

CITY OF PICAYUNE
PLANNING COMMISSION MEETING
Minutes of February 8, 2011 – 5:00 P.M.

The City of Picayune Planning Commission met February 8, 2011 at 5:00 P.M. in the Council Chambers at City of Picayune 815 North Beech Street, Picayune, MS 39466 with the following Commissioners present: Dennis Collier, Luddia Williams, Martha Sheppard, Patricia Barnett, Bryan Cooper, Willie Eubanks and Vernon Moore of Dungan Engineering, City Engineer along with, Diane Miller and Tammy Campbell of Planning & Zoning Department. Commissioners absent was Martha Ford, and the Honorable Nathan Farmer, City Attorney was also absent.

It being determined a quorum was present, Dennis Collier, Chairperson, welcomed everyone and called the meeting to order.

The following agenda items were discussed with recommendations made to the City Council on **February 15, 2011 at 5:00 P.M.**

II. Approval of Minutes for meeting held January 11, 2011

Motion: Willie Eubanks

Second: Patricia Barnett

Voting Yea: Martha Sheppard, Patricia Barnett, Bryan Cooper,
Dennis Collier, Luddia Williams & Willie Eubanks

Voting Nay: None

Absent and not Voting: Martha Ford

Abstaining and not Voting: None

III. Old Business None

IV. New Business:

- 1. Public Hearing to Consider an Application from Ted and Ann Musgrove for a Preliminary & Final Subdivision Plat to subdivide one parcel on Cayten St. into three individual conforming lots, parcel 61711100010307300 containing 0.92 acres more or less which is currently zoned R-2 Two-Family Residential**

Chairperson Dennis Collier opened the hearing by calling for the owner of property. Ted Musgrove spoke to say they wanted to subdivide this property into three conforming lots. They proposed to build one duplex on two of the new lots. The other lot will have the existing house. Commissioner Barnett asked what are our statistics in our city now? Is there a need for more duplex apartments? Mr. Musgrove stated that he has about 95% of his apartments rented all of the time. He feels that there is still a need for rental units in the city. Proof of Publication was submitted for the record. The public hearing notices were mailed certified to the adjacent landowners. Mr. Collier addressed the public for any other comments.

There were no other comments from the audience either for, or against, this request.

After a discussion, the commissioners approved the request with the following vote.

Motion: Patricia Barnett

Second: Bryan Cooper

Voting Yea: Martha Sheppard, Patricia Barnett, Bryan Cooper,
Dennis Collier, Luddia Williams & Willie Eubanks

Voting Nay: None

Absent and not Voting: Martha Ford

Abstaining and not Voting: None

2. Conditional Use -Consider an application request from Georgia Spiker to reconstruct a residential structure which was torn down by the land owner from whom she was leasing from. Property is located at 216 South Haugh Lot A which is zoned Downtown Commercial.

MS Spiker stated that she was purchasing her land and home from Mark Gibson. He was doing a lease to own, but she now has a Warranty Deed in her name, for the property. Her house was encroaching on the lot next door, where Philip Kahn was building a house. Mr. Mark Gipson had it torn down. She is now homeless, and residing with relatives. Her request is to rebuild her home in the Downtown Commercial District.

After a discussion the commissioners approved the request with the following vote.

Motion: Bryan Cooper

Second: Willie Eubanks

Voting Yea: Martha Sheppard, Patricia Barnett, Bryan Cooper,
Dennis Collier, Luddia Williams & Willie Eubanks

Voting Nay: None

Absent and not Voting: Martha Ford

Abstaining and not Voting: None

3. Conditional Use- Consider an application request from Krystal & Robert Doran to open a tattoo studio inside an existing commercial building at 967 Memorial Blvd which is zoned C-3 Highway Commercial. It was later determined that a **conditional use was not needed** and the \$50.00 conditional use fee was applied towards their Change of Occupancy permit.

Motion to Adjourn until March 8, 2011:

Motion: Willie Eubanks

Second: Patricia Barnett

Voting Yea: Martha Sheppard, Patricia Barnett, Bryan Cooper,
Dennis Collier, Luddia Williams & Willie Eubanks

Voting Nay: None

Absent and not Voting: Martha Ford

Abstaining and not Voting: None

