

PLANNING AND ZONING COMMISSION

PUBLIC HEARING

NOVEMBER 12, 2013

6:30 PM

Meeting was called to order and a quorum established. Prayer and Pledge was led by Chairman Joseph Cyprian.

Present: Chairman Joseph Cyprian
Commissioner Art Arnold
Commissioner Bettye Boggs
Commissioner Janice Burris
Commissioner John Ehrlich

Also Present: Felecia Nicholson, Secretary (Fill-in)

New Business

Item No. 1 Re-Zone a piece of property from C-1 to C-2

Chairman Joseph Cyprian opened the meeting and told the commissioners that the meeting was about changing the zoning on a piece of property located on Hwy. 25. Cliff Diamond was the representative for the project from Executive Holdings Inc. from Picayune MS. He asked the board for the permission to change the zoning of the property from C-1 Neighborhood Commercial to C-2 Highway Commercial. He said that he would be glad to answer any questions that the board had. Mr. Diamond stated that it would be a typical Family Dollar Store but the front of the store would have a new look, different from the Dollar stores that are in existence now. Mr. Diamond stated that he needed to get this re-zoning taken care of now, before they handed over the final product to Family Dollar Store because if they didn't get it re-zoned it could become a problem to the store in the future. He said they were not only trying to have it

re-zoned, but re-subdivided as well. Mr. Diamond also stated that they didn't want the seller to have to do the re-subdividing when he could do it as well. Commissioner Bettye Boggs stated that there was originally a question about the property being already zoned for C-2 but she had talked to Attorney Delbert Talley and he said it would be better if the planning commission hold a meeting and re-zone the property so they could be sure. Mrs. Boggs also stated that the property was more in line with Highway Commercial than it was Neighborhood commercial anyway. There was a question from the board members as to where this property was located. Mrs. Boggs explained to them that it was located between the Vet. Clinic and the Folsom Elementary School. Chairman Cyprian stated that he understood why they wanted it zoned C-2 because there is more you can do on a piece of property if it is zoned for C-2. He said it would be a lot easier for large trucks to come in on the property to make deliveries and things of that sort. Chairman Cyprian also stated that C-2 was the better option to go with on this piece of property. Mrs. Boggs stated that also with the size of the building that it would be better zoned as C-2. Chairman Cyprian stated that C-1 is for people that come and go like an in and out situation sort of like a walk in and out mall of some sort.

Chairman Cyprian then made the motion for the Board to close the public hearing. Mr. Arnold made motion to accept and Mr. Ehrlich seconded it. (5 Yeas) (0 Nays) The motion carried.

Mr. Diamond ask while he was here could he ask the Board for a re-subdividing of the property as well. Chairman Cyprian asked the Board if it was okay with them if they went ahead and done the re-subdividing while Mr. Diamond was here. Mrs. Boggs looked in the planning and zoning book that she had to see if re-subdividing needed to be advertised in the newspaper and she found that it did not need to be published so the board went ahead with the proceedings to re-subdivide the property. Mr. Diamond said it was usually administrative work that was done for a re-subdivision and Chairman Cyprian agreed with him that is what it usually is. Chairman Cyprian recommended then that the parcel of land be re-subdivided to fit their needs. Mr. Arnold made the motion to accept the re-subdivision of the property and Mrs. Boggs seconded the motion. (5 Yeas) (0 Nays) The motion carried.

Mrs. Boggs asked Mr. Diamond if there was any way that they could preserve the oak trees on the property. Mr. Diamond stated that if he was thinking right that the oak trees were already staying. He said that they might have to remove two of the trees at the beginning of the driveway, but, to his knowledge the trees were staying, but, regardless he would make the suggestion that they not cut down any of the oak trees. He said that they were going for a long entrance so it should pretty much preserve the trees but that he would definitely mention it to his boss and see what he could do.

Chairman Cyprian thanked everyone for their kindness and for showing up at the meeting tonight.

Commissioner Boggs made a motion to adjourn the meeting and Commissioner Arnold seconded it. (5) Yeas (0) Nays. The motion to adjourn the meeting carried.

Respectfully submitted,

Joseph Cyprian, Chairman