



**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

April 6, 2017

2:00 p.m.

I. ROLL CALL

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

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 17-010-PC — Kenny & David Allison for Capitol Investments — an application requesting a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land twenty–seven and sixty–four hundredths (27.64) acres in size (more or less), from its present zoning district classification of **AR Agricultural Restricted** to **RS-7.5 Medium–Density Single Family Residential**, which change in zoning would allow the applicants the opportunity to apply in the future (by separate application) for Preliminary Subdivision Plat approval, for consideration of a twenty–four (24) lot single family residential subdivision, for land situated at the end of Wetzel Drive (i.e., Tax Parcel No. 1209J-01-056.000).

Case No. 17-011-PC — Jake & Victoria Rosetti and Jeffery Lidman for Dora Land, Inc. — an application requesting **Vacation** of the eastern-most section of Richmond Drive – which is presently unimproved public Right-of-Way.

Case No. 17-012-PC — Carol & Paul Vaughn — an application requesting **Conditional Use** authorization, to permit the establishment of **Short–Term Rentals** within a single residential unit, for property situated within an **RM-20 Medium–Density Multi–Family Residential** zone, identified by municipal address 128–A Lee Street.

VI. TREE HEARINGS:

TR-17-002 — Elliot Land Development LLC and Robert Smith — an application to authorize the removal of eleven (11) Sweet Bay Magnolia trees to construct several single family residences within Eaton Oaks Subdivision.

VII. CITY COUNCIL ACTION

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 approved this matter on March 21, 2017.

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 March 7, 2017.

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.

City Council approved this matter on March 28, 2017.

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.

City Council approved this matter on March 7, 2017.

Case No. 17-009-PC — Jerry L. Peterson on behalf of Vernon Gilbert Elks Lodge — an application requesting **Conditional Use Approval**, to authorize the establishment of a Bar/Lounge within an existing structure (i.e., a lodge), upon land approximately 39,700 square feet in overall size, and currently situated within an **NB-Neighborhood Business District** Zone, for property identified as 636 Esters Boulevard.

City Council approved this matter on March 21, 2017.

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, April 20, 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
April 6, 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 March 2, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 17-013-BZA — Chad & Stephanie Irby (owners) and Don Parker (applicant) — an application requesting two **Variances**, necessary to construct an accessory structure (i.e., a storage shed) to be added to an existing Single Family Residence, which request for variances submitted is follows:

1. A fifteen foot (15') **Front-Yard Setback Variance**, to allow a proposed storage shed to be constructed fifteen feet (15') from the front property line, instead of at the thirty (30') foot front yard setback required by ordinance; and
2. A two foot, seven inch (2".7") **Height Variance**, to allow this shed to be constructed within the front yard setback area at an overall height of eighteen feet, seven inches (18'7"), instead of at the sixteen foot (16') maximum height allowed by ordinance for accessory structures,

all for a residential property situated within an **RS-10 Low-Density Single-Family Residential Zone**, identified as 2374 Beau Chene Drive.

VII. OLD BUSINESS

Case No. 11-037-BZA — Larry Jones Jr. — To re-visit and re-authorize a **Variance** originally submitted and granted in 2011, for alternate **Parking Lot Paving Material**, to allow gravel or limestone to be utilized within the parking lot instead of asphalt, concrete, brick, stone, pavers, or equivalent material.

Note: The latest project for this site involves a Covered but unenclosed Boat Storage Facility, as provided. [See Exhibit "A"].

VIII. 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, April 20, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT