



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

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of September 1, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

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.

Case No. 16-050-PC — City of Biloxi — an application to 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,” for properties identified as 195, 199, 205, 216, 219, 227, 228 Beach Boulevard; 209, 211, 221, 223 1st Street; 114 Pine Street; and eight unaddressed parcels (i.e., Parcel Nos. 1510L-02-137.000, 1510L-02-138.000, 1510L-02-138.001, 1510L-02-139.000, 1510L-02-140.000, 1510L-02-141.000, 1510L-02-156.000, 1510L-02-157.000, 1510L-02-158.001 1510L-02-159.000, 1510L-02-160.000, 1510M-01-016.000, 1510M-01-018.000, 1510M-01-020.000, 1510M-01-021.000, 1510M-01-022.000, 1510M-01-023.000, 1510M-01-023.001, 1510M-01-023.002, 1510M-01-024.000).

VI. TREE HEARINGS: *None*

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 is expected to discuss this matter soon.

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 is expected to discuss this matter soon.

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.

Case No. 16-041-PC — Winfred R. & Bernice Brown, James K & Kimberly Ivy Talley, Janet Kay Williams (owners) and John & Jennifer Williams (applicant) — an application to consider a request for **Preliminary Subdivision Re-Plat** approval, to authorize the re-platting of a previously platted single-family residential subdivision (i.e., Brown Oaks Subdivision) which subdivision presently involves three [3] lots of record, but which re-plat would transform and reconfigure said property into a new, five (5) lot subdivision [revised to a four (4) lot subdivision at the Planning Commission meeting] upon land approximately nine (9) acres (more or less) in overall size – to involve the completion of certain roadway and other improvements – all for the property presently identified as 9162, 9190 & 9194 Pinecrest Drive.

City Council approved this matter on September 6, 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 will hear this matter on September 20, 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 will hear this matter on September 20, 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 6, 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
September 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 September 1, 2016.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 16-017-BZA — Manny Patel — an application to consider a request for several **Variances** to accommodate the development of a proposed seventy-eight (78) unit La Quinta **Hotel** as follows:

- 1) a **Side Yard Set Back Variance** of ten feet (10'), to authorize said hotel and other structures to be constructed ten feet (10') from the side property line alongside Hopkins Boulevard, instead of the twenty foot (20') Side Yard Setback required by ordinance;
- 2) a **Front Yard Set Back Variance** of twenty-seven feet (27'), to authorize several accessory uses associated with said hotel facility to be situated within thirteen feet (13') of the front property line, instead of the forty foot (40') front yard setback required by ordinance; and
- 3) a **Perimeter Landscape Variance**, to exempt the need to provide required Type C (semi-opaque) Landscape Perimeter Buffers along the rear and side property lines, as required by ordinance [re: Section 23-6-3(E)],

all for the properties presently identified as 950 & 956 Beach Boulevard.
[Case continued from the May 19, 2016 Planning Commission meeting.]

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, October 6, 2016, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT