

**MINUTES**  
**WAVELAND PLANNING & ZONING COMMISSION**  
**January 29th, 2018**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, January 29<sup>th</sup>, 2018 at the Waveland City Hall, located at 301 Coleman Avenue, Waveland, Mississippi.

#1) Chairman Meggett called the meeting to order at 6:00 p.m. Present were Commissioners Adams, Harris and Boudoin. Chairman Meggett established there was a quorum present. David Draz, Zoning Official and Jeanne Conrad, Building Clerk were also present. Commissioner Watson was absent.

#2) Commissioner Adams made a motion, seconded by Commissioner Boudoin, to approve the minutes as presented from the Special Meeting of November 30<sup>th</sup>, 2017. Commissioner's Adams and Commissioner Boudoin voted yes. Chairman Meggett and Commissioner Harris abstained because they were not present. The motion was approved with two yes votes and the abstentions counting with the majority.

#3) Chairman Meggett introduced and read the following request:

Angela Moran / Canda Carr current property owners of the property commonly known as 100 Mollere (PT 232, 2<sup>nd</sup> Ward, Waveland (Parcel# 161F-0-02-029.01) are requesting the following variance:

On PT 232, 2<sup>nd</sup> Ward, Waveland (Parcel# 161F-0-02-029.001) the request is to allow a variance from the current Zoning Ordinance, Article IV, Section 701.5 Minimum Rear Yard (25 feet), to allow an Eight (8) Foot Rear Yard. The Zoning Ordinance allows an accessory structure to utilize 10 feet of the required rear yard if the accessory building is more than 12 feet from the residence (Section 701.8 (B) (2)). **The variance request would be for a seven (7) foot variance from the current Zoning Ordinance. The purpose of the request is to allow the construction of an Accessory Structure consisting of garage, storage and a patio all under a single roof. The total structure is 390 square feet.**

The property owner's representative, Mr. Henry Martinez, Sr., presented information to the Commission about the accessory building including the look of the building and the layout. The Commission asked the representative and staff several questions and held discussion regarding the proposed variance.

**Commissioner Adams made a motion, seconded by Commissioner Harris, to recommend approval of the requested variance to allow a variance from the current Zoning Ordinance, Article IV, Section 701.5 Minimum Rear Yard (25 feet), to allow an Eight (8) Foot Rear Yard. After a unanimous vote in favor by all Commissioners present, Chairman Meggett declared the motion passed.**

#4) Chairman Meggett introduced and read the following request:

George Garcia current property owner of the property commonly known as 629 Victoria Street, Legal Description: Blk. 117, Lots 33-38, BSL Land & IMP CO, (Parcel # 137M-2-35-042.000), currently Zoned C3, with C3 designation for all adjacent properties is requesting the following Conditional Use: On Blk. 117, Lots 33-38, BSL Land & IMP CO, (Parcel # 137M-2-35-042.000) the request is to approve a Conditional Use for an accessory structure over 500 square feet. The purpose of the request is to allow the construction of a 750 square foot carport in the front yard.

The property owner presented building information and pictures to the Commission regarding the proposed carport. The Commission asked the owner if the proposed carport was enclosed or open. The owner indicated that it would only be a roof and four supporting legs. Mr. Garcia had shown the information regarding the structure to the Building Inspector and he indicated that the specifications were appropriate. The Commission asked several questions and held discussion regarding the proposed Conditional Use.

**Commissioner Boudoin made a motion, seconded by Commissioner Harris, to recommend approval of the Conditional Use for an accessory structure over 500 square feet. The purpose of the request is to allow the construction of a 750 square foot carport in the front yard. After a unanimous vote in favor by all Commissioner's present, Chairman Meggett declared the motion approved.**

#5) Chairman Meggett introduced and read the following request:

George Garcia current property owner of the property commonly known as 629 Victoria Street, Legal Description: Blk. 117, Lots 33-38, BSL Land & IMP CO, (Parcel # 137M-2-35-042.000), currently Zoned C3, with C3 designation for all adjacent properties is requesting the following variance: On Blk. 117, Lots 33-38, BSL Land & IMP CO, (Parcel # 137M-2-35-042.000) the request is to allow a variance from the current Zoning Ordinance, Article VII, Section 708.3(B) 708. Minimum Front, Side and Rear Yard. Twenty-five feet (25') foot front, no side or rear yards shall be required on a side of such property adjacent to a non-residential district. When a residential district use is permitted in any area classified as commercial or industrial, such residential use shall comply with a minimum setback restrictions provided for in an R-3 classification. **The variance request would be for a twenty-five (25) foot variance from the current Zoning Ordinance. The purpose of the request is to allow the construction of a carport in the front yard.**

**Commissioner Adams made a motion, seconded by Commissioner Harris, to recommend approval of a variance for an accessory structure over 500 square feet. The purpose of the request is to allow the construction of a 750 square foot carport in the front yard. After a unanimous vote in favor by all Commissioner's present, Chairman Meggett declared the motion approved.**

#6) Summary Report of building and permit activity for the calendar year 2017.

Staff discussed the report. No action required.

#7) Chairman Meggett asked if there was anyone present who would like to address the Commission. There were no requests.

#9) Commissioner Boudoin made a motion, seconded by Commissioner Harris to set the date of February 1<sup>st</sup>, 2018 at 5:00PM for a special meeting to approve the minutes of the January 29<sup>th</sup>, 2018 meeting and to set the date of the next regular meeting of the Commission for Monday, February 26<sup>th</sup>, 2018 at 6:00 PM. After a unanimous vote in favor of the motion by all members present, Chairman Meggett declared the motion passed.

#10) Commissioner Boudoin moved, seconded by Commissioner Adams to adjourn the meeting at 6:35 PM. After a unanimous vote in favor of the motion by all members present, Chairman Meggett declared the motion carried.

Respectfully submitted,

David Draz, Zoning Official