

KEVIN FRYE RECUSED HIMSELF FROM THE MEETING AT THIS TIME

**A PUBLIC HEARING WAS HELD TO DISCUSS COLEMAN FUNERAL HOME
CEMETERY OFFICE ON COUNTY ROAD 178**

**NO ONE FROM THE PUBLIC CAME FORWARD TO DISCUSS THE CEMETERY
OFFICE. AT THIS POINT, PRESIDENT BUSBY DECLARED THE PUBLIC HEARING
CLOSED**

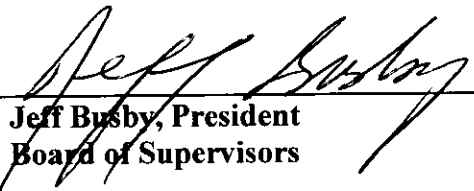
**ORDER: AUTHORIZE COLEMAN FUNERAL HOME CEMETERY OFFICE
CONDITIONAL USE PERMIT**

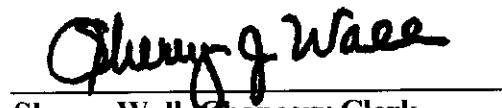
Motion was made by Jeff Busby, duly seconded by Chad McLarty, to authorize
Coleman Funeral Home Cemetery Office conditional use permit.

The vote on the motion was as follows:

Supervisor Kevin Frye, recused
Supervisor Jeff Busby, voted yes
Supervisor David Rikard, voted yes
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

After the vote, President Busby, declared the motion carried, this the 19th day of
March, 2018.


Jeff Busby, President
Board of Supervisors


Sherry Wall, Chancery Clerk

Conditional Uses to be Presented at the Board of Supervisors Meeting March 19, 2018

1. (District 2) Coleman Funeral Home Cemetery Office preliminary and final site plan approval –

This project is located on CR 178 formerly Hurricane Lane. This area is zoned RE. There is an existing cemetery and crematorium. The surrounding area is generally residential. Woodland Hills subdivision joins CR 178 across the road from the proposed site. Professional offices are considered C1 Commercial Low Density uses. All office-type uses are permitted as a conditional use in an RE district. C1 uses abutting A and R uses require a 30' buffer and a 6' screen. The Planning Commission approved the site plan with the following conditions:

Existing vegetative screening is sufficient since the office is not immediately adjacent to any residential uses. However, the developer did present a landscaping plan and plans to add vegetation.

A variance was approved from the required 3 way fire hydrant to a 2 way filler plug due to the lack of a developed water system and the remoteness of the proposed building.

2. (District 4) Stewart Farms Organic Fresh preliminary and final site plan approval – This project is located on the south side of Hwy 6 West across from the Westwind subdivision and Campbell's Horse Farm. There is an existing business, Rebel Ride Taxi and Shuttle Service, on the east side, an existing single family dwelling on the west side, and farm land to the south. There will be aquaponic greenhouses and a farmers market. This proposed project will be located in the A1 Rural zoning district. Farming practices are permitted as an outright use. However, the Lafayette County Zoning Ordinance deals specifically with plant nurseries as a conditional C2 use. Considering that there is also a farmers market where merchandise is kept primarily in an enclosed structure the project was classified as a C2 Commercial Medium Density use. Since this project is abutting an A zone and residential uses, buffer and screening requirements apply. In this case a 30' buffer with a 6' screen is required. The Planning Commission approved the site plan as presented.

Since this project is on a major corridor and is a conditional use, visual perception and compatibility with the surroundings should be carefully considered. The proposed greenhouses will be constructed of durable material and should not become a maintenance issue. However, careful consideration of screening from the highway and adjacent property must be taken especially with the greenhouses immediately adjacent to the highway. The developer has expressed a desire to build the greenhouses adjacent to the highway at a later date and has asked to wait on the installation of any required screening until the greenhouses are built. I believe this is an acceptable consideration but the requirements should be established now. The other proposed structures will be built to have a rustic façade that should be compatible with the surrounding uses.

In addition, Goal 4 under Land Use Development in our recently adopted Comprehensive Plan seeks to promote commercial and industrial growth in Lafayette County. Goal 5 seeks to promote development and business practices that support principles of smart growth and

sustainability. Considering the nature of this development such as aquaponics as a form of a sustainable food industry, this project appears to fit well within our Comprehensive Plan.

Conditional Use (Special Exception): A land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgement of the Board of Supervisors promote the public health, safety, morals, or general welfare of the County and would not adversely affect adjacent properties. A permit (building permit or change of use permit) granted by the Board of Supervisors for the initiation of a conditional use (with the necessary restrictions included) will not change the zoning of the property involved and will allow such use to continue as long as the specific use granted by the conditional use remains the same. Also referred to as a "Special Exception."

SECTION 2405 – CONDITIONAL USES (SPECIAL EXCEPTIONS)

The Board of Supervisors is empowered to hear and decide whether or not proposed conditional uses (special exceptions) authorized under this Ordinance should be granted.

2405.01 Requirements for Granting a Conditional Use Permit: Any person desiring a conditional use shall submit a written application (on a form furnished by the Zoning Administrator) indicating the Section in the Ordinance under which the conditional use is sought and stating the grounds on which it is requested. The Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

- A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- B. Off-street parking and loading areas.
- C. Refuse and service areas.
- D. Utilities, with reference to locations, availability, and compatibility.
- E. Screening and buffering with reference to type, dimensions, and character.
- G. Required yards and other open space.
- H. General compatibility with adjacent properties and other property in the district.
- I. Any other provisions deemed applicable by the Board of Supervisors.

2405.02 Site Plan Required: Every applicant for a conditional use permit shall submit a site plan in accordance with the Lafayette County Subdivision Regulations.

2405.03 Public Hearing Required: A public hearing shall be held in accordance with Section 2407 of this Ordinance for all proposed conditional uses.