



PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
May 21, 2026 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of May 7, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 26-029-PC – Alvin & Ronald Baker (owners) and Jeri Catus (applicant) – a request for **Conditional Use** approval, to authorize an existing single-family residence, situated upon a parcel of land measuring 72' X 270', to be utilized as a **Short-Term Rental**, for property located within a **RM-20 Medium-Density Multi-Family Residential** zone, and identified by municipal addresses 120 Keller Avenue (Tax Parcel No.1410J-04-020.000).

Case No. 26-030-PC – Lovepreet Singh – a request for **Conditional Use** approval, to authorize construction of a **Convenience Store** with Gas Sales, upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone, and identified as 0 Lorraine Road (re: Tax Parcel No.1107 -33-050.000).
- VI. **TREE HEARING:** none
- VII. **CITY COUNCIL ACTION** will be posted on the final Agenda on May 14, 2026.
- 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 May 21, 2026. A final copy will be reposted on Thursday, May 14, 2026. 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
May 21, 2026

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 May 7, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: none

V. NEW PUBLIC HEARINGS:

Case No. 26-031-BZA – Wayne Stone, Jr. – a for two **Variations** needed for the construction of an attached accessory use structure (i.e., carport with attached walkway), as follows:

1. A **Side Yard Setback Variance** to allow the proposed attached carport to be situated 1' from the side property line instead of the 7' required by Ordinance; and
2. A **Rear Yard Setback Variance** to allow an attached covered walkway to be situated 7' from the rear property line instead of the 20' required by Ordinance;

for property located within an **RS-7.5 Medium-Density Single-Family** zone and located at 140 Azalea Street (re: Tax Parcel No.1310I-03-024.000).

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

IX. ADJOURNMENT