

**City of Laurel
Planning & Zoning Meeting
May 9, 2024**

Members Present: Susan Vincent, Lisa Cochran, Chloe Davis, Satish Amin, Patricia Jordan Cook, Shelley Jones, Zane Lambert and Cecil Ashford

Staff Present: Sandra Hadley/Andria Osborne

Members Absent: Louis Crumbley, Caroline Burkes, Lew Yoder, Cecil Ashford, and Dr. John Wallace

Call to Order: The meeting was called to order at 5:32 p.m. by Chairperson Susan Vincent in the Council Chamber Room of Laurel City Hall.

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

***A quorum was present**

AGENDA TOPICS

1. Short Term Rental Petition Docket No. STR 24-11, styled Jordan & Chandra Schlabach, 1504 N. 7th Ave., Laurel, MS 39440, requesting short term rental to be located at 1504 N. 7th Ave(CiCi's Guesthouse), Laurel, MS 39440. Number of units1, number of sleeping rooms 2, maximum occupancy 4, and number of parking 2.

Discussion: Jordan & Chandra Schlabach were present to speak if there were questions. Jordan stated the couple would reside in the home while operating the short-term rental. No one was there to speak against the STR petition.

Motion: Motion to grant the operation of a STR was made by Satish Amin and seconded by Patricia Jordan Cook.

Verdict: All members in favor. Motion passed.

2. Short Term Rental Petition Docket No. SPE 24-12, styled Mary Cole, 417 W. 27th St., Laurel, MS 39440, requesting short term rental to be located at 417 W. 27th St.(Mama's House) laurel, MS 39440. Number of units 1, number of sleeping rooms 3, maximum occupancy 6 and number of parking places 4+.

Discussion: Mary Cole was present to speak in favor of the request if there were any questions. She explained that she would live in the home while operating the short- term rental. Some residents from the neighborhood were present to speak against the short-term rental. Ricky Page and Brenda Logan stated that they have been living in the neighborhood for over 20 years. The two of them along with many others in the neighborhood are against short-term rentals being near their homes. They feel as if this will attract different types of people, and potentially become an issue in the future. Mrs. Cole tried to reassure the residents that she would be on site when the property would be rented out.

Motion: Motion to grant the operation of a STR was made by Lisa Cochran and seconded by Satish Amin.

Verdict: 6 members in favor, 1 opposed. Motion passed.

3. Zoning Change Docket No. ZC 24-02, styled Fredrick Martin Hamud, 449 Villa Blanca Ct. Encinitas, CA 92024, requesting a zoning change from R-1, Low Density Residential District to R-2, Medium Density Residential District, for the purpose of a two-family residence on the property described as:

EDGEWOOD ADD BLK-C S 25' OF LOT 11 & ALL OF LOT 12 & THAT PART OF 16TH ST CLOSED BY CITY ORDINANCE (City of Laurel/Jones County Parcel No. 135L-32-07-008.00 PPIN 9669. Also known as 1601 N. 5th Ave.)

This property is located in Ward 4.

Discussion: No one was present to speak for the zoning change. No one was present to speak against the zoning change.

Motion: Motion to grant the Zoning Change was made by Patricia Jordan Cook and seconded by Chloe Davis

Verdict: All members in favor. Motion passed.

4. Zoning Change Docket No. ZC 24-03, styled Sandoval Properties, P. O Box 8183, Laurel, MS 39440, requesting a zoning change from C-1, Restricted Commercial District, to C-2, General Commercial District, for the purpose of renting a variety of office spaces(massage spa, event venue, beer & tobacco store, etc.) on the property described as:

GEN DESC 31-9-11 PARCEL OF LAND IN THE NE OF NE LA MORELIANA OF LAUREL LLC(City of Laurel/ Jones County Parcel No. 134I-31-01-032.00 PPIN 15593. Also known as 1500 N. 5th Ave.)

Property is located in Ward 2

Discussion: Alfredo Sandoval was present for questions. Mr. Sandoval explained that he has newly built office space that he intends to rent out. He also explained his need for the zoning change due to potential renters not being able to open certain businesses in the current zoning. Mrs. Vincent spoke strongly against changing the zoning to a C-2, because of the nearby churches and the close proximity of residential dwellings. Permitted uses for C-2 properties vary and this could lead to unwanted establishments opening. She encouraged Mr. Sandavol to seek Special Exception petitions, because it is a less permanent option.

Motion: Motion to deny the Zoning Change was made by Zane Lambert and second by Lisa Cochran.

Verdict: All members in favor. Motion denied.

Planning & Zoning Minutes

ADJOURNMENT:

being no other matters before the Commission

Commissioner Zane Lambert motioned to adjourn the meeting.

Commissioner Amin Satish seconded the motion.

The motion passed unanimously

Meeting adjourned at 6:09 PM.

Minutes submitted by:

Superintendent of Inspection

Minutes approved by:

Chairperson