



## **BILOXI PLANNING COMMISSION AGENDA**

Community Development Auditorium  
676 Dr. Martin Luther King, Jr. Boulevard  
March 5, 2026 @ 2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Planning Commission Meeting of February 19, 2026.

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

**IV. CONTINUED PUBLIC HEARING:** None

**V. NEW PUBLIC HEARINGS:**

**Case No. 26-009-PC – Rock-Solid Property (owners) and Hoa Thi Hong Nguyen (applicant) –** a request for **Conditional Use** approval, to authorize the establishment of a Personnel Services Establishment (i.e., Nail Salon) within an existing commercial building upon a parcel of land measuring .59 of an acre (more or less) in size, and located within an **LB Limited Business** zoning district, for property identified as 1896 Popp's Ferry Road, Suite B (re: Tax Parcel No. 1209B-01-007.000).

**VI. TREE HEARING:** None

**VII. CITY COUNCIL ACTION:**

**Case No. 26-004-PC – Gerald Ladner (owner) and Heath Belyen** on behalf of **The Towers, LLC (applicant) –** a **Conditional Use** request 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). *The Planning Commission denied this case on February 19, 2026. The City Council will hear this case on March 17, 2026.*

**Case No. 26-007-PC – The Weiting and Kario Living Trust (owner) and Brana Williams & Brian Shives (applicants) –** a **Conditional Use** request 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). *The Planning Commission approved this case on February 19, 2026. The City Council will hear this case on March 17, 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 19, 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  
March 5, 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 February 19, 2026.

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

**IV. CONTINUED PUBLIC HEARING:**

**V. NEW PUBLIC HEARINGS:**

**Case No. 26-010-BZA - Cynthia Dubrow and Richard Schultz** – a request for an **Appeal**, pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance, seeking reversal of a determination of denial, rendered by the City of Biloxi Director of Community Development, to deny and accessory structure (i.e., garage) to be located in the front yard instead of the side or rear yard, per Section 23-4-4(B)e3 of the Land Development Ordinance, for property identified as 1000 Camp Four Jacks Road (Tax Parcel No. 1208N-01-018.000).

**Case No. 26-011-BZA - Brandon Lee Rants and Robyn T. Egan** – a request for a one-foot (1') **Rear Yard Setback Variance**, to authorize construction of an accessory structure (i.e., storage shed), to be situated two-foot (2') from the rear property line, instead of at the three-foot (3') foot rear yard setback required by ordinance, for property situated within an **RS-5 High-Density Single-Family** zoning district, and identified as 228 Seal Avenue (re: Tax Parcel No. 1410E-03-095.000).

**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 19, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**