



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
April 16, 2026 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of April 2, 2026.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

V. NEW PUBLIC HEARINGS:

Case No. 26-024-PC – Elliott Land Development, LLC (owner) and Donovan Scruggs (applicant) – a request for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring approximately seventeen and five-tenths (17.5) (more or less) acres in size, from its present zoning district classification of RS-10 Low-Density Single-Family Residential to RS-5 High-Density Single-Family Residential, identified as 2003 Lawrence Street (re: Tax Parcel No. 1210F-03-012.000).

Case No. 26-025-PC – Morgan Hoda & Michael Speranzo (owners) and Robert Heinrich (applicant) – a request for a Zoning Map Amendment, to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of LB Limited Business, NB Neighborhood Business and RB Regional Business to RS-5 High-Density Single-Family Residential, identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000).

VI. TREE HEARING: *none*

VII. CITY COUNCIL ACTION:

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:

26-013.1 - Article 23-10: Definitions and Interpretations. *The Planning Commission recommended approval of this text change on March 19, 2026.*

26-013.2 - Table 23-4-1(C) Use Table – Nonresidential and Planned Development Districts. *The Planning Commission recommended approval of this text change on March 19, 2026.*

26-013.3 - Article 23-4-3(D)(10)e & Table 23-4-1(B) Use Table – Residential Districts: removing RM-20 & RM-30 as Conditional Use for Short-Term Rentals. The Planning Commission recommended denial of this text change on March 19, 2026.

26-013.4 – Article 23-4-3(D)(10)e4. Ordinance to amend the short-term rental section of the Land Development Ordinance to clarify text and fix scrivener's errors.

The Planning Commission recommended approval of this text change on March 19, 2026.

The City Council held a first reading for these text amendments on April 7, 2026, and will vote on April 21, 2026.

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**. The Planning Commission recommended approval of this case on March 19, 2026. The City Council held a first reading for this case on April 7, 2026, and will vote on April 21, 2026.

Case No. 26-015-PC – Steven Carter – a 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). The Planning Commission recommended approval of this case on April 2, 2026. The City Council will hold a first reading for this case on April 21, 2026.

Case No. 26-018-PC – Dreaux Seghers – a Zoning Map Amendment, to authorize a change in zoning district classification for four parcels of land measuring approximately .26 of an acre (more or less) in size, from their present zoning district classification of **RM-30 High-Density Multi-Family** to **DT Downtown**, identified as 0, 166, & 170 Nixon Street & 640 Copp Street (re: Tax Parcel Nos. 1410K-01-028.000, 1410K-01-028.001, 1410K-01-025.000, & 1410K-01-029.000). The Planning Commission recommended approval of this case on April 2, 2026. The City Council will hold a first reading for this case on April 21, 2026.

Case No. 26-019-PC – Brett Payne on behalf of Robel Tedros Hagos – a request for a **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring approximately 71' x 96.47', to be utilized as **Short-Term Rentals**, for a property located within a **LB Limited Business** zone, and identified as 238 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.011). The Planning

Commission recommended approval of this case on April 2, 2026. The City Council will hear this case on April 21, 2026.

Case No. 26-020-PC – Brett Payne on behalf of Robel Tedros Hagos – a **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring approximately 71' x 96.47', to be utilized as **Short-Term Rentals**, for a property located within an **LB Limited Business** zone, and identified as 242 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.010). The Planning Commission recommended approval of this case on April 2, 2026. The City Council will hear this case on April 21, 2026.

Case No. 26-021-PC – Brett Payne on behalf of Robel Tedros Hagos – a **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring approximately 71' x 96.47', to be utilized as **Short-Term Rentals**, for a property located within an **LB Limited Business** zone, and identified as 246 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.009). The Planning Commission recommended approval of this case on April 2, 2026. The City Council will hear this case on April 21, 2026.

Case No. 26-022-PC – Ulhas Sawant (owner) and Bobby Heinrich (applicant) – a **Conditional Use** approval, to authorize construction of a 6,700-square-foot Plaza, including a convenience store with gas sales, with two additional tenant spaces, upon a parcel of land measuring approximately 1.31 acres (more or less), presently situated within an **LB Limited Business** zone, and identified as 416 Popp's Ferry Road (re: Tax Parcel No.1110A-01-051.001). The Planning Commission recommended approval of this case on April 2, 2026. The City Council will hear this case on April 21, 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, May 7, 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
April 16, 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 April 2, 2026.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

V. NEW PUBLIC HEARINGS:

Case No. 26-026-BZA – Jennifer Foster – *a request for a **Lot-Size Variance** of seven thousand fifty-two (7,052) square feet from the required minimum lot size of twenty thousand (20,000) square feet to allow the construction of a **Guest Cottage** on a parcel approximately twelve thousand nine hundred forty-eight (12,948) square feet in size, for property identified as 2191 Sherwood Place (Tax Parcel No. 1210D-03-068.000).*

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, May 7, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT