

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of March 10, 2020 5:30 P.M.

The City of Picayune Planning Commission met March 10, 2020 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, Bryan Cooper, Martha Ford, Glen Rayburn (by phone), Louise Harvin, 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 17, 2020 at 5:00 P.M.

I. Approval of Minutes for meeting held February 11, 2020.

Motion: Bryan Cooper

Second: Martha Ford

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

Voting Nay: None

Absent and not Voting: George Janet, Luddia Williams

Abstaining and not Voting: None

New Business

- 1. Consider request for a Conditional Use Approval – Brandi McQueen is seeking permission to allow a continued residential use in a commercial area. Property located at 2005 E. Canal Street. PPIN # 25849. Property zoned as C-3(Highway Commercial).**

Discussion:

Dennis Collier, is this something that already exist?

Tom Milar, I would like to make a statement on this. This is the old Frank Brown property and it was bought at tax sale. They are requesting to keep using it as residential; it has been vacant since Frank died.

Martha Ford, so is it residential now?

Tom Milar, it is zoned commercial, but it was a residential use since the last person who lived there and that was Frank Brown, and he died and it's been vacant since that time.

Bryan Cooper, what are they requesting? We are not requesting a zone change.

Tom Milar, no, just a conditional use saying they can remain residential in a commercial use. It is zoned C-3 Highway Commercial. So the request is a conditional use.

Bryan Cooper, so would they be no opposition to doing this?

Tom Milar, due to the financial situation that they fell into and least it would be occupied and the conditional use is how they would do this. I don't know that in the future if they plan to tear down house and put a business there but as for now it would be used as residential.

Bryan Cooper, so if we granted this they could go ahead with this until they decide?

Tom Milar, the conditional would be under the property owner's name.

Bryan Cooper, so as long as these people occupy this property it can be used as residential?

Attorney Nathan Farmer, yes that is right. That is what we usually do with a conditional use, and I believe that the City Council also passed an ordinance a few years ago on that to alleviate some of the commercial vacancies, which allows a rental in a commercial area. We are well in our rights. I do not see a problem with it. It is the pleasure of the Planning Commission and the City Council. It also has a lot of residential use on East canal Street.

Dennis Collier, so it is not transferrable?

Attorney Nathan Farmer, no that is a traditional requirement attached to a conditional use.

Ronald Crude, we live next door. We wanted to know that if later on are they going to able to go in and build apartments?

Bryan Cooper, this is just a conditional use for them as long as they own the property.

Tom Milar, as long as the property is in their name it will be used as residential. If the situation changes and they decide to come back and relinquish their conditional use to use property as commercial, they can because it is zoned C-3 and multi-family is allowed in C-3.

Bryan Cooper, so it sounds like to me if they want to pursue something other than this request, they would have to relinquish the conditional use.

Tom Milar, the only request they are asking for is a conditional use to use property as residential in a commercial zone, with that said, like Attorney Nathan farmer stated that is basically a residential area.

Ronald Crude, the road is low and caving in some places and the pipes are bad, the sewer is bad and has even backed up in the church. We are not opposed to residential.

Tom Milar, for the record # 1. The City of Picayune is not responsible for the sewer problems that would be the PRCUA. # 2. Any improvements brought to that area would go before the Site Review Committee and those issues are addressed at that point. If any multi-family use or commercial uses was to be constructed it would be the homeowners responsibility to bring the sewer system in compliance, not PRCUA. So that may be a good thing.

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

Motion: Bryan Cooper

Second: Martha Ford

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

Voting Nay: None

Absent and not Voting: George Janet, Luddia Williams

Abstaining and not Voting: None

- 2. Consider request for a Variance Approval – Richard Burge is seeking permission to allow a 80 ft lot width instead of the required 90 ft. Property located at 8011 Fishhook Lane. PPIN # 21836. Property zoned as R-1(Single Family Residential).**

Discussion:

Dennis Collier, Mr. Burge what is going on?

Glen Neil, the parcel is pie shaped and I cannot meet the 90 ft lot width without moving the line back which would cause me not to meet the rear setbacks. The only way I can meet the rear setbacks is if the front of the house is at 80 ft with a variance.

Dennis Collier, the only thing that I am aware of is that you cannot pass 15 ft on the side of the house.

Tom Milar, he doesn't have any issues on the side. The issue is the front he needs a 90 ft frontage, but if he pushes it back to get 90 ft he loses his rear setbacks which is a required 30 ft but it reduces it back to 24 ft. also he would be further back than the houses on the street at least 15 ft.

Attorney Nathan Farmer, the City Council put in place in 2010, when they clamped down on some variances. Actually this was created before that date and the property owner is not responsible for that variance. That's not a restriction, it's more like grandfathered variance and the City Council approved the plat with this size and configuration of the lot.

Tom Milar, so it is a non-conforming lot because it is a pie shaped lot and as long as you meet your setbacks and this is where the variance comes in.

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

Motion: Martha Ford

Second: Bryan Cooper

Voting Yea: Dennis Collier, Glen Rayburn, Bryan Cooper, Martha Ford

Voting Nay: None

Absent and not Voting: George Janet, Luddia Williams

Abstaining and not Voting: Louise Harvin

- 3. Consider request for a Subdivision Approval – Terry Herrin is seeking permission to re-subdivide & combine PPIN #'s 46019 & 46020. Property located at 7031 Chinquapin Court. Property zoned as R-3(Multi-Family Residential).**

Discussion:

Dennis Collier, Mr. Herrin what is going on?

Tom Milar, Mr. Herrin is not here due to a misunderstanding on the date, but I am familiar with this application. There is a house built on lot # 19 then Mr. Herrin purchased the Lot # 18 and wants to put shed on it, in order to do that he must combine lots.

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

Motion: Bryan Cooper

Second: Louise Harvin

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

Voting Nay: None

Absent and not Voting: George Janet, Luddia Williams

Abstaining and not Voting: None

Motion to Recess to Tuesday, April 14, 2020

Motion: Louise Harvin

Second: Glen Rayburn

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

Voting Nay: None

Absent and not Voting: George Janet, Luddia Williams

Abstaining and not Voting: None