

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of August 14, 2018, 5:30 P.M.

The City of Picayune Planning Commission met August 14, 2018 at 5:30 P.M. in the Intermodal and Tourist Center at 200 Hwy 11 South, Picayune, MS 39466 with the following Commissioners present: Dennis Collier, George Janet, Luddia Williams, Martha Ford, Glen Rayburn, Bryan Cooper, Louise Harvin, Nathan Farmer City Attorney, Tom Milar and Teresa Bennett 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 August 21, 2018 at 5:00 P.M.

I. Approval of Minutes for meeting held April 10, 2018.

Motion: Louise Harvin

Second: Luddia Williams

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

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None

New Business

- 1. Consider request for a Conditional Use for Lauren Smith to continue residential use as the new owner of property located at 26 Front Road, parcel 6171020000006300, which is zoned C-3 (Highway Commercial).**

Discussion:

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: Luddia Williams

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

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None

2. Consider request for a Conditional Use for Tammy Moore (Bark Avenue) to operate a boarding house for pets, which also offers grooming services. Property located at 400 East Canal St, parcel 6176140020601600, which is zoned C-2 (Downtown Commercial).

Discussion:

Correction to address from 406 East Canal St. to 400 East Canal St.

Tammy Moore - stated that she has operated as a grooming and boarding house for 5 years with no complaints. Animals are kept in doors and only let out to use the bathroom. No animals are left outside.

Heather Myers - stated that they share a privacy fence between the properties, and that she has called police to get her to move animals to the other side of property where the boarding area is at because of the barking, she stated that it sounds like the barking is in her home, and that her husband works nights and sleeps during the day, and that it would not bother her as long as it is not by the fence by her property.

Tammy Moore - stated that none of the animals from the boarding area has been on that side, that it was a personal pet of theirs that was barking and that they found a good home for the animal to eliminate the barking. Mrs. Moore also stated that the only time any of the kennels were by the fence was when construction was going on.

George Janet - asked, what is the time frame for the noise ordinance?

Tom Milar - stated 10:00 P.M. to 6:00 A.M.

Martha Ford - replied to noise ordinance that, you are always going to have noise because that time of the day is working hours for most people, and that I have no problem approving this.

Glen Rayburn - asked what was on the other side of the property?

Tammy Moore replied a Church.

Bryan Cooper - looked at what type of zoning this type of business is allowed in, and how many other businesses where boarding animals are approved with a conditional use, which we have several.

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: Dennis Collier, George Janet, Glen Rayburn, Luddia Williams, Martha Ford, Bryan Cooper, Louise Harvin

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None

3. Consider request for a Conditional Use for Rev. Louis Thomas Sr. to reduce the paving requirement from asphalt and concrete to gravel for one year. Property located at 1190 South Beech Street, parcel 6175210010101600, which is zoned R-1 (Single Family Residential).

Discussion:

Rev. Louis Thomas Sr. - stated that they are ready for parking lot, but do not have the funds at this time. He is asking to allow the gravel parking for one year.

Tom Milar - said that the construction was complete, but he cannot issue the certificate of occupancy without the approval for a Conditional Use.

Churches are allowed an exemption per our city ordinance – Off Street Parking Requirements Section: 702.13.

This exemption has been granted in the past for another church.

After discussion and with no opposition, the Planning Commission made the decision to approve the request for a Conditional Use Approval for (1) one year. The following vote was taken:

Motion: Bryan Cooper

Second: Glen Rayburn

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

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None

Motion to Recess to Tuesday, September 11, 2018

Motion: Louise Harvin

Second: Martha Ford

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

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None