

# **The Minutes of the Taylor Planning Commission Meeting**

March 17, 2026

The Planning Commission of the Town of Taylor, Mississippi, met at Town Hall for a meeting on the 17th day of March 2026, at 7:00 PM, with the following present: Chairman Anndy Veazey; Commissioners Jared Spears; Jackie Beckwith; and Forrest Bryan (via telephone). Elizabeth Dollarhide and Lisa Harrison were absent.

Also in attendance were Staff Members: Planning Consultant Judy Daniel and Deputy Clerk Mark Woods.

The meeting was called to order by Chairman Veazey.

## **Adoption of the Agenda:**

Chairman Veazey presented the Meeting Agenda. The motion to adopt the Amended Agenda was made by Commissioner Spears, seconded by Commissioner Beckwith, and passed unanimously. Chairman Veazey declared the Motion carried.

## **Adoption of the Minutes from the Previous Meeting:**

Commissioner Beckwith made the motion to adopt the meeting minutes from January 13, 2026, the motion was seconded by Commissioner Spears and passed unanimously. Chairman Veazey declared the Motion carried.

**Old Business:** None.

## **New Business:**

1. Public hearing to consider the proposed changes to the Planning and Development Code of the Town of Taylor, Mississippi related to Uses Permitted on Appeal (PA) and Uses Permitted on Appeal with Additional Standards (PAS), Home Occupation Regulations, and Requirements for Sewage Treatment Plants.

Chairman Veazey opened the public hearing. No one from the public spoke. Chairman Veazey closed the public hearing.

2. Consider proposed changes related to Requirements for Sewage Treatment Plants.

Planning Consultant Daniel gave a report recommending proposed changes related to zoning code sections which give requirements for sewage treatment systems. A copy of the report is attached to these minutes. Mayor Shawn Edwards spoke about the proposed changes, the reason for the proposed changes, and compliance deadlines. Commissioner Spears made a motion to adopt the proposed zoning code changes as recommended. Commissioner Bryan seconded the motion which carried unanimously. Chairman Veazey declared the Motion carried.

3. Consider proposed changes to the Planning and Development Code of the Town of Taylor, Mississippi related to Uses Permitted on Appeal (PA) and Uses Permitted on Appeal with Additional Standards (PAS).

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**Meeting**  
March 17, 2026

Planning Consultant Daniel gave a report recommending proposed changes to the Planning and Development Code related to Uses Permitted on Appeal and Uses Permitted on Appeal with Additional Standards. A copy of the report is attached to these minutes. Commissioner Bryan made a motion to adopt the changes as recommended. Commissioner Spears seconded the Motion. The Motion passed 3-0 with Commissioner Beckwith abstaining from the vote. Chairman Veazey declared the Motion carried.

4. Consider proposed changes Home Occupation Regulations.

Planning Consultant Daniel gave a report recommending proposed changes related to land development code allowing home occupations in the agricultural district. A copy of the report is attached to these minutes. Commissioner Spears made a motion to adopt the proposed land development changes as recommended. Commissioner Bryan seconded the motion which carried unanimously. Chairman Veazey declared the Motion carried.

5. Consider Sign Variance Request – Lusco’s Restaurant.

Planning Consultant Daniel gave a report recommending proposed accepting a sign variance request for Lusco’s Restaurant. A copy of the report is attached to these minutes. Commissioner Bryan made a motion to approve the variance request. Commissioner Spears seconded the motion which carried unanimously. Chairman Veazey declared the Motion carried.

**Public Comment:** None.

Adjourned.

  
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Mark Woods, Deputy Clerk



**TO:** Taylor Planning Commission  
**FROM:** Judy Daniel, Town Planner  
**DATE:** March 17, 2026  
**SUBJECT:** Zoning Code Text Amendment – Uses Allowed in Agricultural Zone

**Background** - Natalie Smith has requested a modification to the Land Development Code to allow Home Occupation uses in the Agricultural Zoning district. She is requesting the change in order to be allowed to propose a small hair salon in an accessory building on her property.

The Planning and Development Code currently allows Home Offices in that zoning district as a PA use, but not Home Occupations. And while the use category of “Home Occupation” is defined in the Code, that type of use is not currently allowed in any of the zoning districts.

A Home Occupation (Sec. 2.2.86) is defined as: *“Any activity carried out for gain by a resident conducted as an accessory use the resident’s dwelling or an accessory building”*. The type of home occupation use this applicant desires would be considered a “service” type of use – a commercial use not related to the sale of goods.

### **Analysis**

Staff supports this request to the extent noted in the proposed text amendment. It is not unusual for small, service type, home occupations to be allowed in an Agricultural Zone. But it is important for the town to be able to limit and regulate the size and type of business proposed. For that reason, the proposed amendment recommends that the use be Permitted on Appeal with Standards (PAS). And the proposed standards generally replicate the standards for a Home Office, already allowed in the Agricultural Zone as a permitted use with standards. As the uses that might be proposed are broader for a Home Occupation, the stronger standard of permitted on appeal, rather than permitted with standards, is recommended.

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of the proposed text amendment, as noted below, to the Mayor and Board of Aldermen.

## 4.7. Uses Permitted - Table of Uses

### 1.0. Residential

- 1.1. Single Family Detached, one dwelling per lot.
- 1.2. ....
- 1.3. Miscellaneous residential situations
  - 1.41. Home Offices. [See 5.3]  
PS in A and R 20      PAS in VC
  - 1.42. Bed and Breakfast Homes...
  - 1.43. Bed and Breakfast Inn....
  - 1.44. Recreation Cabin....
  - 1.45. Home Occupation. [See 5.14]  
PAS in A

## Chapter 5 Supplementary District Regulations

### 5.14. Home Occupations

Home Occupations, where permitted in the Town of Taylor, shall conform to the following standards:

5.14.1. The use of the dwelling or accessory structure to be used for the Home Occupation shall be clearly incidental and subordinate to its use for residential purposes by the occupants. The size of the portion of the dwelling used for the Home Occupation, or the size of the accessory structure to be used for the Home Occupation, shall not be more than 25 percent (25%) of the floor area of the primary dwelling on the property.

5.14.2. If conducted in the home, there shall be no change in the outside appearance of the building or premises. And there shall be no visible evidence of the conduct of the home occupation other than one sign, not exceeding two square feet in area, non-illuminated, and mounted flat against the wall of the dwelling or accessory structure.

5.14.3. No traffic or parking shall be generated by a home occupation in greater volumes than would normally be expected in a primarily residential area. Any parking required for operation of the home occupation may not be located in the front yard of the property. The applicant must state the anticipated amount of traffic from the business and will be held to that level of use.

5.14.4. No equipment or process shall be used for a home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio or television receivers off the property, or causes fluctuations in line voltage off the property.

5.14.5. The Town of Taylor shall have full authority to determine if any proposed home occupation use proposed is appropriate at the location proposed and appropriate for the character of the zoning district where it is to be located.

**TO: Taylor Planning Commission**  
**FROM: Judy Daniel, Town Planner**  
**DATE: March 17, 2026**  
**SUBJECT: Sign Variance Request – Lusco’s Restaurant**

## **BACKGROUND**

In April of 2024 the site plan for Lusco’s Restaurant in Plein Air was approved with conditions that included obtaining a sign permit before any signs were erected. The applicant was Rhyne Long on behalf of Lusco’s Hospitality, LLC. At the time it was known that the intended sign, the original historic “Luscos’s sign, would require a variance, related to how it is lighted (with neon lights).

The proposed sign is of the projecting type, which is an allowed sign type in Plein Air (not in the other Taylor commercial zoning districts). It meets the size requirements, and would be allowed other than how it is lighted.

The sign is one of the original signs for the restaurant when it was located in Greenwood. It advertises Lusco’s, and includes Coca Cola imagery. They now wish to request a variance in order to use this historic sign, which has been repaired and restored for use.

## **VARIANCE REQUEST**

Per Sec. 18.4 the Planning Commission can consider variances if such variances are not contrary to the public interest and where “owing to special conditions, a literal enforcement of the provisions of the ordinance would resort in unnecessary hardship.” The following pertinent findings of fact must be considered:

18.4.2. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved;

18.4.2. That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance;

18.4.3. That the special conditions and circumstances do not result from the actions of the applicant;

18.4.4. That granting the variance will be in harmony with the general purpose and intent of the ordinance; and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare;

**Variance Request Rationale.**

The proposed historic sign includes neon lighting. (See photos of the sign.) Signs using neon are not allowed per Sec. 2.11 (Illumination) and Section 2.3.2: Prohibited Signs. Therefore, the Commission would need to grant a variance to allow use of the neon on the sign. The applicant states that the variance is requested in consideration of the history of the sign, which was used for many years on the façade of the original Lusco's in Greenwood.

**Variance Recommendation**

While it would be problematic to consider this if it were a new sign, the history of the sign makes it a unique situation. Also, the applicant proposes that the neon would only be lighted during the restaurant's hours of operation.

In the instance of this request, there are certainly special conditions and circumstances about this sign that are peculiar to the building and use involved. And these special conditions and circumstances do not relate to any action of the applicant, just to a disconnect between regulations in Greenwood when the sign was first used, and current regulations. This is a sign that was long associated with this restaurant at its former location.

And because of this history, a literal interpretation of the standards would be very restrictive for the applicant. And granting the variance will allow use of a historic sign that will be in harmony with the general purpose and intent of the ordinance, and in no way injurious to Plein Air or the public welfare.

Because of these factors, staff recommends approval of the variance to allow use of the historic neon sign with one condition. The history of the restaurant and sign are unique and special conditions, peculiar to this restaurant only. And the proposal to limit the hours that the neon is lighted to the restaurant business hours will protect the neighborhood and general public welfare from excess light overnight.

1. The variance to use neon is granted for the historic Lusco's sign only, and the neon will be lighted only during the restaurant hours of operation.

**TO: Taylor Planning Commission**  
**FROM: Judy Daniel, Town Planner**  
**DATE: March 17, 2026**  
**SUBJECT: Zoning Code Text Amendment – PA and PAS Uses PUBLIC HEARING**

**Background** - At a December meeting a text amendment was introduced that would changing the process for approving PA and PAS uses. That proposed change was temporarily tabled until a discussion of the amendment at the January 6 meeting of the Mayor and Aldermen. At the January 13 meeting, the Planning Commission voted to set a date for a special meeting to hold a public hearing to consider the text amendment on January 29; and to then make a recommendation to the Mayor and Aldermen. That meeting was cancelled due to the winter storm that hit the area the night of January 23. Therefore, the public hearing and consideration of this text amendment were deferred until the meeting today.

As a reminder, the proposed text change is noted below:

#### **4.6. Rules Governing Uses**

**4.6.1. Use Categories.** In each district no use other than the types specified as "permitted" [P] or "permitted on appeal" [PA], or "permitted on appeal with additional standards" [PAS] shall be allowed.

- a. Uses specified as "permitted" (P) shall be permitted upon application to the Administrative Official, although they must follow all applicable standard requirements of this ordinance.
- b. Uses specified as "permitted on appeal" (PA) are special exceptions. ~~These uses must be approved by the Board of Aldermen after consideration of a recommendation from the Planning Commission. and no permit shall be issued for such uses except upon application to and approval of the Planning Commission and~~ **No permit shall be issued for such uses unless and until approved by the Board of Aldermen. Such uses are** subject to the requirements of this ordinance and such conditions as may be required **by the Mayor and Board of Aldermen** to preserve and protect the character of the district.
- c. Uses specified as "permitted on appeal with additional standards" (PAS) **are also special exceptions and must follow the approval process described above and be approved by the Board of Aldermen. These uses** must also meet designated additional standards ~~noted in~~ **of Chapter 5** in order to be considered for approval. ~~by the Planning Commission.~~

#### **Recommendation**

Staff recommends that the Planning Commission recommend approval of the proposed text amendment to the Mayor and Board of Aldermen.