

**TOWN OF PLANTERSVILLE
BOARD MEETING
JUNE 3, 2025
AGENDA**

Time: 6:00 p.m.
Place: Town Hall

Meeting called to order:
Pledge to the flag:

Roll Call:

Adopt the agenda

Approve the minutes for May 6, 2025 meeting

Public Hearings:

- **Request for Variance, 183 Pinecrest Ave.:** Jon Paul Rhea
- **Special Exception, 2372 Main Street:** Stephanie McMillan
- **Requests for Variance and Rezoning, 128 Bell Street:** Mabry Estate Representatives

New Business:

- **Request for Final Plat Approval for Oaks of Plantersville:** Developer George Provias and staff
- **Pest Control Quotes for Town Hall and Community Center**

Public Comments:

Reports:

Water/Maintenance
Fire
Police
Animal Control
Code Enforcement
Park
Attorney
Mayor
Clerk

Pay Claims

Adjourn

**TOWN OF PLANTERSVILLE
MONTHLY BOARD MEETING
June 3, 2025**

Time: 6:00 p.m.
Place: Town Hall

Meeting called to order: Mayor Shelton Shannon
Pledge to the flag
Roll Call: Brandy Smith

Mayor Shelton Shannon- present
Renee Morris - present
Sedrick Mabry – absent

Vice Mayor Sextus Shannon- present
Charles Heard- present
Nathan Chisolm - present

Adopt the Agenda:
Nathan Chisolm made the motion to adopt the agenda.
Charles Heard seconded the motion. All were in favor.

Approve May 6, 2025 minutes:
Charles Heard made the motion to adopt the May 6, 2025 minutes.
Sextus Shannon seconded the motion. All were in favor.

Public Hearings:

- **Request for Variance, 183 Pinecrest Ave.:** Jon Paul Rhea, *absent*- (originally marked absent but showed up later during the meeting; Renee Morris had expressed concerns about the size of the property being a small triangular area that doesn't meet the Town's codes; Nathan Chisolm made the motion to table the variance request for Jon Paul Rhea to speak for himself and was seconded by Sextus)
- **Jon Paul Rhea, late-** proposing to build two houses on the site area; will meet all codes; no modular homes; wants to bring more property taxes to the Town; these will not be rental houses; the purpose is to subdivide the property into three lots; by dividing the property in this manner it will prohibit this lot size from being redeveloped into a more compact development pattern; requesting the variance lot width to change from 90 ft to 86 ft.
 - Nathan Chisolm made the motion to approve the variance lot width request to reducing the lot width at 183 Pinecrest Avenue from 90 ft to 86 ft.
 - Sextus Shannon seconded the motion. All were in favor.
- **Special Exception for a Modular Home, 2372 Main Street:** Stephanie McMillan, *present*: Daughter Constance McMillan spoke; requesting to put a tiny home (modular home) in the back yard of this property; serve as a resident's home; 16x40 square feet; presented pictures of the house; would have little to no impact on the neighborhood or property values; water and sewer access will not be difficult; recommends approval; Renee Morris said it must meet requirements from the codes; Charles Heard asked about the entrance- Constance McMillan said concrete will be put down on the hill but not

where the house is located because you will not be able to see the house from the highway; a concrete slab will be positioned underneath the house.

- Renee Morris made the motion to table the special exception until we speak with Code Enforcement Officer Shane Davis about the requirements.
- Charles Heard seconded the motion. All were in favor.
- **Requests for Variance and Rezoning, 128 Bell Street:** Mabry Estate Representatives- Mary Forster, representative, *present:* Probate court has agreed to divide the property into two lots under separate ownership in order to facilitate closing the estate; the two lot sizes doesn't meet the current zoning ordinance but the Board cannot deny the Probate Court ruling; in order to satisfy the court ruling the property needs to be rezoned from R2 to R3 and approve the variance of the lot sizes.
 - Renee Morris made the motion to approve the rezoning request to rezone the property from R2 to R3 in order to meet the requirements of the estate property.
 - Sextus Shannon seconded the motion. All were in favor.
 - Renee Morris made the motion to approve the variance of the lot sizes to the size requested by the Mabry Estate as decreed by the Probate Court ruling.
 - Nathan Chisolm seconded the motion. All were in favor.

New Business:

- **Request for Final Plat Approval for Oaks of Plantersville:** Developer George Provias and staff- George Provias, *present:* the developers have submitted their final plat and is requesting approval by the Board to file the plat with Lee County; this action will allow construction to begin on the forty-one houses; upon review from Davis Inspection Services, the final plat plans were similar to the preliminary plat plans; Public Works Director Jim Curry approves the utility layout.
 - Renee Morris made the motion to approve the Oaks of Plantersville final plat, therefore allowing the developers to file the plat with Lee County and begin construction on the forty-one houses on the property.
 - Nathan Chisolm seconded the motion. All were in favor.
- **Code Enforcement Report-** Deputy Code Enforcement Officer Alex Soderstrom, *present-* Mayor Shelton Shannon allowed Alex Soderstrom to give the report; quiet month; few properties cleaned up; Mayor Shelton Shannon, Shane Davis, and Alex will drive around town for properties that need grass to be mowed.
 - Nathan Chisolm made the motion to accept the code enforcement report.
 - Sextus Shannon seconded the motion. All were in favor.
- **Pest Control Quotes for Town Hall and Community Center-** Reviewed quotes from Cook's Pest Control, Baldwyn Termite and Pest Control, and Bugs Express, Nettleton, the Board made the decision to select Bugs Express, Nettleton.
 - Nathan Chisolm made the motion to approve Bugs Express, Nettleton to be the Town pest control company, with contract having pest control for both the town hall and community center buildings at \$80.00 per month, termite treatment for the first treatment, \$1,400.00 but annually \$125.00 warranty.
 - Renee Morris seconded the motion. All were in favor.

Public Comments: None

Reports:**Water/Fire:** Public Works Director/Fire Chief Jim Curry, *present-*

- Water samples came back free and clean; no sewer problems for the month
- John Foster said there is a leak on Central Street near his residence, Public Works Director Jim Curry said he will try to find and fix it.
- The backhoe cylinder needed to be repaired and the cost will be estimated at \$647.42
- Fire: 2 EMRs and 1 Fire
- Sextus Shannon thanked Public Works Director Jim Curry and his department for clearing and cleaning the community center property, the community was very proud of the job well done.

Charles Heard made the motion to accept both the water and fire reports.

Nathan Chisolm seconded the motion. All were in favor

Police: Police Chief Keith Foster, *present-*

- Chief Keith Foster was trained and received certification in crisis intervention and became certified as a chaplain
- Officer Jason Lessel, Officer Willie Ware, Officer Deundra Poole, Officer Robert Carruthers, and Officer Oliver Shaw received training in the following classes: report writing, use of force and liability issues, courtroom security, sovereign citizens, Fourth amendment exceptions, and basic interview techniques
- The new pick-up truck has been picked up and was purchased at state rate

Sextus Shannon made the motion to accept the police report.

Nathan Chisolm seconded the motion. All were in favor.

Animal Control: Animal Control Officer Jason Lessel, *present-*

- Received nine calls; one dog registered
- One verbal warning of loose dogs on Old Planters Road
- Hired Katilyn Foreman to help better serve the community
- Tupelo Animal Shelter is lacking a veterinarian
- The department is promoting the Snip Station who will spay or neuter pets at a low cost
- If dogs are not registered by now, citations will start going out this month.

Nathan Chisolm made the motion to accept the animal control report.

Renee Morris seconded the motion. All were in favor.

Park: Event Coordinator Stephanie Brown, *present-*

- Currently securing vendors (10) for the park celebration
- Would like a donation from the Board and Jamie Franks
- Reminded everyone about the event

Renee Morris made the motion to accept the park report.

Charles Heard seconded the motion. All were in favor.

Attorney: Attorney Jamie Franks, *present-*

- **Speed control devices-** Sedrick Mabry had talked with Jamie Franks concerning the legality of the speed bumps; they must be approved by the MS Department of Transportation (MDOT) and the guidelines for the speed bumps; need warning signs that

a speed bump is in the area to prevent law suits; need approval from the Board to proceed; information from the Town includes the distance between the stop signs and speed bumps; will get more info from MDOT to move forward; Jamie will not be at next month's meeting but can phone in if needed; grants are available through the National Department of Safety Board

Nathan Chisolm made the motion to approve attorney Jamie Franks to pursue contacting MDOT about the speed bump information and accept the attorney report.

Sextus Shannon seconded the motion. All were in favor.

Mayor: Mayor Shelton Shannon, *present-*

- April 17: Attended COG meeting with Charles Heard and Renee Morris
- April 24: Attended local mayors meeting at Three Rivers
- Received 20 or more calls concerning property not being kept up such as mowed lawns and removing rubbish; worked along with Code Enforcement Officer Shane Davis on getting some of the yard and properties mowed.
- Met with Renasant Bank Loan Officer Fred Cook along with Clerk Brandy Smith on getting the loan for the air conditioning and heating unit for the community center.
- Held the first meeting with the Welcoming Committee, Renee Morris, Charles Heard, and Sextus Shannon along with Carolyn Matthews.

Sextus Shannon made the motion to accept the mayor's report.

Charles Heard seconded the motion. All were in favor.

Clerk: Clerk Brandy Smith, *present-*

- **Community Center Air Conditioning Unit:** Completed the loan process; the invoice was received today; that's why it's not on the claims docket
- **District Two Regional Hazard Mitigation Plan Participation Form (MEMA):** each municipality must participate in the plan to remain eligible to apply for hazard mitigation grants for items such as shelter, generators, warning sirens, etc. Federal regulations require that all hazard mitigation plans be updated and submitted to FEMA for approval within five (5) years; Mayor to sign and Board approve the plan and also the contact to be Lee County MEMA Director Lee Bowdry.
 - Renee Morris made the motion to approve the Town to participate in the District Two Regional Hazard Mitigation Plan, Mayor Shelton Shannon to sign the form and allow Lee County MEMA Director Lee Bowdry be the contact liaison.
 - Sextus Shannon seconded the motion. All were in favor.
- **St. Jude Bike-A-Thon Committee:** Thanked everyone for making this year's event a success; thanked the Board for allowing the committee to meet and have events at Town Hall; amount raised \$32,000.00
- **Oath of Office Ceremony:** Sunday, June 8, 2025 at 3:00 p.m. at New Zion M.B. Church Christian Life Center
- **Election Training Certificates:** Brandy Smith along with the election officials received their certificate for the election; even though the election was dispensed, Brandy Smith will present the rest of the certificates during the oath of office ceremony

- **MML Registration:** Guest registration fee is \$200.00; please pay ASAP so Brandy Smith can submit the entire registration fee at one time; will report final MML Conference information at the July 2025 board meeting
- **Three Rivers Legislative Meeting:** Monday, June 23, 2025, Pontotoc, MS; for all elected officials to discuss legislative updates for the 2026 session; need a head count to submit information.
- **Jim Ingram Community Leadership Institute: Thursday, June 12, 2025** will begin the second half of the cohort by discussing the group project.
- **Juneteenth Holiday:** Town Hall Closed Thursday, June 19, 2025

Sextus Shannon made the motion to accept the clerk report.
Charles Heard seconded the motion. All were in favor.

Pay the Claims

Charles Heard made the motion to pay the claims.
Sextus Shannon seconded the motion. All were in favor.

Adjourn

Charles Heard made the motion to adjourn.
Renee Morris seconded the motion. All were in favor.

Shelton Shannon Date June 27, 2025
Mayor Shelton Shannon

ATTEST:
Brandy Smith Date 6/27/25
Clerk Brandy Smith