

ORDER

IT IS ORDERED by the City Council of Laurel, Mississippi that Lisa Cochran be and she is hereby granted a one-year special exception, under the provisions of the City of Laurel Zoning Ordinance for same, including but not limited to the provision regarding annual application for extension of said special exception. Said special exception allows the operation of transitional housing on the property described as 205 W 10th St. This property is located in R-2 which does not allow group homes whereas the R-3 zone sec. 404.02.12 allows “Group Homes/Dwellings.”

They will be in the building located on property which is described as:

KINGSTON ADD BLK-23 LOTS 9 & 10 (City of Laurel/Jones County Parcel No. 135M-32-11-010.00 PPIN 11429. Also known as 203 W 10th St.) This property is located in Ward 5.

Said request for a renewal of the special exception was heard by the Planning Commission in a regularly scheduled meeting on August 9, 2018. The Planning Commission hereby recommends to the Laurel City Council that this special exception be granted, as it would not adversely affect the adjoining property owners, the public health, the public safety, or the general welfare of the community.

Motion was made by Councilperson S. Comegys, seconded by Councilperson Wheat, that the recommendation of the Planning Commission be approved and the foregoing Order be adopted.

Upon roll call vote, the results were as follows:

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

NAYS: None

ABSTAINING: None

ABSENT: None

The President thereupon declared the Order adopted, this the 21st day of August, A. D., 2018.

PRESIDENT OF THE COUNCIL

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

_____.

CLERK OF THE COUNCIL

APPROVED () DATE _____

VETO () DATE _____

MAYOR

ATTEST:

MUNICIPAL CLERK

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Min. of: 08/21/18; Bk. No: 101; Pg. No: _____; Agn. Itm. No: 4P

Planning Commission Meeting
August 9, 2018

BE IT REMEMBERED that a meeting of the Planning Commission of the City of Laurel was held on Thursday, August 9, 2018 at 5:30 PM in the Council Chambers of the Laurel City Hall.

Haile Gaddy, 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; Brad Kent; Dr. John Wallace; Susan Boone Vincent; Lew Yoder; Sandy Holifield (ex-officio); Judi Holifield (ex-officio) and Mr. Gaddy. Excused absence was granted to Louis Crumley. Also present were the petitioners; Julie White; Lisa Cochran and husband; Darren Barnett; Marie Pryor, General Manager of PDI; adjoining property owners; and Judy Denham, Planning and Zoning Coordinator, who serves as secretary to the Commission.

Minutes of the last meeting were unanimously approved upon motion by Mr. Gavin which was seconded by Mrs. Vincent.

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

1. Special Exception Docket No. SPE 18-05, styled Kinnon Speights, 703 N 11th Ave, Laurel, MS 39440, Petitioner seeks renewal of Special Exception to allow a Day care at 703 N 11th Avenue. Day Care is not allowed in R-2 but is allowed in R-3: 404.02.08 Kindergarten, child care center. This property is located in Ward 6.
2. Special Exception Docket No. SPE 18-06, styled Green Lumber Company (Robert Hynson), 1022 Hillcrest Drive, Laurel, MS 39440, Petitioner seeks Special Exception for Gymnastic Business in an I-3 Zone which is only allowed in zone C1A and C1B. This property is located in Ward 1
3. **Special Exception Docket No. SPE 18-07, styled Lisa Cochran, 205 10th Street W, Laurel, MS 39440, Petitioner seeks Special Exception to help disadvantaged, homeless, and/or battered women by way of Group Home/Transitional Housing which are not allowed in R-2 but are allowed in R-3: 404.02.12 Group Homes/Dwellings. This property is located in Ward 5.**
4. Special Exception Docket No. SPE 18-08, styled Darren Barnett, 2402 N 1st Ave, Laurel, MS 39440. Petitioner seeks Special Exception to sell candy and Ice Cream which is not allowed in the R-1 Residential district. This activity is allowed in the C1 District: 406.02.06 Candy, ice cream store including manufacture, if all production is sold at retail on the premises or as retail custom orders for delivery. This property is located in Ward 4.
5. Variance Docket No. V-18-02, styled Barry Beard, 330 S Magnolia Street, Laurel MS 39443, requesting a variance from Section 408.03 of the Comprehensive Zoning Ordinance which states there shall be a 15-foot set back in a C-3 district. Petitioner desires to build a small deck on a zero-set back at the property. This property is located in Ward 6.

First item to be considered was the petition from Mr. Speights,

It was stated by the Secretary that this was a renewal of a previous Special exception and that they would like to put a day care in this building. When put to a vote, the motion unanimously passed.

Planning Commission Meeting
August 9, 2018
Page 2

Second item to be considered is the petition from Green Lumber Company, allowing a Gymnastic business in an I-3 Zone. After a brief discussion when put to a vote, the motion unanimously passed.

Next came the petition from Mrs. Cochran for transitional housing for women, there was a small presentation of sorts to express her desire for this project. Rev. Bunch questioned if they would be required to pay rent and Mrs. Cochran responded that they would but initially they would receive the help of many different donors. Also, there will be a covenant drawn up and adhered to. The women would be allowed to also house their children.

In opposition to the petition were Gertrude Reed of 1014 N 2nd Ave, she stated that although the neighborhood is rough they knew everyone and this would bring strange people into the neighborhood. Also, that children walk to school and know their neighbors. Mr. Rashidi McCormick asked questions such as would there be anyone on site and that it is very dirty. Mrs. Vincent stated she could see it from where she lives and knows that no good happens there. Rev. Bunch also stated that if it didn't work out as a citizen you could lodge a complaint with the police. Mrs. Cochran in response noted that they have already begun to pick up the place and have booted drug dealers out of there. Also, that a pastor and his wife would be staying on the premises and would be able to offer supervision and counseling. She offered to take them both down to the neighborhood and show them what her vision was for the property. After this discussion when put to a vote, the motion unanimously passed.

A petition concerning Darren Barnett was next on the agenda, he stated he was going to put a 12X12 portable building on the property and sell candy and chips during daylight hours. Mr. Barnett also stated that children are up and down that street and there are no safety hazards and wouldn't be a problem.

Mr. McDuffie was in opposition of this petition citing that it is already a busy intersection and would be highly unsafe for the children. After a brief discussion when put to a vote, the motion was denied with one vote to approve made by Rev. Bunch.

The Secretary explained to Mr. Barnett his right to appeal to the City Council, and he agreed that was what he wanted to do. This appeal will be scheduled for the August 21, 2018 Council Meeting at 9:00 am.

Finally, there came before the Commission the petition to approve a deck on what is considered the front of PDI. Present was the General Manager, Marie Pryor. There was discussion on the zero set-back requested in the petition. Also discussed was the safety of the deck being so close to the road. After discussion when put to a vote, the motion unanimously passed provided the petitioner shows to the Inspection Department the safety measures it will take.

There being no other matters before the Commission the meeting was adjourned by mutual consent at 6:30 PM.

Respectfully submitted,

Haile Gaddy, Chairman

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