



PRELIMINARY 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, 2025.

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, please visit Community Development Department.

V. NEW PUBLIC HEARINGS:

Case No. 26-044-PC, **RW Development, LLC (owner)** and **John Stewart (applicant)** - a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for three parcels of land measuring approximately one and two-tenths of an acre (1.2) (more or less) in size, from their present zoning district classification of **RM-30 Multi-Family Residential** to **WF Waterfront**, identified as 155, 157 & 163 McDonnell Avenue (Tax Parcel Nos. 1210J-02-015.000; 1210J-02-013.000; & 1210J-02-012.000).

Case No. 26-045-PC, **RW Development, LLC (owner)** and **John Stewart (applicant)** - a request for a **Master Plan PD-GE/Overlay** for seven parcels of land measuring approximately eleven and five-one-hundredths of an acre (11.05) (more or less) in size, for land presently identified as 1816 Beach Boulevard and two unaddressed parcels fronting to Beach Boulevard 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 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 and two unaddressed parcels fronting to Beach Boulevard 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 will be posted on the final Agenda on August 27, 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 September 3, 2026. A final copy will be reposted on Thursday, August 27, 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
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:** This agenda is a preliminary draft of submitted cases for the Biloxi BZA Meeting on September 3, 2026. A final copy will be reposted on Thursday, August 27, 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.
- IX. ADJOURNMENT**