



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
June 4, 2026 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of May 21, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

V. NEW PUBLIC HEARINGS:

Case No. 26-032-PC WCCP, LLC (owner) and Fahmi Kassim (applicant) – a request for **Conditional Use approval**, to add **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within **NB Neighborhood Business** zone, and identified as 1899 Pass Road (re: Tax Parcel No.1210F-03-001.000).

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION:

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 approved this case on May 26, 2026.

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). This case was appealed on May 13 & 15, and the city Council will hear it on June 2, 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 18, 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
June 4, 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 21, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

V. NEW PUBLIC HEARINGS:

Case No. 26-033-BZA – Orhan Ilercil (owner) and Pamela Carter (applicant) – a request for an Appeal, pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance, seeking reversal of a determination of denial, rendered by the City of Biloxi Director of Community Development, to deny an accessory structure (i.e., pool) to be located in the front yard instead of the side or rear yard, per Section 23-4-4(B)e3 of the Land Development Ordinance, for property identified as 1356 Beach Boulevard (Tax Parcel No. 1310K-03-008.000).

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 18 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT