

May 17, 2018

To: Mr. Scott Weeks, Planning & Zoning Administrator

From: Rita McGuffie, MLHPD Chairman

Dear Mr. Weeks:

The Mannsdale-Livingston Heritage Preservation District (MLHPD) held its regularly scheduled meeting on Monday, May 14, 2018 at 6:30pm at the Chapel of the Cross in Madison, Mississippi.

Brian Leach presented plans for an insurance office building to be constructed in Livingston Township.

FINDINGS:

Upon request by MLHPD, Mr. Leach and his contractor, provided us with a revised proposal which included the following required items—a lighting plan with pictures of lights to be used, a site plan, a landscaping plan, a drainage plan, paint colors (Moderate White and Oyster Bay) and revised shutter dimensions.

The building will be identified as Building B. According to the master development plan, Building B was scheduled to be a much larger 2 story building. Also, the master development plan shows an adjacent Building/Lot C which is shown on page 2 of the submittal, however, on the final page (9) of the submittal the lot in question appears to encompass both lots B and C.

MLHPD was advised during the meeting that some other tenants of Livingston Township were concerned about how this building would impact parking and traffic flow.

Additionally, MLHPD Commissioners have noted that since this will be the third “shotgun” style building within the development, developers should consider designing future buildings in something other than “shotgun” style while meeting the established architectural plan for Livingston Township. The Zoning Ordinance for Madison County Section 1613.01 Item #2 states that the purpose of the “Certificate of Appropriateness” is “to prevent excessive uniformity and dissimilarity and inappropriateness or poor quality of design in the exterior appearance of structures.”

RECOMMENDATIONS:

The County should have the developer update the Master Development Plan so that it accurately represents changes that are being made in regard to Building/Lot B and Building/Lot C.

Since Building B as presented in the accompanying proposal is architecturally in keeping with the other structures within the development and the proposal now includes the required lighting, landscaping, drainage and site plans, MLHPD recommends that this proposal move forward to Planning and Zoning. This approval by MLHPD, as always, is contingent upon approval of drainage, parking and ingress/egress by the

County Engineer and approval by the County Safety Officer for all safety requirements.

If you need any further information, or if MLHPD can help in any other way, please feel free to call me.

Sincerely,

Rita McGuffie, Chairman
MLHPD

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

MANNSDALE-LIVINGSTON HERITAGE PRESERVATION (MHL) DISTRICT

APPLICANT NAME: BBH Construction Inc
APPLICANT ADDRESS: 112 Chadwyck Pl. Madison KY 40515 39110
APPLICANT TELEPHONE NUMBER: 601-750-1579
DATE SUBMITTED TO ZONING ADMINISTRATOR: 4/1/2018

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

Location of Bld B on Development Plan

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:

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: office building
- 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:

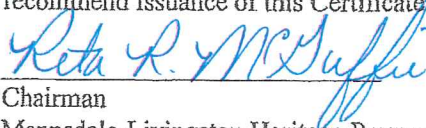
- Lower property values;
- Decreased economic growth; and/ or
- Diminished future opportunities for land use and development.

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

5-17-18

Date

APPROVED BY THE MADISON COUNTY BOARD OF SUPERVISORS:

President

Date

PROGRESS
LIGHTING

Beacon Collection



Stainless Steel
Acero Inoxidable

Stainless Steel

Acero Inoxidable

1000-007-113
P6026-135 DI

Width/Anchura: 8" / 20.3 cm Height/Altura: 12-7/8" / 32.7 cm

LIVINGSTON HOLDING/CHESTNUT DEVELOPERS
116 Livingston Church Rd. Suite C
Flora, MS 39071

RE: Livingston Township, Building B

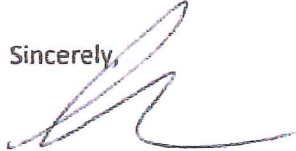
Mannsdale Overlay Commission

To Whom it may concern,

This letter shall be formal notice that the building as proposed as Building B, and owned by Dwayne Moak and Brian Leach, the design as presented to the overlay is approved for construction.

Please do not hesitate to contact me if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bollenbacher". The signature is fluid and cursive, with a large initial "M" and "B".

Michael Bollenbacher
Managing Member

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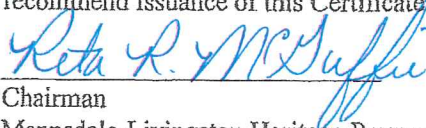
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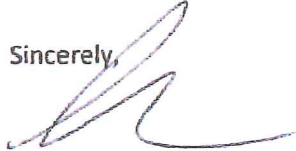
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