

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
AGENDA  
SEPTEMBER 19TH, 2022 6:00 PM

1. Call to Order / Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Meeting held August 15, 2022.
3. John Newman, Representative for Coast Canna-ZenLabs LLC, has made an application for Conditional Use to have a Medical Cannabis Processing/Extracting Facility at the property commonly known as 118 Auderer Blvd, parcel #138P-0-33-250.001 (Jared Riecke – Current Owner). This will be the same location that the Cultivation Facility will be operated. The property is in the C-3 Highway Commercial Zoning District.
4. Frederick Harris, owner of the property commonly known as 209 Piney Ridge Rd, parcel #162Q-1-10-016.000, has made an application for a Conditional Use for an Accessory Structure over 500 sq ft and an application for a three (3) foot Variance for the structure to be placed seven (7) feet from the right side-yard property line in order to utilize the existing driveway. The proposed accessory structure will be 720 sq ft.
5. John Komidor, owner of the property commonly known as 102 Seabrook Dr, parcel # 161B-2-01-019.001, has made an application for a Conditional Use for an Accessory Structure over 500 sq ft and an application for a five (5) foot Variance for the structure to be placed five (5) feet from the left side-yard property line. The proposed accessory structure will be 936 sq ft.
6. Glennis Neil Jr., owner of the property commonly known as 204 St. Joseph St, parcel #161E-0-02-214.000, has made an application for a Conditional Use in order to put two (2) more vacation cottages on his property which is allowed, by right, to have three (3) which are currently being built. This property is located in the CO-2 Coleman Open Zoning District.
7. Toby Scelson, owner of the property commonly known as 222 Sandy St., parcel #162J-0-10-211.000, has made an application for the Temporary Use of an RV during New Construction. The RV will be used as temporary occupancy while the primary dwelling is being constructed. Approval will allow the RV to be occupied for 180 days for these purposes.
8. Jason & Melissa West, owners of the property commonly known as 804 Combel St, parcel #162A-0-03-074.000, have made an application for a Conditional Use for an Accessory Structure over 500 sq ft. This structure will be placed on their property behind the primary structure, parcel #162A-0-03-090.000. The use of the structure will be storage.
9. Comments from Chair, Commissioners, & Staff
10. Public Comments to the Commissioners
11. Adjourn: AT \_\_\_\_\_ P.M.

**MINUTES**  
**WAVELAND PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**AUGUST 15, 2022**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, August 15, 2022 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Chairman Jim Meggett called the meeting to order at 6:02pm. Present at the meeting were Chairman Jim Meggett, Commissioners Mike Adams, Clarence Harris, Bryan Frater, and Charlotte Watson, and Zoning Manager Jeanne Conrad. City Attorney Malcolm Jones was not present.

Chairman Jim Meggett asked for a motion to approve the minutes from the Planning & Zoning Regular Meeting held on Monday, July 13, 2022. Commissioner Adams moved, seconded by Commissioner Frater to approve the minutes.

After a vote of yea from commissioners Adams, Harris, and Frater, Commissioner Watson abstained because she was not present, Chairman Meggett declared the motion passed.

Scott Harris, owner of the property commonly known as 241 Gulf Dr., parcel #162Q-1-10-046.000, Lots 58, 59, N1/2 OF 60 Gulf Gardens Subd. S-7-145, is requesting two variances; a variance from the required lot width and square footage for a lot split. The variance is to create two lots with 75' widths and 9,000 square feet of lot area in order to build two new homes.

Chairman Jim Meggett asked if the applicant was present or if anyone was there to speak on the request. No one came forward. Chairman Meggett and the commissioners decided to push this case to the end of the meeting in order to give time for someone to arrive if they were running late.

Chairman Meggett called for a motion to move item 3 to item 6. Commissioner Harris moved, seconded by Commissioner Watson to move item 3 to item 6.

After a unanimous vote by all commissioners present, Chairman Jim Meggett declared the motion passed.

Joseph Ledet Jr., owner of the property commonly known as 136 Seabrook Dr., parcel #161B-2-01-019.017, Lakewood Sub Sec 2 LOT 28, is requesting a side yard variance of 10' from the required 15' side yard setback. The variance is needed in order to place a new shed closer to the property line.

The applicant came forward to explain his request and answer questions from the Commissioners. Mr. Ledet stated that the size of the building will decrease from the application size. It will be 10x20 instead of the original 12x20 shed in order to fit 5' from the property line.

After all discussions between the applicant and the Commissioners, Chairman Meggett called for a motion to approve the variance request. Commissioner Frater moved, seconded by Commissioner Harris to approve the side-yard variance request as written.

After a unanimous vote by all commissioners present in favor of the motion, Chairman Jim Meggett declared the application meets all conditions and criteria set forth in the zoning ordinance section 906.1 (referenced with item number 6) and the motion passed.

Sid Lambert along with Gerard Becker and Eileen Werne, owners of parcel #137N-0-35-020.000, Lots 1-5, 16-18 BLK 131 Bay St. Louis Land & Impr Co Subd, are requesting a zoning change from R-1, Single-Family Residential, to R-2, Single- and Two-Family Residential, or R-3, Single-, Two-, and Multi-Family Residential.

Mr. Lambert came forward to explain his request as the representative for all applicants and answer questions from the Commissioners. Mr. Lambert stated that he and his siblings would prefer changing their parcel from R-1 to R-3. He stated that the applicants would like to sell the property but every inquiry has been for a multi-family use. Mr. Lambert also stated that the property has highway commercial as well as multi-family zoning districts in close proximity. Mr. Lambert also stated that based on the square footage of the parcel, a maximum of 3 units would be able to be built in compliance with Zoning Ord. 349 requirements.

Once all questions and discussions, Chairman Meggett called for a motion to approve the zoning change request to R-3. Commissioner Frater moved, seconded by Commissioner Watson to approve the zoning change from R-1 to R-3.

After a unanimous vote by all commissioners present in favor of the motion, Chairman Jim Meggett declared the motion passed.

Patty Goodwin, owner of parcel #162J-0-10-145.000, Lots 1-6 Pine Ridge Park S/D, is requesting a re-subdivision in order to create five lots; three lots will be reverted back to the original size for the existing subdivision. A variance from the required square footage for a lot split is being requested for two lots which will be created from three lots; one and a half lots for each. The two new lots will have less than the required 12,000 square foot lot area minimum but will have the required 100' of street frontage.

Ms. Goodwin came forward to explain her request to put 3 of the 6 lots back to their original state but that because of the drainage ditch that the city installed, lot 2 cannot be built on and she would like to split that lot in order to add half to lot 1 and half to lot 3. Since this will be different than their original state, the variance request is required for the square footage of the new lots.

After discussions between the applicant and the Commissioners, Chairman Jim Meggett called for a motion to approve the variance request. Commissioner Harris moved, seconded by Commissioner Watson to approve the variance as written.

After a vote of yes by commissioners Adams, Harris, & Watson, with Commissioner Frater sustaining, Chairman Jim Meggett declared the application meets all conditions and criteria set forth in the zoning ordinance section 906.1 and the motion passed.

Chairman Jim Meggett reread the request for Scott Harris, owner of the property commonly known as 241 Gulf Dr. Chairman Meggett asked if anyone had arrived to speak on behalf of the application. No one came forward. The Commissioners decided to go forward with the discussion for the request.

After all discussions by the commissioners, Chairman Jim Meggett called for a motion to approve the 2 variance requests as written. Commissioner Adams made a motion, seconded by Commissioner Frater to approve the variance requests for the proposed lot split.

After a unanimous vote by all commissioners present in favor of the motion, Chairman Jim Meggett declared the application meets all conditions and criteria set forth in the zoning ordinance section 906.1 and the motion passed.

Chairman Jim Meggett asked if there was anything that the Commissioners would like to discuss or make a comment. None of the Commissioners had any comments so Chairman Meggett said he had a few things he would like the Commissioners to consider.

Chairman Meggett opened a discussion about the possibility of asking the Board of Mayor and Aldermen to make an amendment to the new protected tree ordinance to accept payments for replanting fees for those applicants that get approved to remove protected trees. This would be an alternative to donating trees to be replanted throughout the City. The cost of replanting a live oak or magnolia tree is \$250.00 which the applicant can pay the Building Department for each tree that would be required to be planted for the removal of a protected tree.

Chairman Meggett opened a discussion about the possibility of asking the Board of Mayor and Aldermen to make two amendments to the Zoning Ord. #349. The first amendment is to put a limit on how close uncovered stair can be from the front property line. The amendment would suggest a regulation on uncovered stairs as entry to a house not being able to be closer than 15' from the front property line and no closer than 5' from the side property lines. The other amendment would be to add an application fee for Conditional Use applications as there is no fee required in Zoning Ord. #349.

Chairman Jim Meggett called for anyone who would like to address the commission. No one came forward for additional public comments.

Chairman Jim Meggett asked for a motion to adjourn the meeting. Commissioner Adams moved, seconded by Commissioner Frater to adjourn the meeting.

After a unanimous vote by all commissioners present to adjourn the meeting, Chairman Jim Meggett declared the motion passed and the meeting adjourned at 7:13 pm.

Respectfully submitted,

Jeanne Conrad, Zoning Manager



## **Item #3**

**Jared Riecke (Current Owner)**

**John Newman (Applicant)**

**118 Auderer Blvd.**

### **Conditional Use**

**John Newman, Representative for Coast Canna-ZenLabs LLC, has made an application for Conditional Use to have a Medical Cannabis Processing/Extracting Facility at the property commonly known as 118 Auderer Blvd.**



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: Coast Canna-Zenlabs LLC Date of Application: 7/13/2022

Phone#: [REDACTED] E-mail (optional): [REDACTED]

Property Physical Address(s) or Parcel #(s) 118 Auderer Blvd., Waveland, MS 39576

Current Zoning of Property and Proposed Conditional Use: C-3 Commercial - Med. Cannabis Processing Center

(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: John P. Newman - JOHN P. NEWMAN

Date: 7/13/2022

Zoning Official Sign-Off: [Signature]

Date: 9/6/22





## COAST CANNA - EXECUTIVE SUMMARY/BUSINESS PLAN – PROCESSING MISSISSIPPI MEDICAL CANNABIS PROJECT

- PROJECT:** Medical Cannabis Extraction/Processing/Kitchen Facility attached to proposed Cultivation facility
- LOCATION:** 118 Auderer Boulevard, Waveland, MS 39576 (within ¼ mile of our proposed Dispensary)
- DESCRIPTION:** 25,000 s.f. Warehouse building with 5,000 s.f. roughly finished out in the front 20% (to build out extraction, processing & kitchen), leaving 20,000 s.f. in open warehouse for Cultivation
- PROPOSAL:** 1) **PROCESSING FACILITY:** Convert existing, roughly finished front 5,000 s.f. to Commercial Kitchen, Extraction, Processing & Fulfillment Center. **Conditional Use Permit required, & requested**
- 2) **CULTIVATION:** Convert a minimum of 5,000 s.f. in the front portion of the open warehouse (adjoining the Processing area). **Conditional Use Permit for Commercial Zoning, Applied for.**

### **BUSINESS PLAN:**

As you are aware, our group has contracted to purchase the Hancock Bank properties on Hwy 90, and has approval from your City Council for Conditional Use for the Processing Center in the Community Center building.

While we continue to pursue that course, it has become apparent to us that our investment has a much improved probability of success by adding Cultivation to our program. In the early stages of this business the cost of raw materials, (flower & trimmings), will be at their highest, and with the uncertainty of sufficient amounts of plant material to process, we would be at a disadvantage if we do not have control of 'feed stock' at reasonable cost. Your permission for us to add a grow with attached processing center in this warehouse may leave the existing Community Center building as is, for it's original use, and for free use by the City for events and such.

We are currently on your schedule to make our presentation for Conditional Use for Cultivation at your July 18<sup>th</sup> zoning meeting, to be voted on at your August 2<sup>nd</sup> Board of Aldermen's meeting.

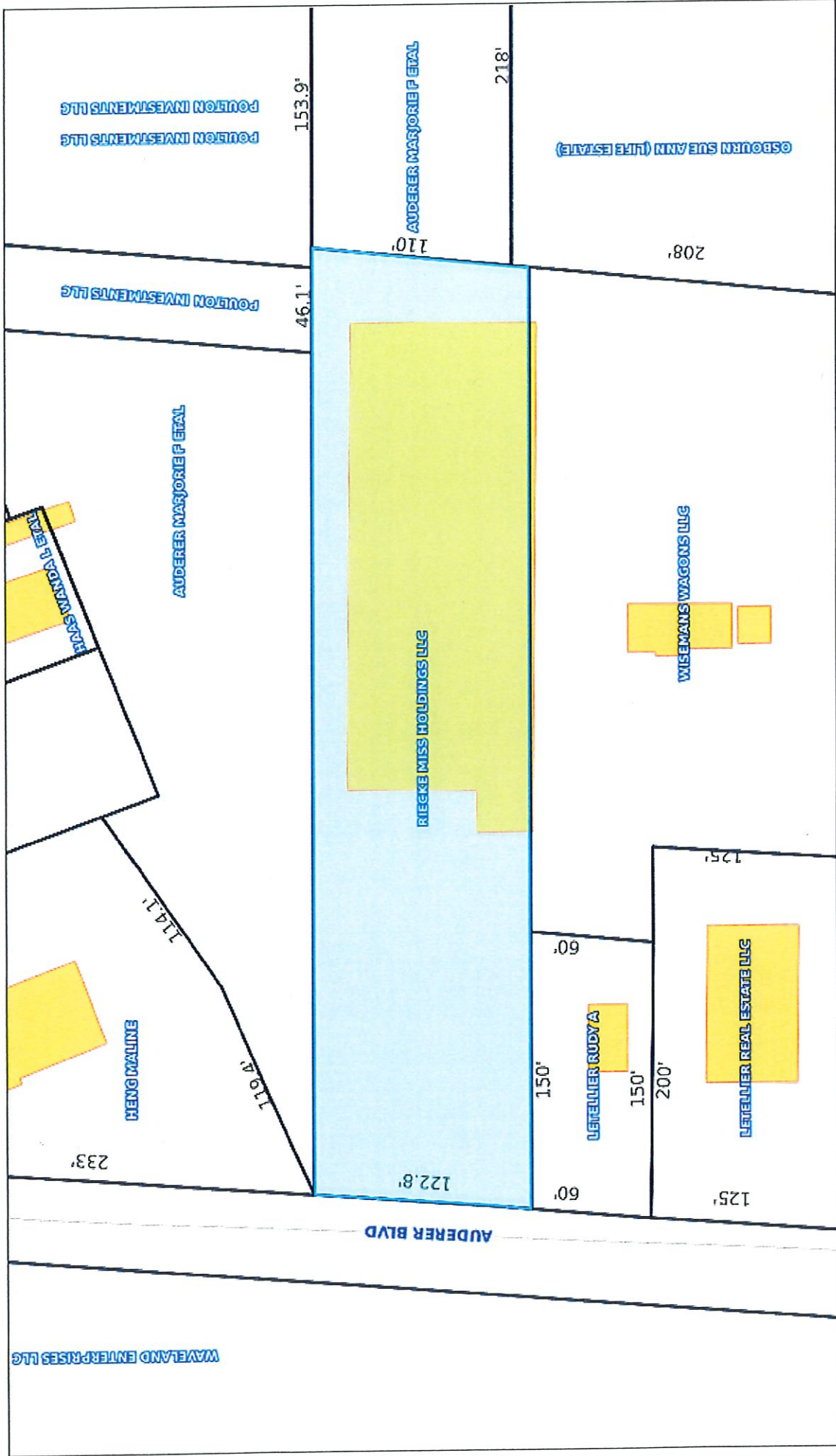
Our request for Conditional Use Permits for both the Cultivation & Processing Center is to have options that make economic sense. Having the Processing Center attached to the Cultivation is a much more cost effective approach and leaves the Community Center building available for seminars, civic events & doctor/patient/public education.

Should we be able to proceed with the purchase of the Bank properties, and add this currently under utilized (and non tax generating) warehouse to our project, for cultivation AND processing, we will be generating more tax dollars for the City of Waveland.

This project will have no impact on traffic, has fire suppression built in, will emit no odors or have other adverse affects on the neighborhood, will not overtax any public utilities or community facilities and will put into service a building, basically vacant since Katrina.

Thank you for your consideration & respectfully yours,  
John Newman – CEO Coast Canna-Zenlabs, LLC

# Geoportal 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.

# **Item #4**

**Frederick Harris  
209 Piney Ridge Rd**

**Variance Application  
&  
Conditional Use**

**Application for a Conditional Use for an Accessory  
Structure over 500 sq ft and an application for a three  
(3) foot Variance for the structure to be placed seven (7)  
feet from the right side-yard property line**



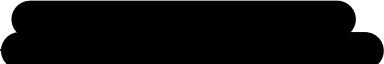
**City of Waveland**  
**Application for Variance**

Section 904. Applying for a Variance

Applying for a Variance: To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property, and the names and mailing addresses of all property owners adjacent to side of property affected.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Typically the Planning and Zoning Commission meets on the last Monday of the month. Please call the Building and Zoning Office for submittal deadlines and the dates of the Meetings. You can also go the City of Waveland website at: <http://waveland.ms.gov/administration/planning-and-zoning/>. Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Date of Application: 8/10/22  
Name of Applicant: Frederick Harris Phone#:   
Applicant Signature: [Signature] Date: 8/10/22  
Property (Physical Address(s) or Parcel #(s)) 209 Piney Ridge Rd  
Current Zoning of Property: Residential  
Proposed Variance: Building a garage at 7' off the side of the property.  
3' Variance

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter).

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Zoning Ordinance shall not be recommended by the Planning and Zoning Commission unless and until:

- A. A written application for a variance is submitted demonstrating:
  1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.
  2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
  3. That special conditions and circumstances do not result from the actions of the applicant.
  4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.
- B. A public hearing shall be held after giving at least fifteen (15) days notice of the hearings in an official newspaper specifying the time and place for said hearing.

City of Waveland  
Application for Variance  
(Page 2 of 2)

- C. The Planning and Zoning Commission may find in specific cases such variances from the terms of this Zoning Ordinance may not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variances may be recommended in such case of unnecessary hardship upon a finding by the Planning and Zoning Commission that all of the following conditions exist:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
  2. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
  3. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
  4. The requested variance will be in harmony with the purpose and intent of this Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.
  5. The special circumstances are not the result of the actions of the applicant.
  6. The existence of a non-conforming use of neighboring land, buildings or structures in the same district, or non-conforming uses in other districts shall not constitute a reason for the requested variance.
  7. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
  8. The variance is not a request to permit a use of land, building or structures which are not permitted by right or by conditional use in the district involved.
  9. Notice of public hearing shall be given as in section 906.1.B.

**The Fee for a Variance Application is \$75.00** and is non-refundable regardless of approval or denial.

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

~~David Draz~~ *Seanne Conrad*  
Building Office Manager and Zoning Official  
(228) 466-2549  
[ddraz@waveland-ms.gov](mailto:ddraz@waveland-ms.gov)





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: Frederick Harris Date of Application: 08/10/22

Phone#: [REDACTED] E-mail (optional): [REDACTED]

Property Physical Address(s) or Parcel #(s) 209 Piney Ridge Rd

Current Zoning of Property and Proposed Conditional Use: Residential / Build a 2 car garage for personal use.

(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: [Signature]

Date: 08/10/22

Zoning Official Sign-Off: [Signature]

Date: 8/23/22



To whom it may concern,

I Frederick Harris and Rebecca Harris the owners of 209 Piney Ridge Rd. would like to build a 24'WX30'DX9'T 2 car garage on our property for personal use. This garage will have an aesthetic appeal to the neighborhood. The setbacks for the side of the property where it will be built are 10', we would like to place the garage at 7' off the side of the property because there is already an existing driveway approach there that would line up with the garage. This side of the property runs along Gulf Dr. and is the only place on our property the garage will fit, so this is why we are asking for permission. I have included two drawings to show you where the garage will be placed on the property.

Thank you for your time,

Frederick Harris and Rebecca Harris

Google Maps

Approximate Prop. Line



Imagery ©2022 Mississippi GIS Coordinating Council, Map data ©2022 20 ft



# **Item #5**

**John Komidor  
102 Seabrook Dr.**

**Variance Application  
&  
Conditional Use**

**Application for a Conditional Use for an Accessory  
Structure over 500 sq ft and an application for a five (5)  
foot Variance for the structure to be placed five (5) feet  
from the left side-yard property line**





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: John Komidor Date of Application: 7/28/22  
Phone#: [REDACTED] E-mail (optional): [REDACTED]  
Property Physical Address(s) or Parcel #(s) 102 SCABROOK WAVELAND 39576  
Current Zoning of Property and Proposed Conditional Use: R-2

(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.)

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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: [Signature] Date: 7/28/22  
Zoning Official Sign-Off: [Signature] Date: 8/24/22



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

## Application for Variance

### Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property, and the names and mailing addresses of all property owners adjacent to side of property affected.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

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Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: John Komidor Date of Application: 7/28/22  
Phone#: [REDACTED] E-mail (optional): [REDACTED]  
Property Physical Address(s) or Parcel #(s): 102 SEABROOK Waveland 39576  
Current Zoning of Property: R-1  
Proposed Variance: 5' Variance in order to be 5' from Left Side-Yard Prop. Line  
Applicant Signature: [Signature] Date: 7/28/22

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

### Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

- 906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Zoning Ordinance shall not be recommended by the Planning and Zoning Commission unless and until:



- A. A written application for a variance is submitted demonstrating:
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.
  2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
  3. That special conditions and circumstances do not result from the actions of the applicant.
  4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.
- B. A public hearing shall be held after giving at least fifteen (15) days notice of the hearings in an official newspaper specifying the time and place for said hearing.
- C. The Planning and Zoning Commission may find in specific cases such variances from the terms of this Zoning Ordinance may not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variances may be recommended in such case of unnecessary hardship upon a finding by the Planning and Zoning Commission that all of the following conditions exist:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
  2. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
  3. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
  4. The requested variance will be in harmony with the purpose and intent of this Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.
  5. The special circumstances are not the result of the actions of the applicant.
  6. The existence of a non-conforming use of neighboring land, buildings or structures in the same district, or non-conforming uses in other districts shall not constitute a reason for the requested variance.
  7. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
  8. The variance is not a request to permit a use of land, building or structures which are not permitted by right or by conditional use in the district involved.
  9. Notice of public hearing shall be given as in section 906.1.B.

**The Fee for a Variance Application is \$75.00 and is non-refundable regardless of approval or denial.**

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

Jeanne Conrad  
Zoning Department  
(228) 466-2549  
[jconrad@waveland-ms.gov](mailto:jconrad@waveland-ms.gov)

Motor Coach Port Proposal  
18' X 52'

To whom it my concern;

We are seeking a variance to build a motor coach port (car port design) behind our house at 102 Seabrook Drive.

The reason for this building is to keep our motor coach out of the weather when not in use.

I plan to have building match the house with hardy siding in an open-air design and tin roof.

Our coach is a 2018 Newmar Mountain Aire, which is in the luxury line of motor coaches from Newmar. It is a very large investment. We would like to keep it under roof in excellent condition.

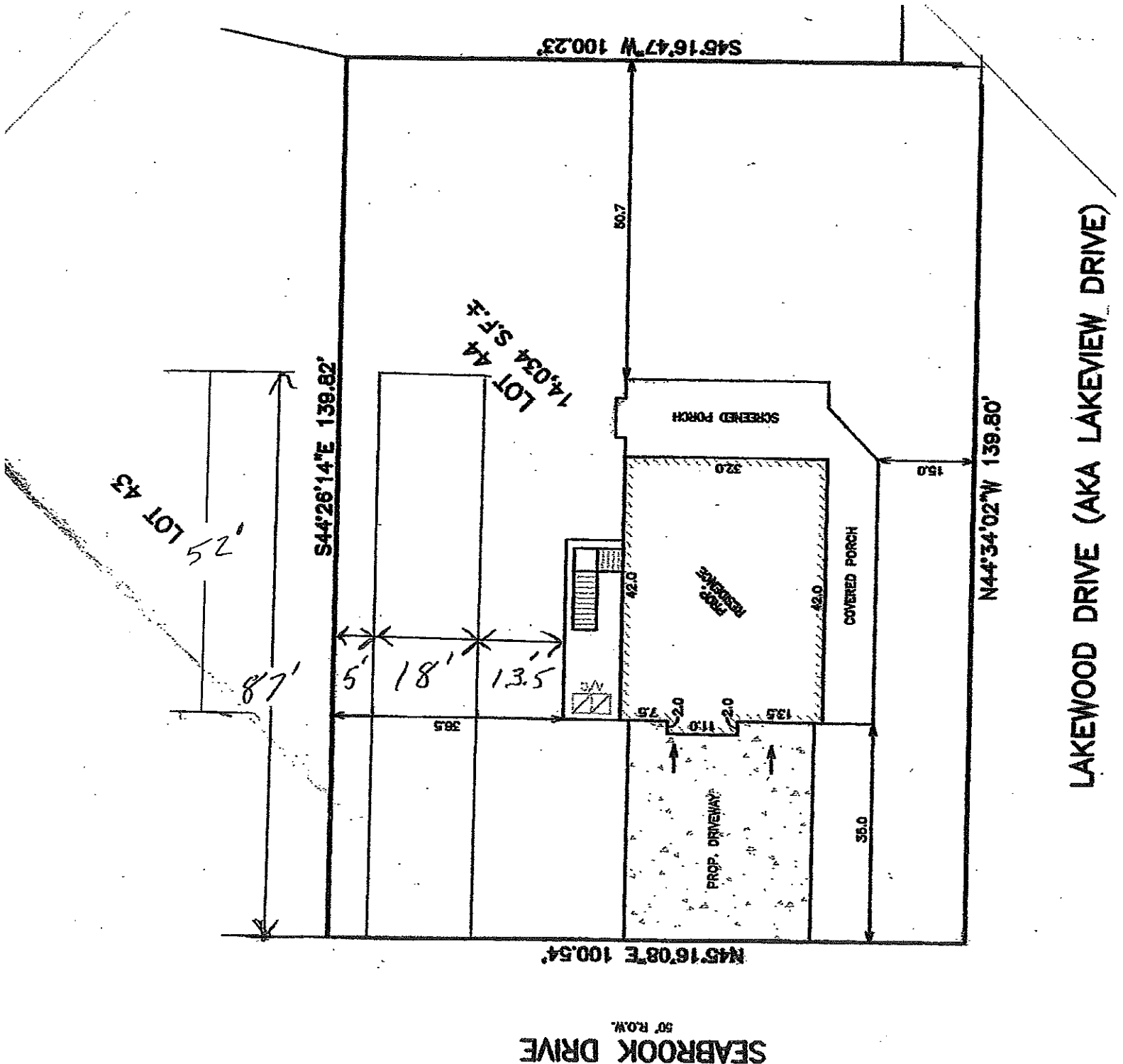
Thanks in advance for your consideration,

John Komidor



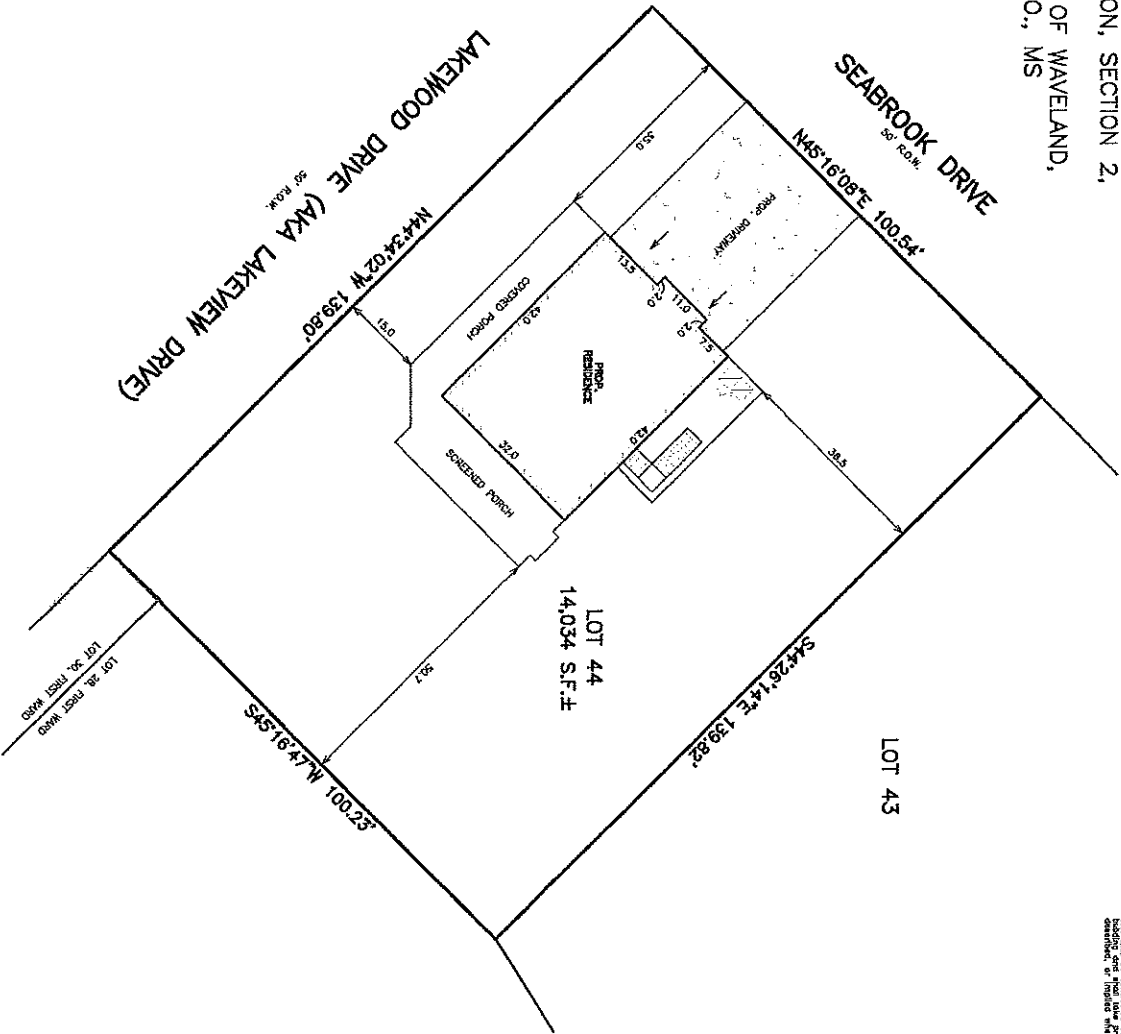
# 18' X 52'

## Motor Coach Portico Proposal



# Plot Plan

LOT 44,  
LAKEWOOD SUBDIVISION, SECTION 2,  
FIRST WARD, TOWN OF WAVELAND,  
HANCOCK CO., MS



**NOTES:**  
1. All work shall be performed in accordance with all applicable codes and regulations.  
2. It is the responsibility of the owner for all construction.  
3. The contractor is responsible for obtaining and verifying all necessary permits and approvals.  
4. The contractor is responsible for obtaining and verifying all necessary permits and approvals.  
5. All building work shall be done in accordance with all applicable codes and regulations.  
6. The contractor is responsible for obtaining and verifying all necessary permits and approvals.  
7. The contractor is responsible for obtaining and verifying all necessary permits and approvals.  
8. The contractor is responsible for obtaining and verifying all necessary permits and approvals.  
9. The contractor is responsible for obtaining and verifying all necessary permits and approvals.

Note:  
Plot plan is drawn per survey done by JAMES J. CHINICHE,  
PA, INC., JOB# 2018-094, DATED: 03/01/18

Plot Plan

Computer Aided Design  
  
**Techni-CAD Drafting Service**  
 17121 Fenton-Dedeaux Road  
 Kiln, MS 39556  
 Ph: 228-326-4232 email: atoashamoment@aol.com

Prepared For:  
 Kip & Kookie Komibar  
 102 Seabrook Drive  
 Waveland, MS

Scale:	1"=40'
W.O.#:	6352
Date:	8/12/21
Drawn by:	TJP
Sheet:	P

# **Item #6**

**Waveland Beach Cottages**

**Glennis Neal Jr.**

**204 St. Joseph St.**

**Conditional Use**

**Application for a Conditional Use in order to put two (2) additional vacation cottages on his property which is allowed, by right, to have three (3) which are currently being built**



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: GLENNIS M NEAL SR / WAVELAND BEACH COTTAGES LLC Date of Application: 8-15-22

Phone#: [REDACTED] E-mail (optional): [REDACTED]

Property Physical Address(s) or Parcel #(s) 204 ST JOSEPH ST / COLEMAN

Current Zoning of Property and Proposed Conditional Use: COLEMAN OPEN / MULTIPLE UNIT RENT / FOOD TRUCK LOT

(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: [Signature]

Date: \_\_\_\_\_

Zoning Official Sign-Off: [Signature]

Date: 8/23/22

Waveland Beach Cottages LLC

August 2022

ATTN: City of Waveland Building/Zoning department  
(Jeanne Conrad)

Reference: Letter of intent 204 St. Joseph St. Waveland MS 39576

To Whom It May Concern: This is a formal request for consideration of Phase 2 and 3 of 204 ST Joseph Street project. Our Phase 1 is well under way and moving forward smoothly thanks to the cooperation and guidance from your office. I have attached a pdf of Waveland Beach Cottages LLC's vision of our future site. Phase 2 would consist of 2 additional rental units and other amenities such as swimming pool, grills, fire pits and lounge areas.

We are excited about the future developments in Waveland and want to be a part of the revitalization of this area. We are motivated to complete this vision and look forward to working together on future projects

If there is any additional information needed, please feel free to call or email

Chad Brouillette

[Redacted]

Glennis Neil Jr.

[Redacted]

Spencer Sens

[Redacted]

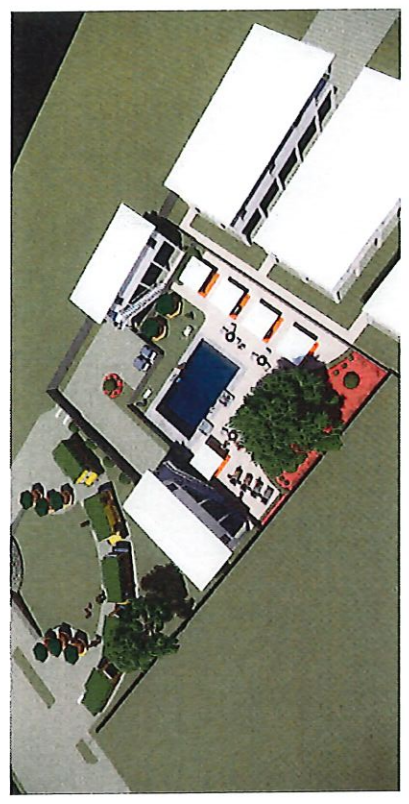


Project Number	20220705
Date	8-6-2022
Drawn By	DLC
Checked By	DLC
<b>C101</b>	
Scale	1/2" = 1'-0"

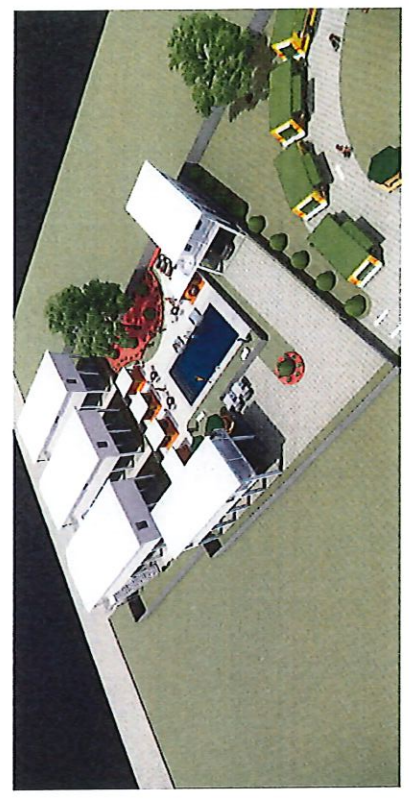
SITE PLAN

## WAVELAND SQUARE / COMMON AREA FOR WAVESIDE COTTAGES

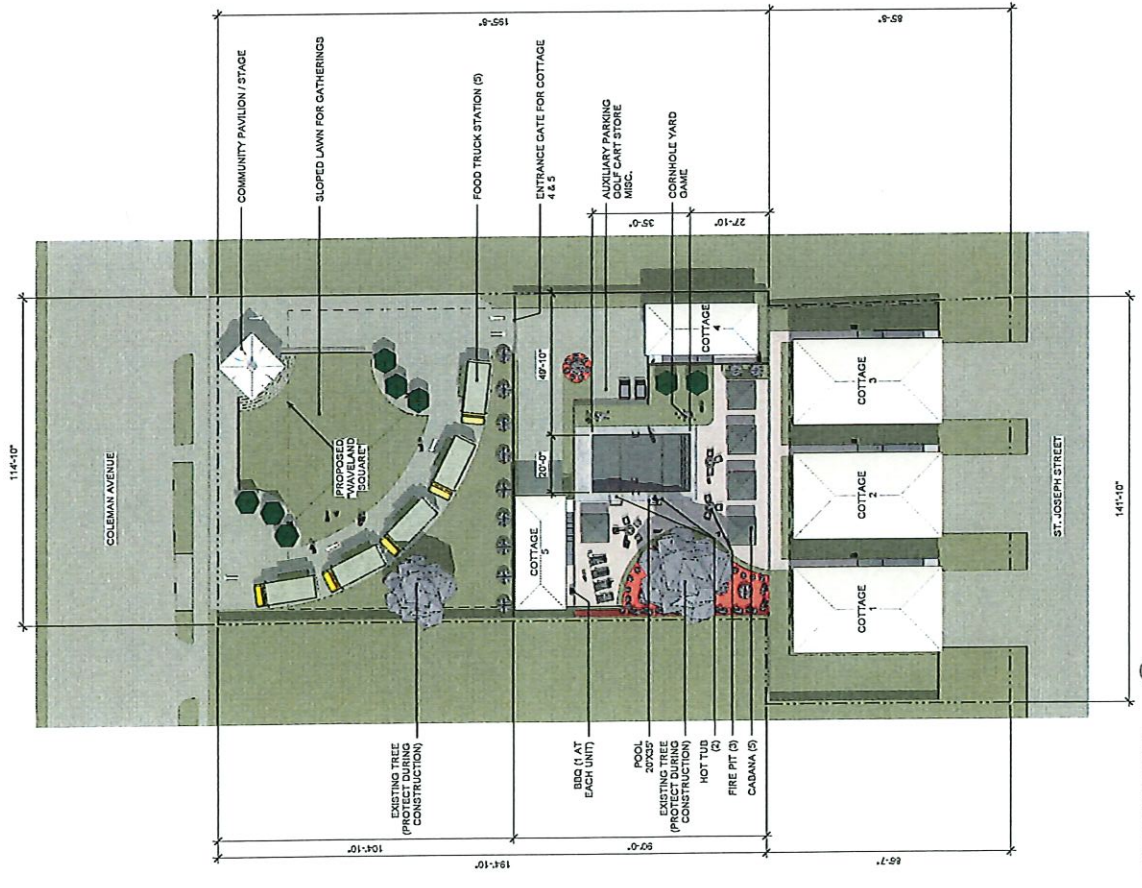
David L Chautin, Architect  
149 Cypress Lakes Drive  
Slidell, LA 70458  
505.640.8291  
dchautin@gnf.com  
davidchautinarchitect.lindo.com



RENDERING 1  
1/2" = 1'-0"



RENDERING 2  
1/2" = 1'-0"



PRESENTATION SITE PLAN

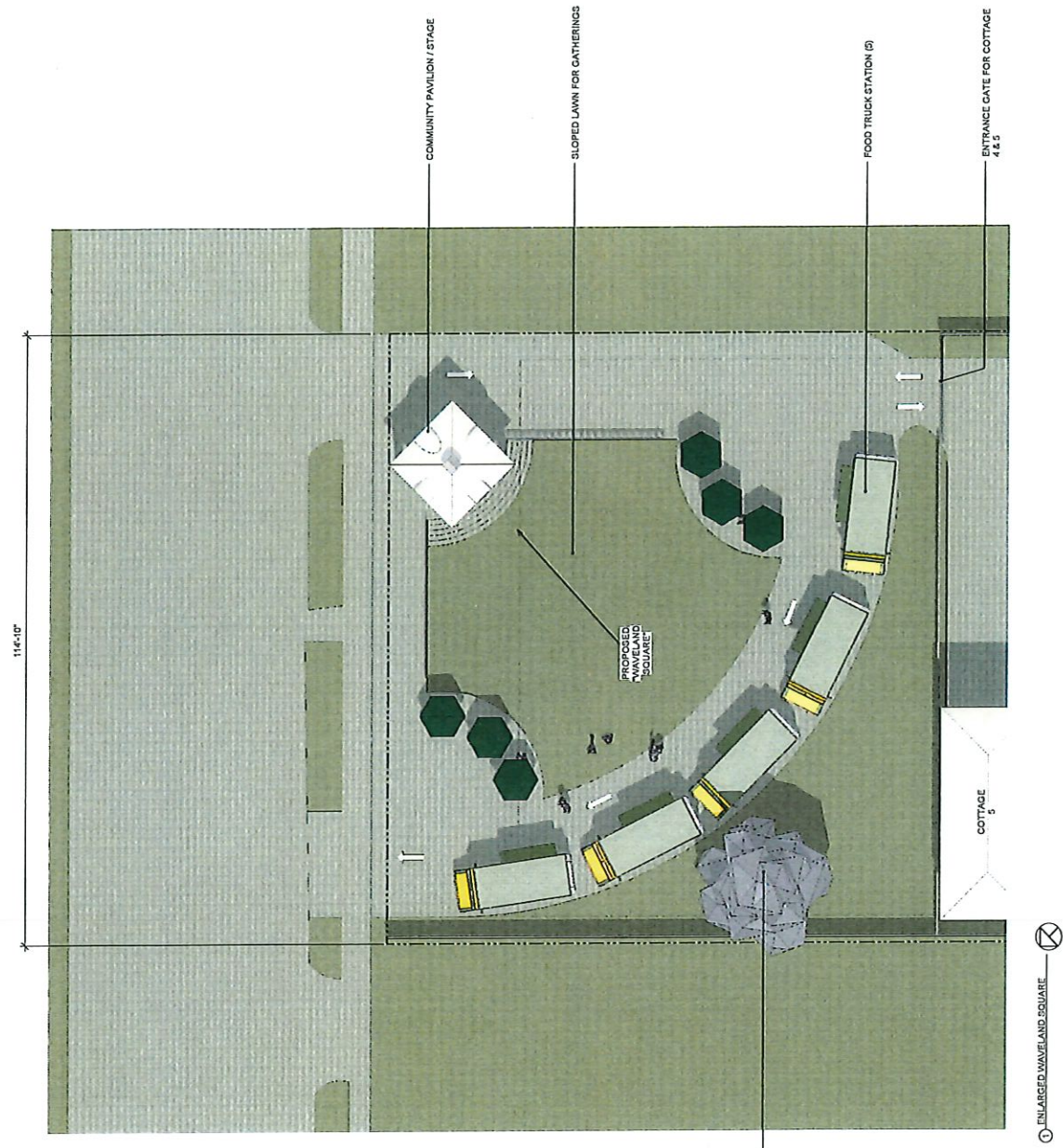


Project Number	20220705
Date	7-17-2022
Drawn By	DLC
Checked by	DLC
Scale	C102

WAVELAND SQUARE

WAVELAND SQUARE / COMMON AREA FOR WAVESIDE COTTAGES

David L Chautin, Architect  
 149 Cypress Lakes Drive  
 Scott LA 70458  
 505.640.9281  
 dchautin@gmail.com  
 davidlchautinarchitect@inds.com



1"=4'-10"

ENLARGED WAVELAND SQUARE

EXISTING TREE (PROTECT DURING CONSTRUCTION)

COMMUNITY PAVILION / STAGE

SLOPED LAWN FOR GATHERINGS

FOOD TRUCK STATION (6)

ENTRANCE GATE FOR COTTAGE 4 & 5

PROPOSED WAVELAND SQUARE

COTTAGE 5

# **Item #7**

**Toby Scelson**

**222 Sandy St.**

**Temporary Use of an RV  
During New Construction**

**RV will be used as temporary occupancy while the primary dwelling is being constructed. Approval will allow the RV to be occupied for 180 days for these purposes**



NEXT WK DJE .



**Application for Temporary Conditional Use**  
**of an RV during New Construction**

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: TOBY SCHELSON Date of Application: 8/11/22  
 Driver's License #: [REDACTED] State: LA  
 Address: [REDACTED]  
 City: [REDACTED] State: LA Zip: [REDACTED]  
 Phone#: [REDACTED] E-mail (optional): [REDACTED]  
 Property Physical Address or Parcel # 222 SANDY ST.  
 Current Zoning: S1 Flood Zone: \_\_\_\_\_ Foundation Inspection: \_\_\_\_\_  
 Permit #: \_\_\_\_\_ Date Permit was Issued: \_\_\_\_\_  
 RV Registration #: [REDACTED] RV Insurance #: [REDACTED]

309.5 A Temporary Conditional Use for a Recreational Vehicle may be applied for only in connection with the erection of a permanent residential dwelling when the following listed conditions have been met. Said conditional use may be permitted by the Board and Mayor of Aldermen, upon review and recommendation by the Planning and Zoning Commission with the procedures and under the conditions set forth in Article IX.

- A. Without a permit, it shall be unlawful for any person, firm, or corporation to dwell in a Recreational Vehicle as contemplated by Section 409.5 within the City of Waveland. The violation of any of the provisions of Section 409.5 shall be deemed a misdemeanor, with each day of the violation being considered a separate offense. A fine of up to one hundred dollars for each day may apply for each violation.
- B. Approval of the Temporary Conditional Use permit shall be for a period of time not to exceed 180 days. Before the expiration of the initial 180 day period, the applicant may make application to the Planning and Zoning Commission, for approval by the Mayor and Board of Aldermen, requesting an additional 180 days.
- C. Upon completion of the structure, use of the Recreational Vehicle must be in compliance with the regulations of the Zoning Ordinance and other applicable local, State, and Federal regulations.
- D. Only one Recreational Vehicle, serial number to be provided, is allowed on the location for which a building permit is issued. Said Recreational Vehicle may not be rented and may only be occupied by the owner(s) of the property.
- E. The applicant must provide sufficient evidence of the following conditions, in addition to the provisions listed in Section 906.3, with the submission of the Temporary Conditional Use application:

1. Issuance of a valid and current building permit for a residential structure;
2. Verification of a completed and inspected foundation on the property;
3. Submittal of an Evacuation Plan for the Recreational Vehicle in the instance that a named storm enters the Gulf of Mexico and/or a voluntary or mandatory evacuation is ordered for the area;
4. A copy of the title and proof of insurance on the Recreational Vehicle;
5. Proof that the Recreational Vehicle is able to be transported over the streets and highways and has the appropriate state and local licenses;
6. Proof of quick disconnect to City utilities;
7. There must not be any structural additions to the Recreational Vehicle;
8. Recreational Vehicles and the subject properties must be in compliance with and are restricted by the requirements and standards of the Flood Damage Prevention Ordinance.

F. The above stipulations and conditions are not intended to be all inclusive, and each application may have additional stipulations and conditions as the health, safety, and welfare of the City require.

G. At any time the Planning or Zoning Officer or Building Official deems that the conditions and stipulations attached to the Temporary Conditional Use permit are not met, the Temporary Conditional Use permit will be deemed withdrawn without further action and appropriate enforcement measures will be taken.

H. A final permit fee for the placement of a temporary construction recreational vehicle of One Hundred dollars is required.

Applicant Signature:   
Zoning Official Sign-Off: 

Date: 08/19/22  
Date: 8/23/22

222 Sandy St, Waveland MS 39576

Evacuation Plan for Named Storms.

We only live in Slidell so if there was a name storm that entered the GOM, we would move the camper from 222 Sandy St to our Waynesboro, MS property. We would not leave debris, or anything left behind camper wise once we evacuated the property. We would move the camper even if it was voluntary. We would disconnect electrical, water and sewage city connections and make sure they are properly closed. This would not be the first time that we had to move our camper or a friend's camper for weather issues. If you need anything else from me, please just let me know. We are at the stage of our rough in and we are trying to get it done as soon as we can. Right now, estimated completion is End of November/beginning of December.

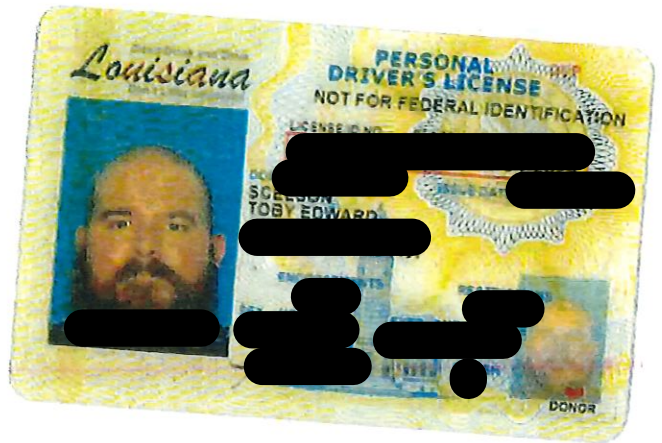
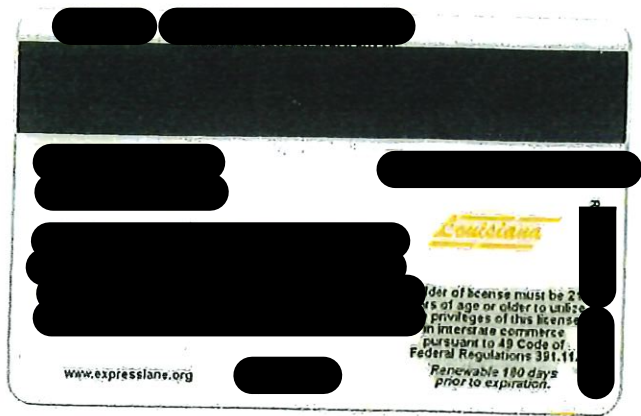
Thank You



Toby Scelson

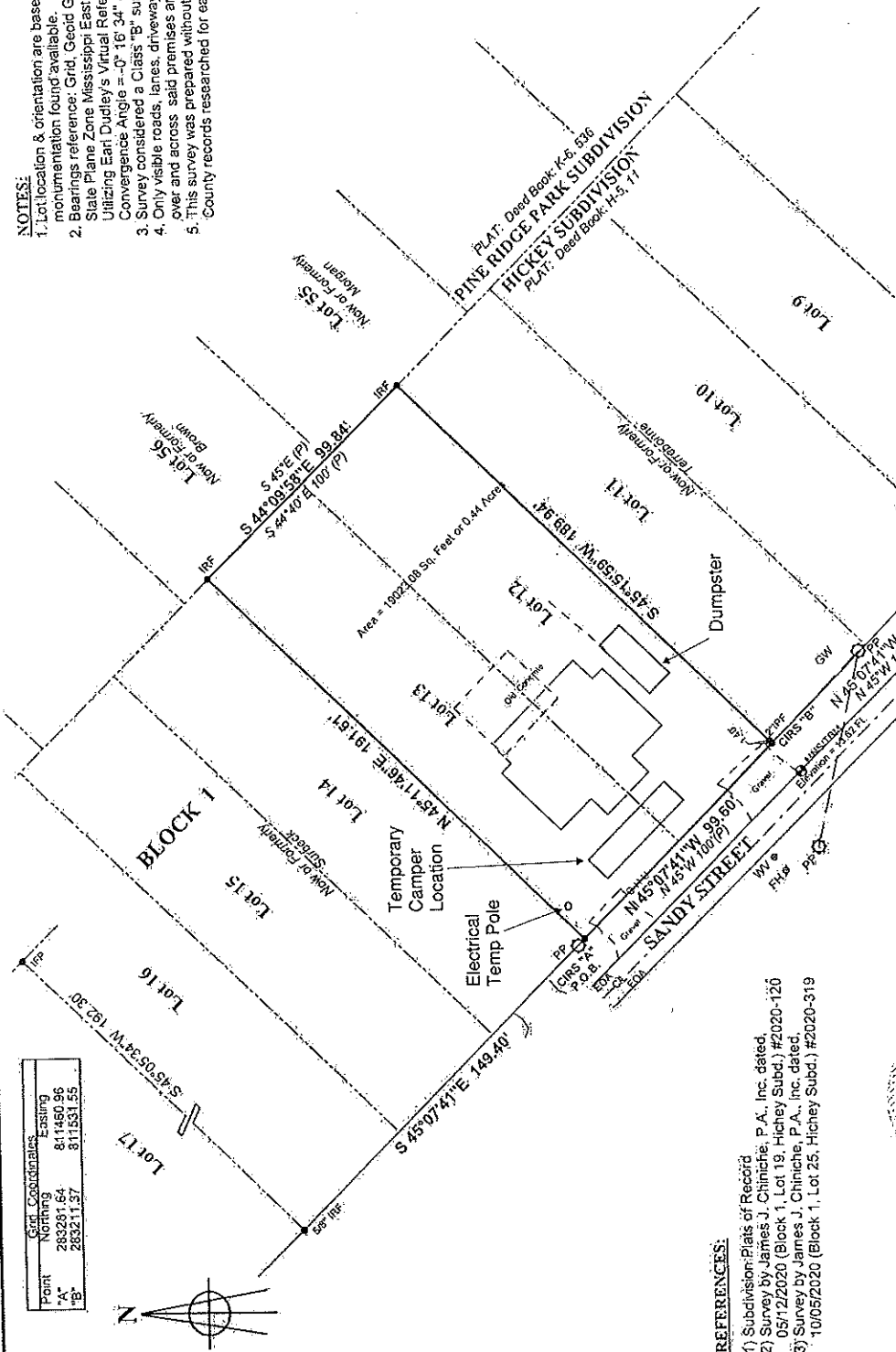






- NOTES:**
1. Lot location & orientation are based on recorded data and monumentation found available.
  2. Bearings reference: Grid, Geoid G-2018, U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 16' 34" & Combination Factor = 0.999984206
  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
  - RM = Right-Of-Way
  - O/H/U = Overhead Utilities
  - PP = Power Pole
  - Lp = Light Pole
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commencement
  - TBM = Temporary Bench Mark
  - T.O.B. = Top of Bank
  - 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	Easting
"A"	283291.64	811460.96
"B"	283211.37	811634.55

**REFERENCES:**

- 1) Subdivision Plats of Record
- 2) Survey by James J. Chiniche, P.A., Inc. dated, 05/12/2020 (Block 1, Lot 19, Hickey Subd.) #2020-120
- 3) Survey by James J. Chiniche, P.A., Inc. dated, 10/05/2020 (Block 1, Lot 25, Hickey Subd.) #2020-319

**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 Raymond McGinnis*  
 Michael Raymond McGinnis  
 Professional Surveyor  
 P.L.S. #02827  
 State of Mississippi



Rev. # 3 Date:	
Rev. # 2 Date:	
Rev. # 1 Date:	
Date:	6/18/2021
Scale:	1" = 40'
Drawn by:	dmr
Dwg. #:	2021-176P



James J. Chiniche, P.A., Inc.  
 407 West 90th Street  
 Gulfport, Mississippi 39201

PLAT OF SURVEY OF  
 Lots 12 and 13, Block 1, Hickey Subdivision,  
 Third Ward, Town of Waveland,  
 Hancock County, Mississippi

ELECTRIC QUICK CONNECT



WATER QUICK CONNECT







BLACK WATER CONNECT



**Jeanne Conrad**

---

**From:** Sarah Federer [REDACTED]  
**Sent:** Friday, August 19, 2022 5:06 PM  
**To:** Jeanne Conrad  
**Subject:** RV at 222 Sandy St.

You don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern:

I am letting Toby Scelson use my RV during the construction of his new home at 222 Sandy St., Waveland, MS 39576.

--

**Sarah Federer**  
Co-owner, Synergy Events & Marketing  
Co-founder, [Bluesberry Festival](#)  
Owner, [Blue Heron Bed & Breakfast](#)  
[REDACTED]

# **Item #8**

**Jason & Melissa West**

**804 Combel St**

**Conditional Use**

**Application for a Conditional Use for an Accessory  
Structure over 500 sq ft.**

**Proposed structure will be 960 sq. ft.**



Rcvd: 8/19/22

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: Jason and Melissa West Date of Application: 8-18-22

Phone# [REDACTED] E-mail (optional): [REDACTED]

Property Physical Address(s) or Parcel #(s) ~~268 Pompano St~~ 804 Cambel St.

Current Zoning of Property and Proposed Conditional Use: R-1 Accessory structure over 500 ft<sup>2</sup>

(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: [Signature]

Date: 8-18-22

Zoning Official Sign-Off: [Signature]

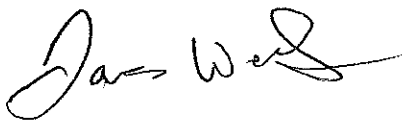
Date: 8/19/22



To whom it may concern,

My wife and I live at and own the property at 804 Combel St, Waveland MS 39576, we also own the lot right next to us at 268 Pompano St, Waveland MS 39576. We own a new construction plumbing business and have run our business from our house since February of 2016. We have been using a storage unit to store our tools and material but have run out of space in the 2 units we currently rent. It is our goal to build a shop/garage on the property at 268 Pompano in order to accommodate all of our vehicles, tools and materials in a more neat and tidy way. Most of the work we do is in Jackson and Harrison counties so when we roll out at 7 am we do not return until after 4 pm and we have run our business from our location like this for the past 6 and a half years with no increase in traffic. Having a shop built at this location will not affect traffic on our street or the neighborhood, it will simply add aesthetic value to the property as we will have a place to store all of our tools, material etc. We have carefully considered what we will put here, paying extra attention to details of what the property will look like when the project is complete. The shop is designed to match the color of our house so it ties together nicely. In the future, if we were to sell, the shop would make a very nice garage to store cars or boat or any of the other toys people acquire and collect. We plan to put the shop far enough back on the property that it will not interfere with the view of traffic at the corner of Combel and Pompano. If the committee has a problem with where we are hoping to have the shop, we are happy to put it where the city requests. We have enjoyed running our business here in beautiful Waveland and look forward to many years to come. Thank you for your consideration in this, it is much appreciated.

Respectfully,

A handwritten signature in black ink that reads "Jason West". The signature is written in a cursive, flowing style.

Jason West

Owner and Operator

Express Service Plumbing, LLC



only one rollup door  
one white and gray cabin







\$77K

\$144K

\$146K

Trout St

Trout St

\$159K

Combel St

\$294K

\$170K

\$138K

Combel St

Combel St

Shop-24 x40'

\$18K

\$131K

\$131K

Gravel.

Pompano St

Pompano St

Pompano St

\$139K

\$163K

\$127K

\$154K

\$151K

\$9K



2016 1  
Recorded in the Above  
Deed Book & Page  
01-04-2016 09:38:14 AM  
Timothy A Keller  
Hancock County

**SPACE ABOVE THIS LINE FOR RECORDING USE ONLY**

---

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

**Prepared by:**  
**Brad D. Wilkinson Esq.** (MS Bar # 10285)  
Wilkinson Law Firm, P.C.  
511 Keywood Circle, Flowood, MS 39232  
Ph (601) 355-0005  
File #2015-3652

**Return to:**  
**Home-Land Title**  
835 Highway 90, Ste 4  
Bay St Louis, MS 39520  
228-466-4401

**GRANTORS: Randy Caspolich and  
Nicole S. Krost**



**GRANTEE: Jason J. West**



**INDEX: Lots 139 through 146 inclusive, Gulfside Sites Subdivision, Hancock County,  
Mississippi**

---

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned, **Randy Caspolich and Nicole S. Krost, a/k/a Nicole Krost GRANTORS**, do hereby Grant, Bargain, Sell, and Warrant unto **Jason J. West, GRANTEE**, that certain land and property situated and being in Hancock County, Mississippi, to-wit: