



**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
June 15, 2017
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of June 1, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 17-019-PC – Bellewood, LLC (owner) and Robert Heinrich (applicant) – an application for amendment of the **PD-R: Planned Development – Residential Master Plan** for what was originally titled as “Lorraine Road Subdivision” (re: Case No. 13-063-PC) which subdivision will now be referred to as Bellewood Subdivision. The amendment, provides for a change in the setbacks originally authorized for this subdivision, designating that the thirty foot (30’) front yard and ten foot (10’) side yard setbacks be modified to reflect twenty-five foot (25’) front yard and seven foot (7’) side yard setbacks throughout this development. The **Bellewood PD-R: Planned Development – Residential Master Plan Update**, as submitted, affects the eighty-nine (89) lot single-family residential development proposed for a forty-seven (47) acre parcel of land, for a property site presently identified as 13539 Lorraine Road (re: Tax Parcel No. 1107K-01-005.000).

V. NEW PUBLIC HEARINGS:

Case No. 17-022-PC – Capital Investments, LLC (owner) and Kenny & David Allison (applicant) – to consider an application request for Preliminary Subdivision Plat Approval of a twenty-four (24) lot Single Family Residential Subdivision development - tentatively titled “The Peninsula Subdivision” - inclusive of the following subdivision variances:

- 1) to allow a cul-de-sac to be constructed three thousand and sixty feet (3,060’) in length, instead of the five-hundred foot (500’) maximum cul-de-sac length allowed by Ordinance;
- 2) to allow a new roadway (i.e., the western extension of Wetzel Drive) to be constructed without benefit of providing curbs and gutters or sidewalks, as required by ordinance (and at roadway paved width similar to the existing Wetzel Drive); and

- 3) to allow up to eight (8) residential lots to exceed the lot length-to-width ratio prescribed by ordinance;

all for property presently identified as 610 Wetzel Drive.

Case No. 17-023-PC — Ronnie Barker (owner) and Terry Moran (applicant) — an application requesting **Conditional Use Approval**, to authorize the construction of a **Cemetery/Mausoleum** within an **RS-5 High-Density Single Family Residential** zoning district, for properties presently identified as 1128 Robertson Street and 205, 209, 211 & 213 Bayly Drive.

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION

Case No. 17-018-PC — John and Rebecca Gill and KGB Properties, LP — an application requesting a **Zoning Map Amendment**, to authorize a change in zoning district classification for three (3) parcels of land together measuring fourteen and five-tenths (14.5) acres (more or less) in size, from its current zoning classification of **RS-7.5 Medium-Density Single Family Residential** to **NB Neighborhood Business**, which change in zoning would permit the applicant the opportunity to apply by separate application for Conditional Use approval to construct an RV Park upon property identified as 732 Wells Drive, 714 Wells Drive and a third unaddressed property situated on Wells Drive, (i.e., Tax Parcel Nos. 1209H-01-005.006, 1209H-01-005.005 & 1209H-01-005.004 respectively).

City Council will hear this matter on June 13, 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, July 6, 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
June 15, 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 June 1, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 17-024-BZA — Ronnie Barker (owner) and Terry Moran (applicant) — an application requesting **Setback Variances** necessary to construct a **Cemetery/Mausoleum** less than fifty feet (50') from all property lines, as required by ordinance for properties presently identified as 1128 Robertson Street and 205, 209, 211 & 213 Bayly Drive.

Case No. 17-025-BZA — Joshua & Julie Cagle — an application for an **Appeal**, pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance, seeking reversal of a determination of denial rendered by the Biloxi Building Official/Director of Community Development with respect to an application submitted by the property owners requesting authorization to construct a shed upon a parcel of land situated within an **RM-30 High Density Multi-Family Residential**, said building permit having been denied at this location due to a regulation provided within the Land Development Ordinance [re: Section 23-4-4(B)(2)(g)] which prohibits the construction or establishment of any accessory use or structure prior to the establishment of a principal use or structure upon said lot or parcel, for a vacant parcel of land identified as 2472 Beacon Place.

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, July 6, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT