

The City Council took up for consideration the matter of a certain proposed change in or amendment to the City of Laurel Comprehensive Zoning Ordinance, and to the zoning map of the City of Laurel. A petition has been filed by Lowell and Jeannine Howell, PO Box 31, Laurel, MS 39441, under Docket No. Z-19-01, requesting a zoning change from R-3, High Density Restricted Residential District, to C-3, Heavy Commercial District, on the property described as 1704 W 12<sup>th</sup> Street. Purpose of the change is to match the zoning of the neighboring properties. This request was heard by the Planning Commission in a regularly scheduled meeting on May 9, 2019 at which time, after hearing testimony both pro and con, the Commission recommended approval of the petition.

The Council considered and approved the recommendation from the Planning Commission that the zoning change be approved.

Whereupon motion was made by Councilperson Wheat, seconded by Councilperson Carmichael, for approval of the First Reading of the following amendment to the City of Laurel Comprehensive Zoning Ordinance.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Laurel that the City of Laurel Comprehensive Zoning Ordinance be and the same is hereby amended as follows:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LAND SITUATED IN THE CITY OF LAUREL, AND MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM R-3, HIGH DENSITY RESTRICTED RESIDENTIAL DISTRICT, TO C-3, HEAVY COMMERCIAL DISTRICT, ON THE ZONING MAP OF THE CITY OF LAUREL, MISSISSIPPI

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL of the City of Laurel, Mississippi:

SECTION I. That the zoning classification of the property described as follows:

36-9-12 PARCEL OF LAND IN NE OF SE City of Laurel/Jones County Parcel No. 134N-36-02-002.00 PPIN 15835; also 36-9-12 A PARCEL OF LAND IN SW/C OF SE OF NE City of Laurel/Jones County Parcel No. 134K-36-05-021.00 PPIN 15838. Also known as 1704 W 12<sup>th</sup> St.

be and it is hereby changed from R-3, High Density Restricted Residential District, to C-3, Heavy Commercial District, on the zoning map of the City of Laurel.

SECTION II. That upon its second reading, this Ordinance shall become effective one month from and after its passage.

SO ORDAINED this the 21<sup>st</sup> day of May, A.D., 2019.

Upon roll call vote, the result was as follows:

YEAS: Wheat, Thaxton, Carmichael, S. Comegys, T. Comegys

NAYS: None

ABSTAINING: None

ABSENT: Capers, Page

The President thereupon declared the motion carried and the First Reading approved this the 21<sup>st</sup> day of May,  
A.D., 2019.

\_\_\_\_\_  
PRESIDENT OF THE COUNCIL

ATTESTED AND SUBMITTED TO THE MAYOR BY THE CLERK OF THE COUNCIL ON

\_\_\_\_\_.

\_\_\_\_\_  
CLERK OF THE COUNCIL

APPROVED ( ) DATE \_\_\_\_\_

VETOED ( ) DATE \_\_\_\_\_

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\* \* \* \* \*

Min. of: 05/21/19; Bk. No: 101; Pg. No. \_\_\_\_\_; Agenda Item No:4N

Planning Commission Meeting  
May 9, 2019

BE IT REMEMBERED that a meeting of the Planning Commission of the City of Laurel was held on Thursday, May 9, 2019 at 5:30 PM in the Council Chambers of the Laurel City Hall.

Susan Vincent, chairman, called the meeting to order at approximately 5:30 PM. The secretary checked the roll and found the following members present: Rev. Jimmy Bunch; Bruce Gavin; Susan Boone Vincent; Brad Kent; Lew Yoder; Sandy Holifield (ex-officio). Also, present, was Judy Denham, Planning and Zoning Coordinator, who serves as secretary to the Commission.

Minutes of the last meeting were unanimously approved upon motion by Lew Yoder which was seconded by Bruce Gavin.

Purpose of the meeting was to consider the following in public hearing (complete legal description may be found in the petition file):

**Special Exception Docket No. SPE-18-02**, styled Mallorie and Jim Rasberry, 1118 N 6<sup>th</sup> Ave, Laurel, MS 39440, requesting a special exception to use a 2018 International Airstream rental on Airbnb.com. The RV will be located behind residence where it cannot be seen from the street. This property is located in Ward 2 and zoned R-1, Low Density Residential District, which does not allow for dependencies or for bed and breakfast usage. There is already one Airbnb on the property. This property was put on hold pending the writing of an Airbnb Ordinance, it has been requested by the Commission to bring it to a vote using the Ordinances in place for a bed and breakfast.

**Special Exception Docket No. SP-19-03**, styled Shikinia Kennedy, PO Box 2141, Laurel, MS 39442, requesting that a special exception be granted to do car repair and limited used car sales at 2605 N 5<sup>th</sup> Ave which is located in a C-1 zone. Permitted use for car sales is in a C-2, sec 407.02.05; Permitted use for car repair is in a I-3, sec 411.02.23. This property is located in Ward 4 and zoned C-1 which does not allow for car repair or sales.

**Zoning Change Docket No. Z-19-01**, styled Jeannine Howell, PO Box 31, Laurel, MS 39441, requesting that a zoning change be made to the property at 1704 W 12<sup>th</sup> St., which is currently zoned R-3, this zoning does not allow for Mini Warehouses. The permitted zone for Mini Warehouses is I-1, the petitioner is requesting a C-3 due to the fact that C-3 is the zoning for neighboring establishments. This property has a C-3 zoning to the north and across the street.

**Variance Docket No. V-19-01**, styled Jane Dalier, 45 Joshbury Circle, Laurel, MS 39443, requesting a variance from zoning regulations for signs in the C-4 district. The zoning code states only one free-standing sign is allowed. Currently the property has one free-standing sign. The petitioner is the other business owner going in to one building and would also like a free-standing sign. This property is zoned C-4.

Docket No. SP-18-02 which was an agenda item under old business was deleted during the work session. The Commission agreed unanimously to the deletion as there is no ordinance to properly vote on it.

The second item to be considered was the petition styled Shikinia Kennedy docket no. SP-19-03.

Ms. Kennedy spoke first and stated that there was a C-3 across the street. And that the previous owners did car repair. To which Rev. Bunch stated that the shop was actually a gas station with lifts only to do oil & tire changes. Rev. Bunch also stated that once an owner leaves a building the property reverts to its original zoning. Ms. Kennedy also stated that she asked for an exception because it was only for a year where a zoning change would be permanent.

Planning Commission Public Hearing Minutes

May 9, 2019

Page 2

Ms. Vincent asked if there was anyone in opposition to this exception and Ms. Angela Jolly stepped forward, she issued a petition of people in the neighborhood who were also opposed and pictures of the property. She stated that it is an eyesore to the community and very disruptive with revving of engines and screeching of tires. Ms. Jolly also noted that there has been an increase in traffic to the neighborhood. After this discussion Rev. Bunch motioned to deny the Special Exception and Mr. Gavin seconded, the motion passed unanimously. At this time, it was stated an appeal could be made to the council.

The next item to be considered was the petition styled Jeannine Howell docket no. Z-19-01.

The discussion was very brief it was decided that since the business that abuts this property is zoned C-3 it was in keeping to grant the zoning change. A motion was made by Mr. Yoder and seconded by Rev. Bunch to approve the zoning change the motion passed unanimously.

The last item to be considered was the petition styled Jane Dalier docket no. V-19-01.

The discussion centered mostly around where the sign would be placed and Ms. Dalier said they would be putting in the grassy area closer to the down town side, that it would not be placed on the corner where the other ground mounted sign exists. A motion was made by Mr. Gavin and seconded by Mr. Kent to approve the variance the motion passed unanimously.

There being no other matters before the Commission a motion was made by Mr. Yoder and was seconded by Rev. Bunch to be adjourned the motion passed unanimously at 6:00 PM.

Respectfully submitted,

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Susan Vincent, Chairperson

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Judy Denham, Planning and Zoning Coordinator/Secretary to the Commission

/jd

Legend

Parcel2017-FL

- R-1
- R-2
- C-2
- R-3
- C-3
- R-4
- C-4
- I-3
- C-1
- C-1A
- Other

