

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
MINUTES  
JULY 20TH, 2020 6:00 PM

1. Call to Order / Roll Call  
Chairman Meggett opened the meeting at 6:02 PM. Commissioners present; Mike Adams, Ward 1 (attended by phone), Clarence Harris, Ward 2 and Charlotte Watson, Ward 4. Commissioner Judy Boudoin, Ward 3 was absent. Chairman Meggett declared that there was a quorum present. David Draz, Zoning Official was also present.
2. Approval of the Minutes for the June 22nd, 2020 regular meeting.  
Commissioner Harris made a motion, seconded by Commissioner Watson, to approve the minutes with one correction. Commissioners Adams, Harris and Watson voted in favor of the motion. Chairman Meggett declared the minutes approved.
3. 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.**

- 4) Grady and Charlene Reynolds, owners of the property commonly known as 127 Market Street, Parcel# 162R-0-19-106.001; Legal Description: Lots 101B; Lot 102 & Lot 103 3<sup>rd</sup> Ward, Waveland, MS., are requesting the following variances to allow for a lot split:
  - A) For proposed Parcel “A”, 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 eight-thousand six-hundred and twenty-two (8,622) of square footage. This requires a variance of three-thousand three-hundred and seventy-eight (3,378) square feet.

- B) For proposed Parcel "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 would have eight-thousand six-hundred and nineteen (8,620) square feet. This requires a variance of three-thousand three-hundred and eighty (3,380) square feet.
- C) For proposed Parcel "C" a variance from the Lot Area requirement of Twelve-Thousand (12,000) square feet as required from the current Zoning Ordinance 701.1. Parcel "C" would have eight-thousand six-hundred and twenty (8,619) square footage. This requires a variance of three-thousand three-hundred and eighty (3,381) square feet.

Chairman Meggett asked the applicants to come forward and explain their variance requests. The Commission asked questions of the applicants and they responded. The Commission held discussion on the variance requests and discussed various issues related to lot splits, lot sizes and recent cases.

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

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

- 5. Any requests to address the Commission. No one came forward.
- 6. Reports from Chair, Commissioners and Staff. Chairman Meggett reported on the Mayor and Board of Alderman action on the previous month's action item. Staff told the Commission that the Mayor and City Clerk along with the Zoning Official were in the process of re-writing portions of the current Zoning Ordinance to be considered at some point in the future. Staff indicated that it was too early to discuss any details of the content since it was still being worked on.
- 7. Set the date for the next regularly scheduled meeting, Monday, August 17th, 2020 at 6PM. Commissioner Harris made a motion, seconded by Commissioner Watson, to approve the meeting date. All Commissioners present voted in favor of the motion.
- 8. Adjourn. Commissioner Harris made a motion, seconded by Commissioner Watson to adjourn the meeting. All Commissioners present voted in favor of the motion. The meeting adjourned at 6:54 PM.