

A PUBLIC HEARING WAS HELD AT THIS TIME ON CONDITIONAL USE PERMIT REQUEST FOR KIZER FLOORING, 668 HIGHWAY SIX WEST. NO ONE VOICED AN OPINION

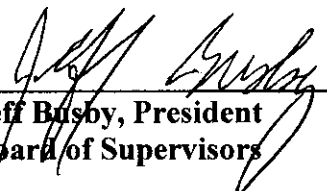
ORDER: ACCEPT PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A CONDITIONAL USE PERMIT FOR KIZER FLOORING

Motion was made by David Rikard, duly seconded by Chad McLarty, to accept Planning Commission's recommendation to approve a conditional use permit for Kizer Flooring.

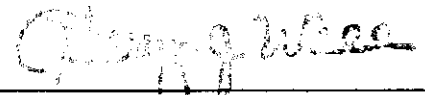
The vote on the motion was as follows:

Supervisor Kevin Frye, voted yes
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 5th day of November, 2018.



Jeff Busby, President
Board of Supervisors



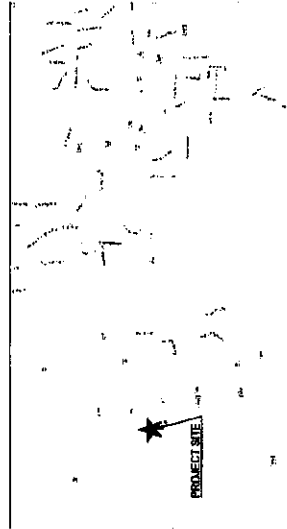
Sherry Wall, Chancery Clerk

CONSTRUCTION PLANS FOR:

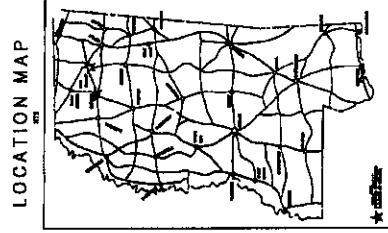
Kizer Flooring

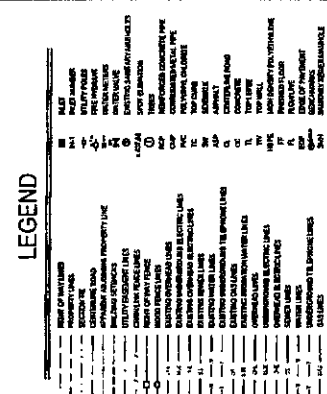
Hwy 6/278 West

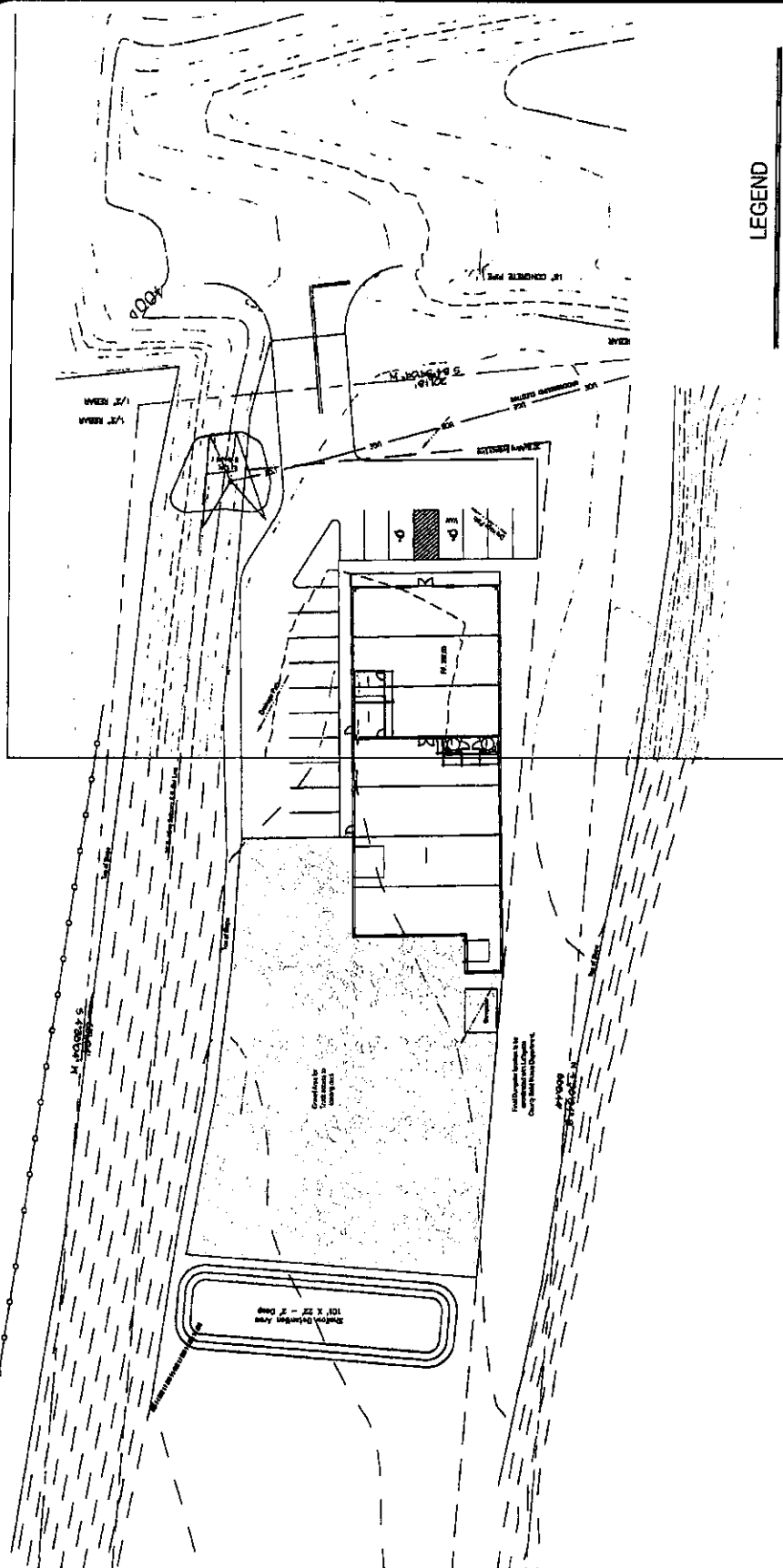
Lafayette County, Mississippi



Sheet #	Sheet Name
C1.0	COVER
C2.0	SITE LAYOUT
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C5.0	EROSION CONTROL PLAN
C6.1	LANDSCAPE PLAN
C6.1	VEGETATION PLAN
C10.0	SITE DETAILS
C10.1	EROSION CONTROL DETAILS

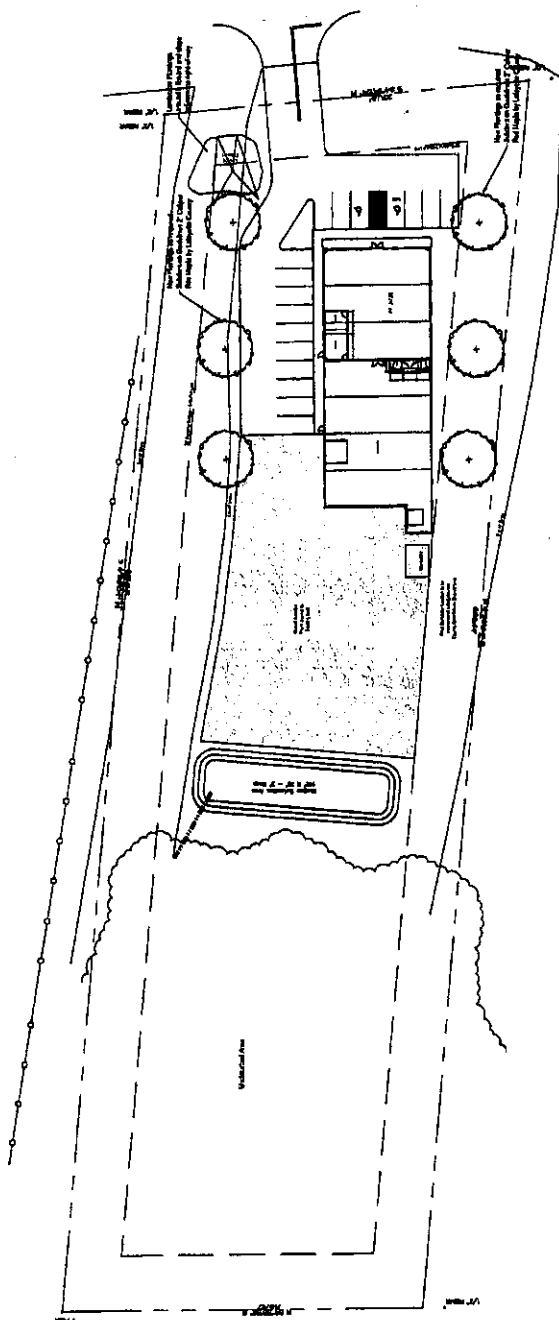






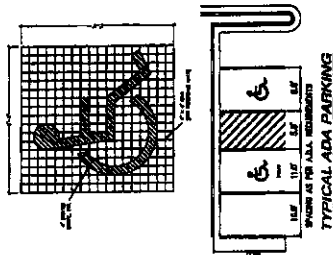
LEGEND

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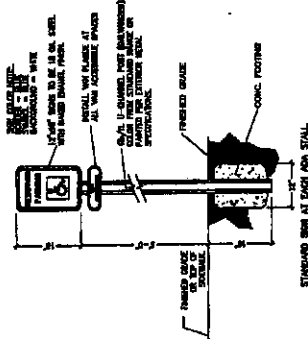


LEGEND

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TYPICAL ADA PARKING

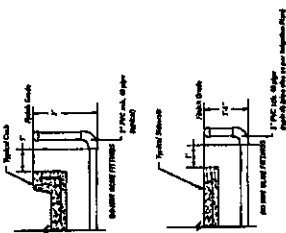


TYPICAL ADA SIGNAGE

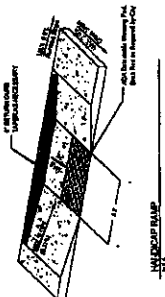


Typical Sections - Parking and Interior Drives

OFFICIAL BUSINESS AND THE MATHEMATICAL METHOD AND STATISTICS

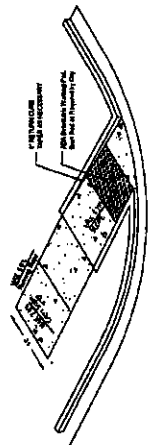


IRRIGATION SLEEVING DETAIL



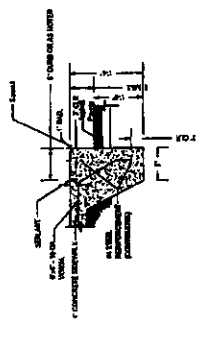
NAEP CAP RAMP
NLS
Verdy Final Layout with City Public Works Department

Verdy Field layout with City Public Works Department
 Plans to concrete placement.



HANDICAP RAMP
K1.3

RTM
Studio 5000 Inquest with City Public Works Department



PAVEMENT EDGE CONCRETE SIDEWALK DETAIL



— 2000 —

Present Subjects to be left listed in usual column with adding

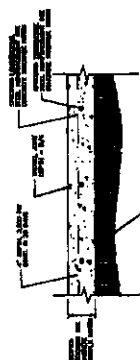
TYPICAL SIDEWALK JOINT DETAIL

CONCRETE SIDEWALK NOTES

1. PERSONAL AND COMPANY IDENT. (80 ALPHABETIC CH. & 4 NUMBERS)
2. ADDRESS (40 CH. FOR ADDRESS & 4 CH. FOR ZIP CODE) 74
3. COMPANY (COMPANIES) & JOB (40 CH. FOR COMPANY & 4 CH. FOR POSITION)
4. ALL REQUESTS SHALL COME TO AQA CREDIT MTS.
5. EXPANDED JONES REQUESTED AROUND ALL APPROPRIATE PERSONS
6. PERSONS IN NEW YORK CITY LOCATED WITHIN THE SERVICE.

CONCRETE SITEWORK NOTES

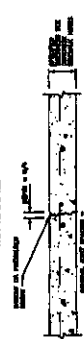
1. What is the purpose of the study?
2. What is the research question?
3. What is the hypothesis?
4. What is the significance of the study?
5. What is the scope of the study?
6. What is the methodology?
7. What are the results?
8. What are the conclusions?
9. What are the limitations?
10. What are the implications?



PERSONAL INFORMATION

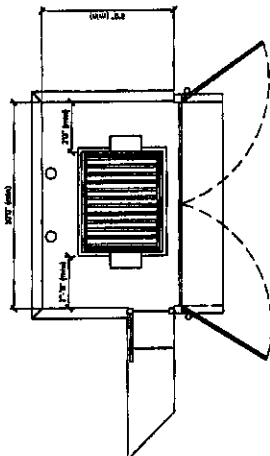


CONCEPTS OF PERSONALITY

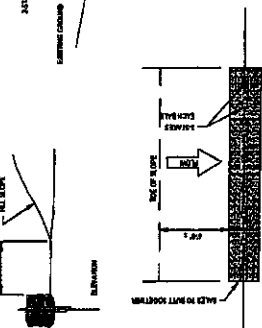
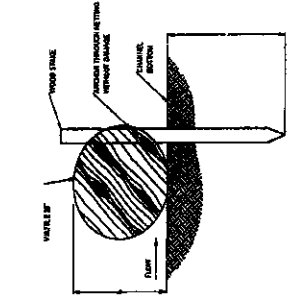
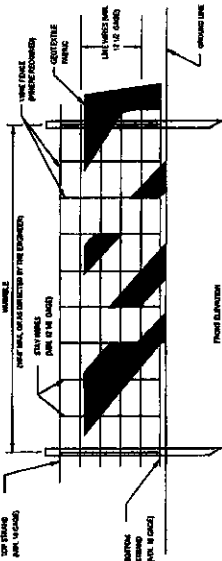
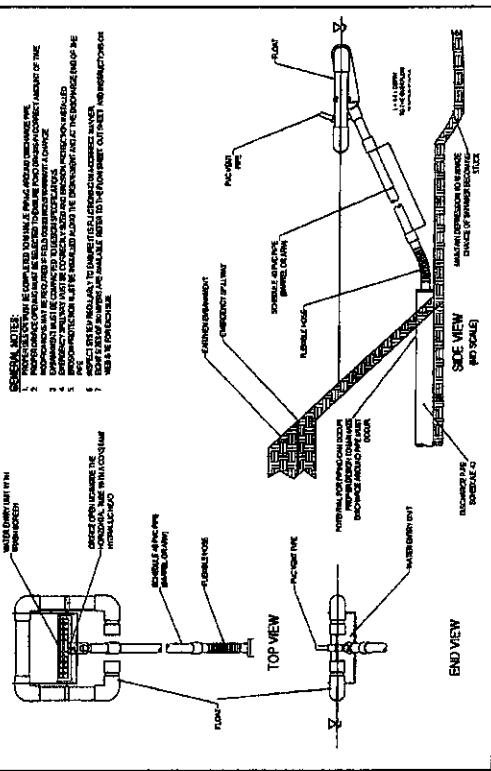


2000年12月25日

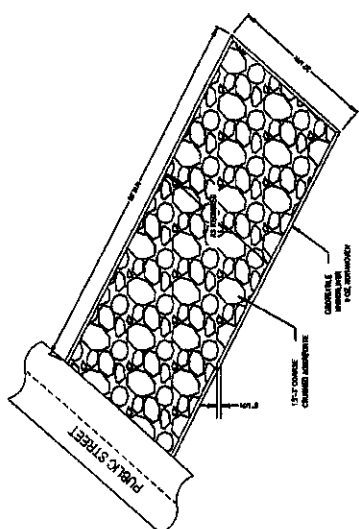
CONCRETE NETWORK DETAILS



SINGLE DUMPSTER ENCLOSURE
(TYPE)

[illegible]

THEY SHALL REMAIN UNDER 21 IN YEARS AND SHALL HAVE A MINIMUM OF 5
LIVE YEARS WITHIN THAT PERIOD.



RESEARCH AND ANALYSIS: THE RESEARCH AND ANALYSIS DIVISION OF THE U.S. DEPARTMENT OF JUSTICE, OFFICE OF THE ATTORNEY GENERAL, IS THE LEADING NATIONAL LAW ENFORCEMENT AGENCY FOR THE INVESTIGATION AND ANALYSIS OF CRIMINAL ACTS AND THE IDENTIFICATION OF CRIMINALS. THE DIVISION IS THE LEADING NATIONAL LAW ENFORCEMENT AGENCY FOR THE INVESTIGATION AND ANALYSIS OF CRIMINAL ACTS AND THE IDENTIFICATION OF CRIMINALS.

Planning and Zoning Agenda Items for 11/5/18

1. (District 3) Kizer Flooring preliminary site plan approval

This is 3 acres in the southeast corner of Lafayette County parcel 148-28-028. It is located immediately west of Thrifty Building Supply on Hwy 6 West. The owner and developer is Brandon Kizer. The proposed use is a floor covering business that includes offices, showroom, and a warehouse. The proposed structure is 8400 sq. ft.

This parcel is zoned Rural District (A-1). The proposed use, a retail floor covering business, is a Commercial Medium Density (C-2) use. C-2 uses may be allowed in the A-1 District as a conditional use. C-2 uses abutting an A-1 District require a 30' buffer and a 6' screen.

As previously mentioned, this proposed development is immediately west of Thrifty Building Supply. Thrifty Building Supply, which was approved in March of 2017, is immediately west of Hunter's Hollow. Hunter's Hollow was approved in 2013. It seems inevitable that as Oxford and Lafayette County continue to grow that we will see the expansion of commercial development along our major corridors such as what we are seeing in this area. These are the areas where infrastructure is available and it makes sense for commercial enterprises to be located along high traffic areas. At the same time however, we must be diligent in the planning process to insure that we never compromise public safety and that we adhere to the suggestions in our Comprehensive Plan and requirements in our Zoning Ordinance.

The Goals and Objectives of the Lafayette County Comprehensive Plan could not be clearer. We plan to allow growth and opportunity but we want to do it in a way that preserves the character of our current community.

Excerpts from the Lafayette County Comprehensive Plan:

Visual Perception and Image

Goal 1: Enhance and promote a community image unique to and supportive of Lafayette County's assets as well as the City of Oxford's and the University of Mississippi's assets.

Objective: Establish a sense of arrival along the interchanges of the major thoroughfares in the County and the City.

Objective: Preserve the best of Lafayette County's rural resources (scenic views, rivers, streams, wetlands, tree canopy, and farmland) to the greatest extent possible in preparing for anticipated future growth and development.

Land Use Development

Goal 2: Advocate for quality construction and development.

Objective: Implement design standards for commercial businesses in gateways and identified nodes.

Goal 3: Protect property values for future growth and assessed values for tax revenue.

Objective: Identify prime commercial areas based on transportation networks and access, public utility availability, and concentration of supporting land uses.

Goal 4: Promote commercial and industrial growth in Lafayette County.

Objective: Allow for future creation of small businesses by increasing utility support at strategically placed nodes across the County.

Goal 5: Promote development and business practices that support principles of smart growth and sustainability.

Objective: Protect and preserve existing neighborhoods and rural residences from encroachment of incompatible development; consider creating conservation districts.

The Lafayette County Zoning Ordinance goes a step further, as evidenced by the strange make up of our A-1 District, by not stifling growth in the rural areas but by implementing standards by which the growth may occur. As you review each proposed development in our rural areas I would encourage you to not be hindered by those who would accuse you of inhibiting growth but instead that you require developers who intend to profit from the hospitality of this great county to put forth a little extra effort to insure that we don't lose what separates use from other developed areas.

In particular, when dealing with conditional uses, landscaping in buffer zones is a requirement that should be seriously considered especially in areas such as this area where we are seeing an increase in commercial development. Also, keep in mind that Section 2105.01 (G) of our Zoning Ordinance requires that a conditional use should be compatible with adjacent properties and properties in the District. Section 2105 (H) gives you a tremendous amount of latitude to require developers to make an extra effort by simply requiring, "Any other provisions deemed applicable by the Board of Supervisors." As a Board of Supervisors, it is appropriate for you to express your thoughts, ideas and concerns about what makes a use compatible.

The Planning Commission reviewed this project on October 22. The Commission approved the site plan contingent on sewer approval, MDOT entrance approval and slight modifications to parking and landscape plans. The site plan you have depicts the modifications requested by the Planning Commission.

2. (District 3) Appeal of Zoning Administrator's Zoning Verification

This is Lafayette County parcel 148-27-045. It is just west of CR 160 about 3000 feet west of East Wellsgate Drive. The parcel is owned by Christian Stewart. The parcel is zoned Commercial Low Density C-1. Mr. Stewart is proposing to construct a vehicle impound lot and associated office for a towing company. I provided Mr. Stewart with a Zoning Verification Letter which prohibits the use of the parcel for the proposed use. Mr. Stewart is appealing my decision. He understands that the proposed use would not normally be allowed in the C-1 District. However, his argument is that his property should be "grandfathered" based on previous uses.

According to Section 2000 of the Lafayette County Zoning Ordinance, in order for a nonconforming use to be allowed to continue (grandfathered) it must have existed prior to the enactment of the Ordinance. Section 2000 further states that a nonconforming use of land shall not be extended or enlarged after passage of this Ordinance by the addition of uses of which would be prohibited generally in the district involved. The first problem with Mr. Stewart's argument is that, as he states in his letter, the last use lease expired on 9/1/17. That is four and a half months prior to the enactment of the ordinance. The parcel was vacant at the time of the

enactment of the Ordinance. Further, if you chose to allow Mr. Stewart to continue the nonconforming use, the one that existed on August 31, 2017, he would not be allowed to expand the use by occupying additional portions of the parcel, adding fences for an impound lot, or etc.

I have attached my Zoning Verification Letter and Mr. Stewarts letter explaining why he feels that his property should be grandfathered. If you have any questions please let me know.
