

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
AGENDA  
SEPTEMBER 21ST, 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 August 17th, 2020 regular monthly meeting.
3. Shane Bernard, owner of the property commonly known as 119 Market Street; Legal Description: Lot 100C, Parcel 108, Third Ward, Waveland, Mississippi, is requesting variances from Section 701.3 – Minimum Front Yard – Twenty-five (25) foot, Section, Section 701.4 – Minimum Side Yards - Fifteen (15) feet and Section 701.5 Minimum Rear Yard – Twenty-five (25) feet. The applicant is requesting a five (5) foot variance from the front yard requirement resulting in a twenty (20) foot front yard. The applicant is requesting a five (5) foot variance from the Rear Yard requirement resulting in a twenty (20) foot rear yard. The applicant is requesting a five (5) foot variance from each side yard resulting in ten (10) foot side yards.
4. Brian Alexander, current owner of the property commonly known as 1200 Henderson Street, Legal Description; Lot 2B, 4<sup>th</sup> Ward, Waveland, Mississippi is requested a Conditional Use for an Accessory Structure over Five-Hundred (500) square feet as required by Section 601.1(K) of the current Zoning Ordinance. The applicant is requesting to build a One-Thousand, Three-Hundred and Fifty (1,350) square feet.
5. Terie Capella & Julie Schuster, current owners of the property commonly known as 311 Waveland Avenue, Legal Description; South ½ of Lot 13 and All of Lot 14, Finks Subdivision Waveland, Mississippi are requesting variances from the current Zoning Ordinance, Section 701.2, Minimum Lot Width of one-hundred (100) feet for both proposed “Parcel A” and “Parcel B”. The Applicants are requesting a variance of twenty-five feet for both proposed parcels resulting in seventy-five feet of frontage for both proposed parcels. The purpose of the request is to allow the owners to split the current parcel in to two lots for the purposes of Single Family residences on both lots.
6. Marion Langdon, current owner of the property on St Anthony Street (not yet addressed), 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.

7. 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.
8. 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.
9. Any requests to address the Commission.
10. Reports from Chair, Commissioners and Staff.
11. Set the date for the next regularly scheduled meeting, Monday, October 19th, 2020 at 6PM.
12. Adjourn.