



PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
September 18, 2025 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of September 4, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

Case No. 25-038-PC – Edward L. & Elizabeth I. Reid – a request for **Conditional Use** approval, to authorize an existing Single-Family Residence, to be utilized as a **Short-Term Rental**, for property located within an **RM-30 High-Density Multi-Family Residential** zone, and identified by municipal address 130 Dukate Street (i.e., Tax Parcel No. 1410K-01-054.000).

Case No. 25-039-PC – WCCP, LLC (owner) and Fahmi Kassim (applicant) – a request for **Conditional Use** approval, to renovate an existing commercial building to establish an **Auto Repair and Servicing Facility**, without **Painting/Bodywork**, upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within **NB Neighborhood Business** zone, and identified as 1899 Pass Road (re: Tax Parcel No.1210F-03-001.000).
- VI. **TREE HEARING:**
- VII. **CITY COUNCIL ACTION** will be posted on the final Agenda on September 11, 2025.
- 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 18, 2025. A final copy will be reposted on Thursday, September 11, 2025. 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 18, 2025, 2025
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 4, 2025.
- 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 Planning Commission Meeting on Thursday, September 18, 2025. A final copy will be reposted on Thursday, September 11, 2025. 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 at 228-435-6266.

- IX. ADJOURNMENT**