

**CITY OF PICAYUNE**  
**PLANNING COMMISSION MEETING**  
**Minutes of November 9, 2010 – 5:00 P.M.**

The City of Picayune Planning Commission met November 9, 2010 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, Martha Ford, and Vernon Moore of Dungan Engineering, City Engineer along with, Diane Miller and Tammy Campbell of Planning & Zoning Department, and the Honorable Nathan Farmer, City Attorney.

Commissioners absent were Bryan Cooper, and Willie Eubanks.

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 **November 16, 2010 at 5:00 P.M.**

**II. Approval of Minutes for meeting held October 12, 2010**

**Motion: Patricia Barnett**

**Second: Martha Ford**

**Voting Yea:** Martha Sheppard, Patricia Barnett, Martha Ford,  
Dennis Collier, & Luddia Williams

**Voting Nay:** None

**Absent and not Voting:** Bryan Cooper & Willie Eubanks

**Abstaining and not Voting:** None

**III. Old Business None**

**IV. New Business:**

- 1. Public Hearing – Consider an Application from NNC Investments to Rezone and Reclassify the following described property bearing parcel number 6173070000004200 from A-1 Agricultural to C-3 Highway Commercial located on George Mitchell Rd. (Behind Paul’s Pastry shopping Center)**

Chairperson Dennis Collier opened the hearing by calling Glen Neal owner of property. Mr. Neal stated that he recently had this property annexed into the city limits which made it become Agricultural zoned. He stated this property is currently surrounded by C-3 Highway Commercial and he would like this to be Commercial also. Proof of Publication was submitted for the record. The public hearing notices were mailed, certified to the adjacent landowners inside the city limits. Mr. Collier addressed the public for comments.

Ms Anver da J. Laviolette, property owner at 10 Chilton Lane Carriere, MS stated that she wanted to know what Mr Neal planned to build there if he gets this rezoned to commercial. Mr Neal stated that he did not have any plans at this time. Ms Laviolette asked if he could put up a sign on his property to advise them of his plans in the future. The Commissioners stated that a sign to notify them would not be placed on his property,

but he would have to comply with the requirements of all the City Ordinances and the permitted uses allowed in the C-3 Highway Commercial Zoning District.

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

**Motion:** Patricia Barnett

**Second:** Luddia Williams

**Voting Yea:** Martha Sheppard, Patricia Barnett, Martha Ford  
Dennis Collier & Luddia Williams

**Voting Nay:** None

**Absent and not Voting:** Bryan Cooper & Willie Eubanks

**Abstaining and not Voting:** None

**2. Public Hearing – Consider an Application from Lee Adams Construction to Subdivide one lot into two parcels with a Variance Request for the following described property bearing parcel number 617614002020303400 located on North Curran Ave. (Between Fourth St and Fifth St)**

Chairperson Dennis Collier opened the hearing by calling Lee Adams Construction owner of property. The applicants were not present. The public hearing was held. 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 comments.

**No Comments were received from the public either for, or against this request.**

Commissioners discussed the **Ordinance 875**, which prohibits subdividing non-conforming lots. The applicant was given a copy of this ordinance.

After a discussion, the commissioners voted to deny the request based on the City Ordinance Number 875 with the following vote.

**Motion:** Patricia Barnett

**Second:** Martha Ford

**Voting Yea:** Martha Sheppard, Patricia Barnett, Martha Ford  
Dennis Collier & Luddia Williams

**Voting Nay:** None

**Absent and not Voting:** Bryan Cooper & Willie Eubanks

**Abstaining and not Voting:** None

**3. Home Occupational License – Consider an Application from Tami Romer for Home Occupation License for her photography business. Property is located at 104 Williamsburg Rd and is zoned R-1 Single Family Residential. Commissioner, Martha Ford asked if the applicant planned to utilize more than 15 % of the total floor area of their home. Ms Romer stated she would not. She understands that there will be no stock in trade and was given a copy of the conditions.**

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

**Motion:** Patricia Barnett

**Second:** Martha Ford

**Voting Yea:** Martha Sheppard, Patricia Barnett, Martha Ford  
Dennis Collier & Luddia Williams

**Voting Nay:** None

**Absent and not Voting:** Bryan Cooper & Willie Eubanks

**Abstaining and not Voting:** None

- 4. Home Occupational License** – Consider an Application from Beth Feierabend for Home Occupation License to sell home based crafts to decorate cubicles via the Internet. Property is located at 2203 South Magehee St and is zoned R-2 Two Family Residential. Commissioner, Martha Ford asked if the applicant planned to utilize more than 15 % of the total floor area of their home. Ms Feierabend stated should would not. She understands that there will be no stock in trade and was given a copy of the conditions.

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

**Motion:** Martha Ford

**Second:** Patricia Barnett

**Voting Yea:** Martha Sheppard, Patricia Barnett, Martha Ford  
Dennis Collier & Luddia Williams

**Voting Nay:** None

**Absent and not Voting:** Bryan Cooper & Willie Eubanks

**Abstaining and not Voting:** None

**Home Occupational License** – Consider an Application from Edward & Deloris Stubbs for Home Occupation License for their business, which installs pool & patio enclosures. Property is located at 1303 Nutter Dr. and is zoned R-2 Two Family Residential. Commissioner, Martha Ford asked if the applicant planned to utilize more than 15 % of the total floor area of their home. Mr. Stubbs stated he would not. He understands that there will be no stock in trade and was given a copy of the conditions.

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

**Motion:** Luddia Williams

**Second:** Martha Ford

**Voting Yea:** Martha Sheppard, Patricia Barnett, Martha Ford  
Dennis Collier & Luddia Williams

**Voting Nay:** None

**Absent and not Voting:** Bryan Cooper & Willie Eubanks

**Abstaining and not Voting:** None

**Motion to Adjourn until December 14, 2010:**

**Motion:** Martha Ford

**Second:** Luddia Williams

**Voting Yea:** Martha Sheppard, Patricia Barnett, Martha Ford  
Dennis Collier & Luddia Williams

**Voting Nay:** None

**Absent and not Voting:** Bryan Cooper & Willie Eubanks

**Abstaining and not Voting:** None