zones proposed via tandem Zoning Text Amendment Case No. 16-053-PC.

City Council is scheduled to hear this case on November 1, 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 tabled this matter subject to call on October 4, 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, November 17, 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
November 3, 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 October 20, 2016.

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, November 17, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT