



PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
January 15, 2026 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of December 18, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

V. NEW PUBLIC HEARINGS:

Case No. 26-001-PC – Pitcher Point Investments, LLC (owner) and Dennis Stieffel & Associates (applicant) – a request for a **Preliminary Subdivision** approval for a two-hundred and nine (209) lot single-family residential subdivision submitted under the working title: **Willow Bend Subdivision**, to be constructed upon a two parcels of land measuring one-hundred four and four-tenths (104.4) acres (more or less) in size, and identified as two unaddressed parcels of land fronting to Belle La Vie Parkway (re: Tax Parcel Nos. 1107 -28-05.000 & 1007 -29-001.019).

Case No. 26-002-PC – Alain Harpin on behalf of Pams, LLC – a request for **Conditional Use** approval, to authorize an existing Single-Family Residence, situated upon a parcel of land measuring approximately 60' X 120', to be utilized as a **Short-Term Rental**, for property located within a **Limited Business** zone, and identified by municipal address as 285 Rodenberg Avenue (Tax Parcel No.1210H-03-138.000).

Case No. 26-003-PC – Alain Harpin on behalf of Pams, LLC – a request for **Conditional Use** approval, to authorize an existing Duplex, situated upon a parcel of land measuring 60' X 120', to be utilized as **Short-Term Rentals**, for property located within a **Limited Business** zone, and identified by municipal addresses as 289 Rodenberg Avenue A & B (Tax Parcel No.1210H-03-139.000).

Case No. 26-004-PC – Gerald Ladner (owner) and Heath Belyen on behalf of The Towers, LLC (applicant) – a request for **Conditional Use** approval, to authorize a Cell Tower to be erected

upon a parcel of land, located in an **A-Agricultural** zoning district, and identified by municipal address as 7198-CT Fayard Road (Tax Parcel Nos: 1207F-01-004.000 & 1207F-01-007.000).

Case No. 26-005-PC – Yan Mai Fang (owner) and Jacques P. Pucheu (applicant) – a request for a **Conditional Use** approval, to authorize the construction of a new commercial building to establish a Medical Clinic, located within an **LB Limited Business** zoning district, for property identified as 242 Beauvoir Road (Tax Parcel No. 1110H-04-010.003).

- VI. TREE HEARING:** none
- VII. CITY COUNCIL ACTION** will be posted on the final Agenda on January 8, 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 January 15, 2026. A final copy will be reposted on Thursday, January 8, 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

January 15, 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 December 18, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 26-006-BZA – Gerald Ladner (owner) and Heath Belyen on behalf of The Towers, LLC (applicant) – a request for two (2) **Variances**, the approval of which would authorize a new monopole telecommunications tower to be constructed, as follows:

1. a one-hundred twenty-two-foot (122') **Side Yard Setback Variance**, to authorize a single monopole telecommunications tower to be constructed along with an equipment shelter utilized in support of said telecommunications tower, said structures to be situated sixty-three feet (63') from the south (side) property line, instead of at the one-hundred eighty-five-foot (185') side yard setback required by ordinance;

2. a five-foot (5') **Height Variance**, to authorize said monopole telecommunications tower to be erected to an overall height of one hundred and eighty-five feet (185'), instead of the one-hundred eighty-foot (180') maximum height allowed for telecommunications towers pursuant to Section 23-4-3(C)(6)B of the Land Development Ordinance, for the property presently identified as 139 Maple Street (i.e., Municipal Tax Parcel No.14101-02-001.001)

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

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IX. ADJOURNMENT