

9.3/NORTH BILOXI

Overview

Land Use

North Biloxi is physically separated from the Peninsula by the Back Bay of Biloxi. As a result, it sustained less damage from Hurricane Katrina than West Biloxi and East Biloxi in particular, although low-lying properties along the Back Bay and the Biloxi and Tchoutacabouffa Rivers were affected. Currently, North Biloxi's land use pattern consists primarily of single-family residential neighborhoods, a growing commercial area along Cedar Lake Road approaching the I-10 interchange, and significant tracts of undeveloped land. Institutional and parkland uses include the Biloxi High School, the Biloxi Sports Complex, Camp Wilkes Park, and the Sunkist Country Club.

Key Issues

- Due to the availability of land outside the floodplain and easy access provided by I-10, Cedar Lake Road, and Popp's Ferry Road, North Biloxi continues to experience commercial development pressure. Major commercial development is also taking place near I-10 interchanges in Gulfport (to the west) and D'lberville (to the east), competing with Biloxi for retail customers.
- North Biloxi's land use pattern consists of separated residential, commercial, institutional, and open space uses, so that residents must drive for virtually every trip. A greater mix of uses with easy connections and orderly transitions between uses would reduce the need to drive and provide options for shorter trips.

Transportation

Interstate 10 is the major east-west corridor connecting communities along Mississippi's Gulf Coast. The Cedar Lake Road interchange provides North Biloxi with direct access west to Woolmarket, Gulfport, and beyond and east to D'lberville and beyond. Cedar Lake Road is North Biloxi's major commercial corridor and Popp's Ferry Road its major arterial roadway, connecting to West Biloxi via the Popp's Ferry Bridge and I-10 via Cedar Lake Road.

Key Issues

- As described in Chapter 4 (Transportation), the need for an adequate regional network of roadways is critical to the mobility and safety (evacuation during storms) of Biloxi's residents. Key roadway improvement projects in West Biloxi that are in the planning stages include:
 - Popp's Ferry Road widening;
 - Popp's Ferry Bridge replacement; and
 - A new arterial roadway (extension of Highway 67) south across the Tchoutacabouffa River to Popp's Ferry Road. The latter project would provide North Biloxi with a connection to the I-10/Highway 67 interchange, but would impact the Tchoutacabouffa River and adjoining wetlands.
- The Coast Transit Authority (CTA) currently does not provide transit service to North Biloxi, limiting options for accessing commercial and other nonresidential uses in the developing Cedar Lake Road corridor.

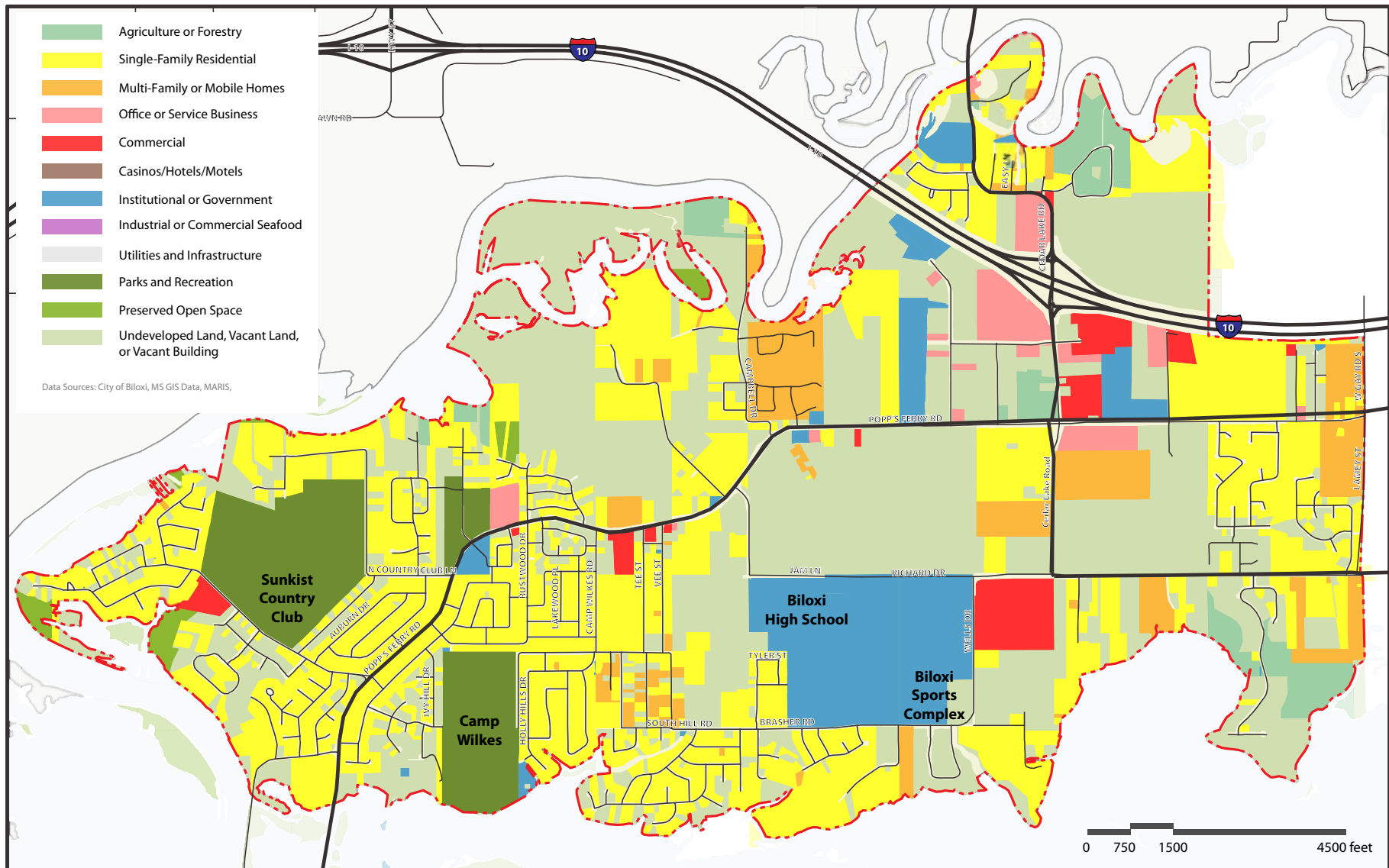


FIGURE 9.3.1/NORTH BILOXI EXISTING LAND USE

Natural, Historic, and Cultural Resources

The largest and most valuable natural resources in North Biloxi are the bodies of water that define it – the Biloxi Back Bay and the Tchoutacabouffa River. These water features are bordered by marsh and wetland areas that provide rich plant and wildlife habitat, improve water quality, absorb flood waters, and protect inland areas from storm surges.

Key Issue

- While North Biloxi is more protected from severe storms than the Biloxi peninsula, developed properties located in the floodplain areas that border its waterways and wetlands sustained damage during Hurricane Katrina. Preservation of wetland and floodplain areas as open space is an effective way to minimize damage from future storms.

Community Facilities and Services

The Biloxi Fire Department operates two fire districts in North Biloxi (Fire Districts 6 and 7). The Biloxi Police Department has a station on Popp's Ferry Road. North Biloxi is fully served by public water, sewer, and other utility infrastructure.

Biloxi's Department of Parks and Recreation oversees a number of parks in North Biloxi, including the Biloxi Sport Complex, Popp's Ferry Causeway Park, Popp's Ferry Recreational Area, and the Margaret Sherry Memorial Library Complex. The North Bay Elementary School and Biloxi High School are also located in North Biloxi.

Key Issue

- While North Biloxi is well served by community facilities and services, connections between residential neighborhoods and destinations such as schools and parks are limited.

Housing

North Biloxi's predominant housing type is single-family residential homes located in low-density subdivisions. Pockets of multi-family housing exist along Popp's Ferry Road and Cedar Lake Road.

Key Issues

- Existing and new residential development located within the 100-year floodplain is vulnerable to storms and should incorporate measures to minimize potential damage. Wherever possible, the 100-year floodplain should be maintained as open space (e.g., through conservation cluster subdivisions).
- North Biloxi lacks a range of housing types beyond single-family homes on relatively large lots and scattered multi-family developments. A full range of types might include compact single-family homes, townhouses, garden apartments, and mixed-use development (e.g., apartments above stores).

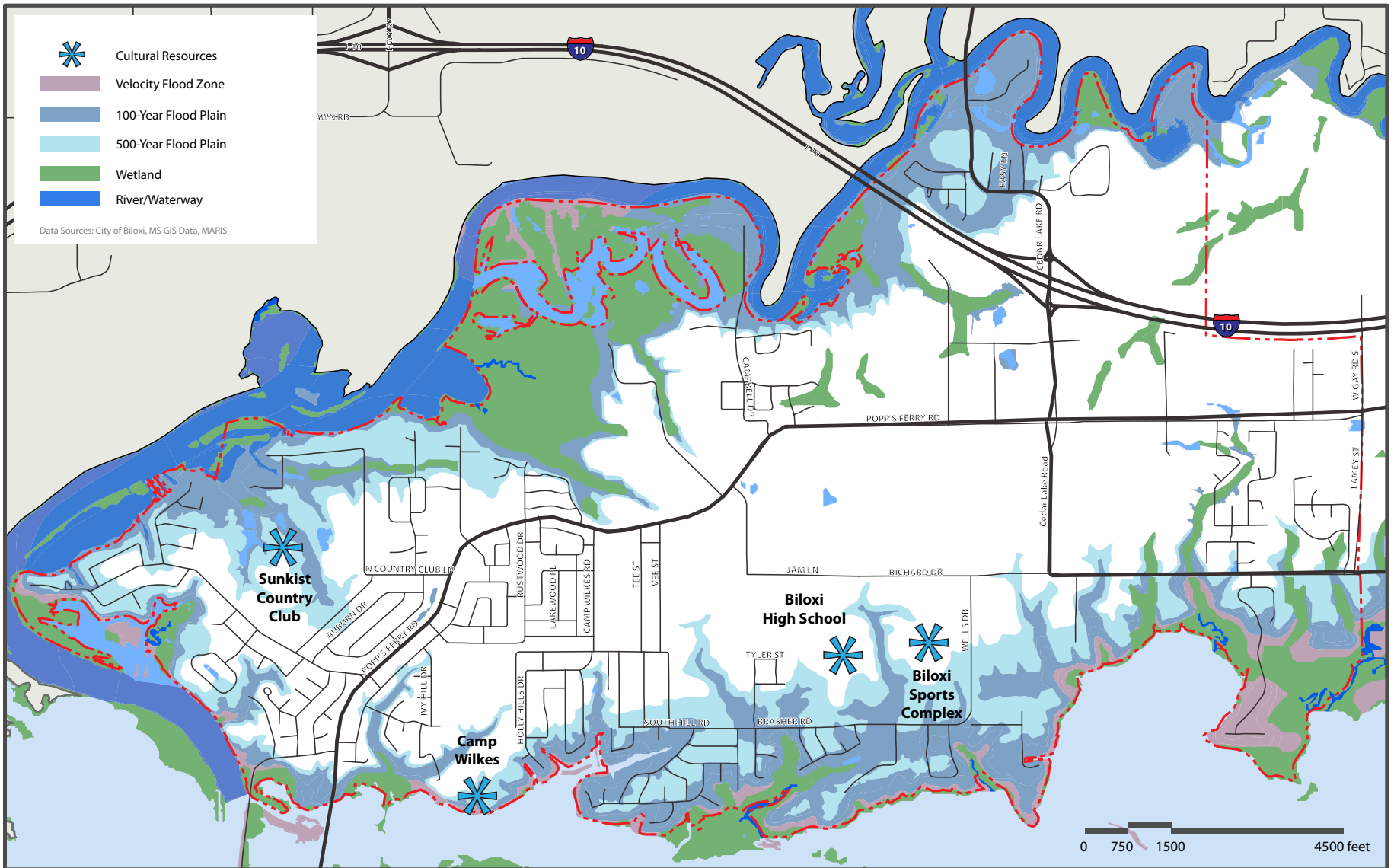


FIGURE 9.3.3/NORTH BILOXI NATURAL, HISTORIC, AND CULTURAL RESOURCES