

The Minutes of the Taylor Planning Commission Meeting

September 1, 2026

The Planning Commission of the Town of Taylor, Mississippi, met at Town Hall for a meeting on the 1st day of September 2026, at 6:30 PM, with the following present: Chairman Anndy Veazey; Commissioners Elizabeth Dollarhide; Lisa Harrison; and Forrest Bryan (arriving at 6:47).

~~Also in attendance were Staff Members: Planning Consultant Judy Daniel; Engineer Jeff Williams; and Deputy Clerk Mark Woods.~~

The meeting was called to order by Chairman Veazey at 6:37 PM.

Adoption of the Agenda:

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

Adoption of the Minutes from the Previous Meeting:

Commissioner Dollarhide made the motion to adopt the meeting minutes from June 2, 2026; the motion was seconded by Commissioner Harrison and passed unanimously. Chairman Veazey declared the Motion carried.

Old Business: None.

New Business:

1. Consider Plein Air - Phase 12 (Phase XII) Preliminary Subdivision Plat

Planning Consultant Daniel gave a report recommending approval of a preliminary plat for Phase 12 (Phase XII) of Plein Air subject to two conditions. A copy of the report is attached to these minutes. A discussion was held regarding the request. Commissioner Harrison made a motion to recommend the approval to the Board of Aldermen subject to the two conditions noted in Consultant Daniel's report. Chairman Veazey seconded the motion, and it passed unanimously.

2. Consideration of Monthly Planning Commission Meeting

Planning Consultant Daniel recommended the Planning Commission move from quarterly meetings to monthly meetings. The Commission discussed having a regularly scheduled meeting the second Tuesday of every month at 7PM. It will be required for any materials for consideration for a meeting be submitted two weeks in advance. If no materials are submitted the meeting will be canceled. Commissioner Bryan made a motion to move to monthly meetings. Commissioner Dollarhide seconded the motion, and it passed unanimously.

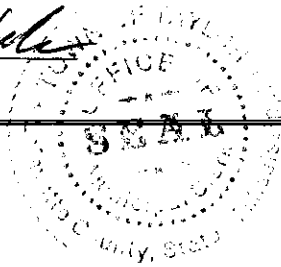
Public Comment: None.

Commissioner Dollarhide made a motion to adjourn the meeting. Commissioner Bryan seconded the motion, and it passed unanimously. The meeting was adjourned to October 13, 2026, at 7PM.

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

September 1, 2026


Mark Woods, Deputy Clerk



To: Taylor Planning Commission
From: Judy Daniel, AICP, Town Planner and Jeff Williams, Town Engineer
Date: September 1, 2026
Subject: Plein Air - Phase 12 (Phase XII) Preliminary Subdivision Plat

Comments

The developer of Plein Air has submitted a request for approval of a Preliminary Plat consisting of 20 lots, which will be Phase 12 of the Plein Air development.

A preliminary subdivision plat, per Chapter 11, Section 11.2 of the Land Development Code, requires a recommendation of approval by the Planning Commission and final approval by the Mayor and Aldermen. The elements of review for approval include the stormwater and erosion control standards in Chapter 8, the required subdivision improvements in Chapter 9, the Design Standards for Subdivisions in Chapter 10, and certain additional standards pertinent to Plein Air in Chapter 28.

The proposed Phase 12 lots will be located along a new section of Mosaic Drive, that will extend to the east from Coliseum Drive. It will not connect to the existing section of Mosaic Drive at this time. The new section of Mosaic Drive will have a temporary deadend that will be extended in the future to connect to the current end of Mosaic at Octavia Drive. This new street segment backs into the lots of Phase 11 along Octavia Drive. The proposed lots in Phase 12 are numbered 131 to 151.

The Town Engineer has approved the following elements of this Preliminary Plat:

1. The applicant shall provide a Storm Water Permit for Small Construction Sites (less than 5 acres) to the Town Engineer as required in Sec. 8.2.1. A copy of this permit shall be kept on the site along with weekly inspection reports.

The erosion and sediment control plan has been approved. Sediment will be controlled during construction as per Best Maintenance Practices (BMPs) shown on the Erosion Control Plan submitted. Drainage will be controlled after construction is complete as per the Erosion Control Plan submitted. BMPs shall be left in place and maintained until adequate grass growth has been established and all potential erosion has been controlled. The Owner and/or Contractor shall make weekly inspections and/or after rain events over ½" to ensure all erosion controls measures are functioning as intended. Any maintenance required shall be carried out immediately to ensure no silt is leaving the project site. Inspection reports may be requested for review.

The Town Engineer will make random site inspections to ensure compliance with the approved Storm Water Permit and Erosion Control Plan.

2. The submitted plans correctly provide all required elements including monuments (Sec. 9.2.), construction plans for correctly sized streets that meet all required specifications (Sec.9.3), correct plans for provision of water (Sec. 9.4) and sanitary sewer (Sec. 9.5).
3. The new street segment will have curb and gutter, with a storm water drainage system (Sec. 9.5) meeting required specifications, and drains that will allow proper evaluation in the future.
4. The new street segment will meet the requirements for Taylor streets (Sec. 10.1), all required easements have been noted (Sec. 10.2), and proper lot standards of Sec. 10.5. Sections 10.3 and 10.4 are not pertinent to this plat.
5. As required in Chapter 28, sidewalks are provided, all utility lines will be buried, proposed streetlights will match existing streetlights in Plein Air, and the developer will require all construction vehicles to enter via the Octavia Street entrances off Taylor Main Street.
6. The new sidewalks will have to meet current ADA requirements.

Recommendation

Staff recommends approval of the Preliminary Plat with two conditions.

1. ~~The applicant shall provide a Storm Water Permit for Small Construction Sites. A copy of this permit shall be kept on the site along with weekly inspection reports.~~
2. These conditions are related to the agreement regarding public dedication of the roads in Plein Air. These conditions must be met before Phase 12 can be considered for Final Plat approval.

2A. The following roads, and their sidewalks – Studio, Canvas, Prytania, and Resin (from Cutoff to Easel) - must have been fully accepted by the Town of Taylor before the Final Plat will be considered.

These are the first set of roads to have been submitted for approval. The roads have met all requirements for dedication, but some repairs are needed to the sidewalks on these streets. The developer must submit a bond or Letter of Credit to cover the expense of these sidewalk repairs. No work may begin on Phase 12 until that surety has been received; and the Final Plat for Phase 12 will not be considered until the actual sidewalk repairs have been completed.

Once the surety for the sidewalk work has been received, staff will recommend that the Board of Aldermen complete the approval of the dedication of these four roads. Once that has been done, Lafayette County will be informed and they will begin maintenance responsibilities for these roads. Once the sidewalk work has been completed, Taylor will assume responsibility for their maintenance and repairs.

2B. Per the agreement with Plein Air, once the first set of roads have been fully dedicated, the developer must submit the next set (with their sidewalks) – Mosaic (from Cutoff to Octavia), Resin (from Easel to Coliseum), and Easel (from Resin to Arabella). These must have been submitted for dedication to the Town of Taylor before the Final Plat will be considered.
