

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of July 13, 2021 5:30 P.M.

The City of Picayune Planning Commission met July 13, 2021 at 5:30 P.M. in the Intermodal and Tourist Center at 200 Hwy 11 South, Picayune, MS 39466 with the following Commissioners present: Louise Harvin, Dennis Collier, George Janet, Luddia Williams, Martha Ford, 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 July 20, 2021 at 5:00 P.M.

I. Approval of Minutes for meeting held May 11, 2021.

Motion: Martha Ford

Second: Luddia Williams

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

Voting Nay: None

Absent and not Voting: Glen Rayburn

Abstaining and not Voting: None

New Business

- 1. Consider request for a Conditional Use Approval – Jerome Patrick is seeking permission to place a temporary trailer on property while church is in construction. PPIN No. 26989. Property located on South Blanks Avenue. Property zoned R-3 (Multi-Family Residential).**

Discussion:

Dennis Collier, Is there anyone here to represent the zone change request?

Ms. Patrick, I am here to represent the Jerome Patrick.

Dennis Collier, please tell us why you are asking for the conditional use.

Ms. Patrick, we are not using the trailer for a church, we are wanting to place a temporary trailer on the property for someone to stay in while church is under construction to watch the materials, so they don't disappear.

***Dennis Collier*, how long do you think it will be before you build the church?**

***Ms. Patrick*, I am not sure. We had wanted to start on the foundation while we are getting all the materials needed for construction. So we don't have a time set.**

***George Janet*, are you talking about a construction trailer?**

***Ms. Patrick*, yes, something temporary.**

***Dennis Collier*, but you said someone will be living in it.**

***Ms. Patrick*, yes, so there will be someone there to watch materials while we are in the process of building.**

***George Janet*, is this going to be a mobile home or a travel trailer?**

***Ms. Patrick*, no mobile home, just something small for 1 person to watch building materials.**

***George Janet*, the reason I asked is that the last time we actually passed something where they were trying to place mobile homes on Nixon Street for people to live in, the City Council said no.**

***Dennis Collier*, it is a conditional use so we would have to put terms on it to consider it.**

***Martha Ford*, yes like a time frame.**

***Bryan Cooper*, we had an item on the agenda similar to this where a request for a portable building to be placed on the property temporary for someone to stay in while the house was being remodeled.**

***Martha Ford*, the reason we are asking about the type of trailer you will be placing on the premises, a mobile home is like a permanently fixed home. I don't think that will work. But if it's some kind of construction trailer, or a portable building parked there then it can be easily moved.**

***Dennis Collier*, with hurricane season and things like that, it will be a lot safer.**

***Martha Ford*, that's more likely to be approved than a mobile home and we can specify what type of trailer to use.**

***Bryan Cooper*, portable building, travel trailer, or a construction trailer. You have 3 options, temporary in nature for 1 year and has to be approved by the Code Official before placement. After 1 year you must come back before the Planning Commission to continue the conditional use for the placement on the temporary trailer.**

After discussion, with no opposition, the Planning Commission made the decision to approve this request for a Conditional Use. The following vote was taken:

Motion: Bryan Cooper

Second: Martha Ford

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

Voting Nay: None

Absent and not Voting: Glen Rayburn

Abstaining and not Voting: None

2. Consider request for a Zone Change Approval – Joey & Dot Breland is seeking permission to re-zone property located at 901 Boley Avenue. PPIN No.'s 22253, 22257, 22258, 22260, 22261, 30113 from C-3 (Highway Commercial) to R-2 (Two Family Residential). Property currently zoned as C-3 (Highway Commercial).

Discussion:

Dennis Collier, Is there anyone here to represent the zone change request?

Joey Breland, I am.

Dennis Collier, please tell us why you want the zone change.

Joey Breland, I have a piece of property that we used to have a hot house on it, and it has a trailer there that was added on to and it is has gotten in really bad condition. I would like to demolish it and build a house there, but I cannot do that if it is zoned commercial. I own all the other property listed and my daughter owns 1 of them.

Dennis Collier, none of this property would be spot zoning. All properties are touching the R-2 (Two Family Residential) zone.

Bryan Cooper, so we would be going from a least restrictive zone to a more restrictive zone. You own all the parcels listed here and you want them all rezoned to R-2?

Joey Breland, yes. I had it rezoned years ago when my wife ran a daycare from our home.

George Janet, you said there is a dilapidated mobile home there that you want to demolish and build a home?

Joey Breland, yes.

Louise Harvin, does your wife still run the daycare?

Joey Breland, no.

After discussion, with no opposition, the Planning Commission made the decision to approve this request for a Zone Change. The following vote was taken:

Motion: George Janet

Second: Luddia Williams

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

Voting Nay: None

Absent and not Voting: Glen Rayburn

Abstaining and not Voting: None

3. Consider request for a Subdivision Approval – Zlakto Jukic is seeking permission to re-subdivide property located at 415 N Green Avenue. PPIN No.26510 into 2 lots. R-2 (Two Family Residential).

Discussion:

Dennis Collier, Is there anyone here to represent the Subdivision request?

Omar Nelson, I am

Dennis Collier, please tell us why you want to subdivide.

Omar Nelson, I have been building homes in that area and it is bringing the value of the community up and bringing in tax dollars for the city as well. We would like to continue doing so.

Dennis Collier, are there any questions or concerns?

Bryan Cooper, does this subdivision meet all the requirements to re-subdivide? Are the lots big enough?

Dennis Collier, they are 75 x 145

Bryan Cooper, so we are going from 1 lot to 2 lots. Is that correct?

Dennis Collier, yes.

After discussion, with no opposition, the Planning Commission made the decision to approve this request for a Subdivision. The following vote was taken:

Motion: Luddia Williams

Second: George Janet

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

Voting Nay: None

Absent and not Voting: Glen Rayburn

Abstaining and not Voting: None

Motion to Recess to Tuesday, August 10, 2021

Motion: Martha Ford

Second: Louise Harvin

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

Voting Nay: None

Absent and not Voting: Glen Rayburn

Abstaining and not Voting: None