

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

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

The City of Picayune Planning Commission met July 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, Martha Ford, Luddia Williams, Louise Harvin, 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 July 21, 2020 at 5:00 P.M.

I. Approval of Minutes for meeting held March 10, 2020.

Motion: Luddia Williams

Second: Bryan Cooper

Voting Yea: Dennis Collier, Luddia Williams, Bryan Cooper, Martha Ford, Louise Harvin

Voting Nay: None

Absent and not Voting: George Janet, Glen Rayburn

Abstaining and not Voting: None

New Business

- 1. Consider request for a Zone Change Approval – Picayune School District is seeking permission to change the left side of Nixon Street coming from Beech Street from R-3 (Multi-Family Residential) to M-1 (Mobile Home Park). Property located on Nixon Street, Lots 2-11 Block 3. PPIN #'s 24943, 24944, 24945, 24946, 24947, 24948, 24949, 24950, 24951, 24952. Property zoned as R-3 (Multi-Family Residential).**

Discussion:

Lisa Persick, Picayune School District Director of Finance – We have 2.1 acres on that street that could be leased and we have 2.34 lots that could be leased and 2.45 that could be leased. Presently we have one man that is willing to lease it and he has a lot of interest in the property. I had Lorrie that helps with the 16th Section Land, rate to see how much revenue we could get if we were to lease all 6 of these lots.

The School District could get \$56,950.00 over a 10 year period. I have been the finance manager for 15 years and these lots have never been leased to my knowledge. We were not able to lease because of the zoning. I understand the City of Picayune wanted to get away from that, but on one side of the street you have mobile homes and they are rented or leased from the School District. The other side is just vacant lots that have been sitting there. So our hope was to change the zoning because it is very difficult for people to get loans for a house because the banks will not loan money for that. People don't want to build on the lots, they are interested in putting mobile homes there. When this property sits vacant we also have people dumping trash and house hold appliances on the property.

Martha Ford, is there any type of stipulations on the year of the mobile homes that will be placed there? We don't need another eyesore in the city.

Tom Milar, you can stipulate that all mobile homes must be skirted and not be over 20 years old.

Bryan Cooper, what is the city's position on this? The reason I ask is because in the past we were told not to approve this type of request.

Tom Milar, it's a little different right now, due to the fact when the Fire Department came in at the end of Goodyear Blvd and Bennett Street, the zone was M-1 Mobile Home Park and they could not meet the required setbacks for that zone, so it was changed to R-3 Multi-Family Residential and that eliminated anyone from moving in any more mobile homes. The remaining mobile homes there are grandfathered in and the only way to replace one is if an act of god occurred and destroyed mobile home, then at that time they would have 6 months to replace. That leaves us with 2 areas zoned for mobile home a small patch on South Blanks Avenue and the Nixon and Rosa Street.

The city gets a lot of calls to place mobile homes on the South side of Nixon Street families that are just starting out and can't understand why one side of the street you can put mobile homes on and the other side you cannot, so I don't see an issue with promoting the idea Southside of Nixon Street to mobile homes.

Bryan Cooper, I am always careful about what we do. Because we are setting a precedent, and that there is a valid reason for change.

Lisa Persick, we have vacant lots on Bender Street, but we are not asking to change any of them. We also have a mowing contract to keep the lots mowed and that would save us money.

Tom Milar, for the record we have 2 citizens opposed to the zone change. Leavern Guy and Melvin Hicks. They did not state the reason why they were opposed.

Dennis Collier, can I get a motion?

Martha Ford, I can't figure this one out .The reason no one would build there is because the school board went up on taxes. It just cost too much to build on the land. If all of you are in majority are in favor of it, I am fine with it.

Louise Harvin, you have to sign a 99 year lease.

Bryan Cooper, so if people are leasing from you, what kind of lease are they looking at?

Lisa Persick, the maximum lease is 25 years for a mobile home.

Dennis Collier, what about a parking pad?

Tom Milar, either concrete or asphalt minimum 2 cars and put stipulation of no older than 20 years old, skirting, shingle roof, vinyl siding. That's a win win for the city and the school can put trailers there with stipulations.

Bryan Cooper, I make a motion to approve zone change with the stipulations to the placement of the mobile homes.

After discussion, the Planning Commission made the decision to approve request for zone change with stipulations mobile home cannot be over 20 years old, must have a composition roof, vinyl siding, skirting and a concrete pad for 2 car minimum.

The following vote was taken:

Motion: Bryan Cooper

Second: Luddia Williams

Voting Yea: Dennis Collier, Luddia Williams, Bryan Cooper, Martha Ford, Louise Harvin

Voting Nay: None

Absent and not Voting: George Janet, Glen Rayburn

Abstaining and not Voting: None

- 2. Consider request for a Variance Approval – LWR Leasing (Paul Reese) is seeking permission to allow the use of limestone instead of pavement for the cul-de-sac for the new street located off of Lakeshore Drive until future development of street. Property located off of Lakeshore Drive. PPIN No. 51705. Property zoned C-3 (Highway Commercial)**

Discussion:

Dennis Collier, Mr. Reese, what is going on?

Paul Reese, Tim Hart bought property there and we are building a street next to it. Our future plans are to build the street passed this location because we own the property behind it. The city requires you to cement the cul-de-sac, but knowing that we are going to be doing future development of the street, I don't mind going ahead and laying out the cul-de-sac until we move on with that street, but put in cul-de-sac without concrete and gutter. It would be a good base. We are building a street that will join the banks property and the only ones to be coming in and out would be Tim's customers. I would request 5 years but hope

it would be something similar to that. We are trying to avoid having a big circle in the middle of the street.

Tom Milar, the street has already been through site review and it meets all specifications except for the cul-de-sac. He even went as far as making an 80 ft diameter which the city requires for the cul-de-sac except the cul-de-sac curb and gutter. He expects to expand the street within 5 years. He would have to expand street or come back and complete cul-de sac before the city would accept the street.

Paul Reese, normally we would put up a performance bond for the completion of work. I want to retain or protect the future.

After discussion, the Planning Commission made the decision to approve request with stipulations. Either the developer posts a performance bond, or bring it up to the city specifications within 5 years.

The following vote was taken:

Motion: Bryan Cooper

Second: Martha Ford

Voting Yea: Dennis Collier, Luddia Williams, Bryan Cooper, Martha Ford, Louise Harvin

Voting Nay: None

Absent and not Voting: George Janet, Glen Rayburn

Abstaining and not Voting: None

Motion to Recess to Tuesday, August 11, 2020

Motion: Louise Harvin

Second: Luddia Williams

Voting Yea: Dennis Collier, Bryan Cooper, Luddia Williams, Martha Ford, Louise Harvin

Voting Nay: None

Absent and not Voting: George Janet, Glen Rayburn

Abstaining and not Voting: None