



## **BILOXI PLANNING COMMISSION AGENDA**

Community Development Auditorium  
676 Dr. Martin Luther King, Jr. Boulevard  
September 17, 2026 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of September 3, 2026.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

**Case No. 26-047-PC - Thomas Kennedy** on behalf of **Kennedy Engine Company, Inc.** - a request for a **Zoning Map Amendment** to authorize a change in zoning district classification for a parcel of land measuring approximately 6.9 acres (more or less) in size, from its present zoning district classification of **RB Regional Business** to **I Industrial**, identified as 980 Motsie Road (re: Tax Parcel No. 1308M-02-001.000).

**Case No. 26-048-PC - Freddie Fountain** on behalf of **MS Edgewater Square Investors, LLC** - a request for a **Zoning Map Amendment** to authorize a change in zoning district classification for two parcels of land measuring approximately 11.2 acres (more or less) in size, from their present zoning district classification of **NB Neighborhood Business** to **RB Regional Business**, identified as 280 Eisenhower Drive & 2649 Pass Road (Tax Parcel Nos. 1110F-02-006.000 & 1110K-01-046.000).

**Case No. 26-049-PC - Justin S. & Emily Anderson** (owner) and **Pramod Patel** (applicant) - a request for **Conditional Use** approval to authorize construction of a new **auto sales facility** upon a parcel of land measuring approximately 176' x 120' in overall size, presently situated within an **NB Neighborhood Business** zone, and identified as 226 Iberville Drive (re: Tax Parcel No. 1210H-02-009.000).

**Case No. 26-050-PC - A-1 Development, LLC** (owner) and **Bobby Heinrich** (applicant) - a request for **Conditional Use** approval to authorize construction of a **Convenience Store** with Gas Sales, upon a parcel of land measuring approximately 2.7 acres (more or less), presently situated within an **NB Neighborhood Business** zone and currently identified as 13063 Old Highway 67 (Tax Parcel No. 1207O-01-005.093).

**Case No. 26-051-PC - Sharon Meyers** (owner) and **Bobby Heinrich** (applicant) - a request for **Conditional Use** approval to authorize construction of a **Convenience Store** with Gas Sales upon a parcel of land measuring approximately two and four hundredths (2.04) acres (after subdivision is complete) presently situated within an **LB Limited Business** zone, identified as an unaddressed parcel at the Southeast corner of Cedar Lake Road and Brodie Road (Tax Parcel No. 1309D-01-004.000).

VI. **TREE HEARING:** None

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.*

**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). *The Planning Commission voted (11-0) to recommend approval of this case on August 20, 2026. The City Council will hold the first reading for this case on September 22, 2026.*

**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). *The Planning Commission voted (11-0) to recommend approval of this case on September 3, 2026. The City Council will hold a first reading for this case on September 22, 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, October 15, 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 17, 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 September 3, 2026.

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARING:** None

**V. NEW PUBLIC HEARINGS:**

**Case No. 26-052-BZA- Jeremiah Newman** - a request to consider a two-foot (2') **Height Variance** to authorize the construction of a six-foot (6') privacy fence along the rear property line, instead of the four-foot (4') maximum height normally permitted by ordinance for a parcel fronting two streets. The property is located within the **RS-5** and **RM-10** zoning districts and is identified as 1040 Park Court North (Parcel No. 1310A-02-046.000).

**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, October 15, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**