

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA  
AUGUST 21ST, 2023 6:00 PM

1. Call to Order / Roll Call.
2. Gary Vehlewald, owner of the property commonly known as 311 Terrace Ave, parcel #161E-0-02-160.001, has made an application for the temporary use of an RV during the new construction of his primary residence. The RV permit will allow occupancy for 180 days.
3. Discussion of proposed changes/amendments to the current Zoning Ordinance and review of the current Comprehensive Plan. No action to be taken.
4. Comments from Chair, Commissioners, & Staff
5. Public Comments to the Commissioners
6. Adjourn: AT \_\_\_\_\_ P.M.

## **Item #2**

**Gary Vehlewald**

**311 Terrace Ave.**

**Temporary Use of an RV as Occupancy  
during New Construction**

**New Construction Permit issued 7/28/23**

**Foundation Inspection pending**

**Approval of RV will allow occupancy of 180 days**



**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: Gary Vehlewald Date of Application: 7-13-23  
Driver's License #: [REDACTED] State: [REDACTED]  
Address: 311 Terrace Ave  
City: Waveland State: Ms. Zip: 39576  
Phone#: [REDACTED] E-mail (optional): carpentergaryv@yahoo.com  
Physical Address or Parcel # for RV use: 311 Terrace Ave  
Current Zoning: R-1 Flood Zone: AE 20 Foundation Inspection: \_\_\_\_\_  
Permit #: 23-000017 Date Permit was Issued: 7/28/23  
RV Registration #: \_\_\_\_\_ 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.

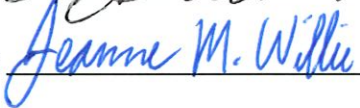
F. The above stipulations and conditions are not intended to be all inclusive, and each application may have additional stipulations and conditions as the health, safety, and welfare of the City require.

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 (\$100.00) is required.

Applicant Signature: 

Date: 7-13-23

Zoning Official Sign-Off: 

Date: 7-24-23

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

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

Re: Letter Of Intent

Gary Vehlewald <carpentergaryv@yahoo.com>

Mon 7/24/2023 3:43 PM

To: Jeanne Willie <jwillie@waveland-ms.gov>

Our intent is we would like to move our RV onto our property while we are building our future family home in your beautiful city of Waveland that we just moved to from the St. Louis area. Thank you very much for your consideration in this matter.

Sent from my iPhone

On Jul 24, 2023, at 9:48 AM, Jeanne Willie <jwillie@waveland-ms.gov> wrote:

Hi Mr. Gary.

I am getting your application together for my publication about your request for a temporary RV during new construction.

I am still waiting on your letter of intent to complete your submittal.

Can you get that to as soon as possible, please??

Thank you,

*Jeanne Willie*

*City of Waveland*

*Building & Zoning Dept.*

*Phone: 228-466-2549 (office)*

*228-220-3335 (direct)*

*Fax: 228-467-5177*

<Outlook-esaqzvjik.png>



# Geoportal Map



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2023 4903  
Recorded in the Above  
Deed Book & Page  
03-27-2023 11:27:13 AM  
Timothy A Keller  
Hancock County

Prepared By:  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, MS 39525  
228-255-0035  
File No.: 23-0151

Return To:  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, MS 39525  
228-255-0035

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

**WARRANTY DEED**

For and in consideration of the sum of Ten And No/100 Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I

**Debra J Mason, Grantor**

[REDACTED]

Does hereby sell, convey, bargain and warrant to

**Gary Vehlewald and Annette Badalamenti, Grantees**

[REDACTED]

As Joint Tenants with right of survivorship and not as tenants in common, The following described real property situated and located in Hancock County, Mississippi, more particularly and certainly described as follows:

**Lots 8 and 9, Block 8, Waveland Terrace Subdivision, a subdivision as per map or plat thereof on file and of record in the office of the Chancery Clerk of Hancock County at Bay St. Louis, Mississippi, reference to which is hereby made in aid of this description.**

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.


If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The Grantor herein certify that the property herein above conveyed forms no part of the homestead of said Grantor.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantees herein.


That certain Covenant Agreement recorded in the office of the Chancery Clerk which sets forth specific covenants and agreements which constitute perpetual covenants and restrictions running with and encumbering the above described property, including but not limited to the covenant as to flood insurance which states that any commercial or residential structure located on any part of the above-described property shall, at all times, be insured under a policy of flood insurance in the amount of 100% of the fully insurable value as determined by a property insurer.

WITNESS OUR SIGNATURES, this the 20th day of March, 2023.

  
\_\_\_\_\_  
Debra J Mason

THE GRANTEES HEREIN EXECUTE THIS DOCUMENT  
ACKNOWLEDGING THEY HAVE BEEN FULLY ADVISED OF  
THE EXCEPTIONS TO THE WARRANTY SET FORTH HEREIN.

  
\_\_\_\_\_  
Gary Mehlewald

  
\_\_\_\_\_  
Annette Badalamenti



STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 20th of March, 2023, **Debra J Mason, Gary Vehlewald and Annette Badalamenti**, who acknowledged that they/he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.



*Tabitha Garrard*  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOT INTENDED FOR FILE

Hancock County  
I certify this instrument was filed on  
03-27-2023 11:27:13 AM  
and recorded in Deed Book  
2023 at pages 4903 - 4905  
Timothy A Kellar



*T.A. Kellar*

STATE OF MISSOURI

CERTIFICATE OF TITLE

TITLE NUMBER

ORIGINAL



VEHICLE IDENTIFICATION NUMBER

YEAR

MAKE

BODY STYLE

[REDACTED]

[REDACTED]

TRLER

HP

PREVIOUS STATE

MILEAGE AT TIME OF TRANSFER

TAX

PURCHASE DATE

DATE ISSUED

[REDACTED]

PAID

05/19/2021

07/01/2021

OWNER VEHLEWALD GARY

[REDACTED]

[REDACTED]

MAIL TO

VEHLEWALD GARY

[REDACTED]

VEHICLE SUBJECT TO FOLLOWING LIEN(S)

Lien release - To release any lien shown on the face of this title, the lienholder must complete a notarized Lien Release (DOR-4809) to be attached to this title before the purchaser applies for a Certificate of Title.

FIRST LIEN

LIEN DATE

SECOND LIEN

LIEN DATE

Any person who knowingly and intentionally submits a separate document releasing a lien of another without authority to do so shall be guilty of a class C felony. (301.640 RSMo)

BUYER ON REVERSE SIDE MUST TITLE IN 30 DAYS TO AVOID PENALTY

MILEAGE STATEMENT

EFFECTIVE 1/1/06 YOU MUST SUBMIT A NOTICE OF SALE TO THE DEPARTMENT OF REVENUE WITHIN 30 DAYS OF SELLING THIS VEHICLE.

*Ken Zellers*



DIRECTOR OF REVENUE DOR-387 (04/2017)

ANY ALTERATION OR ERASURE VOIDS THIS TITLE

MUST BE COMPLETED AT TIME OF SALE NOTICE OF SALE OR TRANSFER SEE INSTRUCTIONS ON REVERSE

PURCHASER NAME - LAST, FIRST (REQUIRED) (PRINTED)			PURCHASER SIGNATURE (REQUIRED)	
ADDRESS (REQUIRED)			DRIVER LICENSE NUMBER OF PURCHASER	DATE OF BIRTH OF PURCHASER
CITY (REQUIRED)			SALE DATE (REQUIRED)	
STATE (REQ.)	ZIP CODE (REQUIRED)	COUNTY	NET PRICE (REQUIRED)	
			\$	
KOV	YEAR	MAKE	VEHICLE IDENTIFICATION NUMBER	TITLE NUMBER
D	2020	GDRV	[REDACTED]	[REDACTED]
SELLER NAME AND SIGNATURE (REQUIRED)				DEALER NUMBER

SELLER MUST SUBMIT TO DEPARTMENT OF REVENUE. SEE REVERSE SIDE.

[REDACTED]

Fwd: Progressive scheduled payment reminder

Gary Vehlewald <carpentergaryv@yahoo.com>

Thu 7/13/2023 12:47 PM

To: Jeanne Willie <jwillie@waveland-ms.gov>

Sent from my iPhone

Begin forwarded message:

**From:** Progressive <customerservice@e.progressive.com>

**Date:** June 27, 2023 at 3:07:22 PM CDT

**To:** carpentergaryv@yahoo.com

**Subject:** Progressive scheduled payment reminder

**Reply-To:** Progressive <reply-fecb1272746d057c-447\_HTML-240958741-7000841-15053@e.progressive.com>



Progressive

## Scheduled payment reminder

This is a reminder for your upcoming automatic credit or debit card payment:

**Policy Number:** [REDACTED]

**Payment Date:** 06/30/2023

**Amount:** [REDACTED]

 [Secure a home security set from SimpliSafe Shop now](#)

161E-0-02-160.001

**Parcel Number:** 161E-0-02-160.001  
**Owner Name:** MASON DEBRA J  
**Owner Address:** 409 CHADWICK LANE  
**Owner City, State ZIP:** WAVELAND, MS 39576  
**Physical Address:** 309 TERRACE AVE  
**Improvement Type:**  
**Year Built:** 0  
**Base Area:** 0  
**Adjusted Area:** 0  
**Actual Total Value:** 21200  
**Taxable Total Value:** 0  
**Estimated Tax:** 400.08  
**Homestead Exemption:** No  
**Deed Book:** BB158  
**Deed Page:** 222  
**Legal Description 1:** 8-9 BLK 8 WAVELAND TERRACE S/D  
**Legal Description 2:**  
**Legal Description 3:**  
**Legal Description 4:**  
**Legal Description 5:**  
**Legal Description 6:**  
**Longitude:** -89  
**Latitude:** 30  
**Square Footage:** 20048.04



# Geoportal Map



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