

Ordinance No. 2594

ORDINANCE TO AMEND TEXT WITHIN THE LAND DEVELOPMENT ORDINANCE,  
REMOVING A DUPLICATE RECORD ON CANNABIS SPECIFIC USES IN SECTION  
23-4-1 (C) USE TABLE: NONRESIDENTIAL AND PLANNED  
DEVELOPMENT DISTRICTS

WHEREAS, on Thursday, December 18, 2025, the Biloxi Planning Commission conducted a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 25-048-PC, a charge initiated by the Director of Community Development, to consider a Text Amendment within the Land Development Ordinance removing a duplicate record on Cannabis Specific Uses in Section 23-4-1 (C) Use Table: Nonresidential and Planned Development Districts; and

WHEREAS, on December 18, 2025, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that this text amendment would remove a duplicate record on Cannabis Specific Uses in Section 23-4-1 (C) Use Table: Nonresidential and Planned Development Districts; and

WHEREAS, after some discussion of the particulars of this case, the Biloxi Planning Commission voted 14-0-0 to approve the proposed Text Amendment to the Land Development Ordinance as follows:

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Section 23-4-1 (C) Use Table: Nonresidential and Planned Development Districts

TABLE 23-4-1(C): USE TABLE - NONRESIDENTIAL AND PLANNED DEVELOPMENT DISTRICTS																
P = PERMITTED USE C = CONDITIONAL USE																
A = ALLOWED SUBJECT TO A PLANNED DEVELOPMENT MASTER PLAN BLANK CELL																
= PROHIBITED USE																
USE CATEGORY	SPECIFIC USE	NONRESIDENTIAL BASE DISTRICT								PLANNED DEVELOPMENT DISTRICT						USE-SPECIFIC STANDARDS (SECTION)
		LB	NB	CB	RB	DT	I	WF	SB	PD-GE	PD-HB	PD-C	PD-R	PD-IND	PD-I	
<b>COMMERCIAL USES</b>																
Retail Sales and Service	Medical Cannabis Dispensary or Cannabis research facility or Cannabis testing facility		P	P	P	C	P	C								23-4-3(D)(8)n

WHEREAS, the Biloxi City Council, after careful review, hereby adopts the recommendation of the Planning Commission, and in so doing, determines that the Text Changes proposed to the City of Biloxi Land Development Ordinance, as presented, are appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT THE FOLLOWING SECTIONS OF THE LAND DEVELOPMENT ORDINANCE BE AMENDED AS FOLLOWS:

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Section 23-4-1 (C) Use Table: Nonresidential and Planned Development Districts

TABLE 23-4-1(C): USE TABLE - NONRESIDENTIAL AND PLANNED DEVELOPMENT DISTRICTS																
P = PERMITTED USE C = CONDITIONAL USE																
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USE CATEGORY	SPECIFIC USE	NONRESIDENTIAL BASE DISTRICT							PLANNED DEVELOPMENT DISTRICT						USE-SPECIFIC STANDARDS (SECTION)	
		LB	NB	CB	RB	DT	I	WF	SB	PD-GE	PD-HB	PD-C	PD-R	PD-LND		PD-I
<b>COMMERCIAL USES</b>																
Retail Sales and Service	Medical Cannabis Dispensary or Cannabis research facility or Cannabis testing facility		P	P	P	C	P	C								23-4-3(D)(8)n

SECTION ONE: All other sections of said Biloxi Code of Ordinances of the City of Biloxi, Mississippi, shall remain in full force and effect.

SECTION TWO: Upon unanimous vote of the members of the City Council, this ordinance shall be in full force and effect from and after passage, because it serves the public peace, health and safety of the citizens of Biloxi, and good cause exists for same. If not a unanimous vote, this Ordinance shall become effective as soon thereafter as is signed, certified, and as is otherwise provided by law.

The foregoing Ordinance having first been reduced to writing, was read by the Clerk and moved by Councilmember Tisdale, seconded by Councilmember Creel, and was adopted by the following vote:

YEAS:	Gray	Tisdale	NAYS:	None
	Marshall	Glavan		
	Nail	Shoemaker		
	Creel			

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The President then declared the Ordinance adopted this the 27<sup>h</sup> day of January, 2026.



ATTEST:

APPROVED:

Kei Campbell  
CLERK OF THE COUNCIL

King Glenn  
PRESIDENT OF THE COUNCIL

Submitted to and approved by the Mayor, this the 27 day of January, 2026.

APPROVED:

[Signature]  
MAYOR

Scheduled for  
December 18, 2025  
PC Meeting

City of Biloxi  
Case No. 24-048-PC  
**Text Amendment** to the LDO  
Section 23-4-1 (C) Use Table



**Planning Commission  
Case Fact Sheet**

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**Case No.:** 25-048-PC  
**Name of Applicant:** City of Biloxi  
**Address of Property:** N/A  
**Tax Parcel/Ward:** N/A

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**Request:** **Text Amendment**

**Purpose of Request:** To consider a Text Amendment to the Land Development Ordinance related to **Table 23-4-1(C)**, removing a duplicate record pertaining to Cannabis Specific Uses in **Section 23-4-1 (C) Use Table: Nonresidential and Planned Development Districts.**

**Size of Property:** N/A  
**Present Zoning:** N/A  
**Present Use:** N/A  
**Most Nearly Bounded By (streets):** N/A

**Adverse Influences:** N/A

**Positive Influences:** This Text Change, as presented would remove a duplicate record pertaining to Cannabis Specific Uses.

**Concerns stated:** The Planning Division Office has not received any letters or other written communications relative to this proposed Text Amendment to the LDO, as of December 11, 2025.

**Comments/  
Recommendations:** The section of text to be considered for change/modifications are as follows:

**Section 23-4-1 (C) Use Table: Nonresidential and Planned Development Districts**

TABLE 23-4-1(C): USE TABLE - NONRESIDENTIAL AND PLANNED DEVELOPMENT DISTRICTS																
P = PERMITTED USE C = CONDITIONAL USE																
A = ALLOWED SUBJECT TO A PLANNED DEVELOPMENT MASTER PLAN BLANK CELL = PROHIBITED USE																
USE CATEGORY	SPECIFIC USE	NONRESIDENTIAL BASE DISTRICT								PLANNED DEVELOPMENT DISTRICT					USE-SPECIFIC STANDARDS (SECTION)	
		LB	NB	CB	RB	DT	I	WF	SB	PD-C	PD-R	PD-I	PD-I			
<b>COMMERCIAL USES</b>																
Retail Sales and Service	Medical Cannabis Dispensary or Cannabis research facility or Cannabis testing facility		P	P	P	C	P	C								23-4-3(D)(8)n

**Options:**

1. Recommend approval of this Text Amendment to the Land Development Ordinance, removing a duplicate record pertaining to Cannabis Specific Uses, as noted.
2. Recommend denial of this Text Amendment to the Land Development Ordinance, as offered.

1 BILOXI PLANNING COMMISSION MEETING  
 2 DECEMBER 18, 2025  
 3 COMMUNITY DEVELOPMENT,  
 4 DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,  
 5 676 DR. MARTIN LUTHER KING JR. BOULEVARD,  
 6 BILOXI, MISSISSIPPI,  
 7 BEGINNING AT 2:00 P.M.

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10 **PLANNING COMMISSION MEMBERS PRESENT:**  
 11 Charlie Dellenger, Chairman  
 12 Ronnie Bogard  
 13 Kyle Carron  
 14 Steve Delahousey  
 15 Dr. Larry Drawdy  
 16 Joe King  
 17 Gary Lechner  
 18 Debora Magee  
 19 August Parker  
 20 Jimmy Poulos  
 21 Shante' Shaw  
 22 John Snow  
 23 David Stanovich  
 24 Michael Todaro

25 **ALSO PRESENT:**  
 Jerry Creel, Director of Community Development  
 Felicia Serpas, Senior Planner  
 Caryle Lena, Planner I

**REPORTED BY:**  
 Simpson Burdine & Miguez

1 **CHAIRMAN DELLENGER:**  
 2 Call the Planning Commission meeting to  
 3 order.  
 4 Record the members present.  
 5 Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,  
 6 Ms. Shaw, Mr. Stanovich, Mr. Bogard,  
 7 Mr. Delahousey, Dr. Drawdy, Mr. Carron, Mr. King,  
 8 Mr. Snow, Mr. Poulos; myself, Dr. Dellenger.  
 9 We also have Felicia Serpas, Senior  
 10 Planner; Jerry Creel, Director of Community  
 11 Development; Caryle Lena, Planner. I don't see  
 12 any councilmen in the audience. And Melissa  
 13 Rodolfich, court reporter.  
 14 Steve, if you would, please lead us in a  
 15 prayer.  
 16 **MR. DELAHOUSEY:**  
 17 Yes.  
 18 (Moment of prayer.)  
 19 **CHAIRMAN DELLENGER:**  
 20 Mr. Poulos, will you lead us in the  
 21 pledge, please?  
 22 (Pledge of Allegiance.)  
 23 **CHAIRMAN DELLENGER:**  
 24 I would like to welcome everyone to the  
 25 Planning Commission meeting and remind you that if

1 C-O-N-T-E-N-T-S

3 <b>CONTINUED PUBLIC HEARING(S) :</b>	<b>PAGE :</b>
4 25-046-PC	5
6 <b>NEW PUBLIC HEARING(S) :</b>	
7 25-047-PC	11
8 25-048-PC	33
9 25-049-PC	36
10 25-050-PC	41
11 25-051-PC	100
12 <b>TREE HEARING(S) :</b>	
13 (None)	--

1 you come up to speak that you please write your  
 2 name and address in the book and state your name  
 3 and address for the record.  
 4 Please silence all your cell phones.  
 5 And we are going to have a time of four minutes  
 6 when you come up and speak, so please be  
 7 respectful if your four minutes is up that you  
 8 don't keep going and take up everybody else's  
 9 time, please.  
 10 If everyone has had a chance to review  
 11 the Planning Commission minutes from the last  
 12 meeting, can I have a motion?  
 13 **MR. DELAHOUSEY:**  
 14 Move to approve motion.  
 15 **MR. POULOS:**  
 16 Second.  
 17 **CHAIRMAN DELLENGER:**  
 18 Motion by Mr. Delahousey; second by  
 19 Mr. Poulos.  
 20 All those in favor, please signify by  
 21 raising your hand.  
 22 (Unanimous vote.)  
 23 **CHAIRMAN DELLENGER:**  
 24 All opposed?  
 25 (None opposed.)

1 those are already short-term rentals and some of  
2 them are -- I think actually have businesses in  
3 them. So that's -- out of 295 of them, we're  
4 talking 10 or 15 existing homes.

5 CHAIRMAN DELLENGER:

6 Is there any other discussion?

7 (No response.)

8 CHAIRMAN DELLENGER:

9 Okay. We have a motion and a second.

10 All those in favor, please state by  
11 raising your hand.

12 Mr. Lechner, Mr. Parker, Mr. Todaro,  
13 Ms. Magee, Ms. Shaw, Mr. Stanovich, Mr. Bogard,  
14 Mr. Delahousey, Dr. Drawdy, Mr. Carron, Mr. King,  
15 Mr. Snow, Mr. Poulos; and myself, Mr. Dellenger.

16 We'll let the record show that's unanimous.

17 And next case we have is  
18 Number 25-048-PC, City of Biloxi. This is a  
19 request to consider a text amendment to the Land  
20 Development Ordinance related to Table 23-4-1(C),  
21 removing a duplicate record pertaining to Cannabis  
22 Specific Uses. This case was advertised  
23 November 28th, December 5th and December 12th.

24 MS. SERPAS:

25 There is no video on this one.

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1 speak in favor?

2 (No response.)

3 CHAIRMAN DELLENGER:

4 Anyone speaking against?

5 (No response.)

6 CHAIRMAN DELLENGER:

7 All right. We will consider that

8 hearing closed.

9 I think you've heard what this is about,  
10 if we have a motion to approve.

11 MR. DELAHOUSEY:

12 Motion.

13 MS. SHAW:

14 Second.

15 CHAIRMAN DELLENGER:

16 Motion Mr. Delahousey; second by

17 Ms. Shaw.

18 Any discussion?

19 There being no discussion, please vote  
20 by raising your hand, please.

21 Mr. Lechner, Mr. Parker, Mr. Todaro,  
22 Ms. Magee, Ms. Shaw, Mr. Stanovich, Mr. Bogard,  
23 Mr. Delahousey, Dr. Drawdy, Mr. Carron, Mr. King,  
24 Mr. Snow, Mr. Poulos; myself, Mr. Dellenger. Let  
25 the record show that's unanimous.

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1 CHAIRMAN DELLENGER:

2 Jerry, is this --

3 MR. CREEL:

4 We'll let Felicia explain this one.

5 MS. SERPAS:

6 This is just a housekeeping case. We --  
7 a couple of years ago or maybe it was last year,  
8 we took away the dispensary in the Downtown. We  
9 had it as conditional use and then we took it away  
10 from the Downtown zoning and that was left in our  
11 ordinance, so we had two of the same cannabis  
12 dispensary categories conflicting each other, so  
13 we just are deleting this one, so it's just  
14 housekeeping.

15 MR. CREEL:

16 We're removing the conflicting language  
17 that was in there.

18 MS. SERPAS:

19 Yes.

20 CHAIRMAN DELLENGER:

21 Any questions by the Planning Commission  
22 members about this?

23 (No response.)

24 CHAIRMAN DELLENGER:

25 Is there anyone else in the audience to

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1 Next case we have is Case

2 Number 25-049-PC, Randall Mark Hengen, et al,  
3 owner, and J. Breaux Enterprises, LLC, applicant,  
4 which is a request for a preliminary subdivision  
5 approval for a 29-lot single-family residential  
6 subdivision submitted under the working title  
7 "Landers End Subdivision" to be constructed upon a  
8 parcel of land measuring 12.5 acres, more or less,  
9 in size and identified as an unaddressed parcel  
10 fronting Brodie Road, Tax Parcel Number  
11 1309D-01-006.000. This was advertised on  
12 December 5th and December 12th.

13 Felicia, can we see the video, please?

14 MS. SERPAS:

15 This is looking toward Reunion Place  
16 subdivision. I'm sorry. That's the Reunion Place  
17 subdivision. And this is the property right here.  
18 It's wooded. Okay.

19 CHAIRMAN DELLENGER:

20 Is Mr. Hengen or his representative or  
21 anyone from Breaux here?

22 MR. FOUNTAIN:

23 Freddie Fountain representing J. Breaux  
24 Enterprises.

25 Again, Freddie Fountain with Fountain

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