



BILOXI PLANNING COMMISSION AGENDA

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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of September 18, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 25-040-PC – Rita A. Smith (owner), and Dennis Stieffel (applicant) – a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring 38.61 acres (more or less) in size, from its present zoning district classification of **A Agricultural** to **RS-7.5 Medium-Density Single-Family Residential**, identified as an unaddressed parcel fronting to Big John Road (re: Tax Parcel No. 1207H-01-001.000).

Case No. 25-041-PC – Ronald Hughes on behalf of Seashore United Methodist Assembly – a request for **Conditional Use** approval, to authorize an existing retreat facility which has several different housing options and is situated upon three parcels of land measuring in total 9.74 acres (more or less) to be utilized as **Short-Term Rentals**, for properties located within a **RM-30 High-Density Multi-Family** zone, and identified by municipal addresses 1400 and 1408 Leggett Drive and 136 Chalmers Drive (re: Tax Parcel Nos. 1310K-03-021.000; 1310K-03-021.005; 1310K-03-021.009).

- VI. **TREE HEARING:** None
- VII. **CITY COUNCIL ACTION:**

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 vote on this case on October 7, 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 16, 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
October 2, 2025, 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 18, 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 16, 2025, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT