



PRELIMINARY 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, 2025.

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 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).

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 will be posted on the final Agenda on February 12, 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 February 19, 2026. A final copy will be reposted on Thursday, January 12, 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

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, 2025.

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, for the property presently identified as 139 Maple Street (i.e., Municipal Tax Parcel No.14101-02-001.001).

V. NEW PUBLIC HEARINGS:

Case No. 26-008-BZA – Jacob Morrow Snell – a request for a 14' **Front Yard Setback Variance**, to authorize construction of a staircase for a single-family residence to be 16' 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:

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IX. ADJOURNMENT