



**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 15, 2016
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of December 1, 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:

Applicant is asking for this case to be continued until January 5, 2017

Case No. 16-061-PC — Pitcher Point Investments, LLC, represented by Philip J. Frisby — an application requesting a **Zoning Map Amendment**, to consider a change in zoning for five (5) Tax Parcels of land collectively measuring approximately 626 acres (more or less) in overall size, from the present zoning of **A-Agricultural** (extended upon annexation in 2014), to **RS-7.5 Medium-Density Single Family Residential, RS-10 Low-Density Single Family Residential, RM-20 Medium-Density Multi-Family Residential, RM-30 High-Density Multi-Family Residential, NB-Neighborhood Business, and RB-Regional Business [see map]** for those properties situated North of the existing Hidden Springs Subdivision and also

North, West and adjacent to Old Woolmarket Road; South of Wash Fayard Road; and East of and adjacent to Lorraine Road.

Applicant is asking this case to be continued until January 5, 2017.

Case No. 16-062-PC — Greg Williams for Williams Recycling, LLC — an application requesting **Zoning Map Amendment**, to consider a change in zoning for two parcels of land, collectively measuring approximately 19.54 acres (more or less) in overall size, from their current zoning district classification of **A Agricultural** to **I Industrial**, for properties collectively identified as 11606 Old Highway 67 and an unnumbered parcel on Paradise Lane.

Case No. 16-063-PC — BHL Development, LLC — an application for **Preliminary Subdivision Re-Plat of Lot 3B of Ellzey Place Subdivision**, to accomplish the re-subdivision of a previously platted commercial subdivision (i.e., Ellzey Place Subdivision), resulting in the establishment of eleven (11) lots from this single Lot 3B. Ten of the proposed lots will each have dimensions approximating 50' x 183' (more or less) in size, and the remaining lot will comprise a total of 25.46 acres (more or less), the property presently situated alongside Ellzey Drive (identified as a portion of existing Tax Parcel No. 1208O-01-001.007).

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION

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 approved this request on December 6, 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 approved this request on December 6, 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.

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 approved to authorize the establishment of an Automobile Sales Outlet within an existing structure located in an **NB Neighborhood Business Zoning District** for land identified as 2782 Fernwood Drive.
City Council approved this request on December 6, 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, January 5, 2017, 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 15, 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 December 1, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 16-064-BZA — Carlon W. Broome on behalf of Biloxi Brewing Co., LLC — an application to authorize a Business Identification Sign to be attached to the roof of the principal building in such manner as to extend said sign four feet (4') beyond the roof-line of the principal structure, for property identified as 186 Bohn Street.

Case No. 16-065-BZA — Michael B & Cynthia F McDermott (owner) and Michael B McDermott, Jr. (applicant) — an application to consider a request for a twenty foot (20') **Accessory Structure Length Variance** and a twenty foot (20') **Accessory Structure Width Variance**, to authorize the construction of a garage (i.e., an accessory structure) having an overall length and width of sixty feet (60'), instead of the forty feet (40') of length and width allowed by ordinance, for property identified as 834 Vee Street.

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, January 5, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT