



**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 17, 2016
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of November 3, 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. 16-057-PC — TSG Real Estate II, LLC (owner) and Gulf Coast Exotic Auto, LLC (applicant) — an application to consider a request for **Conditional Use Approval**, to authorize the establishment of an **Automobile Sales Outlet** within an existing structure, upon a parcel of land approximately four-tenths (.4) of an acre in size, which parcel is located within an **NB–Neighborhood Business** zoning district and is presently identified as 2782 Fernwood Drive (re: Tax Parcel Nos. 1110L-01-037.000 & a portion of 1110E-02-043.000).

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 on November 29, 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 conducted a First Reading of 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-30 High-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 conducted a First Reading of 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 tabled this matter on November 1, 2016, subject to a future workshop to be conducted by Council for clarification of specific items.

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 tabled this matter on November 1, 2016, subject to a future workshop to be conducted by Council for clarification of specific items.

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, December 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
November 17, 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 November 3, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

five **Case No. 16-058-BZA — Gary J. Hindley** — an application to consider a and six-tenths foot (5.6) **Side Yard Setback Variance**, to authorize construction of an addition to an existing single family residence (i.e., a bedroom with bathroom) to be situated four and four-tenths (4.4') feet from the side property line, instead of at the ten foot (10') side yard setback prescribed by ordinance for residential structures situated within an **RS-10 Low-Density Single Family Residential** zone, for property identified as 135 Barq Avenue.

Case No. 16-059-BZA — Johnny Pitts (owner) and Tracy A. Borer (appellant) — an application to consider 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 an application submitted by the property owner and appellant requesting the right to seek Conditional Use approval for a Tattoo Establishment within an area of the city zoned **NB-Neighborhood Business**, said application soliciting Conditional Use review having been denied due to a City regulation which states “No tattoo and body-piercing establishment shall be located on the same block as any properties zoned in an agricultural or residential zoning district.” [re: Section 23-4-3(D)(8)k] for property identified as 2010 Pass Road, Unit A.

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, December 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