

**CITY OF PICAYUNE  
PLANNING COMMISSION MEETING**

**Minutes of August 8, 2017, 5:00 P.M.**

The City of Picayune Planning Commission met August 8, 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, Bryan Cooper, Tom Milar and Teresa Bennett of Planning & Zoning Department, City Attorney Nathan Farmer.

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 August 15, 2017 at 5:00 P.M.

**I. Approval of Minutes for meeting held July 11, 2017.**

**Motion: David Mooneyhan**

**Second: Louise Harvin**

**Voting Yea: Dennis Collier, Bryan Cooper, Martha Ford, George Janet, David Mooneyhan, Louise Harvin**

**Voting Nay: None**

**Absent and not Voting: Luddia Williams**

**Abstaining and not Voting: None**

**New Business**

- 1. Consider request to re-subdivide and combine for Max Ball lots 5 & 6 of unit 2 of the Chateauguay Subdivision, and also amend the Official Plat of the Chateauguay Subdivision. PPIN 22537 & 33823. Property located on East Sycamore Road, which is zoned R-1 (Single Family Residential).**

**Let the record show the proof of the publication for the Subdivision Request 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 the request as submitted. The following vote was taken:**

**Motion: Bryan Cooper**

**Second: David Mooneyhan**

**Voting Yea: Dennis Collier, Bryan Cooper, Martha Ford, George Janet, David Mooneyhan, Louise Harvin**

**Voting Nay: None**

**Absent and not Voting: Luddia Williams**

**Abstaining and not Voting: None**

2. **Consider request for a conditional use for Rachelle Dillard to build a house in the rear of her property for her son. If approved she will then request for a small sub-division to divide property. PPIN 25790, property located at 1809 East Canal Street, which is zoned C-3 (Highway Commercial).**

**Discussion: Mrs. Dillard was not present for meeting.**

*Tom Milar (Planning Director) stated that C-3 does not allow residential development, but in our ordinance under Section 808.2 q. you can ask for a conditional use approval from the Planning Commission and the City Council. There have been others requesting to build residential, but was denied, and was only allowed to build a fourplex or more in the C-3 district. Mr. Milar suggested that it be denied.*

*Planning Commissioners are looking at all options for the home owner before making a motion.*

*Planning Chairman asked how hard it would be to change the zone from C-3 to C-2. Who would initiate the change?*

*City attorney Nathan Farmer answered – Section 1201 of the zoning ordinance, an application shall be made in the office of Planning and Zoning. Request for zone change shall be made by Planning Commission, City Council, and the Home owner.*

**After discussion, the Planning Commission made the decision to deny the request as submitted.**

**The following vote was taken:**

**Motion: Bryan Cooper**

**Second: David Mooneyhan**

**Voting Yea: Dennis Collier, Bryan Cooper, Martha Ford, George Janet, David Mooneyhan, Louise Harvin**

**Voting Nay: None**

**Absent and not Voting: Luddia Williams**

**Abstaining and not Voting: None**

**Motion to Recess to Tuesday, September 12, 2017**

**Motion: Louise Harvin**

**Second: George Janet**

**Voting Yea: Dennis Collier, Bryan Cooper, Martha Ford, George Janet, David Mooneyhan, Louise Harvin**

**Voting Nay: None**

**Absent and not Voting: Luddia Williams**

**Abstaining and not Voting: None**