



BILOXI 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, 2026.
- 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 High-Density Multi-Family Residential** zone, and identified by municipal address 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 **Conditional Use** approval to authorize the construction of two Mausoleum Structures within the DT-Downtown zoning district on a site located behind the existing cathedral at 870 Nativity Drive and 871 Esters Blvd. (Tax Parcel Nos. 1410K-03-035.000, 1410K-03-029.000).

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:**

Case No. 26-047-PC - Thomas Kennedy on behalf of **Kennedy Engine Company, Inc.** - a **Zoning Map Amendment** to authorize a change in zoning district classification for a parcel of land measuring approximately 6.9 acres (more or less) in size, from its present zoning district classification of **RB Regional Business** to **I Industrial**, identified as 980 Motsie Road (re: Tax Parcel No. 1308M-02-001.000). *The Planning Commission voted (15-0) to recommend approval of this case on September 17, 2026. The City Council will hear this case on October 20, 2026.*

Case No. 26-048-PC - Freddie Fountain on behalf of **MS Edgewater Square Investors, LLC** - a **Zoning Map Amendment** to authorize a change in zoning district classification for two parcels of land measuring approximately 11.2 acres (more or less) in size, from their present zoning district classification of **NB Neighborhood Business** to **RB Regional Business**, identified as 280 Eisenhower Drive & 2649 Pass Road (Tax Parcel Nos. 1110F-02-006.000 & 1110K-01-046.000). *The Planning Commission voted (15-0) to recommend approval of this case on September 17, 2026. The City Council will hear this case on October 20, 2026.*

Case No. 26-050-PC - A-1 Development, LLC (owner) and **Bobby Heinrich** (applicant) - a **Conditional Use** approval to authorize construction of a **Convenience Store** with Gas Sales, upon a parcel of land measuring approximately 2.7 acres (more or less), presently situated within an **NB Neighborhood Business** zone and currently identified as 13063 Old Highway 67 (Tax Parcel No. 1207O-01-005.093). *The Planning Commission voted (15-0) to recommend approval of this case on September 17, 2026. The City Council approved this case on October 6, 2026.*

Case No. 26-051-PC - Sharon Meyers (owner) and **Bobby Heinrich** (applicant) - a **Conditional Use** approval to authorize construction of a **Convenience Store** with Gas Sales upon a parcel of land measuring approximately two and four hundredths (2.04) acres (after subdivision is complete) presently situated within an **LB Limited Business** zone, identified as an unaddressed parcel at the Southeast corner of Cedar Lake Road and Brodie Road (Tax Parcel No. 1309D-01-004.000). *The Planning Commission voted (12-3-0) to recommend denial of this case on September 17, 2026. The City Council denied this case on October 6, 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, November 5, 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
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

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).

V. 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, November 5, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT