

MINUTES
WAVELAND PLANNING & ZONING COMMISSION
March 26th, 2018

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, March 26th, 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, Boudoin and Watson. Chairman Meggett established there was a quorum present. David Draz, Zoning Official and Jeanne Conrad, Building Clerk were also present.

#2) Chairman Meggett called for a motion on the approval of the minutes as presented from the Special Meeting of February 1st, 2018.

Commissioner Adams made a motion, seconded by Commissioner Boudoin, to approve the minutes as presented from the Special Meeting of February 1st, 2018. Commissioner's Adams, Harris and Boudoin voted yes. Commissioner Watson abstained because she was not present. Chairman Meggett declared the motion carried.

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

Luther H. Stacey, Jr., current property owner of the property commonly known as 205 Old Spanish Trail, Legal Description: Lots 13-24, Blk. 80 BSL Land & Imp, (Parcel#137N-0-054-000) currently Zoned R1, with R1 designation for all adjacent properties is requesting the following variance: A variance from the current Zoning Ordinance, Article VII, Section 701.3, Minimum Front Yard of twenty-five feet (25') feet, The purpose of the variance request is to allow the addition of a carport on front of his currently existing garage and storage building. The closest point of the carport would be twelve (12) feet from the front property line requiring a variance of 13 feet from the current front yard requirement.

The property owner Mr. Luther Stacey, Jr., presented information to the Commission about the carport addition and the need for the variance. He explained that it was to be built by a local contractor and would be of the same material as the garage that it would sit in front of. He indicated that the roof would be of the same material and duplicate the roof pitch of his existing garage. The Commission asked the representative and staff several questions and held discussion regarding the proposed variance.

Commissioner Adams made a motion, seconded by Commissioner Watson, to recommend approval of the requested variance to allow a variance from the current Zoning Ordinance, Article IV, Section 701.3, Minimum Front Yard of twenty five (25'), to allow the addition of a carport on front of his currently existing garage and storage building. The closest point of the carport would be twelve (12) feet from the front property line requiring a variance of 13 feet from the current front yard requirement.

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:

Wesley Cooper, current property owner of the property commonly known as 217 Waveland Ave, Legal Description: Lot 4, Allen Pkwy Subdivision currently Zoned R1, is requesting a Conditional Use for an accessory building containing more than five hundred (500) square feet as provided for in Section 601.2 (F) in the current Zoning Ordinance. The purpose for the request is to allow the construction of an accessory building containing six hundred (600) square feet.

The property owner, Mr. Wesley Cooper presented information about the location, size, materials and construction of the proposed detached garage which will allow storage of a boat and classic car. The Commission asked the representative and staff several questions and held discussion regarding the proposed variance.

Commissioner Watson made a motion, seconded by Commissioner Adams, to recommend approval of the Conditional Use for an accessory structure over 500 square feet. The purpose for the request is to allow the construction of an accessory building containing six hundred (600) square feet. After a unanimous vote in favor by all Commissioner's present, Chairman Meggett declared the motion passed.

#5) Chairman Meggett informed the Commission and audience that **Mr. Jimmy Crane had sent a letter last week stating that he is withdrawing this item.**

Mr. Jimmy Crane, representing the current property owner of the property, Treutel Realty Co., commonly known as 441 Waveland Ave, Legal Description: Lots 6 &7, 16 & 17, Donna Vista Subdivision, is requesting a **zoning change from R-1 (Single Family Residential) to C-1 (Neighborhood Business District)**. The applicant is proposing to construct a non-residential building of 5,000 square feet of gross floor area or less as a Permitted Use as provided for in Section 608.1 (Z). The applicant's stated intention is to construct a 3,200 square foot non-residential storage building for his residential construction company.

No Action Taken

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

#7) Commissioner Adams made a motion, seconded by Commissioner Boudoin to set the date of March 28th, 2018 at 5:00PM for a special meeting to approve the minutes of the March 26th, 2018 meeting and to set the date of the next regular meeting of the Commission for Monday, April 23rd, 2018 at 6:00 PM. After a unanimous vote in favor of the motion by all members present, Chairman Meggett declared the motion passed.

#8) Commissioner Boudoin moved, seconded by Commissioner Adams to adjourn the meeting at 6:34 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