

July 11, 2016

To: Scott Weeks, Planning and Zoning Administrator

From: Rita McGuffie, MLHPD

Dear Mr. Weeks:

The MLHPD Commission held its regularly scheduled meeting on July 11, 2016 at 6:30pm at the Chapel of the Cross.

At our last meeting in June, Livingston Developers presented initial information on Building D. The basic design, colors and materials were unanimously agreed upon by the Commission with 2 changes. 1. A square window was shown on the drawings but identified as "octagonal". 2. Windows on the sides of the buildings were to be exactly the same as the windows shown on the front elevation of the building.

The Commission unanimously voted to approve this building for a Certificate of Appropriateness contingent on these two items being corrected and resubmitted. Andy Clark did send me the revised submittal showing that "octagonal" had been deleted on item 1. However, the side windows referenced in item 2 do not match the front windows on the new submittal. Front windows are 36 inches in width and side windows are shown to be 48 inches wide. This needs to be corrected in order for our approval to be completed.

The developer also needs to send me a completed Certificate of Appropriateness application.

Please let me know if you need any further information.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS/
CERTIFICATE OF APPROPRIATENESS:**

MANNSDALE-LIVINGSTON HERITAGE PRESERVATION (MHLP) DISTRICT

APPLICANT NAME: **Livingston Township Fund One, LLC**

APPLICANT ADDRESS: **116 Livingston Church Road, Suite B, Flora, MS 39071**

APPLICANT TELEPHONE NUMBER: **601-622-7334**

DATE SUBMITTED TO ZONING ADMINISTRATOR: **May 31, 2016**

LOCATION OF PROPERTY FOR WHICH CERTIFICATE OF APPROPRIATENESS IS REQUESTED: **(PLEASE ATTACH MAP INDICATING BOUNDARIES OF PROPERTY INVOLVED AND/ OR A LEGAL DESCRIPTION).**

"Building D" at Town of Livingston as depicted on attached General Development Plan Legal Description attached.

PLEASE SPECIFY PROPOSED USE OR USES OF THE SUBJECT PROPERTY FOR WHICH CERTIFICATE OF APPROPRIATENESS IS REQUESTED: **(IF MORE THAN ONE USE, INDICATE ON THE REQUIRED SITE PLAN THE LOCATION OF ALL THE PROPOSED USES).**

CHECK LIST ALL OF THE FOLLOWING THAT APPLY: **Commercial Office**

Uses Allowed Only As Special Exceptions:

- Public/ quasi-public facility or utility: Specify: _____
- Commercial uses (See Zoning Ordinance for uses allowed as special exceptions) Please describe specific uses: _____

- Surface mining operations of a temporary type: Please describe: _____

SITE PLAN REQUIRED: A site plan is required for all proposed buildings or structures (except single-family dwellings) in the MLHP District. If the applicant proposes the subdivision of land inside the MLHP, he/she must submit a subdivision plat in accordance with the Madison County **Subdivision Regulations**. All site plans (required for construction on a single lot) shall be prepared in accordance with Sections 402.16-19 and 505 of the Madison County Zoning Ordinance.

Previously submitted

ADDITIONAL INFORMATION REQUIRED FOR DEVELOPMENT OF ALL COMMERCIAL PROPERTIES:

1. Detailed lighting plan for grounds and buildings.
2. Detailed landscaping plan.

Approval of this application for a Certificate of Appropriateness is required under Section 402.16-21 of the Madison County Zoning Ordinance. The Mannsdale-Livingston Heritage Preservation Commission will review this application and make a recommendation to the Board of Supervisors as to whether a Certificate of Appropriateness should be issued to the applicant. For approval of this application, the applicant must demonstrate that the proposed building or structure is not excessively similar or dissimilar to other like buildings or structures in the MLHP district and that the proposed building/structure or use would not provoke one of the harmful effects listed below:

- Lower property values;
- Decreased economic growth; and/ or
- Diminished future opportunities for land use and development.

No building permit shall be issued by the County Building Official for any proposed construction in the MLHP district without a Certificate of Appropriateness.

CERTIFICATE OF APPROPRIATENESS

Following review of the above application for a Certificate of Appropriateness with the required site plan and all supporting information, the Chairman of the Mannsdale-Livingston Heritage Preservation Commission may sign this Certificate indicating a recommendation for approval of the application and issuance of a Certificate. However, if the application for issuance of a Certificate is recommended for *denial*, the applicant shall have the right to appeal the recommendation of the Commission directly to the Board of Supervisors. *The Minutes of the Commission shall accompany the application indicating specific findings in this case, whether recommended for approval or denial.*

We, the Mannsdale-Livingston Heritage Preservation Commission, have reviewed the above application for a Certificate of Appropriateness with the required site plan and do hereby recommend issuance of this Certificate to the Applicant.


Chairman
Mannsdale-Livingston Heritage Preservation Commission

7-13-16
Date

APPROVED BY THE MADISON COUNTY BOARD OF SUPERVISORS:

President

Date

WINDY HILLS TOWNSHIP

GENERAL DEVELOPMENT PLAN



BUSINESS
"D"

A certain parcel of land being situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, T8N-R1E, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Northwest corner of Lot 67, Chestnut Hill, Part 1D, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet E at Slides 141B and 142A and run thence North 40 degrees 11 minutes 38 seconds West for a distance of 1,900.04 feet to the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence North 43 degrees 45 minutes 45 seconds West for a distance of 40.00 feet to a point; run thence North 46 degrees 14 minutes 15 seconds East for a distance of 121.50 feet to the Point of Curvature of a 1637.02229 degree curve bearing to the right having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 3.50 feet; run thence southeasterly along the arc of said curve an arc length of 5.50 feet to the Point of Tangency of said curve; said curve having a chord bearing of South 88 degrees 45 minutes 45 seconds and a chord distance of 4.95 feet; run thence South 43 degrees 45 minutes 45 seconds East for a distance of 36.50 feet to a point; run thence South 46 degrees 14 minutes 15 seconds West for a distance of 125.00 feet to the POINT OF BEGINNING, containing 4,997.4 square feet, more or less.

DOOR SCHEDULE		
MARK	SIZE	DESCRIPTION
1	2'-0" x 6'-0"	614. 5/8" SCHED. 40K ALUMINUM
2	2'-0" x 6'-0"	614. 5/8" SCHED. 40K ALUMINUM

WINDOW SCHEDULE		
MARK	SIZE	DESCRIPTION
1	3'-0" x 6'-0"	TYPICAL WINDOW WITH INSULATED GLASS
2	3'-0" x 6'-0"	TYPICAL WINDOW WITH INSULATED GLASS

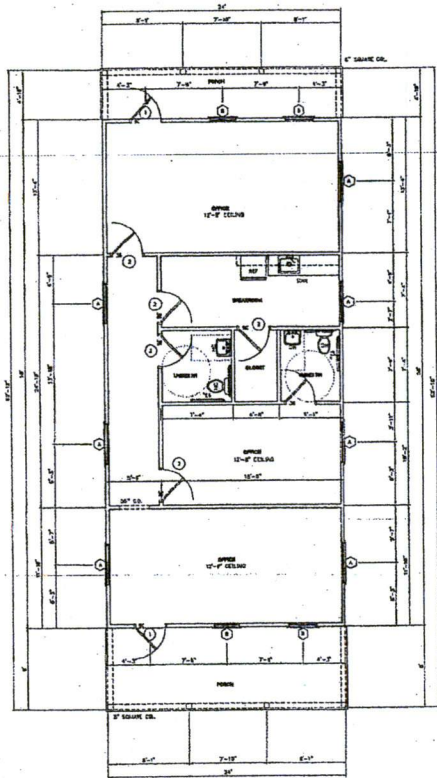
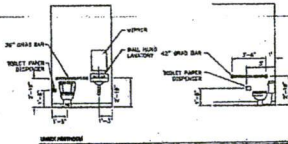
REMARKS: SEE LIST TO MANUFACTURER WEBS FOR EXACT WINDOW OPENING SIZE REQUIRED

AREA

HEATED SPACE 1200 SQUARE FOOT
 PORCH 215 SQUARE FOOT

JOIST AND RAFTER

FLOOR JOISTS	CILING JOISTS	ROOF RAFTERS
SIZE AND SPACING	SIZE AND SPACING	SIZE AND SPACING
2" x 8" @ 16" O.C.	2" x 8" @ 16" O.C.	2" x 8" @ 16" O.C.
2" x 8" @ 16" O.C.	2" x 8" @ 16" O.C.	2" x 8" @ 16" O.C.
2" x 8" @ 16" O.C.	2" x 8" @ 16" O.C.	2" x 8" @ 16" O.C.
2" x 8" @ 16" O.C.	2" x 8" @ 16" O.C.	2" x 8" @ 16" O.C.



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Ingram
DESIGN GROUP

1100 WALTON ROAD, SUITE 100, FORT WORTH, TX 76102-4867

Plan No.

C01

Sheet No.

A2

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