PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
November 19, 2026 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of November 5, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

V. NEW PUBLIC HEARINGS:

Case No. 26-061-PC- **City of Biloxi, Praise Temple Full Gospel Baptist Church, Akron Cleveland Construction Group, LLC, and Charles N. Punzo** (owners) and **Gerald Blessey on behalf of SJI Properties, LLC,** (applicants) - a request for a **PD-I: Planned Development – Infill District Master Plan,** upon five acre (5) (more or less) in size, presently zoned **RS-5-Hiugh-Density Single-Family Residential**, and identified as fifteen (15) properties around Claiborne Street (re: Tax Parcel No. identified as parcel numbers: 1410H-07-029.000, 1410H-07-030.000, 1410H-07-035.000, 1410H-07-036.000, 1410J-01-001.000, 1410J-01-025.000, 1410J-01-025.001, 1410J-01-024.000, 1410J-01-002.000, 1410J-01-003.000, 1410J-01-006.000, 1410H-07-037.000, 1410H-07-037.001, 1410H-07-033.000 & 1410H-07-032.000).

Case No. 26-062-PC – Biloxi School District (owner) and **Vicki Sisson** on behalf of **Hemphill Towers** (applicant) **– Conditional Use** approval to authorize a **Freestanding Telecommunications Tower** to be erected upon a parcel of land within an **RS-10 Low-Density Single-Family Residential** zoning district. The proposed tower is to be located on a portion of the property upon which Popp's Ferry Elementary School is situated, specifically the portion of the property fronting Agincourt Avenue, and identified as Tax Parcel No. 1110H-01-047.000.

Case No. 26-063-PC – Marcella Broussard – a request for a **Conditional Use** approval to authorize two existing single-family residences situated upon a parcel of land measuring approximately 50' x 103', to be utilized as a Short–Term Rentals, for a property located within a **NB Neighborhood Business** zoning and identified as 238 A & B Porter Avenue (re: Tax Parcel No.1310H-02-067.000).

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION will be posted on the final Agenda on November 12, 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 November 19, 2026. A final copy will be reposted on Thursday, November 12, 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
November 19, 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 November 5, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 26-064-BZA – Biloxi School District (owner) and **Vicki Sisson** on behalf of **Hemphill Towers** (applicant) **–** to consider a ten-foot (10') **Height Variance** to authorize a **Freestanding Telecommunications Tower** to be erected to an overall height of one hundred and ninety feet (190') instead of the one-hundred eighty-foot (180') maximum height allowed for telecommunications towers pursuant to Section 23-4-3(C)(6)B of the Land Development Ordinance. The proposed tower is to be located on a portion of the property upon which Popp's Ferry Elementary School is situated, specifically the portion of the property fronting Agincourt Avenue, and identified as Tax Parcel No. 1110H-01-047.000.

Case No. 26-065-BZA – Marcella Broussard – to consider a request for a six-foot (6') **Driveway Width Variance**, to authorize expansion of an existing driveway to thirty feet (30') in width instead of the twenty-four foot (24') maximum driveway width allowed by ordinance, for property identified as 238 A & B Porter Avenue (re: Tax Parcel No.1310H-02-067.000),

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS: This agenda is a preliminary draft of submitted cases for the Biloxi BZA Meeting on November 19, 2026. A final copy will be reposted on Thursday, November 12, 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