

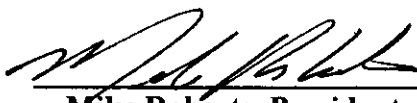
ORDER: APPROVE AMENDING ARTICLE II SECTION 1 A AND F, SECTION 2 A, ARTICLE III SECTION 1 A AND D, SECTION 2 A, SECTION 3 A, ARTICLE IV SECTION 1 B, SECTION 2 A, ARTICLE VI SECTION 6 B AND ARTICLE VII SECTION 3 A OF THE LAFAYETTE COUNTY LAND DEVELOPMENT STANDARDS AND REGULATIONS, SEE ATTACHED AMENDMENT

Motion was made by Brent Larson, duly seconded by Mike Roberts, to approve amending Article II Section 1 A and F, Section 2 A, Article III Section 1 A and D, Section 2 A, Section 3 A, Article IV Section 1 B, Section 2 A, Article VI Section 6 B and Article VII Section 3 A of the Lafayette County Land Development Standards and Regulations, see attached amendment.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor Larry Gillespie, voted no
Supervisor David Rikard, voted no
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

After the vote, President Roberts, declared the motion carried, this the 4th day of April, 2022.



Mike Roberts, President
Board of Supervisors



Sherry Warr, Chancery Clerk

April 4, 2022, Proposed Amendments to the Lafayette County Land Development Standards and Regulations

Proposed amendments related to Planning Commission application dates:

ARTICLE II

SECTION 1 –Preliminary Site Plan Review

A. The Developer applicant shall file with the County Planning Office his declaration and application (Appendices 1A and 1B) for development approval. The request to be placed on the Planning Commission agenda shall be filed no later than the first day of the month to be heard at the next regularly scheduled meeting of the Planning Commission. If the first day falls on a holiday or weekend, the filing deadline is extended to the next business day.

Proposed amendment:

A. The Developer applicant shall file with the County Planning Office his declaration and application (Appendices 1A and 1B) for development approval. The request to be placed on the Planning Commission agenda shall be filed no later than the 15th of the month prior to the month the applicant wishes to be heard at a regularly scheduled meeting of the Planning Commission. If the 15th falls on a holiday or weekend, the filing deadline is extended to the next business day.

SECTION 2 – Final Site Plan Review

A. After the Preliminary Site Plan review process has been completed, applications for Final Site Plan Review for condominiums, apartments, or commercial complexes must be filed no later than the first day of the month to be heard at the next regularly scheduled meeting of the Planning Commission. If the first day falls on a holiday or weekend, the filing deadline is extended to the next business day.

Proposed amendment:

A. After the Preliminary Site Plan review process has been completed, applications for Final Site Plan Review for condominiums, apartments, or commercial complexes must be filed no later than the 15th of the month prior to the month the applicant wishes to be heard at a regularly scheduled meeting of the Planning Commission. If the 15th falls on a holiday or weekend, the filing deadline is extended to the next business day.

ARTICLE III

SECTION 1 – PRE-APPLICATION REVIEW

A. The Pre-Application Review step is optional, but strongly recommended. If the Developer elects to appear for a Pre-Application Review, the Developer applicant shall file with the County Planning Office his declaration and application (Appendices 1A and 1) for development approval. The request to be placed on the Planning Commission agenda shall be filed no later than the first day of the month to be heard at the next regularly scheduled meeting of the Planning Commission. If the first day falls on a holiday or weekend, the filing deadline is extended to the next business day.

Proposed amendment:

A. The Pre-Application Review step is optional, but strongly recommended. If the Developer elects to appear for a Pre-Application Review, the Developer applicant shall file with the County Planning Office his declaration and application (Appendices 1A and 1) for development approval. The request to be placed on the Planning Commission agenda shall be filed no later than the 15th of the month prior to the month the applicant wishes to be heard at the next regularly scheduled meeting of the Planning Commission. If the 15th falls on a holiday or weekend, the filing deadline is extended to the next business day.

SECTION 2 – PRELIMINARY PLAT APPLICATION REVIEW PROCEDURE

A. After the pre-application review has been completed, the application and the application fee for Preliminary Plat approval of subdivision must be filed no later than the first day of the month to be heard at the next regularly scheduled meeting of the Planning Commission. If the first day falls on a holiday or weekend, the filing deadline is extended to the next business day.

Proposed amendment:

A. After the pre-application review has been completed, the application and the application fee for Preliminary Plat approval of subdivision must be filed no later than the 15th of the month prior to the month the applicant wishes to be heard at the next regularly scheduled meeting of the Planning Commission. If the 15th falls on a holiday or weekend, the filing deadline is extended to the next business day.

SECTION 3 – FINAL APPROVAL

A. After Preliminary Plat approval has been granted, twelve (12) copies of the proposed final plat must be filed no later than the first day of the month to be heard at the next regularly scheduled meeting of the Planning Commission. If the first day falls on a holiday or weekend, the filing deadline is extended to the next business day.

Proposed amendment:

A. After Preliminary Plat approval has been granted, twelve (12) copies of the proposed final plat must be filed no later than the 15th of the month prior to the month the applicant wishes to be heard at the next regularly scheduled meeting of the Planning Commission. If the 15th falls on a holiday or weekend, the filing deadline is extended to the next business day.

SECTION 2 - VARIANCES

A. Where the Planning Commission finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured, provided that such special variances will not have the effect of nullifying the intent and purpose of these regulations and will not conflict with the zoning ordinance. All variance requests must be presented to the County Planning Office in the form of a written letter stating the exact nature of the request and the specific reasons of justification for the requests. Also, all variance requests must be submitted along with the Preliminary Plat or Site Plan no later than the first day of the month to be heard at the next regularly scheduled meeting of the Planning Commission. If the first day falls on a

holiday or weekend, the filing deadline is extended to the next business day. Only formal written requests for variances submitted by the deadline will be considered and acted upon.

Proposed amendment:

A. Where the Planning Commission finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured, provided that such special variances will not have the effect of nullifying the intent and purpose of these regulations and will not conflict with the zoning ordinance. All variance requests must be presented to the County Planning Office in the form of a written letter stating the exact nature of the request and the specific reasons of justification for the requests. Also, all variance requests must be submitted along with the Preliminary Plat or Site Plan no later than the 15th of the month prior to the month the applicant wishes to be heard at the next regularly scheduled meeting of the Planning Commission. If the 15th falls on a holiday or weekend, the filing deadline is extended to the next business day. Only formal written requests for variances submitted by the deadline will be considered and acted upon.

Proposed amendments related to site plans and subdivision plats requesting City of Oxford utilities

ARTICLE II

SECTION 1 – Preliminary Site Plan Review

F. The Developer shall consult with other agencies having an interest in the development such as the County Health Department, environmental regulatory agencies, county fire department, and all utility providers to determine the availability of services and compliance with regulations of those agencies. For the purpose of water and sanitary sewer utility approval and construction for such developments shall be classified as a subdivision of land. Therefore, the Developer shall meet all requirements according to the applicable design and construction requirements contained within the Lafayette County Land Development Standards and Regulations (Article V).

Proposed amendment:

F. The Developer shall consult with other agencies having an interest in the development such as the County Health Department, environmental regulatory agencies, county fire department, and all utility providers to determine the availability of services and compliance with regulations of those agencies. For the purpose of water and sanitary sewer utility approval and construction for such developments shall be classified as a subdivision of land. Therefore, the Developer shall meet all requirements according to the applicable design and construction requirements contained within the Lafayette County Land Development Standards and Regulations (Article V). Developers requesting City of Oxford utilities within one mile of the city limits must comply with City of Oxford site plan and subdivision plat requirements.

ARTICLE III

SECTION 1 – PRE-APPLICATION REVIEW

D. The Developer shall consult with other agencies having an interest in the development--County Health Department, County Solid Waste Department, environmental regulatory agencies, and all utility providers--to determine the availability of services and compliance with regulations of those agencies.

Proposed amendment:

D. The Developer shall consult with other agencies having an interest in the development--County Health Department, County Solid Waste Department, environmental regulatory agencies, and all utility providers--to determine the availability of services and compliance with regulations of those agencies. Developers requesting City of Oxford utilities within one mile of the city limits must comply with City of Oxford site plan and subdivision plat requirements.

ARTICLE IV

SECTION 1 – STREETS AND ROADWAYS

B. The Planning Commission shall review the street system for the proposed development and shall classify all proposed streets in one of the following categories:

1. Arterial Roadway: A major artery connecting existing county roads and extending as a through street through the subdivision.
2. Collector: Streets that carry traffic from local streets to arterial roadways or existing State Aid routes and highways, including the principal entrance streets of the subdivision.
3. Local: A street having a primary function of providing service and access to abutting land and not designated for high volumes of traffic but having sufficient width to serve occasional parking and traffic flow.

NOTE: All Developments of more than three (3) lots, units or structures per acre including all phases, shall require curb and gutter and comply with all appropriate state classifications and regulations.

Proposed amendment:

B. The Planning Commission shall review the street system for the proposed development and shall classify all proposed streets in one of the following categories:

1. Arterial Roadway: A major artery connecting existing county roads and extending as a through street through the subdivision.
2. Collector: Streets that carry traffic from local streets to arterial roadways or existing State Aid routes and highways, including the principal entrance streets of the subdivision.
3. Local: A street having a primary function of providing service and access to abutting land and not designated for high volumes of traffic but having sufficient width to serve occasional parking and traffic flow.

NOTE: All Developments of more than three (3) lots, units or structures per acre including all phases and any development where lots are half an acre or smaller inside the City of Oxford utility service area, shall require curb and gutter and comply with all appropriate state classifications and regulations.

SECTION 2 - EASEMENTS

A. A drainage and/or utility easement, dedicated to the County, shall extend across the front of all subdivision lots and shall have a width of no less than ten (10) feet. All side lot lines shall have a drainage/utility easement extending five (5) feet on both sides of the lot line. Easements across rear lot lines may be included if deemed necessary by the Developer.

Proposed amendment:

A. A drainage and/or utility easement, dedicated to the County, shall extend across the front of all subdivision lots and shall have a width of no less than ten (10) feet. All side lot lines shall have a drainage/utility easement, dedicated for public utilities, extending five (5) feet on both sides of the lot line. Easements across rear lot lines may be included if deemed necessary by the Developer.

ARTICLE V

SECTION 6 – STORM WATER DRAINAGE

B. Drainage structures shall be sized using the rational formula and calculated by a licensed engineer of the State of Mississippi. All drainage structures shall be sized for a minimum 25-year flood frequency with areas prone to flooding sized for 50/100-year flood frequency.

B. Storm water detention and drainage structures shall be sized using the rational formula and calculated by a licensed engineer of the State of Mississippi. All detention and drainage structures shall be sized for a minimum 25-year flood frequency with areas prone to flooding sized for 50/100-year flood frequency. All detention structures for developments receiving City of Oxford utility services shall be designed to include the 2-, 10- and 25-year events.