



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
May 15, 2025 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of May 1, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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).

THIS CASE HAS BEEN POSTPONED UNTIL JUNE 5, 2025.

Case No. TR-25-002 – Amanda Crose on behalf of Elliott Homes, LLC – an application to remove twenty-six (26) protected trees (Live Oak, Magnolia), to authorize the construction of a new Single-Family Subdivision (Hawk Creek Ph II), for a parcel of land identified as lot 23 of Hawk Creek Subdivision located on W. Oaklawn Rd (Tax Parcel No. 1108M-01-003.023).

(We are waiting on the applicant to clear paths so the Tree Committee can walk the property.)

V. NEW PUBLIC HEARINGS:

Case No. 25-022-PC – Wayne Hengen on behalf of Skyline Residential Development, LLC (owner) and Freddie Fountain (applicant) – a request for **Preliminary Subdivision** approval for a two-hundred and twenty (220) lot Single-Family Residential Subdivision and 2 Commercial lots under the working title “**Kingsley Ridge Subdivision**”, to be constructed upon two parcels of land measuring fifty-nine and two-tenths (59.2) acres (more or less) in size, within **RS-7.5 Medium-Density Single-Family Residential** and **LB Limited Business** zones, and identified as two unaddressed parcels fronting to Popp’s Ferry Road and Tribe Drive (re: Tax Parcel Nos. 1209A-01-005.000 & 1209A-01-006.000).

VI. TREE HEARING: *None*

VII. CITY COUNCIL ACTION:

Case No. 25-011-PC – Elliott Homes, LLC (owner) and Heinrich and Associates (applicant), – a PD-R: Planned Development – Residential District Master Plan, upon property measuring sixteen and seven-tenths acres (16.7) (more or less) in size, presently zoned RS-10-Single-Family Low-Density Residential, and identified as 2003 Lawrence Street (re: Tax Parcel No. 1210F-03-012.000). *The Planning Commission voted 13-1-0, to approve this case on April 3, 2025. The City Council postponed this case until July of 2025.*

Case No. 25-012-PC – Starks Investments Properties, LLC – a Zoning Map Amendment, requesting the reclassification of two parcels of land, totaling approximately 1.5 acres, from LB (Limited Business) to NB (Neighborhood Business). The parcels are located at 1633 and 1635 Popp's Ferry Road, adjacent to Motsie Road (Tax Parcel Nos. 1309D-01-001.006 & 1309D-01-001.003). *The Planning Commission voted 14-0 to approve this case on April 3, 2025. The City Council approved this case on May 6, 2025.*

Case No. 25-015-PC – Donna Tindall on behalf of Rock-Solid Property (Applicant) – a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring sixty-five one-hundredths of an acre (.65) (more or less) from its present zoning district classification of **LB Limited Business to NB Neighborhood Business**, for a parcel of land identified as 1896 Popp's Ferry Road (re: Tax Parcel No. 1209B-01-007.000). *The Planning Commission voted 4-10-0 to recommend denial of this case on April 17, 2025. The City Council denied this case on May 6, 2025.*

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZEN COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, June 5, 2025, 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) AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
May 15, 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 May 1, 2025.
- III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. CONTINUED PUBLIC HEARING:** None
- V. NEW PUBLIC HEARINGS:**
- 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, June 5, 2025, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT