



PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
May 1, 2025 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of April 17, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

V. NEW PUBLIC HEARINGS:

Case No. 25-017-PC – City of Biloxi – The purpose of this hearing is to determine whether the New Seasons Methadone Clinic, located at 1989 Pass Road, is in compliance with the conditions outlined in its Conditional Use approval, or whether violations exist that would justify considering the revocation of their Conditional Use permit. (Tax Parcel No. 1210F-03-011.021)

Case No. 25-018-PC – Blaise Meadows – a request for **Conditional Use** approval, to authorize an existing Single-Family Residence, situated within the McDonnell Square Condominium complex, to be utilized as a **Short-Term Rental**, for property located within an **RM-30 High-Density Multi-Family Residential** zone, and identified by municipal address 245 McDonnell Avenue, Unit 166 (i.e., Tax Parcel No. 1210G-02-037.166).

Case No. 25-019-PC – TT&M, LLC (owners) and Stephen Seawood (applicant), – a request **Conditional Use** Approval, to authorize the establishment of a **Tattoo Parlor** within a commercial building, and located within an **NB Neighborhood Business** zoning district, for property identified as 291 Covenant Square Drive, Suite C (Tax Parcel No. 1110G-02-004.010).

VI. TREE HEARING:

VII. CITY COUNCIL ACTION: will be posted on the final Agenda on April 24, 2025.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZEN COMMENTS:

XI. COMMUNICATIONS:

This agenda is a preliminary draft of submitted cases for the Biloxi Planning Commission Meeting on May 1, 2025. A final copy will be reposted on Thursday, April 24, 2025. At this public hearing, any person is invited to comment on the particular matters and requests presented by the application. Additional information regarding this notice can be obtained from the Planning & Zoning office – 228-435-6266.

XII. ADJOURNMENT



BILOXI BOARD OF ZONING ADJUSTMENTS (BZA) AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
May 1, 2025

To Commence Immediately Following the 2:00 p.m.
Biloxi Planning Commission Meeting

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Board of Zoning Adjustments (BZA) Meeting of April 17, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 25-020-BZA – Lisa Kinworthy – a Side Yard Setback Variance, to allow a accessory use structure (i.e., storage shed) to be constructed one foot three inches (1'.3") from the side property line instead of the three feet (3') required by ordinance, within an **RS-10 Low-Density Single-Family Residential** zoning district, for property identified as 748 Canterbury Drive (re: Tax Parcel No. 1209E-02-082.000).

Case No. 25-021-BZA – Kurt Satchfield (owner) and Charles Taylor (applicant) – request for a twenty-four percent (24%) Impervious Surface Coverage Area Variance, to authorize the construction of an additional **Parking Lot** to provide overflow parking for North Bay Elementary School situated at 1825 Popp's Ferry Road, upon two parcels of land measuring one and seven one-hundredths (1.07) acres (more or less) in size, which project will result in eighty-four percent (84%) coverage of the individual property site, instead of the sixty percent (60%) coverage permitted by ordinance within the **NB Neighborhood Business** zone, for property identified as 1831 Popp's Ferry Road (Tax Parcel Nos. 1209B-01-025.000 & 1209B-01-024.001).

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

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IX. ADJOURNMENT