



PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
October 15, 2026 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of September 17, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 26-053-PC- Carmen Metzger and Robert Foster - a request for **Conditional Use** approval to authorize an existing single-family residence situated upon a parcel of land measuring approximately one-tenth (.1) of an acre (more or less), to be utilized as a **Short-Term Rental**, for property located within a **RM-30 Low-Density Multi-Family Residential** zone, and identified by municipal addresses 160 Briarfield Avenue (Tax Parcel No.1110J-02-104.000).

Case No. 26-054-PC- Catholic Diocese of Biloxi (owner) and Charles Collins (applicant) - a request for a **Conditional Use** approval to authorize construction of two new Mausoleums upon a parcel of land measuring approximately six seventy-five one-hundredths (6.75) acres, situated within **DT Downtown** zone, and identified as 870 Nativity Drive & 871 Esters Boulevard (re: Tax Parcel Nos. 1410K-03-029.000 & 1410K-03-035.000).

Case No. 26-055-PC, Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant) - a request for **Preliminary Subdivision** approval for a two-hundred and twenty-seven (227) lot single-family residential subdivision submitted under the working title: **Cedar Springs Subdivision**, to be constructed upon six (6) parcels of land in 2 phases, measuring one-hundred three and five-tenths (103.5) acres (more or less) in size, and identified as six unaddressed parcels fronting to Woolmarket Road and I-10 (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000, 1208B-01-015.000, 1208G-01-007.000 & 1208G-01-009.000).

Case No. 26-056-PC, Elliott Homes, LLC (owner) - a request for **Preliminary Subdivision** approval for a one-hundred and two (102) lot single-family residential subdivision submitted under the working title: Cornerstone Subdivision, to be constructed upon a parcel of land measuring sixteen and seven-tenths (16.7) acres (more or less) in size, and identified as 2003 Lawrence Street (re: Tax Parcel No. 1210F-03-012.000).

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION will be posted on the final Agenda on October 8, 2026.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZEN COMMENTS:

XI. COMMUNICATIONS:

This agenda is a preliminary draft of submitted cases for the Biloxi Planning Commission Meeting on October 15, 2026. A final copy will be reposted on Thursday, October 8, 2026. At this public hearing, any person is invited to comment on the particular matters and requests presented by the application. Additional information regarding this notice can be obtained from the Planning & Zoning office – 228-435-6266.

XII. ADJOURNMENT



BILOXI BOARD OF ZONING ADJUSTMENTS (BZA) AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
October 15, 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 September 17, 2026.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 26-057-BZA- D & T Development, LLC (owner) and Anita Beck (applicant) - a request to consider a **Paving Material Variance**, to authorize the use of gravel paving material for a proposed new restaurant, upon a parcel of land measuring 1.6 acres (more or less), instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material, as required by **Section 23-6-2(C)(3)** of the Land Development Ordinance, for property identified as 2186 Pass Road (re: Tax Parcel No.1210E-01-004.009).
- VI. **OLD BUSINESS:**
- VII. **NEW BUSINESS:**
- VIII. **COMMUNICATIONS:** This agenda is a preliminary draft of submitted cases for the Biloxi BZA Meeting on October 15, 2026. A final copy will be reposted on Thursday, October 8, 2026. At this public hearing, any person is invited to comment on the particular matters and requests presented by the application. Additional information regarding this notice can be obtained from the Planning & Zoning office – 228-435-6266.
- IX. **ADJOURNMENT**