



**AGENDAS FOR THE BILOXI PLANNING COMMISSION
AND THE BILOXI BOARD OF ZONING ADJUSTMENTS (BZA)**

BILOXI PLANNING COMMISSION REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
September 17, 2015
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of September 3, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 15-035-PC — Marvin D. Hendrix — To consider an application requesting **Conditional Use** approval, to authorize establishment of **Short-Term Rentals** (for time frames of less than 30 days) within a single family residential unit, for property situated within an **RM-20 Medium-Density Multi-Family Residential** zoning district and identified by municipal address 129 Lee Street.

Case No. 15-039-PC — City of Biloxi — To consider a Text Change to the Land Development Ordinance to amend **Article 23-7 Subdivision Standards**, as follows:

Section 23-7-5(C) – Utilities by Private Utility Companies

(1) A subdivision developer shall install or cause to be installed all utilities provided by private utility companies such as, but not limited to, power, gas, telecommunication and television cable and high-speed internet, before final plat approval can be granted. The developer will be required to install fiber Optic Cable Conduit of sufficient size and material composition [as determined by the city] to provide accommodation of high-speed internet throughout the affected subdivision property site.

V. NEW PUBLIC HEARINGS:

VI. TREE HEARINGS:

TR-15-006 — Brent Warr — To consider an application to remove 18 protected trees to allow for the expansion of Water Street Apartments, for properties identified as 634, 638, and 642 Water Street.

VII. CITY COUNCIL ACTION:

Case No. 14-055-PC — James B. & Naomi A. Foster — An application requesting **Conditional Use** authorization, to permit the establishment of **Short-Term Rentals** within an existing single family residence, for property situated in an **RM-30 High-Density Multi-Family Residential** zoning district and identified by municipal address 156 Briarfield Avenue.
City Council approved this matter on September 1, 2015.

VIII. OLD BUSINESS:

Re-open the Workshop commenced at the August 6, 2015 Planning Commission meeting and continued at the August 20, 2015 meeting - to provide guidance to the Planning Division staff in their preparation of possible text amendments that may be considered with respect to clarifying the designation and authorization of **Short-Term Rentals** within certain areas of Biloxi. The Public is invited to participate in all discussions and presentations involving this topic. [See attached Documents]

IX. NEW BUSINESS:

X. CITIZENS COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Planning Commission meeting will be held at 2:00 p.m. on Thursday, October 1, 2015, 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)
REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
September 17, 2015

To Commence Immediately Following the 2:00 p.m. Biloxi Planning Commission Meeting

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Board of Zoning Adjustments (BZA) Meeting of September 3, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 15-046-BZA — Jason C. Poole (owner) and Joe Harmon (applicant) — To consider an application for an eight foot (8') **Side Yard Setback Variance**, to enclose an existing carport, transforming same into a conference room, to be situated two feet (2') from the side property line, instead of at the ten (10') foot side yard setback required by ordinance for structures situated within an **RB Regional Business District Zone**, for property currently operating as Express Employment Professionals located at 979 Tommy Munro Drive.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. COMMUNICATIONS:

The next regularly scheduled Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, October 1, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT

Short-Term Rental Attachment

(10) Visitor Accommodations

e. Short-Term Rental

Short-Term Rentals can be authorized within the following zoning districts: Medium-Density Multifamily Residential (RM-20), High-Density Multifamily Residential (RM-30), Community Business (CB), Regional Business (RB), Downtown (DT), and Waterfront (WF), as well as within Planned Development Gaming-Establishment (PD-GE) Planned Development-Hospitality Business (PD-HB), and Planned Development-Commercial (PD-C) district zones, subject to compliance with all of the following standards:

1. Declaration of Policy

This section is intended to provide standards for **Short-Term Rentals** to allow for a Visitor Accommodation Use for properties which have the characteristics of Single Family Residences, but providing specific limitations which should prevent the commercial exploitation of these properties.

2. Monitoring

Short-Term Rentals shall maintain a guest register, which shall be made available for inspection by the City upon request. The guest register shall include the names and home addresses of transient guests, the transient guests' license plate numbers, dates of stay, and the unit number utilized by each transient guest. All Short-Term Rental units shall also provide, in addition to any corporate ownership information, the name, address, and phone number of a local person who shall be able to provide thirty-minute appearance response to said Short-Term Rental unit site when so called upon by the city or other responsible authority.

3. Additional Permit Requirements

Short-Term Rentals shall be authorized only upon completing all items included and recited within the Land Development Ordinance as pertain to obtaining Conditional Use Approval for this use. Individuals requesting **Short-Term Rental** authorization shall be required to obtain a Certificate of Occupancy, Certificate of Zoning Compliance and tax privilege license from the City of Biloxi. The Certificate of Occupancy, Certificate of Zoning Compliance, and a Tax Privilege License shall not be transferred to any subsequent owner, and any change in ownership shall require new applications for all such certificates, permits, and licenses.

4. Other Requirements

- A.* No gift shops shall be permitted in **Short-Term Rentals** located in residential zoning districts.
- B.* Except as provided in this subsection, nothing in this subsection shall be construed to permit any commercial or residential use not otherwise allowed by the specific district classification in which the **Short-Term Rentals** are located.
- C.* **Short-Term Rentals** shall be limited to a total of four (4) units upon any single Tax Parcel site.
- D.* Exterior sign(s) advertising **Short-Term Rentals** shall not be permitted on the property site.
- E.* All lighting shall be compatible with the residential quality of the neighborhood in which the **Short-Term Rentals** are located.
- F.* Parking for **Short-Term Rentals** transient guests shall be provided on site at a ratio of one parking space per unit, which parking shall be arranged in a style reflective of a Single Family use.
- G.* The combination of parking and all structures included as part of **Short-Term Rentals** shall occupy no more than 60 percent (60%) of the lot upon which this use is located.