

**CITY OF PICAYUNE**  
**PLANNING COMMISSION MEETING**  
**Minutes of September 8, 2020 5:30 P.M.**

The City of Picayune Planning Commission met September 8, 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, George Janet, 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 September 15, 2020 at 5:00 P.M.

**I. Approval of Minutes for meeting held August 11, 2020.**

**Motion: Luddia Williams**

**Second: George Janet**

**Voting Yea: Dennis Collier, Luddia Williams, George Janet, Martha Ford, Louise Harvin**

**Voting Nay: None**

**Absent and not Voting: Bryan Cooper, Glen Rayburn**

**Abstaining and not Voting: None**

**New Business**

- 1. Consider request for a Subdivision and Variance Approval – Omar Nelson is seeking permission to re-subdivide PPIN No.26495 into 2 lots and requesting a 4'5" variance for lot width. Property 599 Fourth Street. Property zoned R-2 (Two-Family Residential).**

**Discussion:**

**At this time Tom Milar submitted letter from Van Jo Davis to the Commissioners.**

**Dennis Collier, Is there any one here opposed to this request? No one is opposed to the request. Mr. Omar, tell us what you are trying to do.**

**Omar Nelson, I am trying to bring up the community.**

**Dennis Collier, you are asking to re-subdivide one parcel into two and a 4'5" variance. Is that correct?**

**Omar Nelson, Yes.**

**Dennis Collier, My question is, will you meet the setbacks?**

**Omar Nelson, Yes sir.**

**Tom Milar, when he brings his plans in to my office that will be taking care at that time, before concrete is poured.**

**George Janet, it looks like this house sits about 2 feet from the property line.**

**Omar Nelson, No sir, it is listed on the plat.**

**Dennis Collier, It's almost 12 feet. 11.78 feet is what the plat has listed.**

**George Janet, you are wanting a 4'5" variance on the rear of your property?**

**Tom Milar, the variance is for the lot width at the front of the property facing Fifth Street.**

**George Janet, So what is this letter about from Mr. Davis? He claims you are flooding him out with you new construction.**

**Omar Nelson, He wanted me to put in a very expensive drainage system that would cost around \$20,000. I said I would put a trench/ditch to drain off excess water but not what he is asking for.**

**George Janet, so what is the flood zone there?**

**Tom Milar, flood zone is X. He is not in the flood zone.**

**Louise Harvin, so why is there flooding on his property?**

**Teresa Bennett, This area has always been a low lying area, so with rain, it will cause some flooding.**

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

**Motion: Luddia Williams**

**Second: Martha Ford**

**Voting Yea: Dennis Collier, Luddia Williams, George Janet, Martha Ford, Louise Harvin**

**Voting Nay: None**

**Absent and not Voting: Bryan Cooper, Glen Rayburn**

**Abstaining and not Voting: None**

**Motion to Recess to Tuesday, October 13, 2020**

**Motion: Luddia Williams**

**Second: Louise Harvin**

**Voting Yea: Dennis Collier, George Janet, Luddia Williams, Martha Ford, Louise Harvin**

**Voting Nay: None**

**Absent and not Voting: Bryan Cooper, Glen Rayburn**

**Abstaining and not Voting: None**