



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