



## **BILOXI 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:** None
- 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, and two more tenant spaces 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-seven (27) 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:**

**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 voted to remove this case, at the owner's request, on October 7, 2025.*

**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). *The Planning Commission voted 14-0, to recommend approval of this case on September 18, 2025. The City Council voted to approve this case on October 7, 2025.*

**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). *The Planning Commission voted 14-0, to recommend approval of this case on September 18, 2025. The City Council voted to approve 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, November 6, 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 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:**

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, November 6, 2025, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

## **IX. ADJOURNMENT**