



PRELIMINARY PLANNING COMMISSION AGENDA

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

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of November 20, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

Case No. 25-046-PC – Curtis & Lisa Shaffer – a request for **Conditional Use** approval, to authorize an existing Duplex, to be utilized as a **Short-Term Rentals**, for property located within an **RM-30 High-Density Multi-Family Residential** zone, and identified by municipal address as 1541 Collins Street A & B (Tax Parcel No.1310L-02-134.001)

V. NEW PUBLIC HEARINGS:

Case No. 25-047-PC – City of Biloxi – a request for a **Comprehensive Zoning Map Amendment**, charged by the City of Biloxi Administration to the Biloxi Planning Commission, to consider changing a section of East Biloxi that is currently zoned **RS-5; RM-20; RM-30; LB; & NB** to **CB- Community Business**. These 295 specific parcels are located fronting Howard Avenue, from Claiborne Street to Cadet Street, and south of Howard Avenue to Beach Boulevard, from Kuhn to Cadet Street. The parcels that are currently zoned WF and CB are not included in this rezoning (Tax Parcel Nos. 1410I-01-046.001, 1410I-01-047.000, 1410I-01-048.000, 1410I-01-048.001, 1410I-01-049.000, 1410I-02-001.000, 1410I-02-001.001, 1410I-02-002.000, 1410I-02-003.000, 1410I-02-004.000, 1410I-02-005.000, 1410I-02-006.000, 1410I-02-007.000, 1410I-02-008.000, 1410I-02-009.000, 1410I-02-010.000, 1410I-02-011.000, 1410I-02-012.000, 1410I-02-014.000, 1410I-02-015.000, 1410I-02-016.000, 1410I-02-017.000, 1410I-02-018.000, 1410I-02-019.000, 1410I-02-020.000, 1410I-02-021.000, 1410I-02-022.000, 1410I-02-023.000, 1410I-02-024.000, 1410I-02-024.001, 1410I-02-025.000, 1410I-02-026.000, 1410I-02-027.000, 1410I-02-028.000, 1410I-02-029.000, 1410I-02-030.000, 1410I-02-031.000, 1410I-04-001.000, 1410I-04-002.000, 1410I-04-003.000, 1410I-04-004.000, 1410I-04-005.000, 1410I-04-006.000, 1410I-04-007.000, 1410I-04-008.000, 1410I-04-009.000, 1410I-04-009.001, 1410I-04-010.000, 1410I-04-012.000, 1410I-04-013.000, 1410I-04-014.000, 1410I-04-015.000, 1410I-04-016.000, 1410I-04-017.000, 1410I-04-018.000, 1410I-04-019.000, 1410I-04-021.000,

1410I-04-021.001,	1410I-04-022.000,	1410I-04-023.000,	1410I-04-024.000,
1410I-04-025.000,	1410I-04-026.000,	1410I-04-027.000,	1410I-04-027.001,
1410I-04-028.000,	1410I-04-029.000,	1410I-04-032.000,	1410I-04-032.001,
1410I-04-032.002,	1410I-04-033.000,	1410I-04-034.000,	1410I-04-035.000,
1410I-04-036.000,	1410I-04-038.000,	1410I-04-039.000,	1410I-04-040.000,
1410I-04-041.000,	1410I-04-042.000,	1410I-04-043.000,	1410I-04-044.000,
1410I-04-045.000,	1410I-04-046.000,	1410I-04-047.000,	1410I-04-048.000,
1410I-04-049.000,	1410I-04-050.000,	1410I-04-051.000,	1410I-04-052.000,
1410I-04-053.000,	1410I-04-054.000,	1410I-04-055.000,	1410I-04-056.000,
1410I-04-057.000,	1410I-04-058.000,	1410I-04-075.000,	1410I-04-082.000,
1410I-04-083.000,	1410I-04-084.000,	1410I-05-018.000,	1410I-05-019.000,
1410I-05-021.000,	1410I-05-022.000,	1410I-05-023.000,	1410I-05-071.000,
1410I-05-071.001,	1410I-05-072.000,	1410I-05-072.001,	1410I-05-073.000,
1410I-05-074.000,	1410I-06-023.000,	1410I-06-024.000,	1410I-06-025.000,
1410I-06-025.002,	1410I-06-083.000,	1410I-06-086.000,	1410I-06-087.000,
1410I-06-087.002,	1410I-06-088.000,	1410I-06-090.000,	1410I-06-091.000,
1410I-06-091.001,	1410I-06-092.000,	1410I-06-093.000,	1410I-06-094.000,
1410I-06-095.000,	1410I-06-096.001,	1410I-06-096.002,	1410I-06-096.003,
1410I-06-097.000,	1510L-01-039.000,	1510L-01-040.000,	1510L-01-041.000,
1510L-01-041.001,	1510L-01-042.000,	1510L-01-059.000,	1510L-01-060.000,
1510L-01-061.000,	1510L-01-062.000,	1510L-01-063.000,	1510L-01-064.000,
1510L-01-065.000,	1510L-01-065.001,	1510L-01-066.000,	1510L-01-067.000,
1510L-01-068.000,	1510L-01-085.000,	1510L-01-086.000,	1510L-01-087.000,
1510L-01-088.000,	1510L-02-012.000,	1510L-02-013.000,	1510L-02-014.000,
1510L-02-015.000,	1510L-02-016.000,	1510L-02-017.000,	1510L-02-018.000,
1510L-02-019.000,	1510L-02-020.000,	1510L-02-021.000,	1510L-02-022.000,
1510L-02-023.000,	1510L-02-023.001,	1510L-02-023.002,	1510L-02-023.003,
1510L-02-024.000,	1510L-02-025.000,	1510L-02-026.000,	1510L-02-027.000,
1510L-02-028.000,	1510L-02-029.000,	1510L-02-030.000,	1510L-02-031.000,
1510L-02-032.000,	1510L-02-033.000,	1510L-02-034.000,	1510L-02-035.000,
1510L-02-036.000,	1510L-02-037.000,	1510L-02-038.000	1510L-02-039.000,
1510L-02-040.000,	1510L-02-041.000,	1510L-02-041.001	1510L-02-042.000,
1510L-02-044.000,	1510L-02-045.000,	1510L-02-046.000,	1510L-02-047.000,
1510L-02-048.000,	1510L-02-049.000	1510L-02-049.001,	1510L-02-050.000,
1510L-02-051.000,	1510L-02-052.000	1510L-02-053.000,	1510L-02-054.000,
1510L-02-055.000,	1510L-02-056.000,	1510L-02-057.000,	1510L-02-058.000,
1510L-02-059.000,	1510L-02-060.000,	1510L-02-061.000,	1510L-02-062.000,
1510L-02-063.000,	1510L-02-064.000,	1510L-02-065.000,	1510L-02-066.000,
1510L-02-067.000,	1510L-02-068.000	1510L-02-069.000,	1510L-02-070.000,
1510L-02-071.000,	1510L-02-072.000	1510L-02-073.000,	1510L-02-074.000,
1510L-02-075.000,	1510L-02-076.000,	1510L-02-077.000,	1510L-02-078.000,
1510L-02-079.000,	1510L-02-079.001,	1510L-02-080.000,	1510L-02-081.000,
1510L-02-082.000,	1510L-02-083.000	1510L-02-084.000,	1510L-02-085.000,
1510L-02-086.000,	1510L-02-087.000	1510L-02-088.000,	1510L-02-089.000,
1510L-02-090.000,	1510L-02-091.000,	1510L-02-092.000,	1510L-02-093.000,
1510L-02-094.000,	1510L-02-095.000,	1510L-02-096.00,	1510L-02-096.001,
1510L-02-097.000,	1510L-02-098.000,	1	

1510L-02-123.000, 1510L-02-124.000, 1510L-02-125.000 1510L-02-126.000, 1510L-02-127.000, 1510L-02-128.000, 1510L-02-129.000 1510L-02-129.001, 1510L-02-131.000, 1510L-02-132.000, 1510L-02-133.000 1510L-02-134.000, 1510L-02-135.000, 1510L-02-142.000, 1510L-02-143.000 1510L-02-144.000, 1510L-02-145.000, 1510L-02-146.000, 1510L-02-148.000 1510L-02-150.000, 1510L-02-151.000, 1510L-02-152.000, 1510L-02-153.000 1510L-02-154.000, 1510L-02-155.000, 1510L-02-155.001).

Case No. 25-048-PC – City of Biloxi – a 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.

Case No. 25-049-PC – of Randall Mark Hengen, ETAL (owner) and J Breaux Enterprises, LLC (applicant) – a request for **Preliminary Subdivision** approval for a twenty-nine (29) lot single-family residential subdivision submitted under the working title: **Landers End Subdivision**, to be constructed upon a parcel of land measuring twelve and five-tenths (12.5) acres (more or less) in size, and identified as an unaddressed parcel fronting to Brodie Road (Tax Parcel No. 1309D-01-006.000).

Case No. 25-050-PC – Open Doors Homeless Coalition (owner) and Ronald Arant on behalf of Discipleship 33 (applicant) – a request for **Conditional Use** approval, to authorize a Halfway House within an existing Commercial building located in an **NB Neighborhood Business** zone, and identified by municipal address 2793 Fernwood Road (i.e., Tax Parcel No. 1110L-01-036.000).

Case No. 25-051-PC – John P. Foster – a request for two **Conditional Use Approvals**, to authorize the establishment of two (2) **Single-Family Residences** on a single lot of record, and also to allow those Single-Family Residences to be used as **Short-Term Rentals** upon a parcel of land .23 of an acre (More or Less) in size, and located within an **NB Neighborhood Business** zoning district, for property identified as 310 Collier Street (re: Tax Parcel Nos. 1410H-04-056.000 & 1410H-04-052.000).

VI. TREE HEARING: none

VII. CITY COUNCIL ACTION will be posted on the final Agenda on December 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 December 18, 2025. A final copy will be reposted on Thursday, December 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
December 18, 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 November 20, 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 December 18, 2025. A final copy will be reposted on Thursday, December 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**