

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
MAY 15TH, 2023 6:00 PM

1. Call to Order / Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Special Meeting held Monday, May 8, 2023.
3. The adoption of recommended amendments to the City of Waveland Zoning Ord. #349;
 - Section 401.4 Use will include new wording for temporary structures: “Temporary structures, including but not limited to shipping containers, storage containers, and the like, are prohibited as permanent residential dwelling but may be used as temporary storage during new construction of a permanent primary structure with a building permit.
 - Section 401.5 Approved Water Supply and Sewage Disposal for Building change the word “building” to permanent habitable dwelling. The new wording will be “It shall be unlawful to construct any permanent habitable dwelling or occupy any mobile home or manufactured home without water supply and sewer disposal...etc.”
 - Section 401.6: reference the definition of a “nuisance” in the description. The new wording will be “No nuisance as defined in Section 302.7, shall be allowed as a permitted, conditional, or non-conforming use.”
 - Section 401.8 Residential Planned Development Projects: Subsection C.2 “Wherever there is an abrupt change in use (i.e. residential to commercial), it is desirable that a buffer area of open space, protective planting, or solid fence be placed between the land uses which will protect each use from the undesirable effects of each other.
 - Section 404. Regulations for Auto Oriented Commercial Establishments: This type of business will only be allowed in the C-3 Highway Commercial District.
 - Section 701.8 Accessory Buildings (in R-1 Single Family Residential District): Increase the allowable sizes for accessory structures contingent upon the size of the lots. The sizes would be as follows:
 - 500 sq. ft. for all properties up to 8,500 sq. ft. in lot size,
 - 750 sq. ft. for properties 8,501 sq. ft. to 12,500 sq. ft. lot size,
 - 1,000 sq. ft. for properties 12,501 sq. ft. to 15,000 sq. ft.
 - 15,001 sq. ft. properties will be allowed up to 1,500 sq. ft. accessory structure.
 - Any request for accessory structure over 1,500 sq. ft. will be required to submit a Conditional Use request.
 - The implementation of a 3% sales tax on all Short-Term Rentals & Hotels/Motels within the City.

4. Scott Shaw, owner of the property commonly known as 207 Music St. parcel #162A-0-03-137.000, has made an application for a conditional use to construct an accessory structure over 500 square feet. The proposed accessory structure will be 900 square feet and will meet all setback requirements.
5. Chad Rhodes, owner of the property commonly known as 645 N. Beach Blvd, parcel #161B-2-01-127.000, has made an application for a conditional use to construct an accessory structure over 500 square feet. The proposed accessory structure will be 901 square feet and will meet all setback requirements.
6. Joel Lee, owner of the property commonly known as 9881 Hwy 603, parcel #138G-0-46-147.000, has made an application to rezone this property from R-1: Single Family Residential to C-3: Highway Commercial in order to continue the district use with his commercial property next door at 9919 Hwy 603.
7. Perry Nixon Jr, owner of the property commonly known as 712 Villere St, parcel #162G-0-03-265.000, has made an application for multiple variances in order to split the property into 3 new parcels. All 3 new parcels will need a frontage variance of 6.61 feet from the required 100 feet street frontage and 3,106 square feet variance from the required 12,000 square feet area.
8. Comments from Chair, Commissioners, & Staff
9. Public Comments to the Commissioners
10. Adjourn: AT _____ P.M.