

CITY OF PICAYUNE
PLANNING COMMISSION MEETING
Minutes of November 14, 2017, 5:00 P.M.

The City of Picayune Planning Commission met November 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, David Mooneyhan, George Janet, Luddia Williams, Martha Ford, Tom Milar and Teresa Bennett of Planning & Zoning Department.

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

The following agenda items were discussed with recommendations made to the City Council on November 21, 2017 at 5:00 P.M.

I. Approval of Minutes for meeting held October 10, 2017.

Motion: George Janet

Second: Luddia Williams

Voting Yea: Bryan Cooper, George Janet, David Mooneyhan, Luddia Williams, Martha Ford

Voting Nay: None

Absent and not Voting: Dennis Collier, Louise Harvin

Abstaining and not Voting: None

New Business

- 1. Consider request from Bill Edwards for a small subdivision and variance request to re-subdivide lots 1, 2, & 3 of Block 33 of Williams Goodyear Addition into (2) parcels, also requesting variance for lot frontage. Property located at 1501 W Fourth Avenue. PPIN Number 23133 which is zoned R-1 (Single Family Residential). Let the record show the proof of the publication and adjacent land owners were on file.**

Discussion:

Tom Milar asked to table this application for further review.

After discussion and with no opposition, the Planning Commission made the decision to table the request as submitted. The following vote was taken:

Motion: George Janet

Second: Luddia Williams

Voting Yea: Bryan Cooper, George Janet, David Mooneyhan, Luddia Williams, Martha Ford

Voting Nay: None

Absent and not Voting: Dennis Collier, Louise Harvin

Abstaining and not Voting: None

2. **Consider request from Janice Berry for Final Subdivision Plat for Berrywood Phase 3. Property located on Mamie Circle. PPIN Number's 45400 - 45434 which is zoned PUD (Planned Unit District). Let the record show the proof of the publication and adjacent land owners were on file.**

Discussion:

Connie Madere – 104 Teddy Lane - *developer follows the covenants and tells the truth.*

Diane Loar – 116 Teddy Lane – *developer Berrywood Senior Community remains a senior community 55 & over, no children and follows covenants.*

Charles & Joanna Simoneaux – 101 Teddy Lane - *developer follows the covenants and tells the truth.*

Jim Bryan – 211 Teddy Lane – *retention pond needs to be maintained and brought up to code.*

Walter Dash – 201 Teddy Lane – *continue with subdivision, but needs to follow original covenants.*

Fay Defourneaux – 205 Teddy Lane - *continue with subdivision, but keep it a 55 & older retirement senior community.*

Wanda Keene – 204 Teddy Lane - *continue with subdivision, but keep as a senior community.*

David & Vicki Waller – 103 Teddy Lane - *keep as a senior community.*

Una Greene – 125 Teddy Lane - *keep as a senior community. Shouldn't they be responsible for pond upkeep?*

Stanely & Susan Harris – 120 Teddy Lane - *keep as a senior community 55 and older. I have lived there 4 ½ years was given covenants by realtor and was not told of a HOA by the Berry's. I never met them till after living there 1 year.*

Beverly DeGeorge – 107 Teddy Lane – *did not receive letter*

Curtis McElroy – 200 Teddy Lane – *keep Berrywood Estates as a senior subdivision.*

Martha Ford *explained how HOA works.*

Diane Goar *half of the subdivision is complete and there is no HOA. We bought in as a senior community.*

Janice Berry when we began this subdivision in 2006 as a senior community with 73 lots and was broken down to 3 phases which was accepted by the City of Picayune, 1 & 2 have been completed. We are hear only to move forward with phase 3 as a senior community, no changes to covenants.

Mary Ann Berry covenants should not even be addressed at this meeting, it never has been anything but a senior community and will always be that. Make you HOA and move forward.

Tom Milar – All homes will be single family with the same foot print.

After discussion and with no opposition, 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: Bryan Cooper, George Janet, David Mooneyhan, Luddia Williams, Martha Ford

Voting Nay: None

Absent and not Voting: Dennis Collier, Louise Harvin

Abstaining and not Voting: None

Motion to Recess to Tuesday, December 12, 2017

Motion: Martha Ford

Second: Luddia Williams

Voting Yea: Bryan Cooper, George Janet, David Mooneyhan, Luddia Williams, Martha Ford

Voting Nay: None

Absent and not Voting: Dennis Collier, Louise Harvin

Abstaining and not Voting: None