



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
November 6, 2025 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of October 16, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 25-045-PC – City of Biloxi – a request for the **Vacation** of an un-improved **Public Right-of-Way** (alley) measuring approximately 383.80' x 11' (more or less) located between properties identified as 1085, 1089, 1091, 1093, & 1095 Cherokee Street, 305 Porter Avenue, and 1076, 1080, 1084, 1092, & 1098 Division Street (re: Tax Parcel Nos. 1310H-01-074.000, 1310H-01-075.000, 1310H-01-076.000, 1310H-01-077.000, 1310H-01-078.000, 1310H-01-080.000, 1310H-01-081.000, 1310H-01-082.000, 1310H-01-083.000, 1310H-01-084.000 & 1310H-01-085.000).

- VI. **TREE HEARING:** None

- VII. **CITY COUNCIL ACTION:**

Case No. 25-040-PC – Rita A. Smith (owner), and Dennis Stieffel (applicant) – 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). The Planning Commission voted 6-6-1 on this case on October 2, 2025. *The Biloxi City Council denied this case on October 28, 2025.*

Case No. 25-043-PC – Kenny Patel on behalf of **Popp’s and Jam Lane Biloxi, LLC** – a **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). *The Planning Commission voted 12-0 to recommend approval of this case on October 16, 2025. The Biloxi City Council will hear this case on November 4, 2025.*

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). *The Planning Commission voted 12-0 to recommend approval of this case on October 16, 2025. The Biloxi City Council will hear this case on November 4, 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 20, 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
November 6, 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 16, 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 20, 2025, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT