



**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
February 16, 2017
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of February 2, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 17-006-PC — Maynard R & Deborah E. Taylor — an application requesting a **Zoning Map Amendment**, to consider a change in zoning for a portion of a parcel of land now measuring 116' x 281' (more or less) in size, [which parcel was recently re-arranged (expanded) by adding a portion of an adjacent parcel to a site which presently accommodates a single-story, single family residence], from its current zoning district classification of **RS-10 Low-Density Single Family Residential** to **RB-Regional Business**, for a property identified as 7496 Road 538.

Case No. 17-007-PC — Sheena Nguyen — an application to consider a request for **Preliminary/Final Subdivision Plat** approval inclusive of two (2) Lot Width Variances and one (1) Lot Depth **Variance**, to authorize an existing parcel of land, approximately 80' x 204' in overall size, to be reconfigured and re-subdivided into three (3) separate lots of record, to become known as Amazon Estates Subdivision, which parcels will be configured as follows:

Parcel "A" – 79.83' x 61.73' or 4,953 square feet (more or less) providing 79.83' feet of frontage upon Clay Street,

Parcel "B" – 39.09' x 124' x 142.32' or 5,000 square feet (more or less), providing 39.09' feet of road frontage upon Howard Avenue, and

Parcel "C" – 49.73' x 102.06' x 124' or 5,000 square feet (more or less), providing 49.73' feet of road frontage upon Howard Avenue

for property presently identified as 420 Howard Avenue.

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION

Case No. 17-004-PC — Gulf Coast Rescue Mission, represented by Thomas J. Mims — an application requesting a **Zoning Map Amendment**, to consider a change in zoning for five parcels of land from their current zoning district classification of **RM-30 High-Density Multi-Family Residential** to **NB Neighborhood Business**, for those properties currently identified as 2750 & 2758 Mission Lane, and 3 unnumbered parcels situated along or near Mission Lane (formerly Campbell Drive).

City Council approved this matter on February 7, 2017.

Case No. 17-005-PC — Robert E. Smith Jr. and Robert E. Smith III — an application to consider a request for **Preliminary Subdivision Plat** approval for a nine (9) lot residential subdivision, submitted under the working title: Eaton Oaks Subdivision, for land comprising seven (7) acres in overall size (more or less) and presently identified as 1795 Brasher Road (re: Tax Parcel No. 1209I-01-009.000).

City Council approved this matter on February 7, 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, at its meeting of January 24, 2017, called for a public hearing to be conducted on March 7th with respect to this request for Zoning Map Amendment.

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, March 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
February 16, 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 February 2, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 17-008-BZA — Mark & Allison Watts — an application for two **Variations**, necessary to construct a new single family residence upon an existing lot, which request for variations was submitted as follows:

1. Two, two foot (2') **Side-Yard Setback Variations**, to allow a single family residence to be built eight feet (8') from both side property lines, instead of at the ten (10') foot side yard setback required by ordinance; and
2. A five foot (5') **Front Yard Setback Variance**, to allow a principal residence to be constructed twenty-five feet (25') from the front property line, instead of at the thirty (30') foot front yard setback required by ordinance,

all for property situated within an **RS-10 Low-Density Single-Family Residential Zone**, and identified as 949 North Shore Drive.

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, March 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