

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of March 14, 2017, 5:00 P.M.

The City of Picayune Planning Commission met March 14, 2017 at 5:00 P.M. in the Intermodal and Tourist Center at 200 Hwy 11 South, Picayune, MS 39466 with the following Commissioners present: Bryan Cooper, Dennis Collier, Louise Harvin, George Janet, Martha Ford, Tom Milar and Teresa Bennett of Planning & Zoning Department, and Nathan Farmer City Attorney.

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 March 21, 2017 at 5:00 P.M.

I. Approval of Minutes for meeting held February 14, 2017.

Motion: George Janet

Second: Louise Harvin

Voting Yea: Dennis Collier, Louise Harvin, Luddia Williams, Martha Ford, George Janet

Voting Nay: None

Absent and not Voting: Bryan Cooper, David Mooneyhan

Abstaining and not Voting: None

II. Dennis Collier called for a motion to switch Item No. 1 with Item No. 2 in order to begin meeting. Bryan Cooper was not present for first item and Dennis collier will be recused from item # 2.

Motion: George Janet

Second: Martha Ford

Voting Yea: Dennis Collier, Louise Harvin, Luddia Williams, Martha Ford, George Janet

Voting Nay: None

Absent and not Voting: Bryan Cooper, David Mooneyhan

Abstaining and not Voting: None

New Business

- 1. Consider request from Sean & Melissa Hammond for a Home Occupation License, to use their home for Spacewalks and Waterslide Rentals. Parcel 6175210030103000. Property is located at 2802 Nina Drive, which is zoned R-1 (Single Family Residential).**

Citizens Concerns:

Melissa Hammond states that her business is a delivery service, which no one will be coming to her house. It's a call in order and delivery only and that the waterslide and spacewalks will be kept in back yard.

James Fendlason 2402 Hickman Avenue, opposed the request. Wilda McNair 2807 Victoria Drive, opposed the request. Don Albritton 2701 Victoria Drive has lived 30 years at the address and does not want to see any business run within his neighborhood and that the covenants state that no lot shall be used other than residential.

Carl R. Dariecek 414 Booker Street, Bay St. Louis, Ms 39520 Owns property at, 2815 Nina Drive, and several others in the Ponderosa Subdivision. Mr. Dariecek would like to go on record that he strongly opposes the request for Home Occupation.

After discussion, the Planning Commission made the decision to deny the request as submitted. The following vote was taken:

Motion: George Janet

Second: Martha ford

Voting Yea: Dennis Collier, Louise Harvin, Luddia Williams, Martha Ford, George Janet

Voting Nay: None

Absent and not Voting: David Mooneyhan, Bryan Cooper

Abstaining and not Voting: None

Bryan Cooper entered meeting.

Dennis collier recused himself from the meeting, Bryan Cooper conducted meeting.

- 2. Consider request from Mark Gibson to re-zone parcel 6176140030304000, 6176140030304202 & 6176140030304203 from R-1 (Single Family Residential) to C-2 (Downtown Commercial). Property is located at the corner of South Haugh Avenue and Mitchell Street.**

Citizens concerns:

Mark Gibson addressed Planning Commissioners and citizens about the (2) two 5 Plex apartments buildings, stating that he is aware of drainage problems, and that he will be making improvements to the property, also moving gas and water lines 4 feet. These new drainage improvements will solve most of the problems.

Curtis Barber South Haugh Avenue concerns were drainage issues and that water backs up to the door on his property.

Holly & Wren Argus 220 S Steele Avenue, I live behind construction site questions where will the parking be located on lot and does Mr. Gibson intend on placing fence around property.

Mark Gibson *replied parking will be in the center of the apartments, and that he will be placing a 6 ft. fence around the property.*

After discussion, the Planning Commission made the decision to approve the request as submitted. The following vote was taken:

Motion: Martha Ford

Second: Luddia Williams

Voting Yea: Martha Ford, Bryan Cooper, Louise Harvin, Luddia Williams, George Janet

Voting Nay: None

Absent and not Voting: David Mooneyhan, Dennis Collier

Abstaining and not Voting: None

Dennis collier entered the meeting.

Motion to Recess to Tuesday, April 11, 2017

Motion: George Janet

Second: Louise Harvin

Voting Yea: Dennis Collier, Louise Harvin, Bryan Cooper, George Janet, Martha Ford, Luddia Williams

Voting Nay: None

Absent and not Voting: David Mooneyhan

Abstaining and not Voting: None