

NOTICED IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE WAVELAND PLANNING AND ZONING COMMISSION TO CONDUCT A PUBLIC HEARING ON MONDAY, FEBRUARY 12TH, 2024 AT 6:00 P.M. THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE FOLLOWING ITEMS:

Recommended Changes From the Zoning Official

1. Minimum square footage requirement for duplexes: decrease from 8,500 square feet per unit to 7,500 square feet per unit. The minimum square footage for a SFR lot has been changed to 10,000 square feet. In order to have a secondary living space (guest house, pool house, mother-in-law cottage, etc.) there is a requirement for an extra 4,000 square feet of property. This makes 14,000 square feet minimum. For a duplex, make the minimum square footage 15,000 square feet.
2. Minimum square footage requirement for multi-family dwelling units (R-3): Increase from 7,000 to 7,500 square feet per unit. Match the new square footage for duplexes and make all structures with multiple living units (anything other than Single-family) have a minimum requirement of 7,500 square feet per unit.
3. Change the zoning application fees:
 - a. Variances: Increase from \$75.00 to \$100.00 (cost of mailings and time)
 - b. Conditional Uses: Include a fee of \$200.00 (cost of mailings, which are much more than variances, and time). *Currently no fee for this application.*
 - c. Zoning Changes: Increase from \$140.00 to \$250.00 (cost of mailings, which are the same as conditional uses, time, and a possible new zoning district map showing the change.)
 - d. New or Re-Subdivision: Include a fee of \$200.00 plus \$10.00 per new lot created. (Only for lot splits to create more than 3 new conforming lots.) *Currently no fee for this application.*
 - e. Temporary RV during new construction: No longer require to go before Planning and Zoning. Building department can regulate with inspections. Cost is \$150.00 permit fee. If an RV was placed on a property without a permit (RE: Code Enforcement Cases), then the applicant would need to go before Planning and Zoning then the Board of Mayor and Aldermen for approval. If that happens, there would be an extra zoning application fee of \$200.00 (cost of mailings, which would be the same as a conditional use, and time). *Currently no zoning fee for this application. \$100 permit fee applicable after the Board of Mayor and Aldermen approve the request.*

Note: Meetings of the Waveland Planning and Zoning Commission are held in person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39576.

IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT GERI BOUCHIE, ZONING OFFICIAL, AT (228)466-2549 OR GBOUCHIE@WAVELAND-MS.GOV. ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, FEBRUARY 8, 2024 BY 12:00 p.m. CST.