



BILOXI PLANNING COMMISSION AGENDA

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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of March 5, 2026.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 26-012-PC – Cadence Bank (owner) and **Jared Graham** (applicant) – a request for **Conditional Use** approval, to authorize an existing single-family residence to be utilized as a **Bed and Breakfast**, for property presently situated within an **RM-10 Low-Density Multi-Family Residential** zone and identified as 1012 Beach Boulevard (re: Tax Parcel No. 1410L-05-057.000).

Case No. 26-013-PC – City of Biloxi – a request for several **Text Amendments** to the Biloxi Land Development Ordinance, to amend certain sections, as follows:

Article 23-10: Definitions and Interpretations, Table 23-4-1(C) Use Table – Nonresidential and Planned Development Districts, Article 23-4-3(D)(10)e, Article 23-4-3(D)(10)e4, and Table 23-4-1(B) Use Table –Residential Districts.

Case No. 26-014-PC – City of Biloxi/Keesler AFB – a charge from the Biloxi Administration and Keesler Air Force Base to explore the possibility of renaming two sections of roadways currently located on Keesler Air Force Base. The section of Larcher Boulevard running north from the intersection of White Avenue and Irish Hill Drive to West Howard Avenue is proposed to be renamed **Cyber Boulevard**. Also, the roadway currently known as West Howard Avenue, extending from Larcher Boulevard to Judge Sekul Avenue, is proposed to be renamed **Innovation Drive**.

Case No. 26-015-PC – Steven Carter – a request for **Vacation** of an improved **Public Right-of-Way** measuring 41' x 512' (more or less) located between several parcels fronting to Bayview Avenue (i.e., Tax Parcel Nos. 1410B-01-002.000, 1410B-01-002.001, 1410B-01-003.000, 1410B-01-003.001, 1410B-01-003.002 1410G-01-004.001, 1410B-02-002.000, 1410B-02-003.000, & 1410B-02-010.000).

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 applicant withdrew this case on March 9, 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.*

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). *The Planning Commission approved this case on March 5, 2026. The City Council will here this case on March 24, 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, April 2, 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 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 March 5, 2026.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

Case No. 26-016-BZA – Sam Ricket on behalf of Cricket Residential, LP (owners) and **John Anthony** (applicant) – a request for two **Variances** needed for the construction of a new single-family residence, as follows:

1. A 14' 8" **Front Yard Setback Variance** to allow the proposed residence to be situated 15' 4" from the front property line instead of the 30' required by Ordinance; and
2. A 10' **Rear Yard Setback Variance** to allow said residence to be situated 10' from the rear property line instead of the 20' required by Ordinance,

for property located within an **RS-10 Low-Density Single-Family** zone and located at 10071 Doty Street (re: Tax Parcel No.1009A-01-035.000).

Case No. 26-017-BZA – Megalopolis Two LLC/Yuri Petrini – a request for an Appeal, pursuant to Section 23-2-4(S)(2)(b) of the *Biloxi Land Development Ordinance*. The appeal seeks reversal of a determination of denial by the City of Biloxi Director of Community Development. The Director denied the property owner/appellant's request to install a three-phase electrical meter within an existing storage building. The installation is intended to support the operation of a business that does not conform to current ordinance requirements within an **RB Regional Business** zoning district. Additionally, the storage building is located within a flood zone, and its finished floor elevation is below the minimum elevation required under applicable *FEMA* floodplain regulations for the property identified as 287 Bohn Street.

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, April 2, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT