

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of June 11, 2013 – 5:00 P.M.

The City of Picayune Planning Commission met May 14, 2013 at 5:00 P.M. in the Intermodal and Tourist Center at 200 Hwy 11 South, Picayune, MS 39466 with the following Commissioners present: Dennis Collier, Martha Ford, Martha Sheppard, Lavar Thompson, Patricia Barnett, Luddia Williams, Nathan Farmer, City Attorney and Diane Miller of Planning & Zoning Department.

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

The following agenda items were discussed with recommendations made to the City Council on June 18, 2013 at 5:00 P.M.

II. Approval of Minutes for meeting held May 14, 2013.

Motion: Patricia Barnett

Second: Lavar Thompson

Voting Yea: Dennis Collier, Martha Sheppard, Lavar Thompson, Luddia Williams, Martha Ford, and Patricia Barnett

Voting Nay: None

Absent and not Voting: Bryan Cooper

Abstaining and not Voting: None

III. Old Business

Request For Subdivision – Troy Flowers is requesting to re-subdivide one (1) parcel into two (2) parcels. Property is located at 317 and 319 fourth Street and is zoned R-2. Parcel # 6176140020802800.

After Discussion the Planning Commission made a motion to pass decision to Mayor and Council due to the fact the 10-foot strip owned by City could not be granted to Mr. Flowers since a gas line is located on property and Mr. Flowers purchased property before current Ordinance was in place not allowing the non-conforming lots.

Motion: Martha Ford

Second: Luddia Williams

Voting Yea: Dennis Collier, Martha Sheppard, Lavar Thompson, Luddia Williams, Martha Ford, and Patricia Barnett

Voting Nay: None

Absent and not Voting: Bryan Cooper

Abstaining and not Voting: None

III. New Business

Request for Conditional Use – Christine Mitchell is requesting a Conditional use for property located at 700 North Curran Avenue to reside at the location in which is licensed to her Fortune Telling Business. Property is zoned C-3 (Highway Commercial).

After the following discussions, the Planning Commission voted to deny the request for the Conditional Use based on being zoned C-3 with no residence allowed and Ordinance 901 (Tattoo & Fortune Telling Ordinance) which states no one under the age of 17 is allowed in business. She has already been issued her license to conduct her Fortune Telling Business at this address.

The following guest were at the meeting and participated in this discussion:

David Sullivan, Attorney for Mrs. Mitchell stated that she is requesting one room in the building to be used as her business and the rest for her residence. Her children would not be allowed in the room for the Business.

He was asked by Patricia Barnett if she had in fact purchased the property or even paid on the lease they had been provided and he stated no that David Hemeter still owned property and she wanted to make sure she could live at location.

He was asked by Lavar Thompson if there would be a separate entrance or any kind of partition installed on the inside and Mr. Sullivan stated they had not decided on any of that.

Mike Jackson, Pastor of the Church located behind this property spoke on behalf of his congregation asking not to grant conditional use as Fortune Telling/Therapy is opposed on the grounds of their Christianity.

Conrad Caruso, owner of the building housing the Church, opposes due to Mrs. Mitchell for over a year while visiting the property has mislead neighbors in what kind of business was going there.

Ophelia Smith – Church Member opposed and stated she knows Mr. Hemeter personally and he states he is unaware of any Fortune Telling Business going to put at that location.

Larry Vanattan - Neighbor opposed based on his Christian beliefs.

Martha Ford ask City Attorney to explain the Conditional Use and he read the definition which states that it is a controllable use that is approved by the city and is usually void at which time the use is abandoned by person given to.

The Church building owner again approached the Commission and ask for a copy of the lease and Mrs. Mitchell's attorney stood up and ask that he have his attorney call him.

There were several more neighbors and/or members of the Church in attendance but did not participate in discussion.

The following vote to deny request was taken:

Motion: Lavar Thompson

Second: Patricia Barnett

Voting Yea: Martha Sheppard, Patricia Barnett, Luddia Williams, Martha Ford, Dennis Collier, and Lavar Thompson

Voting Nay: None

Absent and not Voting: Bryan Cooper

Abstaining and not Voting: None

Request For Zone Change – Mark Gibson is requesting to re-zone two (2) parcels from C-1 to C-3. Property is located on East Canal Street, Parcel 6176130030100901 and 6176130030100900.

After discussion the Planning Commission made a motion to approve the request to re-zone parcels. Property adjoins C-3 zoned property and across the road is zoned C-3, therefore it is not considered spot zoning. The following vote was taken:

Motion: Martha Sheppard

Second: Luddia Williams

Voting Yea: Dennis Collier, Martha Sheppard, Patricia Barnett, Luddia Williams, Martha Ford, and Lavar Thompson

Voting Nay: None

Absent and not Voting: Bryan Cooper

Abstaining and not Voting: None

Request For Home Occupational License – Tyrone and Debra Noel is requesting permission to use their home as an office for his woodwork repair business. Property is located at 1304 Sally Drive which is zoned R-1. There is no stock in trade.

After discussion the Planning Commission made a motion to approve the request to issue the Home Occupation License. The following vote was taken:

Motion: Patricia Barnett

Second: Luddia Williams

Voting Yea: Dennis Collier, Martha Sheppard, Patricia Barnett, Luddia Williams, Martha Ford, and Lavar Thompson

Voting Nay: None

Absent and not Voting: Bryan Cooper

Abstaining and not Voting: None

Request For Home Occupational License – Dwayne and Dorothy Decote is requesting permission to use their home as an office for to take orders for baking cakes and pralines business. Property is located at 609 Country Club Drive which is zoned R-1. There is no stock in trade.

After discussion the Planning Commission made a motion to approve the request to issue the Home Occupation License. The following vote was taken:

Motion: Martha Ford

Second: Patricia Barnett

Voting Yea: Dennis Collier, Martha Sheppard, Patricia Barnett, Luddia Williams, Martha Ford, and Lavar Thompson

Voting Nay: None

Absent and not Voting: Bryan Cooper

Abstaining and not Voting: None

Request for Conditional Use – Bill Edwards is requesting a Conditional use for property located at 201 Second Street to be used as residential. Property is zoned C-2 (Downtown Commercial).

After discussion the Planning Commission made a motion to approve the request of a Conditional Use for property at 201 Second Street. The following vote was taken:

Motion: Patricia Barnett

Second: Lavar Thompson

Voting Yea: Dennis Collier, Martha Sheppard, Patricia Barnett, Luddia Williams, Martha Ford, and Lavar Thompson

Voting Nay: None

Absent and not Voting: Bryan Cooper

Abstaining and not Voting: None

After the following discussions, the Planning Commission voted to approve his request the request for the Conditional Use. Parcel 6176140020500900.

Motion to Recess July 9, 2013:

Motion: Martha Ford

Second: Lavar Thompson

Voting Yea: Dennis Collier, Martha Sheppard, Lavar Thompson, Luddia Williams and Patricia Barnett.

Voting Nay: None

Absent and not voting: Bryan Cooper

Abstaining and not voting: None