



**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
January 19, 2017
2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of January 5, 2017.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: *None***
- V. **NEW PUBLIC HEARINGS: *None***
- VI. **TREE HEARINGS: *None***
- VII. **CITY COUNCIL ACTION**

Case No. 13-067-PC — Smart Living, LLC (owner) and Stieffel and Associates (applicant) — Final Plat for Phase II of Reunion Place Subdivision – a phase containing 30 single family residential lots and 12 townhomes for property situated South of Popp’s Ferry Road, North of and fronting to Brodie Road, West of Lucius Drive, and East of Cedar Lake Road.
City Council approved this matter on January 3, 2017.

Case No. 15-048-PC — Phyllis W. & Robert J. Wiltz (owners) and Dennis Stieffel (applicant) — Final Plat for Phase One of Emerald Lake Estates Subdivision – a fourteen lot phase of an overall one hundred and thirty lot single family residential subdivision for property situated West of and adjacent to Hudson Krohn Road, in the vicinity of Schonewitz Road.
City Council approved this matter on January 3, 2017.

Case No. 16-061-PC — Pitcher Point Investments, LLC, represented by Philip J. Frisby — an application requesting 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** 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.
City Council is scheduled to discuss this matter on January 24, 2017.

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), for property presently situated alongside Ellzey Drive (identified as a portion of existing Tax Parcel No. 1208O-01-001.007).

City Council is scheduled to discuss this matter on January 17, 2017.

Case No. 17-001-PC — Gary Norman (owner) and Corey Dalba (applicant) — an application requesting **Zoning Map Amendment**, to consider a change in zoning for a parcel of land measuring one-half acre (more or less) in size, from its current zoning district classification of **RMH Residential Manufactured Home** to **NB Neighborhood Business**, for a property identified as 279 Baker Street.

City Council is scheduled to hear this matter on January 24, 2017.

Case No. 17-002-PC — Beachview Newman, LLC, represented by Tom Newman — an application requesting **Zoning Map Amendment**, to consider a change in zoning for two (2) parcels of land collectively measuring 120' X 204' (more or less) in size, from their current zoning district classification of **RM-30 High-Density Multi-Family Residential** to **CB Community Business**, for those properties identified as 130 Pine Grove Avenue, and also an unnumbered parcel fronting to Pine Grove Avenue.

City Council is scheduled to discuss this matter on January 24, 2017.

Case No. 16-040-PC — Stephen E. Dietz and Jimmy Taylor — an application for **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, February 2, 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
January 19, 2017

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 January 5, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 17-003-BZA — GD Beachfront Properties, LLC (owner) and Seabreeze Condominium & Resort Owners Association (applicant) — an application to consider a two foot (2') **Fence Height Variance**, to authorize construction of a six foot (6') tall wrought iron fence fifteen (15') feet along both side property lines, and also, along a line parallel and twenty-five foot (25') setback from the front property line, instead of at a height of four feet (4'), as allowed by ordinance, for property situated within a **CB-Community Business** zone and currently identified as 1889 Beach Boulevard.

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, February 2, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT