

**CITY OF PICAYUNE  
PLANNING COMMISSION MEETING**

**Minutes of March 8, 2022 5:30 P.M.**

The City of Picayune Planning Commission met March 8, 2022 at 5:30 P.M. in the Intermodal and Tourist Center at 200 Hwy 11 South, Picayune, MS 39466 with the following Commissioners present: George Janet, Martha Ford, Louise Harvin, Bryan Cooper, Tom Milar and Teresa Bennett of Planning & Zoning Department.

It being determined a quorum was present, Bryan Cooper, welcomed everyone and called the meeting to order.

The following agenda items were discussed with recommendations made to the City Council on March 15, 2022 at 5:00 P.M.

**I. Approval of Minutes for meeting held January 11, 2022.**

**Motion: George Janet**

**Second: Martha Ford**

**Voting Yea: George Janet, Martha Ford, Louise Harvin, Bryan Cooper**

**Voting Nay: None**

**Absent and not Voting: Glen Rayburn, Luddia Williams**

**Abstaining and not Voting: None**

**New Business**

- 1. Consider request for a Subdivision Approval – Bill Edwards, is seeking permission for a Subdivision & Variance Approval to subdivide PPIN No. 23133 a 150 x 150 lot into two lots, each being 75 x 150 and requesting a 20% variance. Property located at 1501 Fourth Avenue, which is zoned R-1 (single Family Residential).**

**Discussion:**

***Bryan Cooper*, can you tell us a little about what you have in mind?**

***Bill Edwards*, I live 2 blocks from this piece of property, and I certainly wouldn't do anything to degrade the neighborhood. Living that close I want to keep the neighborhood up and make it look presentable. I have nine people on my list that I, made contact with. Six out of nine, were in agreement with what ever I wanted to do there. My plan is to build a single-family dwelling on that lot. Just like the one next to McDonald's Funeral Home located at 111 Herman Street. It is a little cottage that would be very fitting for the neighborhood, and it would be an asset. My request is simple, I would like to subdivide that lot from 150 x 150 into two lots 75 x 150.**

*Michael Foster*, 1500 W Fourth Avenue – 75 x 150 will be like living in New Orleans. I strongly object to the proposal. The reason I moved there is because everyone had nice big lots. This would totally change that.

*Bill Edwards*, I am sorry you feel that way. I think most of the people are ok with it. I've been in picayune for over 40 years, and I think I have improved everything that I have ever been involved in.

*Michael Foster*, where are your supporters?

*Bill Edwards*, the non-supporters always show up, the supporters never show up for meetings.

*Michael Foster*, well we are the ones that live next door and across the street.

*Bill Edwards*, I can read the names of the supporters if you like.

*Michael Foster*, yes please.

*Bill Edwards*, Paul & Marty Brunelle, 1520 W Fourth Avenue, Peter & Jodie Drasutis, 1500 Fifth Avenue, David & Linda Malone 420 Elmwood Street, Keith & Sherry Bracey, 1420 Fifth Avenue, Daniel & Crystal Cronney, 1506 Fifth Avenue, Gerald Bounds, 1515 Fifth Avenue.

*Michael Foster*, do you have signatures to show that they are ok with this?

*Bill Edwards*, I didn't ask for them.

*Michael Foster*, so it is hearsay.

*Todd Brown*, 1415 W Fourth Avenue - I live roughly one block down, my concern is 1. This is happening a block away from me, I did not get a letter and the sign has been knocked down for over a week. It was just laying down and that might be why there is lack of support here tonight. 2. 75 x 150, if we let one person subdivide, what's going to stop others from asking to do the same. Everyone in that neighborhood has three or four city lots so we need to take that into consideration. 75 x 150 is not a very big lot. The whole idea behind our neighborhood is its city living. You are in the city, but you have a lot of land. If we start letting people subdivide then we will look like Millbrook, just reach out and touch your neighbor. That is why we purchased that property. Everybody in a two-block radius should be notified. I am concerned about some of the procedures that have been followed back in 2017. Go back and look in your records, we were doing this five years ago. It had gotten tabled over and over again. Here we are again. How many times do we have to come here and do this? Go back to your codes. Code 1200 said it is about hardship, this is not hardship.

*Bill Edwards*, no sir, this is not. But most of the neighborhood support it.

*Michael Foster*, *Todd Brown*, that is your opinion.

*George Janet*, you are asking to subdivide from one lot into two. Are you going to build one house or two?

*Bill Edwards*, one house is already there, and I plan to build a single-family home on the other.

**Marth Ford**, I would like to hear from the other residents. Does anyone else want to speak?

**Brenda Robinson**, 1423 Third Avenue – I would like to see Bill fix up the house that currently sits on the property, so we can see what that would look like before he puts in a new house. Right now, the house that is there looks terrible. That house has been there since we had a dirt roads so, it's been there a long time. You must admit it looks terrible.

**Bill Edwards**, I have plans to improve it.

**Breda Robinson**, that should be the first thing you do so the neighborhood can see your work then, we might be a little more receptive to a new house next door.

**Bill Edwards**, the house I plan to build on that lot will show my capability of what I can do.

**Brenda Robinson**, I am saying we like to see you fix up the house that is sitting there first.

**Bill Edwards**, I will certainly consider that suggestion.

**Michael Foster**, it is the worst house in the neighborhood that sits on his lot.

**Brenda Robinson**, you did a little improvement, we would like to see more. That is my suggestion.

**Michael Foster**, he has nothing in writing from supporters so, it is hearsay. I know Mary Witthauer lives next door in a \$300,000 house I don't know if she had gotten a letter but a lot of us didn't. She would have been opposed to this subdivide.

**Bryan cooper**, we have rules in place that we must follow, and were they followed?

**Tom Milar**, yes. We also went back out and put the sign back up, apparently someone was knocking it down.

**Todd Brown**, I think the variance is too big for what he is asking. Everybody on that street has two, three or more lots. There is only one lot on that street that is grandfathered in because it did have a house on it at one time. The city tore it down about 8 years ago. I could understand putting a house on that lot because there was one there before, and I knew this when I purchased my home.

**Bryan Cooper**, since you mentioned that. We have a letter from our city attorney in our packets. It says that based on the references in the letter that he can build on these lots. Mr. Bill applies to the pre-March 16, 2010 group that he can build on these lots, because they are other non-conforming lots in this area.

**George Janet**, Mr. Edwards purchased this lot prior to the pre-March 16, 2010 group that is why we are talking about a grandfather clause. But if we gave you special consideration for this, what would we do if someone else came in asking for the same consideration that we gave you? I don't mean to be rude, but we must set a precedent. This non-conforming is a tough issue that is why we are having this discussion today.

**Bill Edwards**, not long ago the Galmiche property about two blocks from me were subdivided and it turned out well. The houses are well

**maintained, and it is an asset to the neighborhood as well as added tax money to the city.**

***George Janet*, is the current home on the lot dilapidated?**

***Bill Edwards*, no I don't consider it to be.**

***Martha Ford*, is it livable?**

***Bill Edwards*, yes.**

***George Janet*, what are your plans for the existing house located on the property?**

***Bill Edwards*, I plan on upgrading the house it needs some help. I installed a central heat & air unit, redone the plumbing and did some electrical. The house is well built.**

***Bryan Cooper*, so you are going to fix up the existing house.**

***Bill Edwards*, yes.**

***Bryan Cooper*, it was suggested by someone earlier that you fix up the existing house first. Is that something you will consider?**

***Bill Edwards*, I will say that I will consider it, but not saying I will do it.**

***Martha Ford*, I would like to say something. Mr. Bill you know how I feel about you and everything you have done for Picayune. The improvements and the beautification projects we could not have done it without you. I don't understand because you own so much real estate why? A perfectly good question is why you don't fix up the house that is there before you try to request a subdivide of a parcel of property that is jammed right up against a half a million-dollar home that's on the market and has been on the market. I still own real estate on the west side of town and my family still lives on the west side also. You live on the west side about a block and a half away. So, you know as well as I do why we live on the west side of town. That part used to be in the county. My parents house grew from being in the county with a dirt road to being in the center of town. These parcels are known for being large, roomy, and comfortable. We have wildlife that comes into our yards. You are a block and a half away on two almost three acres of land. Your neighbor on the east side has four acres and the neighbor on the west side has five or more acres. You want to take a parcel a block away from you and cut it up in 75 ft. lots, so you can put as you called it a "cottage" there. There are no cottages on the west side of town. The only cottages on the west side of town are if you start developing them. We do not want them. If you want cottages, you can put two in your front yard. I am not trying to be rude, all I'm saying is why in the world are you putting the cart before the horse. You have a house sitting there that is borderline salvageable so why don't you start working on the house fixing it up and maybe by then things will have changed where people have died off or grandkids coming in selling these properties because they just want the money. Then it wouldn't be so hard for you to ask for 75 ft. lots. You also mentioned you were going to keep the house, so this would be a rental. We have rental coming in and out.**

***Bill Edwards*, yes it would be a rental. There are no lots left in picayune.**

***Martha Ford*, exactly! It is built out. Since you brought that up when they decide to do an expansion to the city to try and get some growth here**

and income for the city, we annexed both sides of the interstate up to Carriere. Now we have a gas station. I sold large chunk of property up there, good tax money. We can still do that, annex more property in for more growth and keep it growing. We don't have to hit the west side of town and cut it up in little parcels. It's about the only thing we have left to say we are proud of. We got Goodyear Boulevard; the walking track we got work going on in the park. The west side is where the history is with the large properties. I don't think subdividing that lot into two 75 ft lots will improve the west side of town. I do not want to see tiny lots or rentals on the west side of town. I am not in favor of this.

After discussion, with opposition, the Planning Commission made the decision to deny this request for a Subdivision & Variance. The following vote was taken:

**Motion: Martha Ford**

**Second: Louise Harvin**

**Voting Yea: George Janet, Martha Ford, Louise Harvin, Bryan Cooper**

**Voting Nay: None**

**Absent and not Voting: Glen Rayburn, Luddia Williams**

**Abstaining and not Voting: None**

2. **Consider request for a Subdivision Approval – Jimmy & Lakita Ward, is seeking permission to re-subdivide and combine lots 29 & 30 of The Woods Subdivision Unit 6. PPIN No. 35350 7 35351 Property located on The Woods Road, which is zoned R-3 (Multi-Family Residential).**

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

**Motion: Martha Ford**

**Second: Louise Harvin**

**Voting Yea: George Janet, Martha Ford, Louise Harvin, Bryan Cooper**

**Voting Nay: None**

**Absent and not Voting: Glen Rayburn, Luddia Williams**

**Abstaining and not Voting: None**

**Motion to Recess to Tuesday, April 12, 2022**

**Motion: Louise Harvin**

**Second: Martha Ford**

**Voting Yea: George Janet, Martha Ford, Louise Harvin, Bryan Cooper**

**Voting Nay: None**

**Absent and not Voting: Glen Rayburn, Luddia Williams**

**Abstaining and not Voting: None**