

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
AGENDA
AUGUST 17TH, 2020 6:00 PM

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1. Call to Order / Roll Call.
2. Approval of the Minutes for the July 20th, 2020 regular monthly meeting.
3. Jacqueline and Reggie Childs, owners of the property commonly known as 314 Necaize Street; Legal Description; Lots 8 & 9, Block 5, Lena Combels Subdivision. City of Waveland, Hancock County, Mississippi; are requesting a Conditional Use as provided for in Section 302.16 and Section 906.3 of the current Zoning Ordinance. An accessory structure over five-hundred (500) square feet is considered a Conditional Use in R-1 Single Family Zoning District. The purpose of the request is to allow the applicants to construction an accessory structure of a Six-hundred and Forty (640) square feet. The accessory structure will be Custom Garden Shed.
- 4) Dan Summitt, current owner of the property commonly known as 509 St. Anthony Street, legal description; Lots 3 & 4, Block 2, Audrey Place subdivision is requesting a variance from the Lot Area to bring the parcel into compliance and allow construction of a single-family residence. The parcel requires a variance from the overall lot area requirement for Single Family Residential (R1) of 12,000 square feet per Section 701.1 – Minimum Lot Area. The proposed parcel would have an area of 8,750 square feet. The variance request would be 3,250 square feet for the parcel. **This Item has been withdrawn at the request of the applicant.**
- 5) Brent and Christie Morreale, owners of the property commonly known as 732 Faith Street, Parcel #137M-2-35-068.000; Legal Description: Lots 15 – 20, Block 92, BSL Land & Improvement Subdivision; are requesting the following variances to allow for a lot split:

For proposed Parcel "1" – A) A variance from the Lot Width requirement of One-Hundred (100) Feet as required by the current Zoning Ordinance, Section 701.2. The variance request is to allow a lot width of Seventy-Five (75) feet, requiring a variance of Twenty-Five (25) feet. B) A variance from the Lot Area requirement of Twelve-Thousand (12,000) square feet as required from the current Zoning Ordinance 701.1. The variance request is to allow a lot area of 10,016 square feet. C) A variance from the left from the Side Yard (facing from the street) requirement of Fifteen (15) feet as required by the current Zoning Ordinance, Section 701.4. The request is to allow a 2' variance resulting in a 13' side yard.

For proposed Parcel "2" – A) A variance from the Lot Width requirement of One-Hundred (100) Feet as required by the current Zoning Ordinance, Section 701.2. The variance request is to allow a lot width of Seventy-Five (75) feet, requiring a variance of Twenty-Five (25) feet. B) A variance from the Lot Area requirement of Twelve-Thousand (12,000) square feet as required from the current Zoning Ordinance 701.1. The variance request is to allow a lot area of 10,016 square feet.

The property owners, had called and emailed today that they were both ill and would not be able to attend since they had been told to quarantine for 2 weeks.

Chairman Meggett asked if there was anyone present to speak for or against the requested variances. No one came forward.

After discussing the requested variances, Commissioner Watson made a motion, seconded by Commissioner Harris, to recommend tabling this item until next month to allow the owner's to be present to answer their questions. Commissioners Adams, Harris and Watson voted in favor of the motion. Chairman Meggett declared the motion approved.

6. Any requests to address the Commission.
7. Reports from Chair, Commissioners and Staff.
8. Set the date for the next regularly scheduled meeting, Monday, September 21st, 2020 at 6PM.
9. Adjourn.