

The Town of Taylor Minutes of the Taylor Planning Commission May 31, 2016

The Planning Commission of the Town of Taylor, Mississippi, met at the Town Hall for a monthly meeting on the 31st day of May, 2016, at 7:00 p.m., with the following members present: Planning Advisor Bob Barber; Commissioners: Chairman Larry Wills; Edye Conkerton; Sue Cook; Bill Beckwith; Jared Spears; Anita Hibbs; Mayor Jim Hamilton; and Administrator Richard Williams.

Citizens Joe Pace, Lauren Pace, Bill Knight, Marc DeLoach, Allison Borders, Christine Schultz were present.

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 Hibbs and passed unanimously.

Adoption of the Minutes from the Previous Meetings: Commissioner Cook moved to adopt the meeting minutes from April 26, 2015; motion was seconded by Commissioner Beckwith and passed unanimously.

Planning Advisor Barber's Report:

Use Permitted on Appeal - Bed and Breakfast - Village Center Zone – Evans:

Glen and Paige Evans applied for Use Permitted on Appeal to operate a Bed and Breakfast Inn at 736 Old Taylor Road pursuant to Section 5.6.2 as allowed in the Village Center zoning district by the Town of Taylor Planning and Development Ordinance 2016-1. Allison Borders said that she would be the on-site manager of the facility which had been used prior to the town's adoption of zoning and planning as a Bed and Breakfast. Current owners Marc DeLoach and Christine Schultz stated that they had upgraded utilities at the property including a 100 gallon water heater and a larger than required separate septic sewer system. Building Official Edye Conkerton has reviewed the site with the applicant and made recommendations concerning Americans with Disabilities Act (ADA) compliance. Mr. Barber reported that the application is consistent with the town ordinance. He recommended a reasonable term be established for approval of the request. Commissioner Beckwith moved that the request be granted with a ten (10) year term of approval. Commissioner Spears seconded the motion which passed unanimously.

Variance Request for Rear Property Line Setback – Ag Zone – Pace:

Henry Joe Pace requested that he be allowed to build a structure designed as a combination horse barn and living quarters on his property at 725A Old Taylor Road. To align the building parallel to the roadway, he has poured footings with the southeast corner being sixteen feet (16') from the eastern property line. The Town of Taylor planning and Development Code requires a twenty five feet (25') rear setback line for construction. Mr. Pace could build the structure as an "agricultural use only building according to State of Mississippi law, but would like to have the option to use part of the building for occasional human habitation. Commissioner Beckwith moved that the variance for rear setback be granted from twenty five feet (25') to sixteen feet (16') for the described building. Commissioner Hibbs duly seconded the motion which then passed unanimously.

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May 31, 2016**

Announcements from Mayor Hamilton:

Mayor Jim Hamilton reported that the Board of Aldermen had passed the necessary ordinances for adoption of the 2012 Building Codes at the May 3, 2016 monthly meeting. The ordinances include establishment of the Board of Appeals for the hearing of appeals of decisions made by any Town of Taylor planning administrative officials. He noted that the membership of the Board of Appeals consists of the current planning commission along with the town building official as a non-voting member. He also reported that Edye Conkerton had been appointed the town building official and inspector. Along with this addition to the town's planning staff, titles have been change to more clearly reflect duties and responsibilities. Mr. Bob Barber has previously been titled both Director and Administrator. His title is now the Town Planning Advisor. Richard Williams' title is now Planning Administrator instead of Assistant Director and Assistant Administrator and Edye Conkerton's title is Building Official and Inspector.

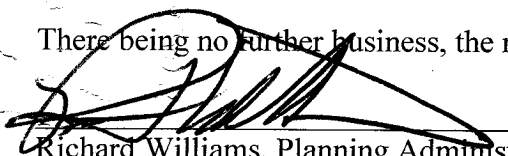
Administrator Williams' Report:

Mr. Williams reported that stop work orders had been issued on the above "Pace" barn project at 725AQ Old Taylor Road and at the "Hamilton" carport project at 206 Studio Street.

Building Official Conkerton's Report: Ms. Conkerton stated that she had received a request from Risa Darby for preliminary review of the building of a storage shed at 310 Canvas Drive.

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, Planning Administrator