

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
APRIL 29, 2024 6:00 PM

1. Call to Order/ Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Regular Meeting held Monday, March, 25, 2024 at 6:00 PM.
3. PATRICK & ROCHELL MICHELL, THE OWNERS OF THE PROPERTY COMMONLY KNOWN AS 212 JEFF DAVIS, PARCEL 161D-0-0-2-147.000, HAVE APPLIED FOR A CONDITONAL USE FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE THAT CONTAINS MORE THAN NINE HUNDRED (900) SQUARE FEET.
4. Open Discussion of the Zoning Ordinance
5. Comments from Chair, Commissioners, & Staff
6. Public comments to the Commission
7. Adjourn: AT _____ P.M.

MEMORANDUM

4/25/24

Planning & Zoning Commission

Re: 212 Jeff Davis Avenue

Parcel # 161D-0-02-147.000

Patrick and Rochell Michell are requesting authorization to construct a 1000 square foot accessory structure (pool house) on their property at 212 Jeff Davis Avenue. The allowable size of an accessory structure is 900 square feet by right. This request is allowed as a conditional use as per Section 601.2 of the City of Waveland Zoning Ordinance.

Findings:

- * The property is zoned R-1.
- * All adjacent properties are zoned R-1 and used in residential capacities.
- * The proposed structure complies with all setback requirements.
- * The total lot area is approx. 42500 square feet.
- * The lot coverage does not exceed 45%.
- * The structure is located entirely in the rear yard.
- * The pool house is incidental and subordinate to the primary use of the property.
- * The structure may not exceed 15' in height from the adjacent finished grade to the highest roof ridge as per Section 701.9 B (1) of the City of Waveland Zoning Ordinance.

Opinion:

The requested structure will not increase traffic hazards or congestion. Any increase in fire hazard will be very marginal. The requested building and use is subordinate to residential uses, therefore no adverse effect to the neighborhood or the general welfare of the City of Waveland is presented. No adverse effects are anticipated to public utilities and community facilities.

Staff Recommendation:

Approval of request with condition that the structure comply with height restriction of 15'.

Chris Carter CBO, MCP

Item #3

PATRICK AND ROCHELLE MICHELL

212 Jeff Davis Ave

Conditional use to Build a Pool House in the Rear Yard of
the property

The construction of the Pool House Contains more than
Nine Hundred Square Feet that is allowed.



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Conditional Use

302.16 Conditional Use: A conditional use is a use that would not be appropriate generally or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

Name of Applicant: PATRICK & ROCHELLE MICHELL Date of Application: 3/7/2024
Phone#: 985-696-1958 E-mail (optional): _____
Property Physical Address(s) or Parcel #(s): 212 JEFF DAVIS AVE. / 161D-0-02-147.000
Mailing Address (if different): 212 JEFF DAVIS AVE, WAVELAND, MS 39576
Current Zoning District: R-1 Flood Zone: X
Conditional Use Request: THE CONSTRUCTION OF A POOL HOUSE IN THE REAR YARD.

(Note: To submit a Conditional Use Application you must provide proof of current ownership or a document from the current owner granting you permission to seek a Conditional Use (specific to use) for this property.)

906.3 Conditional Uses: Subject to the provisions of Sections 901 and 902 of this Article, the Planning and Zoning Commission shall set a hearing and make a recommendation to the Board of Mayor and Aldermen to grant a conditional use for the uses enumerated as conditional uses in any district as herein qualified and may impose appropriate conditions and safeguards including a specified period of time for the use to protect property and property values in the neighborhood.

Applications for conditional use for uses authorized by this Ordinance shall be made to the Planning and Zoning Commission. A public hearing shall be held, after giving at least fifteen (15) days' notice of the hearing in an official paper specifying the time and place for said hearing. The application shall be specified by the governing authority. The Planning and Zoning Commission will investigate all aspects of the application giving particular regard to whether such use will:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the city.
5. Overtax public utilities or community facilities.

6. Be in conflict with the Comprehensive Plan.

If the findings by the Planning and Zoning Commission relative to the above subjects are that the City would benefit from the proposed use and the surrounding area would not be adversely affected, then the Commission may recommend the project for approval to the Board of Mayor and Aldermen.

B. Any proposed conditional use shall otherwise comply with all regulations set forth in this Zoning Ordinance for the district in which such use is located.

Please provide a letter providing as much detail as possible regarding the proposed Conditional Use, including but not limited to description of purpose of the conditional Use. Please review the above items regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter).

Applicant Signature: Rochelle Mitchell

Date: 3-7-24

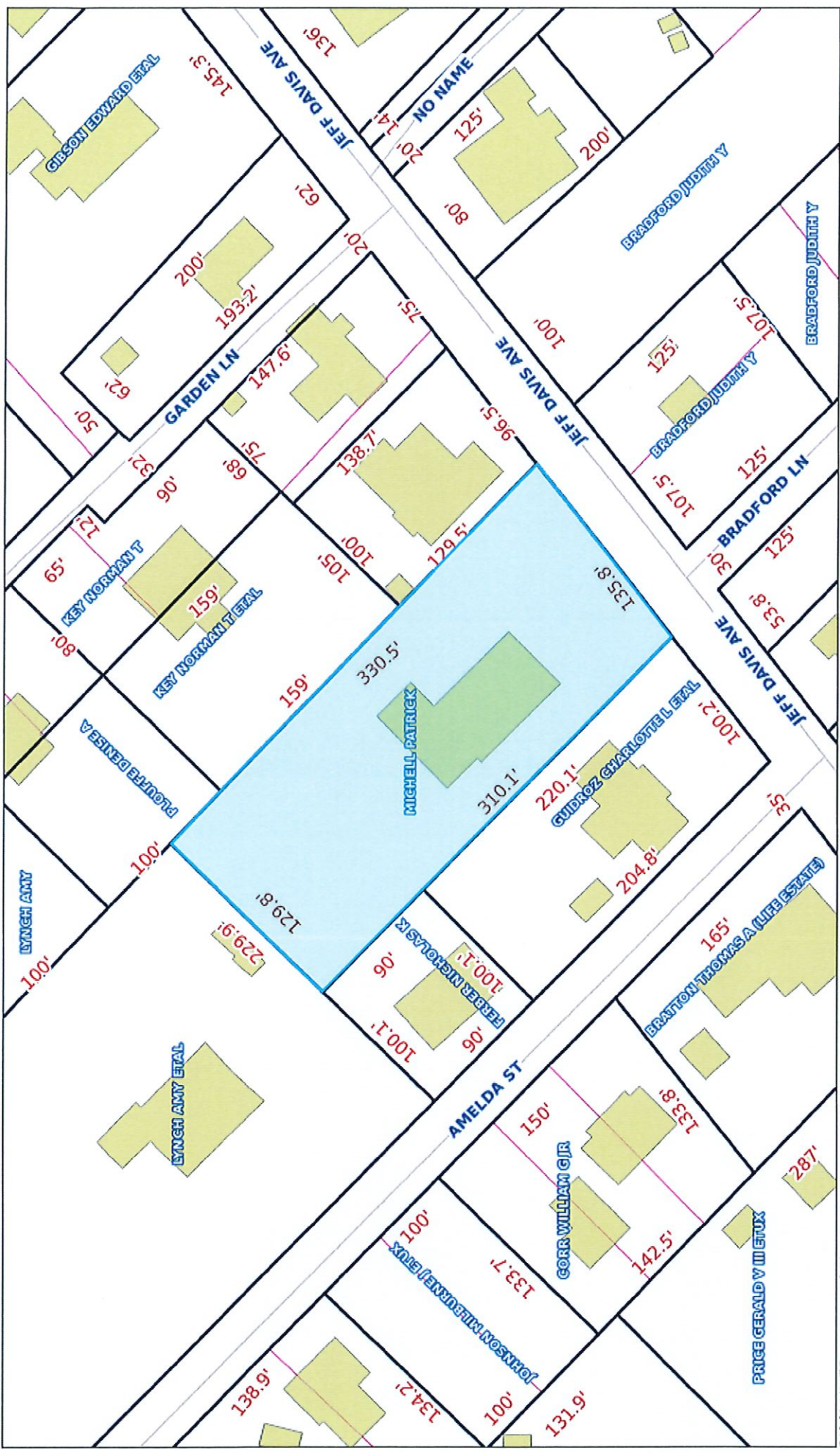
Zoning Official Sign-Off: _____

Date: _____

If you have any questions regarding submitting your application please contact:

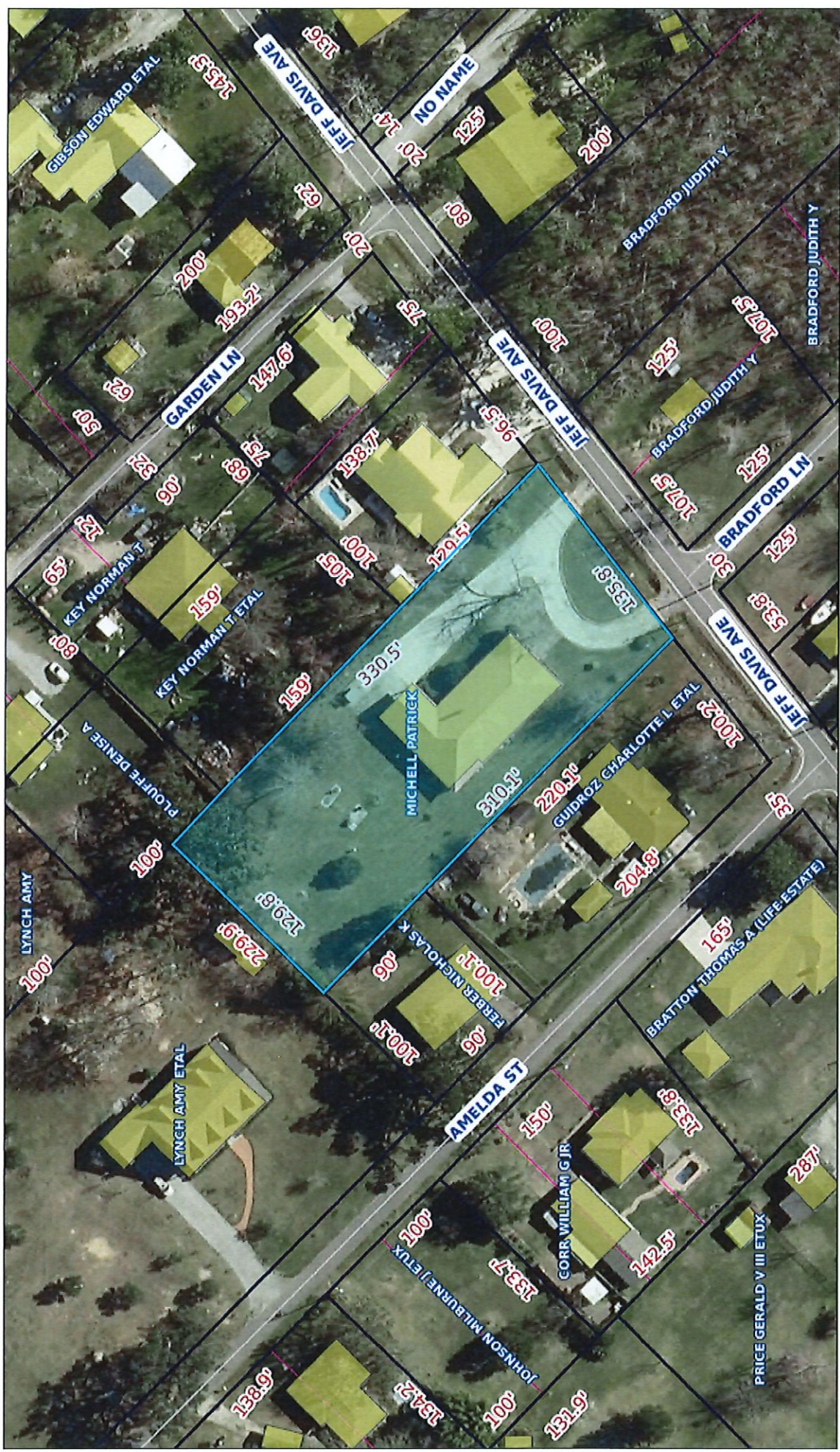
Geri Bouchie
Zoning Department
(228) 466-2549
gbouchie@waveland-ms.gov

Geoportat Map

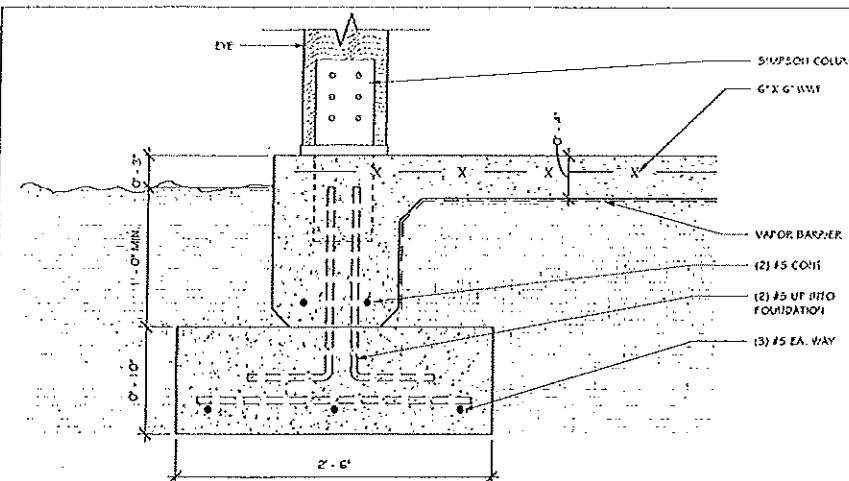


DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

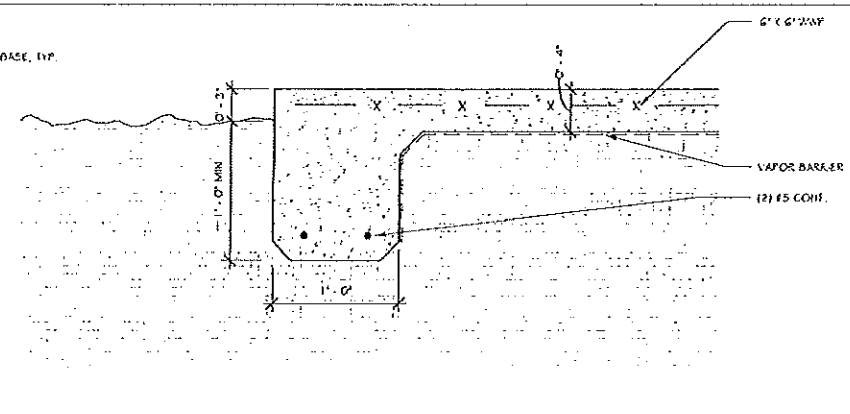
Geoportal Map



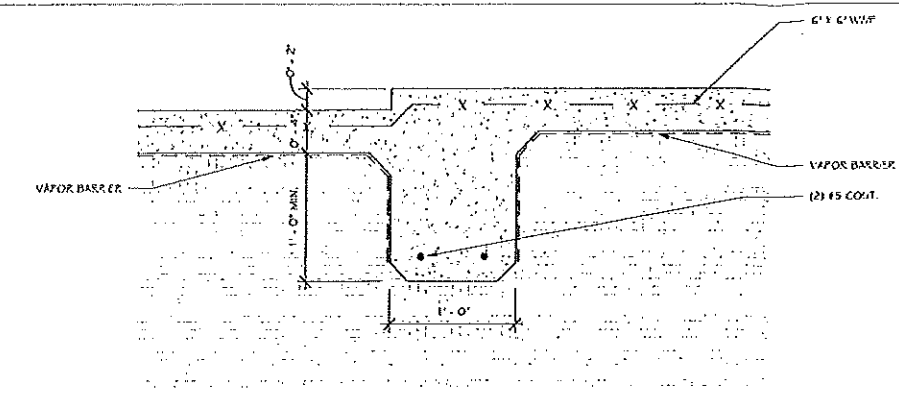
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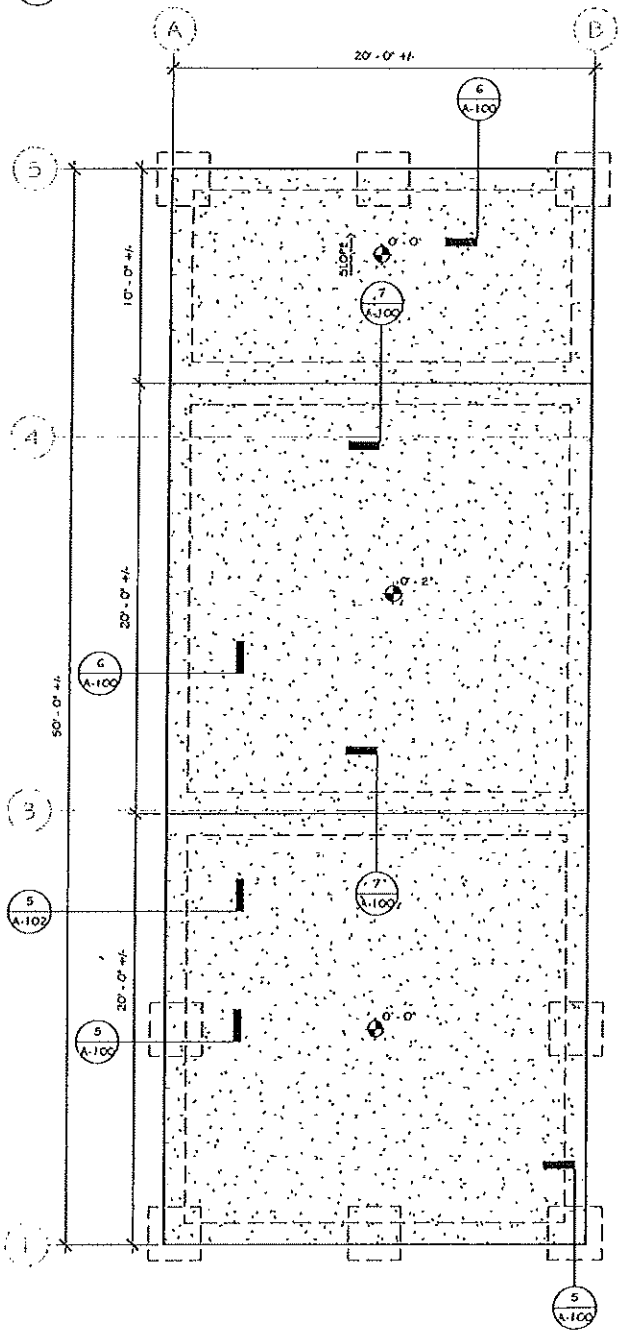
5 FOUNDATION DETAIL 1
A-100 1 1/2" = 1'-0"



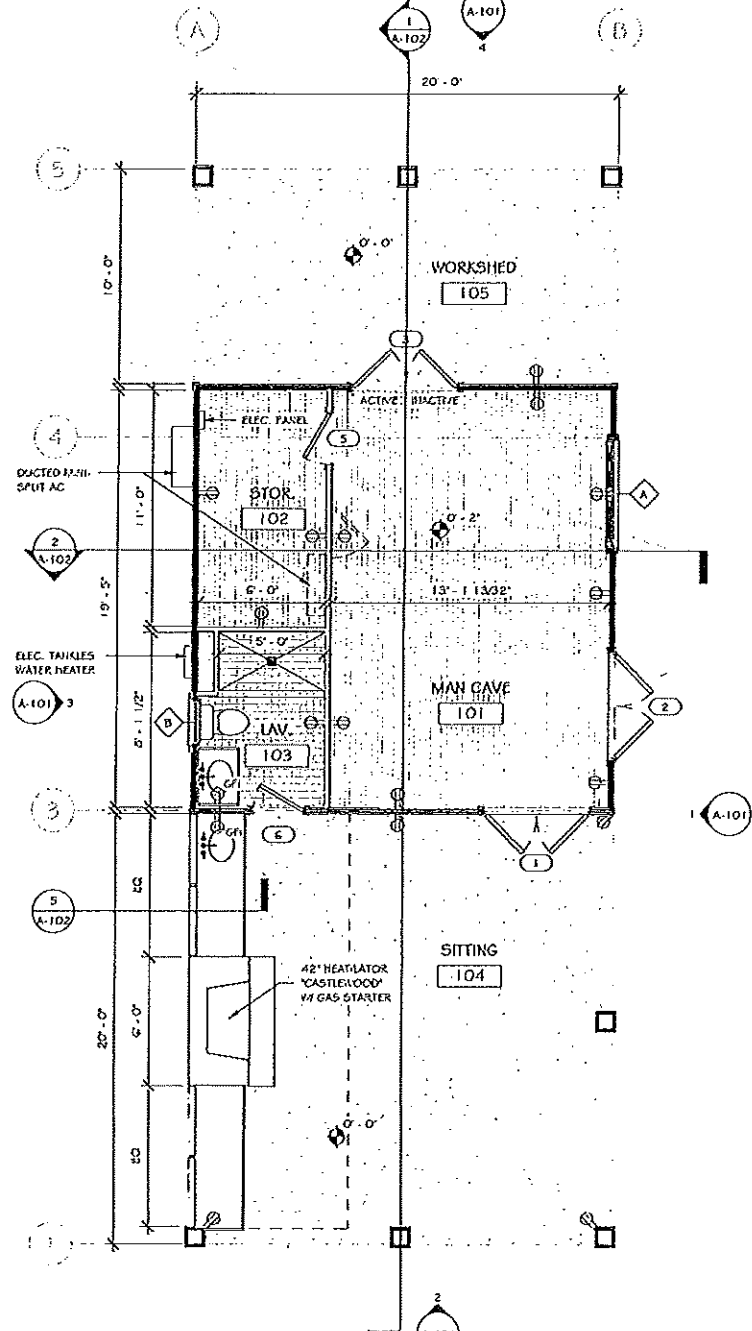
6 FOUNDATION DETAIL 2
A-100 1 1/2" = 1'-0"



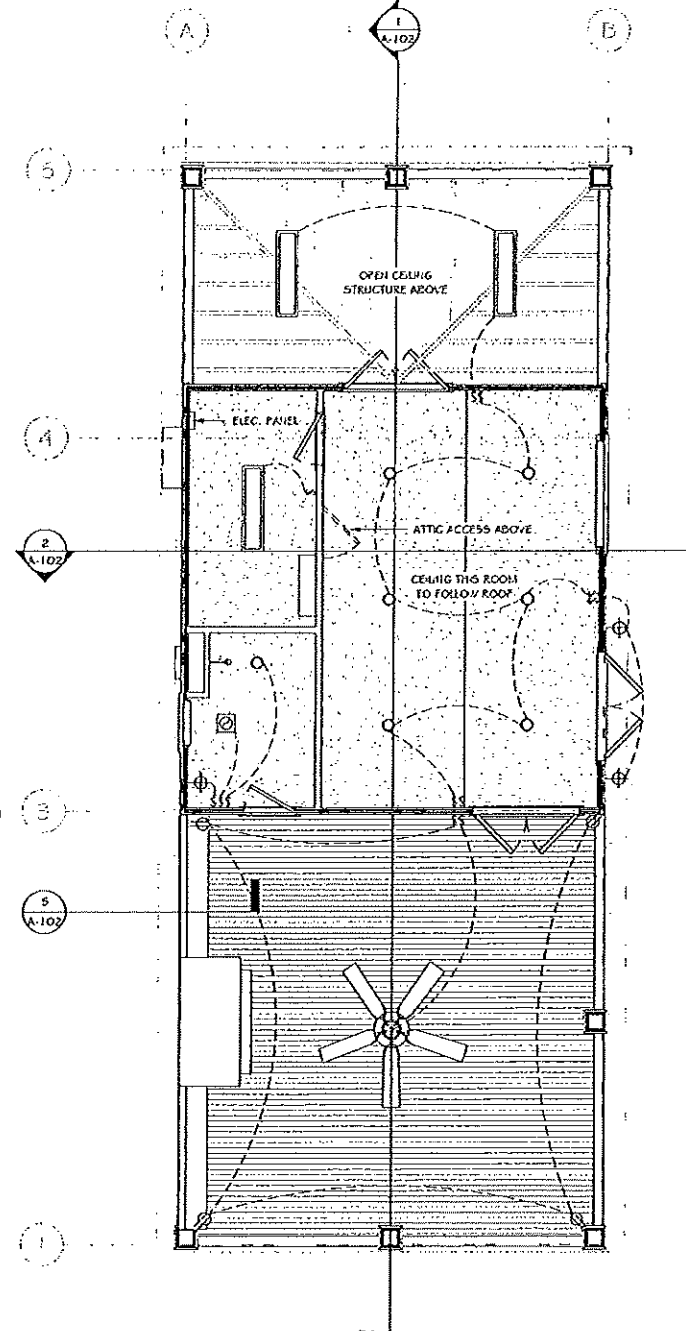
7 FOUNDATION DETAIL 3
A-100 1 1/2" = 1'-0"



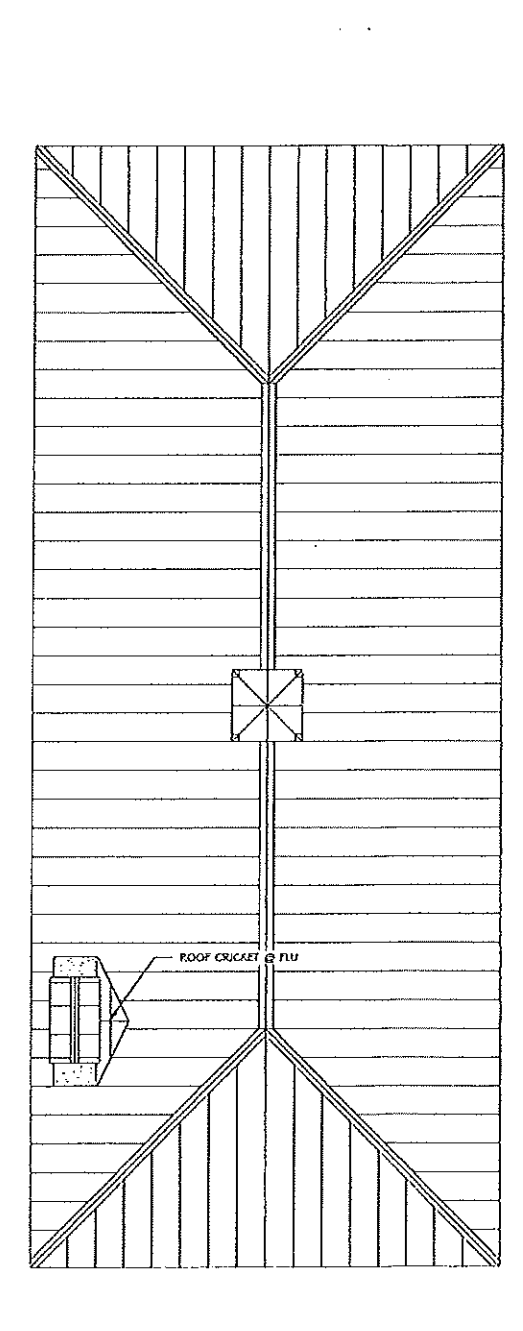
2 FOUNDATION PLAN
A-100 1/4" = 1'-0"



1 FLOOR PLAN/POWER PLAN
A-100 1/4" = 1'-0"



3 REFLECTED CEILING PLAN
A-100 1/4" = 1'-0"



4 ROOF PLAN
A-100 1/4" = 1'-0"

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD



PROPOSED DESIGN FOR THE
MICHELL - BOULET POOL HOUSE
212 JEFF DAVIS AVENUE, WAVELAND, MS 39520

PROJECT NO.	N/A
CONTRACT DATE	N/A
PLOT DATE	AUG 1, 2023
DRAWN BY	D/W
CHECKED BY	EHW

ALL REVISIONS, AMENDMENTS, NOTES, AND REVISIONS SHALL BE MADE BY AND ALL THE PERMITS OF EDWARD H. WIKOFF, ARCHITECT, AND THE REGISTERED ARCHITECT, NO. 14545, STATE OF MARYLAND, SHALL BE OBTAINED BY THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL ADDRESS ANY VIOLATIONS OF ANY APPLICABLE CODES OR REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL ADDRESS ANY VIOLATIONS OF ANY APPLICABLE CODES OR REGULATIONS.

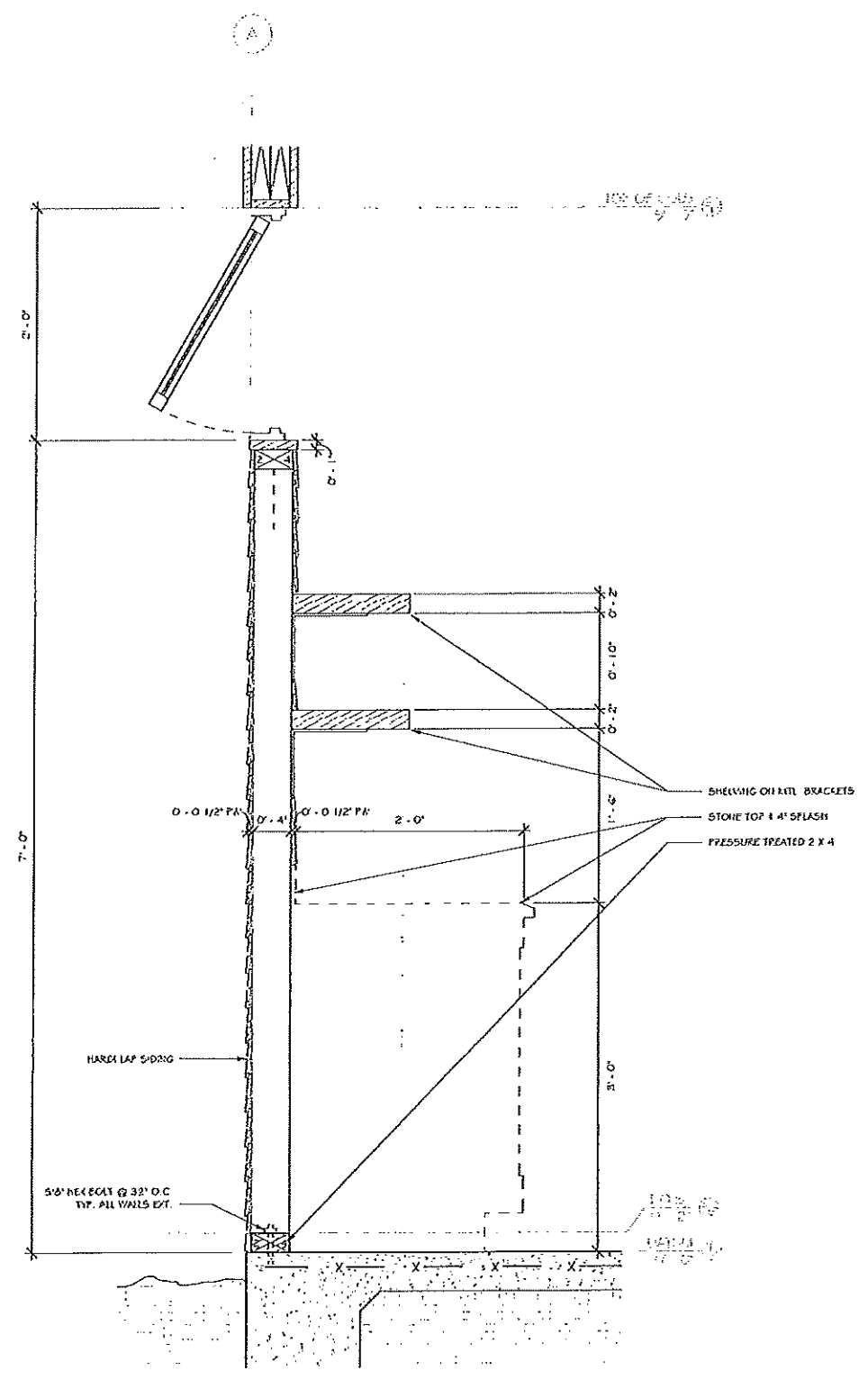
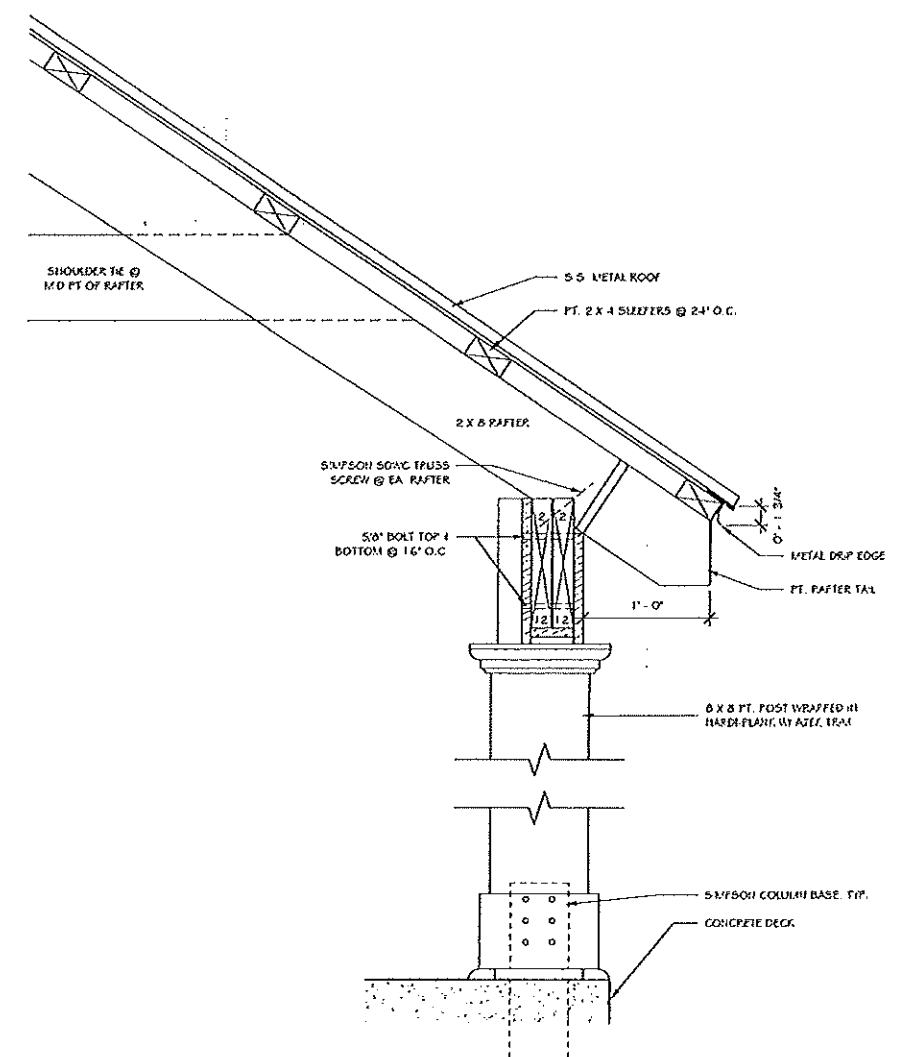
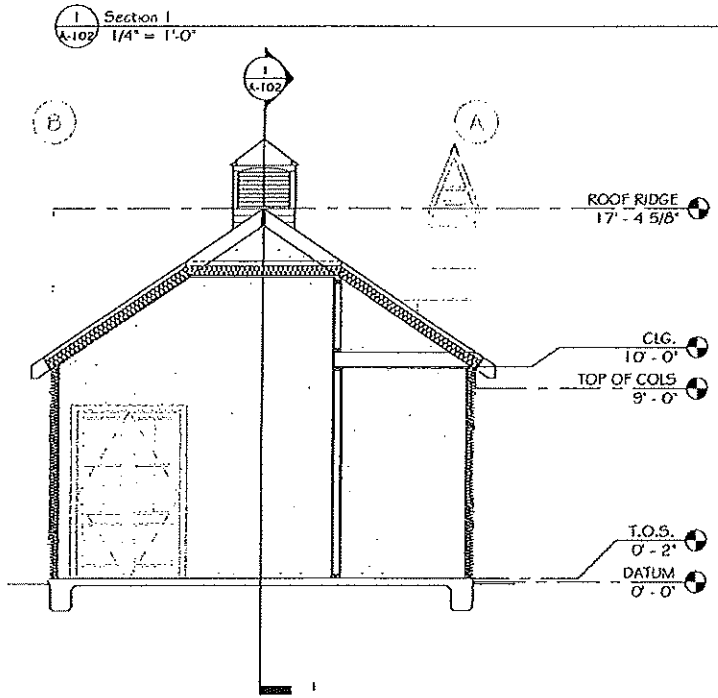
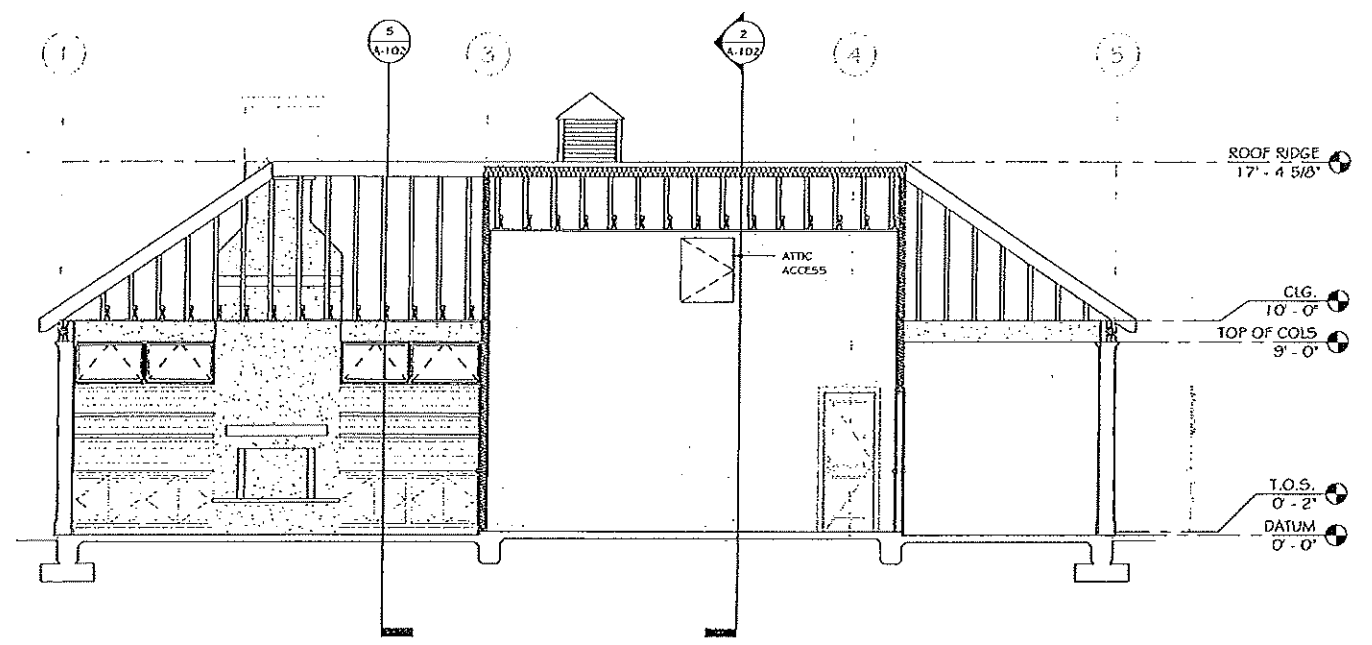
SHEET TITLE
FLOOR PLANS
SHEET NO.

A-100



PROPOSED DESIGN FOR THE
MICHELL - BOULET POOL HOUSE
 212 BEFF DAVIS AVENUE, WARELAND, MS 39220

PROJECT NO.	N/A
CONTRACT DATE	N/A
PLOT DATE	AUG 1, 2023
DRAWN BY	DW
CHECKED BY	EHW
SHEET TITLE	SECTIONS & DETAILS
SHEET NO.	A-102

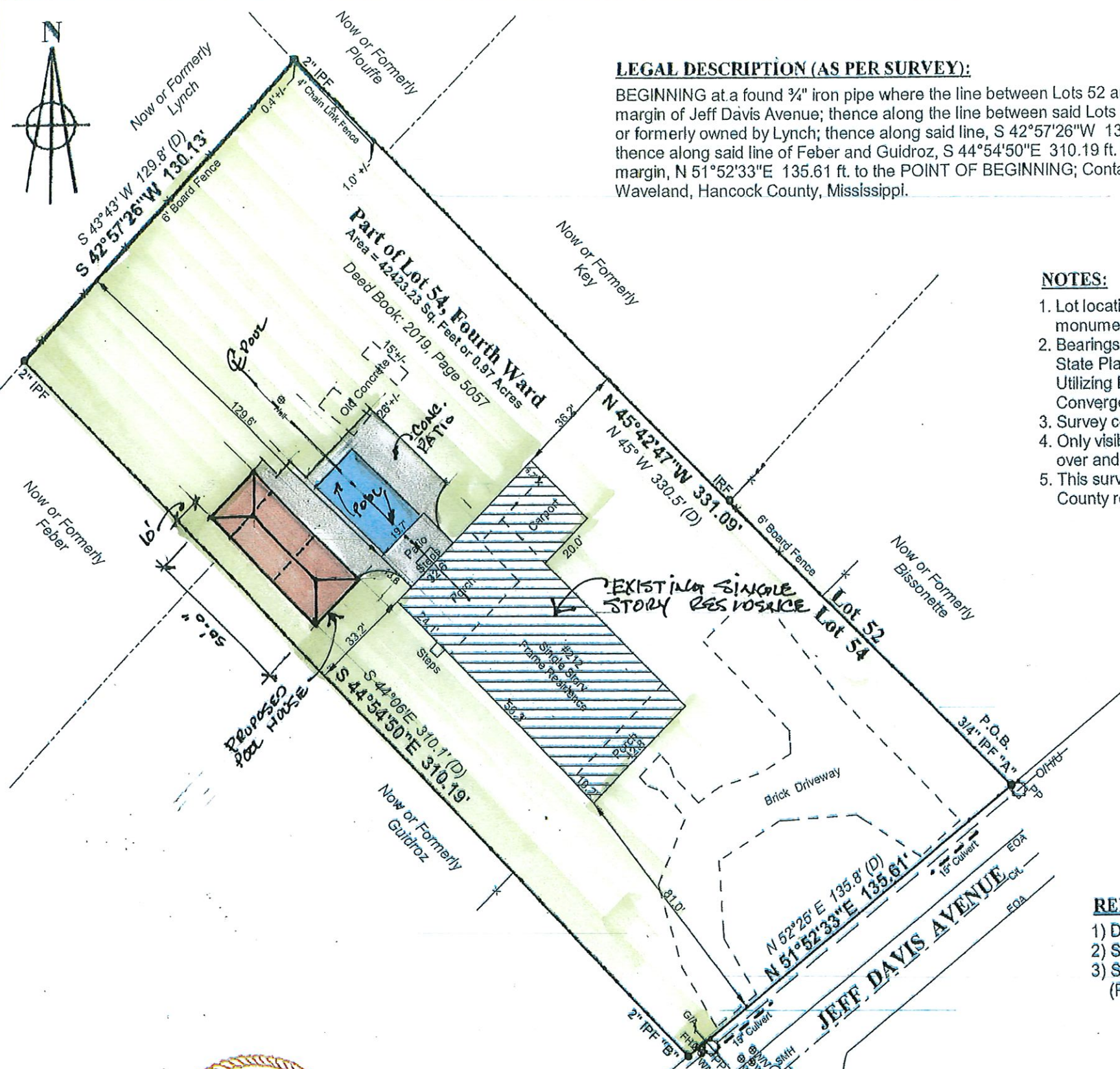


DATE	COMMENTS	BY	APVD



LEGAL DESCRIPTION (AS PER SURVEY):

BEGINNING at a found 3/4" iron pipe where the line between Lots 52 and 54, Fourth Ward, Town of Waveland, Hancock County, Mississippi intersects the northwesterly margin of Jeff Davis Avenue; thence along the line between said Lots 52 and 54, N 45°42'47"W 331.09 ft. to a found 2" iron pipe on the southeasterly line of land now or formerly owned by Lynch; thence along said line, S 42°57'26"W 130.13 ft. to a found 2" iron pipe on the northeasterly line of land now or formerly owned by Feber; thence along said line of Feber and Guidroz, S 44°54'50"E 310.19 ft. to a found 2" iron pipe on the said northwesterly margin of Jeff Davis Avenue; thence along said margin, N 51°52'33"E 135.61 ft. to the POINT OF BEGINNING; Containing 42423.23 square feet or 0.97 acres, more or less, being part of Lot 54, Fourth Ward, Town of Waveland, Hancock County, Mississippi.



NOTES:

1. Lot location & orientation are based on recorded data and monumentation found available.
2. Bearings reference: Grid, Geoid G-2018 U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 16' 22" & Combination Factor = 0.999983357
3. Survey considered a Class "B" survey.
4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.

LEGEND:

- IRF = 1/2" Iron Rod Found
- IPF = Iron Pipe Found
- IRS = 1/2" Iron Rod Set
- IFP = Iron Fence Post
- TPF = "T" Post Found
- IBF = Iron Bar Found
- AIF = Angle Iron Found
- C = Capped
- WFP = Wood Fence Post
- MNF = Magnetic Nail Found
- MNS = Magnetic Nail Set
- Ref. = Reference
- R/W = Right-Of-Way
- O/H/U = Overhead Utilities
- PP = Power Pole
- LP = Light Pole
- P.O.B. = Point of Beginning
- G/A = Guy Anchor
- TBM = Temporary Bench Mark
- W/V = Water Valve
- FH = Fire Hydrant
- SMH = Sewer Man Hole
- C/L = Centerline
- EOA = Edge of Asphalt
- (P) = Plat of Record
- (D) = Deed of Record
- (R) = Record

Point	Grid Coordinates	
	Northing	Easting
"A"	288070.70	813620.86
"B"	287986.98	813514.18

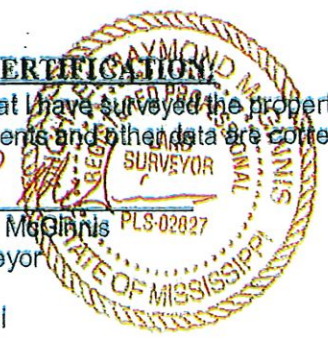
REFERENCES:

- 1) Deed Book: 2019 Page: 5057
- 2) Survey by J. Haas dated, 08/09/1965 (Part of Lot 54)
- 3) Survey by James J. Chiniche, P.A., Inc. dated, 01/27/2021 (Part of Lot 52 & 54) #2020-426

SURVEYOR'S CERTIFICATION

This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

Michael R. McPhis
 Michael Raymond McPhis
 Professional Surveyor
 P.L.S. - #02827
 State of Mississippi



Date 6/17/2021

Rev. # 3 Date:
Rev. # 2 Date:
Rev. # 1 Date:
Date: 06/03/2021
Scale: 1" = 40'
Drawn by: dmr
Dwg. #: 179-21\179-21P



OFFICE - (228) 467-6755
 EMAIL - jason@jic-eng.com
 WEBSITE - www.jic-eng.com
 407 Hwy 90,
 BAY ST. LOUIS, MS 39530

PLAT OF SURVEY OF
 Part of Lot 54, Fourth Ward,
 Town of Waveland,
 Hancock County, Mississippi.