

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.: 4B

Council Meeting Date: June 16, 2026

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: Rick Weaver, CAO

Jerry Creel, Director of Community Development

SUMMARY EXPLANATION:

Resolution granting Conditional Use approval to authorize construction of a Convenience Store with gas sales upon property zoned NB Neighborhood Business and identified as 13032 Lorraine Road.

Ward 7, Lovepreet Singh, Case No. 26-030-PC

Resolution Ordinance _____ Public Hearing _____ Routine Agenda _____

Exhibits for Review

Contract _____ Minutes Plans/Maps _____ Deed _____ Lease _____

Other (Specify): application, Case fact sheet

Submittal Authorization: Council President _____ Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: _____ Second By: _____

Vote:	Councilmember	Yes	No	AFR	ABST	Councilmember	Yes	No	AFR	ABST
	Gray	___	___	___	___	Tisdale	___	___	___	___
	Marshall	___	___	___	___	Glavan	___	___	___	___
	Nail	___	___	___	___	Shoemaker	___	___	___	___
	Creel	___	___	___	___					

ACTION TAKEN:

RESOLUTION NO. _____

RESOLUTION GRANTING **CONDITIONAL USE** APPROVAL TO AUTHORIZE
CONSTRUCTION OF A **CONVENIENCE STORE** WITH GAS SALES UPON PROPERTY
ZONED **NB NEIGHBORHOOD BUSINESS** AND IDENTIFIED AS 13032 LORRAINE
ROAD

WHEREAS, on Thursday, May 21, 2026, the Biloxi Planning Commission held 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. 26-030-PC, MS Development, LLC (owner) and Lovepreet Singh (applicant), a request for **Conditional Use** approval for the property identified as 13032 Lorraine Road; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that MS Development, LLC (owner) and Lovepreet Singh (applicant), have submitted this request for **Conditional Use** approval to authorize construction of a 4,675 square foot **Convenience Store** with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone and identified as 13032 Lorraine Road (re: Tax Parcel No. 1107 -33-050.000); and

WHEREAS, on May 21, 2026, the Biloxi Planning Commission, after some discussion, voted 11-0-0, to recommend approval of the **Conditional Use** to authorize construction of a 4,675 square foot **Convenience Store** with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone and identified as 13032 Lorraine Road (re: Tax Parcel No. 1107 -33-050.000), having determined that said project, as presented, has been found to promote the public interest at this location, that said use has been designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, that said use will not cause substantial injury to other property in the neighborhood in which located, and that the use conforms to all regulations of the **NB**

Neighborhood Business zoning district in which located; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that this Convenience Store with gas sales is appropriate for the site identified as 13032 Lorraine Road.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, hereby approves the requested **Conditional Use** to authorize construction of a 4,675 square foot **Convenience Store** with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone and identified as 13032 Lorraine Road (re: Tax Parcel No. 1107 - 33-050.000), in Case No. 26-030-PC, MS Development, LLC (owner) and Lovepreet Singh (applicant), having determined that said project, as presented, has been found to promote the public interest at this location, that said use has been designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, that said use will not cause substantial injury(ies) to other property(ies) in the neighborhood in which located, and the use conforms to all regulations for the **NB Neighborhood Business** zoning district.

.....A

RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO A REQUEST FOR **CONDITIONAL USE** APPROVAL TO AUTHORIZE CONSTRUCTION OF A **CONVENIENCE STORE** WITH GAS SALES UPON PROPERTY ZONED **NB NEIGHBORHOOD BUSINESS** AND IDENTIFIED AS 13032 LORRAINE ROAD

WHEREAS, on Thursday, May 21, 2026, the Biloxi Planning Commission held 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. 26-030-PC, MS Development, LLC (owner) and Lovepreet Singh (applicant), a request for **Conditional Use** approval for the property identified as 13032 Lorraine Road; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that MS Development, LLC (owner) and Lovepreet Singh (applicant), have submitted this request for **Conditional Use** approval to authorize construction of a 4,675 square foot **Convenience Store** with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone and identified as 13032 Lorraine Road (re: Tax Parcel No. 1107 -33-050.000); and

WHEREAS, on May 21, 2026, the Biloxi Planning Commission, after some discussion, voted 11-0-0, to recommend approval of the **Conditional Use** to authorize construction of a 4,675 square foot **Convenience Store** with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone and identified as 13032 Lorraine Road (re: Tax Parcel No. 1107 -33-050.000), having determined that said project, as presented, has been found to promote the public interest at this location, that said use has been designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, that said use will not cause substantial injury to other property in the

neighborhood in which located, and that the use conforms to all regulations of the **NB Neighborhood Business** zoning district in which located; and

WHEREAS, the City Council of the City of Biloxi, Mississippi, having given the Planning Commission's recommendation full consideration, has determined that this is a matter of general public concern, and being so, it is in the best interest of the community to hold a public hearing on this matter before the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 26-030-PC, MS Development, LLC (owner) and Lovepreet Singh (applicant), on a date to be set and in accordance with all requirements, as prescribed by the City of Biloxi Land Development Ordinance governing the conduct of public hearings.

..... B

RESOLUTION NO. _____

RESOLUTION DENYING **CONDITIONAL USE** APPROVAL TO AUTHORIZE
CONSTRUCTION OF A **CONVENIENCE STORE** WITH GAS SALES UPON PROPERTY
ZONED **NB NEIGHBORHOOD BUSINESS** AND IDENTIFIED AS 13032 LORRAINE
ROAD

WHEREAS, on Thursday, May 21, 2026, the Biloxi Planning Commission held 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. 26-030-PC, MS Development, LLC (owner) and Lovepreet Singh (applicant), a request for **Conditional Use** approval for the property identified as 13032 Lorraine Road; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that MS Development, LLC (owner) and Lovepreet Singh (applicant), have submitted this request for **Conditional Use** approval to authorize construction of a 4,675 square foot **Convenience Store** with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone and identified as 13032 Lorraine Road (re: Tax Parcel No. 1107 -33-050.000); and

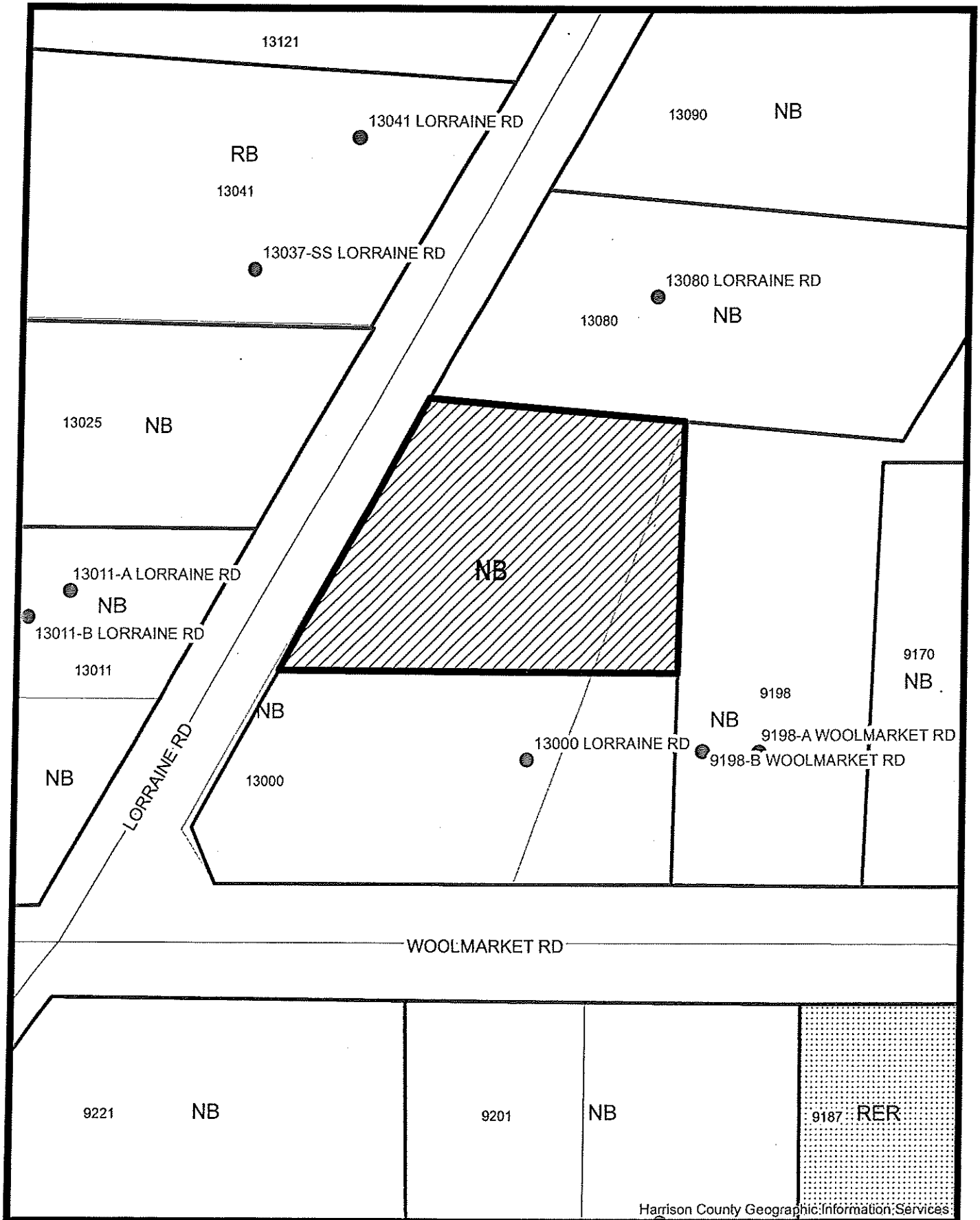
WHEREAS, on May 21, 2026, the Biloxi Planning Commission, after some discussion, voted 11-0-0, to recommend approval of the **Conditional Use** to authorize construction of a 4,675 square foot **Convenience Store** with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone and identified as 13032 Lorraine Road (re: Tax Parcel No. 1107 -33-050.000), having determined that said project, as presented, has been found to promote the public interest at this location, that said use has been designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, that said use will not cause substantial injury to other property in the

neighborhood in which located, and that the use conforms to all regulations of the **NB Neighborhood Business** zoning district in which located; and

WHEREAS, the City Council, having given the Biloxi Planning Commission's recommendation serious thought and consideration, has determined that this **Conditional Use**, as presented, is not appropriate for the site suggested.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given the Planning Commission's recommendation full consideration, hereby rejects said recommendation and hereby denies the requested **Conditional Use** approval to authorize construction of a 4,675 square foot Convenience Store with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone, and identified as 13032 Lorraine Road, Case No. 26-030-PC, MS Development, LLC (owner) and Lovepreet Singh (applicant), based upon a determination that _____

Case No. 26-030-PC
Lovepreet Singh
13032 Lorraine Road
Conditional Use-Convenience Store w/Gas Sales



Scheduled for
May 21, 2026
PC Meeting

MS Development, LLC (owner)
Lovepreet Singh (applicant)
Case No. 26-030-PC
Conditional Use



**Planning Commission
Case Fact Sheet**

Case No.:	26-030-PC
Name of Owner:	MS Development, LLC
Name of Applicant:	Lovepreet Singh
Address of Property:	13032 Lorraine Road
Tax Parcels/Ward:	1107 -33-050.000/ Ward 7

Request:	Conditional Use
Purpose of Request:	To consider an application requesting Conditional Use approval to authorize construction of a 4,675 square foot Convenience Store with Gas Sales upon a parcel of land identified as 13032 Lorraine Road (re: Tax Parcel No.1107 - 33-050.000).
Size of Property:	1 acre (more or less)
Flood Zone:	X
Present Zoning:	NB Neighborhood Business
Present Use:	Vacant Land
Most Nearly Bounded By (streets):	Situated to the North of Woolmarket Road; South of Rock Creek Drive; West of Marvin Street; and East of and fronting Lorraine Road.
Adverse Influences:	Care must be exercised before granting any Conditional Use approval to ensure that the objectives of City regulations are fully met.
Positive Influences:	The requested Conditional Use will allow the applicant to construct a convenience store with gas sales on a vacant parcel of land.
Letters or Concerns stated:	The Planning Division Office has not received any letters or

**Comments/
Recommendations:**

other written communications regarding this case, as of May 14, 2026.

MS Development, LLC (owner) and Lovepreet Singh (applicant) submitted an application for **Conditional Use** approval to authorize construction of a 4,675 square foot **Convenience Store** with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an **NB Neighborhood Business** zone, and identified as 13032 Lorraine Road (re: Tax Parcel No.1107 - 33-050.000).

The applicants stated they are proposing to construct a **Convenience Store** with Gas Sales in an area where one is needed.

As part of any **Conditional Use** application review, the Planning Commission must determine that the Conditional Use, as proposed, will provide for the public interest at this location, is compatible with the neighborhood, avoids adverse impacts on neighbors, maintains safe traffic flow, protects property values in the neighborhood, and complies with all relevant city, state, and federal laws and regulations.

It should be further noted that a **Conditional Use** can only be approved upon finding that all of the following standards are met:

- a. The Conditional Use complies with all applicable zoning district standards;
- b. The Conditional Use complies with all Use-Specific Standards;
- c. The Conditional Use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The Conditional Use avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking

and loading, signs, lighting, and other site elements;

- e. The Conditional Use is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. The Conditional Use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- g. The Conditional Use maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The Conditional Use allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The Conditional Use complies with all other relevant city, state and federal laws and regulations.

The Development Review Committee (DRC) has reviewed this project and authorized the applicant to make an application to the Planning Commission and City Council for **Conditional Use** approval.

Options:

1. Recommend approval of this request for **Conditional Use** to authorize construction of a Convenience Store with Gas Sales having determined that the proposed use at this location promotes and protects the public health, safety, and welfare of the City, that said use will have no significant negative impact upon the surrounding area, and that said Conditional Use meets or exceeds all Conditional Use Standards, as prescribed by the Land Development Ordinance.
2. Recommend denial of the **Conditional Use**, having determined that said use does not promote the public interest at this location, and has not been found to meet all requirements for said use, as outlined in the Standards for Conditional Use approval contained within the Land Development Ordinance.



Planning Commission Application
 City of Biloxi Planning Division
Mailing Address: P.O. Box 508, Biloxi, MS 39533

Office Location: 676 Dr. MLK Blvd.,
 Building (228) 435-6270 Planning (228) 435-6266 Fax (228) 435-6188
 Case No. 26-030-PC

To Be Completed by Owner/Applicant Date: 4/17/2026

Name of Rightful Owner(s): Applicant Name of Applicant: (if different than Owner)

Property Address: 0 Lorraine Road 13032 Ward Number 7

Tax Parcel Identification Number(s):	
1107-33-050.000	

Mailing Address of Property Owner: 102 Rosedowne Bend Mailing Address of Applicant (if different than Owner):

City: Madison City:

State: MS State:

Zip: 39110 Zip:

County: Madison County:

Telephone: (601)955-9480 Telephone: ()

Property Size (please give in acres or by dimension): 0.99 Acres

Present Zoning Classification: Neighborhood Business NB

Is the property located within an AHRC District? Yes ___ No X If so, which District?

Is this property a Historic Landmark? Yes ___ No X

Flood Zone(s) of Property: <u>X</u>	North	South	East	West
Property is most nearly bounded by what streets?	<u>Woodmarket Rd</u>	<u>Rock Creek Dr</u>	<u>Lorraine Rd</u>	<u>Marvin St</u>

If property directly fronts or is adjacent one of the streets above, please indicate with a checkmark

REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each):

<input type="checkbox"/>	Text Amendment
<input type="checkbox"/>	Zoning Map Amendment – must include zone classification change in narrative
<input type="checkbox"/>	Planned Development
<input type="checkbox"/>	Master Plan/Update
<input type="checkbox"/>	Preliminary Subdivision Review
<input checked="" type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Public ROW Vacation
<input type="checkbox"/>	Street Name Change
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Tree Removal

GENERAL INFORMATION, READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the application process have been fully explained and understood, including the timetable for processing of the application; the applicant has further received the following appropriate handouts: Application Processing Timetable; Instructions for Application Completion, Procedures for a Conditional Use or Community Unit Plan; and Variance Procedures. The completed application must be returned to the Planning Office not later than the first or third Thursday of any month in order that a public hearing may be held on the first or third Thursday of the following month. Receipt of fee(s) does not constitute receipt of a completed application.

The Planning Commission (PC) is a recommendation board, all cases will go to the Biloxi City Council for a final determination. If any case is denied by the Biloxi City Council, you will have ten (10) days to appeal their decision.

[Handwritten Signature]

Signature of Rightful Owner

Signature of Rightful Owner

Notary Signature
(Seal)

Date

Notary Signature
(Seal)

Date

Signature of Rightful Owner

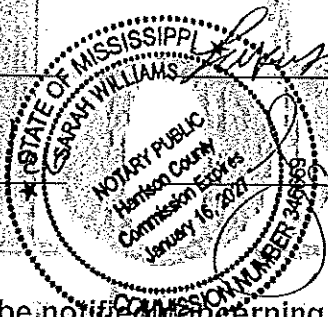
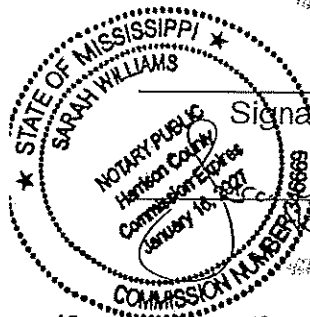
Signature of Applicant

Notary Signature
(Seal)

Date

Notary Signature
(Seal)

Date



If someone other than the applicant needs to be notified concerning this case, please note name(s) and address(es) below:

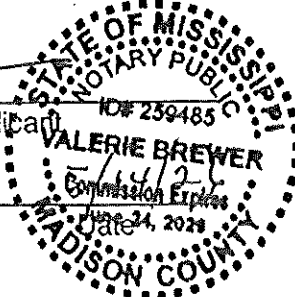
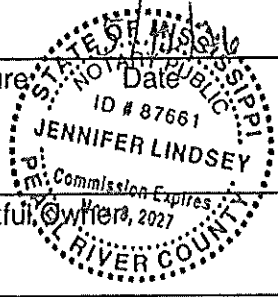
NOTES: *Adam Ritter ar.itter@mpdesigngroup.us (228) 236-6672*
918 Howard Avenue, Biloxi, MS 39530

NOTE: Please see attached instructions for details on documents required for a complete application.

GENERAL INFORMATION, READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the application process have been fully explained and understood, including the timetable for processing of the application; the applicant has further received the following appropriate handouts: Application Processing Timetable; Instructions for Application Completion, Procedures for a Conditional Use or Community Unit Plan; and Variance Procedures. The completed application must be returned to the Planning Office not later than the first or third Thursday of any month in order that a public hearing may be held on the first or third Thursday of the following month. Receipt of fee(s) does not constitute receipt of a completed application.

The Planning Commission (PC) is a recommendation board, all cases will go to the Biloxi City Council for a final determination. If any case is denied by the Biloxi City Council, you will have ten (10) days to appeal their decision.

<p>_____ Signature of Rightful Owner</p> <p>_____ Notary Signature (Seal)</p> <p>_____ Signature of Rightful Owner</p> <p>_____ Notary Signature (Seal)</p>	<p>_____ Signature of Rightful Owner</p> <p>_____ Notary Signature (Seal)</p> <p>_____ Signature of Applicant</p> <p>_____ Notary Signature (Seal)</p>
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If someone other than the applicant needs to be notified concerning this case, please note name(s) and address(es) below:

NOTES:

Adam Ritter - 918 Howard Avenue, Biloxi, MS 39530

NOTE: Please see attached instructions for details on documents required for a complete application.



PLANNING COMMISSION SUPPLEMENT

Conditional Use

City of Biloxi, Planning Division
 Mailing Address: P.O. Box 508, Biloxi, MS 39533
 Office Location: 676 Dr. MLK Blvd.,
 Building (228) 435-6270 Planning (228) 435-6266 Fax (228)

TO BE COMPLETED BY APPLICANT | DATE: 4/17/2026

Conditional Use – The purpose of the Conditional Use is to provide for certain uses that, because of their unique characteristics, can be allowed with special consideration in each case of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Because of their unique characteristics, however, each of these requires the exercise of planning judgment on a case-by-case basis.

SEPARATE STATEMENT OF SUPPORT MUST BE ATTACHED - The *narrative* must set forth proposed use and justification for the change, utilizing criteria set forth in Section 23-6-1(e) of the Biloxi Code of Ordinances and including all proposed and existing structures as well as the uses planned for the site in question. Be specific as to development proposals, sale of property, or other transactions/plans proposed or scheduled for preparation subject to this rezoning request being granted approval.

Detailed Site Plan Attached (If no site plan is attached, this application is considered incomplete and will not be accepted.)

Criteria: Please respond to all yes answers.

1. Is the use necessary to promote the public interest at that location? Yes No

Please explain: The site will provide convenient access to fuel and essential goods for nearby residents and commuters. It will enhance local service availability, and reduce travel distances for basic needs.

2. Is the use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected? Yes No

Please explain: The site will be operated in a manner that protects public health, safety, and welfare. The layout incorporates vehicular circulation, adequate site distances, and clear separation between fueling areas, parking, and pedestrian paths.

3. Will the use cause substantial injury to other property in the Neighborhood in which it is located? Yes No

Please explain: The project has been designed and will be operated in a manner that is compatible with adjacent land uses. Potential impacts such as traffic, noise, lighting, and site activity have been carefully considered and will be mitigated through appropriate site design and operational controls.

4. Does the use conform to all district regulations of the applicable zoning district in which it is to be located, unless other provisions are specifically set forth in the requirements governing specific Conditional Uses? Yes No

Please explain: The site has been designed in accordance with the district requirements, including setbacks, parking, access, and overall layout.

5. Have satisfactory provisions and arrangements been made concerning the following, where applicable: Please explain			
Conditional Use Supplement	N/A	Yes	No
1. Ingress and egress? Driveway and isle widths are the appropriate size to accommodate one-way traffic.		X	
2. Off-street parking and loading areas, where required, with particular attention to the economic, noise, glare or odor effects of the Conditional Use on adjoining properties and properties generally in the zoning district? Off-street parking is provided near the building, so as to avoid conflict with traffic and the community.		X	
3. Refuse and service areas? The refuse area is located in the southeast corner of the property.		X	
4. Utilities, with reference to location, availability, and compatibility? Utilities are readily available on site.		X	
5. Screening and buffering, with reference to type, dimensions, and character? The refuse area will be enclosed, and the building is well within the applicable setbacks.		X	
6. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the zoning district? The proposed signage will be located so as to not be a distraction to commuters.		X	
7. Required yards and other open spaces? The building is within the applicable setbacks.		X	
8. General compatibility with adjacent properties and other property in the Zoning district? The proposed site is similar to those surrounding it.		X	
Comments:			
Note: If approved by City Council, a Conditional Use Permit will be issued, if no action is taken within one-year, the Conditional Use Permit will expire.			



David J. Machado, PE
Brad P. Patano, PE
Gerrod W. Kilpatrick, PE
Bradford A. Jones, AIA

YOUR PROJECT • OUR PRIORITY • NO EXCUSES

April 17, 2026

City of Biloxi
Planning Commission
Biloxi, MS, 39530

Woolmarket C-Store – Narrative

To whom it may concern,

The proposed development consists of a small-scale gas station with an associated convenience store, designed to serve the daily needs of the surrounding neighborhoods. Currently, there are limited options nearby for fuel and convenience goods, requiring residents to travel greater distances for basic services. This development will improve local access and provide a convenient, centralized location for these needs. The site will offer fuel services and limited retail in a safe, efficient, and accessible layout that complements the character of the area.

Sincerely,
MP DESIGN GROUP

Adam Ritter, IE
Civil Engineer

ALR / ALR

Community Development Director
Jerry Creel



676 Dr. Martin Luther King Jr. Blvd.
P.O. Box 508
Biloxi, Mississippi 39533
Office: 228.435.6280
Fax: 228.435.6188
www.biloxi.ms.us

To: Biloxi Planning Commission

From: Jerry Creel, Development Review Committee Chair

Date: May 11, 2026

Re: Lovepreet Singh
Convenience store with gas
Parcel: 1107 -33-050.000
DRC Case No. 2026-029

The Development Review Committee (DRC) has reviewed the above-referenced project and has authorized the applicant to apply to the Planning Commission and Biloxi City Council for a Conditional Use to allow a convenience store with fuel.

The DRC will require further review and approval prior to permitting because of the nature of this project. Building Permits shall be issued when construction documents are approved by the Building Division.

Yours truly,

Jerry Creel

Jerry Creel, Chair

cc: file

BILOXI PLANNING COMMISSION MEETING
 MAY 21, 2026
 COMMUNITY DEVELOPMENT,
 DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,
 676 DR. MARTIN LUTHER KING JR. BOULEVARD,
 BILOXI, MISSISSIPPI,
 BEGINNING AT 2:00 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Ronnie Bogard
 Kyle Carron
 Steve Delahousey
 Joe King
 Gary Lechner
 Debora Magee
 August Parker
 Shante' Shaw
 John Snow
 David Stanovich
 Michael Todaro

ALSO PRESENT:

Jerry Creel, Director of Community Development
 Felicia Serpas, Senior Planner
 Caryle Lena, Planner I
 Dr. Paul Tisdale, Councilman Ward 5

REPORTED BY

Melissa Burdine-Rodolfich
 Simpson Burdine & Miguez

MR. DELAHOUSEY:

I'd like to call the meeting to order.
 This is the 2:00 p.m. meeting of the Biloxi
 Planning Commission.

I am substituting for the chair and vice
 chair today. My name is Steve Delahousey. And as
 we have done in the past -- I don't know that it's
 really necessary, but just to be sure that we
 would sustain any scrutiny, I would like to
 entertain a motion to have me fill in as chair.

MR. PARKER:

So moved.

MR. KING:

Second.

MR. DELAHOUSEY:

Motion made and a second. All in favor,
 aye.

(Unanimous vote.)

MR. DELAHOUSEY:

Opposed?

(None opposed.)

MR. DELAHOUSEY:

Motion carries. Thank you.

Okay. The Chair is going to recognize

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

CONTINUED PUBLIC HEARING(S) : **PAGE:**

(None) --

NEW PUBLIC HEARING(S) :

26-29-PC 8

26-30-PC 21

TREE HEARINGS:

(None)

the members present. We have Mr. Lechner,
 Mr. Parker, Mr. Todaro, Ms. Magee, Ms. Shaw,
 Mr. Stanovich, Mr. Bogard, Mr. Carron, Mr. King,
 Mr. Snow; myself, Steve Delahousey.

The other members -- people that are
 present today, we have Mr. Jerry Creel, who is the
 Director of Community Development; Caryle Lena,
 who is a planner for the City.

And at the table in the audience, we
 have Felicia Serpas, Senior Planner for the City;
 and our court reporter is Melissa
 Burdine-Rodolfich.

Mr. Todaro, would you please open the
 meeting with a moment of prayer?

(Moment of prayer.)

MR. DELAHOUSEY:

Mr. Snow, would you lead us in the
 Pledge?

(Pledge of Allegiance.)

MR. DELAHOUSEY:

We would also like to recognize Dr. Paul
 Tisdale, our City Councilman from Ward 5.

Have all members of the Commission had
 an opportunity to receive the minutes of our last
 meeting? If so, the Chair will entertain a

1 Any abstentions?
 2 (No abstentions.)
 3 MR. DELAHOUSEY:
 4 Motion carries.
 5 That hearing is closed.
 6 I would just like to make one comment
 7 that any development towards the east end of
 8 Biloxi, we commend you for doing that and
 9 especially for the purposes that you're talking
 10 about and with the -- in mind, the Cruisin the
 11 Coast aspect and things like that, so you're to be
 12 commended for taking this step. Thank you.
 13 MS. CATUS:
 14 Thank you.
 15 MR. DELAHOUSEY:
 16 Okay. Our next case is Case Number
 17 26-030-FC, Mississippi Development, LLC, owner and
 18 Lovepreet Singh, applicant, request for
 19 conditional use approval to authorize construction
 20 of a 4,675-square-foot convenience store with gas
 21 sales upon a parcel of land measuring
 22 approximately one-acre presently situated within a
 23 Neighborhood Business zone, and identified as
 24 13032 Lorraine Road, Tax Parcel Number
 25 1107-33.050.000. Video, please.

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1 MS. SERPAS:
 2 Where are we?
 3 MS. LENA:
 4 Where's the dollar store?
 5 MS. SERPAS:
 6 Right here.
 7 MR. CREEL:
 8 That's it. It's Woolmarket and
 9 Lorraine.
 10 UNIDENTIFIED SPEAKER:
 11 Yeah. It's just -- you see the
 12 Dollar -- it's just east of Dollar General right
 13 there in the vacant --
 14 MS. LENA:
 15 The Family Dollar.
 16 UNIDENTIFIED SPEAKER:
 17 Yeah. The vacant piece of property to
 18 the east of Lorraine Road.
 19 MS. SERPAS:
 20 Okay. Between the pet shop and the
 21 Family Dollar?
 22 MS. LENA:
 23 No. It's on the other side. You see
 24 the white building right there, Felicia, on the
 25 corner? It's the parcel right north of there.

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1 MS. SERPAS:
 2 No video on this one.
 3 MR. DELAHOUSEY:
 4 The one time I remember.
 5 MS. SERPAS:
 6 It's all woods, so there is nothing to
 7 see, but here's the Google Earth.
 8 MR. DELAHOUSEY:
 9 Can you just pull it up on Google Earth?
 10 MS. SERPAS:
 11 Yes. Here we are.
 12 MR. DELAHOUSEY:
 13 This case was advertised on May 8th and
 14 May 15th.
 15 MS. LENA:
 16 That's not it.
 17 UNIDENTIFIED SPEAKER:
 18 It's just north of the intersection of
 19 Lorraine Road and Woolmarket Road.
 20 MR. CARRON:
 21 Woolmarket Road and Lorraine Road
 22 intersection.
 23 UNIDENTIFIED SPEAKER:
 24 North. You've got to go north. North,
 25 yeah. Up. There you go. A little bit further.

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1 MR. DELAHOUSEY:
 2 Don't touch the screen.
 3 MS. SERPAS:
 4 Okay. So here was your video right
 5 here.
 6 MR. TODARO:
 7 So it's right next to the Dollar
 8 General?
 9 MS. MAGEE:
 10 Oh, I see it. The Family Dollar.
 11 MR. TODARO:
 12 Or Family Dollar.
 13 MS. SERPAS:
 14 Excellent, Felicia.
 15 Okay, sir. If you'll give us your name,
 16 make sure you sign in. Tell us what you're here
 17 for today.
 18 MR. MOODY:
 19 Yeah. Good afternoon. My name is Nick
 20 Moody. I'm with MP Design Group, a civil engineer
 21 with them, representing MS Development and
 22 Lovepreet Singh, which is sitting here, is the
 23 applicant.
 24 I would like -- like the narrative says,
 25 they want to do a -- roughly a 4,700-square-foot

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1 convenience store right -- just north of the
2 Family Dollar we just looked at.

3 We meet all the parking requirements.
4 Twenty is required. That's what we're providing.
5 We meet all the setbacks.

6 Water and sewer are both available there
7 on the east side of Lorraine Road for us to tie
8 into. You can see that on the site plan there.
9 And then stormwater, our plan is to utilize -- you
10 can see the dash line in the southwest corner of
11 the property. We will have our detention pond in
12 that area, and then there is a drainage ditch
13 along the east side of Lorraine Road. We can
14 discharge our stormwater there to meet the City's
15 requirements.

16 We have already met with DRC and
17 addressed all their concerns. We've met with fire
18 and made sure the circulation is available there
19 for the fire truck routing.

20 And we're just here to request
21 conditional use for this development. I'm happy
22 to answer any questions.

23 MR. CARRON:

24 Is the -- store or the gasoline going to
25 be branded, as far as, you know, brand of the

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1 said?

2 MR. MOODY:

3 Yes. Hours of operation from 7:00 in
4 the morning to 10:00 at night, seven days a week.

5 MR. CARRON:

6 Thank you.

7 MR. DELAHOUSEY:

8 Any other questions from any Commission
9 members?

10 (No response.)

11 MR. DELAHOUSEY:

12 Anyone in the audience wish to speak in
13 favor of the applicant's request? Anyone wishing
14 to speak in favor?

15 (No response.)

16 MR. DELAHOUSEY:

17 Anyone in opposition?

18 (No response.)

19 MR. DELAHOUSEY:

20 Any questions from any members of the
21 audience?

22 (No response.)

23 MR. DELAHOUSEY:

24 We will consider that hearing closed.

25 Mr. Creel.

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1 gasoline?

2 MR. MOODY:

3 Is it the store going to be branded?

4 UNIDENTIFIED SPEAKER:

5 Branded, yes.

6 MR. MOODY:

7 What is it?

8 UNIDENTIFIED SPEAKER:

9 Shell gas.

10 MR. MOODY:

11 Shell.

12 MR. TODARO:

13 Shell.

14 MR. CARRON:

15 Shell.

16 And your hours of operation?

17 MR. MOODY:

18 Hours of operation?

19 UNIDENTIFIED SPEAKER:

20 I would say 7:00 in the morning -- 7:00,
21 8:00 in the morning to like 10:00.

22 MR. CARRON:

23 Is that seven days a week?

24 MR. DELAHOUSEY:

25 Would you please repeat for us what he

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1 MR. CREEL:

2 All right. The staff has looked at
3 this. It has been through DRC. The convenience
4 store alone would be allowed as a use by right in
5 the NB zoning. The reason for the conditional use
6 is because of the gas sales. And typically, the
7 reason for the gas sales is because it's going to
8 generate more traffic there and probably have more
9 lighting there because it has a gas canopy
10 underneath, also to make sure that the tanks are
11 located in the right spot.

12 All of this went through DCR. Fire
13 department was -- of course, is one of the members
14 of DRC, to make sure that they are satisfied with
15 the location of the tanks and everything else.
16 But we think it's a good location for it. It's
17 right next to some other retail, right across the
18 street from some other retail in a very busy
19 intersection. Staff has no objection and would
20 recommend approval.

21 MR. DELAHOUSEY:

22 Is there a motion?

23 MS. SHAW:

24 I make a motion to approve.

25 MR. DELAHOUSEY:

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1 Moved by Ms. Shaw. Is there a second?
 2 MR. TODARO:
 3 (Indicating second.)
 4 MR. DELAHOUSEY:
 5 By Mr. Todaro.
 6 Any discussion?
 7 (No response.)
 8 MR. DELAHOUSEY:
 9 All in favor of the motion, signify by
 10 raising your hand.
 11 (Unanimous vote.)
 12 MR. DELAHOUSEY:
 13 Again, Ms. Rodolfich, would you please
 14 record that the vote is unanimous in favor of the
 15 applicant's request?
 16 Hearing is closed.
 17 That's all the public hearings we have
 18 today.
 19 Tree hearings. None, Mr. Creel?
 20 MR. CREEL:
 21 None.
 22 MR. DELAHOUSEY:
 23 City Council action?
 24 MR. CREEL:
 25 Okay. At that last City Council

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1 MR. DELAHOUSEY:
 2 Excellent.
 3 We now go -- we will adjourn the
 4 Planning Commission, and go directly --
 5 MS. LENA:
 6 Steve, next meeting date.
 7 MR. DELAHOUSEY:
 8 Oh, yes.
 9 Our next meeting will be here at the
 10 Biloxi Planning Commission auditorium on June 4th
 11 at 2:00 p.m. And with that, we will adjourn.
 12 (Adjourned at 2:31 p.m.)
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1 meeting, which was just held this past Tuesday,
 2 the City Council voted five to zero to approve
 3 allowing single-family residential homes in a
 4 PD-C, which is a planned district-commercial
 5 overlay district. Again, that was approved by
 6 five to zero.
 7 The zoning change for the property
 8 located at 2003 Lawrence Street -- this is the
 9 location of the old Beauvoir school. The request
 10 was to change the zoning from RS-10 to RS-5 to
 11 accommodate a new single-family subdivision and
 12 that passed five to two.
 13 The next zoning map amendment was to
 14 change the zoning on Woolmarket Road. This is
 15 just off of Old Highway 67 on the south side of
 16 Woolmarket Road next to the power plant there, to
 17 change the zoning from LB, Limited Business; NB,
 18 Neighborhood Business and RB, Regional Business,
 19 to RS-5, single-family residential to accommodate
 20 a newly proposed single-family subdivision, and
 21 that was passed six to one.
 22 Also, the resolution to deny the
 23 conditional use for the convenience store and gas
 24 station at Popp's Ferry and Atkinson Road, that
 25 denial was approved by the Council six to zero.

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CERTIFICATE OF COURT REPORTER

1
 2 I, MELISSA BURDINE-RODOLFICH, Court Reporter
 3 and Notary Public, in and for the County of
 4 Harrison, State of Mississippi, hereby certify that
 5 the foregoing pages, and including this page,
 6 contain a true and correct copy of my stenotype
 7 notes and/or electronic tape recording of the
 8 public hearing(s), as taken by me at the time and
 9 place heretofore stated, to the best of my skill
 10 and ability.

11 I further certify that I am not in the employ
 12 of, or related to, any counsel or party in this
 13 matter, and have no interest, monetary or
 14 otherwise, in the final outcome of the proceedings.

15 Witness my signature and seal, this the
 16 18th day of May, 2026.

17
 18 Melissa Burdine-Rodolfich
 19
 20 Melissa Burdine-Rodolfich
 21 My Commission Expires 4/03/28
 22
 23
 24
 25



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