

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of January 14, 2020 5:30 P.M.

The City of Picayune Planning Commission met January 14, 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 Glen Rayburn, George Janet, Luddia Williams, Louise Harvin, Martha Ford, 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 January 21, 2020 at 5:00 P.M.

I. Approval of Minutes for meeting held November 12, 2019.

Motion: Luddia Williams

Second: Louise Harvin

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

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None

New Business

- 1. Consider request for a Conditional Use Approval – L'Torreo Underwood is seeking permission to allow a small local diner at 2203 Cousin Street. Parcel # 6172090040201200. Property zoned as R-4 (Medium Density Residential).**

Discussion:

Mr. Underwood, everyone knows me from the community. I would like to open a small restaurant so we don't have to drive into town to get something to eat. There will be no alcohol and it will not be a club. I am aware of the problems that existed before and I do not want that. The hours of operation would be for sometime after school till 8:00 p.m. because I have to work the next day.

Dennis Collier read aloud the R-4 Ordinance.

George Janet read aloud Section 403 non-conforming lots. Mr. Janet stated that the building was originally grandfathered in, and has been

abandoned. It is a non conforming use. This is a danger to the resident next door if there were a fire because it sits too close to the neighbor. Also there are mold issues and suggested that it needs to be condemned.

Dr. Michael Kelly asked, does the ordinance state that it cannot be done? I want to understand this. The problem is that people don't value other people's things. You cannot control what other people do like showing up drunk, then causing an accident trying to leave. This is a community that has finally gotten their neighborhood back and we don't want this in our community.

Edna Mingo little Goodyear has always been quiet, if this is approved it will be a hangout with people drinking, traffic everywhere. I say no to this. We never know what will happen and we want to keep it like it is.

Dennis Collier replied, we only make recommendations to the City Council.

Ronald Jackson, I agree with everything everybody has said and you cannot control what people do. They block driveways and have parked in my yard, it is dangerous. They have commercial property for this reason. The city has plenty of vacant building to rent.

Deborah Noel, my mother and family lives next to this place and I have nothing against you or your business, but we do not want this in our residential neighborhood.

Bianca Bell & Joi Lott, we agree with everyone on this matter. We do not want this approved.

Bryan Cooper, asked Tom Milar to confirm that this is not a permitted use.

Tom Milar, it is not a permitted use. The building is in condemnable condition, but before a certificate of occupancy can be issued it would have to be brought up to code. The property is not currently on property cleanup.

Dennis Collier calls for a vote of hands from audience members of who is for it and who is opposed.

19 people were present and 18 were against it.

After discussion and with opposition, the Planning Commission made the decision to deny request as submitted. The following vote was taken:

Motion: George Janet

Second: Louise Harvin

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

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None

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Motion to Recess to Tuesday, February 11, 2020

Motion: Luddia Williams

Second: George Janet

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

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None