



PRELIMINARY 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, 2025.
- 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/Rental facility**, upon a parcel of land measuring approximately 176' x 120' in overall size, presently situated within **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 will be posted on the final Agenda on September 10, 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 17, 2026. A final copy will be reposted on Thursday, September 10, 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 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, in lieu 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: This agenda is a preliminary draft of submitted cases for the Biloxi BZA Meeting on September 17, 2026. A final copy will be reposted on Thursday, September 10, 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