



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
September 3, 2026 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of August 20, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

Case No. 26-040-PC - a **Comprehensive Zoning Map Amendment**, charged by the City of Biloxi Administration to the Biloxi Planning Commission to consider changing sections in East Biloxi that are currently zoned **RS-5** to **RM-30 & CB**, to view these specific parcels identified on Map 3 only, please visit the Community Development Department.

V. NEW PUBLIC HEARINGS:

Case No. 26-044-PC - **RW Development, LLC (owner) and John Stewart (applicant)** - a request for the following: (1) an application requesting approval of a **Master Plan** for a gaming project, which outlines the proposed development and operation of a 43,800-square-foot gaming facility, together with 119,000 square feet of support, hotel, food, and retail services; and (2) a **Zoning Map Amendment** to rezone three parcels from **RM-30-Multi-Family Residential**, to **WF-Waterfront**, and to establish a **PD-GE-Planned Development-Gaming Establishment Overlay District**, encompassing seven parcels, all for land presently identified as 1816 Beach Boulevard, two unaddressed parcels fronting to Beach Boulevard, and 105, 155, 157 & 163 McDonnell Avenue (Tax Parcel Nos. 1210J-02-021.000; 1210J-02-020.000; 1210J-02-018.000; 1210J-02-017.000; 1210J-02-015.000; 1210J-02-013.000; & 1210J-02-012.000).

Case No. 26-046-PC - **Cletis & Brezena Avery (owner) and Patrick Martino (applicant)** - a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land measuring approximately 100' x 95' in total size, from their present zoning district classification of **RM-30 Multi-Family** to **I Industrial**, identified as 0 Magnolia Street (Tax Parcel Nos. 1410F-06-059.000 & 1410F-06-060.000).

VI. TREE HEARING:

Case No. TR-26-003 – RW Development, LLC (owner) and John Stewart (applicant) – a request to remove twenty-eight (28) protected trees (25 Live Oaks & 3 Magnolias), to authorize the construction of a new casino (Black Marlin), on seven parcels of land presently identified as 1816 Beach Boulevard, two unaddressed parcels fronting to Beach Boulevard and 105, 155, 157 & 163 McDonnell Avenue (Tax Parcel Nos. 1210J-02-021.000, 1210J-02-020.000, 1210J-02-018.000, 1210J-02-017.000, 1210J-02-015.000, 1210J-02-013.000, & 1210J-02-012.000).

VII. CITY COUNCIL ACTION:

Case No. 26-043-PC, Austin McMurphy (owner) and Beau Lebatard on behalf of Lebatard Architecture (applicant) - a request for **Conditional Use** approval to authorize the construction of a new commercial building to establish a **Dental Clinic**, located within an **LB Limited Business** zoning district, for property identified as 420 Bertucci Boulevard (Tax Parcel No. 1110A-01-051.006). The Planning Commission voted (12-0) to recommend approval of this case on August 20, 2026. The City Council will hear this case on September 15, 2026.

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, September 17, 2026, 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
September 3, 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 August 20, 2026.
- 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, September 17, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

- IX. ADJOURNMENT**