BILOXI 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, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

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 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:

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). *The Planning Commission voted (14-0) to recommend approval of this case on October 15, 2026. The City Council approved this case on November 3, 2026.*

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). *The Planning Commission voted (15-0) to recommend approval of this case on October 15, 2026. The City Council approved this case on November 3, 2026.*

Case No. 26-058-PC- **68V Hidden Springs (MS), 2024, LLC** (owner) and **Dennis Stieffel & Associates** (applicant) - a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately thirty-three and one-tenth (33.1) acres (more or less) in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, and identified as Falcon Glen Subdivision, fronting top Belle La Vie Parkway (Tax Parcel No. 1107 -28-005.031). *The Planning Commission voted (15-0) to recommend approval of this case on November 5, 2026. The City Council will hold a first reading on November 24, 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, December 3, 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
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

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).

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, December 3, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT