

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of March 12, 2019, 5:30 P.M.

The City of Picayune Planning Commission met March 12, 2019 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, Louise Harvin, Martha Ford, Bryan Cooper, Glen Rayburn, George Janet, Tom Milar and Teresa Bennett of Planning & Zoning Department and City Attorney Nathan S. 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 March 19, 2019 at 5:00 P.M.

I. Approval of Minutes for meeting held November 13, 2018.

Motion: Bryan Cooper

Second: Louise Harvin

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

Voting Nay: None

Absent and not Voting: Luddia Willaims

Abstaining and not Voting: None

New Business

- 1. Consider request for a Preliminary Plan Approval – Jon Pearson is seeking permission for a Preliminary Plan Approval for Ridge Crest II Subdivision parcel 617624000002400 property located on Solange Drive, which is currently zoned PUD-R (Planned Unit District - Residential).**

Discussion:

Dennis Collier started the meeting reading aloud the PUD-R Approval Process.

Engineer Sean Burkes - *Stated that this property is not your standard project. The first preliminary plan was done by another engineer in about 2003 when water and sewer taps were installed, then Hurricane Katrina hit and the site was converted into FEMA trailer site. Once the trailers were removed this site laid dormant for many years. There will be 31 lots 30 x 60 feet pads 1800 sq foot print with a one-way road and a circle for Fire Department access. We will assist to identify corrections of the modifications that need to be made.*

George Janet – *What size are the lots?*

Sean Burkes – 37’ wide and 65’ deep each house having 7 feet between each house and 1 hour firewall is required.

Louise Harvin – How long will the process take?

Sean Burkes – If approved construction time could be 90 days for the water, sewer and roadway only. It will take 3 to 4 months just to complete final plan approval.

Hollis Bobinger 58 Ridge Crest Dr. - My neighbors are concerned about the water and sewage problems, I am concerned about long term drugs and crime in the area which would end up in my back yard. The 31 houses will only have 7 feet between them and 5 years down the road when sold become low income housing.

Aaron Masey 55 Ridge Crest Dr. – I do not approve of this Subdivision. My concerns are about crime and I am worried that drugs will be brought into this area. He could build 2 or 3 houses on acre lots instead of 31.

Bridget Masey 55 Ridge crest Dr. – Her concerns are about the existing fence that has been there for 13 years. She said she met with Mr. Pearson and he told her that he was going to move fence 2 more feet and she is worried about losing 2 feet of her property.

Martha Ford – Stated that every home sold in Ridge Crest Subdivision had a plat attached to the deed and that he will not encroach on her property. If he needs to move it he can.

Nathan Farmer City Attorney – A fence is not a boundary line, that has to be proved.

Dennis Collier – City Attorney what is the time frame for installing utilities after annexation?

Nathan Farmer City Attorney – 5 years. When the city annexes a piece of property into the city, that has pre-existing issues, the PRCUA has jurisdiction over that, so what happens is when the city annexes it in we don’t over ride their jurisdiction. They have jurisdiction over our sewer systems and they are a standalone entity. Now as to the power terms of electricity, you have Coast Electric and Mississippi Power they have that authority. The water the city can supply normally. What happens is that they would have to go to Public Works Department and he will send out a crew and locate where the lines are at and see if it is feasible to bring city water there. If they do offer it sometimes they may be some cost sharing on that in that regard that’s what happens when you annex a subdivision in and there are no pre-existing utilities. I don’t know how the water is supplied to your house, but the city zoning regulations is that because you have a well you are grandfathered in, so you have the right to use your well. That’s a property right you have in that respect. If you want to connect to city water, you need to contact the Public Works Director. To connect to city sewer contact Pearl River County Utility Authority.

Tom Milar – To address the sewage you will need to call the Pearl River County Utility Authority and for water the Public Works Department. I would suggest that you start a petition get the signatures of everyone who wants water and sewer and have one person meet with the water and sewage board.

Bonnie Frierson 43 Ridge Crest Dr. – *They have not done anything to relieve traffic problems at Wal-Mart. They need to fix this problem before adding more houses. We can't even flush our toilets when it rains.*

Mike Wonycott 40 Ridge Crest Dr. – *What are you going to do with the drainage problem? Rain water will not drain and will back up on the back of my property.*

Chris Bertucci 53 Ridge Crest Dr. – *How can this happen without the people being able to vote on it? We don't want low income rental housing in our neighborhood. Why does fence have to be moved it has been there for 13 years?*

Nathan Farmer City Attorney – *A fence is not a boundary line, and this is a Preliminary Plan, which means your input is important for the final plan. One of the main features of this meeting tonight is public input, which will be taken under advisement by the Planning Commission then forwarded to the City Council for final approval. This is the process of a public hearing.*

Chris Bertucci 53 Ridge Crest Dr. – *Only the property that is touching the back of the proposed development received a letter. She said she was told by Martha Ford that there was a buffer zone behind the property, now they want to move fence. It contradicts what she was told.*

Dennis Collier – *There was a public hearing notice in the paper.*

Tom Milar – *There were also 2 signs placed on the property.*

Keri Suhre 51 Ridge Crest Dr. – *This plan was developed in 2003. We lived in the county in 2003. This land wasn't developed in 2003.*

Sean Burkes Engineer – *The plans were constructed in 2003 not the homes.*

Edward Bertucci 53 Ridge Crest Dr. – *Are these units going to be sold to individuals or will they be rentals?*

Jon Pearson – *I am not going to rent them but if I sell them I have no control over what they do with them.*

Sean Burkes – *They will be single family homes. The intention is to drain away from Ridge Crest.*

Tony Crosby – *We have 10 acres on the North side of the property at 247 Frontage Rd. My concerns of the road going into the subdivision, is that I believe that it was constructed on my property. Originally the road was set at 25' each. The road needs to be more than 50% fairly divided.*

George Janet – *What would be acceptable to you? If they were on an acre lot?*

Hollis Bobinger 58 Ridge Crest Dr. – *Just put 4 houses instead of 31.*

Katherine Bouchoux 44 Ridge Crest Dr. – *Water hold up in the yard, neighbor put 33 loads of dirt in his yard and I put 18 loads in mine to build it up and it is wet and smell like sewage. I have no back up problems, standing water cause sewer system to blow up.*

Edward Bertucci 53 Ridge Crest Dr. – *Neighbor bought house 5 years ago and had to replace sewer system, replaced tanks and gravel field. All*

neighbors have sewer problems.fix the existing problems before adding 31 more houses. I would be ok with 15 not 31.

Sean Burkes Engineer replies to all comments – *There is a lift station there that belongs to the Pearl River County Utility Authority. We are reviewing sewer and drainage problems on how the lift station can handle this problem and can we add Ridge crest II in with the 31 units. This is something we can look into. We will need to call a meeting with Cliff Diamond (PRCUA) on how to address the problem, and if there is a beaver problem we need to trap and move them. We will need to look at the existing issues and shoot some elevations and see what they have. Also maybe look into senior type housing. The fence area has been surveyed. As of right now, we are not looking at a retention pond.*

After discussion and with opposition, the Planning Commission made the decision to take under advisement. The following vote was taken:

Motion: Bryan Cooper

Second: Martha Ford

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

Voting Nay: None

Absent and not Voting: Luddia Williams

Abstaining and not Voting: None

Motion to Recess to Tuesday, April 9, 2018

Motion: Martha Ford

Second: Glen Rayburn

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

Voting Nay: None

Absent and not Voting: Luddia Williams

Abstaining and not Voting: None