

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of July 11, 2017, 5:00 P.M.

The City of Picayune Planning Commission met July 11, 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: Dennis Collier, Louise Harvin, George Janet, Martha Ford, David Mooneyhan, Luddia Williams, Tom Milar and Teresa Bennett of Planning & Zoning Department, City Attorney Nathan Farmer was not present.

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 July 18, 2017 at 5:00 P.M.

I. Approval of Minutes for meeting held June 13, 2017.

Motion: George Janet

Second: Luddia Williams

Voting Yea: Dennis Collier, Luddia Williams, Martha Ford, George Janet, David Mooneyhan,

Voting Nay: None

Absent and not Voting: Louise Harvin, Bryan Cooper

Abstaining and not Voting: None

II. Dennis Collier called for a motion to switch Item No. 2 with Item No.3 in order to begin meeting. Louise Harvin was not present for first three items.

Motion: George Janet

Second: David Mooneyhan

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

Voting Nay: None

Absent and not Voting: Louise Harvin, Bryan Cooper

Abstaining and not Voting: None

New Business

- 1. Consider request to change street name being Country Club Road to Golf Course Drive.**

Let the record show the proof of the publication for name change and public hearing letters for the adjacent land owners were on file.

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

Motion: Martha ford

Second: David Mooneyhan

Voting Yea: Dennis Collier, Luddia Williams, Martha Ford, George Janet, David Mooneyhan,

Voting Nay: None

Absent and not Voting: Louise Harvin, Bryan Cooper

Abstaining and not Voting: None

- 2. Consider request for a conditional use for Joshua Gremillion to allow a temporary use of a 40' camper in his back yard as a temporary residence for his mother until an addition can be added to his house. Property located at 714 S Blanks Avenue, which is zoned R-3 (Multi-Family Residential).**

Discussion: Mr. Gremillion said the reason for request is that his mother has PTSD and she is disabled. She keeps to herself, but someone has to be close to keep eye on her while he works. He was given a 9 month time frame to start the construction.

After discussion, the Planning Commission made the decision to approve the request as submitted and stating that he has 9 months to start construction. The following vote was taken:

Motion: Martha ford

Second: George Janet

Voting Yea: Dennis Collier, Luddia Williams, Martha Ford, George Janet, David Mooneyhan,

Voting Nay: None

Absent and not Voting: Louise Harvin, Bryan Cooper

Abstaining and not Voting: None

Louise Harvin entered meeting at this time.

- 3. Consider request for a zone change for Jesse Lee, Paul Reese and Jimmy Watts to change the zoning from PUD-R to C-3 (Highway Commercial) located at the entrance of H.A.W.L., the Southside of Lakeshore Drive. PPIN No. 18819, 49324, 21412.**

Let the record show the proof of the publication for the zone change and public hearing letters for the adjacent land owners were on file.

Discussion: Kim Glasgow1130 E Lakeshore DR. - wanted to know how big the parcels will be? Why change this area when there are other commercial spaces to use? The area as of now is a wooded area.

Paul Reese stated that the better term for the area is office professional. He also stated that they were only going to sell off the property on the Southside of the road only.

Rose M Scott 1206 E Lakeshore DR. - What parcel are you referring to? Does it go all the way to Hide-a-way Lake or next to the golf course?

Paul Reese stated next to the golf course.

Jeffery Charbonnet 108 Rue St Germaine – Stated the he previously sent an email to say he would not be present at the meeting, but that made arrangements to be present. I have live in Beau Jardin the third house on the right. I bought my house with the assumption that the rest of the subdivision would be developed. I was told that once zoning changes to commercial, everything around me will eventually become commercial, and I am concerned that the property next to my fence will be zoned commercial. I don't want commercial property behind my house or 200 feet in front of my house or 50' form the neighbor's front door that can be developed into gas stations or bars. The property behind me was supposed to be part of the subdivision. There is plenty of commercial property next to golf course to develop. I had someone knock down my mail box today from traffic thinking that they can drive through our street, but it's a dead end road. I don't mind if bar/restaurant is to be developed but not 200 feet from my front door.

Paul Reese stated that the property Mr. Charbonnet described above will remain residential and he will make sure the subdivision is completed and that there will always be a buffer on the Eastside of property.

Rosanne Poche 105 Rue St Germaine – My concern is that you have 20 acres of property and the sign was placed closer to Hide-a-way Lake than to Beau Jardin. If this request is approved I'm afraid the roads will be torn up due to traffic developing the new construction. Are they going to use the road for the new construction? This road was just re-surfaced not long ago? Who will repair the road?

Tom Milar replied that when you came in to my office I explained everything to you at this time and the letters were already in the mail, which you received and were notified of the meeting. The sign is a 36x36 and was placed in an open space where it could be seen. This is what we do when we to advertise for public hearings.

Eric J Bradley 1211 Highland DR. – I am here speaking as an individual, not representing any one. I would like to say that the location of the sign was a problem because, the Beau Jardin residents turn off into subdivision before they get to the sign. I also would like to say that if I had bought property in a residential district, I would want it to stay residential. I understand that this is only a request for a zone change and that any type of development in the future will have to be presented to the Site Review Committee before approval, and I would hope that the committee will comply with the surrounding areas.

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

Motion: David Mooneyhan

Second: Martha Ford

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

Voting Nay: None

Absent and not Voting: Bryan Cooper

Abstaining and not Voting: None

Motion to Recess to Tuesday, August 8, 2017

Motion: David Mooneyhan

Second: Luddia Williams

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

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None