

**ORDER: APPEAL OF PLANNING COMMISSION'S DECISION TO DENY A
CONDITIONAL USE PERMIT FOR AN EVENT VENUE IN AN A-2 DISTRICT**

Motion was made by David Rikard, duly seconded by Mike Roberts, to affirm PC2 violations, issued by the Building Official, Subdivision Regulations and Zoning Ordinance violations.

Motion was made by David Rikard, duly seconded by Chad McLarty, to deny request of Conditional Use Permit.

Present who spoke on the matter was as follows:

Howard Nettleville
Thomas Morgan
Elizabeth Hyatt
Bradley Hyatt
Ricky Thomas
T.J. Ray

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 August, 2019.

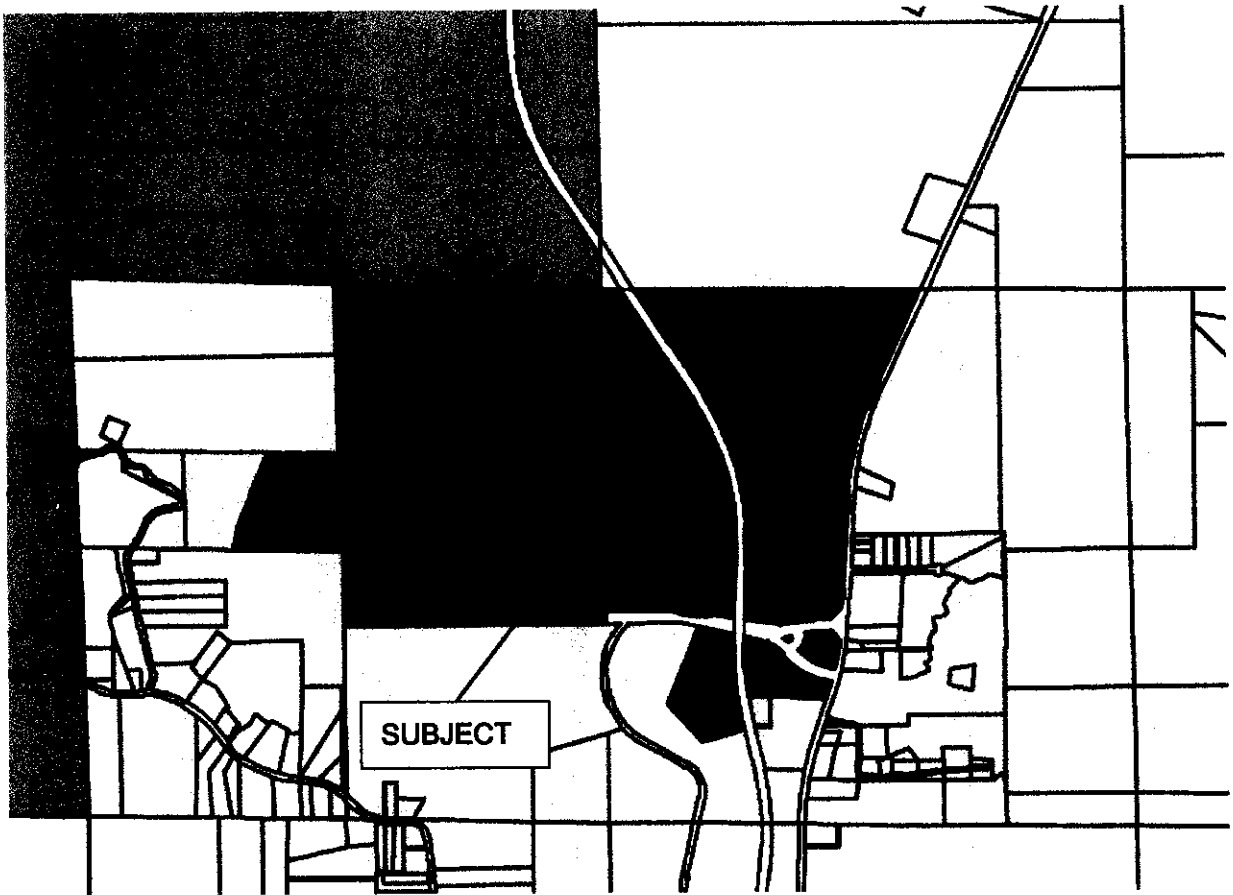


Jeff Busby, President
Board of Supervisors



Sherry Wall, Chancery Clerk

LAFAYETTE COUNTY ZONING MAP



IMPROVEMENTS

The subject site is improved with a 564,899 square foot industrial/manufacturing facility. Based on the Lafayette County Tax Assessor's records, this building was originally completed in 1970 and has been renovated several times. It consists of 28,049 square feet of office space, 16,000 square feet of maintenance area, 220,000 square feet of factory area, and 300,850 square feet of production and warehouse area.

This building is of steel and some masonry block construction with an exterior of coated metal panels. The majority of the facility has a flat rolled roof. According to the owner, the roof over the northeast portion of the subject needed to be replaced. An inspection of the roof was not conducted. The subject is sprinklered, with a portion being wet and a portion being foam. It is constructed on a concrete slab with ceiling heights ranging from 18 to 32 feet.

As stated in the *Letter of Transmittal*, the measurements for the subject property are based on the Lafayette County Tax Assessor's record and a schematic supplied by the owner.

The main office portion of the building is located along the northwestern corner of the facility and totals approximately 28,049 square feet on two floors. This area consists of an entry/reception area, offices and conference rooms of varying sizes located along the perimeter of the area, several storage areas, ADA compliant restrooms, and a large open area previously utilized as an engineering department laboratory. It has carpeted and tiled floors with painted and paneled walls and drop in acoustical ceilings with sprinklers and fluorescent lighting. This area of the building is heated and cooled via central HVAC units. As of the date of inspection this area was in fair condition.

The remaining portion of the facility consists of 536,850 square feet and has warehouse area, manufacturing area, storage areas, and a shipping/receiving area. The interior construction of these areas consists of finished concrete flooring, exposed steel frame construction walls and ceilings with batt insulation, and ceiling hung halide lighting. As previously described, this facility was constructed in several different phases, with additional space or buildings being added on. This has resulted in varying column spacing as well as wall and peak heights. The lowest wall heights are 19 feet with the highest being 32 feet. A portion of the production area is cooled. This area is estimated to be approximately 65,830 square feet. The remainder of the building does not consist of air conditioning or heat. The shipping area has six drive in doors with interior loading docks and wells and two dock height doors. This area is located on the southeast portion of the facility. Because of the heavy machinery utilized in this facility, this building has extensive electrical power supply and safety features that are specific to its current use. As of the date of inspection, this area was in fair condition.

An area totaling approximately 50,000 square feet located in the shipping area had the foundation removed. According to the owner, the previous owner had equipment located in this area that was removed and the floor was not replaced. The cost to replace this foundation area is address in the sales comparison approach.

Also present on the subject site are several smaller sheds and exterior storage areas. On the northern end of the subject building is a pump house and pond facility as well as a lagoon area. There is also adequate concrete and asphalt parking. Please refer to the following diagrams and photographs to better visualize the description of the property.

PHOTOGRAPHS OF SUBJECT



NORTH INTO THE SUBJECT FROM COUNTY ROAD 122



SOUTH SIDE OF THE SUBJECT FACILITY

PHOTOGRAPHS OF SUBJECT



SOUTH SIDE OF THE SUBJECT FACILITY



WEST SIDE OF THE SUBJECT FACILITY

PHOTOGRAPHS OF SUBJECT



NORTHWEST PORTION OF THE SUBJECT FACILITY

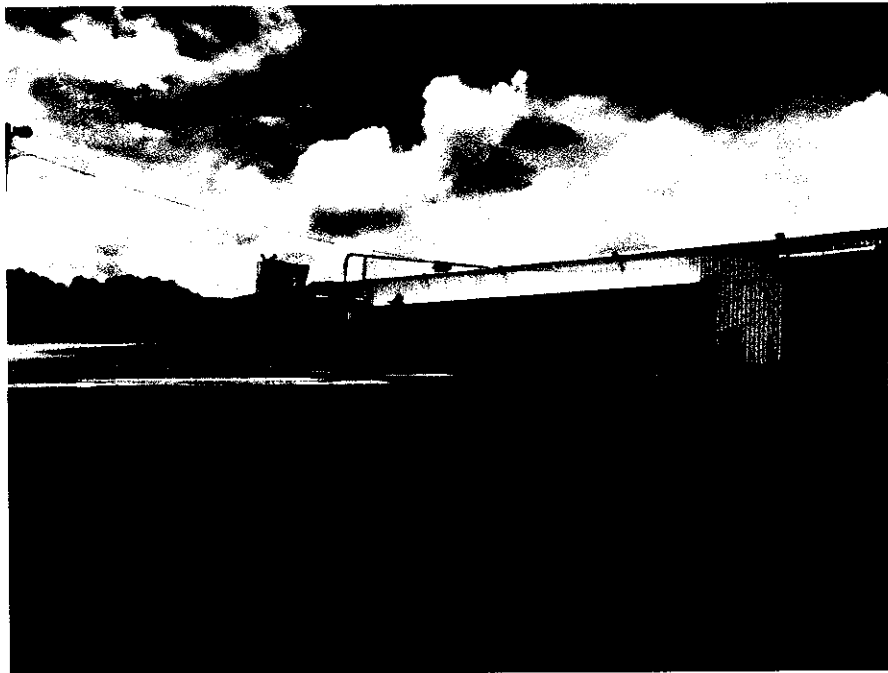


EAST SIDE OF THE SUBJECT FACILITY

PHOTOGRAPHS OF SUBJECT



TYPICAL VIEWS OF THE SOUTHEAST PORTION OF THE FACILITY



PHOTOGRAPHS OF SUBJECT



VIEWS OF THE NORTHEAST PORTION OF THE SUBJECT FACILITY



PHOTOGRAPHS OF SUBJECT

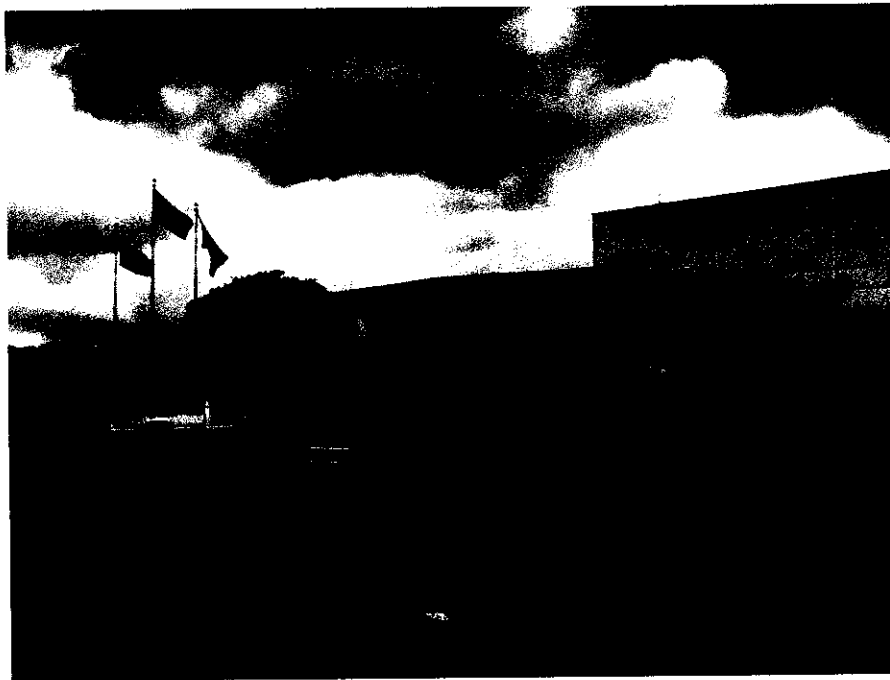


NORTHEAST PORTION OF THE SUBJECT FACILITY



NORTH SIDE OF THE SUBJECT FACILITY

PHOTOGRAPHS OF SUBJECT



EXTERIOR VIEWS OF THE OFFICE AREA



PHOTOGRAPHS OF SUBJECT



INTERIOR VIEWS OF THE OFFICE AREA

