



**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 5, 2017
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of December 15, 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.]

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** 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.

V. NEW PUBLIC HEARINGS:

Case No. 17-001-PC — Gary Norman (owner) and Corey Dalba (applicant) — an application requesting a **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.

Case No. 17-002-PC — Beachview Newman, LLC, represented by Tom Newman — an application requesting a **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.

VI. TREE HEARINGS:

TR-17-001 — Landry's Development, Inc. (owner) and Benjamin Smith (engineer) — Removal of two (2) protected trees for properties collectively identified as 140 Beach Boulevard, east of Myrtle Street (i.e., for Parcel Nos. 1510L-02-015.000 thru 1510L-02-019.000, 1510L-02-022.000, 1510L-02-023.001 & 1510L-02-024.000) to allow construction of a Saltgrass Steak House restaurant.

VII. CITY COUNCIL ACTION

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. 16-060-PC — Johnny Pitts (owner) and Tracy A Borer (applicant) — 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.

City Council approved this matter on December 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, January 19, 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 5, 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 December 15, 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, January 19, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT