BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
November 5, 2026 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of October 15, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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).

V. NEW PUBLIC HEARINGS:

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).

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 will hear 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 will hear this case on November 3, 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 19, 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 5, 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 October 15, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

NEW PUBLIC HEARINGS:

Case No. 26-060-BZA - **Steven Allemang** on behalf of Dragon Sino, LTDA - To consider a nine-foot (9') **Height Variance** to allow an accessory structure (i.e., garage/guest cottage) to be constructed at a height of twenty-five feet (25') rather than the sixteen feet (16') required by ordinance, located within an **RS-5 High-Density Single-Family Residential** zone, for the property currently identified as 175 Camelia Street (i.e., Tax Parcel No. 1210K-03-078.000).

Case No. 26-017.1-BZA – Yuri Petrini – To consider an **appeal** filed pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance. The appeal seeks reversal of a determination of denial by the City of Biloxi Director of Community Development. The Director denied the property owner/appellant's request to install a three-phase electrical meter within an existing storage building. The installation is intended to support operation of a business that does not conform with current ordinance requirements within an **RB Regional Business** zoning district. The appellant is challenging the Director's interpretation of the term "fabrication" and the determination that the presently operating business constitutes a use not permitted within the current zoning district, or the property identified as 287 Bohn Street (i.e., Tax Parcel No. 1410E-03-001.000).

Case No. 26-017.2-BZA – Yuri Petrini – to consider an **appeal** filed pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance. The appeal is seeking reversal of the Director of Community Development's decision to revoke a Certificate of Occupancy, challenging his interpretation of (Enclosure of Uses) Section 23-4-3(G), and appealing the denial of the renewal of two business licenses for the property located at 929-A Division Street. Additionally, the building is located within a flood zone and its finished floor elevation is below the minimum elevation required under applicable FEMA floodplain regulations. The appeal also

addresses the lack of a current Certificate of Occupancy for the existing use of the property located at 287 Bohn Street (Tax Parcel No. 1410E-03-001.000).

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, November 19, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT