

**CITY OF PICAYUNE
PLANNING COMMISSION MEETING**

Minutes of May 10, 2022, 5:30 P.M.

The City of Picayune Planning Commission met May 10, 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, Louise Harvin, Bryan Cooper, Glen Rayburn, Luddia Williams, Tom Milar and Teresa Bennett of Planning & Zoning Department and attorney Nick Thompson.

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 May 24, 2022, at 5:00 P.M.

I. Approval of Minutes for meeting held March 8, 2022.

Motion: George Janet

Second: Luddia Williams

Voting Yea: George Janet, Louise Harvin, Bryan Cooper, Luddia Williams, Glen Rayburn

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None

New Business

- 1. Consider request for a Preliminary Subdivision Plan Approval – Melvin Hicks and Leavern Guy, is seeking permission for a Preliminary Subdivision Plan for the Guy-Hicks Subdivision II, which includes 15 lots. PPIN No. 22893. Property located on Neal Road, which is zoned R-3 (Multi-family Residential).**

Louise recused herself from the meeting.

At this time Tom Milar added a copy of the Fire Departments and Mississippi Department of environmental quality letters concerning the McGruder Property into the minutes.

Discussion:

Bryan Cooper, Mr. Guy, can you or Mr. Hicks start by telling us again about what you would like to do in this area.

***Leavern Guy*, I don't mind starting. First, I would like to this to be in the minutes. There were several ordinances that were referred to, I just want to make sure that those ordinances that were quoted by Mr. George are of no conscience to what we are doing.**

***Tom Milar*, No sir. The ordinances that he quoted, he got confused on a couple things and you and Mr. Hicks have met all the requirements that you're supposed to be doing up to this point.**

***Leavern Guy*, so there's nothing else in the city regulations that we have to adhere to. We provide you with the accusation information that we did not provide you with the warranty deed that was incorrect right?**

***Tom Milar*, that's right.**

***Leavern Guy*, what about the ordinance Stating something about the R3 zone, to come into the city, and that's the reason they put the R3 zone because there is a contamination feature that applied to that type of zoning which had nothing we found out. So, with that, I said. I would like for that to be recorded in the Minutes. We feel that we don't know how we're going to move forward because I think those comments being made by a representative of the city has somewhat devalued our properties. We had a subsequent meeting at your request for wanting the questions.**

***Tom Milar*, we can discuss that later.**

***Leavern Guy*, I understand that, but since he stated it publicly, and I wanted to go on record publicly because it happened with your representative of this city making those comments that has caused some issues with us. In the devaluation of our property and that need to be in your minutes stated that way, because that's what has happened at the subsequent meeting that we had. We did have a follow up meeting that at your request the meeting was held at the New Galilee Church. I've posted probably in every household that I knew that I could get to. I've walked personally, I didn't hire anybody. I did myself and I put a notice at each household in their door, in some cases, I put it on the windshield of the car, so I gave notice. We gave notice that we have a meeting and we had what time and location. There were three individual which is not any of you that showed up. At that meeting and we explain to the people at that time as you asked what type of housing we were doing. We have answered your objections, which your objections were that we were building apartment complexes, the answer to that is no. So, we've answered all your questions and your concerns, so therefore, we're asking the Planning Commission to move forward with this. this has delayed us, interest rates are climbing every month, and it's created an issue for us as far as the investment that we want to make here and it's costing us more money. So, I'm asking for this body to decide tonight and let us know since we don't have any problem with anything and that we have met every Peril that the city may have had, or every question that they would think that the city requires for moving forward with this and we are properly zoned. This is the R-3 zone. Tom**

let me ask you something. If we wanted to go out there and just say, ok, we are just going build a multi curve, and build an multi-purpose apartment complex, all we need to do is come here and get a building permit, right?

Tom Milar, yes,

Leavern Guy, and that's all. So, we could do that without even going through this and investing additional monies. So, we're looking at about \$3.3 million in this project and so we don't have to do that. That's why I try to explain, we don't have to do this because if we want to build a multi-family apartment complex, you just get a building permit, and we could do it. So, I will call Melvin Hicks to speak at this time and he has got some comments.

Melvin Hicks, I'm Melvin Hicks. Leavern and I ventured into this project as a team. The only thing we looked at in our assessment of this situation was that we were looking at improving it community, making it better than what it already is, not degrading of Community. We're looking at providing homes for people to buy, not apartments for people to live in. There had been some statements made by some people stating that low-income housing. Well, we don't know what low-income houses are. The thing is about low-income is that many of the houses in that area, are already low income. If you want to classify it that way, but we're not, we're not looking at low-income houses, we're looking at affordable housing and those are the terms we use affordable housing, and they will be nice homes. That's all I have to say.

Abasi Bolden, Basically, what he's saying is with all the money they can do what they want to do in our neighborhood. That's basically what you said. You said you got \$3 million. You can come and do what you want. It's not benefiting Goodyear. Any resident going to benefit from the money? No.

Learvern Guy, did we get a percentage when you mow lawns?

Charles Lowe, question for the attorney. can you call MDEQ and have them come out and inspect the property?

Nick Thompson, you can ask them here to do anything you want. Now whether they grant access to the property to do that is up to the property owner. You can ask, I don't know what they'll do or if they'll grant access.

Charles Lowe, now can the city ask them to come and check it?

Nick Thompson, we are in the process of the city approval right now. Yes, the city can do that. I don't know if they're required to do that. I think they've already done that. They already done the letters from the fire department in the MDEQ saying there are no tanks.

Leavern Guy, it's only the sketch we provided. We provided the community with information we attempted to provide community with additional information on the on Saturday on that Sunday. We invited

the community to come out. The houses are 1400 square footage and up. Both houses value from 150,000 to 195,000. That is the cost of the House we provided at the viewing some pictures of some of the houses that we were going to build at the last meeting at the subsequent meeting we provided people the pictures of the houses. We did our due diligence to give you the information we asked prior to coming to the first planning commission meeting to have a meeting with the citizens. Such insulting words that were said. So, we said, ok, we will just wait for the Planning Commission. So that's the reason we have no problem with providing you with the information because in all, you're getting the understanding. We want to help you with understanding. We want you to be very comfortable with it. With what we're doing, we're not coming across the street into the current Goodyear community. We're not coming over there. We wanted to help you, help that area by providing grant writers that will come in, assist you and try to help with the conditions of the houses right now all for that. We had two people who would do that for the people that are in that community. I don't know what else we can do. Then we said we assist you in trying to get the city to cover up some of those ditches and then tear down that old building that standing at it that just hanging there and that's where the petitions in my opinion should be. In trying to tear down those properties that are falling in. That's what the petition should be in my opinion should be and trying to tear down on those properties that are falling in. And trying to help upgrade properties that are already here. That's what we offer. However, this is across the street. The property that you keep referencing the tanks and stuff we don't even own that portion of that property. It is close to it, but we don't own that property, so I can't give you permission to go over there. So, I'm just. I'm just answering your questions, you know, I mean we we're not trying to hide anything from you. There's nothing to hide.

Glen Rayburn, the answer to your other question was how big are the lots? They all range in between 7000 about 7500 or two that are 8000. Square feet.

Bryan Cooper, Guys will you be building the houses in here?

Leavern Guy, we're going to build.

Charles Lowe, we don't even know what. Gas station. Nobody knows.

Leavern Guy, we contacted the MDEQ and they sent us a email stating that they didn't have no knowledge of any tanks. That same thing Tom did.

Bryan Cooper, Tom reached out to the fire department and MDEQ.

Leavern Guy, what has happened with this type of discussion? If it really devalues our property, it devalues our property and that that's frightening to us as investors. I'll be honest with. So, I don't. I don't know where we go from here, but that's the kind of stuff that happens when statements are made like they were made before by city, by sitting

behind the desk here, now out here, you know, I can understand, you know, Derek concerned they make those comments but when you. Here, when you're sitting behind the desk here, you got to be more knowledgeable to make those type of accusation, because what happened is sparks this kind of conversation and this is what we don't want to have. All I can say is, by you putting official information by a public official that creates the problem for us. It's devaluing our property and you can see that by we continually having this discussion.

Glen Rayburn, well not everybody. One person. So, we have to go on. We got to figure out what's going on.

Leavern Guy, Yeah, I understand. I'm just saying regardless, you cannot un ring a bell, right? Once that bell is gone, you can't un ring that bell. It's out there. And so that's the fear that we have on this project right now. Is that that information is out there, and you know it's damaged us? We've been damaged by it.

Discussion.

Bryan Cooper, anyone else wanted to get up.

Ada Mckinsie, 2201 Morris Street. Are there covenants for their subdivision?

Bryan Cooper, Yeah, they are just not in place just yet. Typically, it doesn't happen like until the final plat is ready.

Tom Milar, not yet, but it's part of the requirement right for that to be part of the subdivision.

Is that question. You have a homeowners association goes two subdivisions. Yes, they have come. They don't have them yet, but they will have just not at this stage the game. By the time they get to their final plat and recording the final plat they have covenants which will be recorded with the final plat. Does that answer your question? Here today. Yes, they will have.

My name is Ronald Jackson. I'm standing with the petition. And the reason I'm standing on there like somebody just while ago. We can. We can now. It was. It was tabled. Everything was tabled. It was delayed. So, you know, we call, you know. Yeah, you know, well, well what I stated earlier. See, I got. I got some neighbors that that they own, they own that property. I did the same thing list all last time. Add problem with is still a lot of little things right now, but you know like it was used to be. It's still bad. It's still bad now, not, but. Hey. What can we do? Money, you know. Just go and check the things.

Leavern Guy, I go check. I went to the park. There's no kids in the park.

Ronald Jackson, do you have any kids at all? If the kids are out in the park, they are playing Domino's.

Leavern Guy, I agree with you. There are some issues that there. I think we are not going to contribute to that. If anything, we're going to enhance that. That park would now become an actual children park.

What we're trying to do is come in there and enhance that area. And make it a more of an attractive area.

Bryan Cooper, Anyone else?

Shelton Dunn, I think with the neighborhood coming in, I think that'll be a good thing. It would come to mind. I like open mind, no problem. I got trailer's all around me. And then, you know, over there y'all like it can help our younger people. People get so very few opportunities. But I like to see anybody move up, you know. It's just my opinion. I am my own man. I make my own decision. I've been living in that area of over 60 years. You know, for myself I think it'll be a good thing. I think it will. It's good because you get a very young people come in the community.

Alberta Parker, I'm going over here. If they come in and help the young people get on their feet, I don't see nothing wrong with it, but I would need to have understanding how it going to help people. We need to help our young people because we will not be here forever.

Leavern Guy, I really don't want to respond to a longer stuff because there is a risk of that story right there, right. And I don't want to bring personal stuff involved in this because we're talking about this subdivision.

Bryan Cooper, you give us something where you're doing less density on the property. I have been in real estate for some time and seen some of this stuff happened. I have always been supportive since I've been on this Planning Commission. If somebody brings up something that's less density. Because this one type of element is a more restricted development than if you do the apartment stuff, so if you lower the density, if you guys don't do this, someone will come in and buy the property and do the same thing with it or with market like the market like this today someone could come in and put apartments in and not go this route. Somebody. I was very start of the meeting when you had your Tom there. You guys met? Wires. I just think there's potential for something that would be less powerful for the neighborhood to occur here. That's just dropping has said that the session discussion on inflation is a lot size with the requirements he had 7000 minimum. Forgetting about that.

Luddia Williams, you can go in and get a great support your property and make it better and grant I guess I don't know from going. I don't have to pay that back cause. I know you worry about having to pay back the bill at your age and everything. So, they did something to help you where you are to make it better. And they had their person in here that they said we're talking about everything. I. Guys really, I don't. I don't know what else to say. I really don't. I'm just at a point where I think we've provided; we did our due diligence and did everything we can to follow the rules of the city.

After discussion, with opposition, the Planning Commission made the decision to approve this request for a Preliminary Subdivision Plan for the Guy-Hicks Subdivision II. The following vote was taken:

Motion: Glen Rayburn

Second: Luddia Williams

Voting Yea: Glen Rayburn, Bryan Cooper, Luddia Williams, George Janet,

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: Louise Harvin

Motion to Recess to Tuesday, June 14, 2022

Motion: Glen Rayburn

Second: George Janet

Voting Yea: George Janet, Louise Harvin, Bryan Cooper, Luddia Williams, Glen Rayburn

Voting Nay: None

Absent and not Voting: None

Abstaining and not Voting: None