



PRELIMINARY 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, 2025.*

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 -28-005.000).*

Case No. 26-059-PC- Fifty-Two-Sixty Investments, LLC (owner) and Dr. Sandi Carlson (applicant) - *a request for a Conditional Use approval to authorize an existing commercial building to be utilized as a Drug and Alcohol Treatment facility, upon a parcel of land measuring approximately two and forty-eight one-hundredths (2.48) acres (more or less) in overall size, for property presently situated within NB Neighborhood Business, and identified as 152 Gateway Drive (Tax Parcel No. 1110M-01-011.000)*

VI. TREE HEARING: *None*

VII. CITY COUNCIL ACTION *will be posted on the final Agenda on October 29, 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 5, 2026. A final copy will be reposted on Thursday, October 29, 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 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*
- V. **NEW PUBLIC HEARINGS:**

Case No. 26-060-BZA - Steven Allemang *on behalf of Dragon Sino, Limited - 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).

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS: *This agenda is a preliminary draft of submitted cases for the Biloxi BZA Meeting on November 5, 2026. A final copy will be reposted on Thursday, October 29, 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