



**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  
December 1, 2016  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of November 17, 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 1<sup>st</sup> Street; 114 Pine Street; and four (4) unaddressed parcels – all of which are situated North of Beach Boulevard, South of 1<sup>st</sup> 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. 16-060-PC – Johnny Pitts (owner) and Tracy A Borer (applicant)** – an application to consider a request for **Conditional Use Approval**, to authorize a **Tattoo Establishment** to be established within an existing commercial building situated in an **NB Neighborhood Business** zoning district, for property identified as 2010 Pass Road, Unit A.

**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 will 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 approved this request for those properties situated North of Beach Boulevard, at its meeting on November 15, 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 approved this request – granting rezoning only for the property identified as 636 Esters Boulevard, at its meeting on November 15, 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 will hold a Public Hearing on this matter on November 29, 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 will hold a Public Hearing on this matter on November 29, 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, December 15, 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  
December 1, 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 17, 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, December 15, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**