



## **BILOXI PLANNING COMMISSION AGENDA**

*Community Development Auditorium  
676 Dr. Martin Luther King, Jr. Boulevard  
February 19, 2026 @ 2:00 p.m.*

### **I. ROLL CALL**

### **II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of January 15, 2026.*

### **III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

### **IV. CONTINUED PUBLIC HEARING:**

**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 Telecommunications 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).**

### **V. NEW PUBLIC HEARINGS:**

**Case No. 26-007-PC – The Weiting and Kario Living Trust (owner) and Brana Williams & Brian Shives (applicants) – a request for Conditional Use approval to allow the establishment of a tattoo parlor within a commercial building located in the NB - Neighborhood Business zoning district and a Variance to be located on the same block as residentially zoned property, identified as 1670 Pass Road, Suites A & B (Tax Parcel No. 1210H-01-113.000).**

### **VI. TREE HEARING:** *None*

### **VII. CITY COUNCIL ACTION:**

**Case No. 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). The Planning Commission approved this case on January 15, 2026. The City Council approved this case on February 3, 2026.**

**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). The Planning Commission approved this case on January 15, 2026. The City Council approved this case on February 3, 2026.*

**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). The Planning Commission approved this case on January 15, 2026. The City Council approved this case on February 3, 2026.*

**VIII. OLD BUSINESS:**

**IX. NEW BUSINESS:**

**X. CITIZEN COMMENTS:**

**XI. COMMUNICATIONS:**

*The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, March 5, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard*

**XII. ADJOURNMENT**



## **BILOXI BOARD OF ZONING ADJUSTMENTS (BZA) AGENDA**

*Community Development Auditorium*

*676 Dr. Martin Luther King, Jr. Boulevard*

*February 19, 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 January 15, 2026.*

### **III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

### **IV. CONTINUED PUBLIC HEARING:**

**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; and

*identified by municipal address as 7198-CT Fayard Road (Tax Parcel Nos: 1207F-01-004.000 & 1207F-01-007.000).*

**V. NEW PUBLIC HEARINGS:**

**Case No. 26-008-BZA – Jacob Morrow Snell** (owner) – a request for a **13.6' Front Yard Setback Variance**, to authorize construction of a new single-family residence to be situated 16.4' from the front property line instead of 30' required by ordinance, within an **RS-10 Low-Density Single-Family Residential** zoning district, for property identified as 10304 Eagle Point Circle (Tax Parcel No. 1009H-01-002.000).

**VI. OLD BUSINESS:**

**VII. NEW BUSINESS:**

**VIII. COMMUNICATIONS:**

*The next regularly scheduled Biloxi Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, March 5, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**