

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
AGENDA  
OCTOBER 19TH, 2020 6:00 PM

**This meeting is being held by CONFERENCE CALL due to the current public health restrictions**

**City of Waveland Virtual Meeting Space**

**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/463826421>

**You can also dial in using your phone.**  
**United States: +1 (669) 224-3412**

**Access Code: 463-826-421**

**Please call in at ten (10) minutes prior to the start of the meeting to make sure everyone is present for the beginning of the meeting**

1. Call to Order / Roll Call.
2. Approval of the Minutes for the September 21st, 2020 regular monthly meeting.
3. Jean McCall, owner of the property Parcel#162A-0-03-114.000, Legal Description; Lot 1, Block 1, 1<sup>st</sup> Addition to the Waveland BS&L Land & Improvement Company, has made application for the following two (2) item:
  - A) A Procedural Variance from the City of Waveland Subdivision Ordinance as provided for in Section 306.2(G) 3.  
“Procedural Variance. Where a proposed subdivision would contain no new streets and no more than ten (10) lots, the requirement to prepare a Preliminary Plat may be waived by the Board of Mayor and Aldermen upon recommendation by the Planning and Zoning Commission.”
  - B) An Application for Approval of the Final Plat as provided for in the City of Waveland Subdivision Ordinance, Section 306 – Procedure for Approval of Final Plat.
4. Randy Ellis, owner of the property Parcel # 137P-2-35-053.000 which is located on Daniel Street but not yet addressed; Legal Description: Lots 37 & 38, Block 15, Bat St. Louis Land & Improvement Company Subdivision, Waveland, Mississippi, is requesting the following variances from Minimum Side Yards Twelve feet, 6 inches (12’6”) as described in Section 713.3(C) Side Yard. “For a lot of record, which qualifies pursuant to Section 402.3 as legally non-conforming and which measures fifty (50) feet or less in width, the Zoning Official is authorized to grant a variance of side yard minimum footage to allow a side yard setback equal to, but not less than, twenty-five percent (25%) of the lot width. Said action may be taken without notice to or action by the Planning and Zoning Commission or the Board of Mayor and Aldermen.” The Side Yard Setback for a fifty (50) foot lot is twelve and a half (12’5”) feet. The applicant is requesting a four foot, six inch (4’6”) variance from each side yard requirement resulting in both side yards being eight (8) feet.
5. Daniel Chauvin, current owner of the property commonly known as 211 Sycamore Street, Legal Description; Part of lots 1, 2, 33 & 34, Block 5, Green Acres Subdivision, is requesting a variance from the Rear Yard Setback Requirement of twenty-five (25) feet per Section 701.5 of the current Zoning Ordinance. The applicant is requesting a variance from the Rear Yard Setback to allow a fourteen (14) foot Rear Yard Setback, requiring a variance of eleven (11) feet. The request is being requested for an Accessory Structure of four-hundred and eighty (480) square feet. The Accessory Structure is for storage.

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6. Beach Walk Development, LLC has made application for a Conditional Use for an R-1 Single Family Zoning District per Section 601.2(G) of the current Zoning Ordinance. The purpose of the Conditional Use application is to allow the development of a Residential Planned-Development Project pursuant to Section 401.8 of the current Zoning Ordinance. The property consists of the following Parcels, "Parcel #1" - 161F-0-02-022.008, "Parcel #2" - 161F-0-02-017.000 and "Parcel #3" - 161C-0-02-139.000. Legal Descriptions of Parcels; Parcel #1 – Part of Lot 14, 2<sup>nd</sup> Ward, City of Waveland, MS. Parcel #2 – Lot 12A, 2<sup>nd</sup> Ward, City of Waveland, MS. Parcel#3 – Lots 27A & 26B, Grosvenor Place Subdivision.
7. Beach Walk Development, LLC has made application for a Preliminary Subdivision Plat for an R-1 Single Family Zoning District Conditional Use – Residential Planned-Development Project pursuant to Section 305 – Procedure for Approval of Preliminary Plat, City of Waveland Subdivision Ordinance. Please see Parcel Descriptions and Legal Descriptions of said Parcels above.
8. Any requests to address the Commission.
9. Reports from Chair, Commissioners and Staff.
10. Set the date for the next regularly scheduled meeting, Monday, November 23rd, 2020 at 6PM.
11. Adjourn.