

**City of Laurel
Planning & Zoning Meeting
Thursday October 9, 2025**

Members Present: Susan Vincent, Satish Amin, Lee Donaldson Jr., Shelley Allen, Fran Casey, Zane Lambert, Lisa Cochran, Cecil Ashford, Patricia Jordan Cook, Dr. John Wallace

Staff Present: Andria Osborne

Members Absent: Brad Kent, Chloe Davis, Caroline Burks

Call to Order: Susan Vincent, called the meeting to order at 5:32 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 Zane Lambert 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

October Meeting

- 1. Special Exception Docket No. SPE 25-07, styled Timothy Flanagan, P. O. Box 284.** Laurel, MS 39441, requesting to operate an independent car dealership at the property described below:

FOURTH ADD BLK-5 LOTS 7 TO 12 INCL(City of Laurel/Jones County Parcel No. 135K-32-08-006.00 PPIN 10028. Also known as 1300 Susie B. Ruffin Ave.)

Property is located in Ward 4, zoned I-1, Restricted Industrial District, which does not permit requested use.

Discussion: Timothy Flanagan was present to speak for the special exception request. Mr. Flanagan explained that the property was previously a petroleum distributorship years ago. He has owned the property for a few years, and currently works as a finance manager at a local car lot. He wants to use this property to do the same with no more than 5 to 10 cars at a time. He explained that his hours of operation would be 9am to 5pm. He plans to clean the already fenced in property and asphalt the area where he will park the cars. Zane Lambert explained that the special exception is approved on a year-to-year basis, and if any complaints were to come in that it could be revoked. No one was present to speak against the special exception request.

Motion: Motion to allow special exception request was made by Zane Lambert and seconded by Dr. John Wallace.

Verdict: All members in favor. Motion passed.

2. **Special Exception Docket No. SPE 25-08, styled Regional Homes of Laurel % Lynn Touchstone**, 3381 Ellisville Blvd. Laurel, MS 39440, requesting to place a mobile home at the property described below:

23-8-12 PARCEL OF LAND IN SE OF NW(City of Laurel/Jones County Parcel No. 105J-23-00-051.0H PPIN 27888. Also known as 3381 Ellisville Blvd.)

Property is located in Ward 7, zoned R-2, Medium Density Residential District, which does not permit requested use.

Discussion: Caleb of Regional Homes of Laurel was present to speak for the special exception request. Caleb is requesting a special exception on behalf of his customer Lynn Touchstone, who purchased a 2026 double wide trailer, and planned to move it on her 2 acres of property that she acquired from her daughter. The property is located within the city limits of Laurel in Ward 7. Caleb stated that he was not aware that the Pendorff area was in the city limits. Mrs. Vincent, Chairperson, explained that the area was annexed in, and the existing mobile homes were under the grandfather clause. Zane Lambert, committee member mentioned that the committee has turned down several other request to have mobile homes moved into the city. He also asked if Ms. Touchstone had asked the Inspection Department if the mobile home would be allowed, and Caleb said she found out after she had already ordered it. Zane Lambert concluded that he would deny it, because of the precedent set for mobile homes. Zane also mentioned that the committee is not the binding authority on this matter, and that they are welcomed to go before the City Council. Zane asked if the mobile home was already on the property, and Caleb replied it is still at the warehouse. No one was present to speak against the special exception request.

Motion: Motion to deny the special exception request was made by Zane Lambert and seconded by Satish Amin.

Verdict: All members in favor. Motion denied.

3. **Special Exception Renewal Docket No. SPE 25-09, styled Mallorie Rasberry**, 1118 N. 6th Ave., requesting to operate two short term rentals in an R-1 zoning under a single structure at the property described below:

MCCALLUM ADD BLK-7 LOTS 7-8-9-10-14 & 15(City of Laurel/Jones County Parcel No. 134P-31-04-004.00 PPIN 30884. Also known as 1118 N. 6th Ave.)

Property is located in Ward 5, 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. No one was present to speak against the special exception renewal.

Motion: Motion to grant special exception renewal was made by Zane Lambert and seconded by Lisa Cochran.

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 Shelley Allen seconded the motion.

The motion passed unanimously

The meeting adjourned at 5:57 PM.

Minutes submitted by:

Superintendent of Inspection

Minutes approved by:

Chairperson