

February 11, 2019

To: Scott Weeks, Planning and Zoning Administrator

From: Rita McGuffie, Chairman
Mannsdale-Livingston Heritage Preservation
District (MLHPD)

Dear Mr. Weeks:

The MLHPD held its regularly scheduled meeting on Monday, February 11, 2019 at the Chapel of the Cross in Madison, Mississippi.

Dale Wilson, owner of Mannsdale Veterinary Clinic, presented plans for a boarding addition to the clinic due to increased demand for services. Every exterior feature will match the existing structure. No additional lighting will be used. Noise softening measures will be used just like in the existing structures. Landscaping for the addition will be added that will enhance the landscaping for the existing building. The MLHPD Commission members voted unanimously to approve the addition.

Sincerely,

Rita McGuffie, Chairman

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

MANNSDALE-LIVINGSTON HERITAGE PRESERVATION (MHLP) DISTRICT

APPLICANT NAME: *Mannsdale Arima Clinic, Larry Dale Wilson*
APPLICANT ADDRESS: *478 Mannsdale Road Madison MS 39110*
APPLICANT TELEPHONE NUMBER: *769-257-8676*
DATE SUBMITTED TO ZONING ADMINISTRATOR: *1/31/19*

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

478 Mannsdale Road Madison, MS 39110

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: _____

- 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.

Rita McDuffie
Chairman
Mannsdale-Livingston Heritage Preservation Commission

Feb. 11, 2019
Date

APPROVED BY THE MADISON COUNTY BOARD OF SUPERVISORS:

President

Date



Mannsdale Animal Clinic

488 Mannsdale Road
Madison, MS 39110

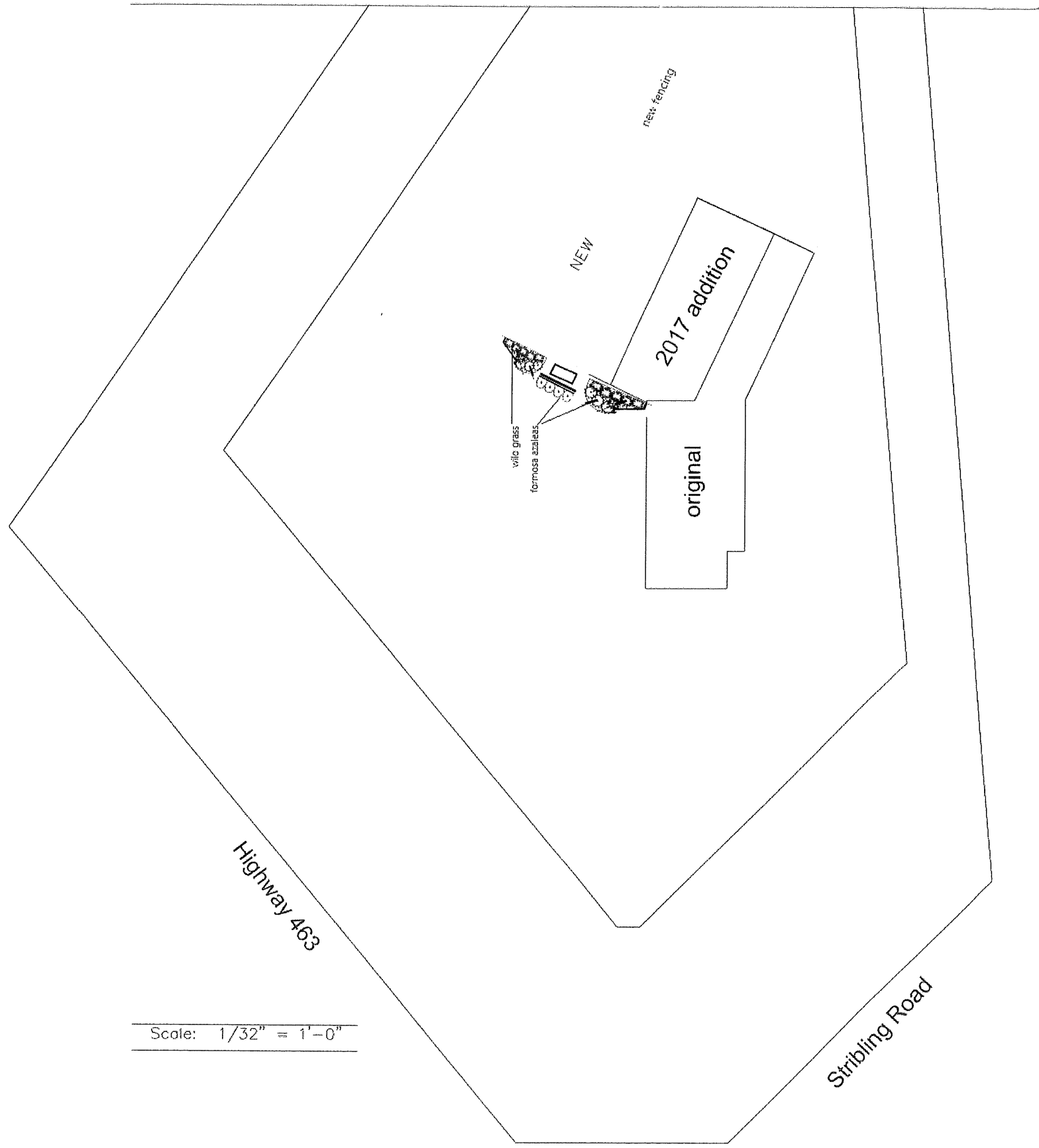
January 30, 2019

Boarding Build-out addendum

Landscaping will be minimal since this is a rear addition and visual esthetics from the road remain unchanged. Formosa azaleas and wild grass will continue along the northern wall filling in with the original landscaping plan. Wooden fencing that is added will not be visible from 463 due to the rotation of the building and lower elevation of that section of land.

All Exterior building materials will remain the same as original construction. Brick and Windows are exactly the same manufacturer, color pattern, and design. All exterior walls will be brick. Brick parapet walls will extend horizontally and vertically beyond the actual building itself to cover guttering and roofline as noted in elevations. Roofline will be extended from current peak and be comprised of the same commercial standing seam roofing as on current structure. All wall construction will follow previous building design including spray foam insulation covering wall and ceiling rafters creating a fully sealed environment. All kennels in this addition are large townhouses and suites totaling 32 units and a new daycare ward. 4100k moonlight color lighting will continue to be utilized.

Rita McDuffie
MLHPD



Scale: 1/32" = 1'-0"

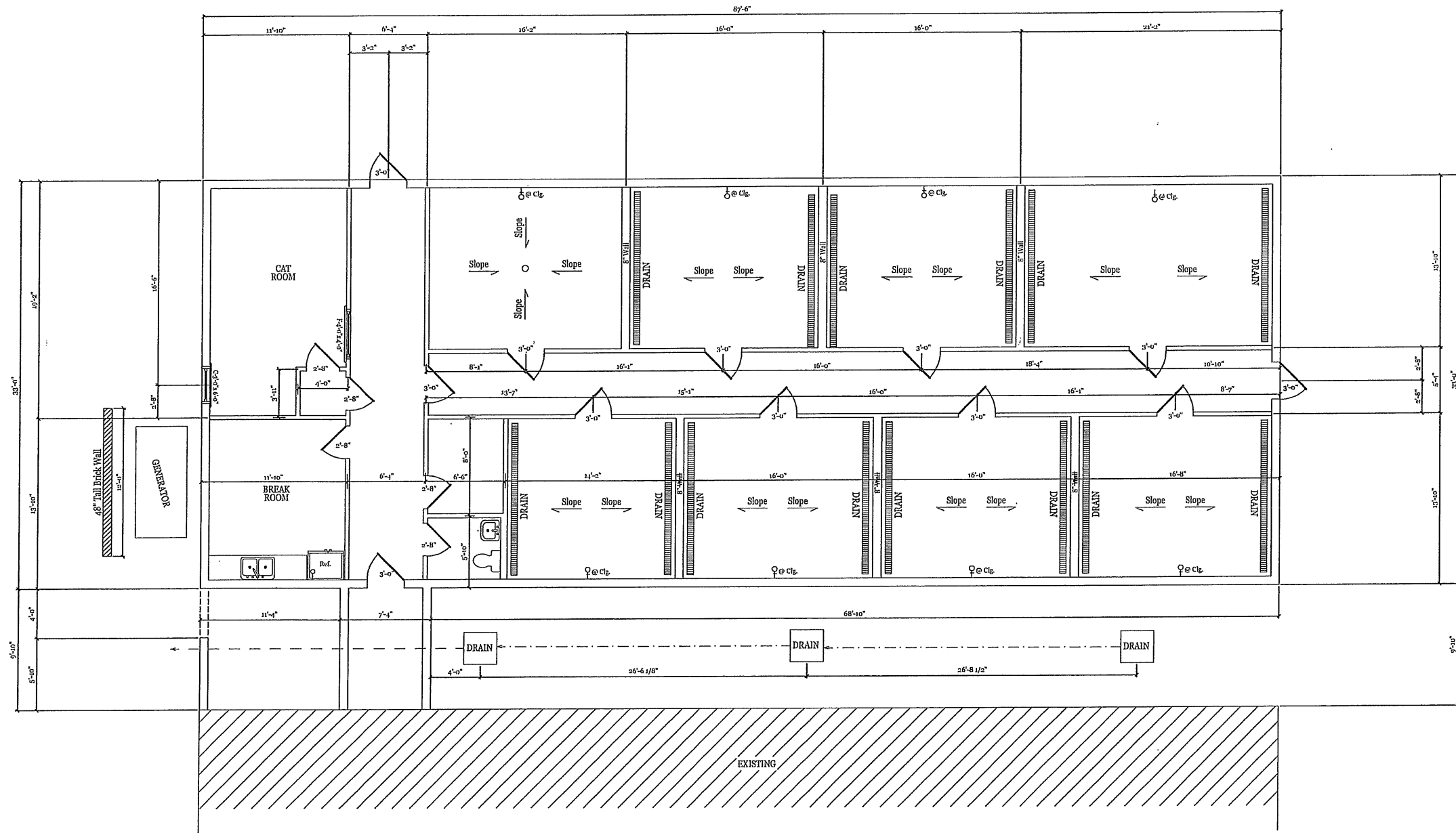
Rita Mc Duffin
MCHPD

Mannsdale Animal Clinic

Boarding Build-out addendum

Landscaping will be minimal since this is a rear addition and visual esthetics from the road remain unchanged. Formosa azaleas will continue along the northern wall filling in the original un-landscaped 12' wall. White muley grass and more azaleas will be placed on each side of the new window. The only visual deviation on the currently approved building design when viewed from the road will be the 14' wall and window facing highway 463.

All Exterior building materials will remain the same. Brick and Windows are exactly the same manufacturer, color pattern, and design. All exterior walls will be brick. Brick parapet walls will extend horizontally and vertically beyond the actual building itself to cover guttering and roofline as noted in elevations. Roofline will be extended from current peak and be comprised of the same commercial standing seam roofing as on current structure. All wall construction will follow previous building design including spray foam insulation covering wall and ceiling rafters creating a fully sealed environment. Kennel rooms are also better designed in this phase creating several 11x16' rooms instead of one large room to further control noise pollution. The current boarding room is being renovated in the same fashion to isolate out pets to smaller sized rooms. All lighting will be moonlight in color. Stripling road entrance will be concreted when construction is finished. 4100k lighting will be continue to be utilized. Existing wood fencing that was being used for pet walking will be moved behind the building structures and not visible from the road.



FLOOR
SCALE: 1/4" = 1'-0"

♀ HOSE BIB



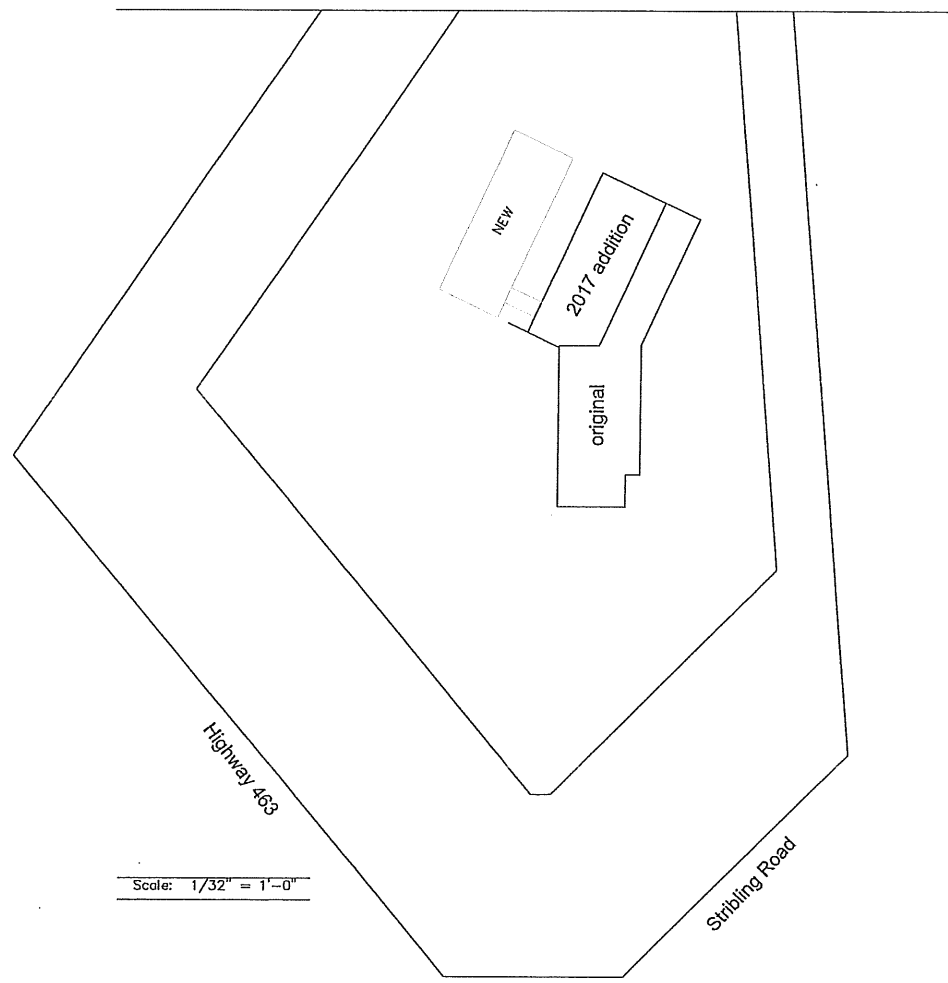
Project Mannsdale Animal Clinic
Boarding Addition
488 Mannsdale Road
Madison County, Mississippi

Builder

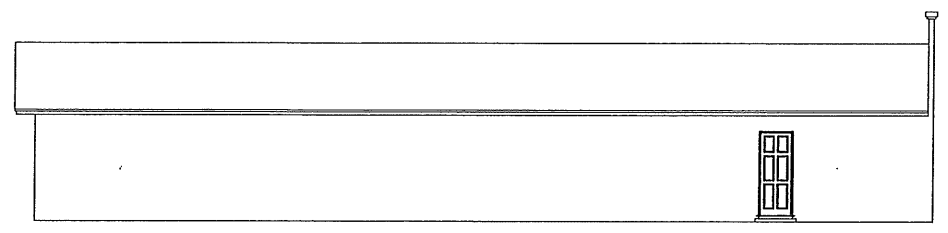
PEN DESIGNS, LLC
"Drafting and Design Specialist"
601.500.0179

Plan No. 1904
Drawn By: JCP
Date: 1-29-19

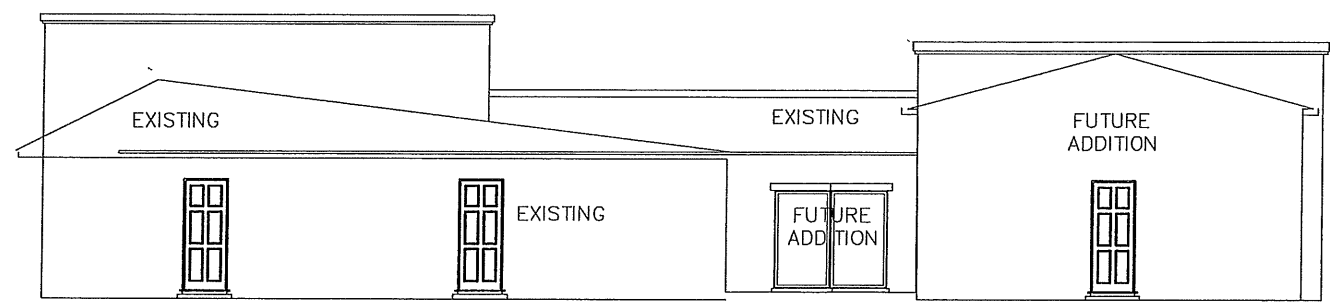
1 OF 5



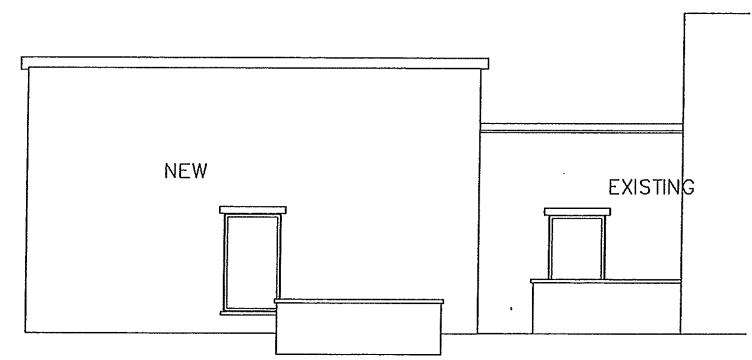
Scale: 1/32" = 1'-0"



WEST
SCALE: 3/16"=1'-0"

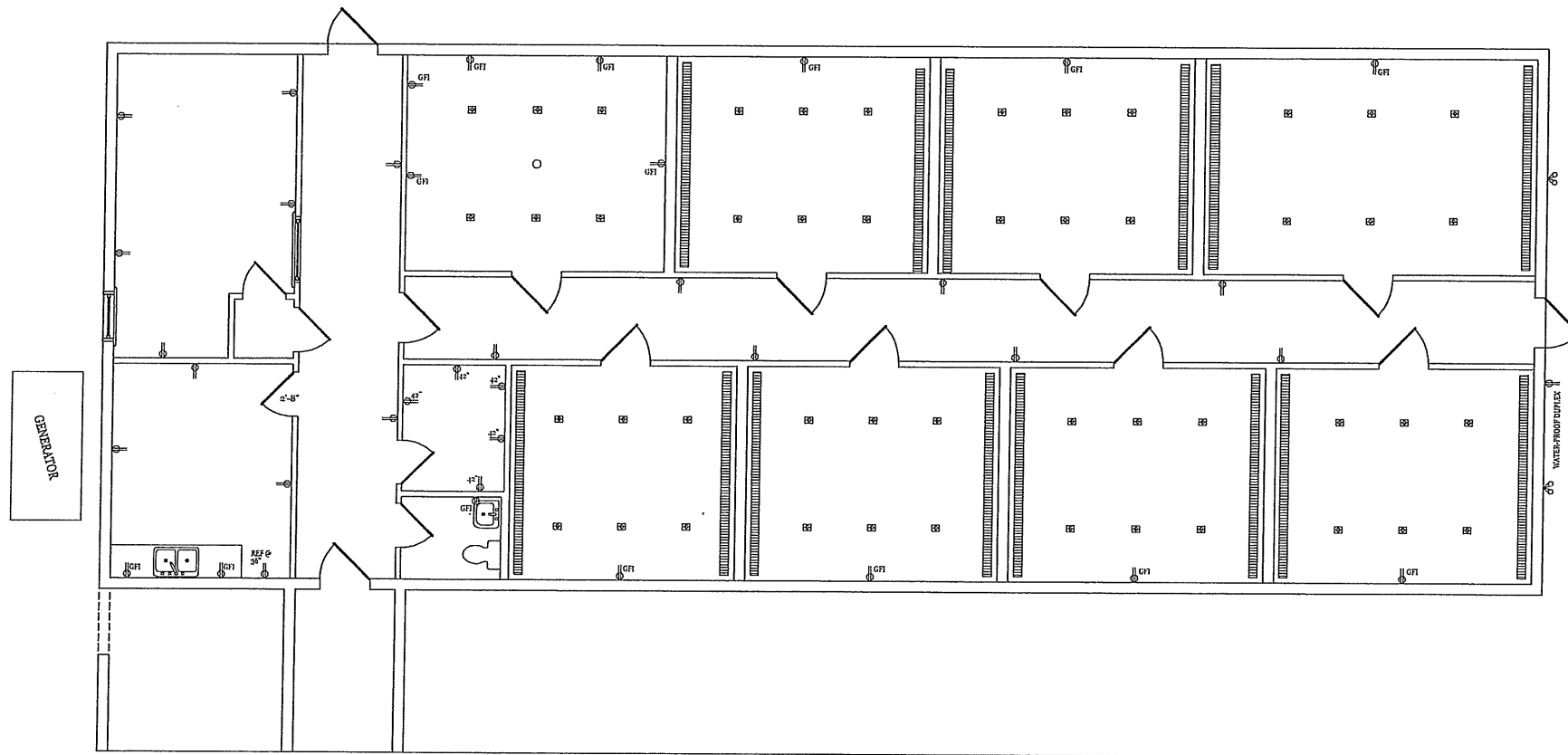


SOUTH
SCALE: 3/16"=1'-0"



NORTH
SCALE: 3/16"=1'-0"

Plan No. 1904
 Drawn By: JCP
 Date: 1-29-19
 2 OF 5

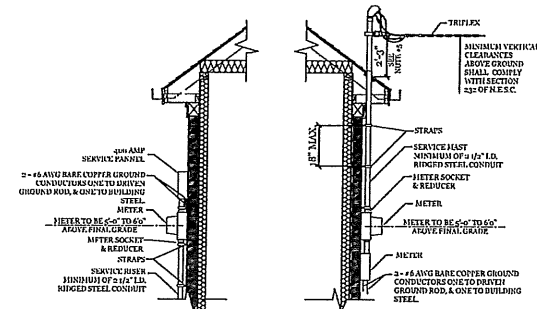


ELECTRICAL SYMBOLS & DESCRIPTIONS			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX WALL OUTLET 110 VOLTS		SURFACE MOUNTED FLUORESCENT FIXTURE
	3-Ø 120/208V THREE PHASE OUTLET		CEILING FAN
	DUPLEX FLOOR OUTLET		CEILING FAN WITH LIGHT
	DUPLEX CEILING OUTLET		OVERHEAD DOOR MECHANICAL
	LIGHT FIXTURE SELECTED BY OWNER		FLOOD LIGHTS
	RECESSED CAN LIGHT		1 BULB VANITY LIGHT
	FAN		INTERIOR/EXTERIOR WALL MOUNTED FIXTURE
	SINGLE POLE SWITCH		
	Hanging Fixture		

Minimum Vertical Clearance				
Min. Rise	Conduit Size	Conduit Capacity & Number of Cables (per NEC- Annex C)	Conduit Capacity & Number of Cables (per N.E.C. Annex C)	Conduit Type
12" MIN.	1/2"	1	1	RV
18" MIN.	3/4"	2	2	RV
24" MIN.	1"	3	3	RV

(Typ.)

- Notes:
- 1.) Owner / Contractor is Responsible For Providing Exact Locations For Plugs, Switches, And Fixtures.
 - 2.) Unless Noted Otherwise, All Branch Circuit Wiring Shall Be Type NM Cable Above Ceilings, Between Floors, Or In Stud Wall Cavities.
 - 3.) Wiring Below Slab Shall Be Installed In Conduit.
 - 4.) Unless Noted Otherwise, All Light Switches Shall Be 44".
 - 5.) Receptacles Shall Be Installed Per The Following:
 Wall Outlet - 15" Bath Wall Outlet - 8" Above Counter
 Kitchen Wall - 42" Closet Htg. Units & Ref. - 36"

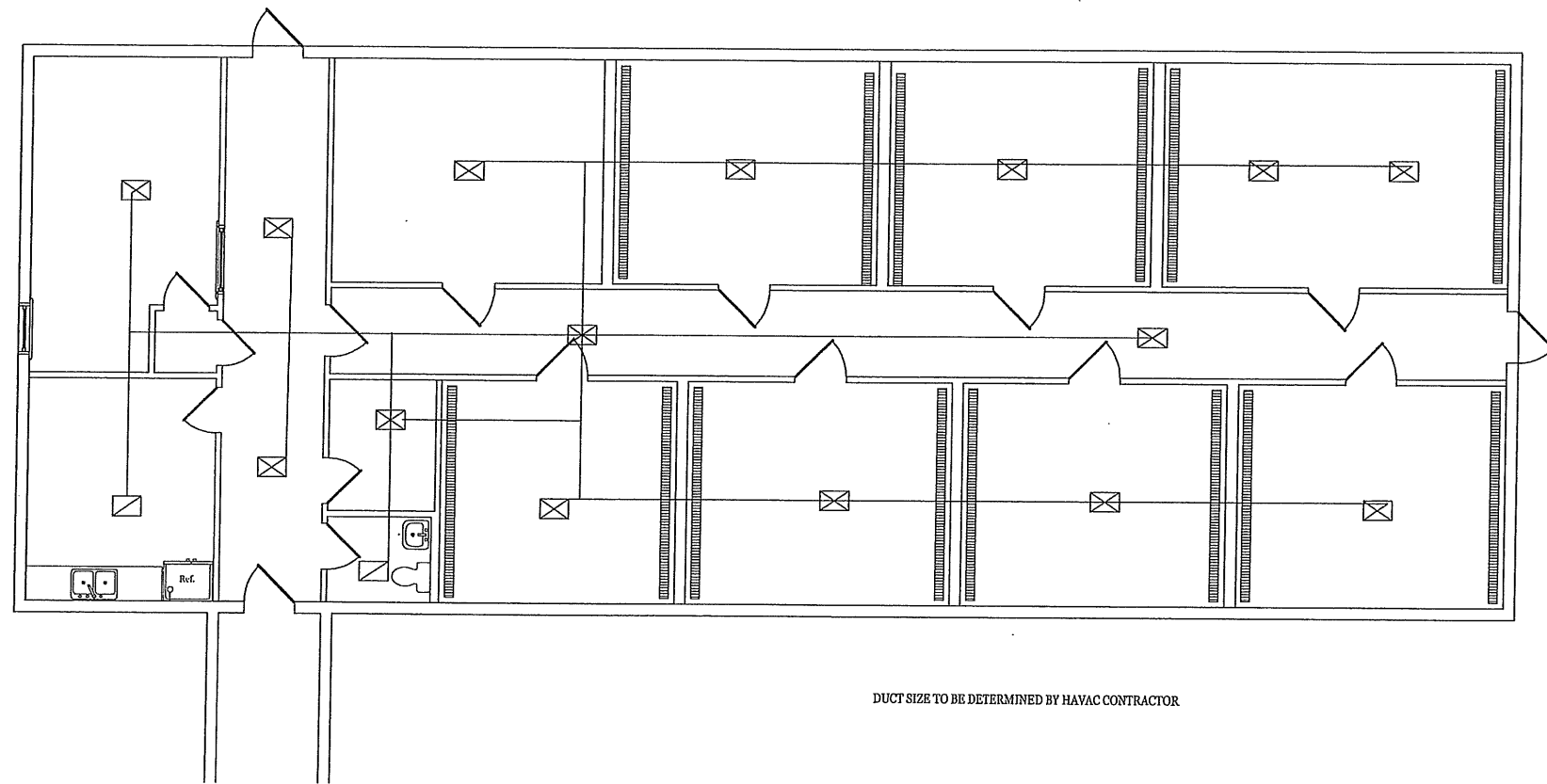


TYPICAL SERVICE RISER
SCALE: 1/4" = 1'-0"

TYPICAL SERVICE MAST
SCALE: 1/4" = 1'-0"

ELECTRICAL
SCALE: 1/4" = 1'-0"

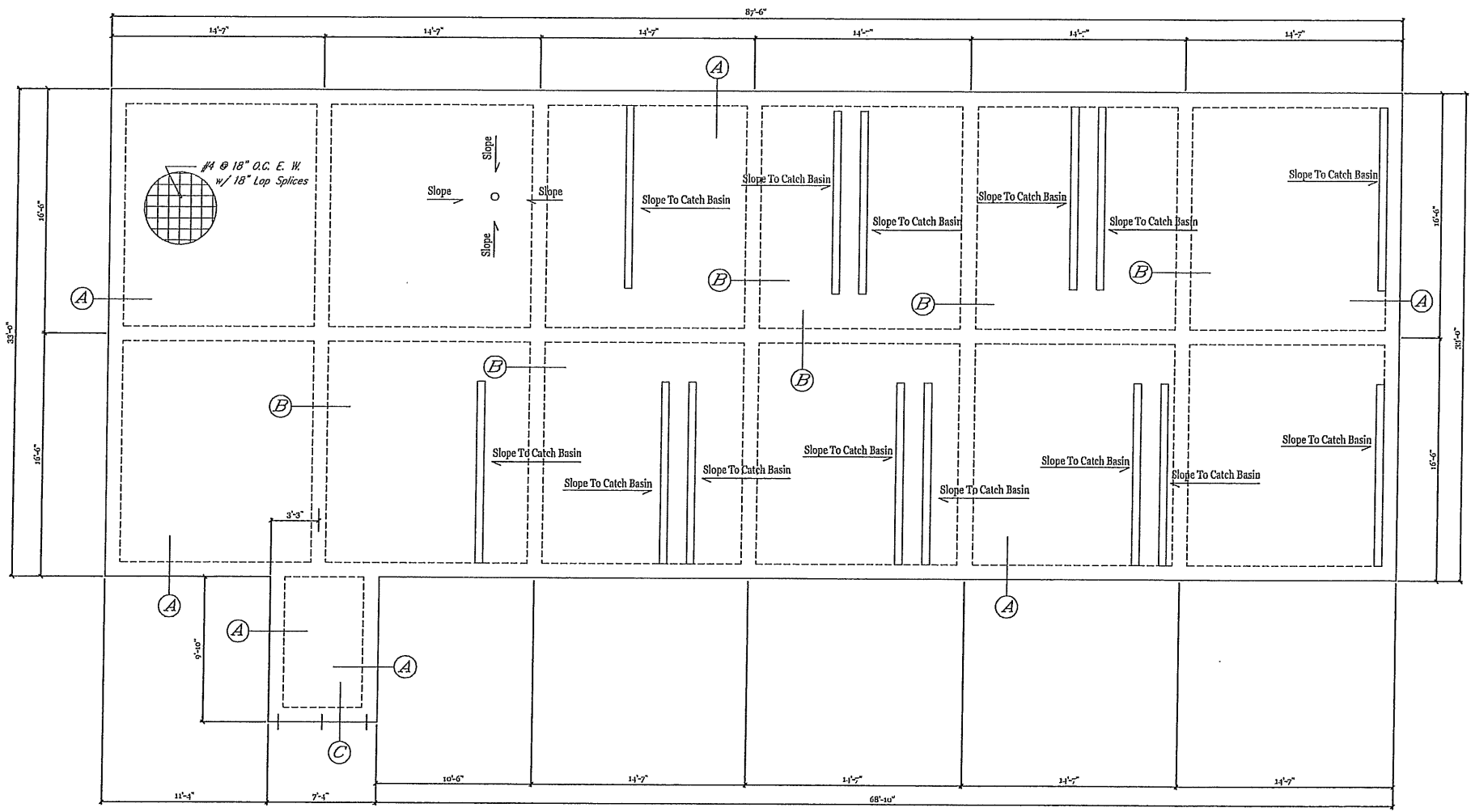
Plan No.
1904
Drawn By:
JCP
Date:
1-29-19
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DUCT SIZE TO BE DETERMINED BY HAVAC CONTRACTOR

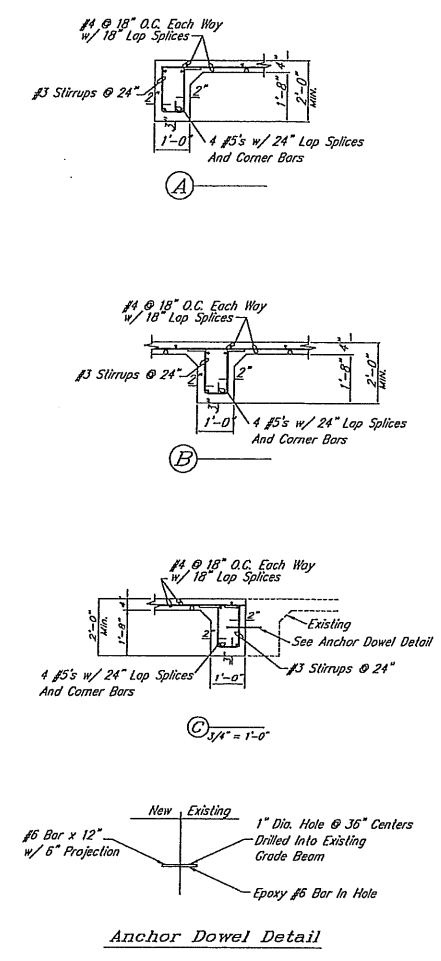
HVAC
SCALE : 1/4" = 1'-0"

Plan No.
1904
Drawn By:
JCP
Date :
1-29-19
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FOUNDATION PLAN
 4" Thick Slab
 Scale: 1/4" = 1'-0"

MAINTAIN 4" SLAB THICKNESS AT ALL SLOPES.



- GENERAL NOTES:**
1. CONCRETE CONSTRUCTION TO CONFORM WITH ACI BUILDING CODES 318, 302.1R-04 AND 332-04.
 2. REINFORCING STEEL TO BE ASTM A615 GRADE 60 DEFORMED BARS.
 3. 28 DAY CONCRETE STRENGTH TO BE 3000 PSI WITH A 5" SLUMP MAXIMUM.
 4. SLAB AND FOOTING CONCRETE TO BE PLACED MONOLITHICALLY WITH NO COLD JOINTS.
 5. FOUNDATION FILL SOIL TO BE PLACED IN 9" LIFTS MAXIMUM WITH EACH LIFT BEING COMPACTED TO WITHIN 95% OF ITS STANDARD PROCTOR.
 6. DESIGN BASED ON GOOD SOIL CONDITIONS UNDER FOUNDATION.
 7. PLUMBING DITCHES TO CROSS FOOTINGS AT RIGHT ANGLES AND BACKFILLED WITH FULLY COMPACTED SOIL.

Plan No.
 1904
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 JCP
 Date:
 1-29-19
 5 OF 5

Scale: 1/32" = 1'-0"

Highway 463

Stribling Road

wild grass
formosa azaleas

original

2017 addition

NEW

new fencing

