



**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
October 1, 2015
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of September 17, 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:

Case No. 15-047-PC — Phyllis W. & Robert J. Wiltz (owners) and Dennis Stieffel (applicant) — An application requesting a **Zoning Map Amendment** to authorize a change in zoning district classification for several parcels of land, ninety-six (96) acres in size (more or less), from its present

zoning district classification of **A- Agricultural** to **RS-10 Low-Density Single Family Residential**, which change in zoning would allow the applicant to apply separately for Preliminary Subdivision Plat approval (re: Case No.15-048-PC) to allow for consideration of a one-hundred thirty-one (131) lot single family residential subdivision to be located between Hudson-Krohn Road and Old Highway 67(identified currently as Tax Parcel Nos. 1207H-01-007.000, 1207I-01-003.000, 1207I-01-003.001 and 1207J-01-001.000)..

Case No. 15-048-PC — Phyllis W. & Robert J. Wiltz (owners) and Dennis Stieffel (applicant) — an application to consider a request for a **Preliminary Subdivision Plat approval, inclusive of a Lot Length-to-Width Ratio Variance**, for two (2) proposed single-family lots contained within a proposed one-hundred and thirty-one (131) lot single-family residential subdivision submitted under the working title: Lorraine Road Subdivision, for four (4) tax parcels of land, ninety-six (96) acres (more or less) in overall size, located between Hudson-Krohn Road and Old Highway 67 (identified currently as Tax Parcel Nos. 1207H-01-007.000, 1207I-01-003.000, 1207I-003.001 and 1207J-01-001.000).

Case No. 15-049-PC — Elliott Land Development — an application to consider a request for **Preliminary Subdivision Plat** approval for a twenty-one (21) lot single-family residential subdivision submitted under the working title: Malpass Landing Subdivision – Phase II, for land comprising seven and six-tenths (7.6) acres in overall size (more or less) and presently identified as an unaddressed parcel situated adjacent to Fearn Court (re: Tax Parcel No. 1209F-01-022.000).

Case No. 15-050-PC — Sheila A. Smith (owner) and Dennis Stieffel & Associates (applicant) — an application to consider a request for **Preliminary Subdivision Plat** approval for an eighty-seven (87) lot single-family residential subdivision submitted under the working title: Smith Tract Subdivision, for parcels of land together comprising thirty-nine (39) acres in overall size (more or less) and collectively identified as 13151 Old Hwy 67 (re: Tax Parcel Nos. 1207O-01-005.000 & 1207O-01-005.006).

Case No. 15-051-PC — TSG Real Estate II, LLC (owner) and Gulf Coast Exotic Auto, LLC (applicant) — an application is to consider a request for **Conditional Use Approval**, to authorize the establishment of an **Automobile Sales Outlet** within an existing structure, upon a parcel of land approximately three-tenths (.3) of an acre in size, which parcel is located within an **NB-Neighborhood Business** zoning district and is presently identified as 2747 Pass Road (re: Tax Parcel No. 1110E-02-028.001).

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION:

Case No. 15-040-PC — Boyd Gaming Corporation (owner) and Seymour Engineering/Nancy Depreo (applicant) — an application requesting **Vacation** and **Realignment** of a portion of an improved **Public Right-of-Way** approximately two hundred and ninety–seven feet in length by one hundred and one feet in width (297' x 101'), which portion of said right–of–way would involve that part of **Fayard Street** situated immediately adjacent to properties identified as 449, 445, 443, 439, 452, 446 & 440 Fayard Street and 867 Bayview Avenue.

City Council approved this matter on September 15, 2015.

Case No. 15-042-PC — Sidney M. Lloyd — an application for a **Zoning Map Amendment**, to authorize a parcel of land, currently not within a prescribed zoning district classification, to be zoned CB Community Business, for property currently identified as an unaddressed parcel situated along Lamey Bridge Road.

City Council approved this matter on September 22, 2015.

VIII. OLD BUSINESS:

Re-open the Workshop originally commenced at the August 6, 2015 Planning Commission meeting and continued through this meeting - to provide guidance to the Planning Division staff in their preparation of 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]

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 15, 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
October 1, 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 17, 2015.
- III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. CONTINUED PUBLIC HEARINGS: *None***
- V. NEW PUBLIC HEARINGS: *None***
- 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 15, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. ADJOURNMENT**

(10) Visitor Accommodations

e. Short-Term Rentals

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), Planned Development-Commercial (PD-C) and Planned Development - Infill (PD-I) 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 to obtain 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 Privilege Tax License from the City of Biloxi. The Certificate of Occupancy, Certificate of Zoning Compliance, and Privilege Tax 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.* Except as provided, 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.
- B.* **Short-Term Rentals** shall be limited to a total of four (4) units upon any single Tax Parcel site.
- C.* Exterior sign(s) advertising **Short-Term Rentals** shall not be permitted on properties located in residential zoning districts.
- D.* All lighting shall be compatible with the residential quality of the neighborhood in which the **Short-Term Rentals** are located.
- E.* Parking for **Short-Term Rentals** shall be provided on site at a ratio of one parking space per unit or bedroom available, (whichever is greater). Parking shall be arranged in a style reflective of a Single Family Residential use.
- F.* The combination of parking and all structures included as part of **Short-Term Rentals** shall occupy no more than sixty percent (60%) of the lot upon which this use is to be located.
- G.* Any **Short-Term Rental** use proposed must be in conformance with any Subdivision Covenants or Deed Restrictions in effect for the specific property site in question. The property owner shall be responsible to demonstrate compliance with this directive.
- H.* Upon accepting any **Short-Term Rental** application, the City of Biloxi will notify the Hotel & Lodging Association to make them cognizant of the intention of establishing a **Short-Term Rental** facility at the location offered.
- I.* **Short-Term Rentals** shall be subject to annual Fire Inspections by the Biloxi Fire Department.