

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
AGENDA
JANUARY 11TH, 2021 6:00 PM

NOTICED IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION PUBLIC HEARINGS WILL BE HELD ON JANUARY 11TH, 2021 6:00 P.M. TO CONSIDER THE FOLLOWING:

THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY, THE WAVELAND BOARD OF ALDERMAN WILL CONSIDER FINAL APPROVAL OF THE REQUESTED APPLICATIONS ON FEBRIUARY 2ND, 2021 AT 6:30 PM.

DUE TO THE CURRENT PUBLIC HEALTH RESTRICTIONS, THESE MEETINGS WILL BE HELD BY CONFERENCE CALL

IF YOU HAVE ANY QUESTIONS PLEASE CALL THE PLANNING AND ZONING OFFICE AT (228) 202-5772 OR DDRAZ@WAVELAND-MS.GOV

THIS IS THE CALL-IN INFORMATON FOR BOTH MEETINGS

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 December 21st, 2020 regular monthly meeting.
3. Alden Heaphy, owner of the property to be known as 107 Oak Boulevard when addressed (Parcel #162R-0-10-020.000), legal description; Lots 2&3, Block 2, Waveland Beach Estates, 3rd Ward, is requesting the removal of a Protected Tree on their property. The Protected Tree is a Live Oak with a diameter of approximately thirty (30) inches. The purpose for the removal of the Live Oak is to allow the owner to construct their residence. As stated in Section 907 of the current zoning Ordinance, there are only two conditions under which an application to remove a Protected Tree may be submitted. The applicant is requesting the removal based on Section 907(2), which stated that "Construction cannot be practically located in such a way as to preserve the tree or trees." The applicant's exhibit shows that there are five (5) Live Oak trees on this property. The exhibit shows there are at least five (5) Live Oaks on the property and that by moving their house plan up to the twenty-five (25) foot required Front Yard setback in R-1 Single Family Residential District they are able to preserve four (4) of the five (5) Live Oaks on the property.
4. Bill Beechwood, owner of the property commonly known as 318 Hillcrest Street, Legal Description; Part of Lot 12 and sixty (60) feet of Lot 13, Hillcrest Subdivision, Waveland AA-70-351, has made application requesting to following variances:
 - A) A variance from the Front and Rear Yard Setbacks as required by Section 701.3 & 701.5 of the current Zoning Ordinance requiring a twenty-five (25) foot Front and Rear Yard Setback. The applicant is requesting a twelve-foot (12) variance from both the Front and Rear Yard Setback requirements, resulting in a Front and Rear Yard Setback of thirteen (13) feet.
 - B) A variance from both Side Yard Setbacks as required by Section 701.4 of the current Zoning Ordinance requiring a fifteen (15) foot Side Yard Setbacks. The applicant is requesting a four (4) foot variance from both Side Yards resulting in both Side Yard Setbacks of eleven (11) feet.

5. Paul "Pepper" Tregre, owner of the property as 704 S. Beach Boulevard, Legal Description; Part of Lot 115, 3rd Ward, Waveland, MS, is requesting a Conditional Use for An Accessory Structure over five-hundred (500) square feet. Section 601.2(F) in the current Zoning Ordinance provides for a Conditional Use of an Accessory Structure that is more than five-hundred (500) square feet. The Applicant is requesting a Conditional Use for an Accessory Structure of one-thousand, three-hundred and fifty (1,350) square feet. The purpose of the structure is for garage and storage to be used for golf carts, a car and outdoor furniture. The Planning and Zoning Commission will reach findings regarding the criteria for a Conditional use as listed in Section 906.3 of the current Zoning Ordinance.
6. Bart Johnson, owner of the properties commonly known as 316 & 318 Favre Street, Legal description Lot 20, Block 2, Combels Subdivision and Lots 21 & 22, Block 2, Combels Subdivision, has made application to split the described lots into 2 parcels and is requesting the following variances for each parcel.
 - A) Parcel #1 as shown on the survey requires a variance from the Minimum Lot Area Requirement of twelve thousand (12,000) square feet as shown in Section 701.1. Parcel #1 also requires a variance from the Minimum Lot Width of one-hundred (100) feet as shown in Section 701.2 The applicant is requesting a variance of two-thousand, two-hundred and fifty (2,250) feet from the Minimum Lot Area requirement, resulting in a lot size of nine-thousand, seven-hundred and fifty (9,750) square feet. The applicant is also requesting a variance of twenty five (25) feet from the Minimum Lot Width requirement, resulting in a Minimum Lot Frontage of seventy-five (75) feet.
 - B) Parcel #2 as shown on the survey requires a variance from the Minimum Lot Area Requirement of twelve thousand (12,000) square feet as shown in Section 701.1. Parcel #2 also requires a variance from the Minimum Lot Width of one-hundred (100) feet as shown in Section 701.2 The applicant is requesting a variance of two-thousand, two-hundred and fifty (2,250) feet from the Minimum Lot Area requirement, resulting in a lot size of nine-thousand, seven-hundred and fifty (9,750) square feet. The applicant is also requesting a variance of twenty five (25) feet from the Minimum Lot Width requirement, resulting in a Minimum Lot Frontage of seventy-five (75) feet.
7. At their meeting on October 21st, 2020, the Mayor and Board of Alderman sent the proposed new Tree Preservation Resolution developed by Keep Waveland Beautiful amending the current section of the Zoning Ordinance, Section 408.1 of the current Zoning Ordinance (#349) to the Planning and Zoning Commission for review and recommendation. The proposed resolution proposes a number of changes to strengthen the regulations, procedures, requirements and processes involved in making an application for removal of a Protected Tree. At their meeting on November 23rd, 2020, the Planning & Zoning Commission held discussion on this item and voted to table it to allow continued discussion at their January 11th, 2021 regularly monthly meeting.
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, February 22nd, 2021 at 6PM.
11. Adjourn.