



## **BILOXI PLANNING COMMISSION AGENDA**

Community Development Auditorium  
676 Dr. Martin Luther King, Jr. Boulevard  
May 7, 2026 @ 2:00 p.m.

### **I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Planning Commission Meeting of April 16, 2026.

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

### **IV. CONTINUED PUBLIC HEARING:**

### **V. NEW PUBLIC HEARINGS:**

**Case No. 26-027-PC – David & Glenda Shackelford & John & Brandy Hamilton (owners) –** a request for a **Zoning Map Amendment** to authorize a change in zoning district classification for four (4) parcels of land measuring approximately 15.8 acres (more or less) in size, from their present zoning district classification of **RE-Residential Estate** to **A-Agricultural**, identified as 13582, 0, 13524 and 13506 Old Highway 67 (Tax Parcel Nos. 1207K-01-001.000, 1207K-01-001.001, 1207K-01-002.000, and 1207K-01-003.000).

**Case No. 26-028-PC – Erwin Castillo –** a request for **Conditional Use** approval to authorize an existing single-family residence situated upon a parcel of land measuring approximately 1 acre (more or less), to be utilized as a **Short-Term Rental**, for a property located within an **NB Neighborhood Business** zone, and identified as 11554 Cedar Lake Road (re: Tax Parcel No. 1208I-01-006.000).

### **VI. TREE HEARING:**

**Case No. TR-26-002 – Jordan Bursch on behalf of Meritage Homes –** a request to remove thirty-nine (39) protected trees (29 Live Oaks, 7 Magnolias, 2 Black Tupelo larger than 16" & 1 Sweet Gum larger than 16"), to authorize the construction of a new Single-Family Subdivision (Hawk Creek Ph II), containing 49 lots, for a parcel of land identified as lot 23 of Hawk Creek Subdivision located on W. Oaklawn Rd (Tax Parcel No. 1108M-01-003.023).

### **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. The City Council approved this case 6-1 on April 21, 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. The City Council tabled this text change for a workshop on April 21, 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. The City Council tabled this text Change subject to call on April 21, 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 approved this text change on April 21, 2026.*

**Case No. 26-018-PC – Dreux 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 voted to approve this case on April 28, 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 to be used as an STR, identified as 238 A & B Rodenberg Ave.

**Case No. 26-020-PC– Brett Payne** on behalf of **Robel Tedros Hagos** – a request for a Conditional Use approval, to authorize an existing duplex to be used as an STR, identified as 242 A & B Rodenberg Ave.

**Case No. 26-021-PC– Brett Payne** on behalf of **Robel Tedros Hagos** – a request for a Conditional Use approval, to authorize an existing duplex to be used as an STR, identified as 246 A & B Rodenberg Ave.

*The Planning Commission recommended approval of these 3 cases on April 2, 2026. The City Council denied all 3 cases 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 denial of this case on April 2, 2026. The City Council will hear this case on May 19, 2026.*

**Case No. 26-024-PC – Elliott Land Development, LLC** (owner) and **Donavan Scruggs** (applicant) – 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). *The Planning Commission recommended approval of this case on April 2, 2026. The City Council will hear this case on May 5, 2026.*

**Case No. 26-025-PC – Morgan Hoda & Michael Speranzo** (owners) and **Robert Heinrich** (applicant) – 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). *The Planning Commission recommended approval of this case on April 2, 2026. The City Council will hear this case on May 5, 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 21, 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  
May 7, 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 16, 2026.

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

**IV. CONTINUED PUBLIC HEARING:**

**V. NEW PUBLIC HEARINGS:** none

**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 21, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**