

**City of Laurel**  
**Planning & Zoning Meeting**  
**Thursday January 8, 2026**

**Members Present:** Susan Vincent, Satish Amin, Lee Donaldson Jr., Chloe Davis, Zane Lambert, Patricia Jordan Cook, Lisa Cochran, Fran Casey, Shelley Allen

**Staff Present:** Andria Osborne

**Members Absent:** Brad Kent, Caroline Burks, John Wallace, Cecil Ashford

**Call to Order:** Susan Vincent, called the meeting to order at 5:30 p.m. in the Council Chamber Room of Laurel City Hall.

**Approval of Agenda and Reading of Last Minutes:** 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 Lisa Cochran and seconded by Satish Amin. 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 26-01, styled J And K Management LLC**, 1136 Esplande Ave. New Orleans, LA 70116, requesting short term rental to be located at 735 Garden Dr. Laurel, MS 39440 (Fluer De Leisure) Number of units 1, number of sleeping rooms 3, maximum occupancy 10, and number of parking spaces 4.

**Discussion:** Ken Grandpre and Lynn Hoffman were present to speak for the short-term rental request. No one was present to speak against the short-term rental request.

**Motion:** Motion to grant operation of short- term rental was made by Lisa Cochran and seconded by Chloe Davis.

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

2. **Special Exception Renewal Docket No. SPE 26-01, styled Melanie Ulmer**, 609 Jackson St. Laurel, MS 39440, requesting to operate a carryout eatery & catering at the rear of building located at the property described below:

6-8-11 A PARCEL OF LAND IN EPSILON ADD BLK 9 LOT 8(City of Laurel/Jones County Parcel No. 119H-06-25-008.01 PPIN 36247. Also known as 609 Jackson St.)

Property is located in Ward 6, zoned R-2, Medium Density Residential District, which does not permit requested use.

**Discussion:** Melanie Ulmer was present. Melanie explained that she intends to operate a café and catering business at this location. Zane Lambert, committee member asked if she was in operation right now, and her answer was “No”. She stated that she is doing some minor repairs. He also asked if she currently had a Special Exception, and she responded, not for a few years. He explained that Special Exceptions must be renewed every year. Mrs. Vincent asked if she has a privilege license? Melanie stated that she has to redo paperwork to apply for a privilege license. Mrs. Vincent then asked, “What about the Health Department?” Melanie said she is waiting on an inspection from them. Mrs. Vincent asked have there been any complaints from neighboring property owners. There was a complaint sent in from a resident, and copies were passed out to the committee. Mrs. Vincent asked if there was anyone present to speak against the renewal. No one was present to speak against the renewal, but a neighbor from the next street over was present to speak in favor of the renewal. Eddie Taylor, said that he would like to see her cafe open. Mrs. Vincent asked, when was the last time the café was open? Melanie said sometime in October. Mrs. Vincent stated the complaint they received was from an incident on December 26, 2025 of shots being fired on the corner of 7<sup>th</sup> Ave and Jackson St. Melanie said that her sons are there from time to time, but have not been involved in any shootings. Zane asked again, when was the last time the café was open. Melanie stated that her family had eaten Christmas dinner there, but that she has not been open to the public. Lisa Cochran, committee member asked if she is still wanting to do carry-out food? Melanie explained that the space is small, but she had 2 tables inside, and that some customers would like to eat inside. Melanie stated that her Councilperson, Grace Amos changed the wording on the original application for a restaurant/ café.

**Motion:** Zane Lambert made a motion to table approving the request, because of the wording carry out eatery/catering instead of restaurant/café. A new application needs to be submitted because of the lapse of the renewal, and he feels the complaint needs to be investigated. Motion was seconded by Lisa Cochran.

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

3. **Special Exception Docket No. SPE 26-02, styled Phaedra Bivins, 703 E. 16<sup>th</sup> St. Laurel, MS 39440, requesting to operate a snack stand in a residential area at the property described below:**

7-8-11 ROSE S/D LOT 1 & THE E 5’ OF LOT 2(City of Laurel/Jones County  
Parcel No. 119J-07-14-009.00 PPIN 14769. Also known as 1415 Roberts St.

Property is located in Ward 1, zoned R-3, High Density Residential -Restricted, which does not permit requested use.

**Discussion:** Phaedra Bivins was present to speak for the Special Exception. No one was present to speak against the Special Exception.

**Motion:** Motion to grant Special Exception was made by Lisa Cochran and seconded by Patricia Jordan Cook.

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

Planning & Zoning Minutes

**ADJOURNMENT:**

being no other matters before the Commission

Chairperson Susan Vincent motioned to adjourn the meeting.

Commissioner Satish Amin seconded the motion.

The motion passed unanimously

The meeting adjourned at 5:52 PM.

Minutes submitted by:

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Superintendent of Inspection

Minutes approved by:

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Chairperson