

**City of Laurel
Planning & Zoning Meeting
April 10, 2025**

Members Present: Chloe Davis, Shelley Allen, Patricia Cook Jordan, Lee Donaldson Jr., Brad Kent, Satish Amin, Dr. John Wallace, Zane Lambert

Staff Present: Andria Osborne

Members Absent: **Susan Vincent**, Fran Casey, Caroline Burke, Cecil Ashford, Lisa Cochran.

Call to Order: Brad Kent, Committee member, in the absence of Chairperson, 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: Brad Kent, 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 Chloe Davis and seconded by Patricia Cook. The motion carried with no objections.

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

***A quorum was present**

AGENDA TOPICS

April Meeting

1. Short Term Rental Petition Docket No. STR 25-09, styled Will Edwards, 1437 Wansley Rd. Laurel, MS 39440 requesting short term rental to be located at 503 N. 9th Ave. Laurel, MS 39440 (Daphne). Number of units 1, number of sleeping rooms 2, maximum occupancy 2, 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 Shelly Allen.

Verdict: All members in favor. Motion passed.

2. Special Exception Renewal Docket No. STR 25-04, styled Maria Estaban, 30 Turkey Springs Rd. Laurel, MS 39440, requesting to renew the special exception to operate a car dealership and tire shop on property described below:

23-8-12 BLDG LOCATED ON LAND IN SE OF NW SPLIT OFF PPIN 27889(City of Laurel/Jones County Parcel No. 105J-23-00-048.01 PPIN 30198. Also known as 3371 Ellisville Blvd.)

Property is located in Ward 7, zoned R-1, Low Density Residential District. Use is permitted in C-2, General Commercial District.

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. Mrs. Estaban arrived after the motion.

Motion: Motion to grant the special exception renewal was made by Zane Lambert and seconded by Patricia Jordan Cook.

Verdict: All members in favor. Motion passed.

3. Subdivide Property Petition, styled Quality Restaurant Concepts LLC, 601 Vestavia Pkwy Birmingham, AL 35216 requesting to subdivide property for the purpose of sale or future development on the property described below:

25-9-12 A PARCEL OF LAND IN THE SE OF SE(City of Laurel/Jones County Parcel No. 134F-25-01-008.06 PPIN 35251. Also known as 2019 Hwy 15 N.)

Property is located in Ward 2, zoned C-3 Heavy Commercial District

Discussion: Mr. John McLain was present to speak. Brad Kent asked if the reason for subdividing the property was to sell it. Mr. McLain explained that the Applebee's chain is doing this all over the South East. He said they actually buy more property than they need to build on and then later sell what is not needed. His reason for coming before the Planning Commission is only to subdivide. The property is not currently for sale, and he is not aware of the future use of the property. Dr. Wallace asked how would people enter the property, and Mr. McLain said the right of access that is currently in use will be used as an entrance. No one was present to speak against the process.

Motion: Motion to grant the special exception was made by Shelly Allen and seconded by Satish Amin.

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 Shelly Allen seconded the motion.

The motion passed unanimously

The meeting adjourned at 5:36 PM.

Minutes submitted by:

Superintendent of Inspection

Minutes approved by:

Chairperson