



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
September 18, 2025 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of September 4, 2025.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: *None*

V. NEW PUBLIC HEARINGS:

Case No. 25-038-PC – Edward L. & Elizabeth I. Reid – *a request for Conditional Use approval, to authorize an existing Single-Family Residence, 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 130 Dukate Street (i.e., Tax Parcel No. 1410K-01-054.000).*

Case No. 25-039-PC – WCCP, LLC (owner) and Fahmi Kassim (applicant) – *a request for Conditional Use approval, to renovate an existing commercial building to establish an Auto Repair and Servicing Facility, without Painting/Bodywork, upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within NB Neighborhood Business zone, and identified as 1899 Pass Road (re: Tax Parcel No. 1210F-03-001.000).*

VI. TREE HEARING: *None*

VII. CITY COUNCIL ACTION:

Case No. 25-034-PC – H & H Enterprises, LLC (owner) and Robert Henrich (applicant) – *a Zoning Map Amendment to authorize a change in zoning district classification for a parcel of land measuring approximately one and seven-tenths acres (1.7) (more or less) in size, from its present zoning district classification of from RS-10 to RB for a parcel of land presently identified as 10513 Pin Oak Drive (Tax Parcel No 1009A-02-001.037). The Planning Commission voted 14-0, to deny this case on August 21, 2025. The City Council approved this denial on September 9, 2025.*

Case No. 25-037-PC – Anna Venus Martin on behalf of The Venus Group, LLC – a request for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring 76.05 x 198.85 from its present zoning district classification of RS-5 High-Density Single-Family Residential to LB Limited Business, for a parcel of land identified 287 Iroquois Street (re: Tax Parcel No. 1410E-06-038.000). The Planning Commission voted 10-4-0, to approve this case on September 4, 2025. The City Council will hear this case on September 23, 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, October 02, 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

September 18, 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 September 4, 2025.*
- III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. CONTINUED PUBLIC HEARING:** *None*
- V. NEW PUBLIC HEARINGS:** *none*
- 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, October 02, 2025, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT