

## **The Town of Taylor Minutes of the Taylor Planning Commission**

### **January 30, 2018**

The Planning Commission of the Town of Taylor, Mississippi, met at the Town Hall for a monthly meeting on the 30th day of January, 2018, at 7:00 p.m. with the following members present: Planning Administrator Jim Hamilton; Chairman Larry Wills; Commissioners Edye Conkerton; Sue Cook; Jared Spears; Bill Beckwith; Cindy Hale; Planning Clerk Cindy Conrad; and Campbell McCool.

Planning Consultant Bob Barber was absent.

The meeting was called to order by Chairman Wills, and the following business was done:

**Adoption of the Agenda:** Commissioner Beckwith moved to adopt the meeting agenda; motion was seconded by Commissioner Cook and passed unanimously.

**Adoption of the Minutes from the Previous Meetings:** Commissioner Beckwith moved to adopt the meeting minutes from December 19, 2017; motion was seconded by Commissioner Hale and passed unanimously.

**Old Business:** None

**New Business:** Application for Final Plat Approval of Plein Air Phase VI.

Planning Consultant, Mr. Bob Barber, submitted an email in his absence to the Planning Commissioners. His findings and recommendations are in the attached report.

Mr. McCool addressed the Board by stating that he was asking for approval of Phase VI, which contained 12 lots. Planning Administrator Hamilton asked Mr. McCool if this updated plat was in keeping with the master plat that was presented in 2006. Mr. McCool stated that this was in keeping with the master plat and asked for approval of Phase VI. Planning Administrator Hamilton then asked Mr. McCool if the same number of lots were listed on the original plat that had been approved in 2006 and the one that was being presented to the Commission on this evening. Mr. McCool stated that the total number of lots were different and had increased by two. Planning Administrator Hamilton asked Mr. McCool how the extra two lots were created. Mr. McCool stated that the size of the lots had decreased and that the green space had been shifted.

Planning Administrator Hamilton asked Mr. McCool if the parking for the new lots would be on the street in front of the homes. Mr. McCool stated that there would be no parking on the street fronts, but each lot would have a drive that would be on the side of the lots or in the rear of the lots, as is in the original agreement.

Planning Administrator Hamilton stated that the corner lot variance of the 5 yard set-back that Mr. McCool was requesting would not affect Phase VI and stated that if this variance was made, the remainder of the subdivision would also have to be changed. Planning Administrator Hamilton stated that Mr. McCool would need to file a revised plat asking for this variance. Planning Administrator Hamilton then stated that the variance Mr. McCool was asking for was not needed if the plat was amended. Planning Administrator Hamilton told Mr. McCool that the variance fee he had submitted would be refunded to him and that Phase VI would include the variance on the set-back and street parking.

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Planning Administrator Hamilton asked if a street name had been issued as of today's date. Mr. McCool stated that there was no street name issued. Planning Administrator Hamilton stated that before approval of Phase VI could be issued, a street name had to be established.

Planning Administrator Hamilton then stated that Mr. McCool would need to secure a bond before this could be presented to the Board of Aldermen. Planning Administrator Hamilton stated that the application should be filed on the first Monday of the month that the Board of Aldermen meet. He also stated that all data should be shown on the plat and that the developers would have to sign and file a bond at 1.15 times the cost of improvement. Planning Administrator Hamilton stated to Mr. McCool that we would waive the first Monday filing rule in this case but that the bond would have to be provided before the Tuesday, February 6<sup>th</sup>, 2018 Board of Aldermen meeting.

Commissioner Conkerton asked Mr. McCool what the size of the lots were on the preliminary plat. Mr. McCool stated that he did not have that information but that the current lots would vary from 50 feet to 72 feet.

Chairman Wills asked for further comment. With no further comment, Chairman Wills stated the he would accept the Motion to Recommend Approval of the Plein Air Phase VI Final Plat with two requirements:

- A street name is issued to this Phase.
- That all bonding obligations should be met before Mr. McCool presents to the Board of Aldermen.

Commissioner Spears moved that the commission recommend approval of the Plein Air Phase VI Final Plat Application to the Board of Aldermen with the requirements discussed. Commissioner Conkerton seconded the motion and it passed unanimously.

Chairman Wills opened the floor for the election of officers.

Commissioner Cook nominated Chairman Wills as Chairman for the upcoming year. Commissioner Spears seconded the motion and it passed unanimously. Chairman Wills accepted the position of Chairman.

Commissioner Spears nominated Commissioner Cook for Vice-Chairman. Commissioner Cook nominated Commissioner Spears for Vice-Chairman. A vote was taken and Commissioner Spears won the vote with a 3-2 vote. Commissioners Spears agreed to accept the position of Vice-Chairman.

### **Administrator's Report:**

#### **Change of Ordinance**

Planning Administrator Hamilton asked the opinion of the Commissioners about changing two of the current ordinances. Planning Administrator Hamilton stated that there is event planner in Taylor's agricultural zone. He stated that our current ordinance does not allow for this and asked the Commissioners if this an ordinance that we should consider changing to accommodate this event planner. He stated that design standards, restrictions on size of property, infrastructure and utilities would all need to be considered and stated that this will take a good bit of thought. Chairman Wills stated the he sees no problem with creating an ordinance that is approved on a case by case basis.



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Planning Administrator Hamilton then asked for the consideration of changing the ordinance regarding how many dwellings should be permitted per lot. He stated that his thought was that this should be made to permit on appeal. Commissioner Conkerton stated that this is a long process but should consider if the dwellings were owner occupied, such as a mother-in-law home, and in that cases there would be no need to appeal. Chairman Wills stated that we would need to consider the use of the land before approving an appeal and that having the ordinance on appeal gives some control.

Mr. McCool stated that with these type of buildings, you would need to be aware that some venues are used for fraternity/sorority parties and that the verbiage stating how the property could be used would need to be in the ordinance.

**Clerk Report:** Clerk Conrad reported 3 residential building permits were issued since the last meeting.

- Case 20171229-01 was issued for 5 Hurdle Lane;
- Case 20180125-01 was issued for Plein Air Lot 55;
- Case 20180125-02 was issued for 686 CR 303.

**Building Official's Report:** A Certificate of Occupancy was given for 15 Pear Tree Lane, Case Number 20170721-01.

**Public Comment:** None

**Set next meeting date:** The Planning Commission will meet again on or before June 26, 2018 at 7:00 p.m.

There being no further business, the meeting was adjourned.

  
Cindy Conrad, Planning Clerk

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# MEMORANDUM

**Date:** January 30, 2018  
**To:** Taylor Planning Commission  
**From:** Bob Barber, Town Planner  
**Subject:** Planning Commission Meeting

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Commissioners,

I have a previously scheduled meeting and am unable to attend the meeting tonight. I have reviewed the two cases on the agenda and offer the following review notes as you consider the cases.

1. **Application for final submission plat approval for Plein Air Section Phase VI** - In reviewing a final subdivision plat, a primary consideration is compliance with the preliminary plat approval. In the case of Plein Air, the preliminary plat is the Plein Air Master Plan for the overall development. In comparing the final plat to the preliminary Master Plan layout, the proposed Section VI plat complies. Approval should be subject to any appropriate performance bonding of public infrastructure and to Plein Air restrictive covenants and HOA.
2. **Variance of Side Yard Setbacks, Plein Air** – The matter of setbacks has come up repeatedly in Plein Air. Plein Air is designed as a “Traditional Neighborhood Development” or “TND”. A TND is intended to create places built on historic design principles used in building communities prior to WWII and the rise of the automobile, which resulted in destructive suburban sprawl. A key principle in the design of TNDs is the placement of buildings in close proximity to streets in order to promote walkability, safety, community, beauty, and efficient, compact development patterns. The 5-foot side yard setback request is in keeping with these principles and successfully used in TNDs throughout the country. We have drafted many TND codes, including those of Brandon, Oxford, and Corinth in Mississippi. These TND codes typically include 5-foot side yard setbacks. As a design feature of a TND, a 5-foot side yard setback is appropriate.

In the case of this specific variance request, the applicant is seeking to apply the 5-foot side yard setback as a universal option throughout for all future sections. In this respect, the variance request is essentially an amendment to the Master Plan. It does not appear that the request impacts Section VI of Plein Air but will impact future sections. In my opinion, the Commission must determine if a variance request having the effect of a Master Plan amendment is in order, or if it wishes to repeatedly consider the requests as the development builds out.

# PLEIN AIR PHASE VI

## OWNER'S CERTIFICATE

I, CAMPBELL MCCOOL, IN MY CAPACITY AS MANAGING MEMBER OF MAIN STREET TAYLOR, LLC, OWNER OF THE HEREIN DESCRIBED PROPERTY, HEREBY ADOPT THIS PLAT AS MY PLAN OF SUBDIVISION AND DEDICATE THE UTILITY EASEMENTS FOR USE BY ALL APPLICABLE UTILITY COMPANIES, INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TELEVISION. I ALSO HEREBY DEDICATE THE ROAD RIGHTS-OF-WAY SHOWN TO THE TOWN OF TAYLOR, MISSISSIPPI. THE REAR ALLEYS ARE HEREBY RESERVED FOR USE AS REAR ACCESS FOR THE RESIDENTIAL LOTS. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY DESCRIBED HEREIN, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAIN STREET TAYLOR, LLC  
BY CAMPBELL MCCOOL, MANAGING MEMBER

## NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI  
COUNTY OF LAFAYETTE  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE AND COUNTY AFORESAID, THE WITHIN NAMED CAMPBELL MCCOOL, IN HIS CAPACITY AS MANAGING MEMBER OF MAIN STREET TAYLOR, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, BEING AUTHORIZED SO TO DO.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTARY PUBLIC

## TOWN PLANNING COMMISSION APPROVAL CERTIFICATE

STATE OF MISSISSIPPI  
COUNTY OF LAFAYETTE  
I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAT WAS APPROVED BY THE TOWN OF TAYLOR PLANNING COMMISSION IN SESSION ON \_\_\_\_\_ (DATE)

ATTEST:

CHAIRMAN, TOWN OF TAYLOR PLANNING COMMISSION  
LAFAYETTE COUNTY, MISSISSIPPI

TOWN CLERK  
TAYLOR, MISSISSIPPI

## TOWN APPROVAL CERTIFICATE

STATE OF MISSISSIPPI  
TOWN OF TAYLOR  
I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAT WAS APPROVED BY THE BOARD OF ALDERMEN IN SESSION ON \_\_\_\_\_ (DATE)

ATTEST:

MAYOR  
TAYLOR, MISSISSIPPI

TOWN CLERK  
TAYLOR, MISSISSIPPI

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT FILE \_\_\_\_\_, AT SIDE \_\_\_\_\_.

## CHANCERY COURT CLERK

## RESTRICTIVE COVENANTS

THE RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CHANCERY CLERK OF LAFAYETTE COUNTY, MISSISSIPPI, AS INSTRUMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_.

**B**ELLIOTT & BRITT  
ENGINEERING, P.A.  
OXFORD - BATESVILLE - NEW ALBANY - HOLLY SPRINGS  
(662) 234-1763  
WWW.ELLIOTTBRITT.COM

Final Plat of Subdivision:

Plein Air Phase VI

Town of Taylor, Lafayette County, Mississippi

Sheet

1 of 2

DRAWN JMM	DESIGNED JMM	ENGINEER JMM	DATE 1-30-18
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## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CLASS "B" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS AND COUNTY SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY: \_\_\_\_\_ (SEAL)(DATE)  
MISSISSIPPI CERTIFICATE NO. \_\_\_\_\_

## ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

BY: \_\_\_\_\_ (SEAL)(DATE)  
MISSISSIPPI CERTIFICATE NO. \_\_\_\_\_

## DESCRIPTION:

Plein Air Phase VI

A tract of land located in the Southeast Quarter (SE 1/4) of Section 26, Township 9 South, Range 4 West, in the Town of Taylor, Lafayette County, Mississippi, said tract contains 2.13 acres, more or less, and is more particularly described as follows:

Beginning at a 1/2" rebar set 1,613.43 feet west of and 967.86 feet north of an iron rod found marking the Southeast Corner of Section 26, Township 9 South, Range 4 West, Town of Taylor, Lafayette County, Mississippi; run thence S 05°15'59" W for a distance of 427.00 feet to a 1/2" rebar set; run thence N 84°41'12" W for a distance of 143.63 feet to a 1/2" rebar set on the west right-of-way line of Wysteria Lane; run thence N 05°18'48" E, along said west right-of-way line of Wysteria Lane, for a distance of 55.00 feet to a 1/2" rebar set; run thence N 84°41'12" W, leaving said west right-of-way line of Wysteria Lane, for a distance of 131.99 feet to a 1/2" rebar set; run thence N 70°13'41" W for a distance of 20.25 feet to a 1/2" rebar found; run thence N 18°51'26" E for a distance of 241.67 feet to a 1/2" rebar found; run thence N 17°04'05" E for a distance of 61.00 feet to a 1/2" rebar found; run thence S 81°58'05" E for a distance of 127.73 feet to a 1/2" rebar found on the east right-of-way line of Wysteria Lane; run thence N 05°18'48" E, along said east right-of-way line of Wysteria Lane, for a distance of 78.33 feet to a 1/2" rebar set; run thence S 84°41'12" E, leaving said east right-of-way line of Wysteria Lane, for a distance of 98.28 feet to the Point of Beginning, said tract containing 2.13 acres, more or less.



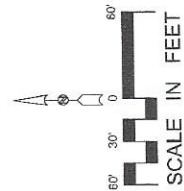


Milton M. and Patricia A. Montgomery  
DB 474, Page 329

POINT OF BEGINNING  
A 1/2" REBAR SET  
NORTH 967.86 FT AND WEST  
1,613.43 FT FROM THE SE CORNER  
OF SECTION 26, T-9-S, R-4-W,  
TOWN OF TAYLOR, LAFAYETTE  
COUNTY, MISSISSIPPI

Jarrell W. and Linda Cornsall  
DB 467, Page 259  
DB 458, Page 411

POINT OF COMMENCEMENT  
AS FROM ROCK MARKING THE SOUTH-  
EAST CORNER OF SECTION 26, T-9-S,  
R-4-W TOWN OF TAYLOR, LAFAYETTE  
COUNTY, MISSISSIPPI



2 of 2

OWNER	DATE
APPROVED	
RECORDED	
ENGINEER	
DATE	7/30/18

Final Plat of Subdivision:  
**Plein Air Phase VI**  
Town of Taylor, Lafayette County, Mississippi

**ELLIOTT & BRITT**  
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WWW.ELLIOTTBRITT.COM

Cornsall McCool  
DB 518, Page 518  
DB 518, Page 521

- NOTES:
1. This survey was prepared without the benefit of a Title Search and based on limited research by the surveyor or documents furnished by the client or owner.
  2. This property is subject to all Lafayette County rules and regulations.
  3. This property is subject to all road and utility easements and rights-of-way or record.
  4. Building Setbacks shall be 5 feet on the front, and 5 feet on the rear and side lot lines.
  5. Utility Easements shall be 15 feet on the front, and 5 feet on the rear and side lot lines.
  6. This property is not included in a flood hazard study according to Flood Insurance Rate Map No. 280710265C, Panel 265 of 475, dated November 26, 2010.
  7. This property is a Class "I" survey as set forth in Appendix "A" of the Standards of Practice for Surveying in the State of Mississippi.
  8. This survey meets the conditions of closure and accuracy for Condition "A" as set forth in Appendix "B" of the Standards of Practice for Surveying in the State of Mississippi.
  9. Bearings Established: GPS Observation (Geospatial)
  10. All of the survey calls are either dead calls or measured calls established by this survey.
  11. 1/2" Rebar, as described, is a 1/2" reinforcement bar. 1/2" Rebar set at all corners unless otherwise noted.
  12. Date of field survey: January 2018.