**MINUTES**

**WAVELAND PLANNING & ZONING COMMISSION**

**REGULAR MEETING**

**OCTOBER 16, 2023**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, October 16, 2023 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Chairman Bryan Frater called the meeting to order at 6:00pm. Present at the meeting were Chairman Bryan Frater, Commissioners Dr. Barbara Coatney, David Cornfoot, Glen Romero, and Matt Touart. Also present was Zoning Official, Geri Bouchie, Building Official, Josh Hayes, a quorum was established.

**Garrett Garcia, owner of the property commonly known as 119 Lakeside Dr., parcel #161B-2-01-019.000, has made an application for a variance from the required street frontage in order to split a lot into 3 new lots. Each lot is requesting an eleven (11) feet variance in order to be 89 feet wide instead of the required 100 feet as stated in Zoning Ordinance #349. Each proposed lot will meet the required 12,000 square feet and will not need an additional variance.**

Chairman Frater called for Mr. Garcia to come forward and explain his request. Mr. Garcia came forward and explained his request and answered questions from the Commissioners. Commissioner Cornfoot asked if the swale on the North end of the lot would be an issue for the house. Mr. Garcia said that it would not be an issue, and proceeded to explain that street has varying street frontages.

Chairman Frater asked if there were any public comments. Karen Stewart, owner of 126 Bienville, likes Mr. Garcia’s builds, but asked, “if there are ordinances that lots be 100 feet, why are there varying frontages”? Chairman Frater explained that many lots were pre-platted many years ago, and that after Hurricane Katrina, ordinances have been adopted. Commissioner Cornfoot suggested that as a “baseline”, but it is common for exceptions on reasonable requests.

After all discussions, Chairman Frater called for a motion to accept the variance. Commissioner Touart moved to accept the variance. Commissioner Cornfoot seconded the motion.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion approved by

Ordinance #349.

**Henry Develle, owner of the property commonly known as 1055 Amar St., parcel #162F-1-04-114.000, has made an application for a Conditional use, in order to construct an accessory structure over 500 feet. The proposed accessory structure will be 1,600 square feet (40X40). The structure will be used as storage and workshop for the owner. The structure meets all setback requirements and does not need additional variances.**

Chairman Frater called for Mr. Develle to come forward to explain his request. Mr. Develle’s son, also Henry Develle, came forward in his stead. He explained about the size requested, drawn as a (30X40), but could request larger (40X40), by someone in Building & Zoning office. This is to consolidate his property; truck, boat, motorcycle, lawnmowers and craft workshop equipment. He also wanted the structure to hide a lift station. There was a brief discussion about lot size, location, about a possible change in Ordinance to follow. After all discussions were completed, a 1200 square foot (30X40) was agreed upon.

Chairman Frater called for a motion to be made. Commissioner Cornfoot moved, seconded by Commissioner Touart.

After a vote of NO from Commissioner Coatney with a vote of YES from Commissioner Cornfoot, Commissioner Romero and Commissioner Touart. Chairman Frater declared the motion passed.

Chairman Frater made a comment that this case and the previous case before will be heard at the Board of Mayor and Aldermen meeting on Wednesday, October 18, 2023 at 6:30pm in the Board Room

**Kim Boushie, owner of the property commonly known as 1932 Nicholson Ave., parcel #137N-0-35-020.000, has made an application for a variance in order to construct two duplexes on a property Zoned R-2: Single and Two Family Residential. The applicant is requesting a 7,688 square feet variance from the required 8.500 square feet per unit as stated in Ordinance #349. The 8,500 square feet requirement equals a total 34,000 square feet of lot area in order to construct 2 duplexes (4 units). The property is currently 26,312 square feet.**

Chairman Frater explained some background of the property. Chairman Frater called Mrs. Boushie to come forward and explain her case. Mrs. Boushie was not present for the meeting and no one came forward to comment on the application.

Building Official, Josh Hayes, made the comment that they are not requesting setbacks, just square footage. After some discussion, Chairman Frater called for a motion to approve tabling the discussion. Commissioner Coatney moved, seconded by Commissioner Touart.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion tabled.

**Bliss by the Bay, LLC, owner of the property commonly known as 106 S. Beach Blvd.,** parcel #161M-0-02-004.001, in combination with multiple properties in the rear between St. Joseph St. and Coleman Ave., has made an application for a Conditional Use in order for a Residential Planned Development Project. The applicant is requesting to build multiple structures with mixed residential and commercial uses. There will be eight buildings in total which will be constructed in five phases. The applicant is requesting a departure from the minimum lot dimensions, minimum area regulations, minimum build out and the maximum building area for residential buildings on St. Joseph St. as allowed in Section 401.8 of the Zoning Ordinance.

The applicant of Bliss by the Bay, LLC, Paul L. Tregre, III (Pepper) came forward and explained his request. He stated his background as a developer in New Orleans and is trying to get this approval for the property. Mr. Tregre then introduced Joe Mistich to explain further about the project.

Joe began introducing the project and how it will be completed in phases. The purpose of doing it in this manor is to see how the economics will effect the project after phase 1 and then continue other phases as the economy would allow. Joe gave explanation of the request with a power point on the tv in the conference room.

Althea Boudreaux, owner of 220 Coleman Avenue got up to ask for some clarification on the setbacks for the structures in this project. She also asked about the height of the structures. Joe explained the setbacks and proposed heights. Althea also had concerns about the project blocking a view of a proposed structure that she may build in the future. Joe said he would be glad to meet with her and go over any concerns she has about the project.

Commissioner Coatney explained that she lives on St. Joseph and had a question about the setbacks on St. Joseph Street. Joe explained that it will be around 20 ft. from the sidewalk so that cars parked in the driveway will not block the sidewalk. Commissioner Coatney then asked about if the cars coming out of the garage will be backing into the street. Joe explained that vehicles can pull forward through the garage and can pull through the other side. In the event a vehicle needs to back out of the garage there will be no line-of-sight issue because of the 20 ft. setback. Commissioner Coatney said she was just concerned with that and people parking on St. Joesph Street. Joe said thank you for the comment and will get back with her.

Commissioner Cornfoot explained that this a big project and it is not clear of everything that is going on. Commissioner Cornfoot explained that he loves the project, but there are so many unknowns. Joe explained that they are trying to present the site as it is and the uses as a planned project.

Commissioner Romero agreed that the project has a lot of unknowns. He thinks it’s a great project and needed on Coleman Avenue. Commissioner Romero thinks a preliminary meeting is needed. Commissioner Romero thinks that there is information missing. Commissioner Cornfoot explained that he is unclear on what we are approving, just the concept?

Malcom Jones got up and introduced himself as representing the developer. Mr. Jones said the problem is the City of Waveland’s ordinance doesn’t have a PUD procedure. So we have to follow a residential planned development procedure. He explained that this is an introductory period and if anything is against other regulations that they would have to come back to the board for approval before moving forward. Mr. Jones explained the requests that the developer is asking for more in depth.

Chairman Frater made a comment about the square footage requirements for the district. He explained that density is not an issue with this project. Mr. Jones agreed.

Mr. Jones said that the project must be completed in phases this way in order to meet minimum density requirements for the district. Mr. Jones explained to the board that this process of a planned development is to only approve the concept of the project. The developer must still go through all of the platting stages and all of the permitting process. Mr. Jones said that somebody will have to take the first step on Coleman toward development. Mr. Jones said that the developer is willing to put his money where his mouth is. Other people do a lot of talking but here we are many years after Katrina with nothing. His master plan is to bring in a mixed use development; 21 residential condo’s, commercial, food truck’s to interest name brand restaurants, and specialty/ retail stores. This will be done in phases as the neighborhood and economy allows, within a 3-5 year period. Hopefully as this progresses it will spur more growth.

Chairman Frater asked if there were any other comments and Althea Boudreaux came up and asked about where will parking be? Joe explained that it will be under the raised plaza and pool, on ground level. Some will be private, and some public and some off street parking. It will be coordinated with Building & Zoning and the Ordinance.

A question was brought up about the pools-will it be public? Not really, they will be for the residents and aesthetics for private/private and public/private use.

Mr. Jones explained that this is basically an Overlay District-a special district area with a special zone and special design criteria. Joe explained the only issue is a special sloped/pitch roof, but there will be nice sun shading and some to the owner’s liking.

Mr. Jones reiterated that tonight they are looking for approval on the Concept of:

Condo’s not to exceed 21, food trucks as a first retail level, restaurants as a second retail level, is a fit for what we want to see on Coleman? If so, we still have to come back with all of the city’s requirements. We have not asked for any variances on parking. We will have the actual footprint with setbacks, we would like a colonnade.

Commissioner Coats stated that she does not want to see anything like the situation in the Pass where the condos are right on the street without setbacks.

Comments from the public: Gerard Sonnier asked why do we need special zoning for this district? Mr. Jones explained that this is a Residential Planned Development that is allowed by right. This is a mixed-use project; we don’t have an ordinance for residential on top of commercial. Joe explained that they are getting conditional use and site plan approvals now so it doesn’t have to be piece milled.

Dean Cranmer, a local Realtor, states there is a big need for condos. Marsha Stewart, a Mollere Dr. resident, is very excited about the project.

Valerie Fitts, 116 St. Joseph Street resident, asks where will all of the water go when it rains? She is concerned that she will flood; however, Joe spoke with her and said that he will not be bringing in fill and will work with her site specific. She also asked where will all of the cars go if it floods? He explained that this is nuisance flooding that we all have to adapt to.

Chairman Frater asked for a motion to accept the “Concept” presentation. The deviations will come with the plans, no waivers or permissions were granted.

After a unanimous vote by all commissioners, the motion was passed.

**Chairman Frater began a discussion on the Recommended Amendments by the Board of Mayor and Aldermen at their workshops on August 7, 2023 as follows:**

Article VI:

Sections 601 Single Family Residential District R-1

602 Single and Two-Family Residential District R-2, and

603 Single, Two-Family, and Multi-Family Residential District R-3

Article VII:

Sections 701 Single-Family Residential District R-1

702 Single and Tw-Family Residential District R-2

703 Single, Two-Family, and Multi-Family Residential District R-3

716 Accessory Buildings, and

721 Minimum Lot Area for Residential Development by Zoning

Chairman Frater then called for a motion to approve said recommendations. Commissioner Cornfoot moved, seconded by Commissioner Touart to approve the recommendations to the Board of Mayor and Alderman.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion passed.

**ADJOURN**

**Adjourn Meeting at 7:53 p.m.**

After a unanimous vote of yes by all commissioners present to adjourn the meeting, Chairman Frater declared the motion passed and the meeting adjourned at 7:53 pm.

Respectfully submitted,

Geri Bouchie, Zoning Official