

ORDER

WHEREAS, Raymond Horne (LE) Gay Dawn Horne-Nelson ET AL has applied with the City of Laurel for a variance from the Comprehensive Zoning Ordinance, specifically from section 407.02 of the Laurel Zoning Code, “uses permitted in a C-2 zone”. Mini Warehouses are not permitted in this zone.

WHEREAS, said variance was requested due to the fact that a potential buyer would like to put Mini Warehouses there.

WHEREAS, the variance was sought on property described as:

19-9-11 A PARCEL OF LAND IN THE NW OF NW City of Laurel/Jones County Parcel No. 147J-19-06-002.00 PPIN 30099; Also known as 1508 & 1509 Horne Drive.

WHEREAS, said request for a variance was heard by the Planning Commission in a regularly scheduled meeting on September 12, 2019 the Commission found that it was within its rights to grant the variance.

WHEREAS, the Planning Commission recommends to the City Council that Raymond Horne (LE) Gay Dawn Horne-Nelson ET AL be granted a variance for the purpose as outlined above.

IT IS HEREBY ORDERED by the City Council of Laurel, Mississippi that Raymond Horne (LE) Gay Dawn Horne-Nelson ET AL be and is hereby granted a variance consistent with the recommendations of the Laurel Planning Commission as set forth above.

Motion was made by Councilperson Page, seconded by Councilperson Capers, 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, Thaxton, Carmichael, Page

NAYS: None

ABSTAINING: None

ABSENT: Wheat, S. Comegys, T. Comegys

The President thereupon declared the motion carried and the Order adopted, this the 19th day of September, 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 _____

VETO () DATE _____

MAYOR

ATTEST:

MUNICIPAL CLERK

* * * * *

Min. of: 09/19/19; Bk. No: 101; Pg. No: _____; Agn. Itm. No: 4A

BE IT REMEMBERED that a meeting of the Planning Commission of the City of Laurel was held on Thursday, September 12, 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: Susan Boone Vincent; Lew Yoder; Charlotte Graham; Brad Kent, Faye Jackson (ex-officio), Judi 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 Brad Kent.

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

Variance Docket No. V-19-02, styled Raymond Horne (LE) Gay Dawn Horne-Nelson ET AL, 11 Wilcher Drive, Laurel, MS 39443, requesting that a zoning variance be made to the property at 1508 and 1509 Horne Drive, which is currently zoned C-2, this zoning does not allow for Mini Warehouses. The permitted zone for Mini Warehouses is I-1, the petitioner is requesting this C-2 be changed to a C-3 conditional use which would allow the building of Mini Warehouses (Self-Storage). The property is located in Ward 3.

Special Exception No. SPE-19-04, styled Hugh Stancill, 711 N 5th Ave., Laurel, MS 39440, requesting a special exception to have a bed and breakfast in a residence which is owned by the petitioner but it is not his primary residence. This property is located in R-1, Low Density Residential District, which allows bed and breakfast facilities in a “primary residence” but does not allow them in a second residence in which the owner does not reside. The regulations also state that there cannot be two bed and breakfast facilities with in the same block and the Wisteria House is directly across from this. This property is located in Ward 5.

The first item to be considered was V-19-02 styled Raymond Horne (LE) Gay Dawn Horne-Nelson ET AL.

This petition was discussed and it was requested that a variance be given for the zoning and that the front setback be 5-foot verses the standard 25 foot. A motion was made by Brad Kent and was seconded by Lew Yoder to approve the variances the motion passed unanimously.

The second item to be considered was SPE-19-04 styled Hugh Stancill.

Mr. Stancill spoke about how they occupied the house next door to the one in question (705 N 5th Ave.). He stated that patrons would have parking in the back since they own both properties. Ms. Vincent asked about using the property as a venue and Mr. Stancill stated they would from time to time. He also stated he felt there was plenty of business for all B&B owners. Ms. Vincent asked for any opposition to this endeavor, and Ms. Schneider of 706 N 5th Ave. went to the podium to express her concern for another B&B with in the same block. She basically read the letter she sent via email in opposition of this petition. Ben Schneider the grandson of Ms. Schneider spoke about that area becoming a commercial district and an over estimation of the amount of people needing the B&B's. The secretary stated a Ms. Davis of 723 N 5th Ave. called that day at 8:00 am to say she was against the petition. Also, the secretary made the commission aware of an email from Ms. Walton in opposition of this petition. A motion was made by Lew Yoder and was seconded by Brad Kent to approve the Special Exception the motion passed unanimously.

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

Respectfully submitted,

Susan Vincent, Chairperson

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

/jd