

The City Council took up for consideration the matter of a certain proposed change in or amendment to the City of Laurel Comprehensive Zoning Ordinance, and to the zoning map of the City of Laurel. A petition has been filed by Karen Bell, 5653 Hwy 84 W, Laurel, MS 39440 under Docket No. Z-20-01, requesting a zoning change from R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT, to C-2, GENERAL COMMERCIAL DISTRICT, on the property described as 724 & 728 N 14<sup>th</sup> Avenue. Purpose of the change is to match the zoning of the neighboring properties.

This request was heard by the Planning Commission in a regularly scheduled meeting on February 13, 2020 at which time, after hearing testimony both pro and con, the Commission recommended approval of the petition.

The Council considered and approved the recommendation from the Planning Commission that the zoning change be approved.

Whereupon motion was made by Councilperson Wheat, seconded by Councilperson Page, for approval of the Second Reading of the following amendment to the City of Laurel Comprehensive Zoning Ordinance.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Laurel that the City of Laurel Comprehensive Zoning Ordinance be and the same is hereby amended as follows:

**ORDINANCE NO. 1693-2020**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LAND SITUATED IN THE CITY OF LAUREL, AND MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, ON THE ZONING MAP OF THE CITY OF LAUREL, MISSISSIPPI

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL of the City of Laurel, Mississippi:

SECTION I. That the zoning classification of the property described as follows:

31-9-11 A PARCEL OF LAND IN THE S1/2 OF SW BEG E LINE OF 14<sup>TH</sup> AVE AND N PROP LINE OF 100' NORTHERLY C/L OF MAIN TRACK & 31-9-11 BETA ADD BLK 17 LOT 1 (City of Laurel/Jones County Parcel No. 134O-31-28-001.01 & 134O-31-28-001.00 PPIN 52911 & 8257. Also known as 724 & 728 N 14<sup>th</sup> Avenue.

be and it is hereby changed from R-2, Medium Density Residential District, to C-2, General Commercial District, on the zoning map of the City of Laurel.

SECTION II. That this being its second reading, this Ordinance shall become effective one month from and after its passage.

SO ORDAINED this the 17<sup>th</sup> day of March, A.D., 2020.

Upon roll call vote, the result was as follows:

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

NAYS: None

ABSTAINING: None

ABSENT: Capers, Amos

The President thereupon declared the motion carried and the Second Reading approved this the 17<sup>th</sup> day of March, A.D., 2020.

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PRESIDENT OF THE COUNCIL

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

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CLERK OF THE COUNCIL

APPROVED ( ) DATE \_\_\_\_\_

VETOED ( ) DATE \_\_\_\_\_

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MAYOR

ATTEST:

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CITY CLERK

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Min. of: 03/17/2020; Bk. No: 102; Page No: \_\_\_\_\_; Agenda Item No: 4H

Planning Commission Meeting  
February 14, 2020

BE IT REMEMBERED that a meeting of the Planning Commission of the City of Laurel was held on Thursday, February 13, 2020 at 5:30 PM in the Council Chambers of the Laurel City Hall.

Susan Vincent, acting 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; Susan Boone Vincent; Lew Yoder; Charlotte Graham; Henry Dorris; Sandy 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 Henry Dorris.

After discussion to amend the Comprehensive Zoning Code, section 407. C-2 General Commercial District. Specifically, 407.02.33. To expand the wording to include crematoriums. After discussion of the amendment Lew Yoder made the motion to approve, and it was seconded by Susan Vincent, the motion unanimously passed.

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 Petition Docket No. SPE-20-01**, styled Lemual Harrelson, Owner; (Bob Skipper, Lessee), 68 Ira Gilbert Road, requesting a special exception to operate a Towing and Recovery service at 510 Cross Street which is currently zoned R-2, this zoning does not allow for a Towing and Recovery service. Towing and Recovery services are appropriate in an I-3 zone.
- 2. Conditional Use Petition Docket No. CU-20-01**, styled George Blackwell, 1664 Hwy 29 N, Ellisville, MS 39437, requesting a conditional use to operate bar/restaurant at 320 W 5<sup>th</sup> Street currently this property is zoned C-4. Under the current C-4 zoning it requires approval of the Commission for Conditional Use of Bars, Nightclub, Lounge, of Tavern.
- 3. Zoning Change Petition Docket No. Z-20-01**, styled Karen Bell, 5653 Hwy 84 West, Laurel, MS 39443, requesting a zoning change to operate cabinet business at 724 & 728 N 14<sup>th</sup> Avenue, currently this property is zoned R-2. Residential zoning does not allow for this type of business. This business would be allowed in a C-2 which is current zoning surrounding property.

The first item to be considered was the petition from Lemual Harrleson, there were questions about a sight obscuring fence being put up to cover any vehicles that would be left there. Mr. Harrleson's answer was yes, he would put up a fence if the tenant would be there a while, Mr. Yoder asked that it be at least 6 ft in height. Mr. Yoder also stated that it would have to be approved by the Council and by the time it got through the Council the fence should be up. After this discussion Lew Yoder made the motion to approve, with the stipulation that the fence was erected by the time Council approved the petition and it was seconded by Bruce Gavin, the motion unanimously passed.

The second petition to be considered was the petition for George Blackwell. Mr. Blackwell stated his desire was to offer Laurel a nice place to eat and drink. The menu was discussed and Mr. Blackwell stated it would be something simple. Hours of operation were also discussed, hours would be W-Sat, 5 pm to Mid-night. Mr. Dorris asked what the capacity of the building was and Mr. Blackwell stated about 60 people. After this discussion Lew Yoder made the motion to approve the petition and it was seconded by Bruce Gavin, the motion unanimously passed.

The final petition to be considered was the petition for Karen Bell. Greg Bell, husband, spoke about erecting a cabinet/beauty shop. Mr. Bell stated he had a shop in the county but would like to move the business to the city. Ms. Vincent asked what type of building would it be and the response is it would be a brick building. Mr. Gavin asked how many employees the response, 3 total. Mr. Dorris asked why did he want to move into the city the response was to make a bigger business and eventually to move the whole business to the city. Other things were discussed such as vacuum systems to dispose of the wood shavings. Also, how big the salon would be. There would only be one chair. After this discussion Bruce Gavin made the motion to approve the petition and it was seconded by Henry Dorris, the motion unanimously passed.

There being no other matters before the Commission the meeting was adjourned by mutual consent at 5:55 PM.

Respectfully submitted,

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Susan Boone Vincent, Acting Chairman

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

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### Parcel Map (Zoning Map)



Map of the parcels for the City of Laurel

DigitalGlobe, Microsoft | Esri, HERE, Garmin, INCREMENT P, NGA, USGS