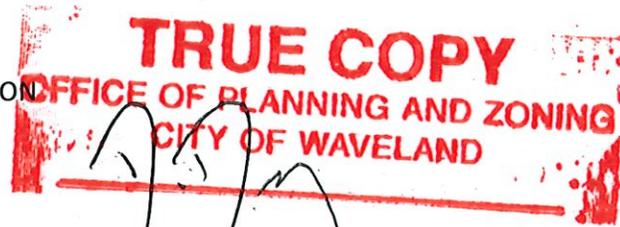


CITY OF WAVELAND
PLANNING & ZONING COMMISSION
MINUTES
August 19th, 2019 – 6:00 PM



1. Call to Order / Roll Call.

Chairman Meggett opened the meeting at 6:00 PM and called the Roll.

Commissioners Present; Mike Adams, Clarence Harris, Judy Boudoin and Charlotte Watson Chairman Meggett stated that a quorum was in place. Gary Yarborough, City Attorney, David Draz, Zoning Official and Jeanne Conrad Building & Zoning Clerk were also present

2. Lewis Warran, current owner of the property commonly known as 700 Villere Street, Legal description; PT W ½ of SE ¼ of SW ¼ #35 & 36 Section, is requesting a Conditional Use from the Zoning Ordinance, Section 701.8 – Accessory Structure over 500 sq.ft. The applicant is requesting a Conditional Use to construct an Accessory Structure of 1,500 sq. Ft. for the purpose of storing a boat, race car, mower, etc.

The applicant came forward and explained his request for the Conditional Use. The Commission asked the applicant questions about the proposed accessory structure. The Commission held discussion. No one came forward to comment for or against the request.

The Commission considered the item with the standard of a Conditional Use stated and the Commission considering those factors 1 through 6 of Section 906.3 Conditional Uses, A. 1-6, and with any motion to approve being a finding of fact that the City would benefit from the proposed use and the surrounding area would not be adversely affected, thus recommending approval to the Board of Mayor and Aldermen. Considering those factors and required findings:

Commissioner Adams made a motion, seconded by Commissioner Boudoin to recommend approval of the Conditional Use for the construction of an Accessory Structure of 1,500 sq. Ft. for the purpose of storing a boat, race car, mower, etc. Commissioners Adams, Harris, Boudoin and Watson voted in favor of the motion. Chairman Meggett declared the motion approved.

3. William A. Roe, Jr., current owner of the property commonly known as 409 St Joseph Street, Legal description; Lots 28, 31, 36, 38 & 39, NW 26' of Lot 43B, 44, 45, 52, 52, Tannerette Subdivision , is requesting a Conditional Use from the Zoning Ordinance, Section 701.8 – Accessory Structure over 500 sq.ft. The applicant is requesting a Conditional Use to construct an Accessory Structure of 744 sq. Ft. for the purpose of a garage and storage.

The applicant could not be present, he was represented by Martha Conrad his mother, who requested that the Commission approve the Conditional Use as proposed. The Commission held discussion. No one came forward to comment for or against the request.

The Commission considered the item with the standard of a Conditional Use stated and the Commission considering those factors 1 through 6 of Section 906.3 Conditional Uses, A. 1-6, and with any motion to approve being a finding of fact that the City would benefit from the proposed use and the surrounding area would not be adversely affected, thus recommending approval to the Board of Mayor and Aldermen. Considering those factors and required findings:

Commissioner Watson made a motion, seconded by Commissioner Adams to recommend approval of the proposed Conditional Use request. Commissioners Adams, Harris, Boudoin and Watson voted in favor of the motion. Chairman Meggett declared the motion approved.

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
MINUTES
August 19th, 2019 – 6:00 PM

4. Anna M Burnham, owner of the property (represented by Mr. Edward Wikoff, AIA), commonly known as 221 Nicholson Avenue; Legal Description; Lot 8, 7B, PT9A, Block 1, E.W. Ulman Subdivision, is requesting a variance from the Minimum Side Yard of 15' as required by the Current Zoning Ordinance, Section 701.4 – 15 feet. The variance request is to allow an 11 foot side yard for the left side yard (from the street) which requires a 4 foot variance for that side yard.

The representative for Anna Burnham, Mr. Edward Wikoff, AIA, made a presentation to the Commission on the requested variance. He explained that a bay window as an architectural design, resulted in the need for the variance. The Commission asked questions seeking clarification on the design and property. No one came forward to comment for or against the request.

Commissioner Adams made a motion, seconded by Commissioner Watson to recommend approval of the variance as requested. Commissioners Adams, Harris, Boudoin and Watson voted in favor of the motion. Chairman Meggett declared the motion approved.

5. Beach Walk Development, LLC, the current owners of the property commonly known as 421 N Beach Blvd., Parcel # (161F-0-02-022.008) legal description; PT 14, 2nd Ward, Parcel # (161F-0-02-017.000) legal description; 12A, 2nd Ward and Parcel # (161C-0-02-139.000) legal description; Lots 26B, EX SE 20' & SE 40' of 27A, Grosvenor Place Subdivision are requesting a Conditional Use on the subject property per Section 620.3 – Conditional Uses, Item H. Residential Planned-Development pursuant to Section 401.8 of the City of Waveland current Zoning Ordinance (#349). The purpose of the request is to allow Beach Walk Development, LLC to pursue development of a subdivision with nineteen (19) lots for residential development.

The Commission considered and hearing was held on items 5 and 6 together. The applicants made a presentation to the Commission on the proposed Residential Planned-Development. The applicant's team included the property owners/principles Bob Warner and David Holman. Other members of team included Mr. Edward Wikoff, AIA, Jason Chiniche, PA, Reagan Kane, Realtor with John McDonald Realtors and Mathew McDade legal counsel for the applicants. They discussed the background for the project, the proposed architectural designs for the homes, the changes that were made to the preliminary plan / construction plans in response staff review and discussions and the review by the City's Engineer. These addressed fire protection, road surfacing, drainage, right-of-way width, a limited access from Grosvenor Place road as well as other minor adjustments. They also reviewed how the proposed Residential Planned-Development was in compliance with the requirements for the Conditional Use as listed in Zoning Ordinance, compliance with the Comprehensive Plan, compliance with the Subdivision Ordinance and the Design Guidelines Ordinance.

The Chairman opened the public hearing. The following property owners and representatives came forward to object to the development.

Marion Bowman, 427 N Beach. Mr. John Faherty, 419 N Beach, Virgil Gillespie legal counsel for Ted and Amy Longo, Ted Longo, 239 Magnolia, Ray & Bridgette LeBlanc, 128 Sarahs Lane, Madeline Schwartz, 451 N Beach, Dr. Joseph and Susan Lee, 441 N. Beach, Bill & Amy Ivey, 101 Grosvenor, Scott Haas, on behalf of Norvin Penrose, 501 N Beach, CC McCandless, 141 Grosvenor.

The objections included density, drainage, lot sizes, traffic congestion and a variety of other issues.

The applicants provided a rebuttal to the comments made by the people who spoke in opposition.

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
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August 19th, 2019 – 6:00 PM

The City Attorney requested that the following exhibits be entered into the record during the Public Hearing for the proposed Beach Walk Development – Conditional Use – Residential Planned-Development and attached to these minutes as an addendum.

- Exhibit #1 - Revised Preliminary Plat
- Exhibit #2 - Letters submitted by property owners
- Exhibit #3 - Document from Virgil Gillespie
- Exhibit #4 - Pictures provided by Susan Lee
- Exhibit #5 - Published Notice of Hearings on the Agenda for the August 19th, 2019 P&Z Meeting
- Exhibit #6 – Power Point Presentation from Applicants

The Commission considered items 5 and 6 together, with the standard of a Conditional Use stated and the Commission considering those factors 1 through 6 of Section 906.3 Conditional Uses, A. 1-6, and with any motion to approve being a finding of fact that the City would benefit from the proposed use and the surrounding area would not be adversely affected, thus recommending approval to the Board of Mayor and Aldermen. Considering those factors and required findings:

Commissioner Adams made a motion, seconded by Commissioner Watson to recommend approval of the proposed Conditional Use request. Commissioners Adams, Boudoin and Watson voted in favor of the motion. Commissioner Harris voted against the motion. Chairman Meggett declared the motion approved.

6. Beach Walk Development, LLC, the current owners of the property commonly known as 421 N Beach Blvd, ., Parcel # (161F-0-02-022.008) legal description; PT 14, 2nd Ward, Parcel # (161F-0-02-017.000) legal description; 12A, 2nd Ward and Parcel # (161C-0-02-139.000) legal description; Lots 26B, EX SE 20' & SE 40' of 27A, Grosvenor Place Subdivision , are requesting a review and recommendation of a Preliminary Plat that would divide the property into a subdivision of with nineteen (19) lots for residential development, as shown on the proposed Preliminary Plat. As required by the City of Waveland Subdivision Ordinance (#351), Section 305, Procedure for Approval of Preliminary Plat.

The applicants highlighted the revisions to the preliminary plat and construction plans that were made in response meetings and correspondence with staff, and the City's engineer. These addressed fire protection, road surfacing, drainage, right-of-way width, a limited access from Grosvenor Place road as well as other minor adjustments.

Commissioner Adams made a motion, seconded by Commissioner Watson to recommend approval of the proposed revised Preliminary Plat. Commissioners Adams, Boudoin and Watson voted in favor of the motion. Commissioner Harris voted against the motion. Chairman Meggett declared the motion approved.

7. Beach Walk Development, LLC, the current owners of the property commonly known as 421 N Beach Blvd, legal description; PT 14, 2nd Ward, Parcel # (161F-0-02-017.000) legal description 12A, 2nd Ward and Parcel # (161C-0-02-139.000) legal description; Lots 26B, EX SE 20' & SE 40' of 27A, Grosvenor Place Subdivision, are requesting a review and recommendation of a Final Plat that would divide the property into a subdivision with nineteen (19) lots for residential development, as shown on the proposed Final Plat. As required by the City of Waveland Subdivision Ordinance (#351), Section 306, Procedure for Approval of Final Plat.

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
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August 19th, 2019 – 6:00 PM

The applicant requested that the Final Plat consideration be withdrawn at this time. The Subdivision Ordinance requires that the Final Plat is submitted for approval after the initial ground work on the roads, utilities and other requirements such as setting monuments and if necessary making adjustment to the Final Plat based on their work on the site development.

No action taken.

8. Any requests to address the Commission.

No one came forward.

9. Set the dates for the Special Meeting to approve the minutes, Wednesday, August 28th, 2019 at 5PM and the next regularly scheduled meeting, Monday, September 16th, 2019 at 6PM.

Commissioner Harris made a motion, seconded by Commission Boudoin to approve the dates. All Commissioners present voted in favor. Chairman Meggett declared the motion passed.

8. Adjourn.

Commissioner Adams made a motion, seconded by Commissioner Boudoin to adjourn the meeting at 8:56 PM. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.