

The Town of Taylor Minutes of the Taylor Planning Commission

April 26, 2016

The Planning Commission of the Town of Taylor, Mississippi, met at the Town Hall for a quarterly meeting on the 26th day of April, 2016, at 7:00 p.m., with the following members present: Administrator Bob Barber; Commissioners: Chairman Larry Wills; Edye Conkerton; Sue Cook; Bill Beckwith; and Assistant Administrator Richard Williams.

Citizen Campbell McCool was present.

Commissioners Jared Spears and Anita Hibbs were absent.

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

Adoption of the Agenda: Commissioner Beckwith 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 January 26, 2015; motion was seconded by Commissioner Beckwith and passed unanimously.

Administrator's Report:

Final Subdivision Plat Approval for Plein Air Phase IV: Administrator Barber presented his report on the application for approval of Plein Air's Phase IV Final Plat. He overlaid the original concept map of Plein Air on a "Google" aerial map and the Phase IV plat map on a "Google" aerial map to show how the Phase IV layout compares to the original concept. Copies of the maps are attached. Mr. Barber's recommendations follow:

Findings and Recommendations

Plein Air Phase 4

Findings

1. Phase generally complies with Master Plan layout with 2 exceptions:
 - a. Note green space deviations from master plan;
 - b. Note street width variance (from 45' was previously approved. 37' is requested.)

Recommendations

1. Bond Streets
2. Approval of infrastructure construction by Town Engineer.
3. Provide copy of Restrictive Covenants (as recorded) to Town.
4. Note right of way variance.
5. Incorporate green space reductions into next phase.
6. Provide a composite map of all phases previously recorded.
7. Initiate Master Plan revision to account for anticipated future changes from the original.
8. Any other Commission conditions as a result of the approval meeting.
9. Satisfy all conditions prior to recording of the plat.

Mr. Campbell McCool was recognized and spoke of his application for the Phase IV approval. He said that the proposed phase reduced density of houses compared to the original plans and that moving green space and changing the new street involved (Prytania Street) to "One-way" made it necessary to reduce the right of way width for that street. He did increase the back (west) portion of the street to forty five feet (45') and curved the inner corners to facilitate emergency vehicles negotiating the turns. He presented a written request for plat variance for allowing the "One-way" Prytania Street and variance for the east to west and west to east portions of the street to have a right of way width of thirty seven feet (37').

Commissioner Cook moved that the Planning Commission grant its approval for the Plein Air Phase IV final plat with the requested variances for Prytania Street to be "One-way"

The Town of Taylor Minutes of the Taylor Planning Commission
April 26, 2016

with the east to west and the west to east portions having a minimum thirty seven feet (37') right of way and to recommend approval by the Board of Aldermen. Commissioner Conkerton seconded the motion which passed unanimously.

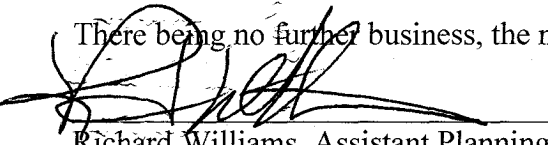
Assistant Administrator's Report: Assistant Administrator Williams reported that the Town of Taylor Planning and Development Code (Ordinance 2016-1) and the Town of Taylor Land Clearing and Construction Debris Burning Ordinance (2016-2) had been passed by the Board of Aldermen.

Six (6) residential building permits have been issued since the last meeting, all in Plein Air:

Four (4) to Main Street LLC; and two (2) to Downdraft Investments.

Set next meeting date: The Planning Commission will meet again on or before September 27, 2016 at 7:00 p.m.

There being no further business, the meeting was adjourned.


Richard Williams, Assistant Planning Administrator

**The Town of Taylor Minutes of the Taylor Planning Commission
April 26, 2016**



Exhibit 1

**The Town of Taylor Minutes of the Taylor Planning Commission
April 26, 2016**

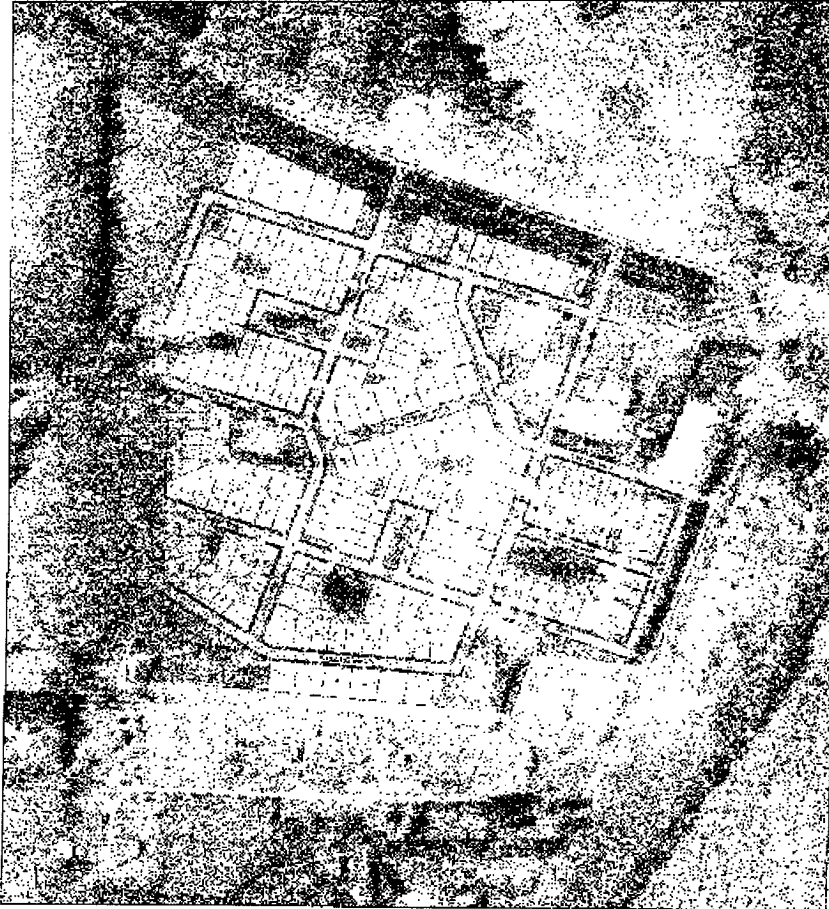


Exhibit 2