



## **BILOXI PLANNING COMMISSION AGENDA**

Community Development Auditorium  
676 Dr. Martin Luther King, Jr. Boulevard  
May 21, 2026 @ 2:00 p.m.

### **I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Planning Commission Meeting of May 7, 2026.

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

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

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

**Case No. 26-029-PC – Alvin & Ronald Baker (owners) and Jeri Catus (applicant) –** a request for **Conditional Use** approval to authorize an existing single-family residence, situated on a parcel of land measuring approximately 72' x 270', to be utilized as a Short-Term Rental. The property is located within an RM-20 Medium-Density Multi-Family Residential zoning district and is identified by the municipal address 120 Keller Avenue (Tax Parcel No. 1410J-04-020.000).

**Case No. 26-030-PC – MS Development, LLC (owner) and Lovepreet Singh (applicant) –** a request for **Conditional Use** approval to authorize construction of a 4,675 square foot Convenience Store with Gas Sales upon a parcel of land measuring approximately 1 acre (more or less), presently situated within an NB Neighborhood Business zone, and identified as 13032 Lorraine Road (re: Tax Parcel No.1107 -33-050.000).

**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:

**26-013.2 - 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.*

**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 Donovan 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 19, 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 19, 2026.*

**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). *The planning Commission recommended approval of this case on May 7, 2026. The City Council will hear this case on June 2, 2026.*

**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). The planning Commission recommended approval of this case on May 7, 2026. The City Council will hear this case on May 26, 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, June 4, 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 21, 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 May 7, 2026.

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

**IV. CONTINUED PUBLIC HEARING:**

**V. NEW PUBLIC HEARINGS:**

**Case No. 26-031-BZA – Wayne Stone, Jr. (owner)** – a request for two **Variations** needed for the construction of an attached carport and covered walkway, as follows:

1. A **Side Yard Setback Variance** to allow the proposed attached carport to be situated 1' from the side property line instead of the 7' required by Ordinance; and
2. A **Rear Yard Setback Variance** to allow an attached covered walkway to be situated 7' from the rear property line instead of the 20' required by Ordinance;

for property located within an **RS-7.5 Medium-Density Single-Family** zone and located at 140 Azalea Street (re: Tax Parcel No.1310I-03-024.000).

**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, June 4, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**