

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
MINUTES  
AUGUST 17TH, 2020 6:00 PM  
**HELD VIA CONFERENCE CALL**

1. Call to Order / Roll Call  
Chairman Meggett opened the meeting at 6:03 PM. Commissioners present; Mike Adams, Ward 1, Clarence Harris, Ward 2 and Chairman Jim Meggett. Commissioner's Judy Boudoin, Ward 3 and Charlotte Watson, Ward 4 were absent. Chairman Meggett declared that there was a quorum present. David Draz, Zoning Official and Mickey Lagasse, City Clerk were also present.
2. Approval of the Minutes for the July 20th, 2020 regular meeting.  
Commissioner Adams made a motion, seconded by Commissioner Harris, to approve the minutes. Commissioners Adams, Harris voted in favor of the motion. Chairman Meggett declared the minutes approved.
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.

Chairman Meggett asked that the applicant to explain their request for the Conditional Use for an Accessory Structure. Trevor "Reggie" Childs explained his request and the custom garden shed. The Commissioners and Chair asked questions regarding the request. The applicant responded to the questions.

Chairman Meggett asked if anyone was present who would like to speak for or against the request. No one came forward. Chairman Meggett asked staff if anyone had contacted the zoning office or sent any letters. Staff indicated that there were no letters or calls from adjacent property owners.

**After discussing the requested Conditional Use, Commissioner Adams made a motion, seconded by Commissioner Harris, to recommend approval of the requested Conditional Use and that the Commission finds that the criteria for a Conditional Use as listed in Section 906.3 of the current Zoning Ordinance had been met. Commissioner's Adams and Harris voted in favor of the motion. Chairman Meggett declared the motion approved.**

- 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.**

**No discussion or action took place.**

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 in 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.

Chairman Meggett asked the applicants to explain their requested and what they would be building on "Parcel 2". Brent and Christie Morreale explained their requested variances were to allow them to building a house on "Parcel 2". The Commission and Chairman asked questions of the applicants regarding the requested variances.

Chairman Meggett asked if anyone was present who would like to speak for or against the request. No one came forward. Chairman Meggett asked staff if anyone had contacted the zoning office or sent any letters. Staff indicated that there were no letters or calls from adjacent property owners.

**After discussing the requested variances, Commissioner Adams made a motion, seconded by Commissioner Harris, to recommend approval of the requested variances and that the variance requests met the criteria for a variance as stated in Section 906.1 of the current Zoning Ordinance. Commissioners Adams and Harris voted in favor of the motion. Chairman Meggett declared the motion approved.**

6. Any requests to address the Commission. No one came forward.
7. Reports from Chair, Commissioners and Staff. Chairman Meggett reported on the Mayor and Board of Alderman actions on the previous month's action items. He also told the Commissioner's present that he had emailed the Alderman for Ward 3, Shane LaFontaine about Commissioner Judy Boudoin not attending meetings for several months and not in communication with anybody.
8. Set the date for the next regularly scheduled meeting, Monday, September 21st, 2020 at 6PM. Commissioner Harris made a motion, seconded by Commissioner Adams, to approve the meeting date. All Commissioners present voted in favor of the motion.
9. Adjourn. Commissioner Harris made a motion, seconded by Commissioner Adams to adjourn the meeting. All Commissioners present voted in favor of the motion. The meeting adjourned at 6:33 PM.