

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
APRIL 17TH, 2023 6:00 PM

1. Call to Order / Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Meeting held Monday, February 27, 2023.
3. Motion to approve the minutes from the Planning & Zoning Special Meeting Workshop 1 held Monday, April 10, 2023.
4. Motion to continue tabled items from the Planning & Zoning Special Meeting Workshop 1 held Monday, April 10, 2023; Article IV: General Regulations Sections 405-409.
5. Motion to adopt changes recommended for Article IV: General Regulations Sections 405-409 as discussed in tonight's meeting and advertise for Public Hearing on May 15, 2023 in conjunction with the Planning & Zoning Regular Meeting.
6. Scott Harris, owner of the property commonly known as 241 Gulf Dr., parcel #162Q-1-10-046.000, has made an application of a Conditional Use in order to construction an accessory structure over 500 sq. ft. and to build the structure before the primary structure. The proposed accessory structure will be 840 sq. ft. and will meet all minimum setbacks per Zoning Ordinance #349.
7. Michael Martin, owner of the property commonly known as 518 Fell Grass St., parcel #161D-0-02-096.000, has made an application for variances, a conditional use, and the temporary use of an RV during new construction. There is currently a non-conforming 1,200 sq. ft. accessory structure on the property. The applicant is requesting a 5' left side-yard variance for the pre-existing structure and for the proposed new primary structure in order to match the side-yard with the existing accessory structure. The non-conforming structure will also need a 5' rear-yard variance because it is 20' from the rear property line and not the required 25' due to the distance from the proposed primary structure. The applicant is also requesting a 5' variance on the right side-yard for the proposed open carport addition to the existing accessory structure for additional covered parking. This results in the request for a Conditional Use in order to have the total accessory structure to be 2,400 sq. ft. in size. The last request is to temporarily use an RV as occupancy during the new construction of the 1,050 sq. ft. primary residence.
8. Comments from Chair, Commissioners, & Staff
9. Public Comments to the Commissioners
10. Adjourn: AT _____ P.M.