

CITY OF PICAYUNE
PLANNING COMMISSION MEETING
Minutes of November 10, 2020 5:30 P.M.

The City of Picayune Planning Commission met November 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, George Janet, Martha Ford, Luddia Williams, Glen Rayburn, Bryan Cooper, 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 November 17, 2020 at 5:00 P.M.

I. Approval of Minutes for meeting held September 8, 2020.

Motion: George Janet

Second: Martha Ford

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

Voting Nay: None

Absent and not Voting: Louise Harvin

Abstaining and not Voting: None

New Business

- 1. Consider request for a Zone Change Approval – Chris Pierce is seeking permission to rezone his property from R-1 (Single Family Residential) back to A-1 (Agricultural). PPIN No.'s 39879 & 48787. Property located off of Ausborn Road. Property zoned R-1 (Single Family Residential).**

Discussion:

Dennis Collier, anyone here opposed to this request?

There is no one here opposed.

Tom Milar, I received a phone call from Mr. Pierce, he is still at work. His property was previously A-1. The City of Picayune did a new zone change and changed the zoning to R-1. He just wants to go back to A-1.

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

Motion: Glen Rayburn

Second: George Janet

Voting Yea: Dennis Collier, Luddia Williams, George Janet, Martha Ford, Glen Rayburn

Voting Nay: None

Absent and not Voting: Bryan Cooper, Louise Harvin

Abstaining and not Voting: None

2. Consider request for a Preliminary Plan Approval – Jon Pearson is seeking permission for a Preliminary Plan Approval for Ridge Crest Subdivision II. PPIN No.25727. Property located off of Frontage Road on Solange Drive. Property zoned PUD-R (Planned Unit District).

Bryan Cooper entered the meeting at this time.

Discussion:

Dennis Collier, Mr. Pearson before we get started, I was looking through your application and I noticed that your contract from the bank is expired. At this time, I don't think we can move forward since you do not have a binding contract.

Jon Pearson, I have a new contract. I will call and have it sent to me.

If we do not have this meeting tonight, we are going to just skip this meeting and go straight to the City Council. We did not have a meeting last month, because you did not have a quorum. We keep writing contracts and calling the engineers and now they want even pay attention to me on this. You need me to prove this, but it has already been approved except for the lot numbers and padding. Subdivision has already been approved.

Tom Milar, he was given a one-month contract from the bank, and he knew it was a one-month contract. It was his responsibility to obtain a new contract from the bank and he failed to do so.

Jon Pearson, I did not fail to do that, if there was a problem you should have notified me. You are being irresponsible.

Dennis Collier, no Jon we are not being irresponsible.

Jon Pearson, well we have got to have the contract so we are going to get it. You can move on to the next item while I am getting this.

Marth Ford, this is the last thing on the agenda.

Jon Pearson, here it is, the last part of it.

I don't know why the City Council would have anything to do with the contract.

Dennis collier is reading the document on Jon's cell phone.

Tom Milar, it is part of the requirement.

Jon Pearson, who said?

Tom Milar, you are in real estate, you know this.

I am taking care of my business. Where's the lawyer so we can ask him?

Tom Milar, he's not here.

Dennis Collier, this has the wrong date. It's dated 11/4/2020.

Tom Milar, it is not my responsibility. I asked you 10 times at the last meeting did you want to go back on the Planning Commission meeting for November and you replied "yes". You also said you wanted to change the plan back to 30 homes instead of the 18, and I told you that was not going to happen because they already said they would not approve that.

Martha Ford, based on what we have here today we have to move forward on this.

Jon Pearson, what is wrong with this?

Martha Ford, it is expired.

Jon Pearson, 11/4/2020 is the date he signed contract.

Martha Ford - let me see what you have. *Martha is reading what he has on his cell phone.*

Martha Ford, this is only part of the contract. This is just the history of the property. Show me the rest of the documents that goes with it. This is not a contract.

Tom Milar, the contract is part of the requirement.

Jon Pearson, just approve it based on what it says and move on to the City Council.

Tom Milar, it is the decision of this Planning Commission and it will go on to the City Council.

Martha Ford, I am not voting on something that s not binding.

Bryan Cooper, this is the same as the request from Dennis when he came before us asking to rezone a property that was in another's name, and we could not do that. So, I go back to the precedent and we cannot approve something like this. Can we pass it to file or table this?

Tom Milar, No. Because this is how this came up again. There was no decision made on this request. We need either a yes or a no vote.

George Janet, made a motion to deny request due to the fact that there was no legal binding contract for this application.

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

Motion: George Janet

Second: Glen Rayburn

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

Voting Nay: None

Absent and not Voting: Louise Harvin

Abstaining and not Voting: None

Motion to Recess to Tuesday, December 8, 2020

Motion: Glen Rayburn

Second: Luddia Williams

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

Voting Nay: None

Absent and not Voting: Louise Cockern

Abstaining and not Voting: None