

The Town of Taylor Minutes of the Called Taylor Planning Commission August 16, 2018

The Planning Commission of the Town of Taylor, Mississippi, met at the Town Hall for a called meeting on the 16th day of August, 2018, at 7:00 p.m. with the following members present: Administrator Jim Hamilton; Chairman Larry Wills; Commissioners Edge Conkerton; Bill Beckwith; Sue Cook; Cindy Hale; Jared Spears and Planning Clerk Cindy Conrad.

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: Planning Clerk Conrad stated that the SET NEXT MEETING DATE listed on the Agenda was incorrect and the correct date would be December 25, 2018. The Planning Commission made a unanimous decision to set the next meeting date as "To Be Determined", as the quarterly date would fall on Christmas Day. Commissioner Cook moved to adopt the meeting agenda; motion was seconded by Commissioner Beckwith and passed unanimously.

Adoption of the Minutes from the Previous Meetings: Commissioner Conkerton moved to adopt the meeting minutes from June 26, 2018; motion was seconded by Commissioner Hale and passed unanimously.

Old Business: None.

New Business: Administrator Hamilton began a discussion stating that the Town of Taylor has the site plan application, landscape plan and flood plain application from Northeast Mississippi Power Association and that the fees have been paid. Administrator Hamilton stated that the site plan has been forwarded to Planning Consultant Barber and that Planning Consultant Barber has approved the site plan, landscape plan and the flood plain application but none have not been signed to date, as Planning Consultant Barber is out of the country and has stated that those documents would be signed upon his return in to the country. Planning Administrator Hamilton then circulated the site plan to each of the Commissioners for review, followed by the landscape plan. The floor was then opened for questions and comments. Commissioner Hale asked if Northeast Mississippi Power Association will maintain the landscaping or if that burden will fall upon the Town of Taylor. Planning Administrator Hamilton stated that Northeast Mississippi Power Association will be responsible for all maintenance regarding the new substation. Commissioner Hale then asked if the wiring to and from the substation will be aerial or underground. Justin Smith of Northeast Mississippi Power Association stated that all wiring leaving the substation will be underground. Justin Smith of Northeast Mississippi Power Association also stated that they will use the existing lines to circulate the voltage but there will be no aerial exit from the new substation. Justin Smith of Northeast Mississippi Power Association then stated that new TVA lines will be aerial coming into the substation from the south but will not be aerial upon exit from the substation. Commissioner Spears asked what the new substation will look like compared to the

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existing substation on Old River Road. Justin Smith of Northeast Mississippi Power Association stated that the new substation will be much more aesthetically pleasing. Jason Long of Northeast Mississippi Power Association stated that the existing substation uses wooden poles and the new ones will be steel, symmetrical and will look very neat and more pleasing than the existing substation.

Commissioner Beckwith asked what the lifetime expectancy of the substations are and if consideration had been made regarding the Town of Taylor growing into a possible four-lane highway. Justin Smith of Northeast Mississippi Power Association stated that all of these things have been considered and Mississippi Department of Transportation has been contacted about the plans for the new substation and future traffic.

Commissioner Beckwith asked how likely it would be for the substation to be "hacked". Justin Smith of Northeast Mississippi Power Association says that regulations are very strict and there it is no chance of "hacking" into the system.

Commissioner Conkerton stated that she had spoken with Randall Abel and this new substation will be accommodating TVA, as they need more service, and that TVA is partnering with Northeast Mississippi Power Association.

Justin Smith of Northeast Mississippi Power Association stated that the high voltage will come in through TVA and Northeast Mississippi Power Association will transform it down to useable voltage for homes in the Town of Taylor.

Commissioner Beckwith asked if EMF's would be emitted. Justin Smith of Northeast Mississippi Power Association stated that because of extreme regulations, no EMFs will be emitted. Commissioner Beckwith asked if there would be a hum associated with the new substation. Justin Smith of Northeast Mississippi Power Association stated that there would be a hum but will not be noticeable because of the ambient noise and that these transformers are smaller than those used in the City of Oxford.

Commissioner Spears asked if there would be noticeable light emitting from the substation. Justin Smith of Northeast Mississippi Power Association stated that there will be a small light inside the building but that with the landscaping and screening, will not be visible outside of the substation gate.

Jason Long of Northeast Power Association made note that should the Town of Taylor lose power the downtime will be drastically reduced and the new substation will provide much better service than we currently have.

Commissioner Hale asked from a financial aspect, with the substation being more efficient, where the revenue will come from to pay for the new substation. Justin Smith of Northeast Mississippi Power Association stated that with less down time, there is more electricity used and with more electricity used, there is more revenue.

Chairman Wills then asked if there were any further questions. With no further questions, Commissioner Conkerton moved to approve the site plan, flood plain plan and landscape plan; motion was seconded by Commissioner Hale and passed unanimously.

Administrator's Report: None.

Clerk Report: None.

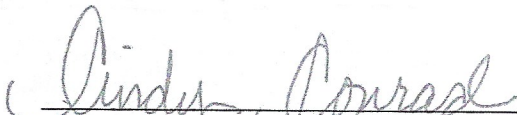
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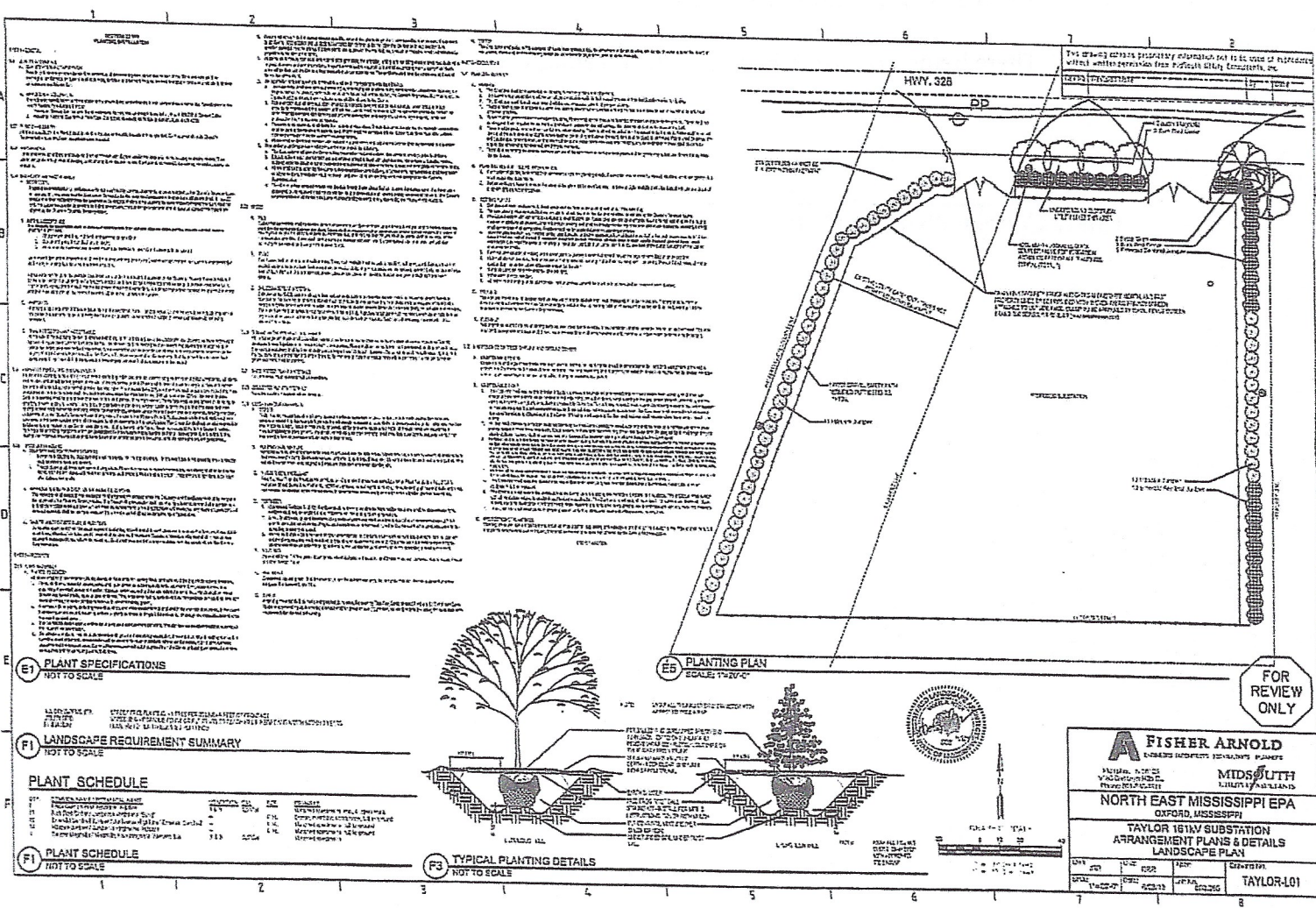
Building Official's Report: Commissioner Conkerton reported that we have many permits in process.

Public Comment: None.

Set next meeting date: The Planning Commission will determine a new meeting date on or before December 25, 2018 at 7:00 p.m.

There being no further business, the meeting was adjourned.


Cindy Conrad, Planning Clerk



1. The site plan shows the building, parking lot, and surrounding areas. The building is located at the top of the site. The parking lot is located to the left of the building. The surrounding areas are shown to the right of the parking lot.

2. The planting plan shows the location of the trees and shrubs. The trees are located along the perimeter of the site. The shrubs are located along the perimeter of the site.

3. The typical planting detail shows the location of the trees and shrubs. The trees are located along the perimeter of the site. The shrubs are located along the perimeter of the site.

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PLANT SPECIFICATIONS
NOT TO SCALE

LANDSCAPE REQUIREMENT SUMMARY
NOT TO SCALE

PLANT SCHEDULE
NOT TO SCALE

PLANT	QUANTITY	REMARKS
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FISHER ARNOLD
LANDSCAPE ARCHITECTS, PLLC
MID-SOUTH
NORTH EAST MISSISSIPPI EPA
OXFORD, MISSISSIPPI
TAYLOR 161W SUBSTATION
ARRANGEMENT PLANS & DETAILS
LANDSCAPE PLAN

DATE: 10/1/11
BY: J. ARNOLD
CHECKED: J. ARNOLD
APPROVED: J. ARNOLD
TAYLOR-101

STATE PLANE COORDINATE SYSTEM:
 BEARINGS: GRID
 ZONE: MS EAST
 DATUM: NAD 83
 CONVERGENCE AT P.O.B.: -0°25'05.909"
 COMBINED SCALE FACTOR AT P.O.B.: 1.00000769

DESCRIPTION: A 1.42 acre, more or less parcel of land being located in the Southwest Quarter (SW 1/4) of Section 25, Township 9 South, Range 4 West in Lafayette County, Mississippi and being more particularly described as follows:

Commence at a 1" iron rod found (N=1733875.1480, E=7598820.4210) at the Southwest Corner of Section 25, Township 9 South, Range 4 West in Lafayette County, Mississippi; run thence S 89°37'40" E for a distance of 947.23 feet to a 1/2" rebar set (N=1733868.9940, E=759767.6310) on the west right-of-way line of a TVA Transmission Line Easement and also being the point of beginning of this description; run thence N 22°22'12" E along said west right-of-way line of said TVA Transmission Line Easement for a distance of 267.81 feet to a 1/2" rebar set (N=1734116.6490, E=759889.5550) on the existing south right-of-way line of MS Highway No. 328; run thence S 88°38'32" E leaving said west right-of-way line of said TVA Transmission Line Easement and along said existing south right-of-way line of MS Highway No. 328 for a distance of 200.00 feet to 1/2" rebar set (N=1734111.9100, E=760069.4990) on the existing south right-of-way line of said MS Highway No. 328; run thence S 01°21'28" W leaving said existing south right-of-way line of said MS Highway No. 328 for a distance of 250.00 feet to a 1/2" rebar set (N=1733861.9800, E=760063.5750); run thence N 88°38'32" W for a distance of 296.03 feet to the point of beginning, containing 1.42 acres, more or less.

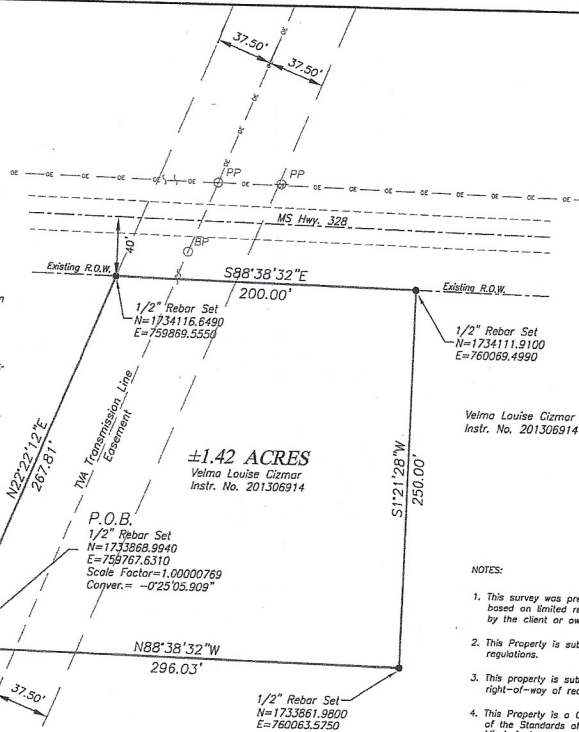
P.O.C.
 1" Iron Rod Fnd. at the
 Southwest Corner of
 Sec. 25, T9S, R4W
 in Lafayette Co., MS
 N=1733875.1480
 E=7598820.4210

S 89°37'40" E
 947.23'

SURVEYOR'S CERTIFICATION:

This is to certify that I, the undersigned, a licensed surveyor in the State of Mississippi have completed a survey of the premises as described and delineated hereon for the purpose of accurately describing the same and that this plat represents said premises as surveyed on the ground by me or under my direct supervision and is true and accurate to the best of my knowledge.

CHRISTOPHER W. WINDHAM
 LICENSED PROFESSIONAL
 SURVEYOR
 PLS-02948
 Date: 8/16/16



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 City of Oxford rules and regulations.
3. This property is subject to all road and utility easements and right-of-way of record, Recorded or Unrecorded.
4. This Property is a Class "C" survey as set forth in Appendix "A" of the Standards of Practice for Surveying in the State of Mississippi.
5. This survey meets the conditions of closure and accuracy for Condition "B" as set forth in Appendix "B" of the Standards of Practice for Surveying in the State of Mississippi.
6. Bearings Established: GPS Observation (Grid)
7. All of the survey calls are either deed calls or measured calls established by this survey.
8. 1/2" Rebar, as described, is a 1/2" reinforcement bar.
9. Date of field survey: 7-14-16

OWNERSHIP OF DOCUMENTS
 THIS SURVEY WAS PREPARED FOR THE
 CLIENT BY THE SURVEYOR AND THE
 SURVEYOR ASSUMES NO LIABILITY FOR
 THE ACCURACY OF THE INFORMATION
 PROVIDED BY THE CLIENT.
 SURVEYOR'S SIGNATURE
 DATE

PLAT OF SURVEY FOR
 NORTHEAST MS POWER ASSOCIATION
 SUB-STATION - TAYLOR, MS
 SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 4 WEST
 TOWN OF TAYLOR, LAFAYETTE CO., MS

DRAWN
 CWN
 CHECKED
 ALC
 ENGINEER
 DATE
 AUG 16, 2016
 JOB NUMBER
 5116-064

ELLIOTT & BRITT
 ENGINEERING, P.A.
 DUBOIS - BAYVIEW - HOLLY SPRING
 WWW.ELLIOTTBRITT.COM

SHEET TITLE
 BOUNDARY
 SURVEY
 SHEET NUMBER

