

The Town of Taylor Minutes of the Taylor Planning Commission
April 25, 2017

The Planning Commission of the Town of Taylor, Mississippi, met at the Town Hall for a monthly meeting on the 25th day of April, 2017, at 7:00 p.m. with the following members present: Commissioners: Chairman Larry Wills; Edye Conkerton; Sue Cook; Bill Beckwith; Planning Consultant Bob Barber; and Administrator Richard Williams.

Commissioners Anita Hibbs and Jared Spears were absent.

The following citizen was present: Henry J. (Joe) Pace.

The meeting was called to order by Chairman Wills, and the following business was done:

Adoption of the Agenda: Commissioner Cook moved to adopt the meeting agenda; motion was seconded by Commissioner Conkerton and passed unanimously.

Adoption of the Minutes from the Previous Meetings: Commissioner Conkerton moved to adopt the meeting minutes from March 28, 2017; motion was seconded by Commissioner Cook and passed unanimously.

Old Business: None

New Business: Case 2017041101 – Application for Variance to Rear Setback Requirement, 725A Old Taylor Road, applicant Henry J. Pace.

Planning Consultant Review – Mr. Barber presented his Review Report which is attached to these minutes. His findings and recommendations are on Page 2 of his report.

Mr. Pace explained that he and his contractor had erroneously setup the building foundation closer than the allowed rear setback required by the Town of Taylor Planning and Development Ordinance and misunderstood that porches are to be included in the building footprint measurement and asked that he not be required to tear down the almost complete structure.

After some discussion among the commissioners and the applicant, Commissioner Beckwith moved to approve the Variance Request reducing the required rear setback for the building already in place from twenty five feet (25') down to eight feet (8') at the corner of the rear porch. He stated that his motion was made reluctantly. Commissioner Cook seconded the motion and it passed by majority vote: Commissioners Beckwith, Cook, and Wills voted Yes; Commissioner Conkerton voted No.

Administrator's Report: None

Building Official's Report: None

Public Comment: None

Set next meeting date: The Planning Commission will meet again on or before June 27, 2017 at 7:00 p.m.

There being no further business, the meeting was adjourned.


Richard Williams, Planning Administrator

Attachments follow:

The Town of Taylor Minutes of the Taylor Planning Commission
April 25, 2017

TOWN OF TAYLOR PLANNING COMMISSION REPORT

[Empty rectangular box]

CASE NAME: Henry Pace Variance
PROPOSAL: Variance Request to reduce the side property line from 25' to eight feet.
LOCATION: 725a Old Taylor Road

[Empty rectangular box]

DATE OF REPORT: April 25, 2017
APPLICANT: Henry Pace
REPRESENTATIVE: Same
MEETING DATE: April 25, 2017

[Empty rectangular box]

PRIOR ACTION: None

PROJECT DESCRIPTION: Variance seek to allow home construction closer to property line than ordinance requirement.

SITE DESCRIPTION: n/a

VICINITY INFORMATION:

Direction	Planned Use	Current Use
North	Residential	Residential
East	Agricultural	Residential
South	Agricultural	Residential
West	Residential	Residential

AGENCIES CONTACTED: None

The Town of Taylor Minutes of the Taylor Planning Commission

April 25, 2017

FINDINGS AND RECOMMENDATIONS:

- A. Findings:
1. Applicant revived a variance reducing the side yard to 16' in June of 2016.
 2. Building was actually placed 8' from the side property line.
 3. No utility easements appear to be are present.
 4. No structures are in the vicinity of the area of the requested variance.
- B. **Criteria for Granting a Variance:**
1. The Taylor Development sets out the following criteria regarding the granting of variances:
 - i. The Planning and Preservation Commission shall have the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Ordinance shall not be granted by the Planning Commission unless and until they find that all the following facts and conditions exist:
 1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved.
 2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance;
 3. That the special conditions and circumstances do not result from the actions of the applicant;
 4. In granting any variance, the Planning Commission may prescribe appropriate, conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance,
 5. Under no circumstances shall the Planning Commission grant a variance to allow a use not permissible under the terms of this Ordinance in the zoning district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said zoning district nor shall any lot be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of this ordinance are not maintained.
- C. **Recommendation:** Consideration of the above findings in light of applicant's information presented at the Planning Commission Meeting.

