

CASE NO. 1068

APPLICATION FOR ZONING MAP AMENDMENT
City of Oxford, Mississippi

Applicant's Name GUY N. TURNBOW, JR.

Mailing Address 1012 UNIVERSITY AVE

Address of Property in Question PROPERTY BETWEEN 1101 AND 1151 FRONTAGE RD

Telephone Number 234-5527

Interest in Property Owner Leaseholder Option to Purchase
 Other Legal Interest _____

Present Zoning Classification of Property H/C

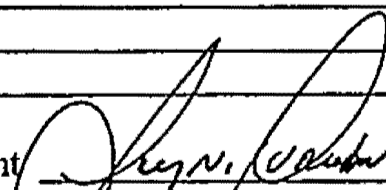
Proposed Zoning Classification of Property R/C

Legal Description of Property (include all subdivision lot numbers or metes and bounds description and tax parcel numbers) SEE ATTACHED DESCRIPTION
APPROXIMATELY 5⁷⁵ ACRES ZONED H/C

What changed or changing conditions make the passage of this amendment necessary?
THIS PROPERTY IS PART OF A 13.7 ACRE TRACT WITH
APPROXIMATELY 8.00 ACRES ALREADY ZONED R/C. THIS
PROPERTY IS SHOWN R/C ON THE NEW COMPREHENSIVE
PLAN.

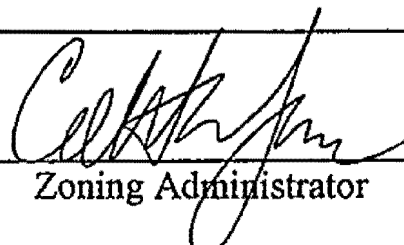
What other circumstances justify the proposed change? THE AREA TO THE
SOUTH AND SOME OF THE LAND TO THE EAST
AND WEST ARE ALREADY ZONED R/C.

What error(s), if any, in the Zoning Map would be corrected by the proposed amendment? _____

Signature of Applicant  Date 19 MAR 04

Date Filed 3/19/04 FOR CITY USE ONLY Filing Fee Paid \$ 150⁰⁰

Date of Public Hearing 4/12/04
Recommendation of Planning Commission applicant withdrew
application on 4/12/04
Action by Mayor and Board of Aldermen _____

 4/13/04
Zoning Administrator Date

REZONING HC TO RC

Oxford Planning Commission
Classification Report

Data Summary

Date: 3-19-04

(For Planning Purpose Only)

1. PROPERTY (STREET) ADDRESS: Frontage Road
2. PROPERTY OWNER: Guy Turnbow, Jr.
3. PETITIONER: Same
4. PRESENTED BY:
5. PLANNED USE: RC

ZONING

6. PRESENT ZONING: HC
7. REQUESTED: RC
8. APPLICABLE REGULATIONS:

MINIMUM ZONING NEEDED:

9. ZONING HISTORY: HC

LAND USE

10. LOT SIZE OR ACREAGE:
11. EXISTING USE: Undeveloped Highway Commercial
12. EXISTING STRUCTURES: None
13. PHYSICAL CHARACTERISTICS: Undeveloped
14. ABUTTING USE AND ZONING:

North - Hwy 6 Bypass
South - RC
East - HC
West - RC

Guy Turnbow, Jr., Case #1068, Frontage Road (Adjacent to and east of Day's Inn)

Planning Commission Meeting, April 12, 2004

RE: Zoning Change from HC Highway Commercial to RC Multi- Family

Planner's Comments

Findings:

- Property consists of 4.60 Acres and is currently zoned HC (Highway Commercial)
- Property to the west (Days Inn) is zoned HC, property to the east (retail and offices) is zoned HC, property to the south is vacant and is zoned RC
- Location is compatible for RC and Frontage Road has existing apartments and condominiums in the vicinity
- Mixed uses are encouraged in the proposed Comprehensive Plan

Recommendations

Recommend Approval and provide statement that future land use and transportation plan address Mimosa Drive at the south of this property be made a through street to Bickerstaff Road and ROW be provided with site plan review

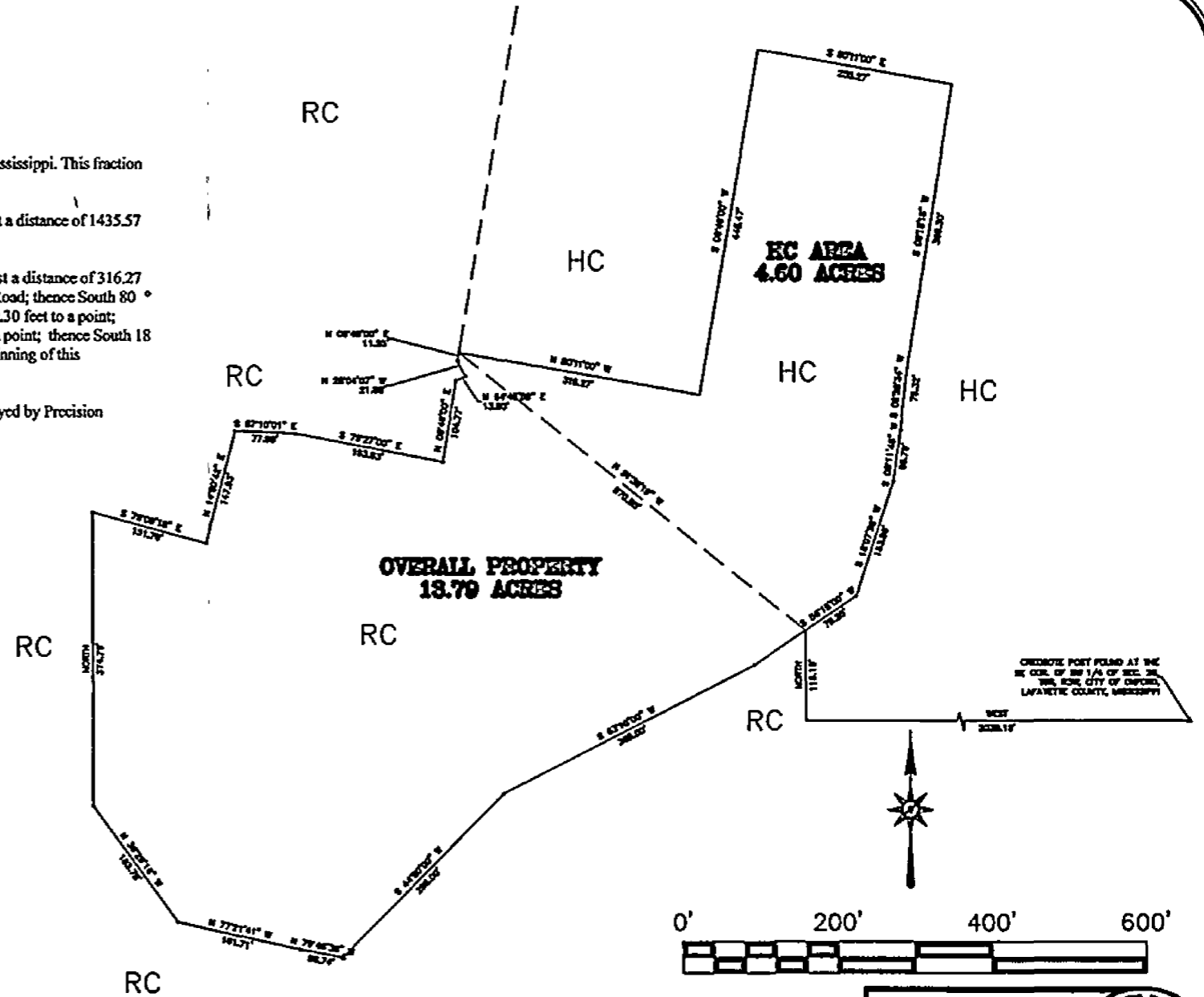
**DESCRIPTION OF PROPERTY
FOR
GUY TURNBOW**

A fraction of the Southwest Quarter of Section 28, Township 8 South, Range 3 West, City of Oxford, Lafayette County, Mississippi. This fraction contains 4.60 acres, more or less, and is described in more detail as follows:

Starting at a Creosote Post Found at the Southeast Corner of the Southwest Quarter of said Section 28, run thence Due West a distance of 1435.57 feet to a point; thence Due North a distance of 533.14 feet to the point of beginning.

From this point of beginning, run thence North $51^{\circ}39'19''$ West a distance of 570.85 to a point; thence South $80^{\circ}11'00''$ East a distance of 316.27 feet to a point; thence North $09^{\circ}49'00''$ East a distance of 445.47 feet to a point on the South right of way line of Frontage Road; thence South $80^{\circ}11'00''$ East along said right of way line a distance of 255.27 feet to a point; thence South $09^{\circ}18'18''$ West a distance of 369.30 feet to a point; thence South $06^{\circ}26'34''$ West, a distance of 76.32 feet to a point; thence South $08^{\circ}11'45''$ West a distance of 65.79 feet to a point; thence South $18^{\circ}07'28''$ West a distance of 153.86 feet to a point; thence South $56^{\circ}15'00''$ West a distance of 79.25 feet to the point of beginning of this description.

This description was based on a previous survey by Rex Smith and the zoning map of the City of Oxford and was not surveyed by Precision Engineering.

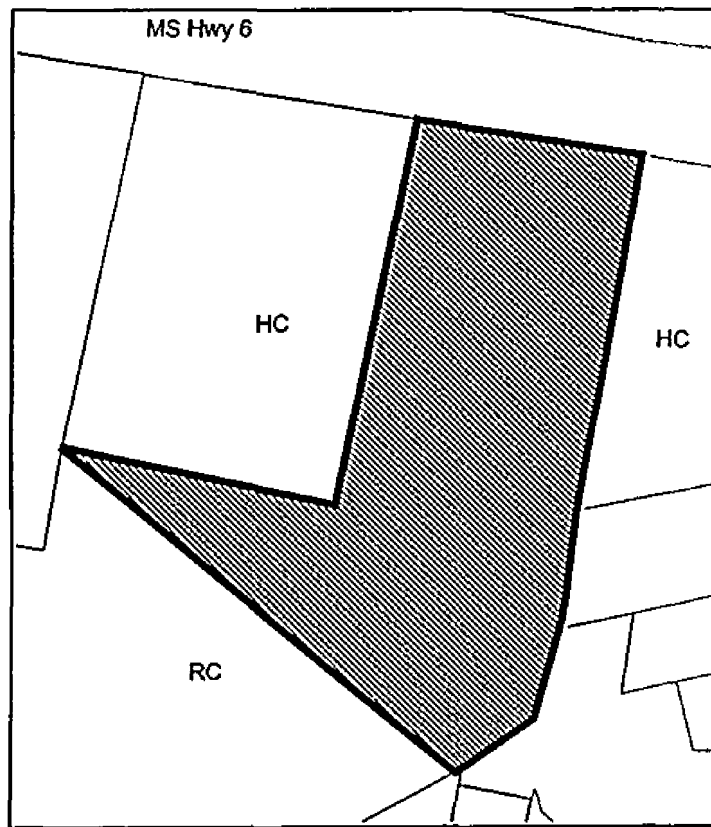


PROPERTY DESCRIPTION FOR GUY TURNBOW		
DRAWN BY: R. DANIEL	CHECKED BY: R. SHEED	
DATE: 04/23/04	DRAWING NO.:	
	J002	SHEET # 01 OF 01



PUBLIC NOTICE

Notice is hereby given to all parties in interest and citizens of the City of Oxford, Mississippi, that Guy N. Turnbow, Jr. has filed an application with the undersigned to rezone the following described property from HC to RC located on Frontage Road.



(Reduce map to 1 column)

Said application will be heard by the Oxford Planning Commission at the City Hall in Oxford, Mississippi on April 12, 2004 at 5:00 p.m., at which time all parties in interest and citizens will be heard after which a recommendation will be made to the Mayor and Board of Aldermen of the City of Oxford, Mississippi, which may act upon the recommendation of the Oxford Planning Commission shall be entitled to a public hearing before the Mayor and Board of Aldermen of the City of Oxford, Mississippi, with due public notice thereof after publication for the time as provided in the Oxford Zoning Ordinance.

/s/ Colbert Jones
Colbert Jones

Publish: March 26, 2004

(Send proof of publication)

PROOF OF PUBLICATION

PRINTER'S FEE \$ 22.20

THE STATE OF MISSISSIPPI
LAFAYETTE COUNTY

Personally appeared before me, a notary public in and for said county and State, the undersigned

Mr. Jesse P. Phillips

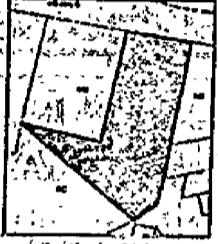
Who, after being duly sworn, deposes and says that he is the Publisher of the Oxford Eagle, a newspaper published daily in the City of Oxford, in said county and State, and that the said newspaper has been published for more than one year and that

Guy N. Turnbow, Jr. filed application to rezone

a true copy of which is hereto attached was published for 1 consecutive weeks in said newspaper as follows:

VOLUME	NO.	DATE
<u>136</u>	<u>124</u>	<u>March 26, 2004</u>

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/s/ Colbert Jones
Colbert Jones
Published March 26, 2004

Jesse P. Phillips
Sworn to and subscribed before me this 26 day of March, 2004
Rita S. Vasilyev

Notary Public, Lafayette County, Mississippi

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 17, 2007
My commission expires
STATE OF MISSISSIPPI NOTARY SERVICE