



PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
October 16, 2025 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of October 2, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

Case No. 25-042-PC – Pitcher Point Investments, LLC (owner) and Dennis Stieffel & Associates (applicant) – a request for **Preliminary Subdivision** approval for a one-hundred and forty-eight (148) lot single-family residential subdivision submitted under the working title: **Belle Ridge Subdivision**, to be constructed upon a parcel of land measuring sixty-one and eighty one-hundredths (61.80) acres (more or less) in size, and identified as an unaddressed parcel of land fronting to Bell La Vie Parkway (Tax Parcel No. 1107 - 28-005.001).

Case No. 25-043-PC – Kenny Patel on behalf of **Popp's and Jam Lane Biloxi, LLC** – a request for **Conditional Use** approval, to authorize construction of a **Convenience Store**, with Gas Sales, upon a parcel of land measuring approximately 1.9 acres in overall size, presently situated within an **NB Neighborhood Business** zone, and identified as 1951 Popp's Ferry Road (re: Tax Parcel No.1209C-02-002.001).

Case No. 25-044-PC – Kenny Patel on behalf of **1644 Pass Road, LLC** – a request for **Conditional Use** approval, to authorize the establishment of a **Convenience Store**, with Gas Sales, upon several parcels of land measuring approximately 1.2 acres in overall size, presently situated within an **NB Neighborhood Business** zoning and identified as 1644 Pass Road (re: Tax Parcel Nos.1210H-01-044.001, 1210H-01-044.000, 1210H-01-052.000).

VI. TREE HEARING:

Case No. TR-25-002 – Jordan Bursch on behalf of Meritage Homes (formerly owned by Elliott Homes) – 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).

VII. CITY COUNCIL ACTION will be posted on the final Agenda on October 9, 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 October 16, 2025. A final copy will be reposted on Thursday, October 9, 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
October 16, 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 October 2, 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:**

This agenda is a preliminary draft of submitted cases for the Biloxi Planning Commission Meeting on October 16, 2025. A final copy will be reposted on Thursday, October 9, 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 at 228-435-6266.

- IX. ADJOURNMENT**