

**City of Laurel  
Planning & Zoning Meeting  
February 13, 2025**

**Members Present:** Susan Vincent, Chloe Davis, Shelley Allen, Zane Lambert, Fran Casey, Patricia Cook Jordan, Caroline Burks, Cecil Ashford, Lee Donaldson Jr., Brad Kent, Lisa Cochran

**Staff Present:** Andria Osborne

**Members Absent:** Satish Amin, Dr. John Wallace.

**Call to Order:** Chairperson Susan Vincent called the meeting to order at 5:34 p.m. in the Council Chamber Room of Laurel City Hall.

**Approval of Agenda and Reading of Last Minutes:** The chairperson, Susan Vincent, asked for a motion for the approval of the agenda. A motion was made for the agenda to be approved with no changes and the approval for the reading of the last minutes by Brad Kent and seconded by Cecil Ashford. The motion carried with no objections.

**PUBLIC HEARING COUNCIL CHAMBERS – 5:30 P.M.**

\*A quorum was present

**AGENDA TOPICS**

**January Meeting**

**1. Short Term Rental Petition Docket No. STR 24-21, styled Crown Point LLC, Tom Paulsen, 512 Lake Edins 1638 Pachuta, MS 39347, requesting short term rental to be located at 726 N. 8<sup>th</sup> Ave. Laurel, MS 39440 (Pitty Pat's Place). Number of units 1, number of sleeping rooms 4, maximum occupancy 12, and number of parking spaces 3**

**Discussion:** Liz Ables was present to speak for the short-term rental petition. No one was present to speak against the short-term rental petition.

**Motion:** Motion to grant the operation of a short-term rental was made by Brad Kent and seconded by Cecil Ashford.

**Verdict:** All members in favor. Motion passed.

**2. Special Exception Renewal Docket No. SPE 24-18, styled Lawanda Ranson, 1819 N. 1<sup>st</sup> Ave. Laurel, MS 39440, requesting a special exception renewal to operate a snack stand at the property described below:**

HEIGHTS ADD BLK-A LOT 29 (City of Laurel/Jones County Parcel No. 135E-29-14-014.01 PPIN 47888. Also known as lot N. of 1819 N. 1<sup>st</sup> Ave)

Property is located in Ward 4, zoned R-2, Medium Density Residential District. Use is permitted in C-1, Restricted Commercial District.

**Discussion:** No one was present to speak for special exception renewal request. No one was present to speak against the special exception renewal request.

**Motion:** Motion to grant the special exception renewal was made by Zane Lambert and seconded by Chloe Davis.

**Verdict: All members in favor. Motion passed.**

**3. Variance Petition Docket No. V-24-03, styled Edgar C. Williams, 2134 Queensburg Ave. Laurel, MS 39440, requesting a variance in order to waive the setback regulations for R-2 zoning at the property described below:**

18-8-11 JEFFERSON FARMS SUB DIV A PARCEL OF LAND IN LOT 5(City of Laurel/Jones County Parcel No. 106B-18-10-013.00 PPIN 11087. Also known as 2134 Queensburg Ave.)

This property is located in Ward 7 and currently zoned R-2, Medium Density Residential District.

**Discussion:** Edgar Williams and Terryl Ulmer were present to speak for the variance petition request. Mr. Williams explained that he is a retired veteran and in need of the addition to add a handicapped accessible bathroom. He then asked his contractor Terryl Ulmer if he would speak. Mr. Ulmer explained that this would be a big project cost wise. According to the building permits submitted by Mr. Williams, the job cost is \$12, 000.00. He also stated that he would be the general contractor over the project. Although no one was present to speak against the request, Mrs. Vincent presented a letter from the adjoining property owners stating that the property he wants to build on does not belong to him. Mr. Williams then said, The Inspection Department came out to inspect the property line, and that where he is planning to build is within his property. Donelle Thornton, from The Inspection Department was present and stated that there would not be enough space between the two properties for Mr. Williams to follow the required setbacks for building. Ms. Thornton also mentioned, that while on the property, she informed Mr. Williams of his dog house/shed was on the neighbor's property according to zoning maps. Ms. Thornton also stated, Scott Shoemaker, from The Inspection Department recommended that Mr. Williams ask for a variance to only build from the opposite side of the property, and not onto the adjoining property owners' property. Ms. Thornton then stated that there was a deck built previously by Mr. Williams, and it does not meet the setback requirements for R-2 zoning. The deck is also on the adjoining property, and Mr. Williams did not submit a permit application for approval to build it. Mrs. Vincent asked if Mr. Williams could have his contractor to stake the

area where he plans to build? Mrs. Vincent made a suggestion to table this matter until the property can be surveyed to prove ownership. Committee member Lisa Cochran made a motion to table the discussion of granting the variance until Mr. Williams can obtain more information about the property. Mr. Williams was asked to submit a certified survey, and new plans for the addition since he is changing the location. Mrs. Vincent said a variance could be granted for the setback requirements if the property lines allow Mr. Williams enough space to build on his property only. Mr. Ulmer said they would have a certified survey done on Mr. Williams's property, and return back before the committee for approval.

**Motion:** Motion to table the variance petition was made by Lisa Cochran and seconded by Fran Casey.

**Verdict:** All members in favor. Motion tabled.

### **February Meeting**

**1. Short Term Rental Petition Docket No. STR 25-02, styled Chancellor Properties LLC,** 417 N. 13<sup>th</sup> Ave. requesting short term rental to be located at 531 W. 7<sup>th</sup> St. Laurel, MS 39440 (Apt A). Number of units 1, number of sleeping rooms 1, maximum occupancy 2, and number of parking spaces 1

**Discussion:** John Thaxton was present to speak for the short-term rental petition. No one was present to speak against the short-term rental petition.

**Motion:** Motion to grant the operation of a short-term rental was made by Zane Lambert and seconded by Cecil Ashford.

**Verdict:** All members in favor. Motion passed.

**2. Short Term Rental Petition Docket No. STR 25-03, styled Chancellor Properties LLC,** 417 N. 13<sup>th</sup> Ave. requesting short term rental to be located at 531 W. 7<sup>th</sup> St. Laurel, MS 39440 (Apt B). Number of units 1, number of sleeping rooms 1, maximum occupancy 2, and number of parking spaces 1

**Discussion:** John Thaxton was present to speak for the short-term rental petition. No one was present to speak against the short-term rental petition.

**Motion:** Motion to grant the operation of a short-term rental was made by Zane Lambert and seconded by Cecil Ashford.

**Verdict:** All members in favor. Motion passed.

**3. Short Term Rental Petition Docket No. STR 25-04, styled Chancellor Properties LLC,** 417 N. 13<sup>th</sup> Ave. requesting short term rental to be located at 531 W. 7<sup>th</sup> St. Laurel, MS 39440 (Apt C). Number of units 1, number of sleeping rooms 1, maximum occupancy 2, and number of parking spaces 1

**Discussion:** John Thaxton was present to speak for the short-term rental petition. No one was present to speak against the short-term rental petition.

**Motion:** Motion to grant the operation of a short-term rental was made by Zane Lambert and seconded by Cecil Ashford.

**Verdict: All members in favor. Motion passed.**

**4. Short Term Rental Petition Docket No. STR 25-05, styled McNabb Properties LLC,** 847 N. 9<sup>th</sup> Ave. requesting short term rental to be located at 847 N. 9<sup>th</sup> Ave. Laurel, MS 39440 (Ravens Nest) Number of units 1, number of sleeping rooms 2, maximum occupancy 4, and number of parking spaces 2

**Discussion:** Liz Ables was present to speak for the short-term rental petition. No one was present to speak against the short-term rental petition.

**Motion:** Motion to grant the operation of a short-term rental was made by Brad Kent and seconded by Chloe Davis.

**Verdict: All members in favor. Motion passed.**

**5. Short Term Rental Petition Docket No. STR 25-06, styled Beverly Poole and Donald Fee,** 714 N. 6<sup>th</sup> Ave. Laurel, MS 39440, requesting short term rental to be located at 2820 Old Bay Springs Rd. Laurel, MS 39440 (Southern Charm 3) Number of units 1, number of sleeping rooms 2, maximum occupancy 4, and number of parking spaces 4

**Discussion:** No one was present to speak for the short-term rental petition. No one was present to speak against the short-term rental petition.

**Motion:** Motion to grant the operation of a short-term rental was made by Zane Lambert and seconded by Brad Kent.

**Verdict: All members in favor. Motion passed.**

**6. Special Exception Renewal Docket No. SPE 25-01, styled James Perkins, 514 E. 19<sup>th</sup> St.** Laurel, MS 39440, requesting a special exception renewal to allow parking of major recreational vehicles (buses) on his property at 514 E. 19<sup>th</sup> St. The property described below:

INGRAMS THIRD ADD BLK-B LOTS 11 & 12(City of Laurel/Jones County Parcel No.135F-29-09-001.00 PPIN 10905. Also known as 514 E. 19<sup>th</sup> St.)

This property is located in Ward 4 and currently zoned R-2, Medium Density Residential District, which does not allow commercial uses.

**Discussion:** No one was present to speak for the special exception renewal request. No one was present to speak against the special exception renewal request.

**Motion:** Motion to grant the special exception renewal was made by Zane Lambert and seconded by Chloe Davis.

**Verdict: All members in favor. Motion passed.**

**7. Special Exception Renewal Docket No. SPE 25-02, styled Kathy Fukuda, 624 W. 12<sup>th</sup> St.** Laurel, MS 39440, requesting a special exception renewal to allow operation of short-term rental with two separate units under a single structure at the property described below:

MCCALLUM ADD BLK-7 LOTS 1-2-3 & 4 ALSO E OF LOTS SECOND RES ASSESSED HERE, SITS ON PPIN# 11957 (BUILDING ONLY) (City of Laurel/Jones County Parcel No.134P-31-04-008.00 PPIN 11957. Also known as 624 W. 12<sup>th</sup> St.)

This property is located in Ward 5 and currently zoned R-1, Low Density Residential District, which does not permit requested use.

**Discussion:** No one was present to speak for the special exception renewal request. No one was present to speak against the special exception renewal request.

**Motion:** Motion to grant the special exception renewal was made by Zane Lambert and seconded by Chloe Davis.

**Verdict: All members in favor. Motion passed.**

Planning & Zoning Minutes

**ADJOURNMENT:**

being no other matters before the Commission

Commissioner Brad Kent motioned to adjourn the meeting.

Commissioner Cecil Ashford seconded the motion.

The motion passed unanimously

The meeting adjourned at 6:20 PM.

Minutes submitted by:

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Superintendent of Inspection

Minutes approved by:

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Chairperson