

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



## MINUTES

City of Oxford  
Board of Aldermen  
Regular Meeting  
Tuesday, March 7, 2017, 5:00 pm - 7:00 pm  
City Hall Courtroom

### 1. Call to order.

The meeting of the Mayor and Board of Alderman of the City of Oxford, Mississippi, was called to order by Mayor Patterson at 5:00pm on Tuesday, March 7, 2017, in the courtroom of Oxford City Hall when and where the following were present:

George G. Patterson, Mayor  
Rick Addy, Alderman Ward I  
Robyn Tannehill, Alderman Ward II  
Janice Antonow, Alderman Ward III  
Ulysses Howell, Alderman Ward IV  
Preston Taylor, Alderman Ward V  
Jason Bailey, Alderman Ward VI  
John Morgan, Alderman At Large

Mayo Mallette, PLLC-Of Counsel  
Ashley Atkinson, City Clerk  
Bart Robinson, Director of Public Works  
Reanna Mayoral, Assistant Director of Public Works  
Judy Daniel, City Planner  
Ben Requet, Senior Planner  
Joey East, Chief of Police  
Matt Davis, Director of Parking Enforcement  
Braxton Tullos, Human Resources Director  
Mark Heath, Fire Chief  
Seth Gaines, Director of Oxford Park Commission  
Randy Barber, Director of Building Department  
Rob Neely, Superintendent of Oxford Electric Department  
Bo Ragon, Superintendent of City Shop  
Jimmy Allgood, Director of Emergency Management  
Amberlyn Liles, Environmental Services Director  
Gray Parker, Planning Department  
Billy Lamb, Buildings & Grounds Department

### 2. Adopt the agenda for the meeting.

It was moved by Alderman Howell, seconded by Alderman Antonow to adopt the agenda for the meeting with the following changes: the addition of item 6k., and the deletion of items 7 and 11. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

**3. Mayor's Report****4. Authorize the approval of the minutes of the regular meeting on February 21, 2017.**

It was moved by Alderman Antonow, seconded by Alderman Taylor to approve the minutes from the regular meeting on February 21, 2017. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

**5. Authorize the approval of accounts for all city departments.**

It was moved by Alderman Morgan, seconded by Alderman Bailey to approve all accounts for the City of Oxford including a claims docket showing claims numbered 2693 through 2958 totaling \$2,225,649.50. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

**6. Consider the consent agenda:**

It was moved by Alderman Bailey, seconded by Alderman Morgan to approve the following consent agenda items. All the alderman present voting aye, Mayor Patterson declared the motion carried.

- a. Request permission to accept the retirement of Phillip Zampella in the Oxford Police Department. (Braxton Tullos)
- b. Request permission to approve Michaela Vommoro as an intern in the Municipal Court Department. (Braxton Tullos)
- c. Request permission for Rob Neely to attend the TVPPA Annual Conference in Savannah, GA on May 21-24, 2017 at an estimated cost of \$1,643.28. (Rob Neely)



**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7954

- d. Recommend approval for Robert Raper to intern for the 2017 Spring Semester in the Oxford Police Department. (Braxton Tullos)
  
- e. Request permission for two officers to attend FBI National Academy Chapter training in Pearl, MS from March 30-31, 2017 at an estimated cost of \$582.00 plus per diem. (Joey East)
  
- f. Recommend approval for the following taxi drivers:  
Taylor Cox-Magnolia Taxi Service  
Drew Davis-Flying Tuk
  
- g. Request permission for Ron Biggs to attend the 12th Annual FTA Drug and Alcohol Program National Conference in New Orleans, LA on April 18-20, 2017 at an estimated cost of \$1,041.96. MDOT has awarded OUT a Rural Transit Assistance Program Scholarship that will cover up to \$968.24. (Ron Biggs)
  
- h. Request permission to advertise for two part-time seasonal employees in the Public Works department. (Braxton Tullos)
  
- i. Request permission to advertise for part-time seasonal laborers in the Buildings & Grounds Department. (Braxton Tullos)
  
- j. Request permission to advertise for part-time seasonal laborers in the Environmental Services Department. (Braxton Tullos)
  
- k. Request permission for Brad McCoy to attend the TVPPA Apprentice Lineman Training in Scottsboro, AL on March 13-17, 2017 at an estimated cost of \$1,533.45. (Rob Neely)
  
- 7. Request permission to accept the donation of three 2002 Gillig Phantom Buses for Oxford-University Transit from Lake County, FL. (Tim Akers)

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

This item was deleted from the agenda.

8. Request permission to adopt a no-protest resolution of the Mayor and Board of Aldermen of the City of Oxford, Mississippi for General Obligation Bonds in an amount not to exceed fifteen million dollars for the construction of city facilities, infrastructure and equipping same. (Sue Fairbank)

After calling for public comment and hearing none; it was moved by Alderman Howell, seconded by Alderman Addy to adopt a no-protest resolution of the Mayor and Board of Aldermen of the City of Oxford, Mississippi for General Obligation Bonds in an amount not to exceed fifteen million dollars for the construction of city facilities, infrastructure, and equipping same. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

9. Announce a vacancy on the Historic Preservation Commission. (Judy Daniel)

Shawn Telford announced his resignation to the HPC and the planning department is requesting an appointee to fill the vacancy. The appointee's term will end August 2018.

10. Second reading and public hearing on a proposed Ordinance amending the zoning, based on a request, for Case #2162, by Updraft Investments, LLC, to rezone +/- 47.68 acres from RE, RA and GB to TND (Traditional Neighborhood Development) for property located west of North Lamar Boulevard, east of Chickasaw Road and South of Molly Barr Road, further described as PPINs 5042 & 5067. (Judy Daniel)

During the public hearing, the following citizens spoke with regard to the rezoning decision. Mari Khunle, Betty Robinson, Anne Johnson, Roger Khunle, William Dunn, and Larry Walker spoke in opposition of the zoning change citing possible issues with increased traffic and drainage/runoff from the dirt work at the location. Forest Jenkins, Annette Lee, Mike Mossing, Eli Gross, and Darryail Whittington spoke in support of the zoning change citing increased property values, walkability and positive growth for the area. Also, the following correspondence, from people unable to attend the meeting, was also made a part of the official record. The vote will be at the next regular meeting on March 21, 2017.

11. Presentation by Pryor Morrow on the proposed activity center.

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

This item was deleted from the agenda.

12. First reading of a proposed ordinance amending the Sec. 87-21 of the Weed & Grass Ordinance, penalties. (Joey East)

The second reading and public hearing on this proposed ordinance will be at the next regular meeting on March 21, 2017.

13. Third reading and vote on a proposed Ordinance amending Section 102, Article XVII, Stopping, Standing, Parking Restricted or Prohibited on certain streets, to add metered parking on Tyler Avenue between South Lamar and 14th Street. (Matt Davis)

It was moved by Alderman Howell, seconded by Alderman Bailey to approve an Ordinance amending Section 102, Article XVII, Stopping, Standing, Parking Restricted or Prohibited on certain streets, to add metered parking on Tyler Avenue between South Lamar and 14th Street and to allow the 6 parking spaces to be used as loading zones between the hours of 8:00am and 12:00pm with metered parking hours starting after 12:00pm. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

14. Third reading and vote on a proposed Ordinance amending Article I, Chapter 38-Fire Protection and Prevention; Open Burn Permits-Penalties. (Mark Heath)

It was moved by Alderman Morgan, seconded by Alderman Bailey to approve an Ordinance amending Article I, Chapter 38-Fire Protection and Prevention; Open Burn Permits-Penalties. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

15. Consider a donation, made in multiple installments, to Interfaith Compassion Ministry totaling up to \$32,500.00 to be made as matching funds for other donations.

Based on the findings that the Interfaith Compassion Ministry is a Social and Community Service Program providing services for people throughout the City of Oxford, and their funding has been spent down considerably by providing said services, it was moved by Alderman Tannehill, seconded by Alderman Antonow to approve a donation of matching funds, in the amount of \$32,500.00, to be made in installments as other donations are received by the Interfaith Compassion Ministry. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

16. Request permission to accept bids and award the contract for Electric Distribution Construction Unit Price Contract for the Oxford Electric Department. (Rob Neely)

It was moved by Alderman Antonow, seconded by Alderman Addy to accept the bids for Electric Distribution Construction Unit Price Contract and award said contract to Southern Electric Corporation. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

17. Consider a lease agreement for Justice Complex with Lafayette County.

It was moved by Alderman Antonow, seconded by Alderman Addy to approve a Lease agreement with Lafayette County for office space in the proposed court facility located on CR 406 and to authorize the Mayor to sign said agreement. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

18. Consider a budget amendment to the General Government budget for a lease payment. (Ashley Atkinson)

It was moved by Alderman Morgan, seconded by Alderman Bailey to amend the General Government budget in the amount of \$85,000.00 for the first payment on the lease agreement with Lafayette County, which is due July 1, 2017. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

19. Discuss creation of a downtown patrol district. (Joey East)

No action was taken on this item at this time.

20. Discuss Parade Permit process and policies. (Joey East)

No action was taken on this item at this time.

21. Discuss City Attorney hourly rate.



**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

It was moved by Alderman Antonow, seconded by Alderman Howell to increase the hourly rate paid to Mayo Mallette PLLC to \$165.00 per hour and to amend the Law budget for the increase. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

22. Consider an executive session.

It was moved by Alderman Tannehill, seconded by Alderman Addy to consider an executive session for personnel matters and a matter related to land acquisition and a matter of potential litigation. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

It was moved by Alderman Morgan, seconded by Alderman Tannehill to enter into an executive session for personnel matters in the Oxford Fire Department and the Environmental Services Department and a matter related to land acquisition and a matter of potential litigation related to Riverside. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

It was moved by Alderman Morgan, seconded by Alderman Tannehill to return to regular session. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

It was moved by Alderman Tannehill, seconded by Alderman Bailey to authorize a merit increase for Joey Gardner, Deputy Chief, in the Oxford Fire Department. His new salary will be \$70,954.84. All the aldermen present voting aye, Mayor Patterson declared the motion carried.


It was moved by Alderman Bailey, seconded by Alderman Antonow to follow the recommendation of the HR Director and the Department Head and terminate the employment of Travis Buford in Environmental Services Department for violation of City policy. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

23. Adjourn.

It was moved by Alderman Morgan, seconded by Alderman Tannehill to adjourn Sine-Die. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

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George G. Patterson, Mayor



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Leigh A. Atkinson, City Clerk



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

MEMO:

DATE: 3-2-17  
TO: MAYOR PATTERSON & BOARD OF ALDERMEN  
CC: BART ROBINSON & ASHLEY ATKINSON  
FROM: ROB NEELY  
RE: AGENDA ITEMS

I have the following agenda items for the Tuesday, March 7, 2017 Board Meeting.

1. Permission for Superintendent to attend the TVPPA Annual Conference in Savannah, GA May 21-24, 2017 (\$1,643.28). (Rob Neely)
2. Accept bids for Electric Distribution Construction Unit Price Contract and award contract to Southern Electric Corporation. (Rob Neely)

Please find a description for the agenda item on the following page. If you have any questions, please feel free to contact me.

Thanks

Robert M. Neely III, P.E., C.P.E.  
Superintendent

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

1. Permission for OED Superintendent to attend the TVPPA Annual Conference in Savannah, GA May 21-24, 2017 (\$1,643.28). (Rob Neely)

The TVPPA Annual Conference is a valuable opportunity for the OED Superintendent to attend presentations and exhibits that are relevant to my job as manager of the electric department. I feel that it is beneficial for The City of Oxford to be represented there as well. TVA and other organizations will make presentations and update the distributors on their activities and upcoming changes that will affect all distributors of TVA power. A breakdown of the cost of this travel and training is listed below;

Registration	643.28
Hotel	796.00
Meals	<u>204.00</u>
Total	\$1,643.28

\*This cost of this travel and training is included in the OED FY2017 budget

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7654

12<sup>th</sup> Annual FTA Drug and Alcohol Program National Conference

April 18-20, 2017

New Orleans, LA

Estimated Cost: \$1,041.96

Oxford University Transit manager, Ron Biggs, will be attending this conference. MDOT has awarded OUT a Rural Transit Assistance Program Scholarship Award that will cover up to \$968.24 of the costs associated with attending this conference. A breakdown of estimated expenses are as follows:

Lodging	\$544.93
Mileage Reimbursement	\$329.03
Meals	\$168.00
Total	\$1,041.96

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Melinda L. McGrath  
Executive Director

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Director, Office of Enforcement  
Charles R. Carr  
Director, Office of Intermodal Planning

753-610  
RB

February 27, 2017

Mr. Ronald Biggs  
General Manager  
City of Oxford/Oxford University Transit  
409 McElroy  
Oxford, MS 38655

Dear Mr. Biggs:

SUBJECT: Rural Transit Assistance Program (RTAP) Scholarship Award

This letter acknowledges that your agency is approved to receive one RTAP scholarship award not to exceed \$968.24. The scholarship is for the purpose of attending the 12<sup>th</sup> Annual FTA Drug and Alcohol Program National Conference at the Hilton New Orleans Riverside, New Orleans, Louisiana, April 18-20, 2017.

The scholarship is available to your agency as reimbursement for the following expenses not to exceed: Lodging \$734.24, meals \$224.00, and other \$10.00. You should request reimbursement for your expenses thirty (30) days after the Application Workshop ends with the following information: Original invoice, expense report, trip report and a copy of your hotel receipt.

If you have any questions or require additional information, please contact me by telephone at (601) 359-7800 or by fax at (601) 359-7777.

Sincerely,

Shirley Wilson, Director  
Public Transit Division

SW:ZR

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

There came on for consideration the matter of providing financing for certain capital improvements for the City of Oxford, Mississippi, and after a discussion of the subject matter, Alderman Howell offered and moved the adoption of the following resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI FINDING AND DETERMINING THAT THE NOTICE OF RESOLUTION OF INTENT TO EITHER ISSUE GENERAL OBLIGATION BONDS OF THE CITY, ISSUE A GENERAL OBLIGATION BOND OF THE CITY FOR SALE TO THE MISSISSIPPI DEVELOPMENT BANK OR ENTER INTO A LOAN WITH THE MISSISSIPPI DEVELOPMENT BANK, ALL IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED FIFTEEN MILLION AND NO/100THS DOLLARS (\$15,000,000), TO RAISE MONEY FOR THE PURPOSE OF (A) ERECTING MUNICIPAL BUILDINGS, AUDITORIUMS AND COMMUNITY CENTERS, PREPARING AND EQUIPPING ATHLETIC FIELDS, AND PURCHASING BUILDINGS OR LAND THEREFOR, AND FOR REPAIRING, IMPROVING, ADORNING AND EQUIPPING THE SAME, AND FOR ERECTING, EQUIPPING AND FURNISHING OF BUILDINGS TO BE USED AS A MUNICIPAL OR CIVIC ARTS CENTER, (B) ERECTING WATERWORKS SYSTEMS AND REPAIRING, IMPROVING AND EXTENDING THE SAME, (C) ESTABLISHING SANITARY, STORM, DRAINAGE OR SEWERAGE SYSTEMS, AND REPAIRING, IMPROVING AND EXTENDING THE SAME, (D) CONSTRUCTING, IMPROVING OR PAVING STREETS, SIDEWALKS, DRIVEWAYS, PARKWAYS, WALKWAYS OR PUBLIC PARKING FACILITIES, AND PURCHASING LAND THEREFOR, (E) CONSTRUCTING BRIDGES AND CULVERTS, (F) PURCHASING LAND FOR PARKS AND PUBLIC PLAYGROUNDS, AND IMPROVING, EQUIPPING AND ADORNING THE SAME, INCLUDING THE CONSTRUCTING, REPAIRING AND EQUIPPING OF RECREATIONAL FACILITIES, AND (G) FINANCING A PROJECT FOR WHICH A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY HAS BEEN OBTAINED BY SAID CITY PURSUANT TO THE REGIONAL ECONOMIC DEVELOPMENT ACT WAS DULY PUBLISHED AS REQUIRED BY LAW AND THAT NO WRITTEN PROTEST OR OTHER OBJECTION OF ANY KIND OR CHARACTER AGAINST THE ISSUANCE OF SUCH GENERAL OBLIGATION BOND OR BONDS OR FOR SUCH LOAN HAS BEEN FILED BY QUALIFIED ELECTORS OF THE CITY; DECLARING THE NECESSITY FOR THE SALE AND ISSUANCE OF SUCH GENERAL OBLIGATION BOND OR BONDS OR FOR SUCH LOAN; AND FOR RELATED PURPOSES.

**WHEREAS**, the Mayor and Board of Aldermen of the City of Oxford, Mississippi (the "Governing Body"), acting for and on behalf of the City of Oxford, Mississippi (the "City"), are authorized by Sections 21-33-301 *et seq.*, Mississippi Code of 1972, as amended and supplemented from time to time (the "City Bond Act"), to issue general obligation bonds for the purposes set forth therein, including, but not limited to, (a) erecting municipal buildings,



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

auditoriums and community centers, preparing and equipping athletic fields, and purchasing buildings or land therefor, and for repairing, improving, adorning and equipping the same, and for erecting, equipping and furnishing of buildings to be used as a municipal or civic arts center, (b) erecting waterworks systems and repairing, improving and extending the same, (c) establishing sanitary, storm, drainage or sewerage systems, and repairing, improving and extending the same, (d) constructing, improving or paving streets, sidewalks, driveways, parkways, walkways or public parking facilities, and purchasing land therefor, (e) constructing bridges and culverts, and (f) purchasing land for parks and public playgrounds, and improving, equipping and adorning the same, including the constructing, repairing and equipping of recreational facilities (the "City Bond Project"); and

**WHEREAS**, pursuant to Sections 57-64-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented from time to time (the "REDA Act"), the Governing Body, acting for and on behalf of the City, adopted resolutions on November 4, 2014 and June 16, 2015, authorizing the City to enter into a Regional Economic Development Act Agreement, as the same may be amended and supplemented from time to time (the "Agreement"), with Lafayette County, Mississippi (the "County"), pursuant to which the City and County will jointly participate in the financing and construction of an extension of Sisk Avenue to Highway 6 and an extension of the West Oxford Loop and related improvements, all as more fully described in the Agreement (the "REDA Project"), a portion of which will be located in the City and all of which will be located in the County; and

**WHEREAS**, the Agreement authorizes the City to fund its portion of the REDA Project through the issuance of bonds, notes or other evidences of indebtedness; and

**WHEREAS**, the Governing Body has determined that that it is in the best interest of the City to provide financing for the City Bond Project and the REDA Project (together, the "Project"); and

**WHEREAS**, the Governing Body, acting for and on behalf of the City, is authorized by the City Bond Act to issue general obligation bonds of the City for the purpose of providing financing for the Project; and

**WHEREAS**, the Governing Body, acting for and on behalf of the City, is also authorized under the City Bond Act and Sections 31-25-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented from time to time (the "Bank Act"), and other applicable laws of the State of Mississippi (the "State"), to (a) issue a general obligation bond of the City to be sold to the Mississippi Development Bank (the "Bank") to finance the costs of the Project, or (b) enter into a loan with the Bank to borrow money to finance the costs of the Project; and

**WHEREAS**, the Project is in accordance with and in furtherance of the provisions of the City Bond Act, the REDA Act and the Bank Act; and

**WHEREAS**, on February 7, 2017, the Governing Body adopted a resolution (the "Intent Resolution") declaring its intention to either (a) issue and sell general obligation bonds of the City in a total aggregate principal amount not to exceed Fifteen Million and No/100ths Dollars (\$15,000,000) (the "Bonds"), (b) issue a general obligation bond of the City to be sold to the Bank

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

in a total aggregate principal amount not to exceed Fifteen Million and No/100ths Dollars (\$15,000,000) (the "City Bond"), or (c) enter into a loan with the Bank to borrow money from the Bank in a total principal amount not to exceed Fifteen Million and No/100ths Dollars (\$15,000,000) (the "Loan"); and

**WHEREAS**, as of February 1, 2017, the assessed value of all taxable property within the City, according to the last completed assessment for taxation, is Three Hundred Thirty-Eight Million Three Hundred Seventy-Six Thousand Three Hundred Fifty-Four Dollars (\$338,376,354), and the City has outstanding bonded indebtedness as subject to the fifteen percent (15%) debt limit prescribed by Section 21-33-303 of the City Bond Act, in the amount of Eighteen Million Four Hundred Ninety-Nine Thousand Nine Hundred Thirty-Six Dollars (\$18,499,936), and outstanding bonded and floating indebtedness as subject to the twenty percent (20%) debt limit prescribed by Section 21-33-303 of the City Bond Act (which amount includes the sum set forth above subject to the fifteen percent (15%) debt limit), in the amount of Eighteen Million Four Hundred Ninety-Nine Thousand Nine Hundred Thirty-Six Dollars (\$18,499,936); and

**WHEREAS**, the Bonds, the City Bond, or the Loan, when added to the outstanding bonded indebtedness of the City, including any indebtedness of the City issued subsequent to the adoption of this resolution but prior to the issuance of the Bonds or the City Bond or entering into the Loan, will not result in bonded indebtedness, exclusive of indebtedness not subject to the aforesaid fifteen percent (15%) debt limit, of more than fifteen percent (15%) of the assessed value of all taxable property within the City, and will not result in indebtedness, both bonded and floating, exclusive of indebtedness not subject to the aforesaid twenty percent (20%) debt limit, in excess of twenty percent (20%) of the assessed value of all taxable property within the City, and will not exceed any constitutional or statutory limitation upon indebtedness which may be incurred by the City; and

**WHEREAS**, there has been no increase in said bonded and floating general obligation indebtedness of the City since February 1, 2017; and

**WHEREAS**, as required by the Intent Resolution and Section 21-33-307 of the City Bond Act, a Notice of Resolution of Intent (the "Notice of Intent") was published in *The Oxford Eagle*, a newspaper published in and having a general circulation in the City and qualified under the provisions of Section 13-3-31, Mississippi Code of 1972, as amended, on February 9, 16 and 23 and March 2, 2017, said publication being for at least three (3) consecutive weeks, with the first publication of the Notice of Intent being made not less than twenty-one (21) days prior to March 7, 2017, and the last publication being made not more than seven (7) days prior to such date; and

**WHEREAS**, a proof of publication of the Notice of Intent is attached hereto as Exhibit A; and

**WHEREAS**, as of the hour of 5:00 p.m. on March 7, 2017, no qualified elector of the City had filed a written protest or objection of any kind or character against the Project or the issuance of Bonds or the City Bond or the Loan with the Clerk of the City (the "Clerk") or any member of the Governing Body; and

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**WHEREAS**, as of the hour of 5:00 p.m. on March 7, 2017, at the usual meeting place of the Governing Body, in the Board Room, located in the City Hall at 107 Courthouse Square in the City, all persons present or represented by counsel or otherwise were given the opportunity to be heard concerning the Project or the issuance of the Bonds or the City Bond or the Loan and no protest or objection of any kind or character against the Project or the issuance of the Bonds or the City Bond or the Loan was presented; and

**WHEREAS**, it would be in the best interest of the City for the Governing Body to provide funding for the costs of the Project by borrowing money through the issuance of the Bonds or the City Bond and/or by entering into the Loan; and

**WHEREAS**, there are no other available funds on hand or available from regular sources of income for such purposes; and

**WHEREAS**, the Governing Body is now authorized and empowered by the provisions of the City Bond Act, the REDA Act, and/or the Bank Act to issue the Bonds or the City Bond or enter into the Loan without an election on the question thereof in the form and manner provided for by the City Bond Act, the REDA Act, and/or the Bank Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:**

**SECTION 1.** Each and all of the facts and findings set forth in the premises clauses of this resolution are hereby found and determined to be true and accurate and are incorporated herein by this reference thereto as though set forth again in words and figures.

**SECTION 2.** The Governing Body does hereby find and determine that, as required by Section 21-33-307 of the City Bond Act and the Intent Resolution, the Notice of Intent was published in *The Oxford Eagle*, a newspaper published in and having a general circulation in the City and qualified under the provisions of Section 13-3-31, Mississippi Code of 1972, as amended, on February 9, 16 and 23 and March 2, 2017, said publication being for at least three (3) consecutive weeks, with the first publication of the Notice of Intent being made not less than twenty-one (21) days prior to March 7, 2017, and the last publication being made not more than seven (7) days prior to such date.

**SECTION 3.** The proof of publication of the Notice of Intent is hereby accepted.

**SECTION 4.** The Governing Body does further find and determine that as of the hour of 5:00 p.m. on March 7, 2017, (a) no qualified elector of the City had filed a written protest or objection of any kind or character against the Project, the issuance of the Bonds or the City Bond or the Loan with the City or any member of the Governing Body, and (b) all persons present or represented by counsel or otherwise were given the opportunity to be heard concerning the Project, the issuance of the Bonds or the City Bond or the Loan and no protest or objection of any kind or character was presented.

**SECTION 5.** Pursuant to the provisions of the City Bond Act, the REDA Act, and the Bank Act and specifically Section 21-33-307 of the City Bond Act, the Governing Body is now



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

authorized and empowered to either issue the Bonds or the City Bond and/or enter into the Loan on behalf of the City without an election on the question thereof at any time within a period of two (2) years after the date of the adoption of this resolution.

SECTION 6. The Governing Body, acting for and on behalf of the City, does hereby find and declare that either (a) the sale and issuance of the Bonds in an aggregate principal amount not to exceed Fifteen Million and No/100ths Dollars (\$15,000,000), (b) the sale and issuance of the City Bond to the Bank in an aggregate principal amount not to exceed Fifteen Million and No/100ths Dollars (\$15,000,000), or (c) the borrowing of money from the Bank by entering into the Loan in a principal amount not to exceed Fifteen Million and No/100ths Dollars (\$15,000,000), is necessary and advisable and conforms to the City Bond Act, the REDA Act and the Bank Act.

SECTION 7. The Bonds, the City Bond and/or the Loan shall be issued and delivered or entered into pursuant to the City Bond Act, the REDA Act and/or the Bank Act and subsequent resolutions(s) of the Governing Body in a combined total principal amount not to exceed Fifteen Million and No/100ths Dollars (\$15,000,000).

SECTION 8. The Bonds or the City Bond are to be issued or the Loan entered into to raise money for the purpose of financing the Project in accordance with the City Bond Act, the REDA Act and/or the Bank Act.

SECTION 9. The Bonds or the City Bond may be issued in one or more series and, if issued, will be general obligations of the City payable as to principal and interest out of and secured by an irrevocable pledge of the avails of a direct and continuing tax to be levied annually without limitation as to time, rate or amount upon all the taxable property within the geographical limits of the City. The Loan will be payable from available revenues of the City and will not constitute an indebtedness of the City within the meaning of any constitutional or statutory restrictions, limitations, or provisions, and the taxing power of the City will not be pledged to the payment of the Loan.

SECTION 10. This resolution shall become effective immediately upon the adoption hereof.

SECTION 11. If any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this resolution, but this resolution shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained herein.

Alderman Addy seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Alderman Rick Addy voted:	aye
Alderdwoman Robyn Tannehill voted:	aye
Alderdwoman Janice Antonow voted:	aye
Alderman Ulysses Howell voted:	aye
Alderman Preston E. Taylor voted:	aye
Alderman Jason Bailey voted:	aye
Alderman John Morgan voted:	aye

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

The motion having received the affirmative vote of a majority of the members of the Board of Aldermen present, being a quorum of said Board of Aldermen, the Mayor declared the motion carried and the resolution adopted this 7<sup>th</sup> day of March, 2017.

35240523v1



**EXHIBIT A**

**PROOF OF PUBLICATION OF NOTICE OF INTENT**

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



## OXFORD

PLANNING  
DEPARTMENT

## Memorandum

To: Mayor and Board of Aldermen

From: Judy Daniel, AICP, Director of Planning

Date: MARCH 2011

Re: Second Reading, and Public Hearing of Case #2162 a Request to Rezone +/- 47.68 acres from (RE) Residential Estate, (RA) Single-Family Residential and (GB) General Business to (TND) Traditional Neighborhood Development.

## Planning Staff Comments:

The subject property is approximately 47.68 acres, located between North Lamar and Chickasaw Road, just south of the intersection with Molly Barr, and including frontage on Molly Barr. The subject property is currently vacant, although portions of it closer to North Lamar were, until recently, occupied by a mobile home park, a mobile dwelling sales lot, and small businesses. The portions closer to Chickasaw have substantial topography and are vacant and wooded.

The applicant is requesting to rezone the subject property to (TND) Traditional Neighborhood Development. The Future Land Use Map in the recently adopted Vision 2037 Comprehensive Plan indicates a recommended use of Traditional Neighborhood Development at this location. The Lamar Town Center (working title) is being planned to create a community of businesses, restaurants, and retail shops opening to tree lined residential streets and open space areas – green and plazas. Primary parking areas will be located behind or under buildings; but parking will be provided along the main streets (reverse angle and parallel).

The Town Center is envisioned to feature upper floor office or residential uses in many buildings, and even fully lodging option and a grocery store. There will also be some "live/work" units with first floors designed for offices or small retail businesses, and upper floor living areas. Beyond the Town Center, there will be neighborhoods of detached and attached dwellings, and multi-family areas. Closer to the Town Center will be more traditional multi-family structures; while adjoining the neighborhoods of detached dwellings will be smaller attached dwellings of

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

no more than 4 units per lot and "man on a horse" scale of large detached dwellings, but which house no more than 6 to 12 units.

Neighborhoods are planned to include both attached and detached dwellings of similar scale and size. Many of the attached homes are being designed to face a green courtyard, with rear auto access. The topography of the neighborhoods will allow views toward green spaces and civic centers. And connections to Lamar, Chickasaw, and Molly Barr will provide multiple routes to and from home and the rest of Oxford.

**Planner Evaluation:** This is the first application for a development in the Traditional Neighborhood Development District. This new zoning districts functions differently from most Oxford zoning districts in that it envisions a rezoning based on a phased development plan that includes residential, natural, civic, and commercial elements that are generally expected to be implemented over a number of years. But to ensure the quality of development proposed for the rezoning, a range of plan elements, more detailed than are generally required, must be submitted with the rezoning proposal. These required elements, as outlined in the zoning district, have been submitted for evaluation. Cumulatively they are the proposed Master Regulating Plan, comprised of the Exhibits attached to this report. The approval process for a Traditional Neighborhood Development are outlined in the Land Development Code. An evaluation of the submitted Regulating Plan follows.

### Master Regulating Plan Requirements and Approval Process

A Traditional Neighborhood may be established upon application through the requirements and procedures for rezoning land.

The Master Regulating Plan must include a proposed plan for staging for the three primary required areas: Core, Transition, and Edge. (See Exhibit 1A and 1B) Elements must include, at a minimum, the following:

1) A topographic survey and stormwater drainage plan.

The survey and a concept plan for stormwater drainage have been submitted (Exhibits 3 and 4) and indicate topography and the general concept for stormwater facilities. The Public Works staff comments indicate issues to be resolved at Preliminary Plat and/or Site Plan review for the sequential Phases of development.

2) The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.

The proposed street patterns and types are clearly indicated in Exhibits 6 and 7. The streets reflect the street patterns and types indicated for this type of development in the Vision 2037 Plan, with the exception of rear lanes, although they are specified as a street type in Table 2 and Table 3 in the TND District Standards. This discrepancy will need to be resolved. The Public Works staff indicate the need to resolve the differences between

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

the street patterns adopted in the Vision 2037 Plan and the current Land Development Code and address design issues if the streets are to be accepted as City Streets. Public Works staff also noted the need to relocate the connection on Molly Barr Road and to provide additional access points to adjacent property for future connectivity.

The Prominent Sites and Vistas Diagram submitted in Exhibit 5 clearly indicates these locations and describes why they are chosen.

3) Layout and location of residential, commercial, mixed-use and civic building lots.

The general location of these use type structures are clearly indicated in Exhibit 8. Staff believes that the proposed locations are aligned to the intent of the TND District. Public Works is concerned about the traffic impacts created by locating the large commercial portions near the existing intersection of Chickasaw and Molly Barr. Particularly, larger commercial developments fronting Molly Barr may create the need for a traffic signal, which would be undesirable so close to the existing intersection of Chickasaw. It may be necessary to adjust some of the use types or locations in the future to avoid this problem.

4) Plan data and statistics to include densities (DU/acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.

The proposed densities and intensities of the proposed types are provided as required (Exhibits 9 and 10). These appear to meet the standards of the district although we have asked for a clarification of the percentages proposed for one of the use types.

5) A list of uses by neighborhood section.

The Concept Plan (Exhibit 2) and list of proposed uses is provided in Exhibit 9, ties the proposed uses in the Core area to uses allowed in the Neighborhood Business District (or its successor district); and states the proposed residential use types. Staff finds the proposed uses to be appropriate for the intent of a Traditional Neighborhood District.

6) A master sign plan.

A conceptual document for a master sign plan has been submitted (Exhibit 11) that is sufficient to be a guide for detailed signage proposals in the various Phases as they are submitted.

7) A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.

The proposed phasing plan with schedule and triggers has been submitted (Exhibit 12). While it sufficiently indicates the uses planned in each Phase, and establishes the sequence of the phases to initiate construction. We have confirmed that the applicant plans to start Phases 1 and 2 initially, and then move to subsequent phases when he reaches a 10 percent buildout of those phases.



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- 8) A series of architectural renderings which convey the overall character of the development.  
The proposals for indicative architectural styles have been submitted (Exhibit 13A-C). They provide indicative illustrations of the building types that will be submitted for each of the sequential phases as they are proposed for development over time. The submitted illustrations reflect a range of styles that will complement the intent for a TND in Oxford.
- 9) Architectural design regulating covenants for all site elements and buildings.  
Conceptual proposals for architectural pattern books that will be submitted for each building type as the sequential phases are proposed for development over time have been submitted. The submitted concepts, when submitted with specific standards for this TND, would provide clear guidance as to the structures that will be built in the various phases of the development as they are submitted over time.
- 10) An open space plan indicating proposed improvements and the proposed conditions at the project edges.  
An Open Space ("Green Space") Plan <sup>60</sup><sub>61</sub> has been submitted (Exhibit 15 and 16A) and it clearly indicates area of proposed preserved and designed green spaces. Actual design for those spaces will be submitted with the final plans for those phases.
- 11) An overall landscaping plan for the entire development which must include:
- a) Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.  
The tree survey and clearing plan has been submitted (Exhibit 16A) indicating areas where trees are to be preserved, planted, and cleared.
  - b) Scaled drawing of the site, with north arrow, indicating areas for preservation, location and spacing of new trees and shrubs proposed for use; and existing and proposed 2 foot contours to 10 feet beyond the site.  
Exhibits 16A and 16B provide this required information, and the Site Contours are on Exhibit 3. Staff has determined that 5 foot contours are sufficient at this scale; although 2 foot contours will be required for the individual phase final submittals. For a drawing at this scale, 2 foot contours would make the drawing difficult to decipher. Staff believes the proposed spacing for new trees to be well planned; but placement of shrubs would be a part of the finer grained landscaping proposals to be seen with the final submittals for the individual phases as they are submitted.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7894

- c) Construction details and/or cross-sections sufficient to explain specific site conditions and solutions. Possible conditions include berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, or culverts to maintain natural drainage patterns.

Exhibit 16C indicates area of concern to be addressed during the development of the sequential Phases.

- d) A plant list of all proposed landscape materials including trees, shrubs, and grasses. Showing (for trees) caliper sizes, root type (bare root, balled and burlapped, container size), height of material, botanical and common name.

Tree planting plans have been submitted (Exhibit 16B). Staff believes these are sufficient and appropriate for the various phases of the TND, establishing a variety of tree types in the different areas. Public Works has noted that trees within City Right-of-Way, particularly within the sidewalk area, must be from a list of approved tree types to be provided by Public Works.

A conceptual list of proposed landscaping materials has been submitted indicating the range of vegetative materials that will be proposed for the various phases. The applicant has stated that it would difficult to determine specifics for all landscaping materials until final plans for the various phase are being prepared. They have submitted a proposed conceptual landscaping and screening plan to indicate the level of detail that will be followed for these phases.

- e) Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.

The concepts for planting and staking to be used in the various Phases have been submitted (Exhibit 16C) and are sufficient as a general guide. Submittals for the phases as submitted for final review will have more specific details.

- f) Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.

The general locations proposed light poles are included in Exhibits 13D1 and 13D2. Staff has agreed with the applicant that locations for the other elements mentioned are more appropriately determined at the finer grained level of review that will accompany the submittals for the individual phases. Public Works will require street lights at the intersections of any City Streets, which will be determined during future reviews.

- g) A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The developer has confirmed that all requirements of the landscape ordinance will be followed.

- h) A storm water plan that shows integration of storm water features into the overall project design.

The conceptual storm water plan (Exhibit 4) has been submitted. The Public Works staff comments indicate issues to be resolved at Preliminary Plat and/or Site Plan review for the sequential Phases of development. Public Works has made the applicant aware that it may be necessary to reduce the number of lots in order to provide for the required stormwater detention as the stormwater plan only provides illustrations at this point.

The ordinance enacting a rezoning to TND shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two years after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.

The applicant has made application for rezoning land following standard city and state procedures. Should the rezoning be approved, one condition of the approval will be reversion condition noted above requiring that construction of structures must have begun within two years. The applicant states that he plans to submit the first phase for consideration of site plan and plat approval immediately upon approval of the rezoning.

Recommendation of Sufficiency to Meet TND Standards for Rezoning:

A Traditional Neighborhood Development (TND) district should be compact and pedestrian friendly containing a mix of land uses with a defined center, middle and edge. A TND development pattern should include shorter blocks, dense street connections, a variety of uses, diverse housing types, and central public spaces. Such development should be adjacent to, but not bisected by, an arterial street.

The proposed "Lamar TND" meets the basic standard for Town Center. It is proposed to take direct access to North Lamar and Molly Barr, it proposes a wide variety of uses, and a wide variety of housing types, and it proposes several public spaces in central areas.

This proposed TND will also meet all general standards of size and proportions of primary structural elements of the Core (commercial, civic, and mixed use areas with some open space); Transition (attached and detached dwellings and multi-family dwellings); and Edge (green spaces and detached dwellings).

Staff has evaluated the submittal documents that comprise the Master Regulating Plan for this proposed rezoning and we find that they appear to meet the standards outlined for the District.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Some of these standards relate more to site plan or subdivision approvals, but most of the conceptual standards that will guide those evaluations appear to fulfill the vision for this District. To further protect the public interest, a wide range of issues to be addressed at site plan or subdivision during the development of successive phases have been submitted by Public Works staff. These will be helpful for the developer should the rezoning be approved.

From the perspective of the Planning Department, the proposed Master Regulating Plan for this Traditional Neighborhood Development rezoning is sufficient and well presented. While it is impossible to "pin down" all aspects of a multiphased district development in advance, the commitments inherent in the materials submitted for this proposed TND form a good "keleton" and set parameters for future development that can guide this and future Planning Commissions and Boards of Aldermen as the various Phases are brought in for final approvals over time. Some modifications can be expected as market needs shift over a three to five or more year buildout scenario. But with the controls noted, the overall neighborhood can become a successful new neighborhood for Oxford residents and visitors to live, work, and play.

**State Requirements for Rezoning:** The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

"Before a zoning board reclassifies property from one zone to another there must be proof either: (1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification and (b) that there was a public need for rezoning." (*Burden v. City of Greenville*, 1999).

In another case, the court stated: "Before property is reclassified applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning and that public need existed for rezoning". (*City of Biloxi v. Hilbert*, 1992)

Finally, *Fondren North Renaissance v. Mayor and City Council of City of Jackson*, 1999, stated: "Under the 'change and mistake' rule of municipal zoning based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning.

Therefore the merits of the applicant's request for rezoning based on the criteria established in the cited cases, is as follows:

**Mistake:** There was not a mistake on the previous rezoning in 2004.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Change and Need: The City of Oxford generally, and this area specifically, have changed substantially since 2004. In response to considerable growth pressure, the City began the process of updating its comprehensive plan in 2013. A goal of that Plan was to seek better tools for facing the challenges and opportunities of that growth. After four public meetings, open houses with the Planning staff, and public hearings for the new plan and future land use map at the Planning Commission and Board of Aldermen; the Vision 2037 was adopted in August 2016. That plan substantiates and describes the nature and extent of change facing Oxford, and outlines strategies to better accommodate that growth. Among the tools in the Vision 2037 Plan is the Traditional Neighborhood Development (TND) place type; and the site of this proposed TND is one of the locations mapped as appropriate for the TND on the Future Land Use Map. Therefore, both change and need related to the city, this area of the city, and this site have been addressed in a comprehensive plan adopted less than a year ago. Reasons for that change in land use recommendation related directly to changes in the city holistically, and to this general area of the city.

Oxford is facing unprecedented development pressures, and ongoing fiscal challenges to meet infrastructure needs resulting from that growth. A primary decision in the Vision 2037 Comprehensive Plan was to move toward more areas of moderate density, reflecting densities of neighborhoods near The Square, and away from a dependence on suburban scale growth. These moderately dense areas are more fiscally sustainable, and (given land prices in Oxford) are far more likely to provide a wider range of housing options for residents than lower density suburban development. To achieve that goal, land uses like the TND are recommended at certain locations where major roads intersect and major infrastructure (water and sewer) can be easily provided.

Further, the specific area of this proposed development is already seeing significant change either occurring or proposed. The area of greatest density in this development is located nearest to Molly Barr and North Lamar where General Business zoning already exists. So the new zoning will be a lower intensity than currently exists. The area of lowest density, comprised mainly of detached single family lots, is located in the southern portion of the development nearest existing single family development. The areas of moderate density – with attached housing, small lot single family, and multi-family development – are generally located between those areas. This plan respects existing development patterns and reflects the changing nature and density of development along North Lamar.

Additional evidence of change in this area of Oxford relates to land use and zoning changes within the general area of this proposed rezoning since the current zoning of General Business (GB), Residential Single Family (RA), and Residential Estate (RE) was mapped in 2004. Aside from many new businesses and shopping areas along North Lamar from the Midtown Shopping Center to the intersection with Molly Barr Road, changes include:

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- F0  
F1 A rezoning of over 200 acres from Agricultural to PUD for the Blackberry Hills development in 2006, located just south and west of this location along Molly Barr Road.
- F0  
F1 A total of four properties rezoned along the west side of North Lamar in this general area from Country Estate or Residential Estate to Neighborhood Business. Citywide, a total of six properties have been rezoned from RA, R1A, RE, or CE (single family zoning districts) to Neighborhood Business, Shopping Center, or Planned Unit Development since 2004.
- F0  
F1 Citywide, a total of five Special Exceptions allowing residential uses in commercial districts (establishing mixed use) were approved within the past year, two in the general vicinity of this proposal.
- F0  
F1 Substantial upgrades to Molly Barr Road, making it a major western collector road within the City.
- F0  
F1 And further exemplifying growth in this area of Oxford, an area of land was recently annexed at the intersection of Hwy. 30 and Hwy. 7, barely a mile from this site.

Thus staff believes that the proposal reflects the need for this type of development expressed in the Vision 2037 Comprehensive Plan, and acknowledges changes in the area, while respecting current development patterns.

**Recommendation:** Staff recommends approval of the request to rezone the subject property, from the GB (General Business), (RA) Single-Family Residential, and (RE) Residential Estate districts to the (TND) Traditional Neighborhood Development district.

This approval recommendation is based on adherence to the elements submitted with the Master Regulating Plan, and with the understanding that as the Phases of this development are brought in for Subdivision or Site Plan approval that they will adhere to the concepts presented in that Master Regulating Plan and the applicable portions of the Land Development Code for structure design, street types, landscaping, and stormwater. This approval also requires construction to begin within two years after the date of the approval of the rezoning (which staff recommends to be a requirement for construction of buildings to be underway) or the property will revert to its underlying zoning. This approval does not imply Public Works' approval of the streets, utilities or stormwater features included in the exhibits or concept plan. These features will all be evaluated during the Site Plan or Preliminary Plat process, as is the common practice during re-zonings.



**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 81-7854

Planning Commission Recommendation: On Monday, February 13, 2017, the Planning Commission considered this application. A memo expressing a substantial range of concerns that would need to be addressed during the multi-year implementation process from the Public Works staff and a letter of general support from two members of the Pathways Commission were submitted to the Commission. Three members of the public spoke in opposition to the development.

During a lengthy discussion the elements of most concern expressed by the public and some Commissioners were traffic impacts along North Lamar and Chickasaw, potential for construction traffic and noise, additional density, potential for more student housing, potential that the housing would not be affordable, potential for new development creating drainage issues for homes along Chickasaw and adjacent streets, problems with planning stormwater facilities as buildout progresses, and implementing new street types.

After consideration, the Planning Commission recommended approval of the rezoning. On a motion of Commissioner Huelse, seconded by Commissioner Riddell, the vote was 3 to approve (Huelse, Riddell, Whittington), 1 abstention (Gray), 2 to deny (Bradley and Harmon), and 1 absent (Alexander). A previous motion to deny from Commissioner Bradley failed for lack of a second. No additional conditions were attached to the approval recommendation.

If you need additional information or have further questions, please feel free to contact the Planning Department.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



## OXFORD

PLANNING  
DEPARTMENT

Case 2162

To: Oxford Planning Commission  
 From: Judy Daniel, AICP, Planning Director  
 Date: February 13, 2017

Applicant: Updraft Investments, LLC  
 Owner: Same  
 Request: Rezone +/- 48.68 acres to (TND) Traditional Neighborhood Development  
 Location: West of N. Lamar Boulevard, East of Chickasaw Road, and South of Molly Barr Road (PPINS#5042 & #5067)  
 Zoning: General Business (GB), Single-Family Residential (RA); Residential Estate (RE)

## Surrounding Zoning:

North: (RB) Two Unit Residential;  
 South: (RE) Residential Estate  
 East: (GB) General Business; (NB) Neighborhood Business  
 West: (RA) Single-Family Residential; (R1A) Single-Family Residential

## Planners Comments:

The subject property is approximately 48.68 acres, located between North Lamar and Chickasaw Road, just south of the intersection with Molly Barr, and including frontage on Molly Barr. The subject property is currently vacant, although portions of it closer to North Lamar were, until recently, occupied by a mobile home park, a mobile dwelling sales lot, and small businesses. The portions closer to Chickasaw have substantial topography and are vacant and wooded.

The applicant is requesting to rezone the subject property to (TNB) Traditional Neighborhood Development. The recently adopted Vision 2037 Comprehensive Plan indicates a recommended use of Traditional Neighborhood Development at this location. The Lamar Town Center (working title) is being planned to create a community of businesses, restaurants, and retail shops opening to tree lined streets and open space areas – green and plazas. Primary parking areas will be located behind or under buildings; but parking will be provided along the main streets (reverse angle and parallel).

The Town Center will feature upper floor office or residential uses in many buildings, and even daily lodging option and a grocery store. There will also be some "live/work" units.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

first floors designed for offices or small retail businesses, and upper floor living areas. Beyond the Town Center, there will be neighborhoods of detached and attached dwellings, and multi-family areas. Closer to the Town Center will be more traditional multi-family structures; while adjoining the neighborhoods of detached dwellings will be smaller attached dwellings of no more than 4 units per structure, and "man on house" type of large detached dwelling but which house no more than 6 to 12 units.

Neighborhoods may contain both attached and detached dwellings of similar scale and size. Many of the attached homes are being designed to face a green courtyard, with rear auto access. The topography of the neighborhoods will all lovely views toward green spaces and civic centers. And connections to Lamar, Chickasaw, and Molly Barr will provide multiple routes to and from home and the rest of Oxford.

**Planner Evaluation:** This is the first application for a development in the Traditional Neighborhood Development District. This new zoning districts functions differently from most Oxford zoning districts in that it envisions a rezoning based on a phased development plan that includes residential, natural, civic, and commercial elements that are generally expected to be implemented over a number of years. But to ensure the quality of development proposed for the rezoning, a range of plan elements, more detailed than are generally required, must be submitted with the rezoning proposal. These elements, as outlined in the zoning district, have been submitted for evaluation. Cumulatively they are the proposed Master Regulating Plan and they include:

- Exhibit 1A: Narrative description of the proposed development
- Exhibit 1B: Blocked Layout indicating the Core, Transition, and Edge areas
- Exhibit 2: Use Types Concept Plan
- Exhibit 3: Site Topography Survey
- Exhibit 4: Conceptual Stormwater Drainage Plan
- Exhibit 5: Illustrative Views and Vistas Diagram
- Exhibit 6: Proposed Streets Diagram
- Exhibit 7: Proposed Street Sections
- Exhibit 8: Illustrative Master Plan of Uses
- Exhibit 9: Conceptual Land Use Plan
- Exhibit 10: Conceptual Density Plan
- Exhibit 11: Conceptual Master Signage Plan
- Exhibit 12: Proposed Phasing Plan
- Exhibit 13A: Architectural Concepts: Mixed-Use/ Commercial Areas
- Exhibit 13B: Conceptual Design Standards for Mixed-Use Developments
- Exhibit 13C: Architectural Concepts: Multi-Family and SF Attached
- Exhibit 13D: Architectural Concepts: Single Family Detached Dwellings
- Exhibit 13E: Conceptual Architectural Guidelines for Dwellings

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Exhibit 14: Conceptual Landscaping Plan (Tree Placement)

Exhibit 15: Proposed Green Space Plan (Natural and Green Spaces)

Exhibit 16: Proposed Location of Streetlights

## Master Regulating Plan Requirements and Approval Process

A Traditional Neighborhood may be established upon application through the requirements and procedures for rezoning land.

Approval of a rezoning to Traditional Neighborhood Development and the approved Master Regulating Plan will be valid for two years before construction must begin. The ordinance enacting any such rezoning shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two years after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.

The applicant has made application for rezoning land following standard city and state procedures. Should the rezoning be approved, one condition of the approval will be reversion condition noted above requiring that construction of structures must have begun within two years.

The applicant states that he plans to submit the first phase for consideration of site plan and plat approval immediately upon approval of the rezoning.

The Master Regulating Plan must include a proposed plan for staging for the three primary required areas: Core, Transition, and Edge. Elements must include, at a minimum, the following:

- 1) A topographic survey and stormwater drainage plan.

The survey and a concept plan for stormwater drainage have been submitted (Exhibits 3 and 4) and adequately indicate the current topography and the general concept for stormwater facilities. The Public Works staff has not yet completed their review of the proposed conceptual stormwater drainage plan.

- 2) The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.

The Prominent Sites and Vistas Diagram has been submitted (Exhibit 5), and clearly indicates these locations and describes why they are chosen. The proposed street patterns and types are clearly indicated as required in Exhibits 6 and 7. The streets reflect the street patterns and types indicated for this type of development in the Vision



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

2037 Plan. The Public Works staff has not yet completed their review of the proposed street patterns and types.

- 3) Layout and location of residential, commercial, mixed-use and civic building lots.  
The general location of these use type structures are clearly indicated in Exhibit 8. Staff believes that the proposed locations are aligned to the intent of the TND District.
- 4) Plan data and statistics to include densities (DU/acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.  
The proposed densities and intensities of the proposed types are provided as required (Exhibits 9 and 10). These appear to meet the standards of the district, but staff is awaiting final confirmation of one aspect of the density calculation for the single family attached residential type. A final evaluation cannot be given until that information is received.
- 5) A list of uses by neighborhood section.  
The list of proposed uses is provided in Exhibit 9, tying proposed uses in the Core area to uses allowed in the Neighborhood Business District (or its successor district); and stating the proposed residential use types. Staff finds the proposed uses to be appropriate for the intent of a Traditional Neighborhood District.
- 6) A master sign plan.  
A conceptual document for a master sign plan has been submitted (Exhibit 11) that is sufficient to be a guide for detailed signage proposals in the various Phases as they are submitted.
- 7) A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.  
The proposed phasing plan with schedule and triggers has been submitted (Exhibit 12). While it sufficiently indicates the uses planned in each Phase, and establishes the sequence of the phases to initiate construction; the Commission may wish to request that the developer state a more definitive timing for successive phases than that the "can begin" after a certain percentage of the prior phase is completed.
- 8) A series of architectural renderings which convey the overall character of the development.  
The proposals for indicative architectural styles have been submitted (Exhibit 13). They provide indicative illustrations of the building types that will be submitted for each of the sequential phases as they are proposed for development over time. The submitted illustrations reflect a range of styles that will complement the intent for a TND in Oxford.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- 9) Architectural design regulating covenants for all site elements and buildings.

Conceptual proposals for architectural pattern books that will be submitted for each building type as the sequential phases are proposed for development over time have been submitted (also Item 13). The submitted concepts, when submitted with specific standards for this TND, would provide clear guidance as to the structures that will be built in the various phases of the development as they are submitted over time.

- 10) An open space plan indicating proposed improvements thereon and the proposed conditions at the project edges.

An Open Space ("Green Space") Plan ~~has been submitted~~ (Exhibit 15) and clearly indicates area of proposed preserved and designed green spaces. Actual design for those spaces will be submitted with the final plans for those phases.

- 11) An overall landscaping plan for the entire development which must include:

- a) Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.

The tree survey and clearing plan has been submitted (Exhibit 15) but several of the elements are missing. Staff has therefore not evaluated this Plan.

- b) Scaled drawing of the site, with north arrow, indicating areas for preservation, location and spacing of new trees and shrubs proposed for use; and existing and proposed 2 foot contours to 10 feet beyond the site.

Exhibits 14 and 15 provide this required information, and the Site Contours are on Exhibit 3. Staff has determined that 5 foot contours are sufficient at this scale; although 2 foot contours will be required for the individual phase final submittals. For a drawing at this scale, 2 foot contours would make the drawing difficult to decipher. Staff believes the proposed spacing for new trees to be well planned; but placement of shrubs would be a part of the finer grained landscaping proposals to be seen with the final submittals for the individual phases as they are submitted.

- c) Construction details and/or cross-sections sufficient to explain specific site conditions and solutions. Possible conditions include berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, or culverts to maintain natural drainage patterns.

The applicant has not yet submitted information regarding this element of the submittal. Therefore staff cannot yet comment on it.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7864

- d) A plant list of all proposed landscape materials including trees, shrubs, and grasses. Showing (for trees) caliper sizes, root type (bare root, balled and burlapped, container size), height of material, botanical and common name.

Tree planting plans have been submitted (Exhibit 14). Staff believes these are sufficient and appropriate for the various phases of the TND, establishing a variety of tree types in the different areas.

A conceptual list of proposed landscaping materials has been submitted indicating the range of vegetative materials that will be proposed for the various phases. They have stated that it would difficult to determine specifics for all landscaping materials until final plans for the various phase are being prepared. They have submitted a proposed conceptual landscaping and screening plan to indicate the level of detail that will be followed for these phases.

- e) Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.

The concepts for planting and staking to be used in the various Phases have been submitted (Exhibit 14) and are sufficient as a general guide. Submittals for the phases as submitted for final review will have more specific details.

- f) Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.

The general locations proposed light poles are included in Exhibit 16. Staff has agreed with the applicant that locations for the other elements mentioned are more appropriately determined at the finer grained level of review that will accompany the submittals for the individual phases.

- g) A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.

The developer has stated that all requirements of the landscape ordinance will be followed.

- h) A storm water plan that shows integration of storm water features into the overall project design.

The conceptual storm water plan (Exhibit 4) has been submitted. The Public Works staff has not yet provided comments on the proposal.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**Recommendation of Sufficiency to Meet TND Standards for Rezoning:**

A Traditional Neighborhood Development (TND) district should be compact and pedestrian friendly containing a mix of land uses with a defined center, middle and edge. A TND development pattern should include shorter blocks, dense street connections, a variety of uses, diverse housing types, and central public spaces. Such development should be adjacent to, but not bisected by, an arterial street.

The proposed "Lamar TND" meets the Core Urban Standard for Downtown Center. The proposed Lamar TND, it proposes a wide variety of uses (it will allow uses that are allowed in the Neighborhood Business District or its successor district), and it proposes a wide variety of housing types, and it proposes several public spaces in central areas.

This proposed TND will also meet all general standards of size and proportions of primary structural elements of the Core (commercial, civic, and mixed use areas with some open space); Transition (attached and detached dwellings and multi-family dwellings); and Edge (green spaces and detached dwellings).

Staff has evaluated the submittal documents that comprise the Master Regulating Plan for this proposed rezoning and we find that most of them appear to meet the standards outlined for the District. Some of these standards relate more to actual final site plans or subdivision approvals, but most of the conceptual standards that will guide those evaluations seem to fulfill the vision for this District. A few submittal requirements are missing, and a few clarifications are needed, but these are minor elements of a very substantial submittal and they are to be submitted before the Commission meeting.

The comments from Public Works regarding the streets and stormwater elements are, however, missing. Therefore a full staff recommendation cannot be made at this time. From the perspective of the Planning Department, pending submittal and approval of the final clarifying documentation, the proposed Master Regulating Plan for this Traditional Neighborhood Development rezoning is sufficient and well presented.

And while it is impossible to "pin down" all aspects of a multi-phased district development in advance, the commitments inherent in the materials submitted for this proposed TND form a good "keleton" and a set of parameters for future development that can guide the Planning Commissions and Boards of Aldermen as the various Phases are brought in for final approvals over time.

Some modifications can be expected as market needs shift over a three to five or more year buildout scenario. But with the controls noted, the overall neighborhood can become a premier new center for Oxford residents and visitors to live, work, and play.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

State Requirements for Rezoning: The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

"Before a zoning board reclassifies property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning." (Burden v. City of Greenville, 1999).

In another case, the court stated: "Before property is reclassified an applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning and that public need existed for rezoning". (City of Biloxi v. Hilbert, 1992)

Finally, Fondren North Renaissance v. Mayor and City Council of City of Jackson, 1999, stated: "Under the 'change and mistake' rule of municipal zoning based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning.

Therefore, the merits of an applicant's request for rezoning, based on the criteria established in the cited cases, is as follows:

**Mistake:** There was not a mistake on the previous rezoning.

**Change and Need:** The recently adopted Vision 2037 Comprehensive Plan encourages mixed-use higher density development at certain locations. Vision 2037 identified this property as an area appropriate for Traditional Neighborhood Development.

**Recommendation:** Should there be a recommendation of approval from Public Works for the Stormwater and Streets elements of this proposed rezoning, staff recommends approval of the request to rezone the subject property, from the GB (General Business), (RA) Single-Family Residential, and RE (Residential Estate districts to the (TND) Traditional Neighborhood Development district.

This approval recommendation is based on adherence to the elements submitted with the Master Regulating Plan, and with the understanding that as the Phases of this development are brought in for Subdivision or Site Plan approval that they will adhere to the concepts presented in that Master Regulating Plan for structure design, street types, landscaping, and stormwater. This approval also requires construction to begin within two years after the date of the approval of the rezoning or the property will revert to its underlying zoning.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**To:** Planning Commission  
**From:** Reanna Mayoral, P.E., Assistant City Engineer  
**CC:**  
**Date:** 2/13//2017  
**Re:** Case 2162, TND Rezoning (Updraft Investments, Mac Monteith)

Case 2162 is a rezoning case of which city staff supports in concept through the planner's recommendation. This support does not grant or imply any approval of the engineering aspects of the development, including but not limited to the streets, utilities or stormwater. Preliminary topography of the existing site, stormwater concepts and street information has been submitted. However, there is not sufficient information to complete an engineering assessment. A review of the engineering aspects will be completed when plans are presented for site review.

Below is a list of concerns from the Public Works Department to be addressed as individual phases are presented. Public Works has several concerns that will certainly impact, and potentially require change to the concept shown. **This list should not be considered complete or exhaustive. There will certainly be other issues once specific site information is provided:**

- Plan may have to be modified, including the elimination of lots, in order to accommodate city streets, stormwater requirements and utilities.
- Phased development and the lack of comprehensive site plan are going to make designing stormwater detention difficult.
- The developer may have to give up lots in the final phases to meet final detention requirements.
- Most of the "conceptual" ponds are located in areas that scheduled to be developed as the last 3 phases, making it difficult to develop them for use in earlier phases of the development. Since most of the ponds are located in the later phases it is possible that actual storage requirements might exceed conceptual storage.



The design of the stormwater detention system will have to be done as each phase is actually developed. Since there is no set timeline n when each phase will be developed, it could be years between when phases are completed so assumptions will have to be made as to what the final build out might be. Trying to size ponds before complete site plans for a phase are available could result in the detention system not functioning as designed if the site plans differ from the assumptions. Ponds/detention systems will need to be redesigned/sized as additional phases develop.

An example of this would be Phase 1. Conceptually the Phase 1 area is intended to drain to a detention pond located in Phase 3. A detention system for Phase 1 could be located in Phase 3 but once a site plan for Phase 3 is developed the detention system will have to be redesigned/sized to handle the additional runoff created be Phase 3.

- Ownership and maintenance responsibilities of the stormwater facilities will require more involved legal consideration than a typical subdivision due to the phases and the unknown number of owners. Public Works will not support these areas as independent lots without a clear means of enforcing maintenance responsibilities.
- A traffic impact study will be required that considers the entire development and then also addresses each phase to determine that the roads are adequately designed and planned for.
- The ownership of the roads has not been determined. The City does not agree to accept any of the roads shown at this time.
- The street widths shown do not meet the current ordinance and may not meet the new ordinance. They meet the concepts shown in the Vision 2037, but those are only concepts.
- The intersections shown at several locations do not appear appropriate for streets and there is no indication of how traffic would be safely or successfully managed.
- Some lots only have access via a rear lane, which is not consistent with current city code. Currently, all lots are required to front a public street.

## MINUTE BOOK No. 71, CITY OF OXFORD



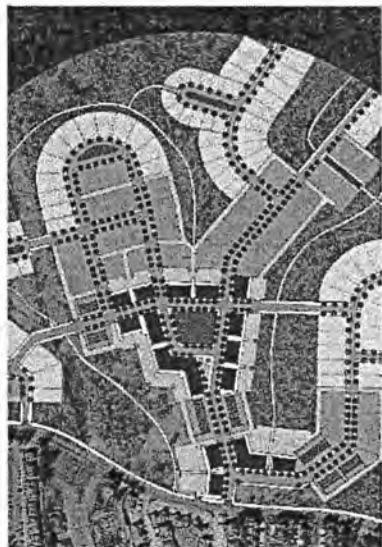
SAFEGUARD - DEMENT 51-7854

The Public Works Department will not recommend these lanes be accepted as public roadway.

- Rear lanes do not appear to provide means for a vehicle to turn around (cars would have to turn around in private drives or reverse the length of the lane, access for fire and sanitation?)
- The road connection to Molly Barr Road is too close to the existing intersections of Chickasaw and do not meet the minimum requirements of the ordinance.
- Retaining walls will likely be required but will not be permitted on the Right-of-Way.
- Typical sections provided don't all show dimensions of sidewalk or the ROW and there is no typical for a rear lane.
- It is not clear if the lanes provide connections to the streets in all locations. (Colored lines on exhibit 6 do not touch and the line work appears solid through the intersection.)
- Is striping proposed for the on-street parking areas? If so, will it only be on one side? There seems to be the same potential for problems similar to 17<sup>th</sup> Street, Madison, 11<sup>th</sup> Street, etc.
- There is no indication of consideration for bicycles--particularly on the main connections between north Lamar and Chickasaw or Molly Barr.
- Connectivity to adjacent lots should be provided for future roads.
- There is no discussion of plans for means of providing sewer service. Lift stations are likely required. Where will they be located? Will they be City owned and maintained?
- Depth of the sewer mains is a concern with phased development. City will likely have a maximum allowed depth. Additional easement width will also be required for extra depth sewer lines.

- The City has rejected the "eyebrow" style roadway/lot layout on previous developments.
- Trees planted in the sidewalk (tree wells) of any City streets must be on a list of acceptable trees to be provided by the City.
- Proposed widths for parallel parking (7' and 8') do not meet City ordinance.
- The phased construction plan may result in creating traffic problems on adjacent roadways and within the interior due to limited number of access points. (For example, Phase 2 will only have one access point until phases 4 and 5 are built. Traffic from phases 2, 4 and 5 will have to wander through the Phase 4 neighborhood until Phase 7 is built.)
- Are phases proposed to be built in the order shown (i.e. consecutively?)

Public Works again wants to emphasize that this list is not to be considered comprehensive of all potential issues with the concept shown. It is to be expected that additional concerns will be raised once actual engineering documents are provided.

TND—Traditional Neighborhood Development			
Purpose and Description			Allowed Structure Types
The Traditional Neighborhood Development District implements the Traditional Neighborhood Place Type of Vision 2037. TND design is compact and pedestrian friendly containing a mix of land uses and has a defined center, middle and edge in a village-type setting. The development form may be applied as new neighborhoods or to extend existing patterns.			<ul style="list-style-type: none"><li>• Mixed-use</li><li>• All forms of residential</li><li>• Institutional</li><li>• Assembly</li></ul>
			
Site Area/ Appropriate Location	30 acres min./ 100 acres (max.) where designated as TND on the Future Development Map <sup>1</sup>		The typical TND development pattern includes shorter, geometrically symmetrical blocks, dense street connections, variety of uses, diverse housing types, and is anchored by a central public space. Associated street types include Avenue, Main Street and Local; and in some instances may include a Parkway or Boulevard. 
General Location Characteristics	Adjacent to, but not bisected by an arterial street unless the street is designed to conform to the requirements of an Avenue or Main Street		
Structural Elements	Uses	Land Allocations (% min/ max)	
Neighborhood Core	Civic, retail, and mixed-use structures mixed with open space uses	10/ 20	
Neighborhood Transition	Single family attached and detached, Multi-unit	25/ 35	
Neighborhood Edge	Single family detached use	45/ 60	
Maximum Residential Density	See Table 1		
Specific Dimensional and Design Standards	See following narrative.		
District Land Uses	A list of uses is to be provided in the master plan reflecting the intent and requirements of this district.		
Development Standards	See following narrative		
Mobility Standards	See following narrative		
Parking Requirements	See following narrative		
Site Plan Review	See Section 212 of the Land Development Code		
<b>NOTES</b> <sup>1</sup> To allow for incremental development of a TND, which may include the participation of several property owners over an extended period of time, a partial TND of less than the minimum number of acres may be considered for approval, so long as the project shows an integrated design for at least the minimum size and includes segments of each required type.			

143.02 General Access and Layout

- a. Streets- If a proposed TND development is located adjacent to a local, collector or higher-classification street, and the street is not designed to conform to the standards of an "Avenue" or "Main Street" street then the following criteria shall apply:



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- b. Lot Arrangement - All lots are to include frontage abutting a street, park or plaza (a public square, marketplace, or similar open space in city or town). A substantial percentage of the dwelling units are to be located within a 5-minute walk (1,320 feet) from the perimeter of a plaza or park as noted below:  
For a proposed TND less than 80 acres in size, at least 90 percent  
For a proposed TND of 80 to 90 acres in size, at least 70  
For a proposed TND of 90 to 100 acres in size, at least 50 percent
- c. Variable Block Lengths - Blocks are to have an average length not exceeding 400 feet, with no block exceeding 800 feet in length. No block face should have a length greater than 400 feet without a dedicated alley or pathway providing through access to the opposite side of the block.

143.03 Neighborhood Structural Element Standards

- a. Neighborhood Core
  - a. Parks, plazas and open spaces are to be sited to provide community focal points and public gathering places.
  - b. The focal area must have a minimum area of 30,000 square feet. The neighborhood core may face or surround the plaza or square.
- b. Neighborhood Edge - A greenbelt (a substantial area of woods, parks, or open land surrounding a community on which building is restricted) shall be sited that will provide a clear edge to the community, open space for community residents, and natural areas for stormwater management.

143.04 Unit Density and Intensity Standards - The requested densities, in terms of floor area ratios (FAR) and number of units per gross residential acre and total number of dwelling units, are to be established in the traditional neighborhood master plan and are to comply with the density parameters set out in Table 1.

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	-	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/ acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(5) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'



143.05 Prominent Sites and Vistas

- a. Prominent sites are reserved for the following building types:
  - c. Civic buildings, such as but not limited to, government offices, libraries, museums, schools, or churches;
  - d. Hotels; or Office buildings.
  - e. Buildings located on a prominent site shall be at least two stories high.
- b. A "prominent site" may include a location along a main street, or the termination of a vista running from a main street, boulevard, or avenue and its intersection with an equal or lower- order street.

143.06 Frontage and Sting Standards

- a. Location of Uses - The location of uses are to be governed by street frontage as shown in Table 3. Street type design is set out in the comprehensive plan.
- b. Building Lines - The setback for principal buildings are to be as established in Table 2. Setbacks for accessory structures or accessory dwellings must comply with that for Accessory Uses and Structures in Sec. 126.05.
- c. The frontage and setback requirements do not apply to parks and open space. In order to allow for setback variations for unique uses, such as anchor retail tenants or auditoriums, the maximum frontage requirements along a street segment are to be computed as an average.

TND Table 2 - Setback for Principal Buildings							
Location by Street Type	Minimum Frontage (ft.)	Max. Avg. Frontage	Min. Front Setback	Max. Front Setback	Min. Side Setback	Max. Side Setback	Min. Rear Setback
Parkways	80	—	10	30	5	—	20
Boulevard	40	80	5	30	5	20	20
Main Street	—	40	—	10	—	5	5
Avenue	20	40	5	20	5	—	20
Local	20	70	5	30	5	—	20
Public Alley or Lane	20	70	5	30	5	—	10
Private Alley	20	70	5	30	5	—	7(1)

(—) = not applicable. (1) If no parking allowed.

143.07 Building Design

- a. Building designs are to reflect a demonstrated relationship to historic architecture in the Oxford Historic Districts and the character precedents in Vision 2037.
- b. The principal entrance of all buildings must open to a street (excluding outbuildings).
- c. Building Orientation - All principal buildings are to be oriented to parks and open space or to a street. Loading areas must not be oriented to a street. Buildings that abut both a street and parks or open space are to be oriented to both features.
- d. Front Porches - Front porches are to be provided on at least 50 percent of all dwelling units with- in the

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- f. ~~Abutting Uses~~ - Uses may abut at side or rear lot lines, or face across streets or parks. This applies regardless of whether they are in the same or a different land-use category.
- g. No single building floor plate (first floor size) may exceed 25,000 sf unless authorized by a special exception.

### 143.08 Landscaping and Screening

- a. In order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas, retail, service, or civic land uses are not to be separated from multifamily or single-family land uses within the TND by berms or buffers unless a trail or sidewalk is established that provides a direct connection between the uses.
- b. While the nature of development patterns within a TND make a strict adherence to the suburban oriented landscape, tree mitigation and buffering standards in the Land Development Code impractical, these are critically important elements in a TND Master Plan and must be addressed in the proposed Master Regulating Plan. A plan for these elements must be provided as described in Sec. 10(B) below.
- c. Adherence to the Streetscape and Parking lot landscaping standards found in Article II is required for a TND.

### 143.09 Parking

- a. Adequate parking is to be provided to service all site uses. In order to achieve the intent of the TND District, minimum parking space requirements are to serve as a guide to establishing appropriate levels of parking, but are not intended to be strictly applied. The applicant shall demonstrate adequate parking.
- b. The maximum number of parking spaces for non-residential uses will be 80 percent of the minimum standards of Article 7. Parking for residential uses will follow the standards of Article 7.
- c. Parking lots are to be located at the rear of principal buildings or in mid-block locations. A landscape island a minimum of 9 feet wide and totaling 360 square feet must be provided for every 10 spaces.
- d. Parking lots and parking garages must not abut street intersections or civic use lots.
- e. Parking lots must not be located adjacent to parks or open space.
- f. Parking lots must not occupy lots that terminate a street vista.
- g. Parking lots are to be located in the interior of a block or shall take access from an alley.

### 143.10 Property Owners Association

- a. A plan for a Traditional Neighborhood District must be accompanied by provisions for a property owners' association (or associations governing different areas) including the following:
  - i. Projected date of organization.
  - ii. Organizational structure, including structure of planned timeline for transfer of control from the developer to the Association.
  - iii. Diagram of areas to held in common.
  - iv. Initial estimated fees for the proper functioning of the property owners' association.
  - v. Plan for collective shared maintenance of common areas including stormwater detention facilities.

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

TND Table 3 - Traditional Neighborhood Development Use Location				
Street Type	Civic Uses	Retail or Service Uses	Multifamily Uses	Single Family Uses
Parkway	X	-	-	-
Boulevard	X	X	X	-
Main Street	X	X	X	-
Avenue	X	X	X	-
Local	-	-	X	X
Alley or Lanes	-	-	-	X
x = the use or building type is permitted. A dash ("—") means that the use or building type is not permitted.				

## 143.11 Master Regulating Plan Requirements and Approval Process

- a. Application for a Traditional Neighborhood is to be accompanied by a Master Regulating Plan developed in accordance with the intent, principles and standards of the district. The Master Regulating Plan must include a proposed plan for staging plan for the three primary required areas: Core, Transition, and Edge. Elements must include, at a minimum, the following:
  - a. A topographic survey and stormwater drainage plan.
  - b. The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.
  - c. Layout and location of residential, commercial, mixed-use and civic building lots.
  - d. Plan data and statistics to include densities (DU/ acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.
  - e. A list of uses by neighborhood section.
  - f. A master sign plan.
  - g. A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.
  - h. A series of architectural renderings which convey the overall character of the development.
  - i. Architectural design regulating covenants for all site elements and buildings.
  - j. An open space plan indicating proposed improvements thereon and the pro- posed conditions at the project edges.
- b. An overall landscaping plan for the entire development which must include:
  - a. Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.
  - b. Scaled drawing of the site, with north arrow, indicating areas for preservation, location and

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- e. Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.
- f. Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.
- g. A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.
- c. A storm water plan that shows integration of storm water features into the overall project design.
- d. The Master Regulating Plan will be evaluated by the Site Plan Review Committee for compliance with the intent and standards for Traditional Neighborhoods before review and recommendation of the Planning Commission to the Mayor and Board of Aldermen.

### 143.12 TND Approval Process

- a. A Traditional Neighborhood Development may be established upon application following the requirements and procedures for rezoning land.
- b. Approval of a rezoning to Traditional Neighborhood Development and the approved Master Regulating Plan will be valid for two years before construction must begin. The ordinance enacting any such rezoning shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two year after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.

### 143.13 Conflict with other Provisions - Where the provisions of the Traditional Neighborhood District conflict with other ordinance provisions, the provisions of this district shall apply with the exception of any health or safety regulations which must be met.

### 143.14 Waivers from Standards— The Planning Director may authorize minor waivers from the strict application of the certain standards of this district, up to 10 percent. Standards appropriate for such waivers are limited to setbacks, height, frontage, land uses, and land allocation percentages. Requests exceeding 10 percent, or appeals from a decision of the Planning Director, will require approval under standard variance procedures. And requests for change in use type are limited to uses that are closely similar in character and nature to originally established use types. Requests deemed by the Planning Director to exceed that standard will require a modification of the Master Regulating Plan.



# THOMPSON

*architecture placemaking illustration*

## Narrative for The Lamar Exhibit 1A

The Lamar is a 47 acre Traditional Neighborhood Development out North Lamar, north of downtown Oxford. The Lamar core area and town center will host a thriving community of businesses, restaurants, and retailers adorned with awnings and canopies for sidewalk cafe's and storefronts. Generous tree-lined sidewalks connect the storefronts and shops through town center. The street trees help shape the outdoor room and provide shade for a more pleasant retail and sidewalk cafe' experience.

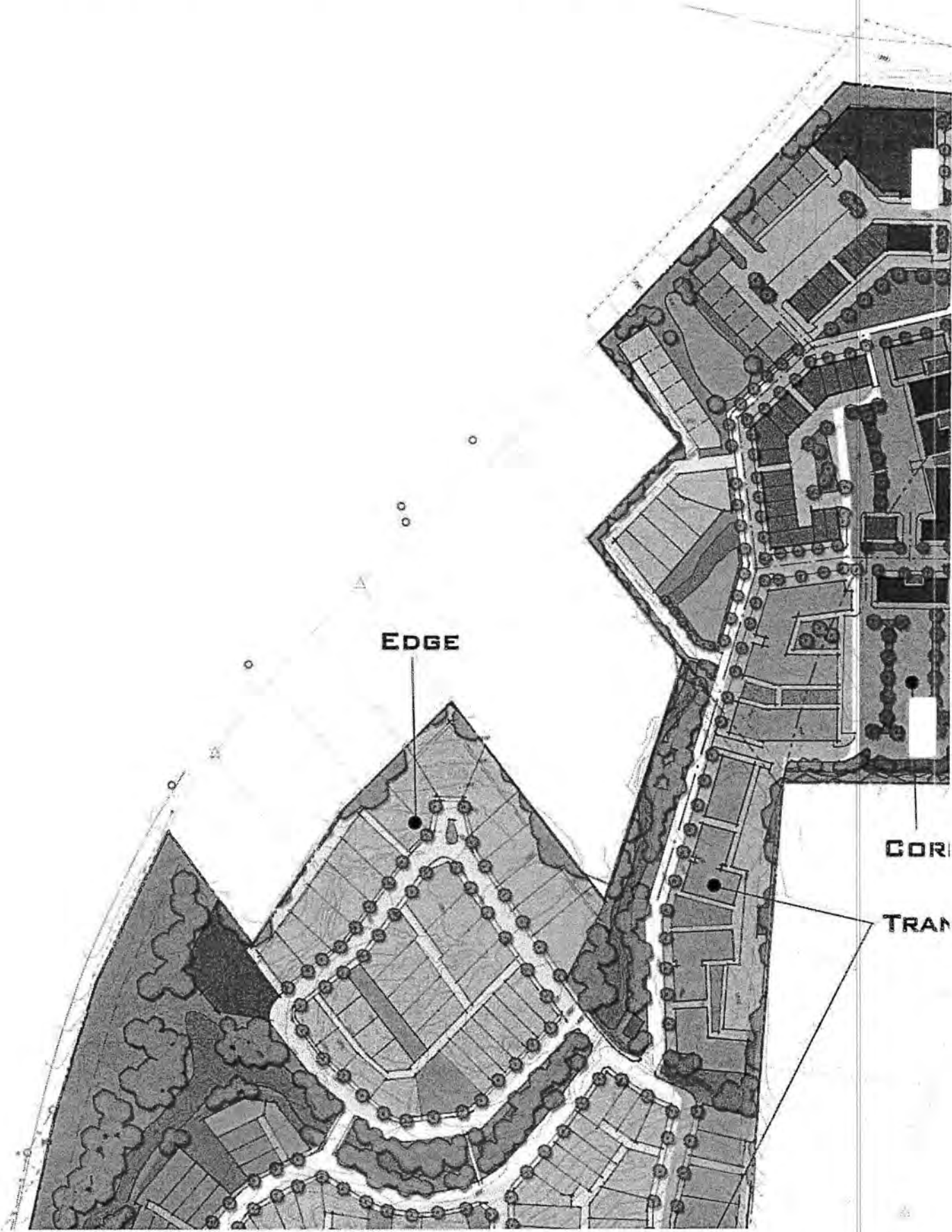
While the main parking lots are in the rear of buildings, the main streets feature on-street parking in the front, designed to be reverse angle parking. The on-street parking allows retailers to enjoy the benefits of parking at their front door without destroying the urbanism of a main street.

The Mixed-use buildings have retail and restaurants on the ground floor with living units on the second and third floors. Many of the buildings have courtyard spaces, excellent for outdoor dining and gathering. The upper level luxury condos peer over the streets from windows and balconies.

Transitioning between town center and the neighborhood of single family homes are an array of building types, including multi-family, live/work (flex units), and single family attached units. Live/Work units are attached and allow tremendous flexibility for construction to adapt to the market and what's needed. The ground floors are designed for retail or small business with live above, either as separate tenant or single tenant. Small business fronts create the urbanism along the street on the edges of town center.

Many of the single family attached homes face interior "courts" and have incredible views to parks as well. A variety of multi-family units are also designed. Near the core area, more conventional multi-family structures are designed. Along the edges of the single family neighborhood, 4 plexes and "mansion houses" of 6, 8, and 12 units are designed to be on the same streets as single family detached homes.

The edge condition of the neighborhood will include single family detached homes. The topography of the neighborhood allows for incredible views toward green spaces and public ways. Connections from both Chickasaw Rd and North Lamar give the residents multiple routes out of the neighborhood.





**Exhibits 2–10** – See 11x17 diagram sheets.

**Exhibit 11** – Conceptual Master Signage plan. We will provide similar information as found in the Hattiesburg Midtown Signage code.

**Exhibit 12** – See 11x17 diagram sheet

**Exhibit 13A** – See 11x17 diagram sheet for character renderings for the “feel” we’re going for on the street. Although they show 1, 2, and 3 story buildings in the renderings, we are doing mostly 3 story buildings in the town center area. The character of traditional architecture and galleries and sidewalk storefronts is consistent with the Oxford Square culture and consistent with what we are proposing. We will provide similar information for mixed-use design guidelines as found in the Mixed-Use Pattern section from the “Pattern Book for Gulf Coast Neighborhoods” by the Mississippi Renewal Forum.

**Exhibit 13B** – See 11x17 diagram sheet. See also design diagrams attached for 4-plex, 6-plex, and 8 plex units. We do plan to design multi-plexes as large as 12 units in the multi-family area.

**Exhibit 13C** – We will provide similar information for architectural guidelines for single family dwellings as found in the pattern book for Creole Architecture by Thompson Placemaking.

**Exhibit 13D** – See 11x17 diagram sheet. Also see Landscape & Screening code from Hattiesburg Midtown. We will provide similar guidelines in our pattern book/code.

**Exhibit 14** – We will provide similar information for architectural guidelines for single family dwellings as found in the pattern book for Creole Architecture by Thompson Placemaking.

**Exhibit 15** – See 11x17 diagram sheet.

**Exhibit 16A** – See 11x17 diagram sheet.

**Exhibit 16B** – See 11x17 Diagram sheet. We will also provide information in pattern book form for landscaping standards for the entire development. For town center areas we will provide information similar to Section 5.1 of the Midtown Code reference here.

**Exhibit 16C** – See 11x17 diagram sheet.

**Exhibit 16D** – see Exhibit 16B.

**Exhibit 16E** – see Exhibit 16B. The developer will maintain all planting areas in the public realm of town center and transition areas and park areas. Individuals will maintain their single family yards.

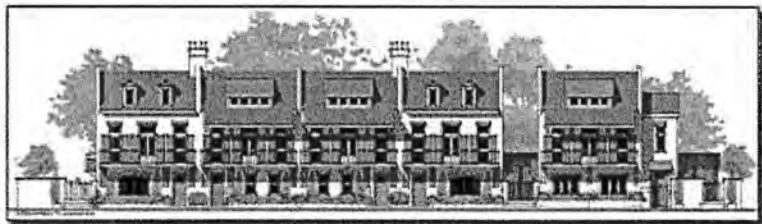
We will provide landscape guidelines in a pattern book for species and locations of landscaping per project. A landscape architect will be on the team to design all landscaped areas, providing specifications and drawing details for all elements of the landscape design.

**Exhibit 16F** – see Exhibit 4.



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SAFEGUARD - DEMENT 61-7854



FLEX/LIVE-WORK UNITS



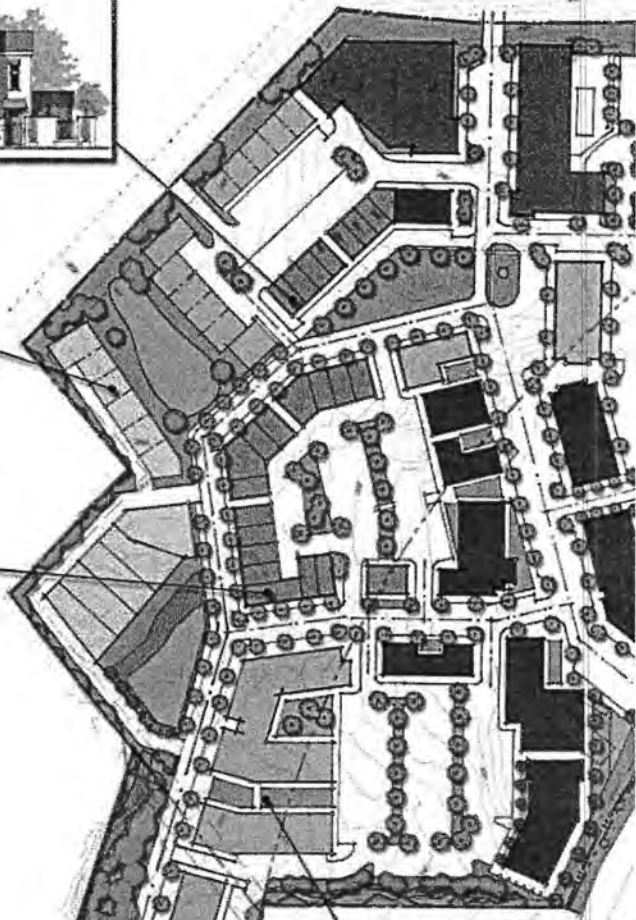
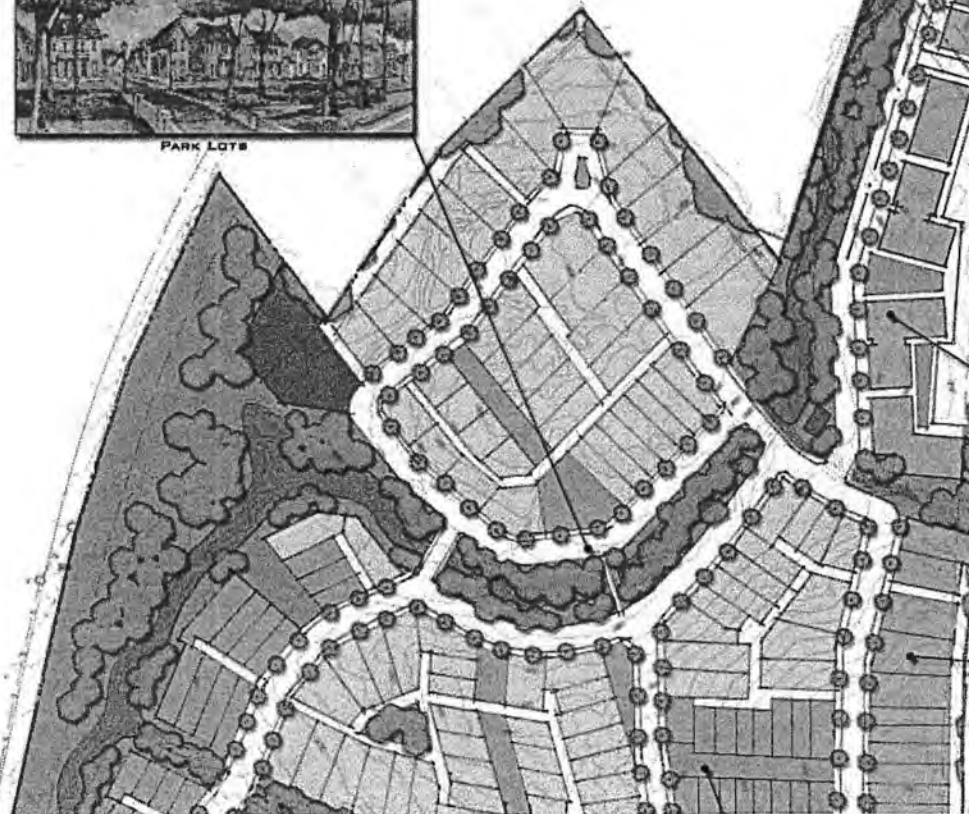
CARRIAGE HOMES



FLEX/TOWNHOME



PARK LOTS



MULTI-FAMILY COURT

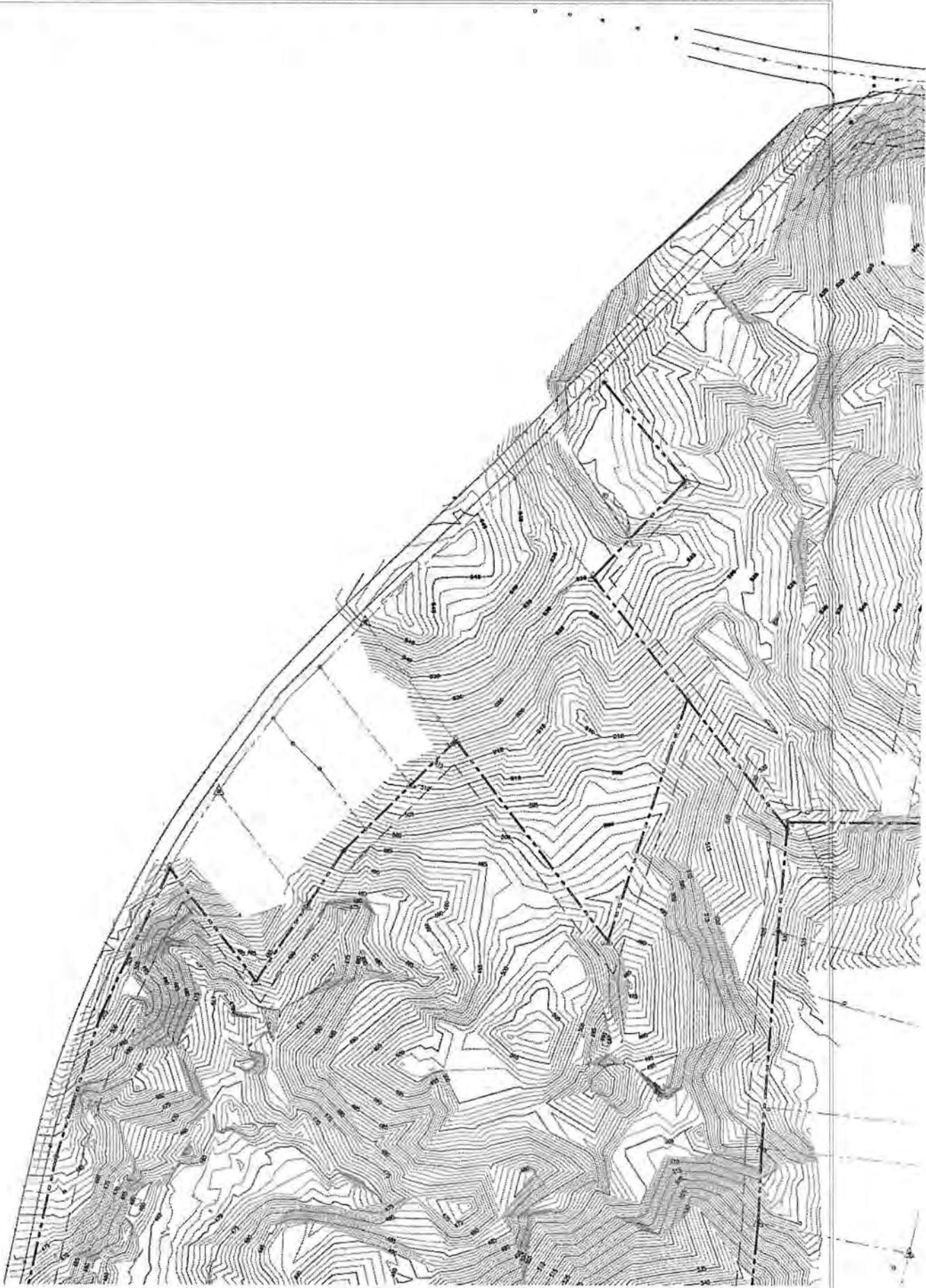


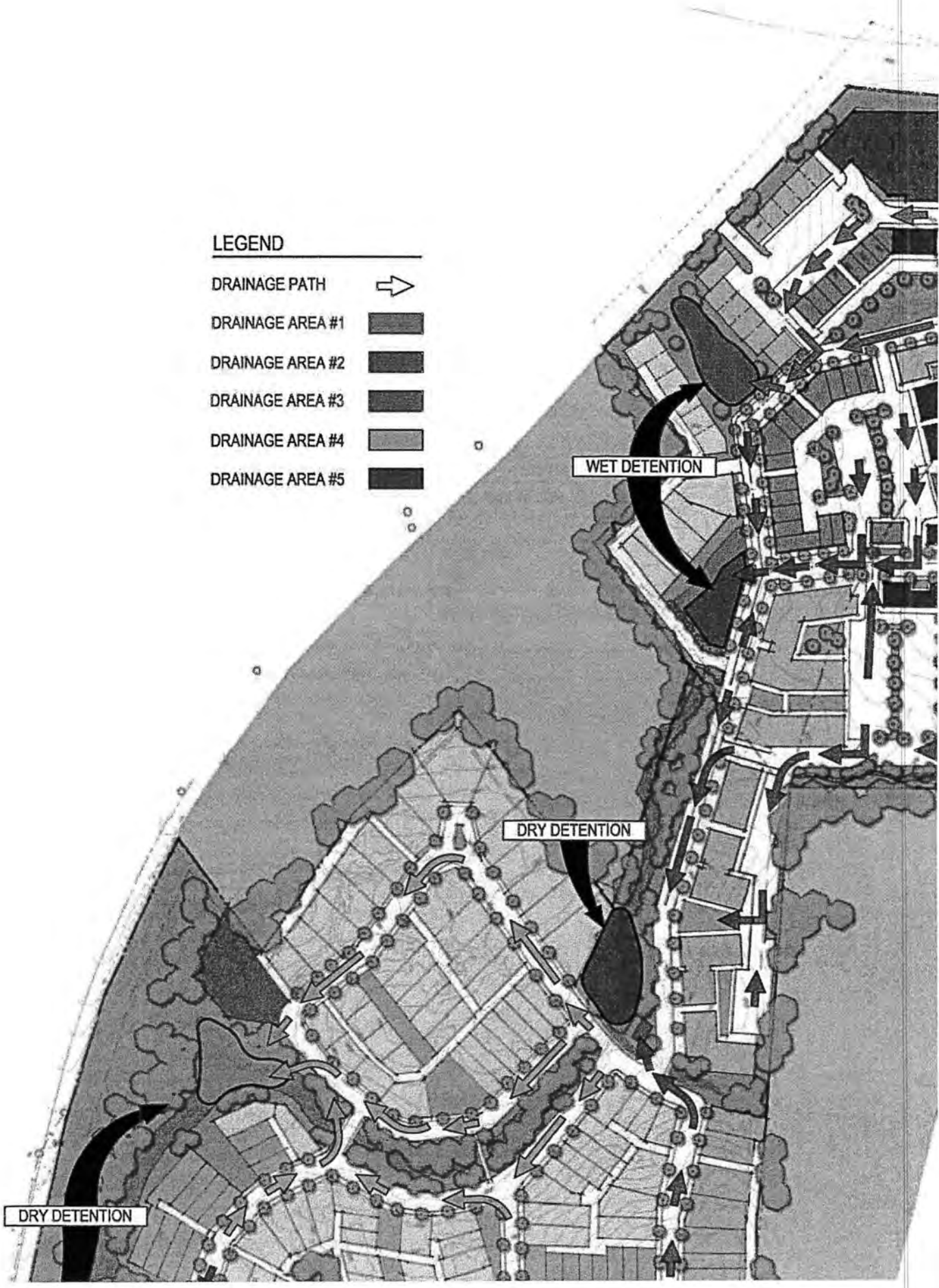
MULTI-FAMILY FLATS



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SAFEGUARD - DEMENT 61-7854



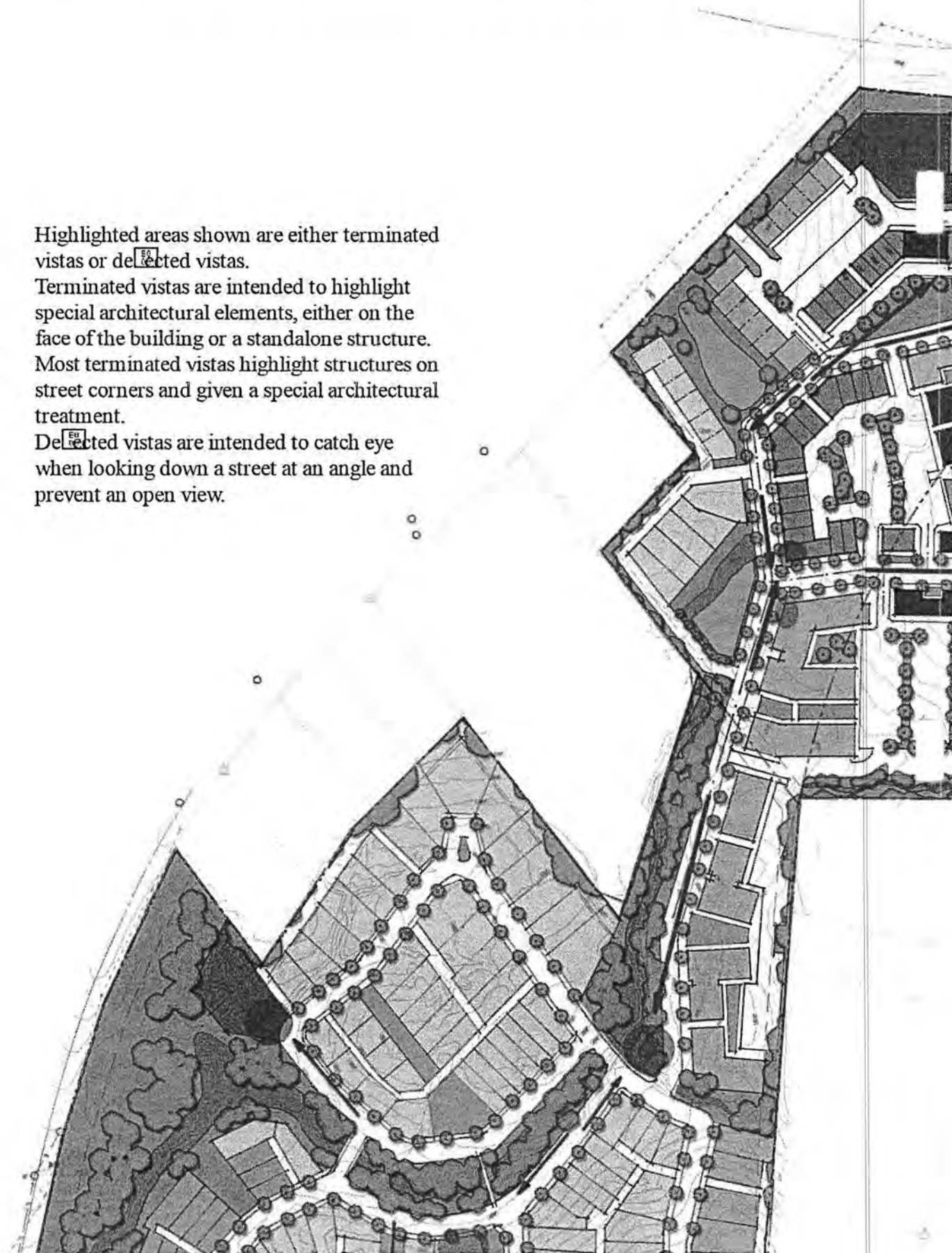




Highlighted areas shown are either terminated vistas or deflected vistas.

Terminated vistas are intended to highlight special architectural elements, either on the face of the building or a standalone structure. Most terminated vistas highlight structures on street corners and given a special architectural treatment.

Deflected vistas are intended to catch eye when looking down a street at an angle and prevent an open view.





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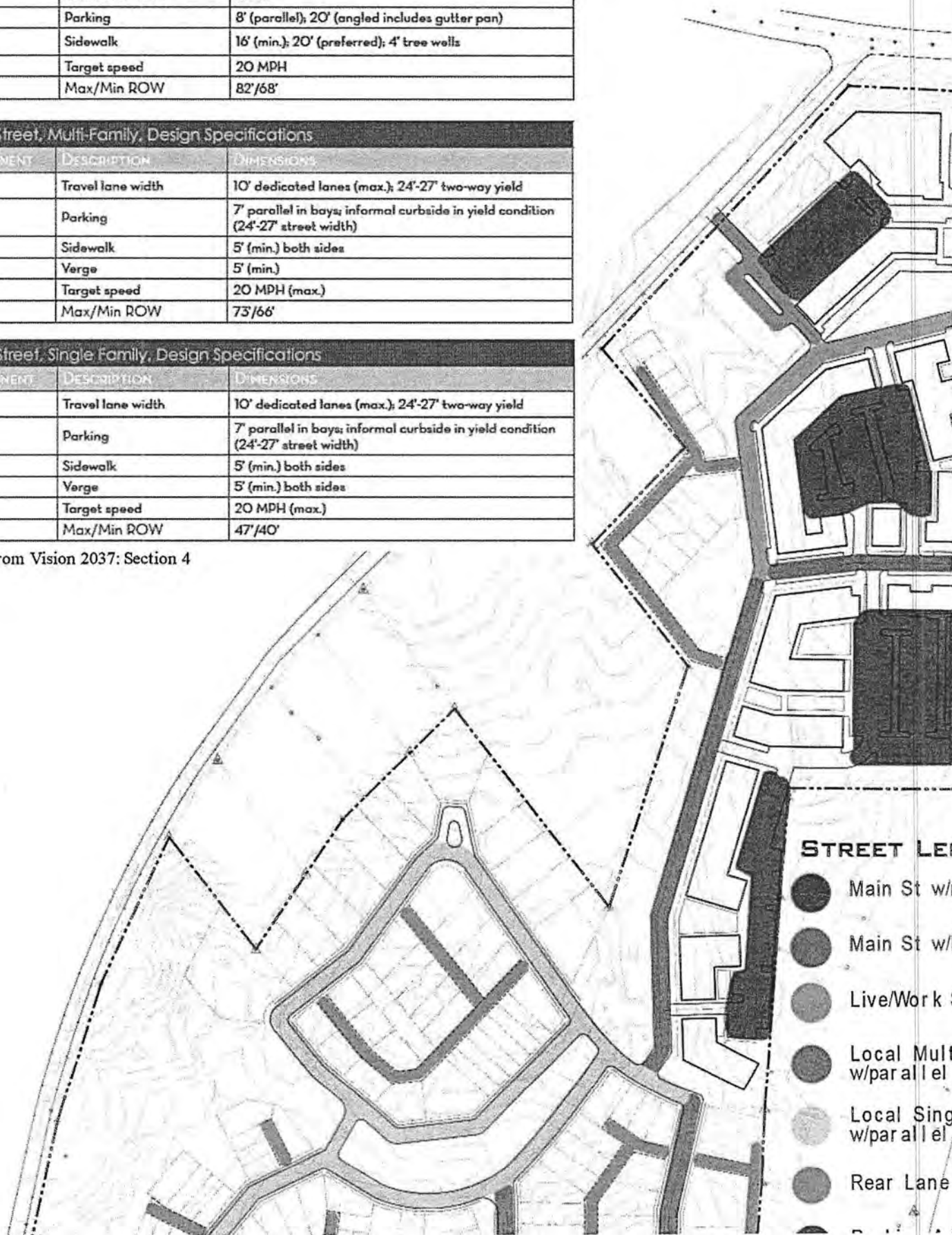
SAFEGUARD - DEMENT 61-7854

Main Street with Parking - Design Specifications		
COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)
E	Sidewalk	16' (min.); 20' (preferred); 4' tree wells
	Target speed	20 MPH
	Max/Min ROW	82'/68'

Local Street, Multi-Family, Design Specifications		
COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)
	Max/Min ROW	73'/66'

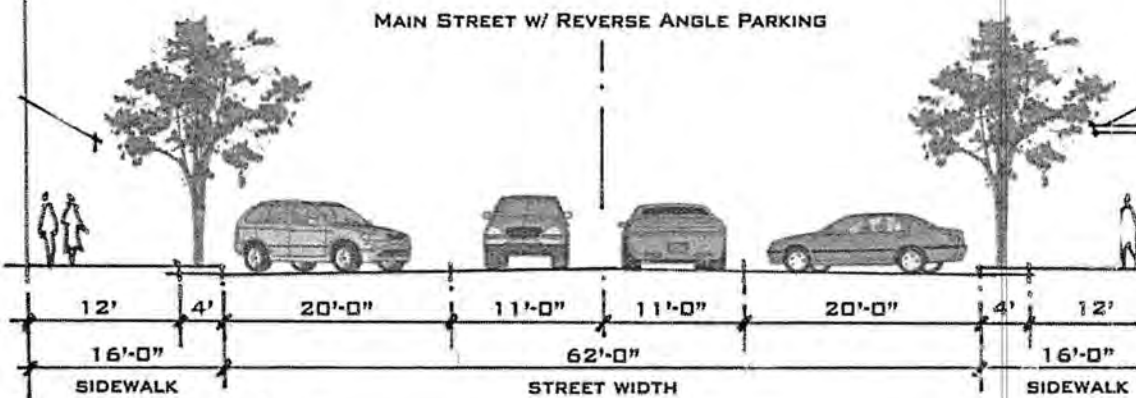
Local Street, Single Family, Design Specifications		
COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.) both sides
	Target speed	20 MPH (max.)
	Max/Min ROW	47'/40'

Tables from Vision 2037: Section 4

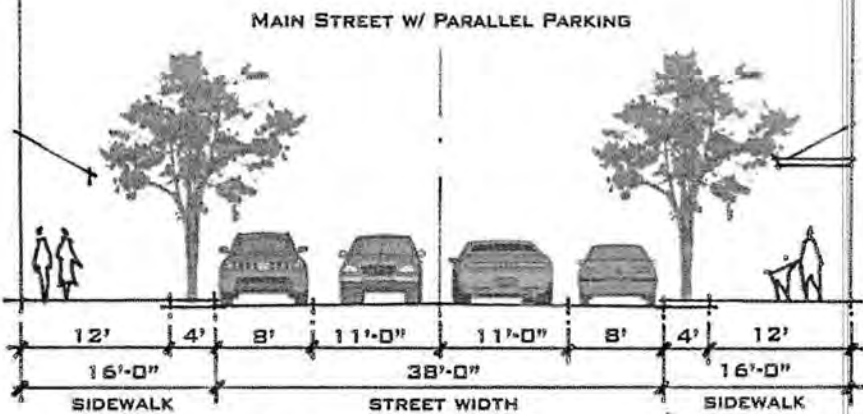


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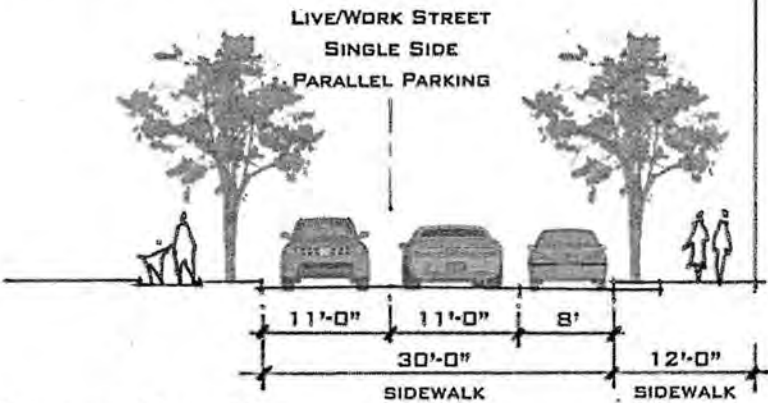
SAFEGUARD - DEMENT 61-7854



Thompson Placemaking



Thompson Placemaking

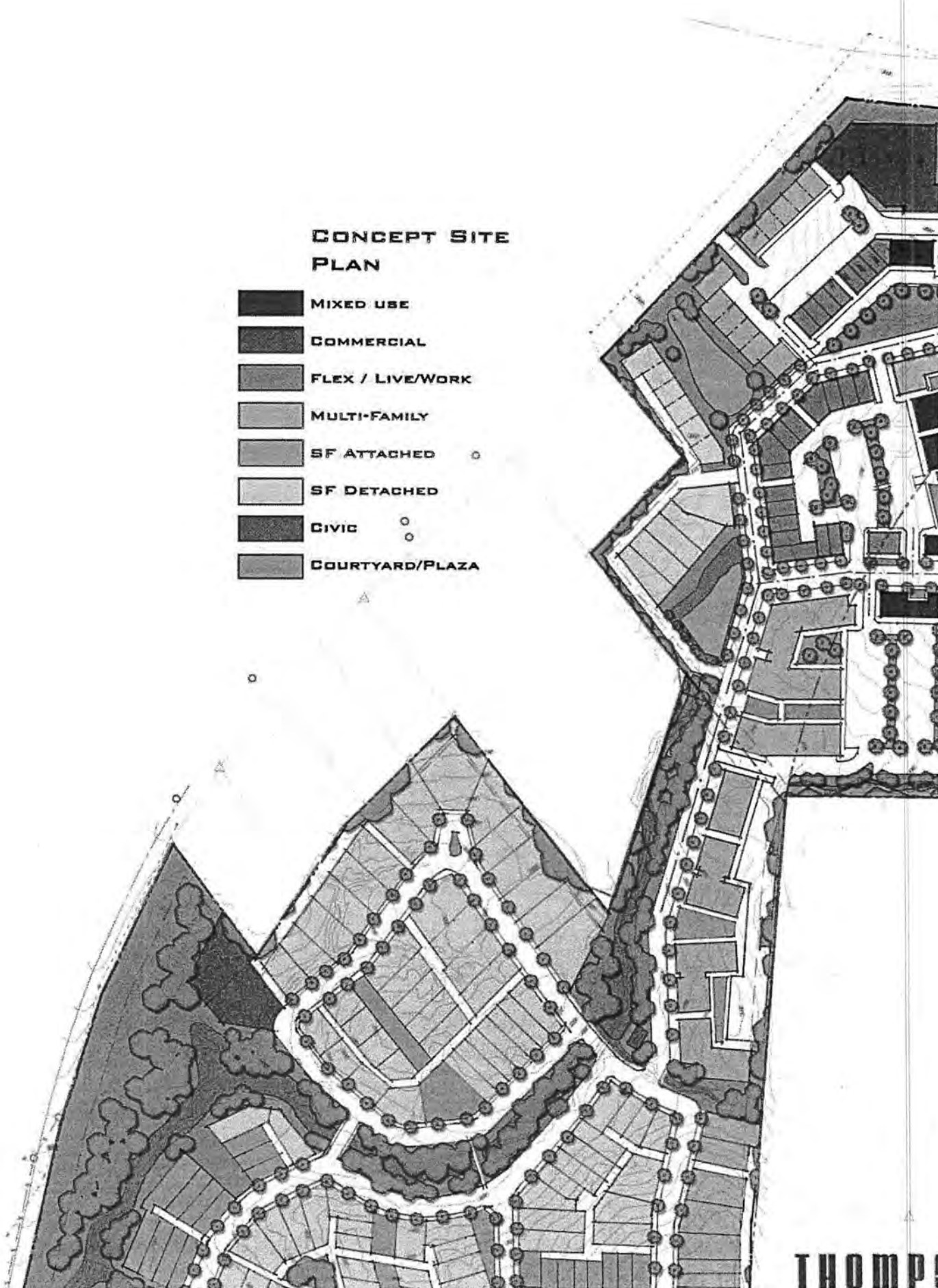


Thompson Placemaking

Main Street with Parking - Design Specifications		
COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)
F	Sidewalk	16' (min); 20' (preferred); 4' tree wells

LOCAL SINGLE FAMILY S  
W/ YIELD PARKING





CONCEPT SITE  
PLAN

- MIXED USE
- COMMERCIAL
- FLEX / LIVE/WORK
- MULTI-FAMILY
- SF ATTACHED
- SF DETACHED
- CIVIC
- COURTYARD/PLAZA









MINUTE BOOK No. 71, CITY OF OXFORD

TND Table 1 - Density and Area Allocation Standards

SAFEGUARD - DEMENT 61-7854

Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	—
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	-	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(s) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	—	2 stories(3)/35'

(1) 1 story by special exception  
(2) 4 stories by special exception  
(3) 3 stories by special exception  
(4) Single store footprint limited to 25,000sf, greater by special exception  
(5) Single family attached dwellings are a single structures containing 2-4 dwelling units

- 20.0 %  Mixed-Use, Retail , Commercial
- 15.0 %  Multi-Family\*\*
- 31.6 %  Single Fam. Detached
- 6.6 %  Single Fam. Attached - Townhomes
- 2.5 %  Civic
- 22.1 %  Green Space

Proposed uses are as allowed in Neighborhood Business District or its successor zoning districts.  
\*\*Also includes 4-plex, 6, 8, & 12 unit structures





MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	—	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(s) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	—	2 stories(3)/35'
(1) 1 story by special exception (2) 4 stories by special exception (3) 3 stories by special exception (4) Single store footprint limited to 25,000sf, greater by special exception (5) Single family attached dwellings are a single structures containing 2-4 dwelling units							

- Mixed-Use, Retail , Commercial
- Multi-Family - 7.48 Acres / 162 Units = 22/Acre
- SF Detached - 8.54 Acres / 48 Lots = 5.62/Acre
- SF Attached/Detached\* - 9.73 Acres / 108 Lots / 11/Acre

\*This area includes attached lots and smaller, more tightly designed detached lots combined.

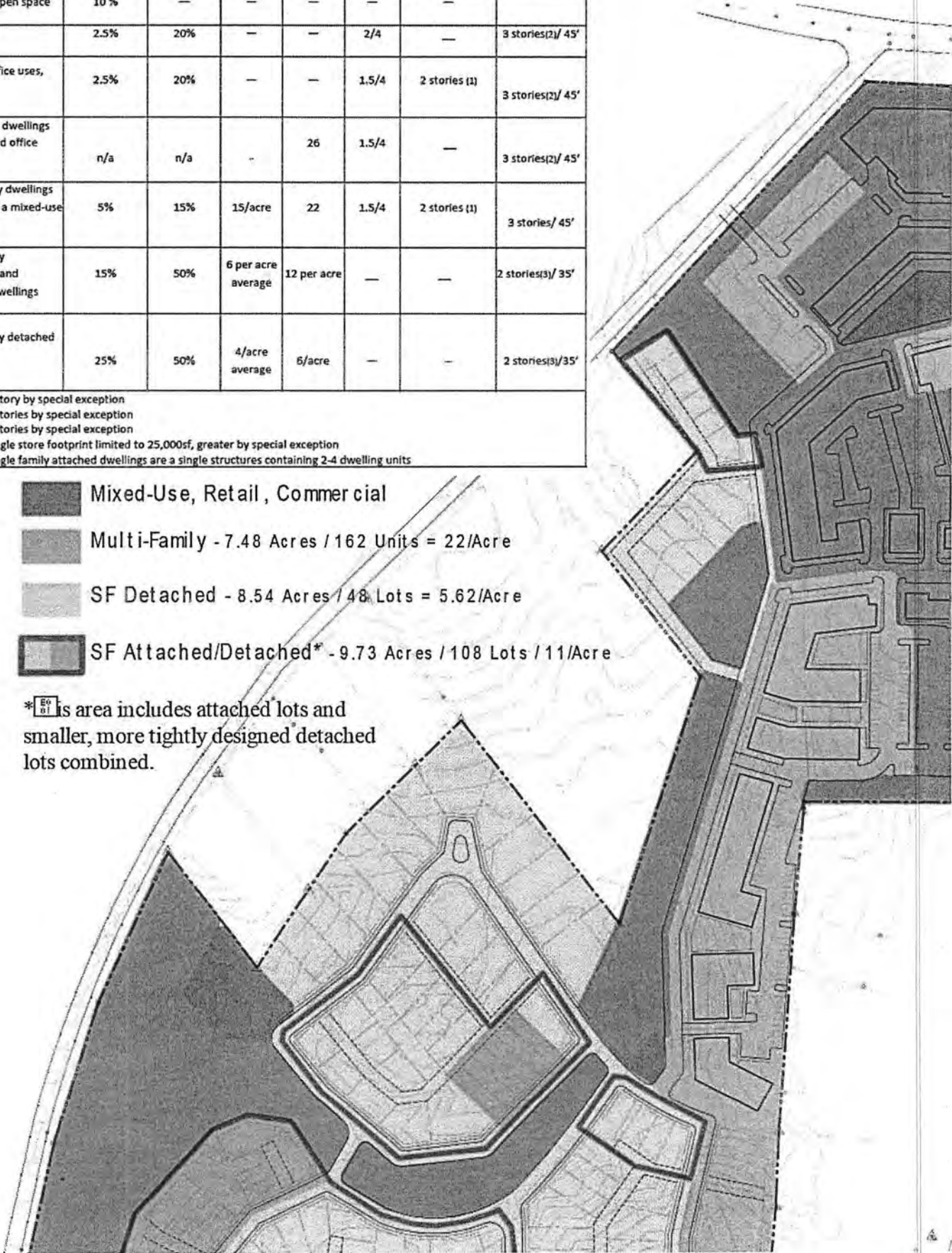


Exhibit 11

OWN CENTER  
AGE STANDARDS

## - Way

signs cannot encroach into

canopy signs, projecting signs and sidewalk signs public sidewalk but not over area, driveway or alley. All of 18 inches inside the curb whichever is greater.

approved for all sites large complex. All tenant permits and the applicant of consistency of all regard to:

struction;

proportion; and,



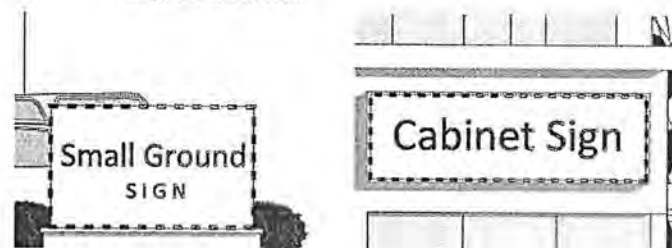
## D. Computation of Sign Area

The area of all signs is computed as follows:

1. For signs consisting of freestanding letters or logos, sign area is calculated as the total area of the rectangle, circle or square that fully encloses all the letters or logo.

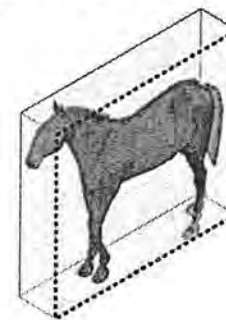


2. For cabinet signs and signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign face and the background used to differentiate the sign from the structure against which it is mounted. Sign area does not include any supports or bracing. The entire ground sign other than the base is considered a background for the purposes of measurement.



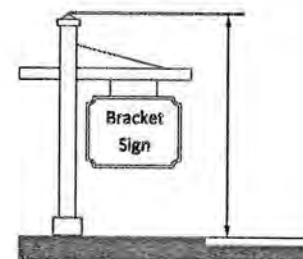
3. The area for a sign with more than one face is computed by adding together the area of all sign faces that are 45 degrees or greater; If the sign face angle is less than 45 degrees only the area of the largest sign face is computed as part of the sign area.

4. The sign area of a three-dimensional sign is calculated as total area of the smallest rectangle, circle or square that fully encloses the largest profile of the three-dimensional sign.



## E. Measurement of Sign Height

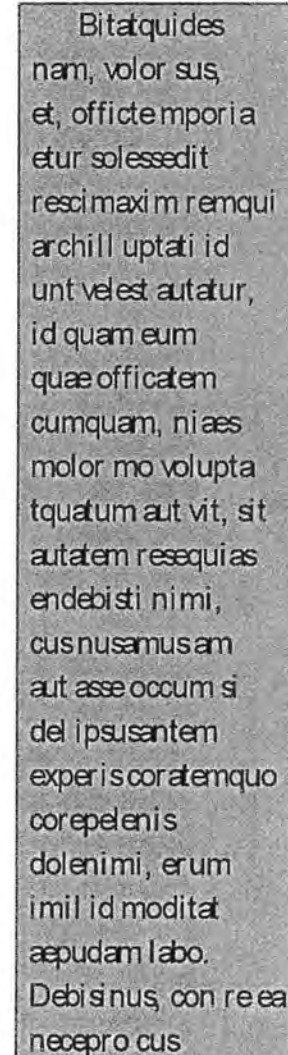
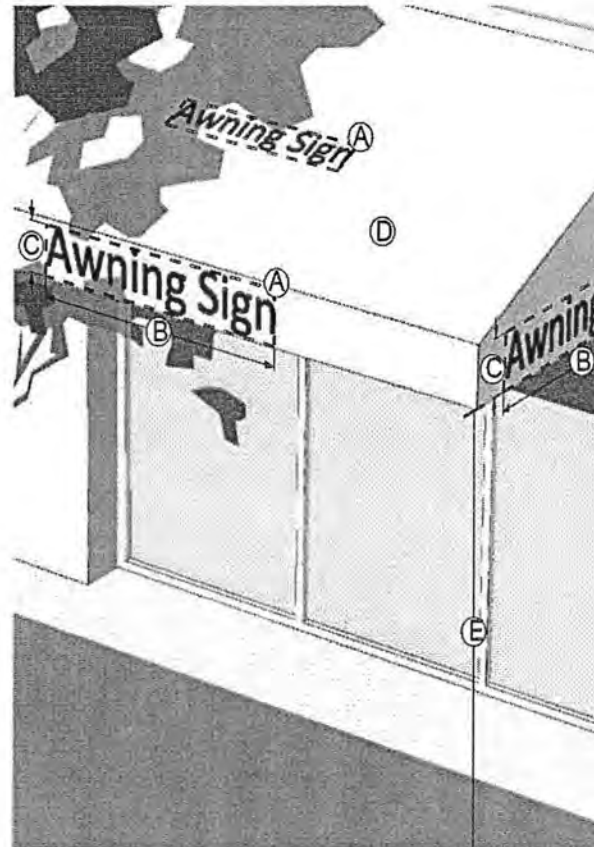
The total height of a ground or bracket sign is measured from the highest point of the sign or supporting structure to the top of the abutting sidewalk.



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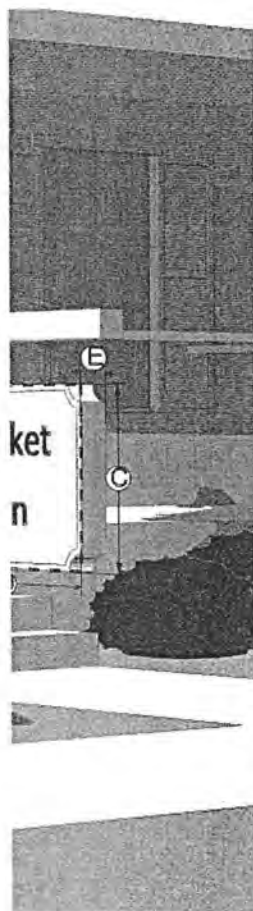


## F



Standards		
(A)	Overall area allocation (max)	Sec. 1.1.G
(B)	Width (max % of awning width/depth)	75%
(C)	Height of text and graphics on valance (max)	2'
(D)	Area of sloping plane covered by sign (max)	25%
(E)	Clear height above sidewalk (min)	12'

## J. Canopy Sign



9 SF
5'
3'
3'
6"

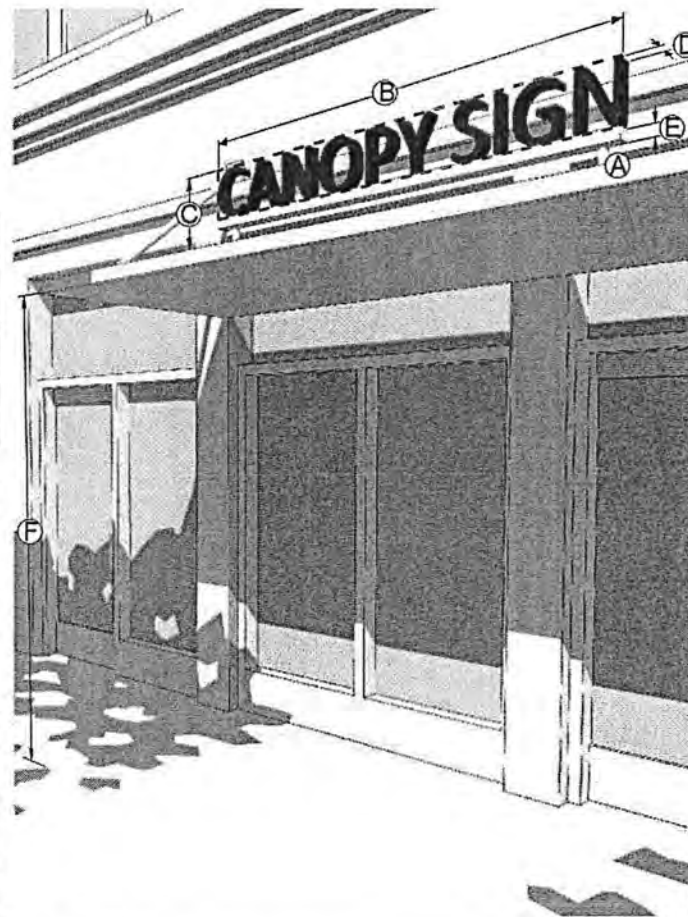


## Description

A sign placed on a canopy so that the display surface is parallel to the plane of the wall.

## General Provisions

1. A canopy sign cannot extend outside the overall length or width of the canopy. However, a canopy sign may extend above or below the canopy.
2. A maximum of 1 sign is allowed per canopy.
3. Raceways are permitted for signs  $\frac{1}{2}$ " g below or above the canopy. Otherwise, raceways are not



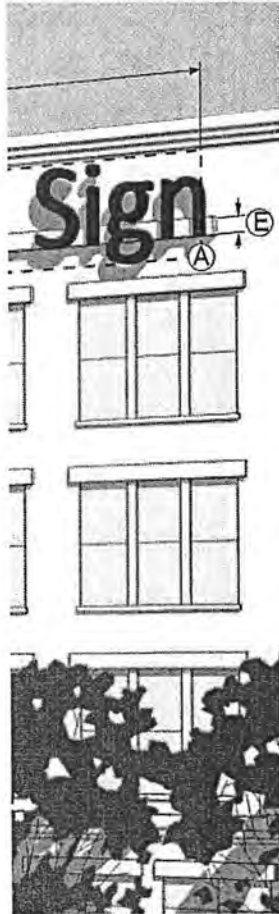
## Standards

Standards	
Ⓐ Overall area allocation (max)	Sec. 1.1.G
Ⓑ Width (max % of canopy width)	75%
Ⓒ Height of text and graphics (max)	2'
Ⓓ Depth (max)	1'
Ⓔ Raceway (max % of letter height)	50%
Ⓕ Clear height above sidewalk (min)	12'



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## L. Ground Sign, Small



### Description

A sign attached along its entire width to a continuous pedestal that is no higher than 5 feet. A small ground sign is horizontally oriented or is square.

### General Provisions

- One ground sign (small or large) is allowed per street frontage, except that 1 additional ground sign is allowed for properties with 200 feet or more of street frontage. Where more than 1 ground sign is



### Standards

#### Ⓐ Sign area (max per sign)

General Commercial

40 SF

#### Ⓑ Height (max)

5'

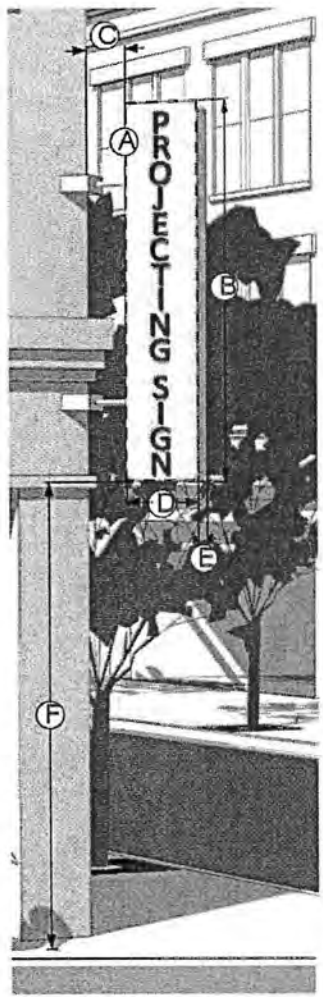
#### Ⓒ Depth (max)

18"



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N. Shingle Sign



Sec. 1.1.G

	4'
	8'
	12'
(min/max)	1'1/2'
	4'
	1'

Description
A small projecting sign that hangs from a bracket or support and is located over or near a building entrance.
General Provisions
1. A shingle sign must be located within 5 feet of an accessible building entrance.
2. The hanging bracket must be an integral part of the sign design.
3. A shingle sign must be located below the window sills

Standards	
A Sign area (max per sign)	9 SF
B Height (max)	3'
C Spacing from building facade (min)	6"/12"
D Projection width (max)	3'
E Depth (max)	6"
F Clear height above sidewalk (min)	12'

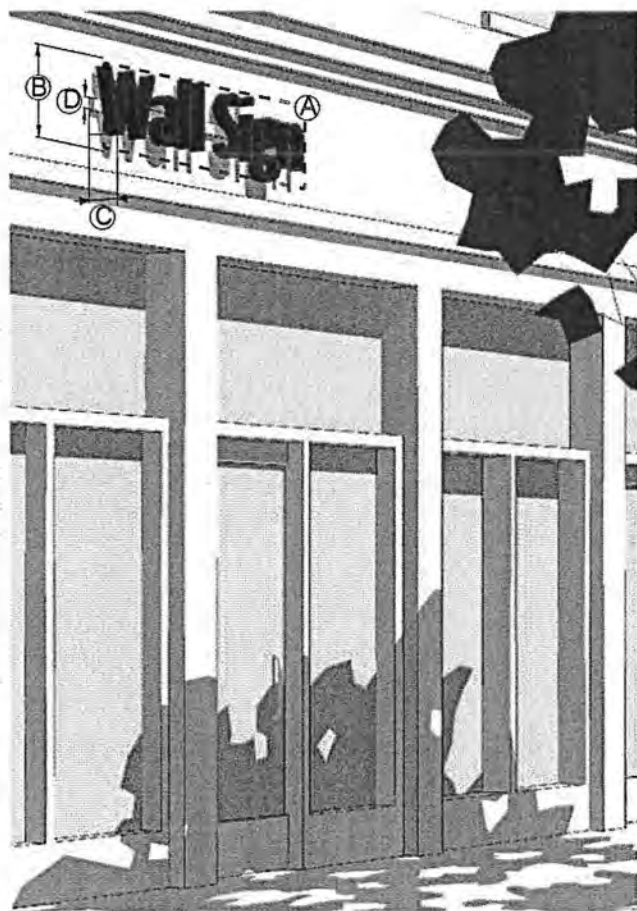


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P. Wall Sign



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Description

A sign fastened to or painted on the wall of a building in such a manner that the wall becomes the supporting structure for or forms the back-ground surface of the sign and which does not project more than 1 foot from the building or structure.

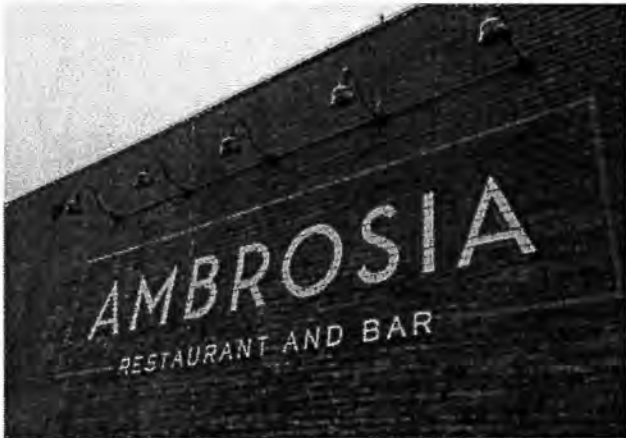
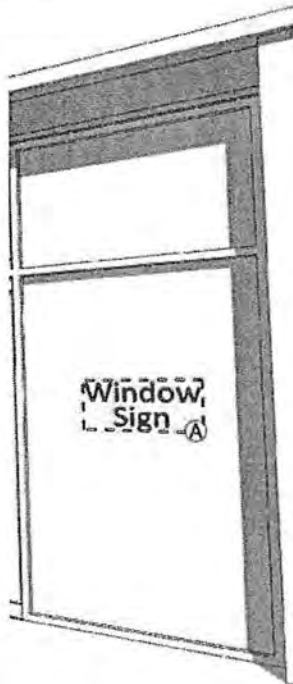
General Provisions

1. A wall sign must be placed no higher than 18 feet above the sidewalk.
2. No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
3. No portion of a wall sign may extend above the lower eave line of a building with a pitched roof.
4. A wall sign cannot cover windows or architectural details.
5. A wall sign can be externally or internally illuminated



6 SF
3'
2'

R. Specialty Wall Signage



min-  
y  
fall  
ed by

20%

Description

Specialty wall signage adds a level of creativity and vintage flair. It also gives an opportunity for creating a unique sense of place. A wall sign painted on the wall or surface of a building or structure, the display surface of which does not project from the wall of the building or structure.

General Provisions

1. Specialty wall signage must be reviewed and approved by

Standards

Ⓐ Sign area (max per sign)	--
Ⓑ Height (max)	--
Ⓒ Width (max)	--



MINUTE BOOK No. 71, CITY OF OXFORD  
Safeguard Element 61-78  
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# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## Sec. 5.4. Site Lighting

### A. Applicability

#### 1. General

- a. No permit for the construction, reconstruction, extension or alteration of any building, structure or use of land and no building or land, or any part of any building or land, may be occupied or used until lighting has been provided in accordance with the requirements of this Code.
- b. The installation of site lighting, replacement of site lighting and changes to existing light fixture attachment, type of fixture, mounting or fixture location must be made in compliance with this Code. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is allowed for all existing fixtures.
- c. This section does not apply to lighting installed in the public right-of-way.

#### 2. Additions

- a. When a building or site is renovated, any new or replaced outdoor light or lighting fixture must conform to the requirements of this Code.
- b. When the gross floor area or improved site area is increased, the additional floor or site area must conform to the lighting requirements of this Code.
- c. When the gross floor area or improved site area is increased by more than 50% cumulatively, both the existing use and the additional floor or site area must conform to the lighting requirements of this Code.

#### 3. Change in Use

A change in use does not trigger application of this section

### B. Light Level Measuring

1. Light levels are specified, calculated and measured in footcandles. All footcandle values are maintained footcandles.

2. Measurements are to be made at ground level, with the light-registering portion of the meter held parallel to the ground pointing up.

### C. Prohibited Sources

The following light fixtures and sources cannot be used:

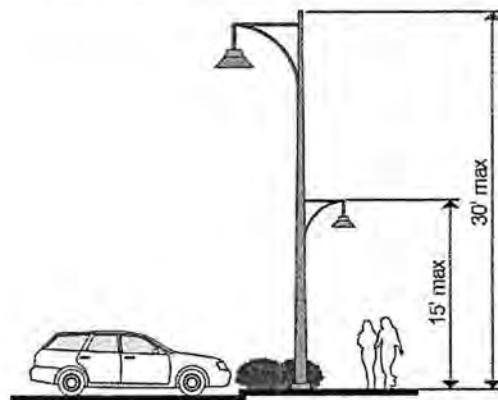
1. Cobra-head-type fixtures having dish or drop lenses or refractors, which contain sources that are not incandescent;
2. Temporary searchlights and other high-intensity narrow-beam fixtures; and
3. Light sources that lack color correction or do not allow for uniform site lighting.

### D. Design and Installation Requirements

1. The maximum light level of an light fixture cannot exceed 0.5 footcandles measured at the property line of any protected district or RA-3 or RD-2 district and 2.0 footcandles measured at the right-of-way line of a street.
2. Lighting must not be oriented onto adjacent properties, streets or sidewalks.
3. Service connections for all freestanding lighting fixtures must be installed underground.

### E. Parking and Pedestrian Areas

1. Light fixtures within parking and vehicular display areas may be no higher than 30 feet.
2. Light fixtures within pedestrian areas may be no higher than 15 feet.





## MINUTE BOOK No. 71, CITY OF OXFORD

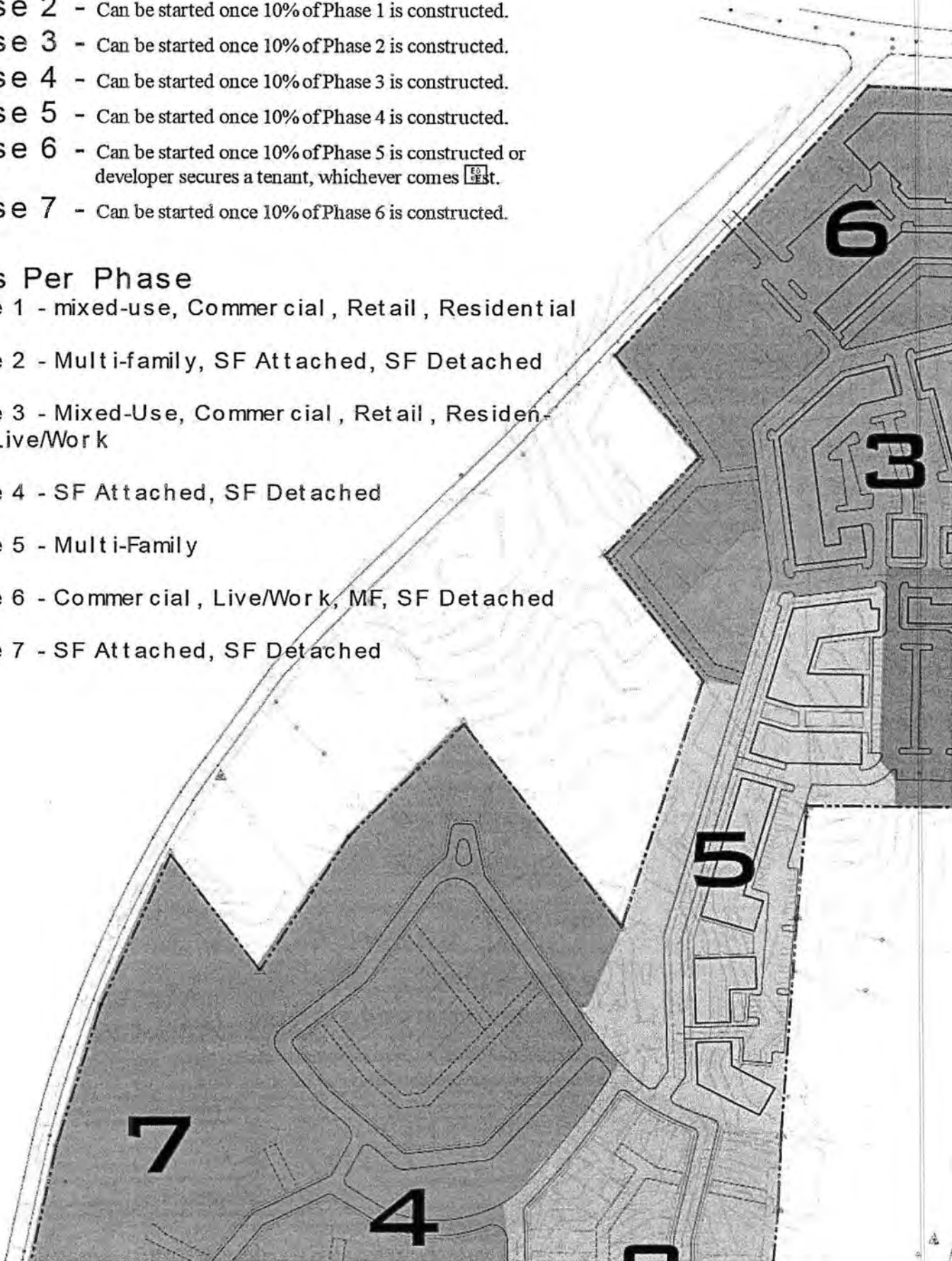
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## Phase Timing

- Phase 1 - Immediately
- Phase 2 - Can be started once 10% of Phase 1 is constructed.
- Phase 3 - Can be started once 10% of Phase 2 is constructed.
- Phase 4 - Can be started once 10% of Phase 3 is constructed.
- Phase 5 - Can be started once 10% of Phase 4 is constructed.
- Phase 6 - Can be started once 10% of Phase 5 is constructed or developer secures a tenant, whichever comes first.
- Phase 7 - Can be started once 10% of Phase 6 is constructed.

## Uses Per Phase

- Phase 1 - mixed-use, Commercial, Retail, Residential
- Phase 2 - Multi-family, SF Attached, SF Detached
- Phase 3 - Mixed-Use, Commercial, Retail, Residential, Live/Work
- Phase 4 - SF Attached, SF Detached
- Phase 5 - Multi-Family
- Phase 6 - Commercial, Live/Work, MF, SF Detached
- Phase 7 - SF Attached, SF Detached



*architecture placemaking illustration*

## Exhibit 13A

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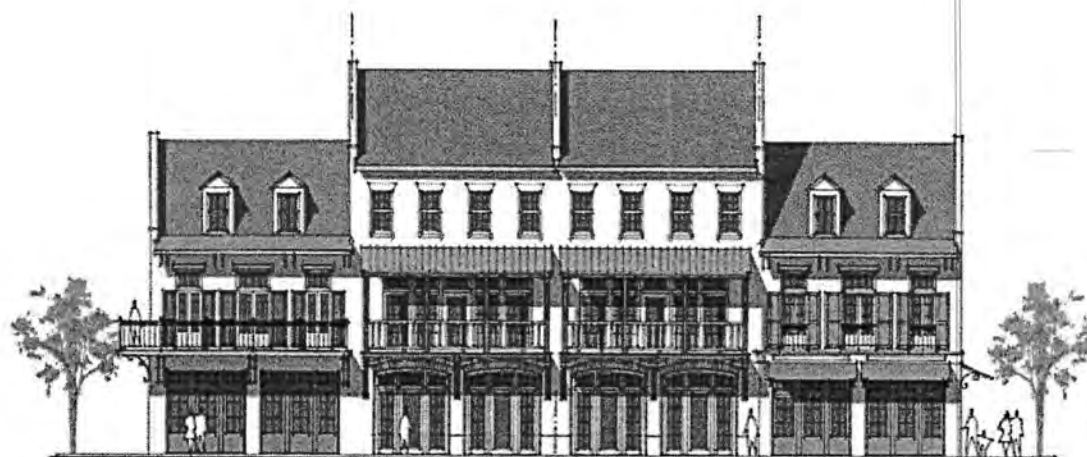
Mixed-Use / Commercial Area





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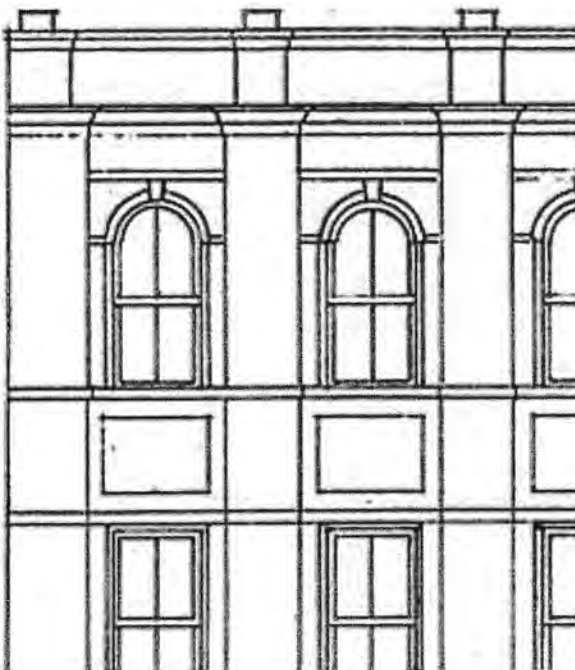
a pattern book for gulf coast neighborhoods



#### Essential Elements of the Gulf Coast Mixed use

- Ground floors have storefront design with large windows and glass doors.
- Two- and three-story buildings with individual expression at storefront level.
- Simple, individual window compositions above the ground floor with vertically proportioned, double-hung sashes.
- Front facades have parapet walls with cornice expression.

## gulf coast mixed-use

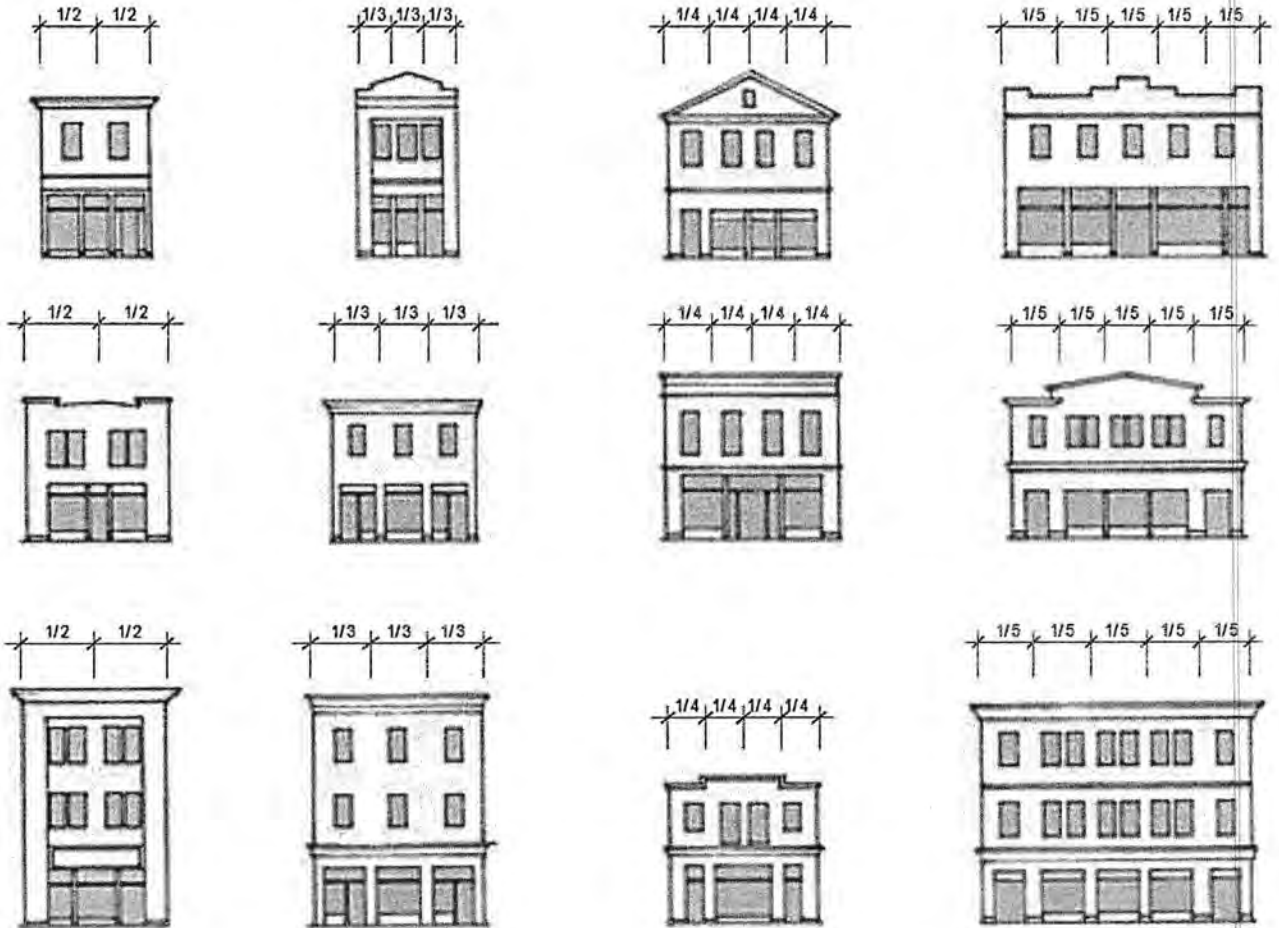


Throughout this region, many small towns have a commercial core. In this core, shops and services are located on the ground floor, with residential space above. This pattern creates a mix of communities within a relatively close proximity. In more rural communities, the commercial center is often a neighborhood service and amenity. Historic building type often features large storefront openings, where the ground floor has double doors. The upper floors are usually in either two-bay or three-bay buildings often have deep verandas over the ground floor.



# Massing & Composition

FACADE COMPOSITION DIAGRAMS



A Two-Bay

B Three-Bay

C Four-Bay

E Five-Bay

## Massing

Gulf Coast mixed-use buildings will have a variety of forms and compositions. Front facades are designed as parapet wall fronts with some form of cornice expression. The parapet may be continuous with either an articulated cornice using brackets, paneling, and shaped molding, or the top may be defined using cut or cast stone elements and accent brickwork.

Massing is typically a two- or three-story building with a tall ground floor and more vertical proportions.

then attached to form a streetscape. Heights may vary from building to building. Larger buildings may have five- or six-bay compositions above the ground floor with varying storefront treatments on the ground floor.

## Cornices

The cornice is generally used as device to articulate the parapet and give the building a 'top'. In the Gulf Coast towns, there is considerable variety in their design. The silhouette can be straight or eccen-

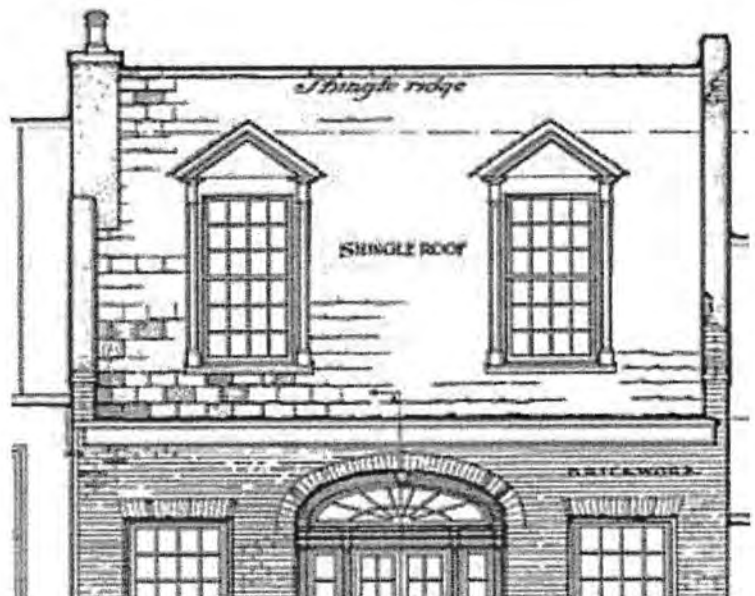
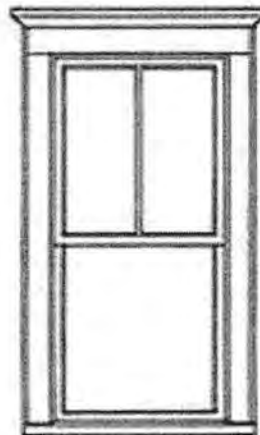
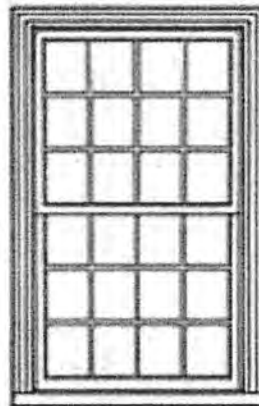
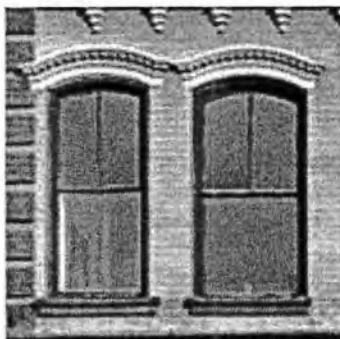


a pattern book for gulf coast neighborhoods

## Windows & Balconies

### Standard Windows

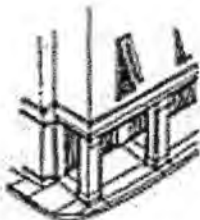
Windows above the ground floor are typically vertical in proportion. Standard windows are double hung with a two over one pattern or two over two pattern of divided lights. Jack arches, stone, and pre-cast lintels as well as articulated window hoods and trim are common over windows set in masonry walls.



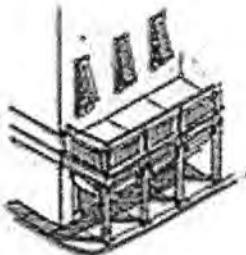
Shopfronts

STOREFRONT OPTIONS

Storefronts on the ground floor are designed using millwork shapes of round or square columns to trim large shopfront windows with a glass panel entrance door centered in between two shopfront windows or off to one side. Storefronts typically have a deep entablature/cornice expression above the shopfront that serves as an area for signs.



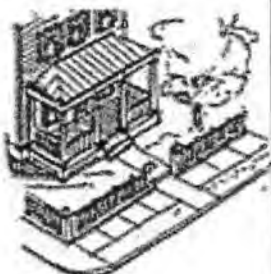
Arcade



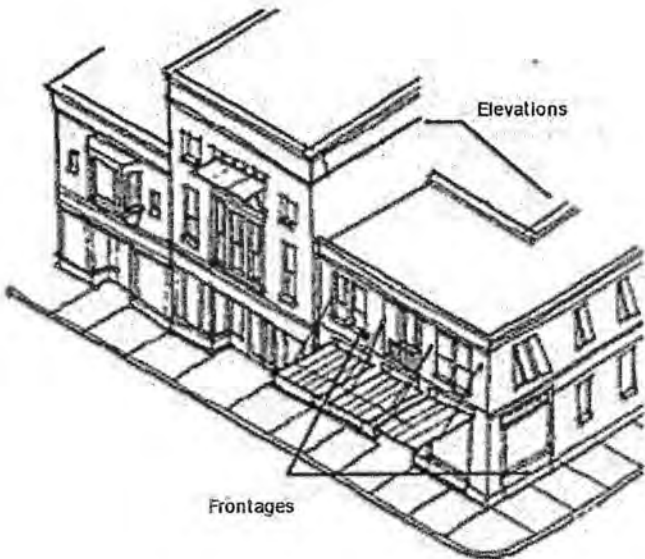
Gallery



Stoop

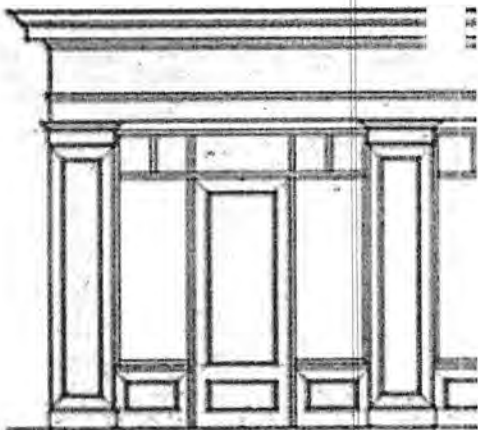


Porch and Fence



Elevations

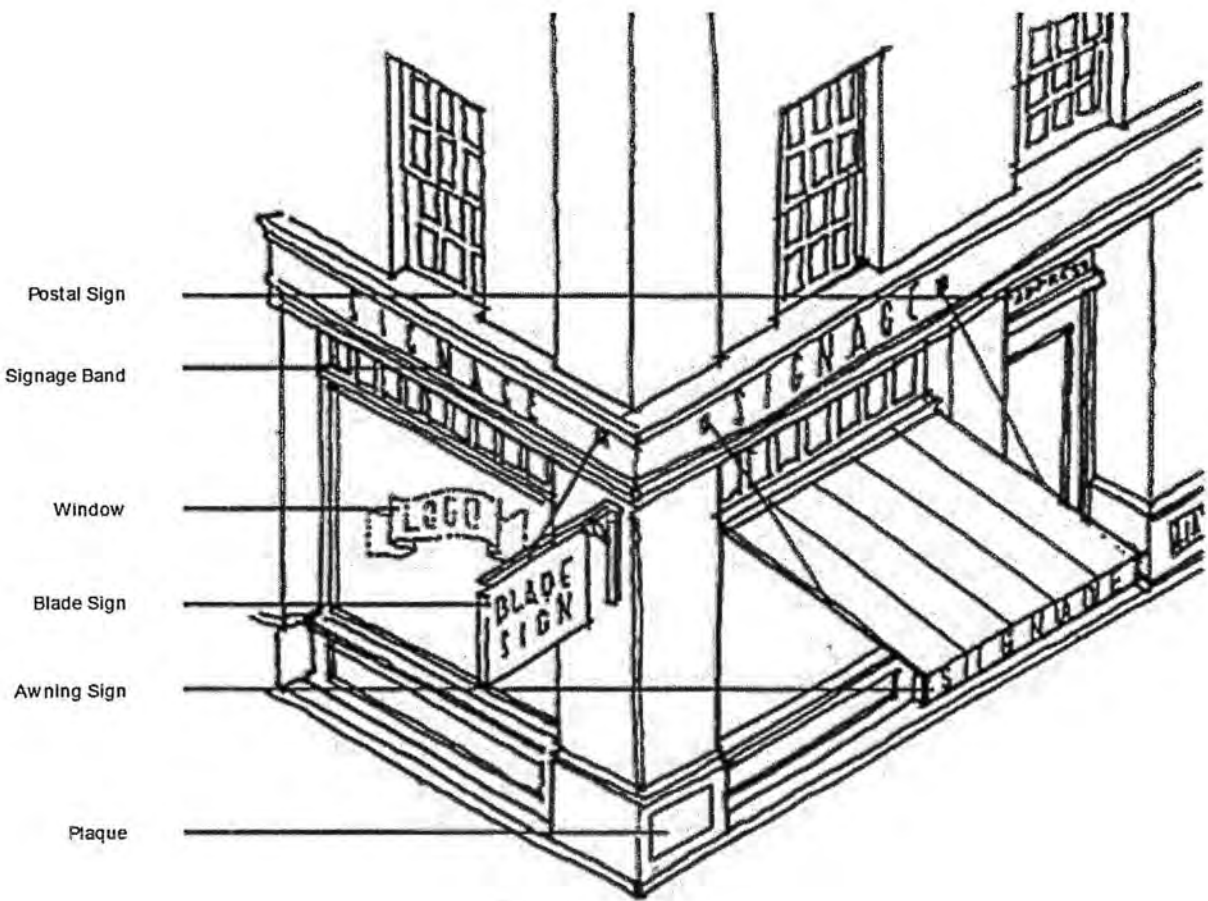
Frontages



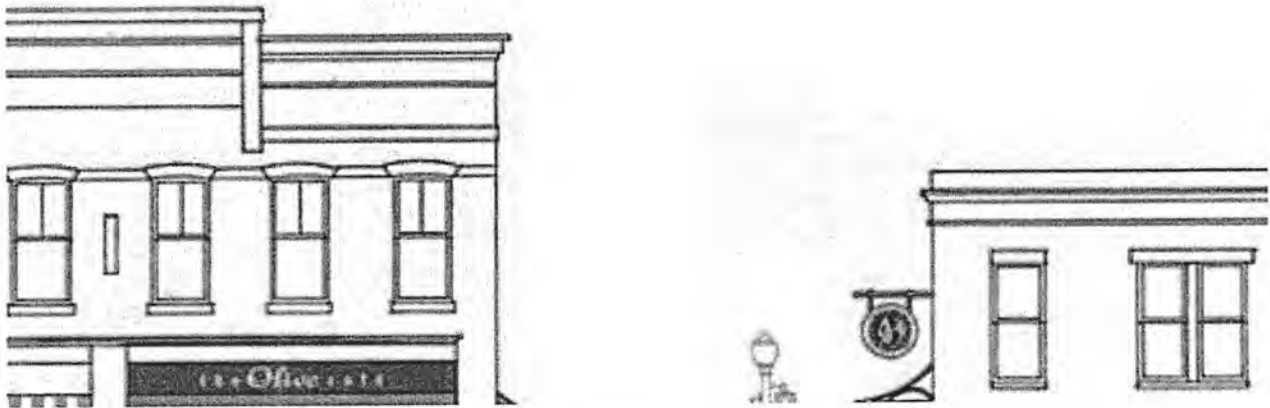


a pattern book for gulf coast neighborhoods

Signage



Elements of commercial signage



Gallery & Materials



Siding

- Brick, stucco or horizontal siding with 4-inch lap reveal.

Roofing

- Membrane roofing or shallow pitch gable/hip roof behind parapet wall with composition shingles; composition shingles for sloped roofs

Windows

- Energy-efficient wood, pvc, aluminum-clad, or aluminum; with true divided light appearance (7/8-inch exterior muntins).

Storefronts

- Pre-finished aluminum, steel, aluminum clad wood or decorative metal, with clear glass display windows; decorative translucent glass or opaque glass with ceramic frit can be used in transoms 9 feet or higher above the finished floor. Doors and display windows can be trimmed with pilasters and columns, fiber-cement panels, dense polyurethane or cellular PVC trim, or composite millwork for built-up sections. Structural steel shapes may be expressed as lintels and columns. Canvas awnings with a shallow slope and minimum four foot projection from the building.

Trim

- Cast stone, fiber-cement, polyurethane, PVC or painted wood.

Exterior Ceilings

- Beaded board, smooth surface or plank and beam appearance.

Cornices & Trim

- Wood, composite, cellular PVC or polyurethane millwork; stucco, stone or cast stone

Gutters

- Half-round metal or PVC.

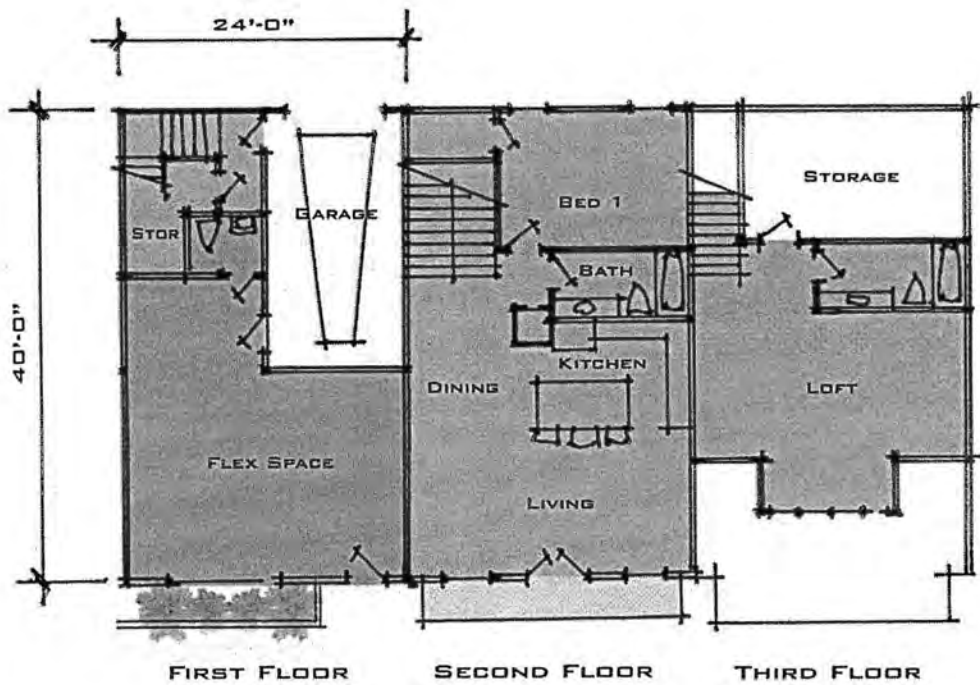
Gallery



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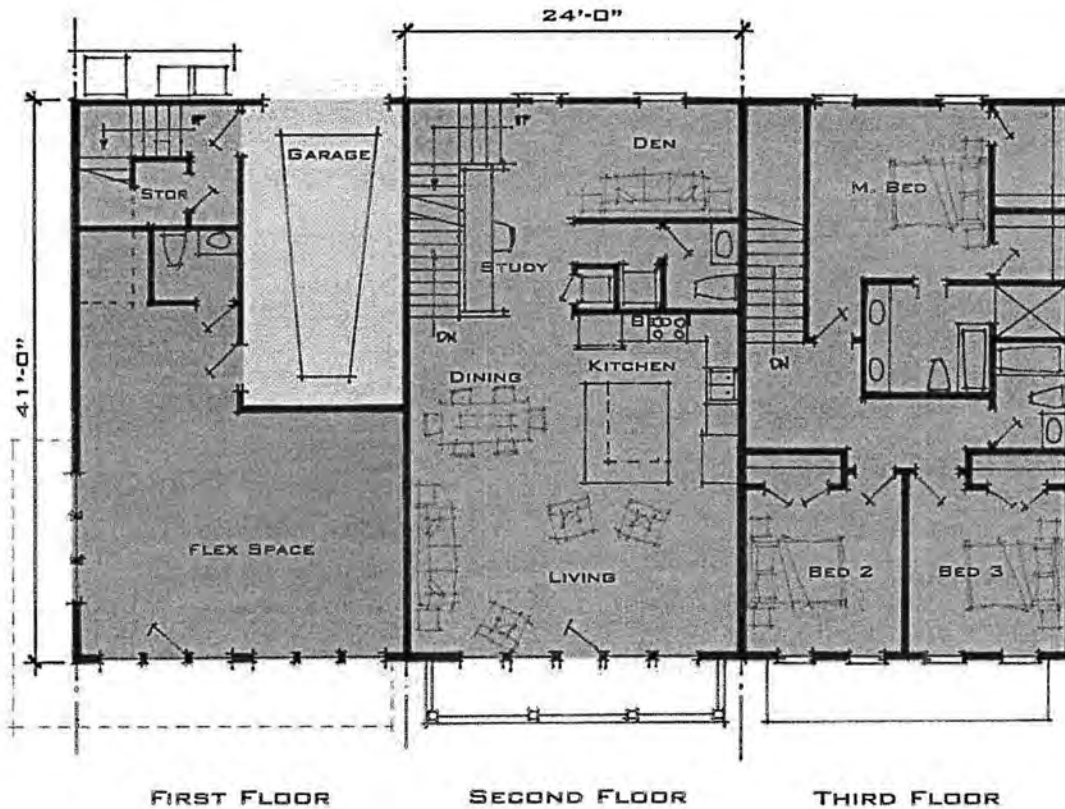
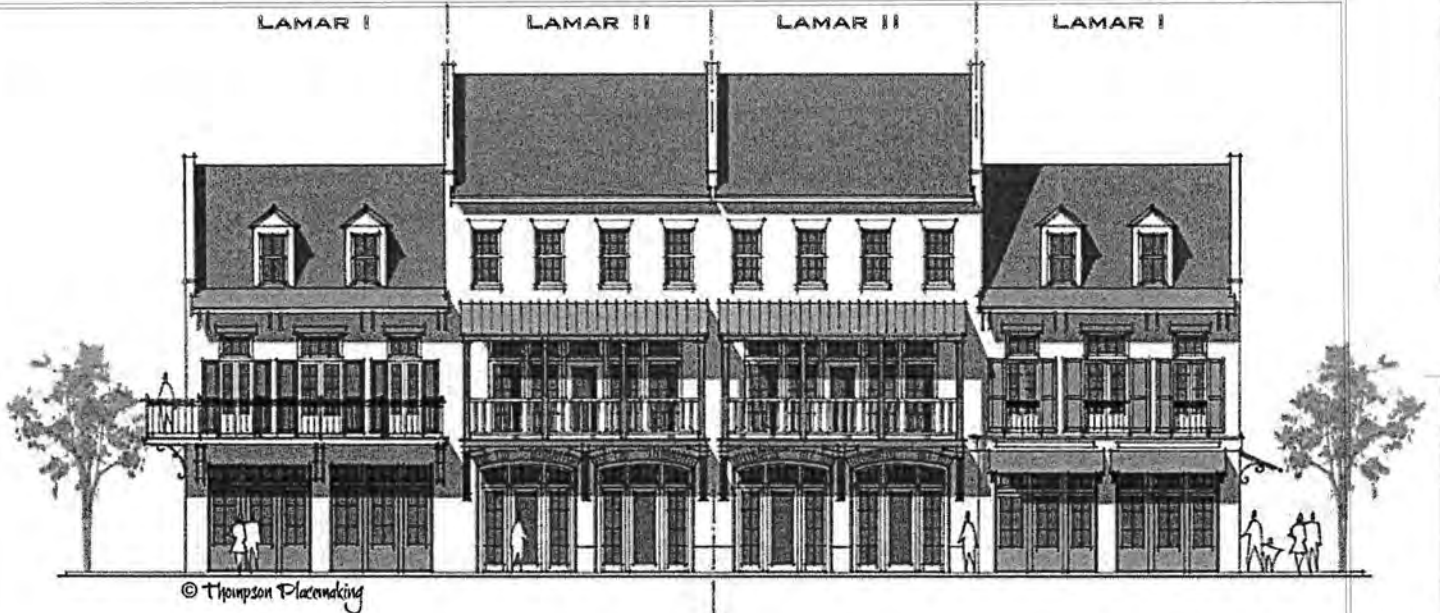
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**LAMAR II**  
LIVE/WORK UNIT

675 SF FLEX SPACE  
3 BR, 2.5 BA  
2,064 SF LIVING

**LW**

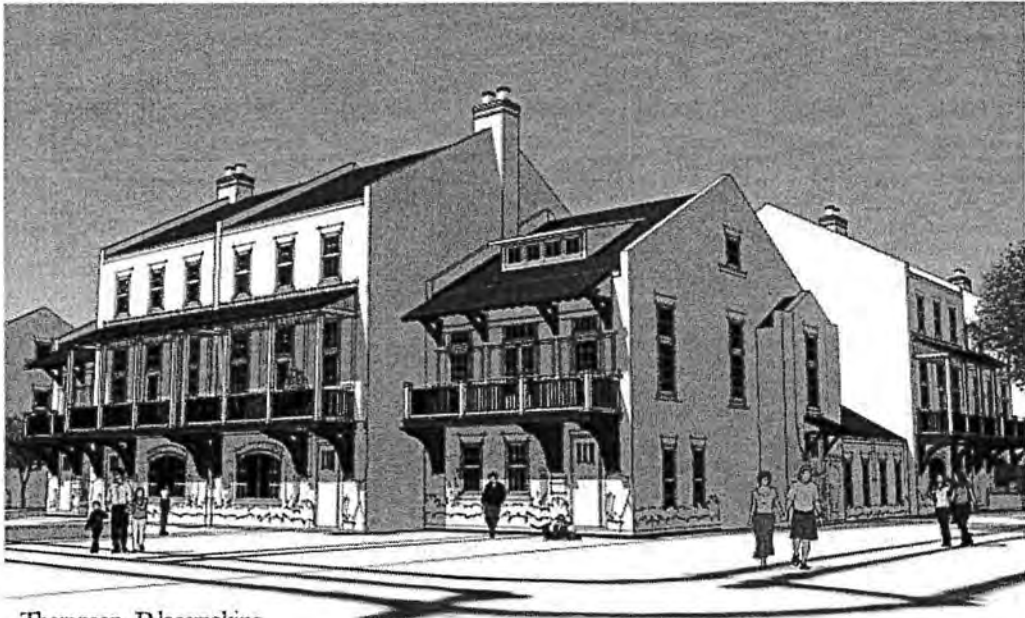




## Exhibit 13B



Multi-Family Flats & Plexes



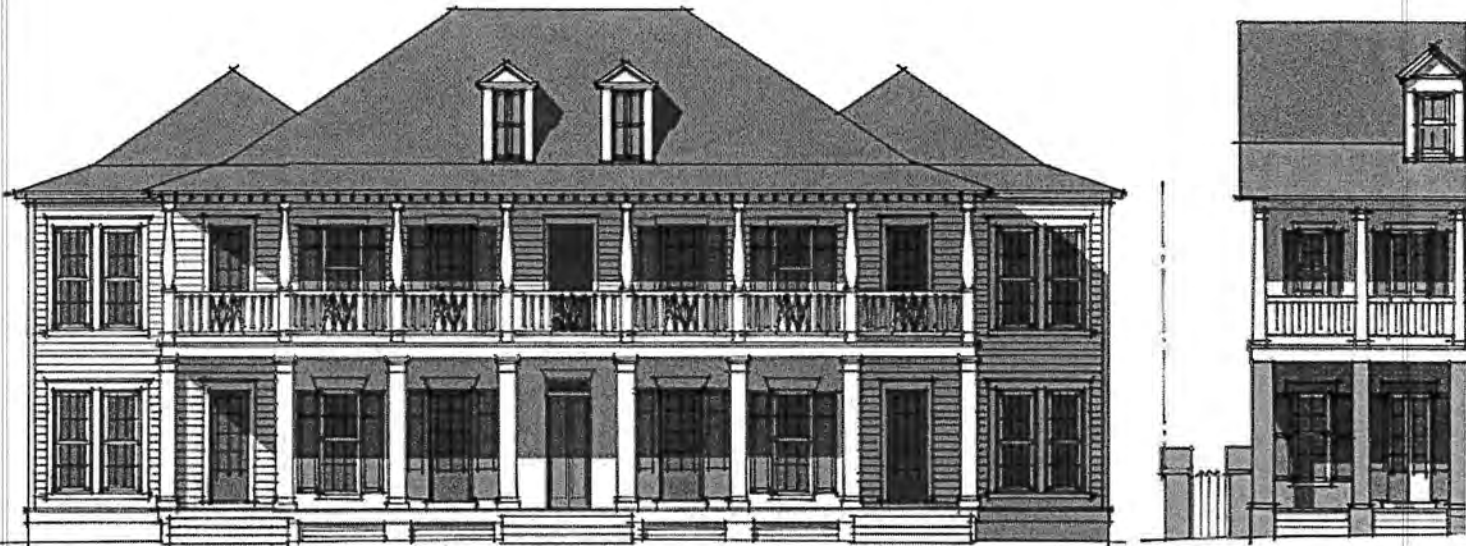
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Single Family Attached

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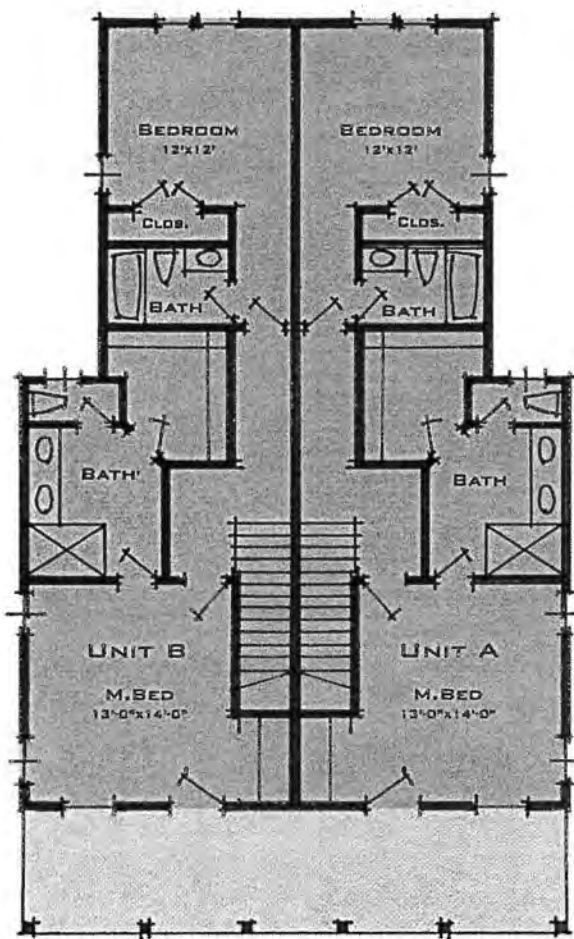
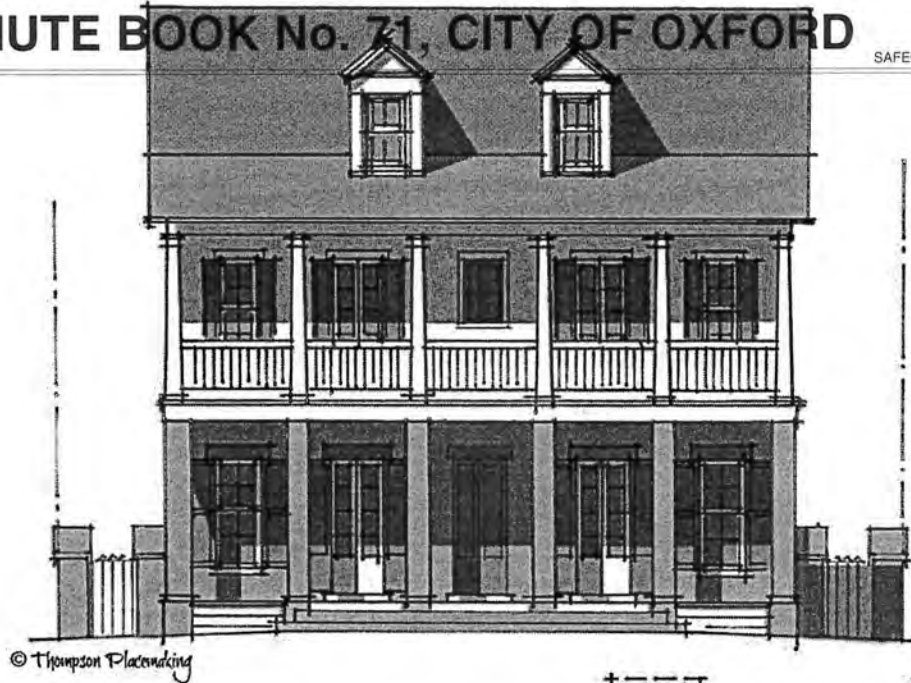
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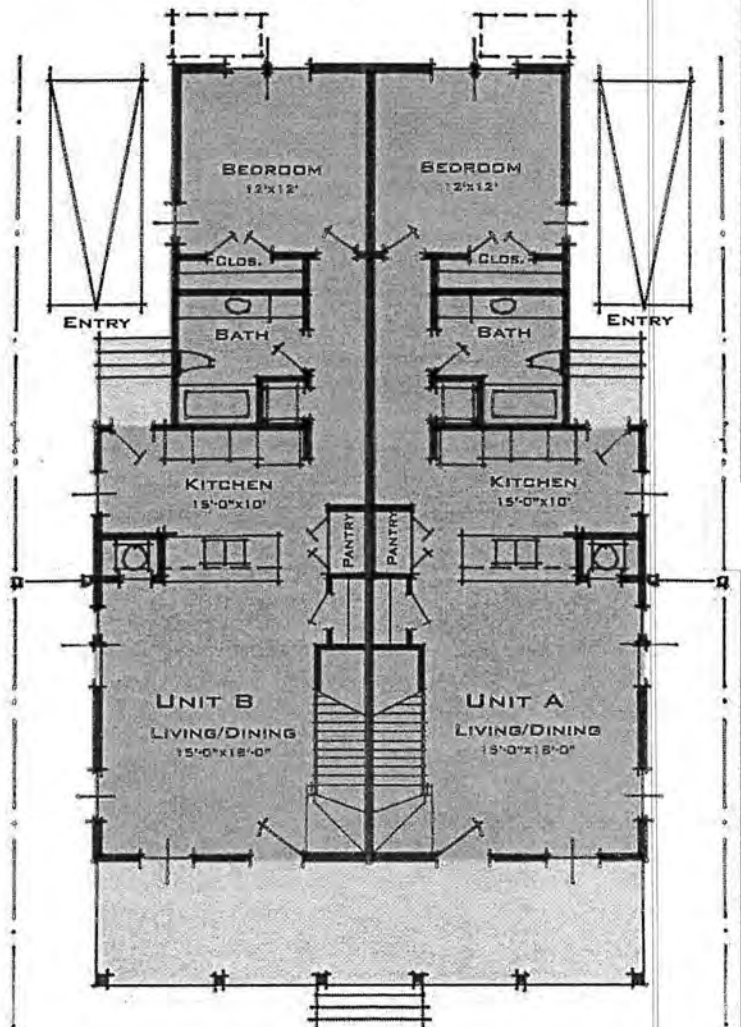


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SECOND FLOOR



FIRST FLOOR

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**MAISON DE DEUX**  
36'0" OVERALL WIDTH

DUPLEX - 3 BR, 3 BA  
1,734 SF LIVING /UNIT  
3,468 SF TOTAL LIVING

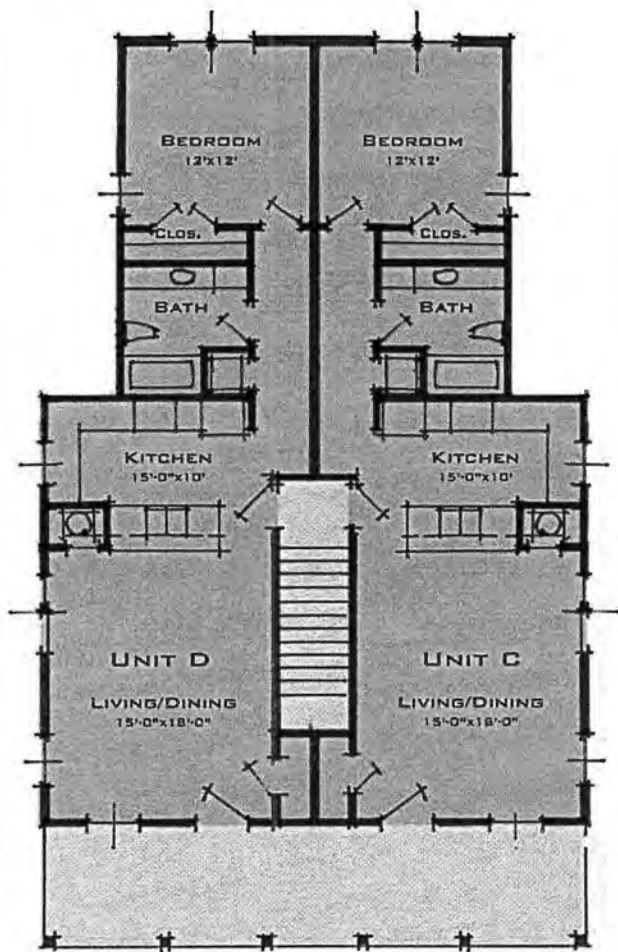
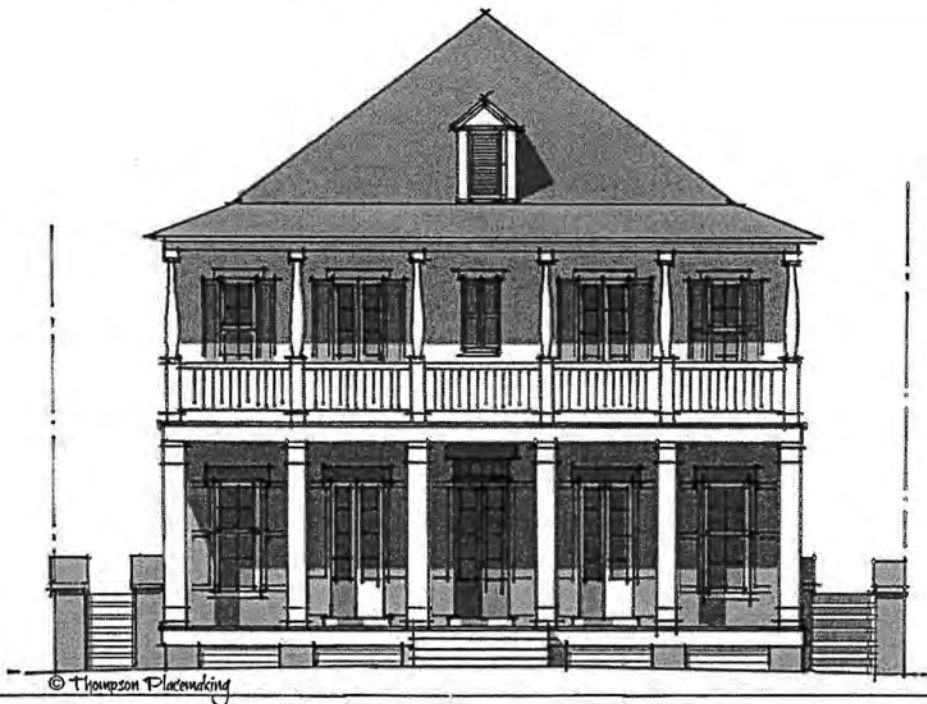
AC



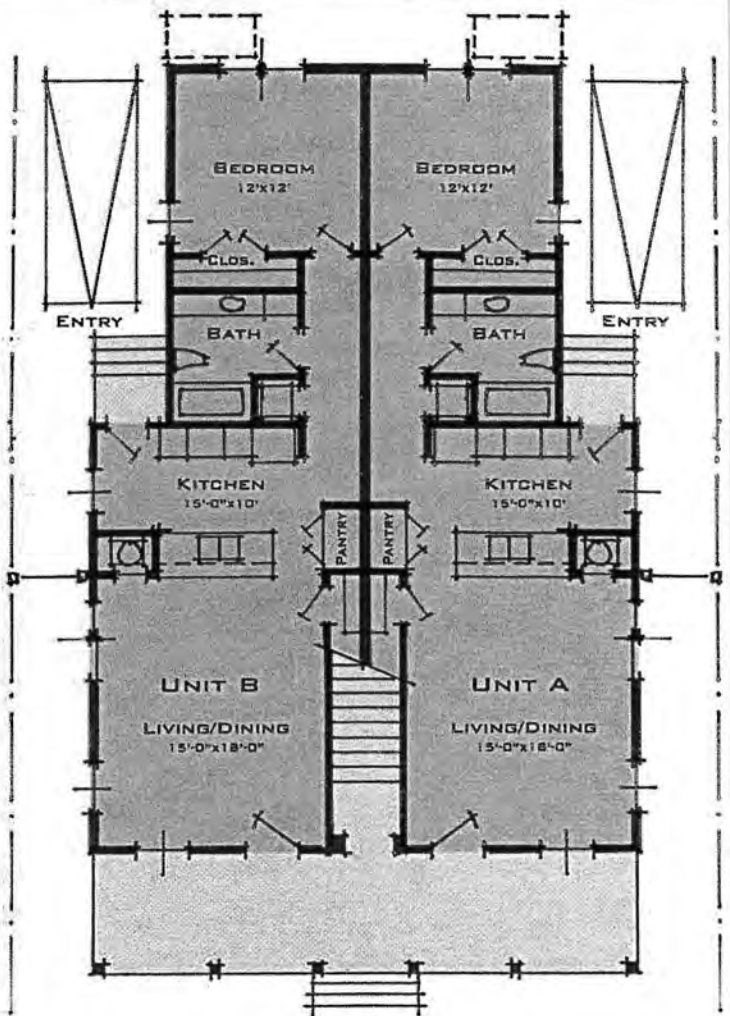
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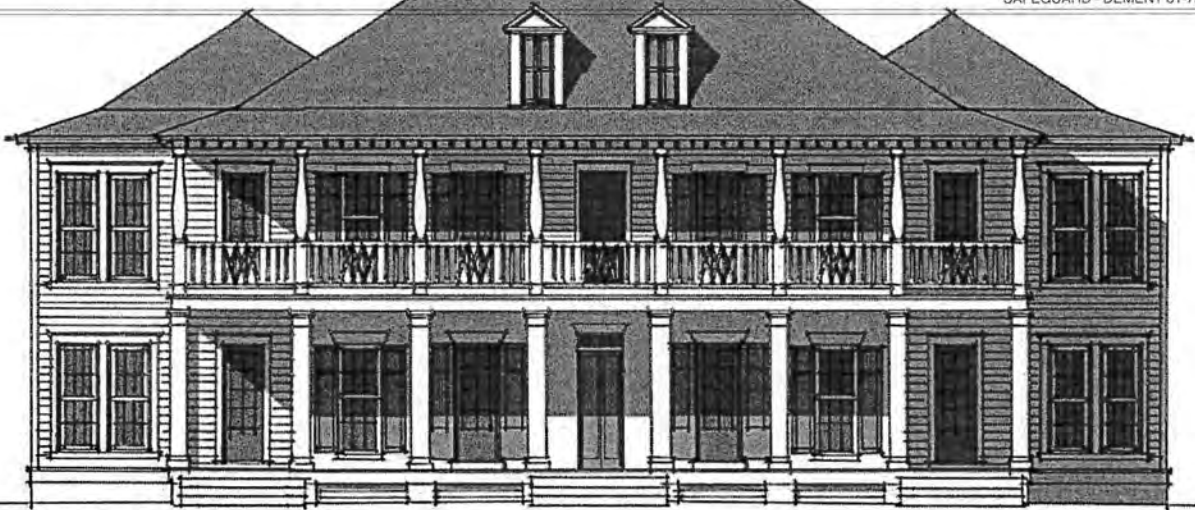
SECOND FLOOR



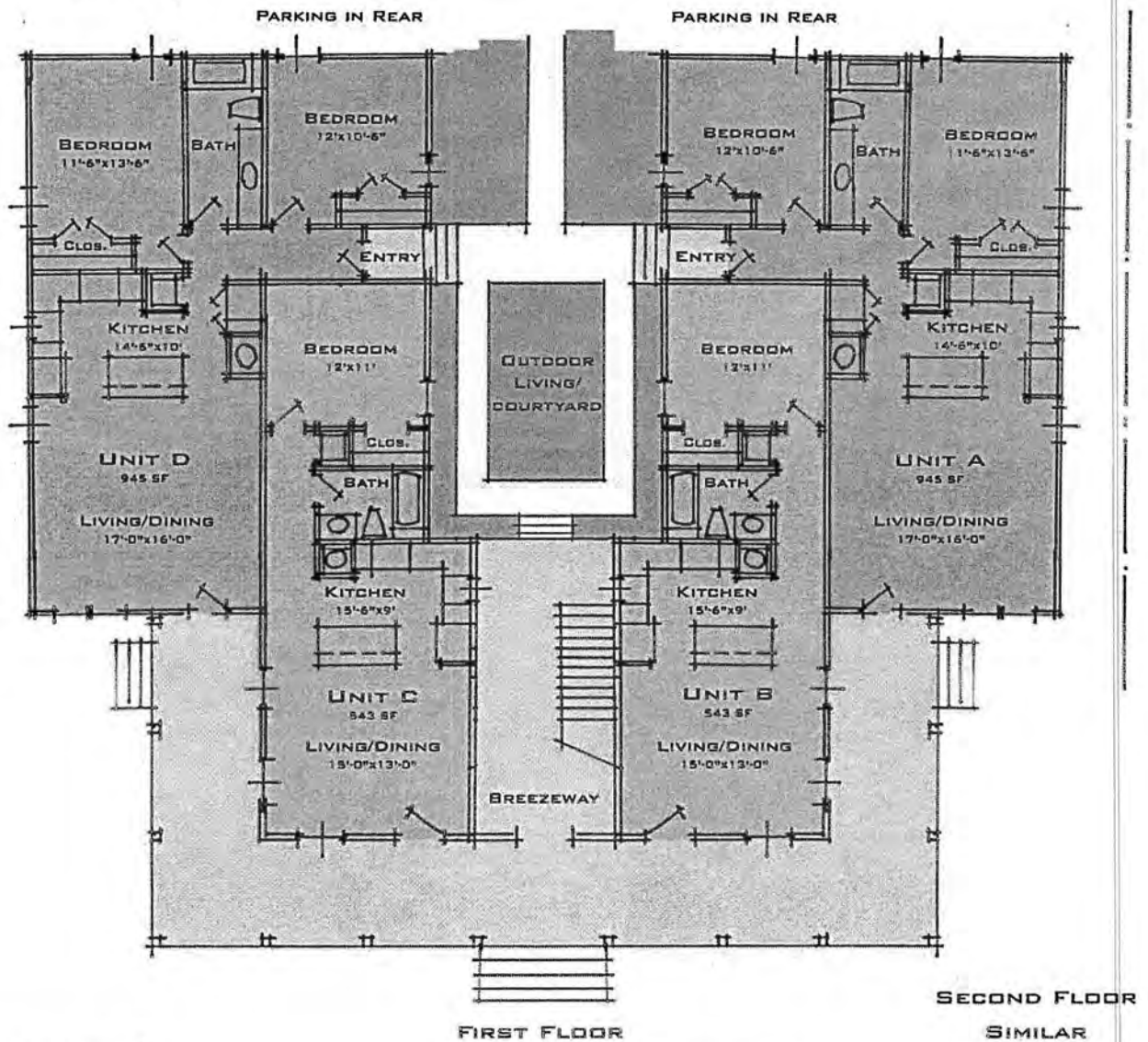
FIRST FLOOR

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**LA GRANDE MAISON**  
78'-0" OVERALL WIDTH

8 UNIT MANSION HOUSE  
5,952 SF TOTAL LIVING

**FC**

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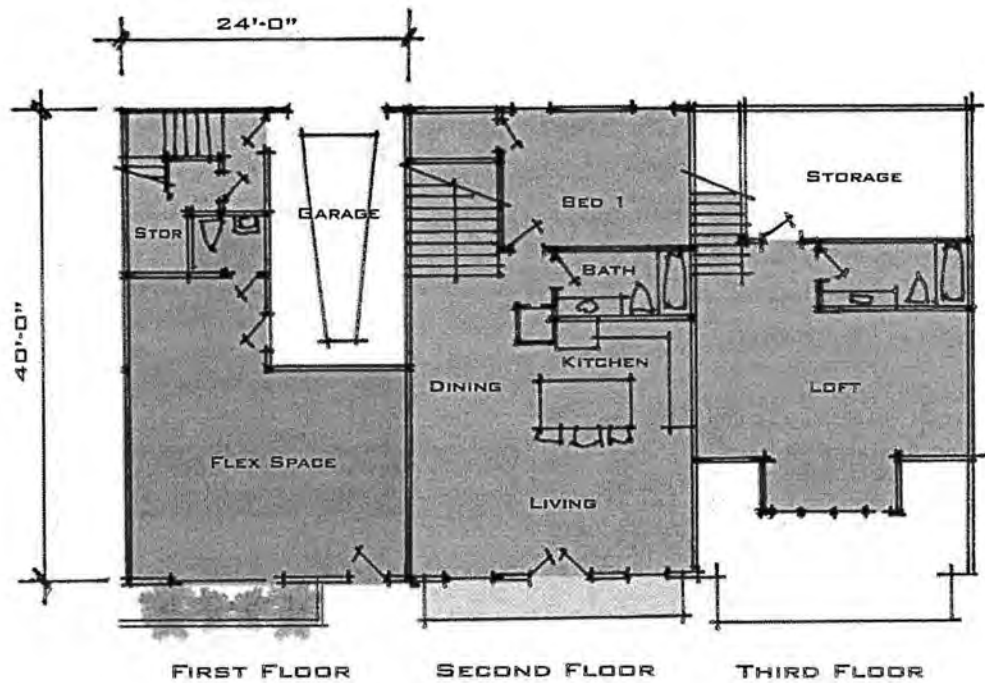


Exhibit 13C & 14

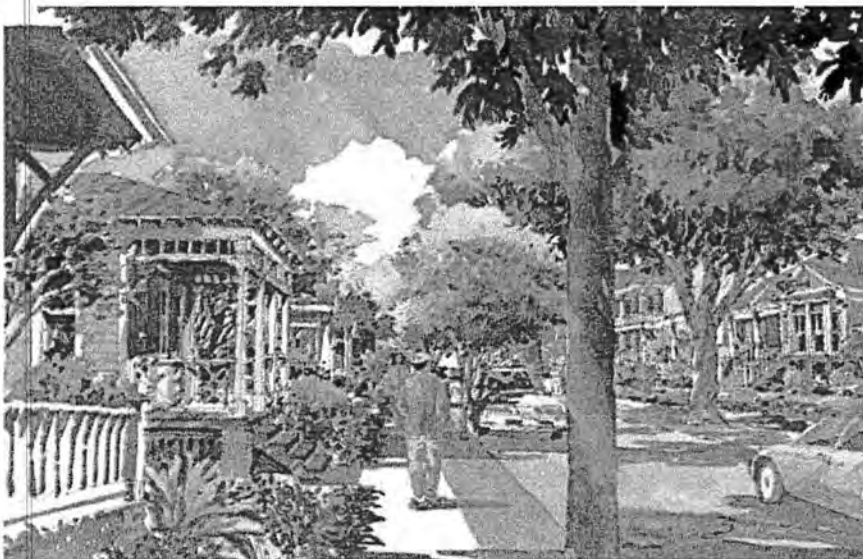


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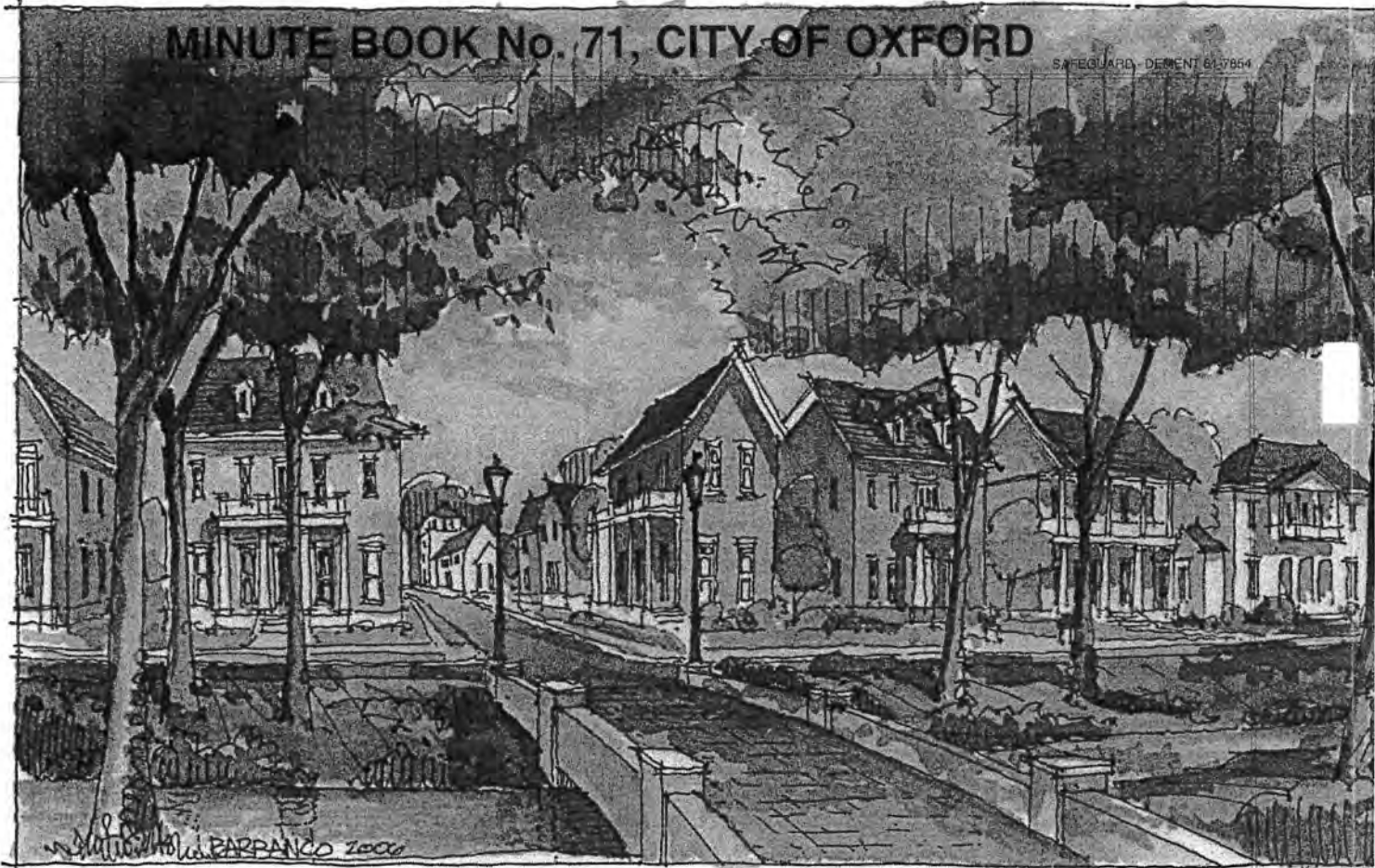


Larger Lot Single Family



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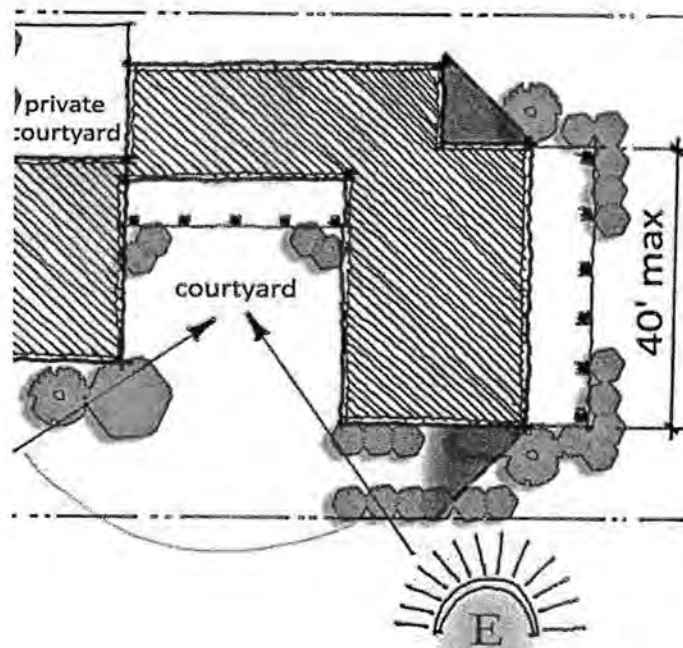
SAFEGUARD - DEMENT 61-7854



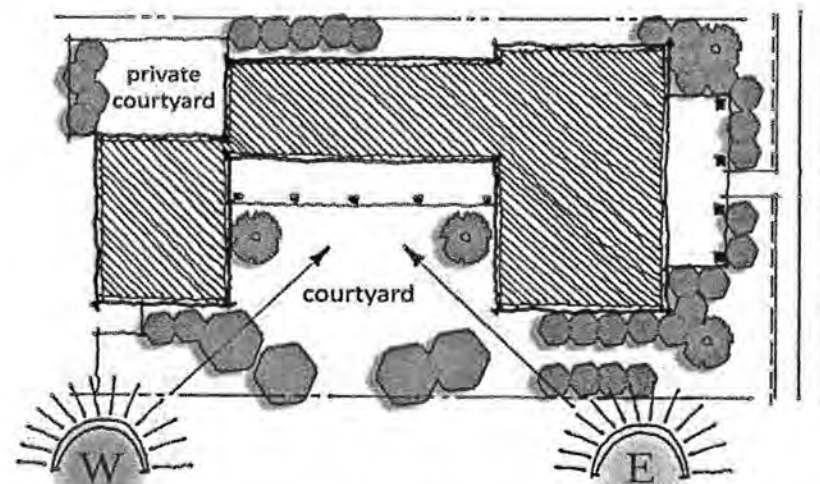
## Single Family - Park Area

☐ This rendering shows an ideal condition. ☐ The intent is only to show a park area with houses fronting the park. ☐ The park running through our site is likely to be dry. Dependant on bud we may cross the park area with a road instead of a bridge.





the house on site to take advantage of eastern and western sun, and protect against western sun. Porches and patios should be placed together and should face south to give shade and a place that people can enjoy. Think of the courtyard as a place that you actually use. Porches and courtyards don't have to face due south, they just need to take advantage of morning and mid-day, and protect from the heat in late afternoon and evening. On any given block, courtyards need to be visible from the street, and neighboring windows that face courtyards should not be placed so close to the street that they prevent viewing straight into the neighbors' courtyard. To enhance the street appeal, windows should appear on the side of the house within the first eight feet from the corner.



The Main Body of the house should be no greater than 40' wide for houses up to 5,000 square feet and no greater than 50' for houses above 5,000 square feet - not including wrap-around porches.

Narrow side and rear wings allow for more windows and better light through the house. These wings shall be no more than 1 1/2 stories in height and the maximum width and placement of wings is determined by a 45 degree line from the front corner of the Main Body of the house.

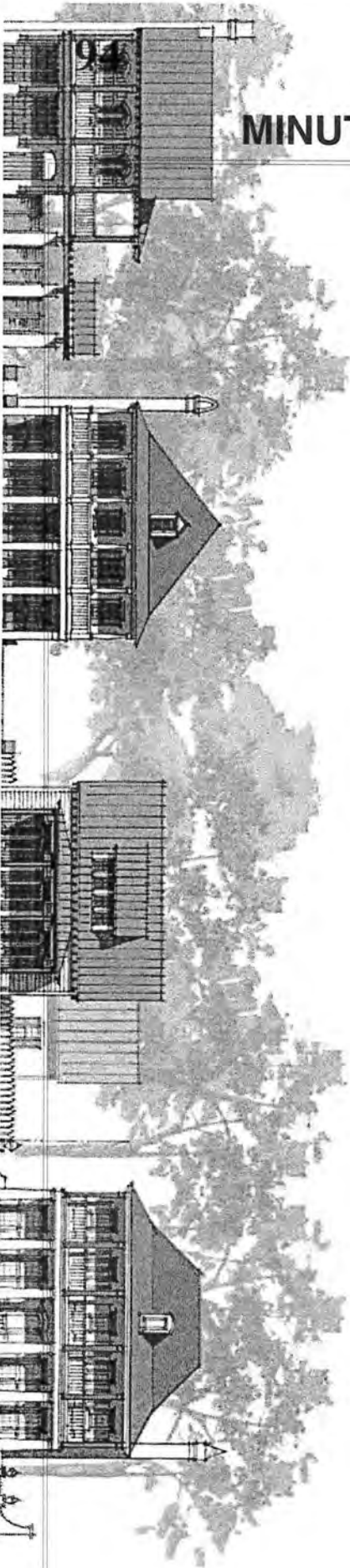
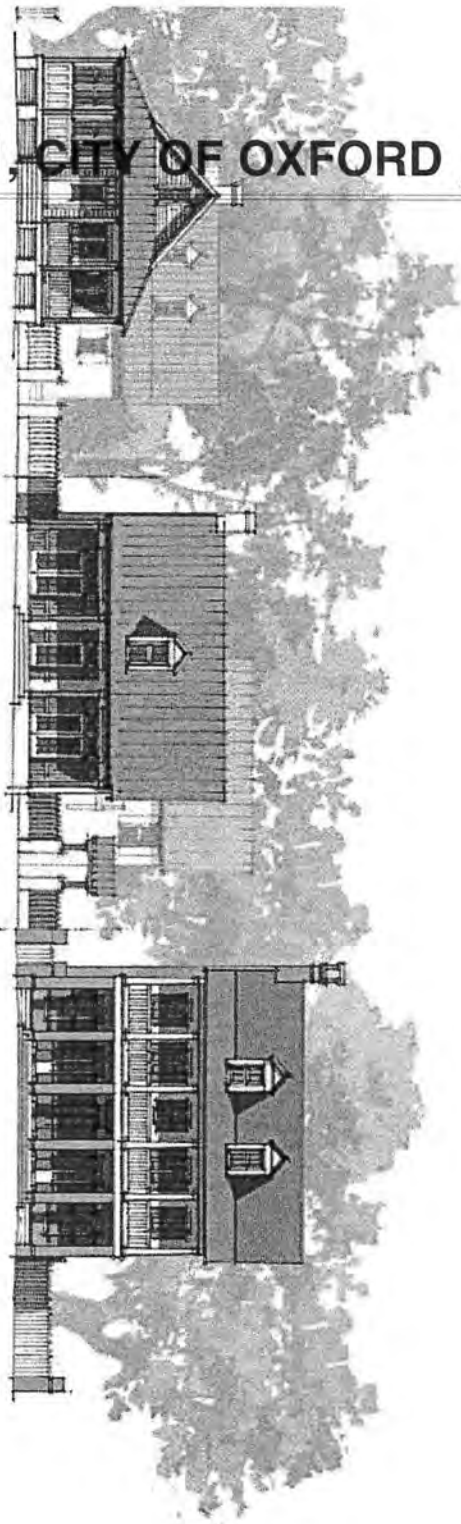


### The Courtyard

The courtyards of the home design with a Main Body and thin wings has influences from Spanish, French, and West Indian traditions but actually has its beginning roots in New Orleans Creole architecture when the city began rebuilding after the great fires of 1788 & 1794.

Particularly in more urban or dense developments, interior courtyards can play a vital part of any good house design - providing privacy in an outdoor living space as well as helping deal with the humid climate of the South.

# CHITECTURE



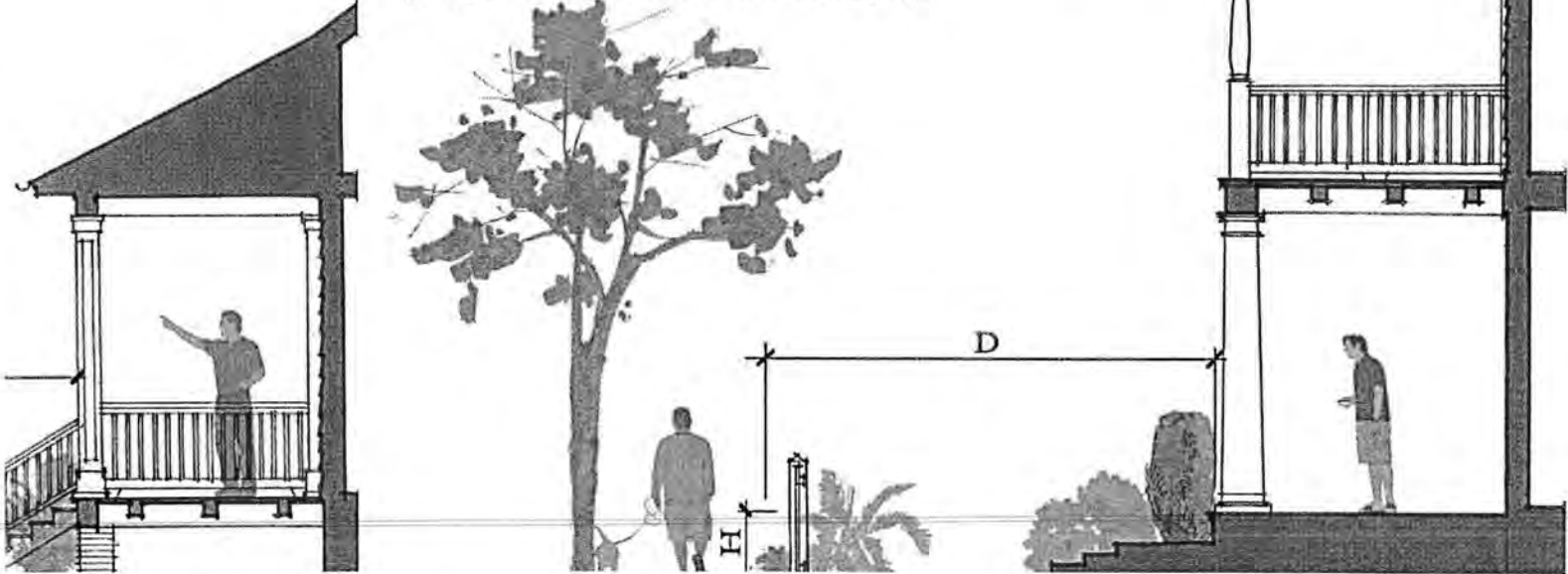


# Outdoor Room

od to the pre-war homes with "real" front porches  
to have usable front porches- porches that families can  
y as an outdoor room and extension of the house. If  
tly, this can be a successful usable space. To do this, we  
nt porch as both public and private- public enough to  
all behavior and interaction with neighbors, and private  
feel comfortable to actually sit on the front porch and  
is achieved with layers of boundaries- boundaries like  
ches, yard fences, and porch railings. These elements

lean approach between using front  
desired effect and porch height. Both  
ation diagram on page 25.

For Acadian and two-story French Colonial houses, resort first to adding a yard  
fence or hedge at the sidewalk in order to reduce the height of the porch and refrain  
from adding a railing at the porch. Historically the first level porch in the Acadian  
style did not have railings since the porch was usually at grade or, at most, one foot  
above grade. Of course, historically, the first level was not the main living level  
either. For Urban Lots, the yard fence alone will reduce the porch height to 30"  
above sidewalk, which keeps you from having a porch railing per code. Greater  
privacy on the porch can be achieved with landscaping.



provide the privacy we need psychologically to feel comfortable  
enough to actually use our front porches, accomodating chairs or  
benches, tables, plants, porch swings, rocking chairs, or ceiling  
fans.  
The diagrams and table below show the relationship between  
the distance of the front porch to the sidewalk and the  
height of the porch above the sidewalk in order to create a usable and  
enjoyable front porch.



The Outdoor Room

In our southern climate, the porch is a cooling device for the house, providing shade at the exterior wall and working in conjunction with windows that can be opened to improve house ventilation.

Strive to have usable front porches - porches that families can enjoy as an outdoor room and extension of the house. The porch is both public enough to extend social behavior and interaction with neighbors, and private enough to

## History of the Creole Style

Creoles are the "locals" or "natives", a term from the New World during the time of the French and Spanish controlled Louisiana. Creole lives are more public, urban lives, rather than private and rural. Of the three styles - Creole, Acadian, and French Colonial - Creole houses are the most simple and tend to be smaller in nature. Because of the urban nature of Creoles, the vast majority of their houses are cottages, shotgun houses, townhouses, or camelbacks.

Creole houses were typically built raised off the ground due to the frequent flooding, have steeply pitched roofs, and tall windows to the floor or French doors. Urban examples stand flush with the sidewalk with a roof overhang for cover - no porch - usually attached units or the occasional shotgun style with a narrow hipped roof. Slightly less urban examples have generous porches across the full front with side gables. The simple roof shed to the front made construction simple and gave more roof for a 1/2 story living area above the main level. This roof shape also made adding the porch on front or back easy to do with a simple pitch break.

Architectural styling tends to be void of excessive trimwork or detailing - from the eaves to porch elements to windows and doors. Porch columns are simple timbers with chamfered corners, and the porch beams above are usually timber as well. Window framing is made with simple 1x material, and shutters are usually plank type or board and batten - made from material readily available and inexpensive. The more simple, likely the more authentic Creole. However, since Creole includes French and Spanish roots, components of Spanish Creole detailing can legitimately "season" the architecture. Spanish Creole elements tend to be a little more ornate or decorative, and there are some definite differences in Spanish Creole building massing - see appropriate Spanish Styles which include Spanish Creole.



## CREOLE HOUSE

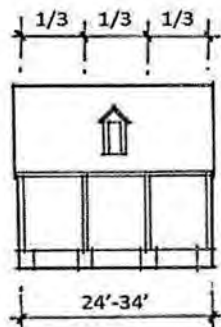




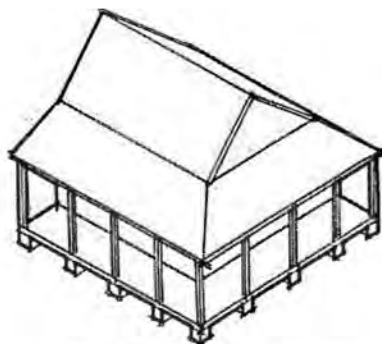
### The Creoles

Creole comes from the Spanish word "Criollo" which means "local" or "native." As a people, they have urban origins rather than rural.

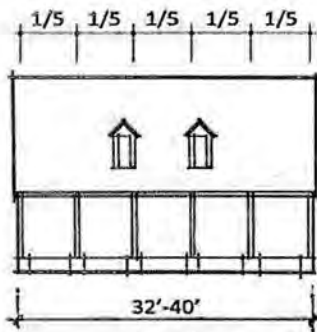
Some of the first Creoles came to America in the early 1700's. The Louisiana Creole language resembles Saint-Domingue Creole and was originally a language for rural blacks and impoverished whites working alongside black slaves. As time evolved, Creole came to identify anyone of French or Spanish descent, many of whom became plantation owners.



Narrow Front Cottage



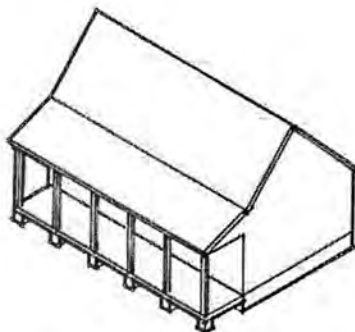
Broad Front w/ Wrap Around



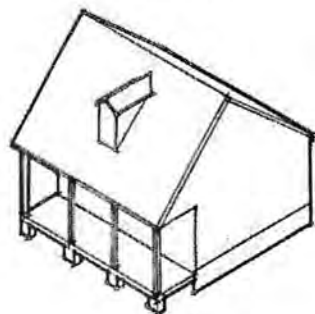
Broad Front w/ Pitch Break



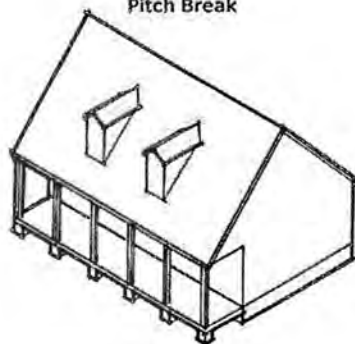
Broad Front w/ Pitch Break



Broad Front w/ Pitch Break



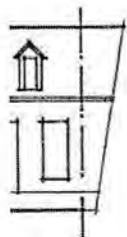
Broad Front 3 BAY



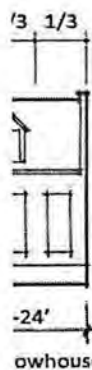
Broad Front 5 BAY

MORE RURAL CONDITIONS

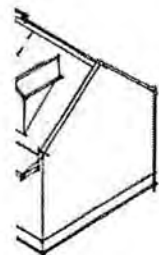
URBAN CONDITIONS



Attached



Rowhouse



Attached





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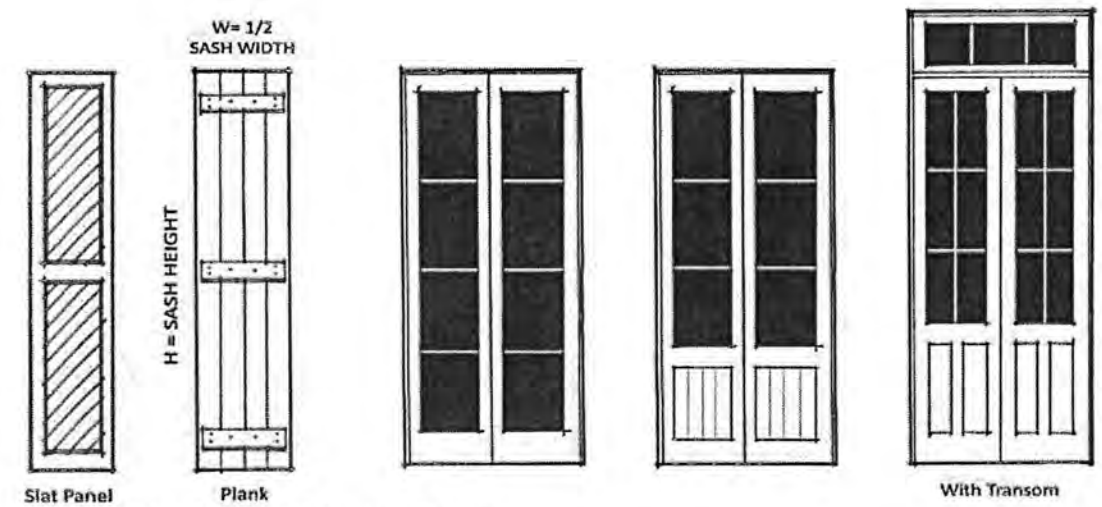
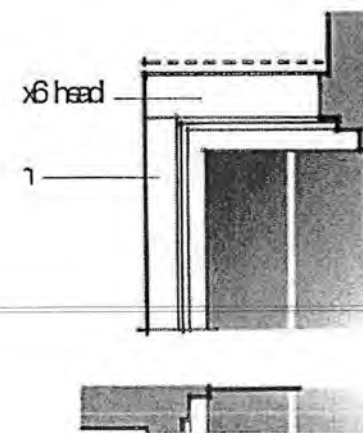
lements are simple, less refined, in  
with minimal trimwork.

recommended depth of front  
8 feet. Porches are typically  
ical and run the length of the  
but can extend beyond the main  
the house and wrap the side.

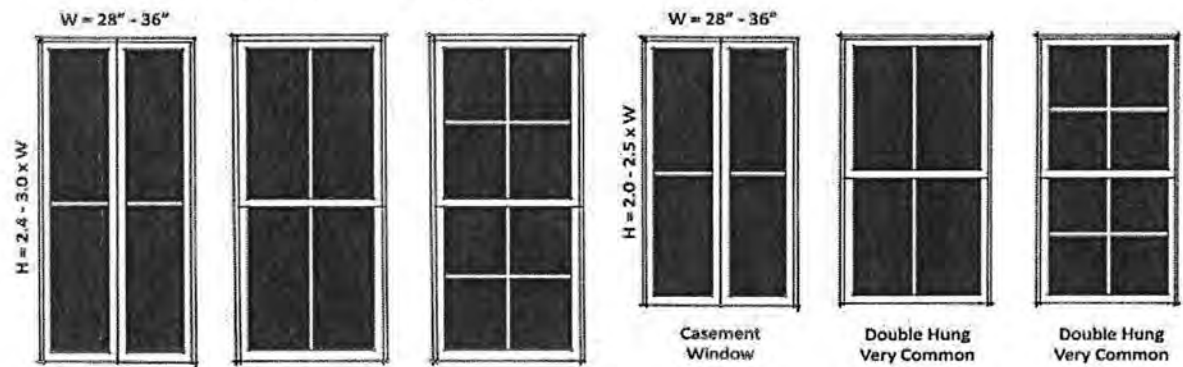
are frame construction set upon  
ypiers. It is preferred that the space  
ypiers be filled in appropriately.

shave a regular spacing of 8 to 12  
has square to vertical proportion  
(preferred). Creole columns are  
nder than you would initially think.

aves can be either open rafters or  
th the porch beam. Overhang is  
. There is often no overhang.



### Creole Shutter & Door Types

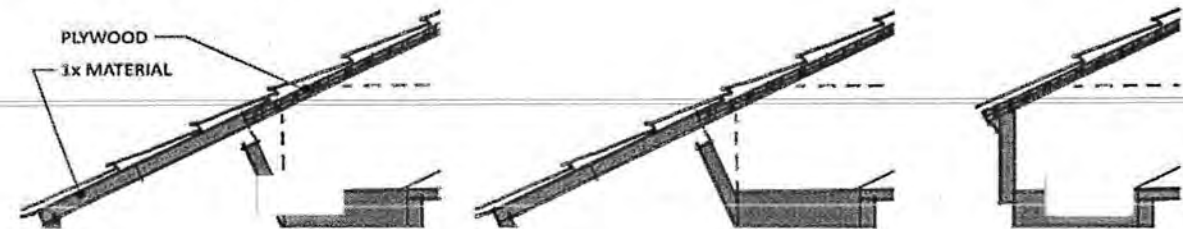


FIRST FLOOR WINDOWS

SECOND FLOOR WINDOWS

Windows are to be placed on side walls within the first eight feet  
from the corner of the Main Body.

### Creole Window Types



### Creole Elements

**Wall Materials**  
Smooth finish wood  
or fiber cement  
lap siding with 6"  
exposure, brick base,  
light-colored sand  
finish stucco.

**Doors:** Multi-pane  
french doors are  
often used in lieu  
of windows on the  
first floor under the  
porch. Entry doors  
may or may not  
include a transom.

**Windows:** typically  
large openings of  
casement or double  
hung with simple  
muntin patterns.

**Shutters:** simple  
shutters such as  
slatted panel, or  
plank (batten).

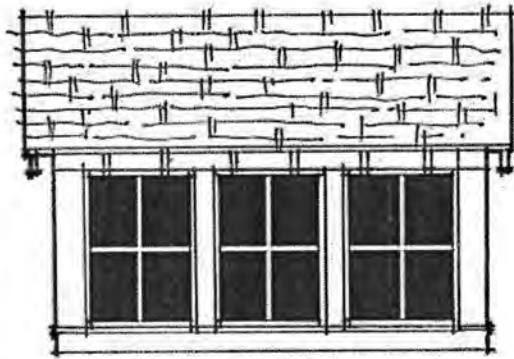
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m, the  
erailing  
/stops  
ecolumn,



Shed Dormer  
Less Common



Common  
Rural

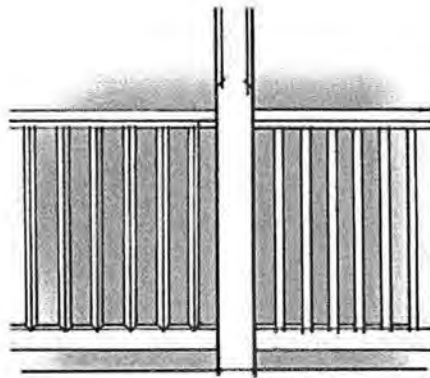


H = 1.25 - 1.4 W

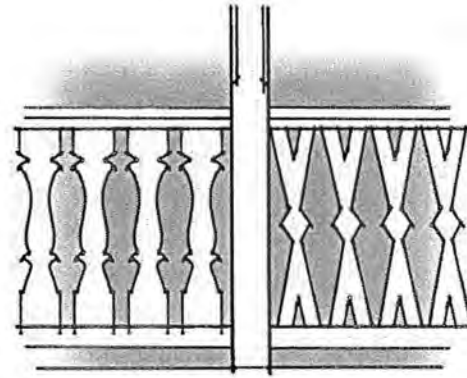


Common  
Urban

### Creole Dormer / Window Types

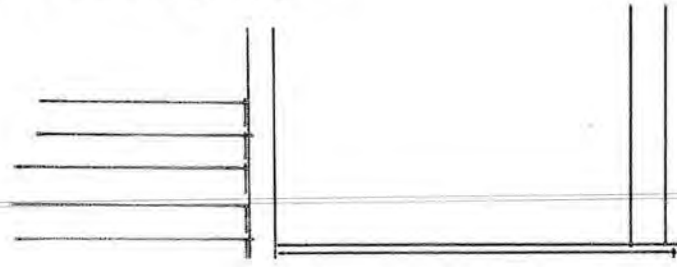
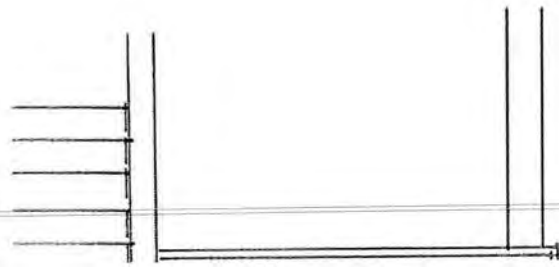


Rotated or Straight Square Baluster - Very Common



Decorative Rank Baluster - Less Common  
Caribbean/Victorian influence

### Creole Railing Types



### Creole Elements

#### Wall Materials

Smooth finish wood  
or fiber cement  
lap siding with 6"  
exposure, brick base,  
light-colored sand-  
finish stucco.

#### Doors

Multi-pane  
french doors are  
often used in lieu  
of windows on the  
first floor under the  
porch. Entry doors  
may or may not  
include a transom.

#### Windows

typically  
large openings of  
casement or double  
hung with simple  
muntin patterns.

#### Shutters

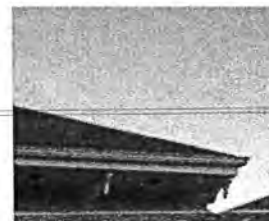
simple  
shutters such as  
slatted panel, or  
plank (batten).



photograph by Steve Mouzon



photograph by Steve Mouzon



THE BOOK NO. 71 CITY OF OXFORD

The Creoles

The food of the Creole is Afro-European with some French flair. Creole cooking uses the "holy trinity" of bell peppers, celery and onion, and includes a lot of tomatoes, as well as Italian influence. They rely heavily on red peppers, mustard, allspice, okra, and garlic for a full flavor that's not necessarily hot.

Creole music is a blend of Caribbean and African music.

Creoles can have strong ties to Catholicism, but also follow other religions based on their personal heritage and background.



photograph by Steve Muzon



### The Creole Style

Architectural styling tends to be void of excessive trimwork or detailing- from the eaves, to porch elements, to windows and doors.

Porch columns are simple timbers with chamgered corners, and the porch beams above are usually timber as well.

Window framing is made with simple 1x material, and shutters are usually plank type or board and batten - made from material readily available and inexpensive.

The more simple, likely the more



photograph by Steve Muzon





## History of the Acadian Style

**A**cadians are descendants of French settlers having migrated from coastal France via Canada and Maine and finally settling in the swamps of southern Louisiana. The original settled colony in Canada was named "La Cadie" or Acadia. The original settlers called themselves "Acadians" or "Cadiens" which was soon Anglicized as "Cajuns". Say the word "Acadian" in your best Cajun accent and you'll see how that works.

**A**cadians and Cajuns are not urban folk. They live in rural areas, are clannish, and live private lives. As they settled in the lowland areas or swamps, the frequent flooding demanded house adaptations such as building their houses raised off the ground and usually on stilts, including pillars of wood or brick. As they adapted to new life in this area, it seems they learned building techniques from the Creole and native Indians. This is a vital influence on the key elements of Acadian style and especially influences the 2 story massing with living areas on the second level. One-story structures may have been built for temporary housing while repairing the damaged house, but even those often included stairs leading from the front porch into the roof, or from the middle of the house into the roof space for a second level.

**C**ajuns are an eclectic bunch, often mixing elements of architectural styles into their own. This can make it difficult to distinguish between Creole and French Colonial or even Spanish Creole, and why most pattern books lump all 3 styles together. In truth, it's Cajun culture to do so and seen in Cajun food as well. Gumbo, a main Cajun dish, is a mix of many elements from various cultures with elements of western Africa, the Spanish, Caribbean, native American, and French influences to create something wonderful and unique to Cajuns. Quite often, we see influences of these same cultures in the architecture that creates Acadian homes.



## ACADIAN HOUSE







### The Acadians

The word Acadian comes from French Canadian, which was changed to "Cadians" and then Anglicized to "Cajuns."

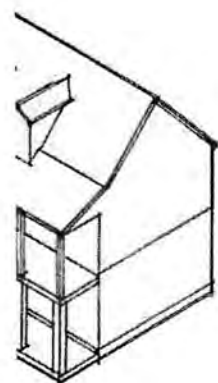
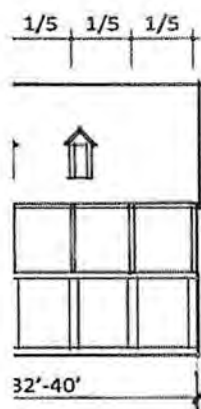
Cajuns were and still are more rural folk, more clannish, and live more private lives. They tend to be more religious with strong ties to Catholicism.

Cajun food is well known for its spicy gumbos and meals that combine pork, chicken, and sausage. Cajun dishes include a good dose of cayenne pepper, but also use herbs like thyme, paprika, pepper, parsley, and ground cumin.

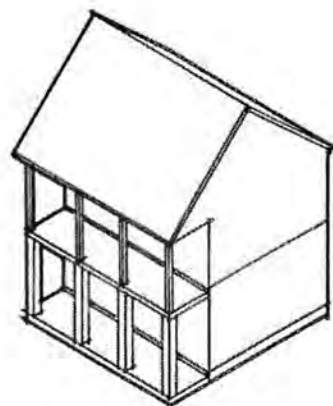
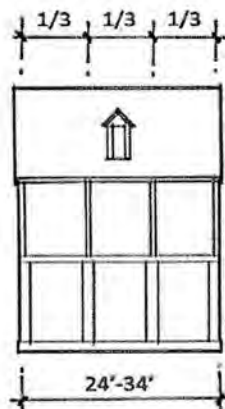
Certain elements in the Creole and Acadian Styles are almost interchangeable or at least have evolved together since Acadian immigrants settled in southern Louisiana with the Creoles—truly like architectural gumbo. For instance, the Spanish influence is seen in both styles. No doubt the Spanish influenced the Creole people, since "Creole" came from the Spanish word "Cridlo."

The Spanish influences on the architecture are the overhanging balconies of the upper levels and the interior courtyards. This is widely seen in areas like New Orleans where many styles mix together. Although not authentic to the Acadian "dilt" built style, these elements are easily integrated with the upper balconies and broad front roof, particularly in urban areas.

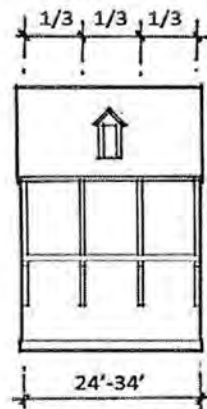
1 porch/gallery side  
then maximum width  
in section



h Break



Porch Within Roof Mass  
Most Common



Balcony With or  
Without Brackets  
(Spanish Influence)





MINUTE BOOK No. 71, CITY OF OXFORD

Acadian Elements

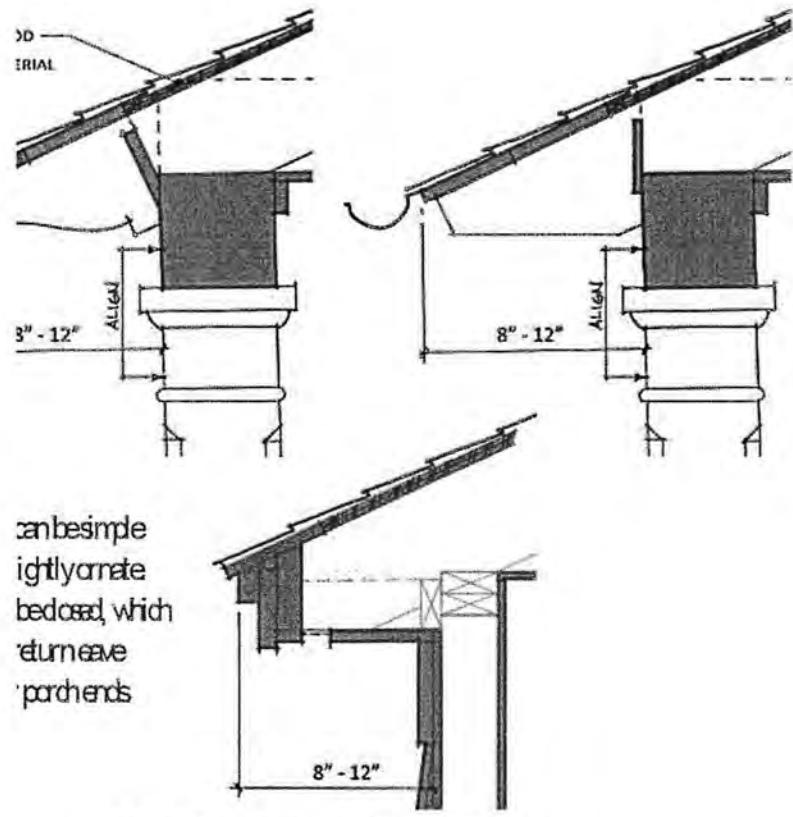
**Wall Materials**  
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

**Doors** Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

**Windows** typically large openings of casement or double hung with simple muntin patterns.

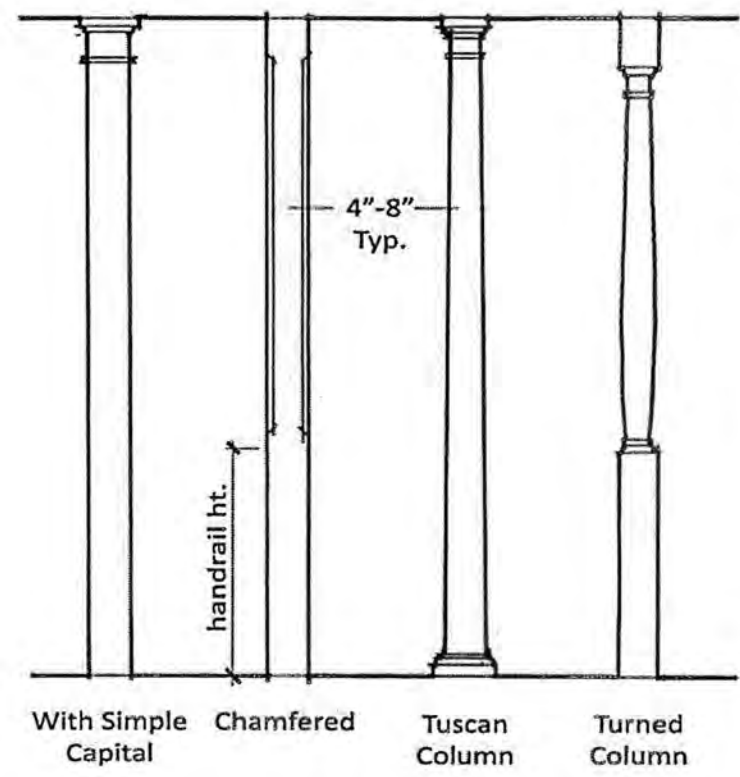
**Shutters** slatted panel, or plank (batten), louvered, or solid panel.

**Roof:** asphalt shingle, 5-V metal

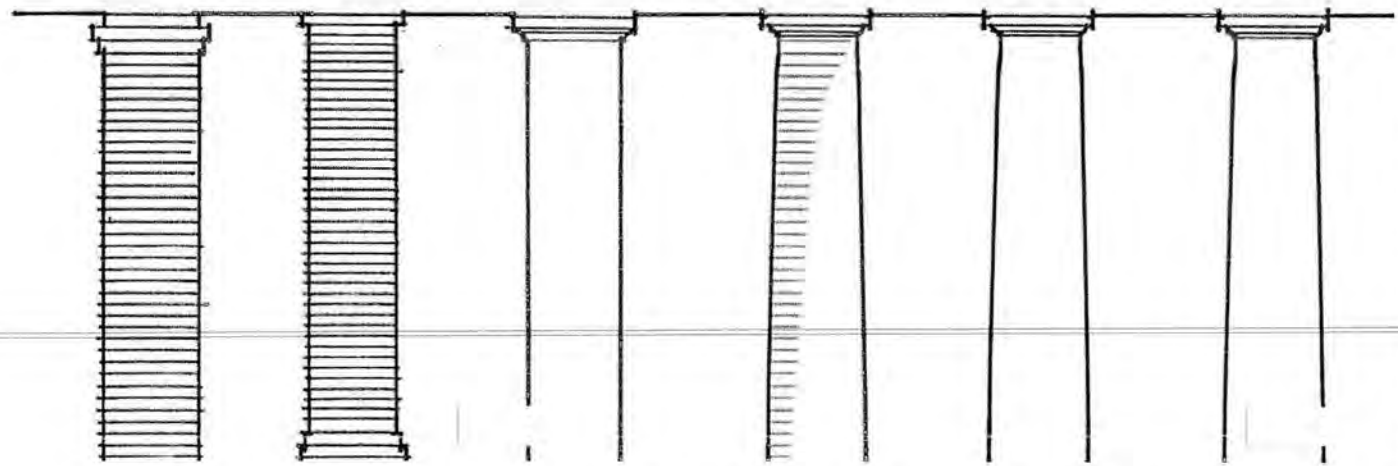


can be simple  
slightly ornate  
bedecked which  
return eave  
porch ends

Acadian Eave Conditions



Acadian 2nd Floor Column Types

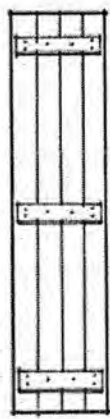


elements of  
insist the large  
on the first  
d with much  
on the  
In Louisiana  
i, the 2nd  
are slightly  
the areas. It's  
mal to have 4"-  
broad when

1/2  
WIDTH



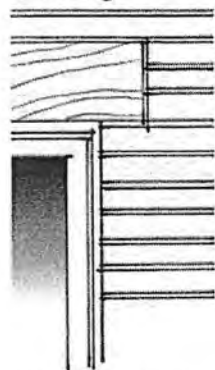
Shutter



Plank

Shutter Types

4" Barring

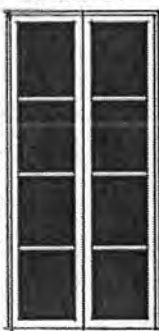


Wood Timber Lintel  
both should be  
bearing

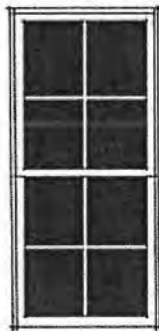
1st Lower Floor

W = 28" - 36"

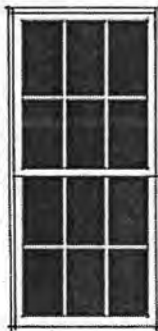
H = 2.4 - 3.0 x W



Casement  
Window



Double Hung  
Very Common



Double Hung  
Very Common

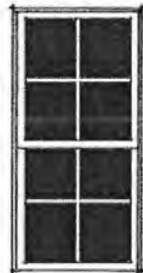
FIRST FLOOR WINDOWS

W = 28" - 36"

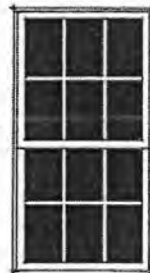
H = 2.0 - 2.5 x W



Casement  
Window



Double Hung  
Very Common

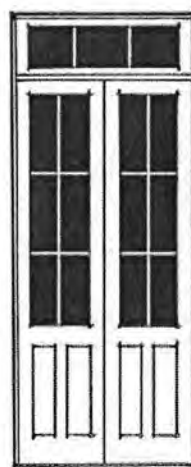
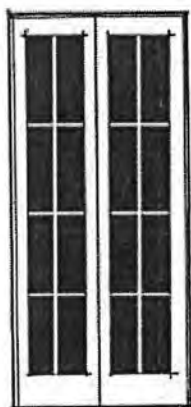


Double Hung  
Very Common

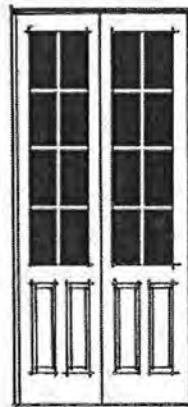
SECOND FLOOR WINDOWS

Windows are to be placed on side walls within the first eight feet  
from the corner of the Main Body.

Acadian Window Types



With Transom



Most Common



With Transom

Acadian Door Types



Acadian Elements

Wall Materials

Brick or stucco on the  
first floor, smooth  
finish wood or fiber  
cement lap siding  
with 6" exposure on  
the second floor.

Doors Multi-pane  
french doors are  
often used in lieu  
of windows on the  
first floor under the  
porch. Entry doors  
may or may not  
include a transom.

Windows typically  
large openings of  
casement or double  
hung with simple  
muntin patterns.

Shutters slatted  
panel, or plank  
(batten), louvered, or  
solid panel.

Roof asphalt  
shingle, 5-V metal





# Acadian Elements

## Wall Materials

Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

## Doors

Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

## Windows

Typically large openings of casement or double hung with simple muntin patterns.

## Shutters

slated panel, or plank (batten), louvered, or solid panel.

## Roof

asphalt shingle, 5-V metal



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

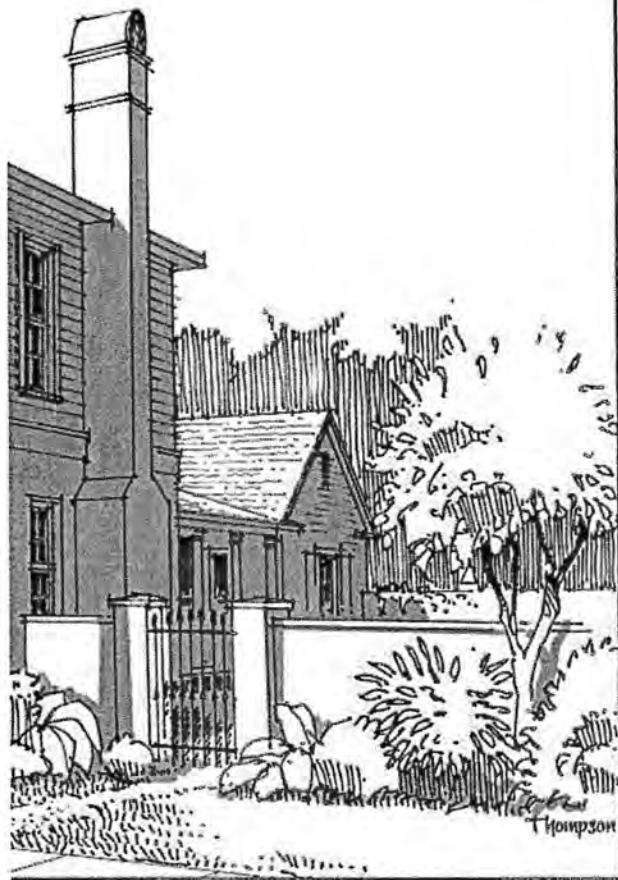
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## History of the French Colonial Style

Colonial dwellings in Louisiana in the late seventeenth century were heavily influenced by French Canadian explorers (Acadians), European French, and the French, West Indian Creoles by way of ships from France via the Haitian Creole community on the north coast of Haiti to the Louisiana colonies. Architectural influences from these three peoples are the roots of the French Colonial Style. In general, the Haitian Creole style is the least refined, the French Canadian style resembles architecture of early French Quebec and Normandy, and the European French style was a simplified French Renaissance style in basic form, strongly influenced by neoclassical principles.

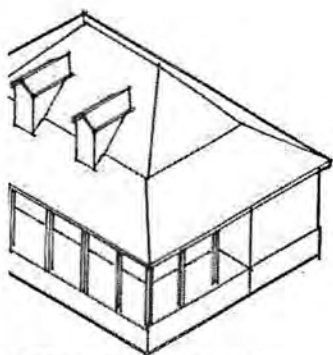
Early buildings were rectangular with high pitched hipped roofs and European French embellishments such as French segmental arches over doors and windows. They were symmetrically designed, built low to the ground, and included shutters, French doors, casement windows, and fireplaces with chimneys. Creoles were much better prepared for the weather conditions in Louisiana than the European French, and therefore the European French style adapted with raised construction and added galleries to the basic rectangular forms. Porch roof forms evolved from simple lean-to roofs over porches to the double-pitched roof form we commonly recognize as French Colonial, and eventually to the single-pitched "umbrella roof", covering the main body and the galleries.

French Colonial inherits the early tradition of the more refined neoclassical, Greek Revival, and French Renaissance roots as well as the environmentally adapted elements of galleries, roof forms, and the more ornate and refined aspects of the Caribbean and Creole influenced columns. What seems to be a straightforward style, is really the evolution of Spanish, French, and English styles originated in Europe, evolved in the West Indies, and served up in southern Louisiana.

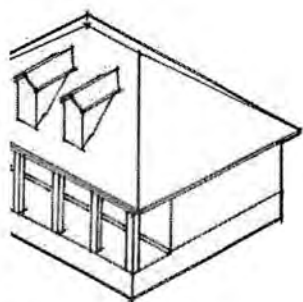


## COLONIAL HOUSE

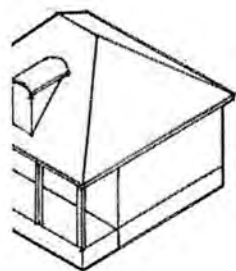




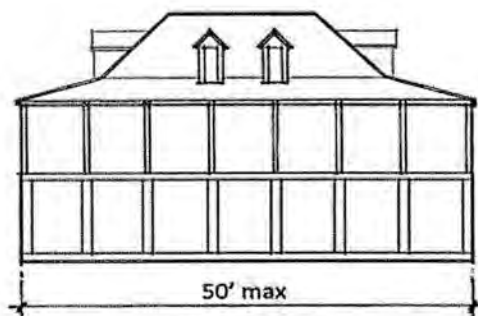
1 Story Wrap-around  
Less Common



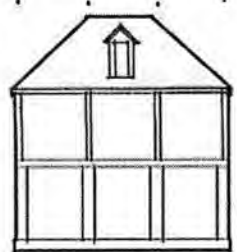
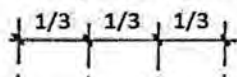
Bay, 1 Story  
Very Common



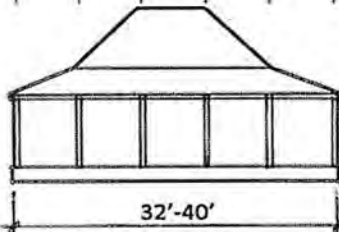
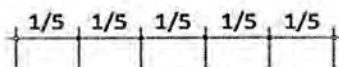
Bay, 1 Story  
Common



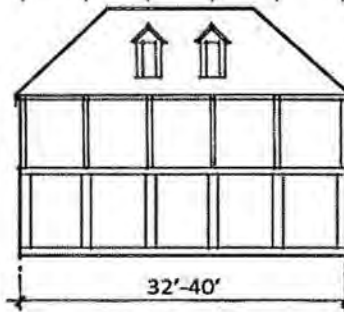
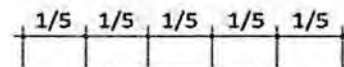
Plantation Home  
with wrap around gallery



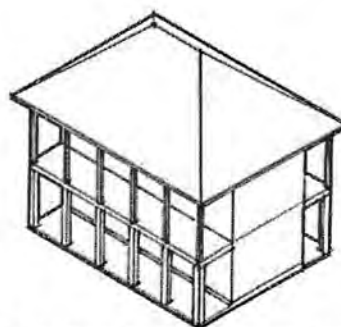
24'-34'



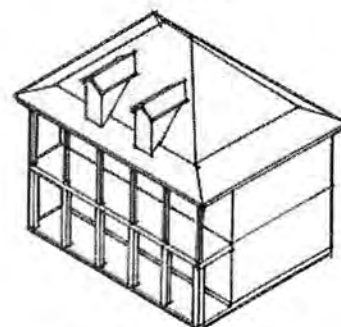
Made to look like  
porches were added



Very Common



5 Bay Double Arcade Front/Rear  
Common



5 Bay Double Arcade  
Very Common



### French Colonial

The two main "tells" in identifying French Colonial houses are the hipped roof shapes and the more refined level of detail.

The European French style was a simplified French Renaissance style in basic form, strongly influenced by neoclassical principles.

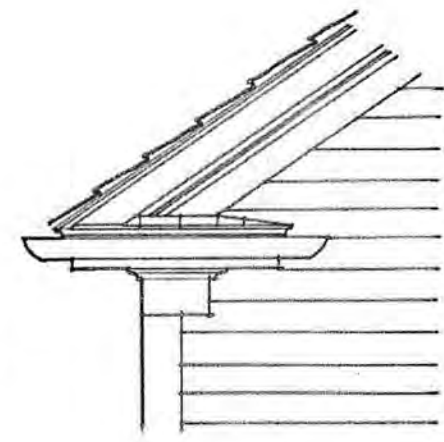
Early buildings were rectangular with high pitched hipped roofs and European French embellishments such as French segmental arches over doors and windows. They were symmetrically designed, built low to the ground, and included shutters.

It has their roots in  
but borrow from Spanish,  
and been traditions

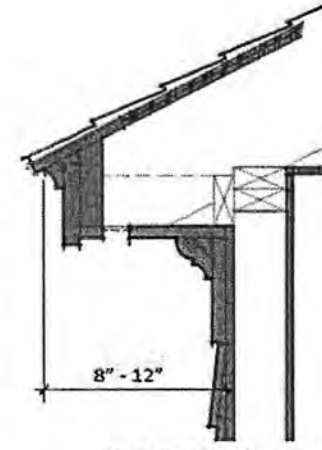
clear raised first floor  
one-story porches, vertically  
as vertically proportioned  
French doors and full length  
floor with tall shutters

the ground floor columns are  
the upper floor columns are  
or porch of the one-story  
set above grade, and the  
two-story house is set  
ade. However, refer to page  
t of your purchase related to  
k.

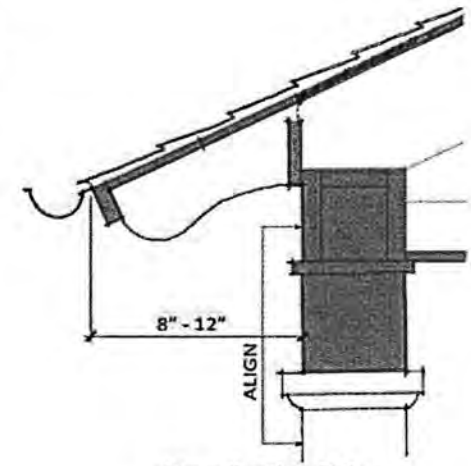
could be 8 feet above the



Closed Eave Return

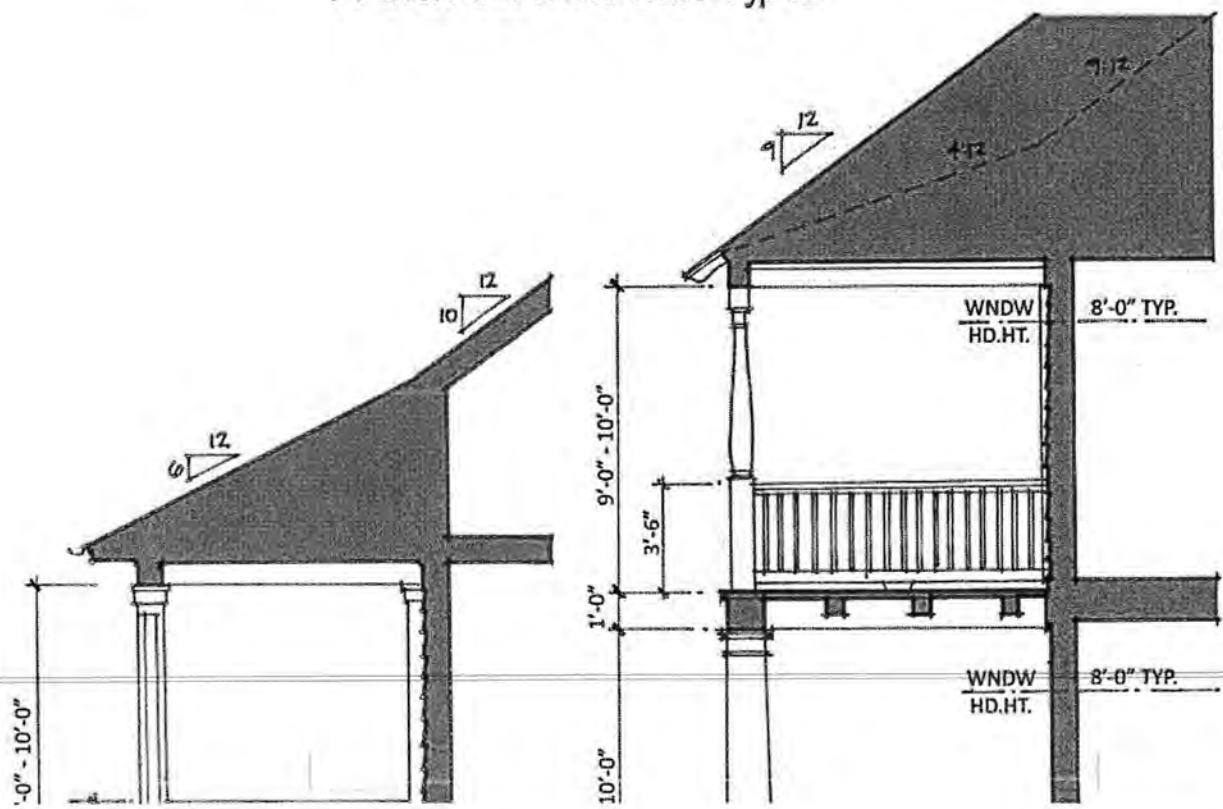


Closed Eave - Ornate



Decorative Open Rafter  
More Ornate Entablature

### French Colonial Eave Types



### French Colonial Elements

**Wall Materials:**  
Brick or stucco on the  
first floor, smooth  
finish wood or fiber  
cement lap siding  
with 6" exposure on  
the second floor.

**Doors:** Multi-pane  
french doors are  
often used in lieu  
of windows on the  
first floor under the  
porch. Entry doors  
may or may not  
include a transom.

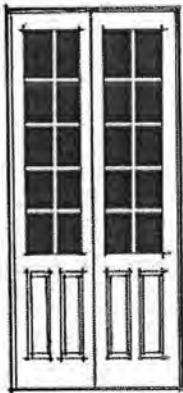
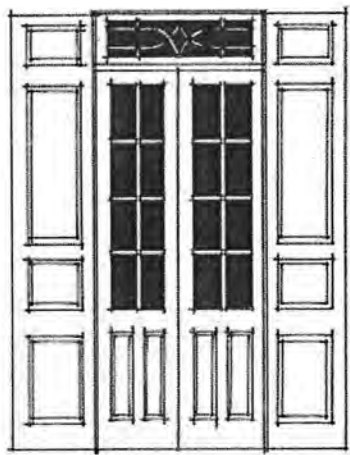
**Windows:** typically  
large openings of  
casement or double  
hung with more  
elaborate muntin  
patterns.

**Shutters:** slatted  
panel, or plank  
(batten), louvered, or  
solid panel.

**Roof:** asphalt

MINUTE BOOK No. 71, CITY OF OXFORD

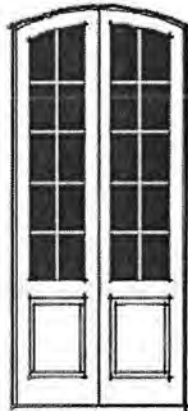




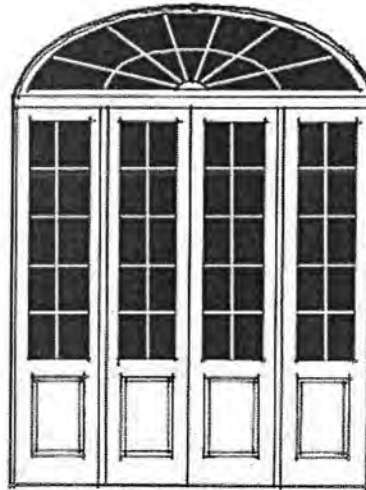
Most Common



With Transom

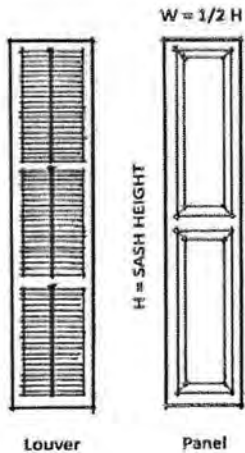


Arch Top

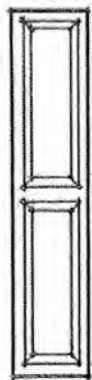


With Side Lites and Fanlight Transom

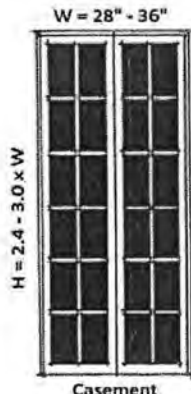
### French Colonial Door Types



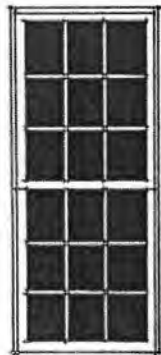
Louver



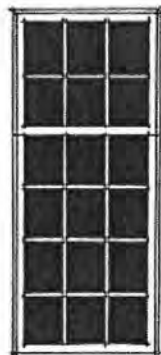
Panel



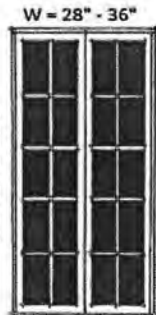
Casement Window (preferred)



Double Hung (English Influence)



(Alternate)



Casement Window (preferred)



Double Hung (English Influence)



(Alternate)

### SECOND FLOOR WINDOWS

Windows are to be placed on side walls within the first eight feet from the corner of the Main Body.

### French Colonial Shutter & Window Types



### French Colonial Elements

**Wall Materials**  
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

**Doors** Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

**Windows** typically large openings of casement or double hung with more elaborate muntin patterns.  
**Shutters** slatted panel, or plank (batten), louvered, or solid panel.

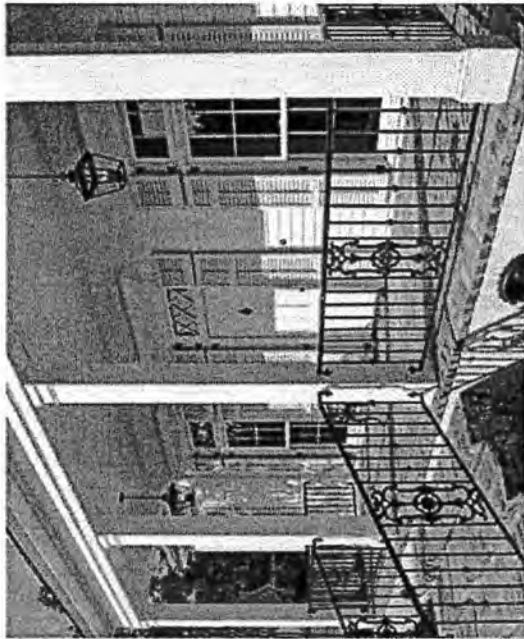
**Roof:** asphalt

tions



# TE BOOK No. 71, CITY OF OXFORD

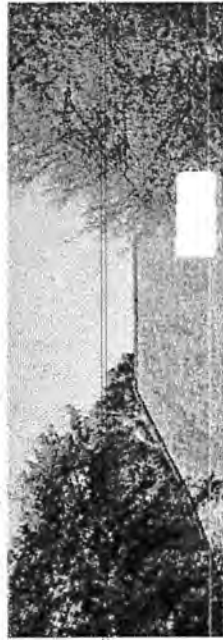
French Colonial  
Elements  
Wall Materials  
Brick or stucco on the  
first floor, smooth  
finish wood or fiber-  
cement lap siding  
with 6" exposure on  
the second floor.  
Doors: Multi-pane  
french doors are  
often used in lieu  
of windows on the  
first floor under the  
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Windows: typically  
large openings of  
casement or double  
hung with more  
elaborate muntin  
patterns.  
Shutters: slatted  
panel, or plank  
(batten), louvered, or  
solid panel.  
Roof: asphalt



photography/Philip Gould



photography/Steve Gross and Sue Daley





tions



#### French Colonial Elements

##### Wall Materials

Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

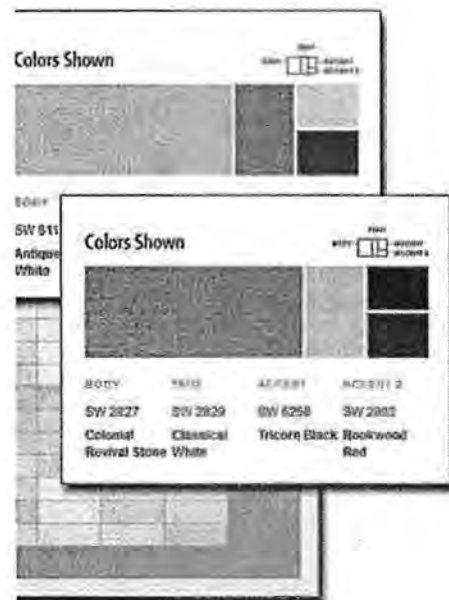
Windows: typically large openings of casement or double hung with more elaborate muntin patterns.

Shutters: slatted panel, or plank (batten), louvered, or solid panel.

Roof: asphalt



# ERIAL PALETTE



or family for Crede, Acadian, and

the family of cold whites and warm  
natural wood tones. Brick colors  
es or painted with main body

window frames and certain trim  
the historic palette of Sherwin  
and.

on and Earth Colorid by m

## Recommended Materials

### Walls

1. Brick, painted brick, or parged brick
2. Hardie bd. Siding/trim
3. Select Wood trim
4. Stucco - not EIFS

### Windows

1. Windsor Legend series (preferred for this initial streetscape)
2. Marvin wood or clad
3. Jeld-wen wood or clad
4. Pella wood or clad
5. Weathershield wood or clad

### Roofing

1. Timberline Ultra HD Shingles, all colors except Senna Sunset - 40 year architectural shingle
2. Timberline HD Shingles, Barkwood, Charcoal, Driftwood, Shakedown, Slate, and Weathered Wood - 40 year architectural shingle
3. Metal Roofing - 5 V mtl or standing seam, galvanized color or approved painted color
4. Wood Cedar shake roof
5. Select Slate roof

### Gutters

1. Half round only with round downspouts - Copper, aluminum, or galvanized





### Spice Styles

The number of Spice Style Lots can be varied in each development, per the wishes of the developer.

Spice Styles should be considered just that - a spiced seasoning to the overall main architecture style.

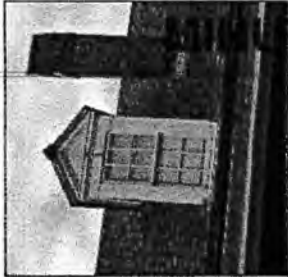
n book assumes the main ingredient architecture of the development Acadian, and French Colonial. So, the 3 main styles should be in ingredients of the development - in Cajun terms, the Roux, or chicken or sausage and okra. The Spice Styles are like the peppers, lime, and the sassafras root - adding dashes of flavor to the overall

of the one ingredient and the food is bland. If too much spice is added. No spice style should be used within 1,000 feet of another style, on the same thoroughfare. This is measured along the centerline on the shortest route between the two.

ing pages give examples of appropriate spice styles and the Resources section provides direction on design resources for traditional neighborhood design that can be applied to any spice style. This should be used in a form-based code for lot layouts, setbacks, porch zones, etc.

that you have selected Creole architecture as the spice style. In this section, principles for these styles should still be used to design the homes in the style depicted in this pattern book.

structural guidelines are provided in this pattern book for Spice Styles. The principles given here are simply based on the root architecture of these styles found on various southern Louisiana towns or cities and their variety of styles mixed with Creole, Acadian, and French Colonial. Research nearby cities for architectural styles from the existing inventory - preferably historic homes in the neighborhood. Each element listed in this pattern book - typical massing, roof types, windows, doors, eaves, various materials used, etc.



# MINUTE BOOK No. 1 CITY OF OXFORD

## Spice Styles

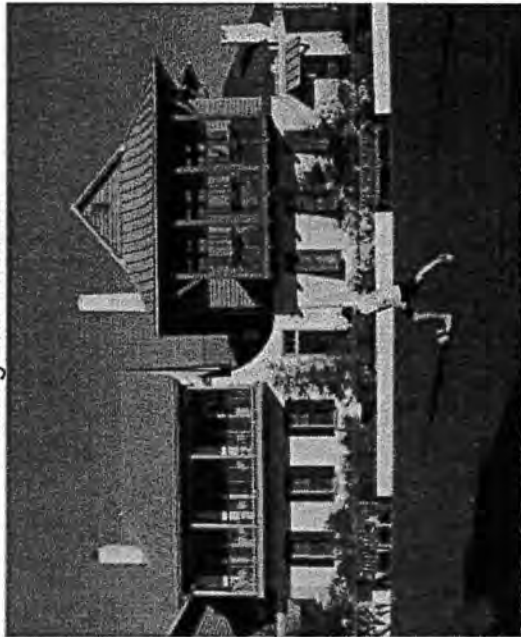
Colonial, Victorian, West Indian, and Spanish styles blend well with Creole, Acadian, and French Colonial architecture since they are mostly related.

We've also added Victorian Farmhouse and Mississippi Farmhouse styles to the mix. These are identified mainly by their large wrap around porches, vertical board and batten siding, large windows, and Victorian detailing.

SAFETY DEMENT 61-7854



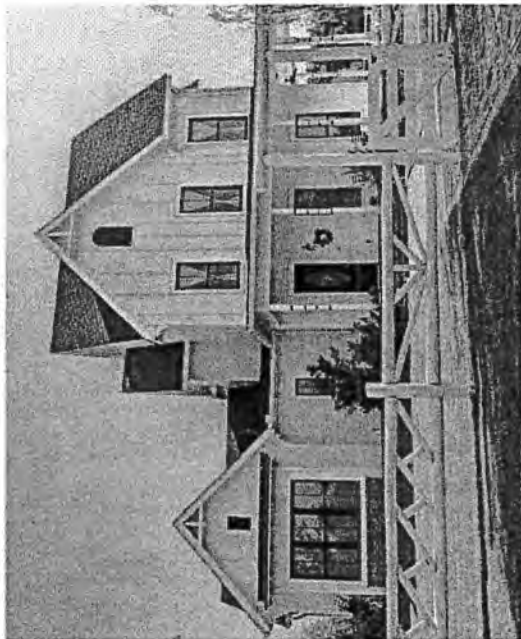
St. Augustine/ West Indies



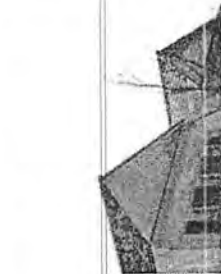
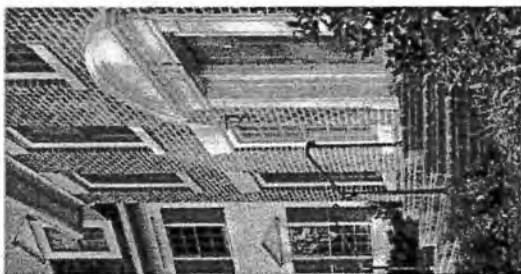
St. Augustine/ West Indies



Victorian



Victorian Farmhouse





yard Entry



French Eclectic



Mississippi Farmhouse



### Spice Styles

Colonial, Victorian, West Indian, and Spanish styles blend well with Creole, Acadian, and French Colonial architecture since they are mostly related.

Since the community of Adelaide is developed on farmland, we've added Victorian Farmhouse and Mississippi Farmhouse styles to the mix. These are identified mainly by their large wrap-around porches, vertical board and batten siding, large windows, and Victorian detailing.



yard



French Eclectic



Mississippi Farmhouse



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



## Exhibit 13D

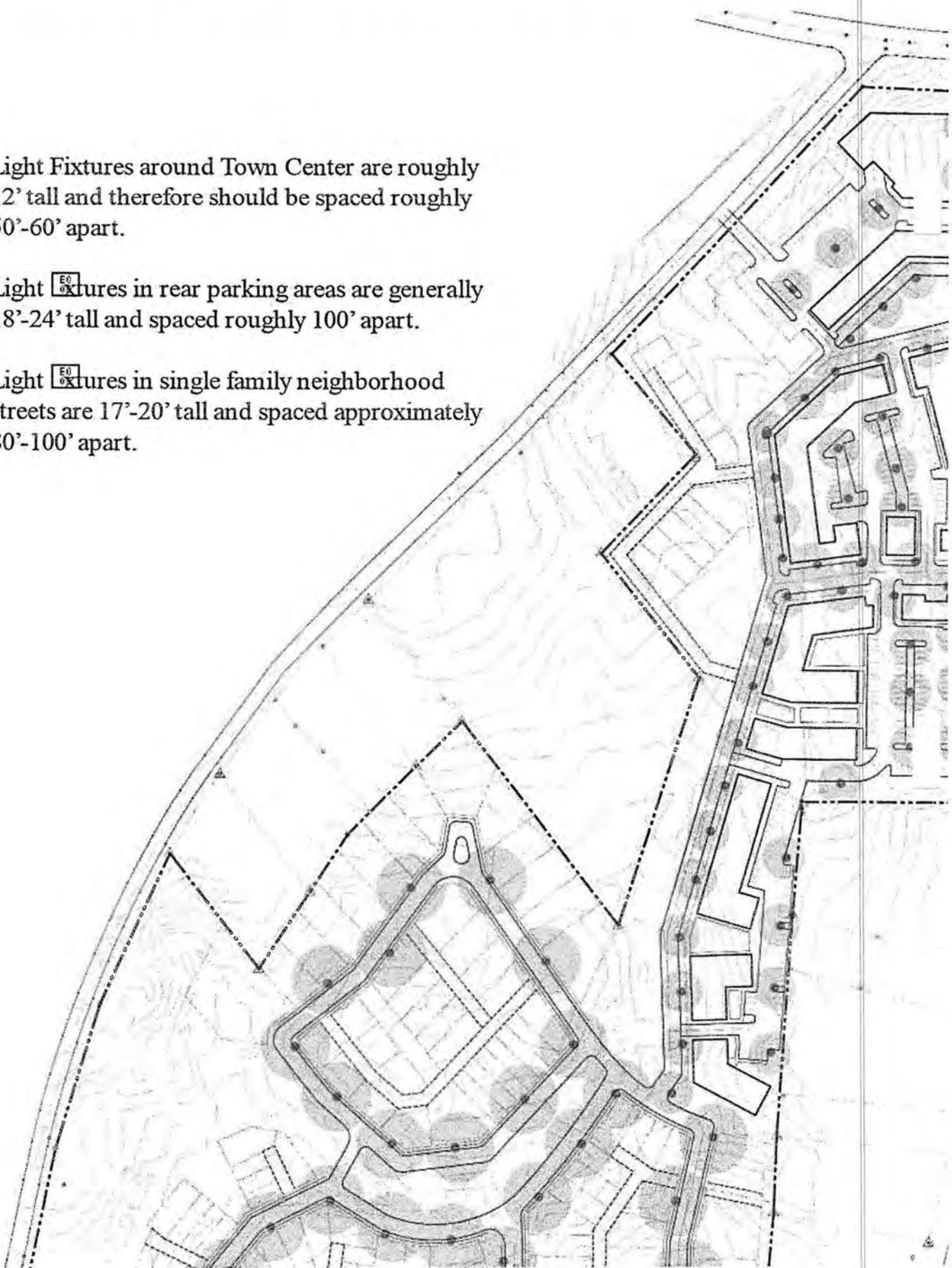
## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Light Fixtures around Town Center are roughly 12' tall and therefore should be spaced roughly 50'-60' apart.

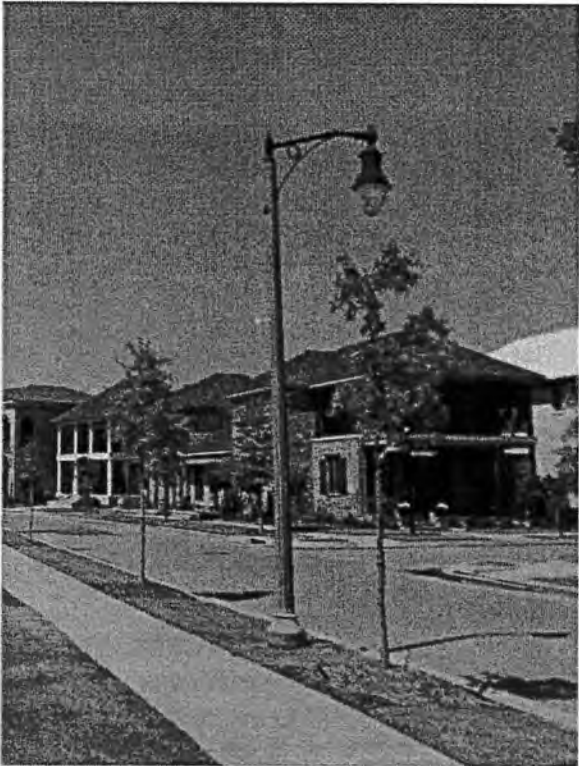
Light  fixtures in rear parking areas are generally 18'-24' tall and spaced roughly 100' apart.

Light  fixtures in single family neighborhood streets are 17'-20' tall and spaced approximately 80'-100' apart.

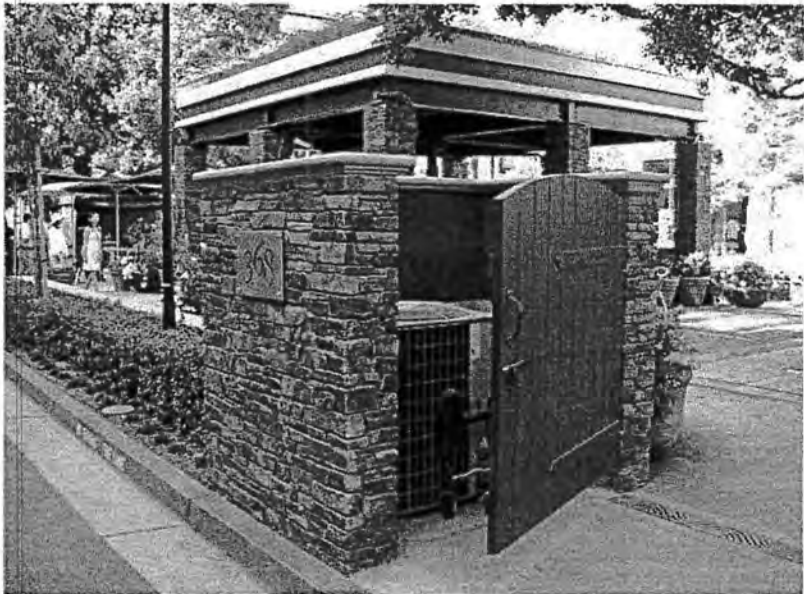


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Light Fixture Examples



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## Sec. 5.2. Landscaping and Screening

### A. Applicability

#### 1. General

No permit for the construction, reconstruction, extension or alteration of any building, structure or use of land and no building or land, or any part of any building or land, may be occupied or used until landscaping and screening has been provided in accordance with the requirements of this Code.

#### 2. Additions

- A building or site may be renovated or repaired without providing additional landscaping and screening, provided there is no increase in gross yoor area or improved site area.
- When the gross yoor area or improved site area is increased, landscaping and screening is required for the additional yoor or site area only.
- When the gross yoor area or improved site area is increased by more than 50% cumulatively, both the existing use and the additional yoor or site area must conform to the landscaping requirements of this Code.

#### 3. Change in Use

A buffer may be required for a change in use under Sec. 5.2.B. Transitional Buffers. Otherwise, a change in use does not trigger application of this section.

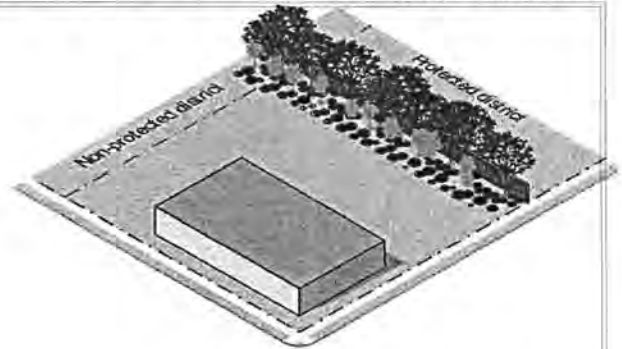
### B. Transitional Buffers

#### 1. Applicability

The following transitional buffer requirements apply along a perimeter lot line that abuts a protected district (any R-1A, R-1B, R-1C or R-2 District).

#### 2. General

- A required buffer strip must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line and must be provided along the entire lot immediately abutting the property line.



- The width of a buffer strip is determined exclusive of any required setback; however, the required buffer strip may be located wholly or partially within a required setback.
- The parking of vehicles and the placement of buildings is not allowed in a buffer strip. All required setbacks apply.
- No building may be located closer than 10 feet to a buffer strip.
- Breaks for pedestrian, bicycle and vehicle access are allowed, as approved by the Urban Development Director.

#### 3. Walls

Walls in a buffer strip must meet the following:

- Walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block; or other material approved by the Midtown Development Review Committee.
- No walls containing more than 50% exposed standard concrete masonry blocks are allowed, whether painted or not.
- No wall can be located within any required drainage or utility easement.

#### 4. Fences

Fences in a buffer strip must meet the following:

- Fences must be opaque and be constructed of high quality materials including one or a combination of the following: wood, composite fencing; or other material approved by the Midtown Development Review Committee.



Sec. 5.2. Landscaping and Screening | SITE DEVELOPMENT

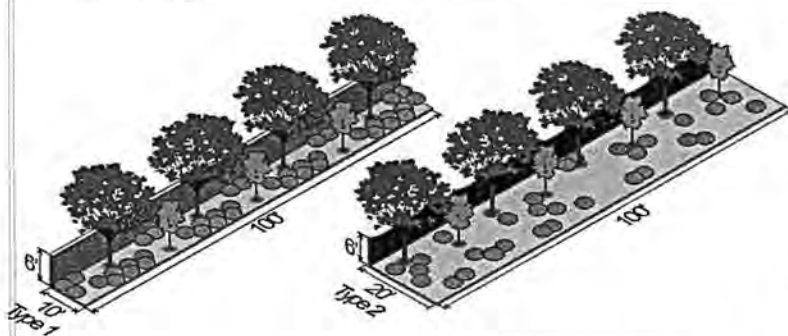
- b. The wished face must be located towards the adjacent property.
- c. Fences that use wooden support posts must be set in a masonry support column at least every 40 feet.
- d. No fence can be located within any required drainage or utility easement.

5. Buffer Materials

- a. In the buffer strip, 50% of required trees must be a locally adapted evergreen species recognized by the State of Mississippi Division of Forestry, as being acceptable for Midtown.
- b. Shrubs must be evergreen and be of a species that under typical conditions can be expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 18 inches tall when planted.

6. Buffer Strip Options

One of the following buffer strip options is required along a perimeter lot line that abuts a protected district.



	Type 1	Type 2
Depth (min)	10'	20'
Wall Height (min/max)	6'/8'	6'/8'
Fence Height (min/max)	Not allowed	6'/8'
Shade Trees (min per 100')	4	4
Understory Trees (min per 100')	3	4
Shrubs (min per 100')	40	30
Shrub Height (min)	4'	4'

C. Screening

1. Service Areas

- a. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be within a fully screened enclosure as described below.
- b. Service areas that are fully integrated into a building must be within an enclosure closed by a solid roll down door or gate.
- c. Service areas that are not integrated into a building must be screened on 3 sides by a wall constructed of complimentary material as the primary structure and at least 7 feet in height; the service opening on the fourth side must be screened by a solid metal gate at least 7 feet in height.
- d. The service enclosure must be maintained in good working order and must remain closed except when trash pick-up occurs.

2. Roof-Mounted Equipment

- a. Roof-mounted equipment must be screened from ground level view from adjacent property or adjacent public street right-of-way (not including an alley).
- b. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment from ground level view.

3. Wall-Mounted Equipment

- a. Wall-mounted equipment cannot be located on any surface that directly faces a public right-of-way (not including an alley).
- b. Wall-mounted equipment located on any surface that is visible from a public right-of-way (not including an alley) must be fully screened by landscaping or an opaque screen.

4. Ground-Mounted Equipment

Ground-mounted mechanical equipment that is visible from a public right-of-way (not including an alley) must be screened from view by landscaping or a wall. The screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7864

**D. Fences and Walls**

Walls and fences not within a buffer strip must be designed to comply with the following standards:

1. Fences and walls may be placed up to the property line and any posts or supporting rails must face inward toward the property being fenced.
2. A wall or fence located in a primary or side street setback, not used for a required screen, cannot be more than 6 feet height. The opacity of the wall or fence above 4 feet in height must exceed 50%.
3. A wall or fence located in a side or rear setback cannot be more than 8 feet in height.
4. Walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block; or other material approved by the Midtown Development Review Committee.
5. No wall containing more than 50% exposed standard concrete masonry blocks are allowed, whether painted or not.
6. Fences must be constructed of high quality materials including one or a combination of the following: wood, composite fencing; wrought iron or other material approved by the Midtown Development Review Committee.
7. No wall or fence may be located within any required drainage or utility easement.
8. Barbed wire or concertina wire is not allowed.
9. Chain-link fences are not allowed in any primary or side street setback.

**E. Parking Lot Landscaping**

All on-site surface parking lots with more than 10 spaces must be landscaped as specified in Sec. 5.1.G. Parking Lot Landscaping.

**F. Street Trees**

Street trees may also be required to be planted in conformance with Article 6. Streets.

**G. Plant Installation****1. General Provisions**

- a. Plant materials must be hardy to zone 8 in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
- b. Trees must be a species recognized by the State of Mississippi Division of Forestry, as being acceptable for Midtown.
- c. Plant materials must be able to survive on natural rainfall once established with no loss of health.
- d. Tree height is measured from the top of the root ball to the tip of the main stem.

**2. Shade Trees**

- a. All shade trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater unless subject to an overhead power line in which case the mature height may be less.
- b. All shade trees planted to meet the landscaping requirements must have a minimum caliper of 3 inches and be at least 10 feet tall at time of planting.

**3. Understory Trees**

- a. Understory trees planted to meet the landscaping requirements must be a locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.
- b. Single-stem understory trees planted to meet the landscaping requirements must have a minimum caliper of 1½ inches and be at least 6 feet tall at time of planting.
- c. Multi-stem understory trees planted to meet the landscaping requirements must be at least 6 feet tall at time of planting.

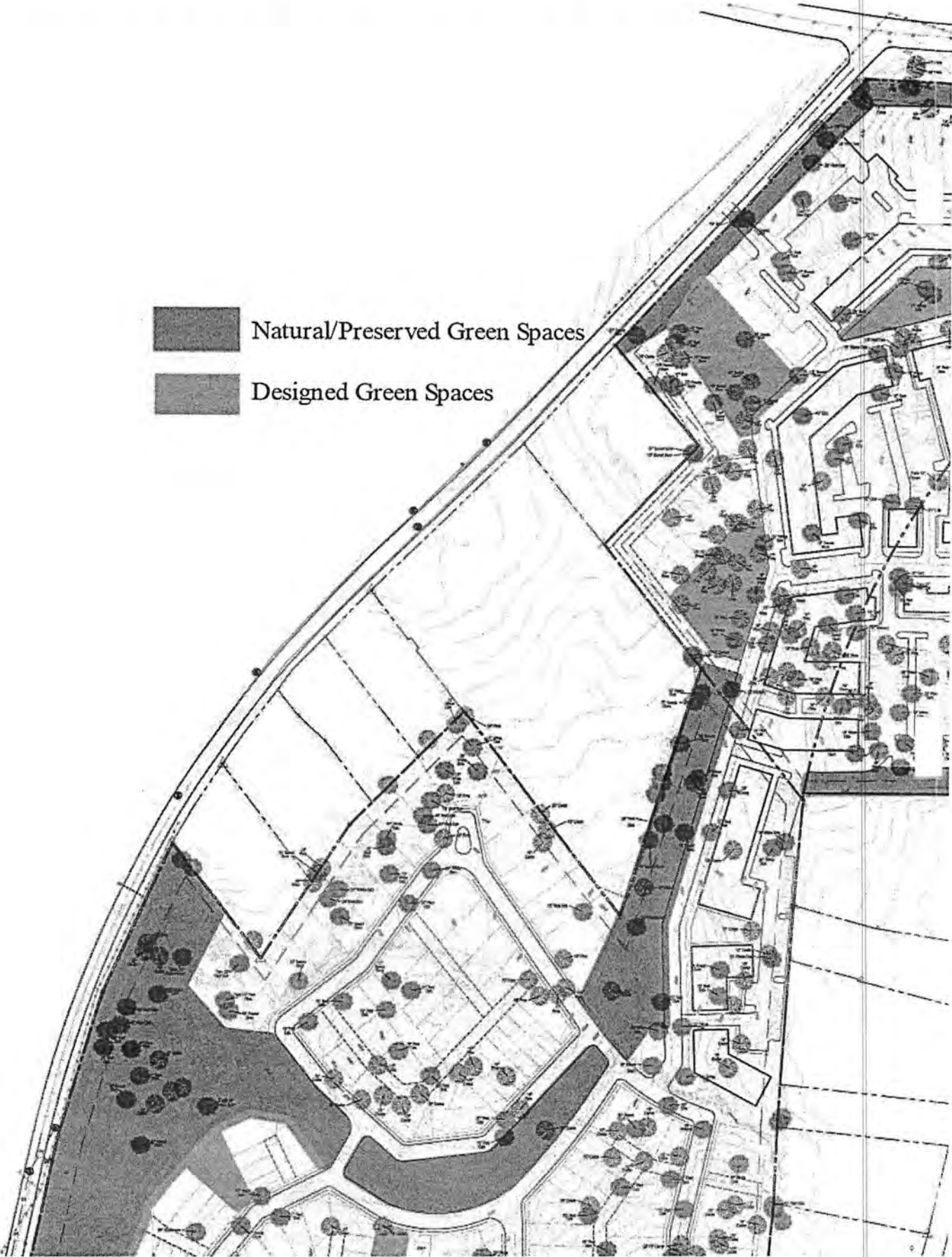
Sec. 5.2. Landscaping and Screening | SITE DEVELOPMENT

H. Maintenance

The owner or tenant is responsible for maintaining all required landscaping in good health and condition. Any dead, unhealthy, deteriorating, broken or missing landscaping must be replaced with landscaping that conforms to this Code within 30 days (or within 180 days where weather concerns would jeopardize the health of plant materials).

I. Visibility at Intersections

Nothing can be erected, placed, planted or allowed to grow in such a manner as to impair or block vision between a height of 2.5 feet and 7 feet above the center line grades of the intersecting streets/driveways in the area bounded by the street lines/driveway lines of the corner and a line joining points along said street lines 30 feet from the point of intersection.







## Exhibit 16B

MINUTE BOOK No. 71, CITY OF OXFORD

TRENT RHODES  
LANDSCAPE ARCHITECT  
P.A.  
P.O. Box 883 Brandon, Mississippi 39041  
Tel: 601-894-0070

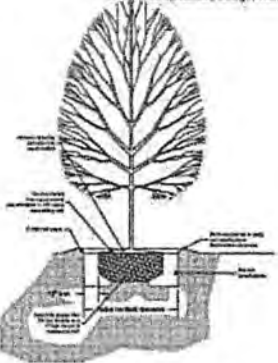


SAFEGUARD - DEMENT 61-7854

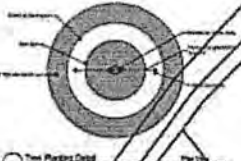
PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME
	ACE RES	Red Maple / Acer rubrum - 2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.
	FRA GRE	Drake Elm/Ulmus parviflora "Drake" 2" caliper-12'-14' tall Great tree specimen, tree form full canopy, full healthy well formed
	ILE SAJ	Savannah Holly / Ilex « alternata "Savannah" - 10'-12' tall Treeform full healthy well formed plant, straight trunk, street tree specimen.
	LAG IND	Natchez White Cape Myrtle / Ligustrum indica "Natchez White" Multi trunk, tree form, min 3 trunks, Min canopy spread 5'-8'-10' tall
	QUE AGU	Sawtooth Oak / Quercus eximia - 2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy
	QUE PHO	Willow Oak / Quercus phellos - 2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.
	QUE SHI	Shumard Red Oak / Quercus shumardi - 2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.

PROPOSED PLANTINGS FOR INDIVIDUAL PROJECTS  
WILL BE SUBMITTED FOR REVIEW  
AS PART OF THE CITY'S SITEPLAN  
REVIEW PROCESS.



Tree Planting Detail



RED MAPLE



SAVANNAH HOLLY



WILLOW OAK



WILLOW OAK



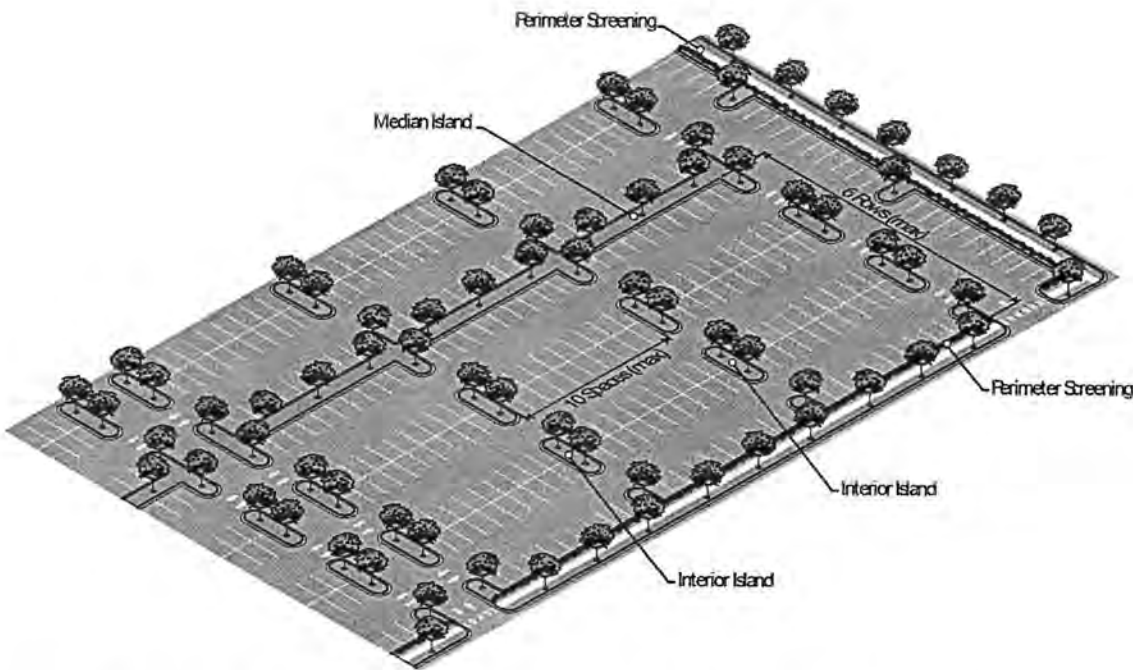
SAWTOOTH OAK



SHUMARD



Sec. 5.1. Parking | SITE DEVELOPMENT



G. Parking Lot Landscaping

1. Applicability

- a. This section applies to all on-site surface parking lots with more than 10 spaces, except as provided under paragraph 2. below. For purposes of this section, multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.
- b. An existing parking lot may be renovated or repaired without providing additional landscaping, provided there is no increase in the size of the parking lot.
- c. When an existing parking lot square footage is increased in area by more than 10% cumulatively, landscaping is required for the new parking area only.
- d. When an existing parking lot square footage is increased by more than 50% cumulatively, landscaping is required for both the existing parking lot and the new parking area.

2. Perimeter Screening

All surface parking lots with frontage on any portion of a street right-of-way (not including an alley) must be screened with the following:

- a. A minimum 10-foot wide, landscaped area with a continuous row of shrubs must be provided between the street and parking lot.
- b. Shrubs must be a minimum of 18 inches in height when planted and must reach a minimum size of 36 inches in height within 3 years of planting.
- c. The required 10-foot landscaped area may be reduced to 5 feet when a 3-foot high masonry wall is erected.
- d. Breaks for bicycle, pedestrian and vehicle access are allowed.

3. Interior Islands

- a. A landscaped interior island must be provided every 10 parking spaces. Interior Islands must be distributed evenly throughout the parking area.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- b. Interior Islands may be consolidated or intervals may be expanded in order to preserve existing trees.
  - c. An interior island must be a minimum of 9 feet in width and 320 square feet in area.
  - d. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.
4. Median Islands
- a. A landscape median island must be provided between every 6 single parking rows.
  - b. A landscape median island must be a minimum of 5 feet wide.
  - c. A median island may also serve as the location for a sidewalk. In such case, the sidewalk must be a minimum of 6 feet wide and the remaining planting area must be no less than 5 feet wide.
  - d. Median islands may be consolidated or intervals may be expanded in order to preserve existing trees.
  - e. Median islands not containing a sidewalk must be installed below the level of the parking lot surface to allow for runoff capture.
5. Tree Coverage
- a. Each interior island must include at least 2 shade trees.
  - b. In no case can there be less than 1 tree for every 3,000 square feet of parking area, including drive lanes.
6. Maintenance and Installation

All required landscaping must meet the maintenance, installation and intersection visibility requirements of Sec. 5.2. Landscaping and Screening.

## H. Surfacing

## 1. Impervious Materials

Where on-site facilities are provided for parking or any other vehicular use areas, they must be surfaced with asphalt bituminous concrete or other type of dustless material approved by the City Engineer and maintained in a smooth, well-graded condition.

## 2. Pervious Materials

Pervious or semi-pervious parking area surfacing materials may be approved by the City Engineer. Permitted materials may include but are not limited to grass, "grasscrete", ring and grid systems used in porous or grid pavers.

## 3. Curbs and Drainage

- a. All surface parking areas must be graded and drained to collect, retain and infiltrate surface water accumulation on-site to the greatest extent practicable.
- b. Curbs or parking blocks are required at the edges of perimeter and interior landscaped areas. Curbing must have openings to allow drainage to enter and percolate through the landscaped area.

## I. Design of Parking Structures

- 1. The ground story of a structured parking garage must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the street (not including an alley or designated service street).
- 2. Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from ground level view from adjacent property or adjacent public street right-of-way (not including an alley or designated service street).
- 3. 27th Avenue is a designated service street.
- 4. All floors fronting a public street right-of-way (not including an alley or designated service street) must be level (not inclined).



Sec. 5.1. Parking | SITE DEVELOPMENT

- 5. Sloped ramps cannot be discernible along the perimeter of the parking structure.
- 6. Ground yoor facade treatment (building materials, windows and architectural detailing) must be continued on upper stories.

J. Vehicle Loading Areas

1. Loading Not Required

If determined necessary by the Urban Development Director, adequate space must be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping.

2. Location

If a loading area is provided, it must meet the following standards.

- a. The loading area must be located on the same lot occupied by the use served and must be accessible from a public street or alley.
- b. The loading area must be located to the side or rear of buildings and be screened. Loading areas may not be placed between the street and the associated building.
- c. With the exception of areas specivcall<sup>[2]</sup> designated by the City, loading and unloading activities are not permitted in the public right-of-way.
- d. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas by vehicles or pedestrians.

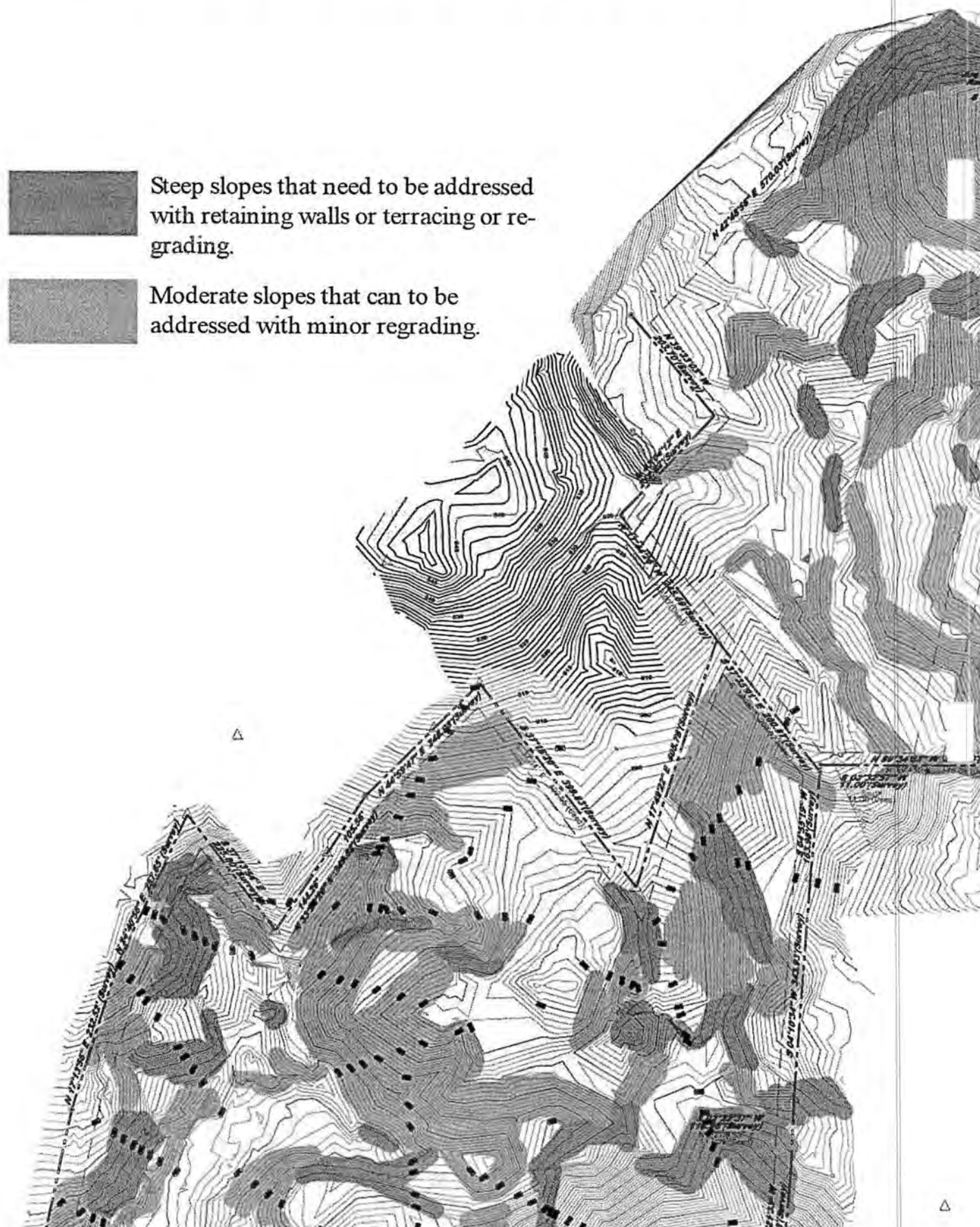
K. Accessible Parking

If parking spaces are provided for self-parking by visitors or employees, then accessible spaces must be provided in each such parking area in conformance with the table below. Spaces required by the table need not be provided in the particular lot. They may be provided in a different location if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience is ensured.

Spaces in Parking Lot	Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## Land Use Report in Support of The Lamar Town Center – Case Number 2162

Prepared by: S. Donovan Scruggs, AICP

Date: February 7, 2017

I have been retained by the applicants of The Lamar Town Center (Updraft Investments, LLC) to provide an analysis of the plan that proposes to rezone approximately 48 acres of land in the vicinity of North Lamar Boulevard, Chickasaw Road, and Molly Barr. The plan includes a Traditional Neighborhood/Mixed Use Design Development that requests the rezoning from districts Residential Estate (RE), Single Family Residential (RA) and General Business (BG) to Traditional Neighborhood Development (TND). As explained below, it is my professional opinion that the proposed rezoning and reclassification of this area is consistent with the City of Oxford's Comprehensive Plan (2016), the City's Zoning Ordinance, the Mississippi Code, and general planning practices. The recommendation to approve the rezoning, as provided by the Oxford Planning Commission, should be approved and the properties reclassified, accordingly.

### A. Educational Background and Professional Experience.

I attended Mississippi State University where I received a Bachelor of Arts degree in History in 1993, and a Master's degree in Public Policy and Administration in 1995. I have been a practicing city and land-use planner in the State of Mississippi since 1995. I am a member of the American Institute of Certified Planners ("AICP") which serves as the professional institution of the American Planning Association ("APA"). APA is a nonprofit education and membership organization that includes planners, engineers, architects, elected officials, planning commissioners, and interested citizens. As the APA's professional institution, AICP is dedicated to advancing the science and profession of good planning of better communities through management of physical, social, economic, and environmental issues. I have served on the Executive Committee of the Mississippi Chapter of the APA since 2007 and presently, I am the Immediate Past-President of the organization.

From 1997 to 2000, I served as a Senior Planner and Planner for the City of Meridian. My duties and responsibilities included reviews of zoning and variance applications, updates to the City's Comprehensive Plan, preparing staff recommendations related to the construction of commercial and multifamily projects, and grant administration of Community Development Block Grant and similar grant programs. From 2000 to 2007, I served as the Director of Community Development and Planning for the City of Ocean Springs. As Director of this department, I was responsible for the management of all planning, building, and code enforcement activities. During my tenure, the City of Ocean Springs confronted significant growth related issues in both single-family residential and commercial areas. I dealt with and was the primary point of contact for developers of these residential developments to assure that the developments were properly planned and would be assets to the community. I served as the Planning Manager for the City of Hattiesburg from 2012 to 2014. My job duties and responsibilities included the management of all land use planning related functions of the Urban Development Department. This routinely included the preparations of reports and analyses of land use applications. I served as chairman of the city's Site Plan Review Committee which reviewed commercial and multifamily construction and expansion projects. In dealing with new development projects, I addressed site layout, infrastructure, stormwater runoff, traffic circulation and design matters. I assisted with rewrite of Hattiesburg's 1980s Land Development Code and the development of the Midtown Form-Based Code District. This plan sought to intensify and densify the "core" of the city near the University of Southern Mississippi and Forrest General Hospital with mixed uses and residential buildings to locate families and residents closer to employment and entertainment centers. Since 2014, I have served as the City Planner/Director of Planning and Building for the City of Pascagoula. My duties and responsibilities include the daily management of all planning, building, and code enforcement activities of the city. I spend a significant amount of time on zoning and land use matters, including the initial concept planning for the Market Street corridor and administration of the Unified Development Ordinance. I am currently involved with the rewrite of a new comprehensive plan for the city.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

I have operated a planning and land-use consulting business since 2008 and worked as a full-time consultant between 2007 and 2012. A primary function during this time was assistance in recovery related housing projects. I participated in the design and was responsible for permitting and implementing of various developments on the Gulf Coast. During this time, I assisted in the development of plans for the Town of Flora in Madison County. In addition, I assisted municipalities in planning activities related to redistricting, trail design, and design review. As I have continued to operate this consulting business, I have served the City of Ocean Springs and Jackson County on project implementation of the Coastal Impact Assistance Program and have worked with local units of government and other consultants in creating Health Care Master Plans.

My professional experience includes extensive work as both a public planner for municipalities and a private planner representing citizens, local units of government, and developers. In doing so, I have reviewed regulations from various perspectives and have a good understanding of intents and consequences of efforts to properly plan for the development of a community. These experiences include numerous instances related to the enactment of zoning ordinances, amendment of zoning ordinances, variances to zoning ordinances, granting of exceptions to zoning ordinances, and challenges or evaluations of zoning and land use activities.

### **B. Information Reviewed.**

I have reviewed numerous documents related to the proposed rezoning. These documents include but are not limited to the following:

1. City of Oxford's 2004 Comprehensive Land Use Plan;
2. City of Oxford's 2016 Comprehensive Plan;
3. Staff report and material related to Case #2162;
4. Zoning Ordinance for the City of Oxford;
5. Development plans, proposals, and documents related to The Lamar Town Center; and
6. Satellite imagery and photographs of the site.

### **C. Analyses and Professional Opinions.**

#### **1. Overview of Project from Urban Planning Perspective.**

The application for The Lamar Town Center represents a break from conventional, suburban development toward a more Traditional Neighborhood Design. More and more developments such as this are being proposed and developed throughout the country and Mississippi. With focuses on various methods of transportation or mobility, design controls and architectural standards, civic spaces, and a mix of uses and structure types, The Lamar Town Center contrasts with the suburban sprawl pattern that occurred after World War II and remains a standard development practice for single family residential in most communities. TND developments are often difficult to approve and a challenge for developers because many communities lack the understanding or regulatory tools to encourage the efforts. With a long list of variances, rezonings, and special conditions that are often required, developers are unwilling to invest the time and resources to attempt to gain approvals when the outcome is very unpredictable. Additionally, these developments included higher design costs on the front end to accurately present the vision of the development team.

Unlike typical zoning designations, the TND classification requires a "Regulating Plan". This plan identifies the residential, commercial, mixed use and civic areas of the development. The plan will include architectural design standards with renderings of example buildings, an open space plan, and a master landscaping plan. While it is not uncommon for some commercial or residential subdivisions to have design standards and other covenants, those are often difficult to enforce, and the City has no jurisdiction or control. Within a TND development, the City has more



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

control over the design and approval. In addition, it has the ability to require consistency with approved documents to provide assurances that the developers act according to the approved plan.

With the adoption of the 2016 Comprehensive Plan and the Traditional Neighborhood Development (TND) zoning classification, the City of Oxford has provided the tools developers need to successfully and predictably propose such developments. The primary approval needed to allow the project to move forward is a rezoning of 48 acres from Residential Estate (RE), Single Family Residential (RA) and General Business (GB) to Traditional Neighborhood Development (TND).

While the Oxford zoning regulations require a rezoning to the TND designation, a real "change is uses" is not being requested. As detailed on the regulating plan no less than 50 percent of the site will be single family residential areas. In addition, between 2.5 and 20 percent of the area will be devoted to commercial or retail area and an additional 5 to 15 percent will be designated for multifamily. Public areas will include 10 percent for Open Space or Parks and between 2.5 and 20 percent of the area will be reserved for Civic areas.

The commercial component of the development is proposed along the northern portions of the property in and near the existing General Business (GB) classifications. Similarly, the multifamily areas are situated near the commercial areas. Additional multifamily is proposed along the eastern side of the property that is adjacent to existing commercial areas. Single Family Residential (attached and detached) is proposed along the southwestern portion of the project. No attached Single Family Residential is proposed to be situated in an area adjacent to established Single Family areas. This will create transitional areas from the established single family areas to the more compact residential areas and ultimately the commercial use areas.



## 2. Consistency with the 2016 Comprehensive Plan.

In Mississippi, cities that adopt zoning regulations are required to have a Comprehensive Plan. According to 17-1-9 of the Mississippi Code, "Zoning regulations shall be made in accordance with a comprehensive plan...[and] such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings, and encouraging the most appropriate use of land throughout such municipality." A review of Oxford's recently adopted 2016 Comprehensive Plan identifies numerous policies and sections that demonstrate The Lamar Town Center is consistent with the Plan.

The 2016 Plan carries forward "Oxford Guiding Principles" that were first developed and adopted within the 2004 Comprehensive Land Use Plan. Of these seven Principles, The Lamar Town Center proposal is specifically consistent with and further promotes these objectives, and it is not in conflict with any of these objectives (*italic added below for emphasis*).

1. Recognize Oxford's historic ways of town building and use those traditions to provide a framework for future growth.
2. Understand the Mississippi hill country landscape and *guide growth responsibly within it by growing compactly and using natural features to establish town boundaries.*
3. Protect natural water systems to preserve water quality, provide open spaces, and reduce future stormwater

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

management costs.

4. Establish a *densely connected network of streets and roads to guide future growth that equally serves automobiles, pedestrians, bicycles and future possibilities for transit.*
5. Relate existing and future development to the network of streets and roads and natural drainage areas, emphasizing appropriate *mixes of land uses instead of single use districts.*
6. *Recognize that design - of buildings, landscapes and streets - is a central part of Oxford' plan for preservation, redevelopment and new growth.*
7. Pursue intergovernmental and institutional coordination that will further the common interests of Oxford, Lafayette County, Ole Miss and major community institutions.

In the Land Use portion of the Implementation Table the Policies indicate:

- Encourage planned mixed-use districts projects rather than single-use zoning districts and projects.
- Place commercial centers (urban, suburban and rural) within walking distance to residential areas.

One of the more important elements of the 2016 Comprehensive Plan is the "Design" section. This exhaustive section provides great detail to the vision of the City including the Place Type for Traditional Neighborhood Development. According to the Comprehensive Plan:

Traditional neighborhoods primarily serve the residential needs of urban areas. The primary use is generally single family residential housing, but traditional neighborhoods often feature a small business center, providing services such as a library, small scale store, coffee shop, bank or other neighborhood oriented businesses. The business district of a traditional neighborhood is generally at the edge or in its center. Traditional neighborhood centers also provide the opportunity for higher density housing. Traditional neighborhoods may feature parks, schools or other public features. They should be easy to navigate on foot with important features within a 20-minute walk for the average resident.<sup>1</sup>

Other requirements of a Traditional Neighborhood found in the Comprehensive Plan include:

- Higher density housing, such as apartments, should be located near the center of the neighborhood.
- Medium density housing, such as townhouses, creates transitions between higher and lower density areas.
- Lower density housing, such as detached dwellings and cottage courts creates a transition to the lowest density areas.<sup>2</sup>

The Lamar Town Center is consistent with this description of "Traditional Neighborhood." With the business center located on the northern end near Molly Barr Road and North Lamar Boulevard, the commercial area is within or adjacent to existing commercial uses or zoning. At the same time, the single family residential units are further away from the town center but within walking distances. Other developments such as Highland Square to the north will also be within walking distance from the town center.

According to the applicant's narrative and regulating plan these requirements will be met. It is indicated that traditional architecture, galleries, and storefronts consistent with the Square will be incorporated into the design. The applicant has provided renderings of buildings and design elements to demonstrate the architectural types being considered for the development.

An overriding theme of the Comprehensive Plan is the recognition that the continued expansion of housing has both positive and negative attributes. As indicated in the plan, there are concerns about the pressures new residential development could have on established single family neighborhoods. However, with the projected the demand for

<sup>1</sup> Vision 2037: Oxford's Bicentennial Comprehensive Plan, August 2, 2016, page 74.

<sup>2</sup> Vision 2037: Oxford's Bicentennial Comprehensive Plan, August 2, 2016, page 77.

housing, anticipated growth of the University of Mississippi, and reduced amounts of undeveloped land available, more compact and efficient use of land will be required in the future. This is a primary reason the City included more compact design options such as the Traditional Neighborhood Development district and properly identified the proposed site for consideration for this form of development. It provides a better, more sustainable community product that can assist in achieving multiple objectives related to the City's housing needs.

### 3. Future Land Use Map.

The Future Land Use Map serves as the City's guide for making land use decisions, and these decisions should be made in accordance with the plan. As detailed in the Implementation portion of the Comprehensive Plan, new zoning regulations should be adopted and the City is currently addressing this item. A significant step was taken late last year (2016) with the creation of the TND zoning classification, and it is anticipated that a new zoning code to include a new zoning map will be adopted later this year.

The Future Land Use Map should serve as the fundamental guide for zoning decisions. The Future Land Use Map should not mirror the new zoning map, but it should provide a clear direction for the City as related to land use decisions. Actions that are contrary to Future Land Use Map should not be implemented. If a shift in development patterns occurs that renders the Future Land Use Map incorrect or inconsistent with these patterns, the Map should be revised prior to a rezoning.

According to the Future Land Use Map, the proposed site is suitable for Traditional Neighborhood Development, and this designation covers entire project area. Along Molly Barr Road to the east and west of the property are areas identified as Traditional Neighborhood Business (west) and Urban Center (east). Along North Lamar Boulevard to the southeast of the site are parcels designated as Traditional Neighborhood Business. The Urban Center should ultimately relate to the proposed development, but is expected to be more intense and commercial in nature. To the west and south are single family residential areas. These include older suburban homes on established lots and new more densely developed sites on smaller lots.

The regulating plan details that the "core" of the development will be adjacent to areas designatthe Urban Center. Transitional multifamily or attached dwellings consisting of 4, 6, 8 and 12 units per structure will be adjacent to the areas identified as Traditional Neighborhood Development – Business. The Edge development areas that are adjacent to established single family home will include single family detached housing types.

### 4. Change in Neighborhood Character.

While consistency with the Comprehensive Plan and Future Land Use Map is critical for a rezoning, Mississippi courts have established that an applicant must demonstrate either a Mistake in the Original Zoning or a Change in Neighborhood Character and a Public Need for the rezoning. The applicant contents a Change in Neighborhood Character has occurred.





MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

This change is most obviously summarized with the opening statement of the Comprehensive Plan:

*Dramatic changes have occurred in Oxford in the last two decades. The City has expanded geographically and increased in population. Its key institution, the University of Mississippi, has grown significantly. The land within the City Limits is being rapidly developed. New forms of mobility have been established. New concerns for the environment have arisen.*<sup>3</sup>

As indicated in the table<sup>4</sup>, Oxford has enjoyed significant growth. Within the residential realm, this has included Single Family (attached and detached), Duplexes, and Multifamily construction. From 2000 to 2014 Oxford saw the number of Single Family detached homes more than double. Single Family attached and Multifamily homes both had growths rates of approximately 90% over this same period. This growth impacted basically all parts of the City including the areas near The Lamar Town Center.

Table 6. HOUSING SUPPLY TRENDS.				
OXFORD CITY AREA, 2000-2014				
Units in Building	2000	2014	2000-2014 Change	
			Number	Percent
1-Detached	2,562	5,634	3,072	89.9%
1-Attached	204	394	190	93.1%
2-Duplex	688	952	264	38.4%
Multi-Family	2,417	4,552	2,135	88.1%
Mobile/Boat	286	58	(228)	-79.7%
TOTAL	6,157	11,560	5,403	87.8%

Sources: U.S. Bureau of the Census; Nielsen and Randall Gross / Development Economics.



In 2004, the area surrounding the proposed site for The Lamar Town Center was still fairly open with larger lot developments and undeveloped tracts of land. In 2004, expansions of the Oxford Airport occurred (1). In 2007, the first of several multifamily developments were underway along the south side of the airport and Molly Barr Road (2). By 2016, a dense single family development along Oxford Creek Drive (3) had been constructed to the southwest of the site. Immediately to the north, a large multifamily site for students was developed at Highland Square. To the east, continued expansion of the Oxford High School and Della Davidson Elementary School occurred at the Oxford Commons site (5). The applicants also continued the removal of an old manufactured home service center and mobile home park (6). These changes represent a

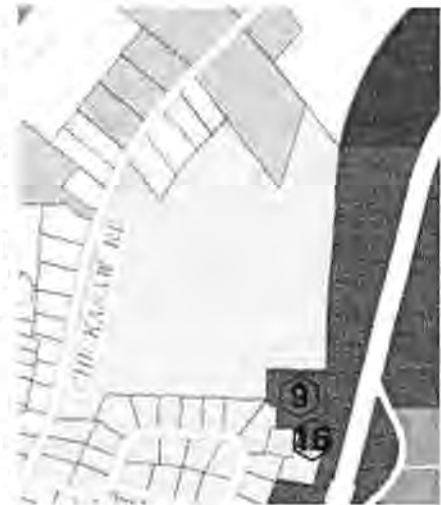


<sup>3</sup> Vision 2037: Oxford's Bicentennial Comprehensive Plan, August 2, 2016, page 2.  
<sup>4</sup> Vision 2037: Oxford's Bicentennial Comprehensive Plan, August 2, 2016, page 17.



significant shift from the rural or fringe development patterns that once existed. The larger lot development patterns along high traffic roads are no longer efficient or desirable.

It should also be noted that the intensification of this area has also been encouraged by previous rezonings by the City of Oxford. Adjacent parcels along the southeast corner of the site were rezoned from Residential Estate to Neighborhood Business in 2007 and 2010, identified as 9 and 16 in image to right, respectively. These developments have impacted the likelihood of Residential Estate lots and furthers the Change in Character of the area.



#### 6. Public Need

Residents, alumni of the University, visitors and others familiar with Oxford indicate concerns related to housing. These concerns vary from costs of land and homes, lack of affordable housing, encroachment of students into residential areas, limitations of accessory dwelling units or apartments, encroachments of multifamily developments, and "game day" residents. The housing expansion impacts traffic and increases constraints of undeveloped lands. Most agree that sprawl to the hinterlands is not a desirable solution because it increases duration of commute, causes more congestion, and requires the expansion of infrastructure. As a result, a more compact development pattern is needed as proposed within the Comprehensive Plan. The Lamar Town Center is within 1 mile of The Square and approximately 1.5 miles from the University. These distances are manageable by means other than automobiles and could reduce congestion. This is further aided with the business center which could provide a relieve valve for other areas.

Another public benefit of The Lamar Town Center proposal is the increased standard of development for the North Lamar Boulevard corridor. This is a gateway to the City and attention is needed toward some of the nonconforming structures and uses along the corridor that lack proper access management, emphasis on design quality, green spaces, stormwater controls, and other characteristics consistent with good design. Some of these properties represent blighting influences that discourage redevelopment or investments on adjacent properties. It is likely that The Lamar Town Center proposed development will encourage redevelopment along this corridor.

The consulting team of the Comprehensive Plan did an excellent job in soliciting and tracking public comments and concerns during the charrettes, and the concern of North Lamar Boulevard were voiced by participants:<sup>5</sup>

- N. Lamar has "hodge podge" development, but it is a high-visibility entry to town. It needs improvement – trees, curb and gutters. It needs less linear commercial development and needs other land uses. "This area can still be saved."
- Priorities for the City have changed greatly over the years. For example, N. Lamar is now viewed as more important
- North Lamar – Becoming Gateway to square
- North Lamar (Setbacks, Trees, Curb, Continuity) Mixed Use in Area
- N. Lamar Redevelopment Opportunities

Additionally, the support of a TND development was voiced by the participants in the following comments:

- Need Small Business Nodes
- Need to explore transit oriented development

<sup>5</sup> Vision 2037: Oxford's Bicentennial Comprehensive Plan, August 2, 2016, page 131-134

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- Quality – no building standards outside historic areas
- Oxford needs more mixed use development, including City incentives to encourage it.

Another key question and answer reported during the Comprehensive Plan charrette follows:

Is current growth reinforcing, diluting, or neutral towards community character? The answer depends on the location. Where historic districts exist and have design guidelines, the development helps to reinforce character. Elsewhere, it dilutes character.<sup>6</sup>

This is a key public benefit and recognized need. TNDs are very similar to historic districts in that a prevailing architectural theme and architecture is established by the developer, approved by City and mandated by both. This provides a high level of certainty for those approving the project and those moving into the development.

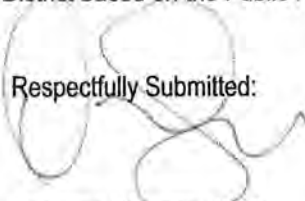
### D. Conclusions.

The efforts by the City to establish the Traditional Neighborhood Development district is a significant step toward implementing the Comprehensive Plan. This ultimately assists the developers, Updraft Investments, LLC, but benefits the City and the residents of Oxford. As more efficient uses of land are necessary, higher densities and more compact developments must be considered. The TND proposal and request for a rezoning will provide more housing options without some of the negative characteristics often attributed to multifamily. In addition to a variety or mix of uses with the development, a variety of residential types are provided. This will include owner occupied, owner occupied/second home, rental, and live work. Just as the occupancy types will vary, so will the income levels of the residents.

This form of development is consistent with Comprehensive and is necessitated based on the change in neighborhood character of the area. While the area was at one time on the fringes of Oxford, continued growth and higher densities permitted on nearby structures have removed the rural character that existed decades ago. With two rezonings and a commercial strip along North Lamar Boulevard to the east, development as single family residential or residential estate is not practical. Furthermore, the development as Residential Estate may be considered in contrast to the public good as an inefficient use of land.

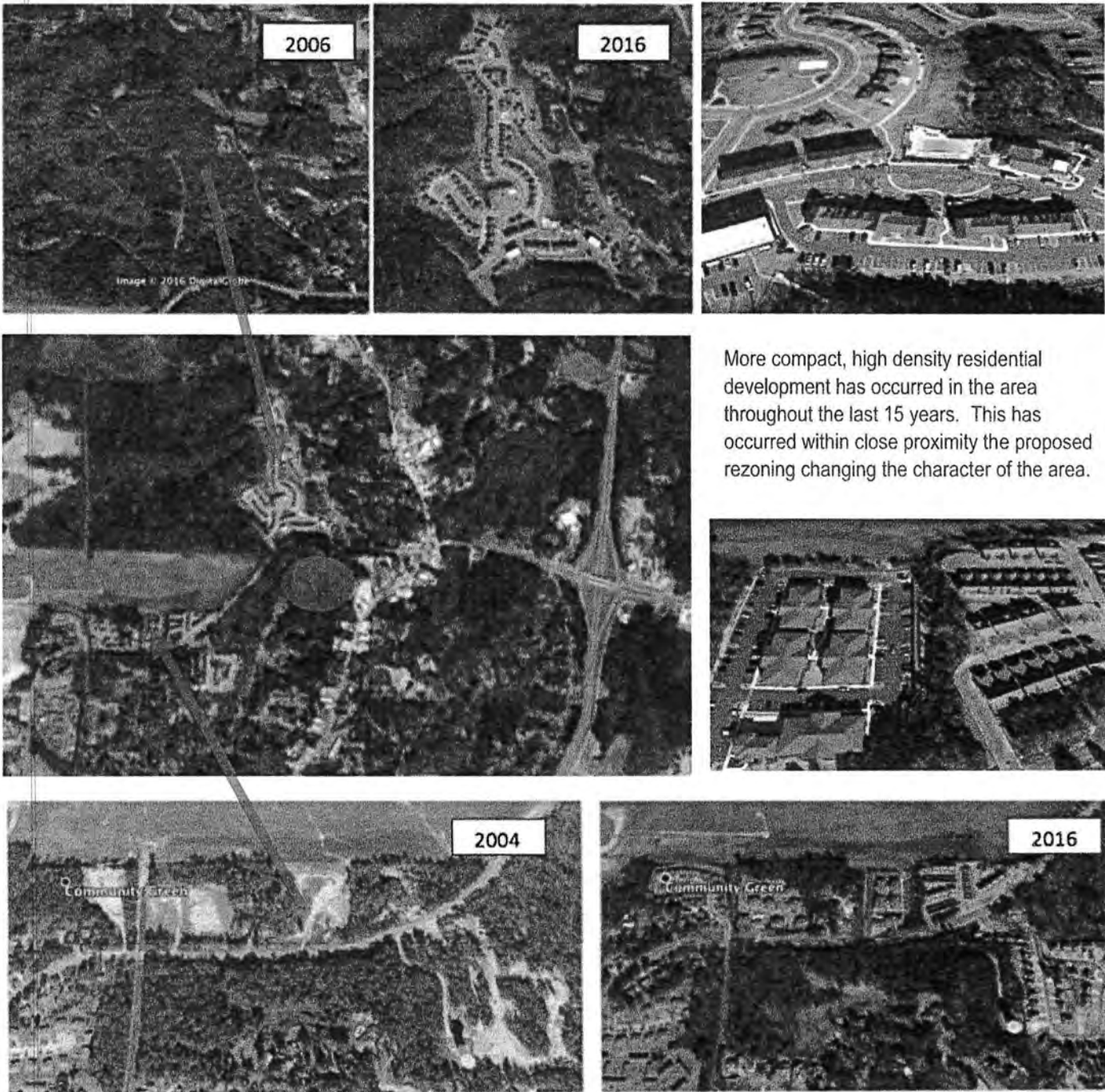
The Board of Aldermen should vote to accept the the recommendation by the Planning Commission and rezone the properties to Traditional Neighborhood Development District based on the Public Need and Change in Neighborhood Character.

Respectfully Submitted:

  
Donovan Scruggs, AICP

<sup>6</sup> Vision 2037: Oxford's Bicentennial Comprehensive Plan, August 2, 2016, page 131.

Post 2004 Development



**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

**Expert Opinion of Michele "Shelly" Johnstone, AICP**

Rezoning Application of Updraft Investments, LLC from RE, RA, and GB to TND  
Oxford, MS

March 7, 2017

I hold Bachelor of Public Administration and Master of Urban and Regional Planning degrees from the University of Mississippi, and have been a practicing planner in the state of Mississippi for 40 years. I have been employed in a regional planning agency, as a planner and community development director for the City of Hernando, and as a private consultant to communities and organizations in the state. I have been recognized as an expert in City Planning by Chancery and Federal courts in Mississippi. I have reviewed the application in question and am of the opinion that the application for rezoning should be approved.

**Legal Criteria**

Rezoning of land from one classification to another in Oxford is judged by the following legal criteria:

1. That there was a mistake in the original zoning, or that the character of the neighborhood has changed to such an extent as to justify reclassification,
2. There is a public need for rezoning.

Oxford and other Mississippi cities also consider whether the request is consistent with the comprehensive plan (Section 17-1-9 of the Mississippi Code, annotated).

**Application**

The landowners of the subject property are requesting a change in zoning classification from RE (Residential Estate), RA (Single-family residential) and GB (General Business) to TND (Traditional Neighborhood Development) on 48.68 acres fronting on North Lamar Avenue, Molly Barr Road and Chickasaw Road. The applicants are planning a mixed-use TND on the property with different residential types as well as commercial use. Approximately 25% of the property will remain either in its natural state or be landscaped for park use.

**Change or Mistake**

No mistake in the original zoning has been identified.

The character of the neighborhood has been changing over time, but especially in the last 10 years, when a number of rezonings and/or changes in character have occurred. Lamar Avenue North has traditionally been a mix of deteriorating to dilapidated older residential units, commercial use, and light semi-industrial use, with historical zoning in agricultural, residential and commercial categories. In 2000 the zoning in this neighborhood included agricultural, single-family, multi-family, and highway commercial. By 2010, the zoning



in the neighborhood had shifted to Residential Estate, Single-Family Residential, Multi-family, and General Business. It is apparent that uses along North Lamar Avenue have been changing to office, service, and even some mixed use developments, most of it new construction replacing buildings that were deteriorated or had outlived their usefulness. The most recent changes include mixed-use developments, a strong departure from previous single-use developments. Along Molly Barr Road, there is a relatively new mixed-use development, a departure from the standard multi-family uses along the road. Molly Barr Road has also been improved, including the addition of bike lanes and a transit stop.



Mixed-Use Building on North Lamar (residential portion)



Mixed Use Building on North Lamar (office portion)



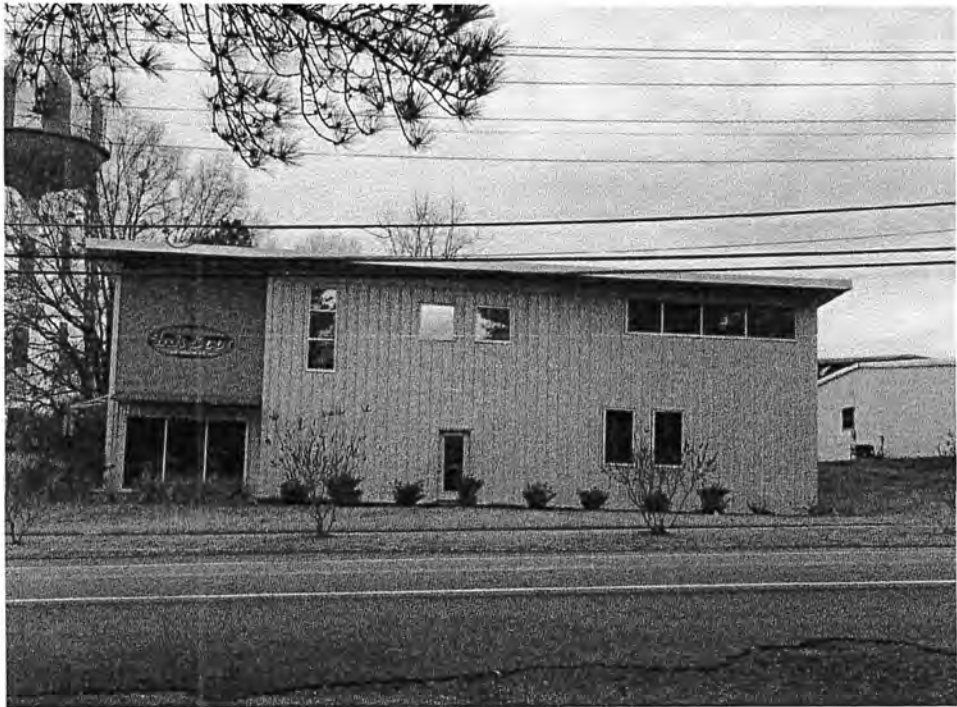
Fat Possum recording studio - North Lamar

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD · DEMENT 61-7854



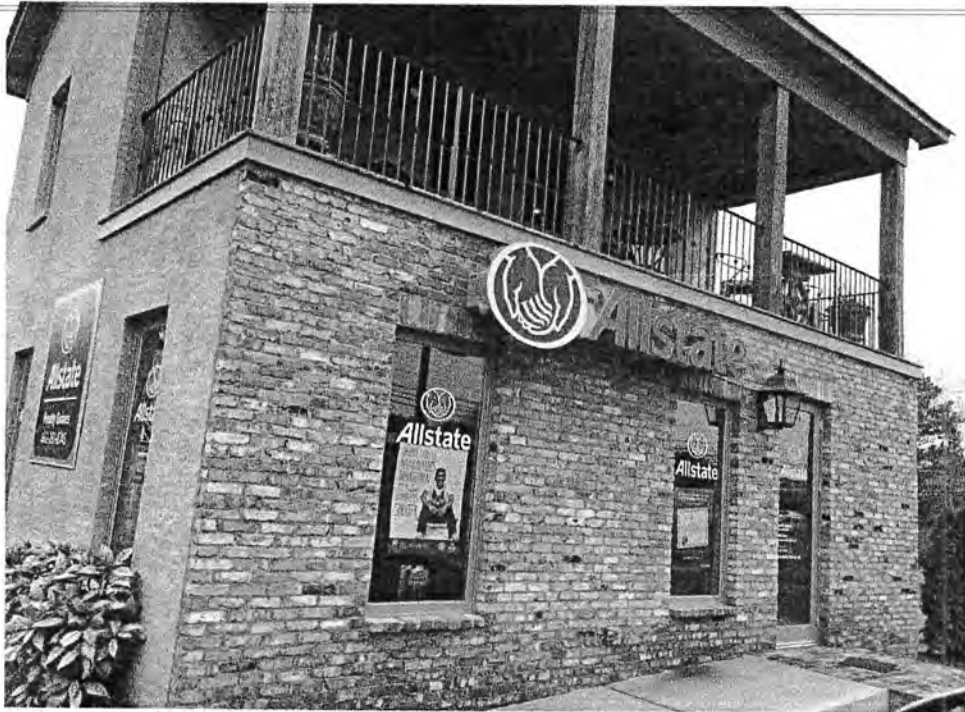
Restaurant/bar on North Lamar



Service business on North Lamar

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



Office on North Lamar



New residential off North Lamar





New residential on Molly Barr Road



New mixed use development on Molly Barr Road

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

In addition to these changes, two new mixed-use developments along North Lamar Avenue are under consideration by the Oxford Planning Commission.

On the subject property, a former trailer sales and mobile home park concern is no longer in business at that location.

In addition to change in character of the neighborhood in which the subject project is located, there has been a great deal of change in Oxford and in urban planning. Planners have learned a great deal more about what makes a community more liveable, and have helped communities institute the policies that can make that happen. The city recently adopted a new comprehensive plan that contains these principles and strategies.

### Public Need

Both stakeholder input into Vision 2037, which was collected through a series of focus groups, individual interviews and community-wide meetings and charrettes, and recommendations in the adopted plan, show a need for a new kind of placemaking in Oxford. This new development pattern consists of less single-use classifications and more mixed-use and planned zones with applied design standards.

There is a public need to develop the community in a way that minimizes traffic congestion and provides a more appealing and functional design while meeting the demand for housing and businesses. An aging population dictates a different form of housing – smaller and more clustered while leaving larger swaths of common open space, and more convenient to shopping, institutions, restaurants and entertainment.

The comprehensive plan also identified a need for affordable housing in Oxford. This type of development, which provides for a variety in housing types, can offer smaller, yet still high quality residential units.

Growth associated with the University- both student and faculty/staff- certainly drives housing demand, as does “game day” housing for families, fans and visitors. Retirement transplants will continue to drive demand also, and many of these transplants will be looking for smaller units with less upkeep.

### Consistency with the Comprehensive Plan

Section 17-19-1 of the Mississippi Code, annotated, states that *“Zoning regulations shall be made in accordance with a comprehensive plan...such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings, and encouraging the most appropriate use of the land...”*

The City of Oxford’s comprehensive plan, Vision 2037 Future Development Map clearly designates the subject property as Traditional Development. The Future Development

Map is a “highly articulated guide to the formulation of appropriate policies, codes and development decisions required to achieve Oxford's planning vision.” - Vision 2037.

The zoning classification associated with this land use category is Traditional Neighborhood Development in the Oxford Land Development Code.

The proposed development also adheres to Oxford's Guiding Principles (which were readopted from the 2020 Plan) and Smart Growth Principles. More specifically:

#### **Guiding Principles**

1. Recognize Oxford's historic ways of town building and use those traditions to provide a framework for future growth.
2. Understand the Mississippi hill country landscape and guide growth responsibly within it by growing compactly and using natural features to establish town boundaries.
3. Protect natural water systems drainage areas to preserve water quality, provide open spaces, and reduce future storm water management costs.
4. Establish a densely connected network of streets and roads to guide future growth that equally serves automobiles, pedestrians, bicycles and future possibilities for transit.
5. Relate existing and future development to the network of streets and roads and natural drainage areas, emphasizing appropriate mixes of land uses instead of single use districts.
6. Recognize that design – of buildings, landscapes and streets – is a central part of Oxford's plan for preservation, redevelopment and new growth.

#### **Smart Growth Principles**

The term “Smart Growth” refers to the current widely accepted philosophy of city planning that has evolved over the past few decades as a response to the suburban sprawl model that dominated the country from shortly after WWII well through the 1980s. As described by the non-profit organization Smart Growth America:

*“Smart growth is a better way to build and maintain our towns and cities. Smart growth means building urban, suburban and rural communities with housing and transportation choices near jobs, shops and schools. This approach supports local economies and protects the environment.”*

This non-profit organization goes on to list ten key principles for smart growth, as follows:

1. Mix Land Uses

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7954

2. Take Advantage of Existing Community Assets
3. Create a Range of Housing Opportunities and Choices
4. Foster "Walkable," Close-Knit Neighborhoods
5. Promote Distinctive, Attractive Communities with a Strong Sense of Place, Including the Rehabilitation and Use of Historic Buildings.
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Encourage Growth in Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost-Effective
10. Encourage Citizen and Stakeholder Participation in Development Decisions

### **Benefits of the Traditional Neighborhood Development**

*"The context of a traditional neighborhood includes small blocks on a grid formation with a discernible center public space and an edge that transition into different less intensive uses. Traditional neighborhoods are pedestrian friendly and accessible for all modes of transportation. Buildings are built close to the street at a human scale, with abundant transparency on the ground floor of buildings. Buildings have minimal setbacks from the street, but allow for wide tree-lined sidewalks, as well as space for sidewalk uses like café and sales tables. Traditional neighborhoods provide parking that is on the street or within parking lots that are behind or underneath new buildings.*

*Use is mixed in traditional neighborhoods consisting of residential and commercial uses within the same buildings. A wide variety of housing types are provided, both in size and affordability, with higher density housing types closer to the center of the neighborhood and lower density single-family homes toward the edges of the defined neighborhood area.*

*There is an active public open space at or near the center of the traditional neighborhood. This space lends itself both to passive recreation as well as organized events, such as festivals, farmers markets and performances." - Vision 2037*

Traditional Neighborhood Developments seek to remedy the most pressing problems associated with sprawl - low-density, auto-oriented development and single-use developments lacking context and distinctiveness. Automobile dependence results from the fragmentation of residential, commercial and industrial uses as is often required in modern zoning. This design practice makes neighborhoods unwelcoming to pedestrians and bicyclists and thus reduces community vitality. It also increases traffic. Zoning



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

utilizing TND development that mixes uses and forms in a compact area, on the other hand, can create high quality neighborhoods.

TNDs operate on the following Sustainability Principles:

- Encouraging economic diversity and vitality
- Encouraging development into areas that can best accommodate it
- Using existing infrastructure
- Encouraging clustering
- Preserving and reusing structures of historical and/or architectural significance
- Encouraging development patterns similar to traditional neighborhoods, including pedestrian scale
- Maintaining distinctions between rural/suburban/urban areas
- Encouraging economic expansion, job creation and stability
- Insuring that municipal services and facilities are adequate to meet public needs, without subsidizing development
- Minimizing infrastructure costs
- Minimizing traffic congestion caused by new development

Benefits of the TND:

- Creates walkable neighborhoods
- Brings life to communities by allowing mixtures of uses
- Encourages transportation mode options
- Protects open space
- Preserves "village center" and public spaces concept
- Creates communities designed for live, work and play
- Reduces vehicle congestion

(National League of Cities, Sustainable Cities Institute)

### Summary

1. The proposed rezoning is in keeping with the Comprehensive Plan, both in Future Development map designation and guiding principles.
2. There has been significant change in the character of the neighborhood and in the City of Oxford in general that warrants the rezoning.
3. There is a public need for the rezoning...
4. The Traditional Neighborhood Development, in addition to being approved by the city as the designated Future Development type for the subject property, promotes the city's identified guiding principles.
5. After careful study, the Oxford Planning Commission has recommended approval of this rezoning to the Mayor and Board of Aldermen.
6. For the above reasons, the applicant's application for rezoning should be approved.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## Resume'

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Belden, Mississippi 38826

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**PROFESSIONAL EXPERIENCE**

January 1, 2014 - Present: Johnstone & Associates  
Belden, Mississippi

***Principal Associate***

Responsible for all activities of a small consulting firm, specializing in city planning, strategic planning, and marketing for communities and organizations. Work includes development of community strategies for managed growth and development, rezoning, environmental and community health planning, food policy analysis and development, and provision of urban planning technical assistance.

October 1, 2009 – December 1, 2013 – City of Hernando  
Hernando, Mississippi

***Director of Community Development***

Responsible for securing and administering grant funds to help leverage municipal tax revenues; achieving quality of life recognition and status from various organizations (i.e. Tree City USA, BCBSF Healthiest Hometown, top-ranked Farmers Market); marketing and promoting Hernando as a prime location for businesses, visitors and residents; with the Planning Office, participating in or initiating redevelopment projects for blighted or vacant areas (tax incentives, financing, etc.); providing technical assistance to individuals/companies who desire to start or improve businesses in Hernando (providing up-to-date statistics, etc.); working in partnership with organizations whose mission it is to improve or brand the city as a "quality place" (including local civic clubs, not-for-profits, etc.) on special projects; developing city graphics and advertisements for administrative approval; developing award nominations designed to bring positive attention to the city; maintaining and improving the city's web site and coordinating all external and internal communications (newsletters, etc.); planning any special events sponsored or co-sponsored by the city, including the development of invitations, flyers, press releases, ads, etc.; representing the city on special project committees when directed by the Mayor; coordinating and developing financing packages (tax incentives, loan pool fund, façade grants, etc.) to expedite commercial incubation and expansion; representing the city to outside groups and organizations; participating in outside community and professional groups and committees; applying for and administering projects funded by external grants, including financial and logistical management and reporting of physical infrastructure and programmatic projects.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT B1-7854

October 3, 2005 – September 30, 2009 - City of Hernando  
Hernando, Mississippi

***Deputy Director of Planning***

Responsible for providing zoning, design, and subdivision review of new development proposals, overseeing the city's historic preservation, floodplain management and urban forestry program, developing staff reports and making presentations of such to the Planning Commission and Mayor and Board of Aldermen, advising and assisting clients concerning development projects, and recommending changes to implementation ordinances and programs of work to further the city's goals. Also responsible for developing grant applications as needed to implement the city's plan of action, reviewing and updating the Comprehensive Plan, and developing and implementing annexation plans. Serves as the official Urban Forester for the city.

2010 - Green Infrastructure Planning training under contract with the Mississippi Department of Environmental Quality.

2010 - Community Health Planning under contract with the Northwest Mississippi Community Development Foundation (Robert Wood Johnson Foundation grant).

September 2, 1997 – January 12, 2001: Grenada Lake Medical Center  
Grenada, Mississippi

***Administrative Director – Marketing & Public Relations, Development, Managed Care, Business & Community Health, Employee Education, Patient Education, Case Management, and Process Improvement & Quality Management.***

Member of the senior management team. Was responsible for developing and implementing the marketing and public relations, fundraising, managed care, case management, employee education, outpatient diabetic teaching, inpatient education, performance improvement & quality management, business health, and community health strategies for an eight-county medical center. Led the quantitative and qualitative research of consumers, recent patients, and business and industry clients. Was responsible for leading the strategic planning effort, developing new business opportunities, and marketing services in order to improve preference and market share for the medical center. Led the development and implementation of process improvement strategies (CQI) and oversaw quality management activities. Was responsible for leading the medical center to be the preferred provider of health status improvement services and strategies with the business & community leadership. Led the development of the newly formed philanthropic foundation, including leading the first major fundraising project. Was responsible for developing cost-saving and patient satisfaction improvement strategies through financial and clinical management of the patient. Led development and implementation of the Outpatient Diabetes Self-Management program. Led the employee education effort including development of the internal culture change strategies and communication plans. Was staff leader for the Ethics Committee, Performance Improvement Coordinating Committee, Ministerial Association and Peer Review Panel, and member of the Sentinel Event Team. Led management and leadership improvement efforts, including leading seminars from such sources as Gung Ho!, Mindwalk, Raving Fans, Principle-Centered Leadership, Seven Habits of Highly Effective People, DIGs (Do

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

It Groups), Marketing 101, and Teams & Tools. Has led or facilitated numerous process improvement groups. Led development of the first ever GLMC Annual Report – *SPIRIT!/Report to the Community*, capturing a Maggie award for best annual report in the state from the Mississippi Hospital Association. Led all advertising and public relations efforts including billboard, newspaper, and radio image campaign, which also captured a Maggie award, and physician promotion, special events, newspaper column, speakers' bureau, and community health events.

January 16, 1997 - September 1, 1997: Johnstone & Associates  
Pontotoc, Mississippi

***Principal Associate***

Responsible for all activities of a small consulting firm specializing in strategic planning, marketing, development of health status improvement strategies, and qualitative research for health care providers and communities.

December 5, 1995 - January 15, 1997: Mid-Delta Home Health, Inc.  
Belzoni, Mississippi

***Vice-President of Community Education and Director of Managed Care***

Responsible for the corporate marketing and sales, public relations, physician relations, community education and managed care activities of a 22-county home health agency and primary care facilities. Led the work activities of a five-member sales, marketing and public relations team.

September 9, 1990 - September 30, 1995: North Mississippi Health Services  
Tupelo, Mississippi

***Director of Marketing and Development***

Responsible for the corporate marketing activities of a 22-county health system, including strategic marketing and planning, advertising, public relations, and community outreach (including the operation of two school health centers). Also responsible for development and implementation of the corporation's Healthier Communities strategy, including a door-to-door community health assessment in 27 counties. Led the work activities of a ten-member team.

Increased market share 7.6 points in 14 months; 11% in ambulatory surgery business in one year, 14% increase in procedures at the outpatient cancer center in just a few months and held OB market share stable in a strongly competitive environment. Led the marketing effort for managed care and other business products; managed care enrollees increased by 71,000 members in five years. Led the quantitative and qualitative research of consumers, physicians and business and industry. Directed the patient satisfaction tracking system and worked in collaboration with physician integration, managed care and primary care network development strategies. Directed the fund-raising activities of the Health Services Foundation.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

March 1, 1986-September 8, 1990: Johnstone & Associates  
Pontotoc, Mississippi

***Principal Associate***

Responsible for all activities of a small consulting firm specializing in political redistricting, annexation feasibility studies, development of land use regulations, and comprehensive planning for local governments.

June, 1987 - April, 1988: Pontotoc County Chamber of Commerce  
Pontotoc, Mississippi

***Executive Director (part-time)***

Directed the start-up operations of a new Chamber of Commerce including member recruitment, development of Board and Committee structure, operations manual, action plan and annual programs.

August, 1978 - February, 1986: Three Rivers Planning and Development District

***Planning Director***

Responsible for the operation of the Planning Division of an eight-county planning agency. Duties included directing the work activities of one full-time and two part-time team members. Developed the regional strategy program, local comprehensive plans, capital improvement programs, redistricting plans, annexation feasibility studies, local development ordinances, and personnel policies and procedures

**EDUCATION**

Master of Urban and Regional Planning  
University of Mississippi, 1/77 - 12/78  
Bachelor of Public Administration  
University of Mississippi, 9/73 - 5/76

**PERSONAL*****Professional and Civic Affiliations:***

Participant, George McLean Leadership Conference, 1986-87  
President, Fidelis Civic Club, 1987-88  
Member, Pontotoc County Chamber of Commerce Board of Directors, 1987-91  
Treasurer, 1988-89  
President, 1989-90  
Member, Judicial Nominating Committee (Gubernatorial appointment), 1988-92  
Participant, Mississippi Economic Council's Advanced Leadership Program, 1989-90  
Chairperson, Pontotoc Planning Commission, 1989  
Director, Leadership Pontotoc County, 1989  
Chairperson, Leadership Pontotoc County Board of Directors, 1989  
Charter Member, American Planning Association  
First Vice-President, Mississippi Chapter, American Planning Association, 1989-90  
Member, Tupelo Planning Commission, 1994-95  
Board Member, Tupelo Ballet, 1995-97  
Chairperson, Tupelo Ballet League, 1995-96  
President, Pontotoc Parent/Teacher Association, 1995-96

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Fellow, Healthcare Forum's Healthier Communities Fellowship Program, 1996-97

Member, St. Christopher Catholic Church Parish Council, 2000-2003

Chairperson, Church Relations Committee, Habitat for Humanity, 2001-2002

Chairperson, Fundraising Committee, Habitat for Humanity, 2002-2003

Member of Board of Directors and Executive Committee, Pontotoc Habitat for Humanity, 2003-2006

American Institute of Certified Planners

Northern Representative, Mississippi Chapter American Planning Association, 2003-2005

Member, Northwest Mississippi Urban Forestry Council

President, North Mississippi Land Trust Board of Directors, 2008-2016

Member, Promotions Committee of the Hernando Chamber of Commerce (Hernando Farmers Market)

Member, Design Committee of the Hernando Chamber of Commerce

Board Member, Mississippi Sustainable Agriculture Network

Board Member, Gaining Ground Sustainability Institute of Mississippi

Member, Mississippi Recycling Coalition

### *Honors and Awards:*

Excellence in Planning Award for Service to the Chapter, Mississippi Chapter of the American Planning Association, 1987-88 and 1988-89.

Outstanding Young Woman of America, 1987.

Outstanding Citizen of the Year (Hernando, MS), 2009.

### *Publications and Speeches:*

*Mississippi Municipalities*, "Zoning for Family-Based Day Care", Volume 38, Number 1, January, 1989.

*Mississippi Municipalities*, "Computer System to Aid Redistricting After 1990 Census", Volume 38, Number 6, June, 1989.

Speaker: "Redistricting", Northwest Mississippi Planning and Development District, June, 1988

and Mississippi Chapter of the American Planning Assn., 1988.

Speaker: "Comprehensive Planning Law", Legal Section of Mississippi Municipal Association, January, 1989.

Speaker: "Planning and Zoning", Mississippi Municipal Association's Annual Convention, July, 1989.

Speaker: "Health Care Reform - Why Do We Need It?", various civic clubs in North Mississippi and Northwest Alabama.

Speaker: "Health Care Reform - Why Do We Need It?", Mississippi State Senate Public Health and Welfare and Insurance subcommittees, 1996.

Speaker: "Health Care Reform - Why Do We Need It?", Nurse Practitioners Association, 1996.

Speaker: "The Process of Planning", University of North Alabama School of Nursing, 1993

Numerous speeches to civic and other clubs in the Grenada area, 1997 - 2001

Mississippi Municipal League, Planning Commissioner/Public Officials Planning

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

Training, 2004

Starkville, MS area civic clubs, Comprehensive Planning in Starkville, 2004.

Hernando, MS area civic clubs, Planning issues, 2005-2013

Mississippi Municipal League, Environmental Planning and EnHance, 2013

Mississippi Municipal League, "Local Food System Development", 2016

Mississippi Association of Planning and Development Districts, "Local Food System Development", 2016

Mississippi Urban Forestry Council Annual Meeting, "Environmental and Forestry Ordinances", 2016

Hello! My name is Mari Kuhnle. My husband, Roger, and I have lived on Vivian Street for 31

## MINUTE BOOK NO. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

years. We raised our children in our home at 346 Vivian Street. There are **ONLY single family detached homes in the neighborhood of Vivian and Chickasaw Streets**. Most homes are on pieces of land that measure  $\frac{1}{2}$  to one acre.

The state requirements for rezoning say that before a zoning board reclassifies property from one zone to another, there must be proof either:

1. That there was a mistake in the original zoning. OR
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for rezoning (City of Biloxi v Hilbert, 1992) and (Fondren N. Renaissance v. Mayor and City council of City of Jackson, 1999).

The plan we have before us says that "there was not a mistake on the previous rezoning" (p8).

So in order to rezone this area, there has to be valid proof that there has been a change in our neighborhood AND that there is a public need for rezoning.

The **need** has been cited as the problem of growth in the city of Oxford and that because of that growth, Vision 2037 decided that Oxford needs some Traditional Neighborhood Development ~~5~~ neighborhoods AND that the 48.6 acres in our neighborhood had been listed as "APPPROPRIATE FOR THIS." I am going to present information about TNDs that will show that perhaps our 48.6 acres is **not** the most ideal for a TND.

First of all, Merriam Webster defines neighborhood as "the people living **near** one another; a section *lived in by neighbors* and usually having distinguishing characteristics, such as *lived in a quiet neighborhood*." You cannot truthfully say that there has been a change in the Chickasaw/Vivian Street neighborhood. Our neighborhood should not be reclassified from the current RA (Single-family Residential); RE (Residential Estate) . The proponents of this plan are using semantics to enlarge the definition of neighborhood to fit the needs of the city of Oxford.

That is not fair to our neighborhood. We do not need another small town, which is what a TND



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

2

is, one block away from my home, when the square of Oxford lies less than a mile from my home and about 1 ½ miles from the proposed site. The Oxford square is the <sup>only</sup> town center that we need and want.

Furthermore, let me tell you what I have found upon researching the situations that TNDs were best intended for.

A TND is and I quote from the National League of Cities: Sustainable Cities Institute, "A Traditional Neighborhood Development, or TND, is also known as a **village-style development**... To qualify as a TND, a project should include a range of housing types, a network of well-connected streets and blocks and a variety of public spaces, and should have amenities such as stores, schools and places of worship within walking distance of residences. Because TND ordinances are complex and must be implemented in a holistic manner, the effort required to develop traditional neighborhoods can be substantial. ."

Another site (Massachusetts. gov [http://www.mass.gov/envir/smart\\_growth\\_toolkit/pages/mod-tnd.html](http://www.mass.gov/envir/smart_growth_toolkit/pages/mod-tnd.html) "Smart Growth, Smart Energy") discusses where a TND might best be situated:

Their study says and I quote: "the most promising potential for TNDs are:

dis-invested downtown neighborhoods and the neighborhood surrounding academic institutions.

AND, TND principles are also especially applicable to the ... redevelopment of large-scale housing projects and failed shopping malls. Within suburban areas, large-scale vacancies – often caused by military base, airport, or strip mall closures – present great opportunities in which to introduce a Traditional Neighborhood Development."

It goes on to say: "TND will not be appropriate for *all* neighborhoods in *all* contexts... not every neighborhood is suitable for the density required for a mixed-use TND development to succeed. .. Communities need to carefully consider ... the most viable locations for TND development.

And another important comment: "TNDs can be put into an existing, established neighborhood, HOWEVER, "The key is designing the new elements to **fully connect with the old.**"

## MINUTE BOOK No. 71 CITY OF OXFORD

I have not seen any effort on the part of those proposing this to "connect" with us

SAFEGUARD - DEMENT 61-7854

in the neighborhood and to show us how this can improve our neighborhood.

The plan calls for 48 single-family unattached homes. If that were the total to be built...on 48.6 acres, that would sound perfect. But there are an additional **300** condos and/or townhouses and multifamily units planned and it would be possible to have 3 and 4 story buildings there. It would indeed harm the very nature of our neighborhood to bring such density to our neighborhood.

Some of the harm would be increased traffic, which nearly 1000 additional residents would bring, the increased run-off and drainage issues that development of the hills and ravines there will cause, and the noise and environmental pollution.

I am not opposed to development of that land. **I am opposed to rezoning it TND.**

To create a small village in our neighborhood would change the entire character of our neighborhood.

I will suggest an ideal location in which to build this TND. Riverside Place has just been emptied. That is exactly the sort of situation that is perfect for the establishment of a TND. The infrastructure is already there. A grocery store, Kroger, is already established there. There is no one living at Riverside now. Why not take this opportunity to build a TND there?

I respectfully ask you to deny the rezoning <sup>of my neighborhood</sup> to TND. The quality of life in my neighborhood matters greatly to those of us who live ~~there~~ and we wish to preserve the character of the town of Oxford itself.

Mr. Mayor, may I have permission to ask all those here today who are **opposed** to the TND rezoning to stand? May these people give their names and addresses to the clerk? I am also bringing letters from some unable to be here this evening.

Thank you!

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

David Willson, of 1306 Chicksaw, is not able to be here this afternoon. He asked me to read this to you for him:

" The day before the planning commission passed this proposal, the former city planner said that this plan would *never* fly. The next day, when asked what happened, she said something like:

'for the first time I know what it feels like not being part of being the good old boy system.'

WE hope that you will understand that many of us are not businessmen, lawyers, or developers that are interwoven within big projects like this. Some attorneys would not represent some of us because of their relationships to people related to this project.

It would be hard for us to imagine anyone of you wanting this type of development in your back or side yard. The parcel in the plan that is next to 1306 Chickasaw has an orange surrounding marker that you will find says single *or* multi family. That makes for the possibility of having two or three story homes towering over single family.

Whatever your vote is, please remember what you would do if this was right next to your home. Vote as an individual, not as someone who has a relationship with the developers or who has been approached and "sold" on this. We hope you will move carefully and will think strongly of leaving this parcel of land zoned **single family**.

thank you, all of you.

David Willson

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

To the Mayor and Board of Aldermen:

I am unable to attend the meeting on March 7, 2017 with respect to the rezoning of 48+ acres from RA, RE and General Business to TND.

I recognize that this area will be developed, but at this time, I am not convinced that impact assessments have been completed and the outcome of this rezoning could be detrimental to the existing residents of the area.

I respectfully ask that this rezoning be denied at this time so that our concerns can be addressed and the impact on the existing residents and can be more fully determined.

Thank you.

Name:

*Norma L. Parks*

Address:

*358 Vivian St.*



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

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I respectfully ask that this rezoning be denied at this time so that our concerns can be addressed and the impact on the existing residents and can be more fully determined.

Thank you,

Chris Clark

Name: Chris Clark

Address: 211 Vivian Street  
Oxford, MS 38655

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

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Thank you.

Name: *Jack Barbera*

Address: *208 Vivian Street*  
*Oxford, MS*

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**From:** Karen Kate Kellum  
**To:** Ben Requet; Reanna Mayoral  
**Cc:** Don Feitel  
**Subject:** Monteith TND Application off of North Lamar  
**Date:** Sunday, February 12, 2017 6:32:45 PM

---

Hi Reanna & Ben,

Thank you so much for sharing the rezoning request with Don and I.

We've spoken a bit about it, but didn't have the chance to talk to the rest of the Pathways Commission. So, here are some initial unofficial thoughts:

- It's really nice to see that all that work that went into Vision 2037 may pay off with a development so quickly.
- Narrow travel lanes generally mean slow speeds, which is likely good for everyone and consistent with the Vision 2037. A few thoughts:
  - The main street with reverse angle parking will likely be ok for most cyclists, but if it were more traditional forward angle parking that might be a bit scarier (much like North Lamar near the square is a bit dicey).
  - Perhaps some of those great big sidewalks could be a multi-use path.
  - If the roads are wider an indicated here, perhaps paths for bikes could be protected by parking?
- We don't see a lot details, but would love more at some point, about:
  - How people walking, cycling, and driving will interact with the ways in and out of the development
  - How people will walk across streets in the the development (n.b. I'm thinking about the new parking lot at the new shopping center with no clear paths for people walking from the toy store to the Marshall's or to the older parts of the development).
  - Timeline for development of pedestrian infrastructure (i.e., Will they build the entire sidewalk network at first, will they build the network for each phase as they build the phase, or do we have to wait for lots to sell and build in order to connect the sidewalks?)
  - How the developers expect cyclists to move within the development (there isn't a single mention of cyclist, bike, or bicycle in the document)?
  - How we expect the hills will impact visibility?
- It seems likely that these details would be addressed after the rezoning is approved and would include discussion with the Pathways Commission as a whole.

We agree that it is very important that this project is done well as it will likely serve as a model for future TNDs. We look forward to working with the developer & city as specific plans are developed to ensure that the infrastructure for active transportation is first rate.

Thanks again for reaching out.

kindly,  
Kate



Light Fixtures around Town Center are roughly 12' tall and therefore should be spaced roughly 50'-60' apart.

Light fixtures in rear parking areas are generally 18'-24' tall and spaced roughly 100' apart.

Light fixtures in single family neighborhood streets are 17'-20' tall and spaced approximately 80'-100' apart.





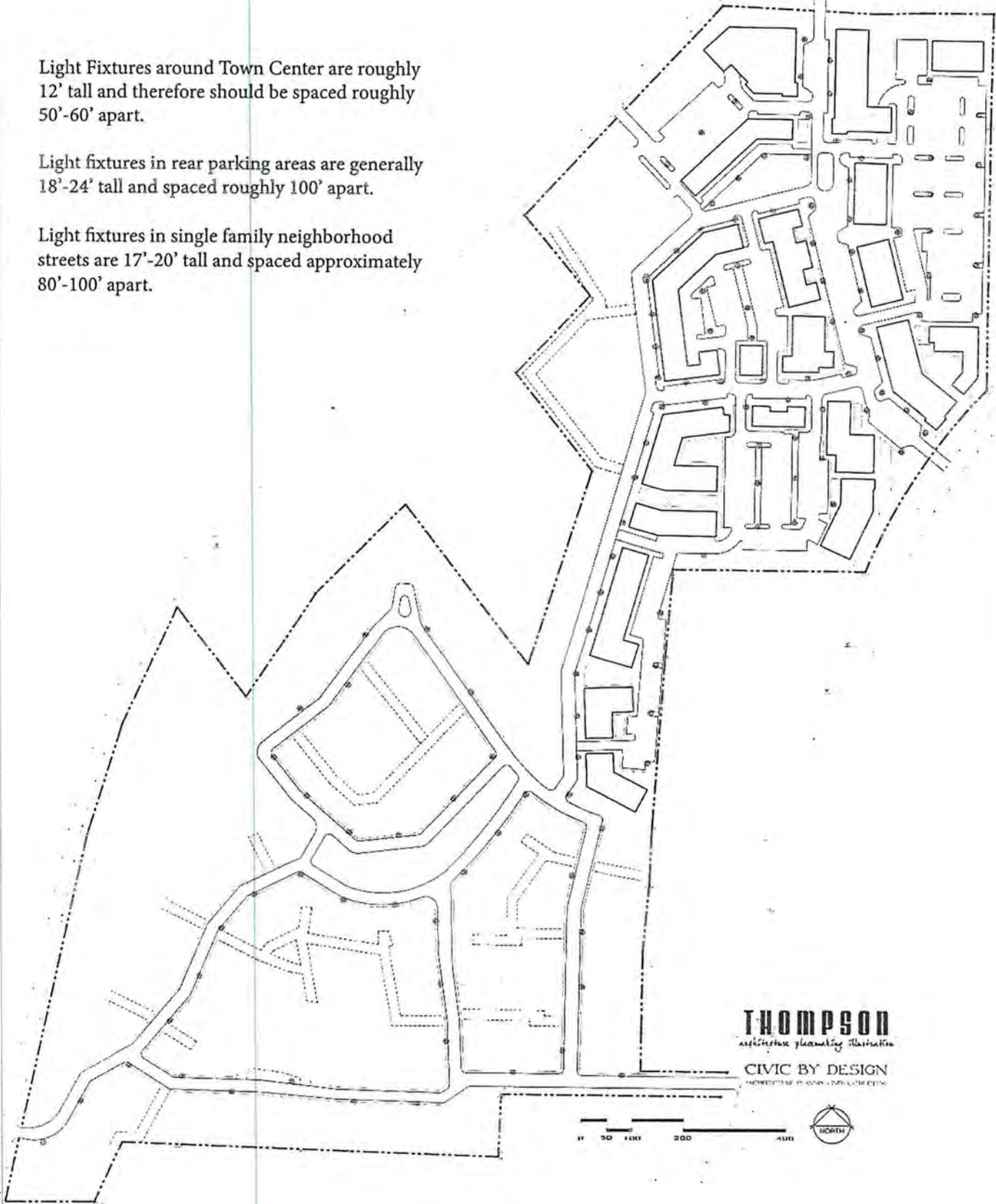
MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

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LIGHT FIXTURES PLAN

EXHIBIT 13D



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

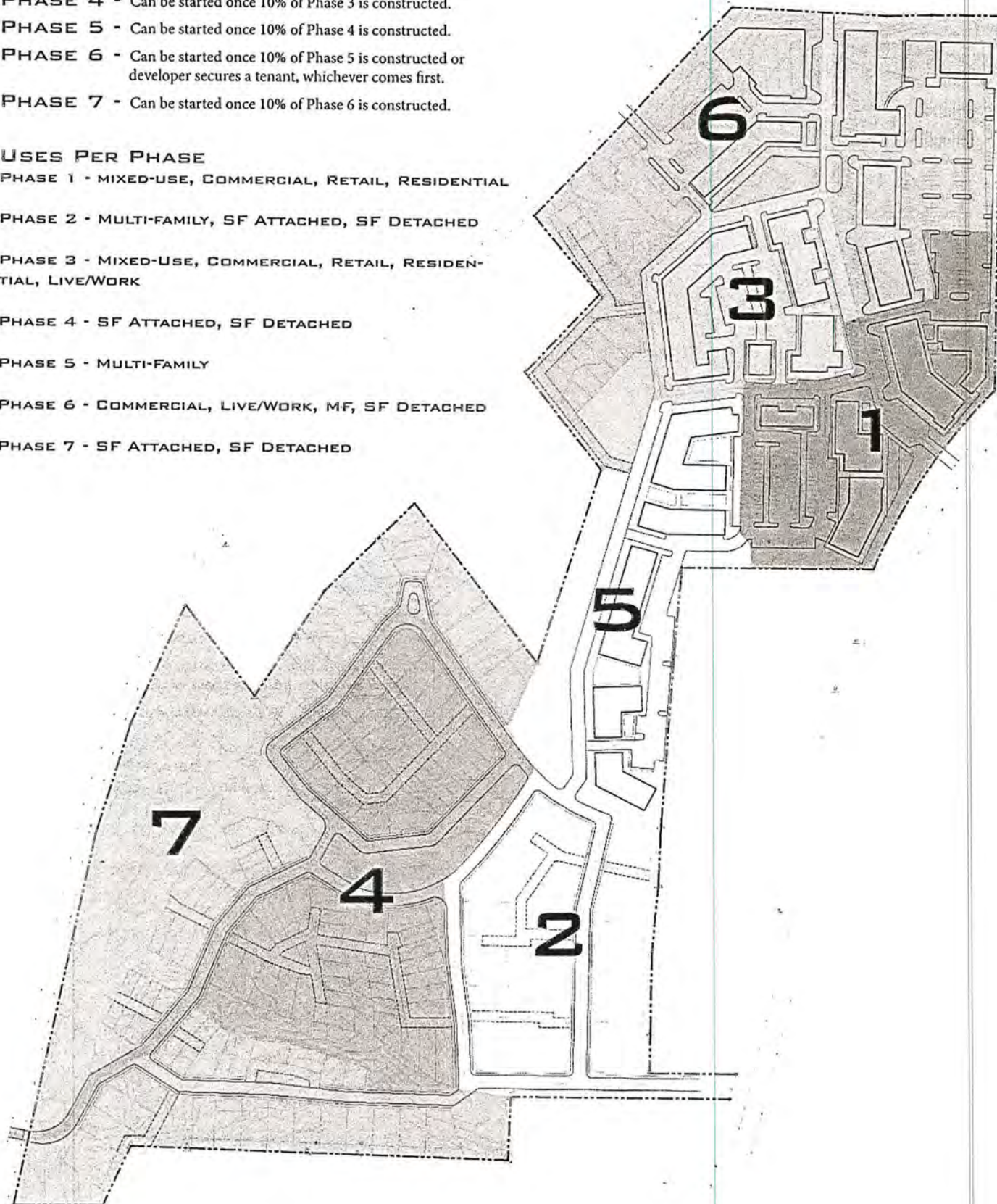
**PHASE TIMING****PHASE 1** - Immediately**PHASE 2** - Immediately**PHASE 3** - Can be started once 10% of Phase 2 is constructed.**PHASE 4** - Can be started once 10% of Phase 3 is constructed.**PHASE 5** - Can be started once 10% of Phase 4 is constructed.**PHASE 6** - Can be started once 10% of Phase 5 is constructed or developer secures a tenant, whichever comes first.**PHASE 7** - Can be started once 10% of Phase 6 is constructed.**USES PER PHASE****PHASE 1** - MIXED-USE, COMMERCIAL, RETAIL, RESIDENTIAL**PHASE 2** - MULTI-FAMILY, SF ATTACHED, SF DETACHED**PHASE 3** - MIXED-USE, COMMERCIAL, RETAIL, RESIDENTIAL, LIVE/WORK**PHASE 4** - SF ATTACHED, SF DETACHED**PHASE 5** - MULTI-FAMILY**PHASE 6** - COMMERCIAL, LIVE/WORK, MF, SF DETACHED**PHASE 7** - SF ATTACHED, SF DETACHED**PHASING DIAGRAM**

EXHIBIT 1.2



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## PHASE TIMING

PHASE 1 - Immediately

PHASE 2 - Immediately

PHASE 3 - Can be started once 10% of Phase 2 is constructed.

PHASE 4 - Can be started once 10% of Phase 3 is constructed.

PHASE 5 - Can be started once 10% of Phase 4 is constructed.

PHASE 6 - Can be started once 10% of Phase 5 is constructed or developer secures a tenant, whichever comes first.

PHASE 7 - Can be started once 10% of Phase 6 is constructed.

## USES PER PHASE

PHASE 1 - MIXED-USE, COMMERCIAL, RETAIL, RESIDENTIAL

PHASE 2 - MULTI-FAMILY, SF ATTACHED, SF DETACHED

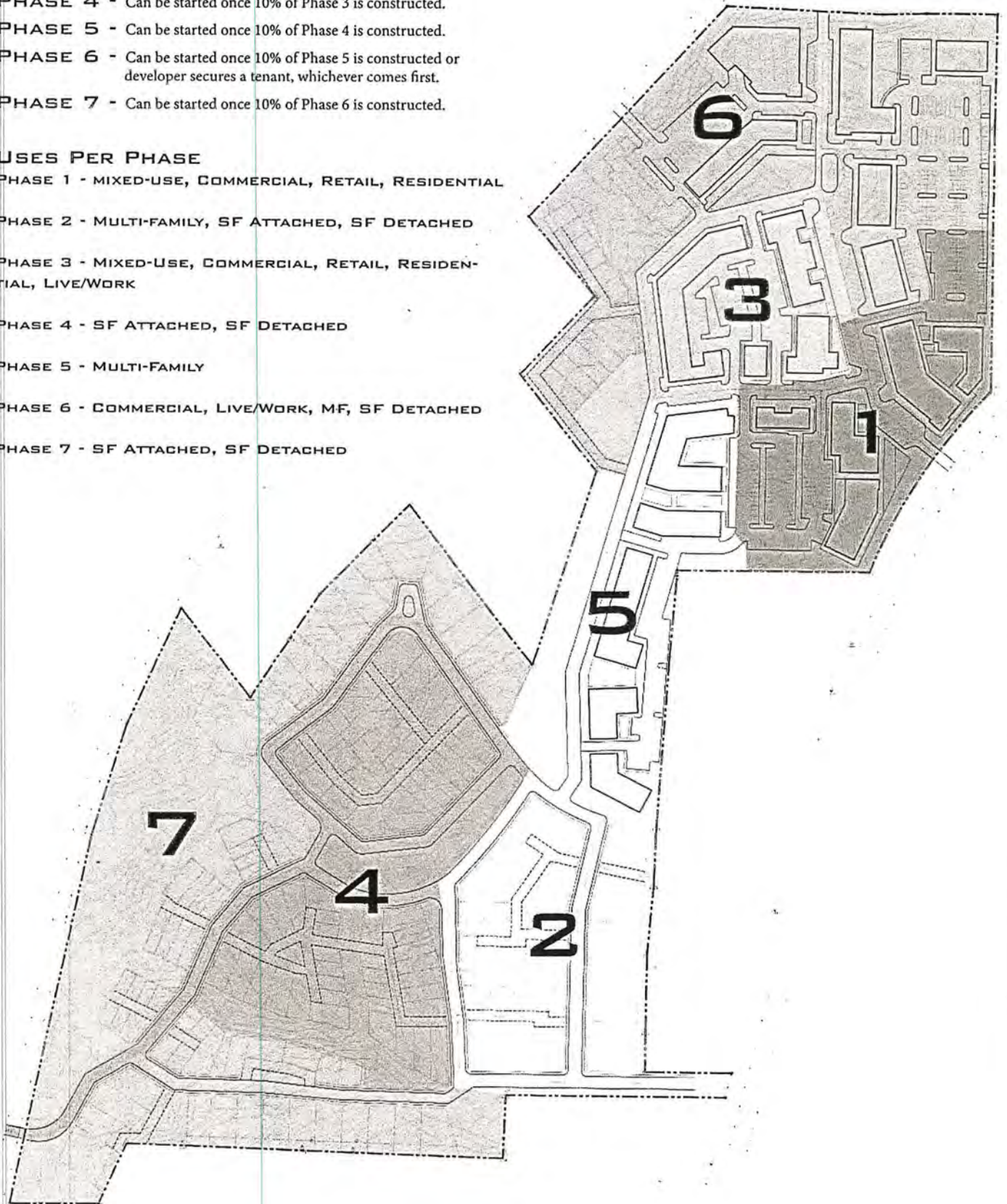
PHASE 3 - MIXED-USE, COMMERCIAL, RETAIL, RESIDENTIAL, LIVE/WORK

PHASE 4 - SF ATTACHED, SF DETACHED

PHASE 5 - MULTI-FAMILY

PHASE 6 - COMMERCIAL, LIVE/WORK, MF, SF DETACHED

PHASE 7 - SF ATTACHED, SF DETACHED



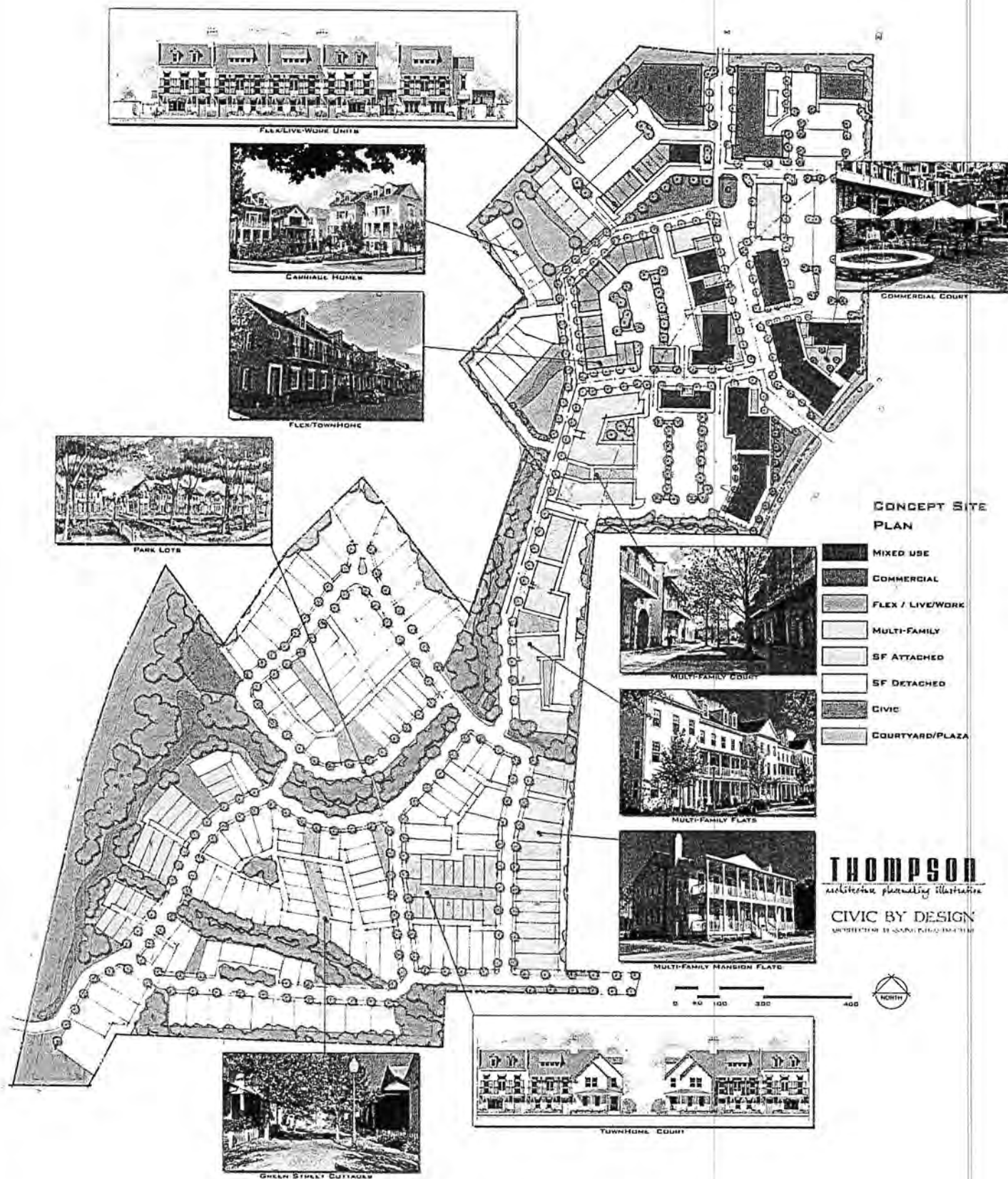
## PHASING DIAGRAM

EXHIBIT 12



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



## LAMAR NEIGHBORHOOD CONCEPT PLAN

EXHIBIT 2



## MINUTE BOOK No. 71, CITY OF OXFORD

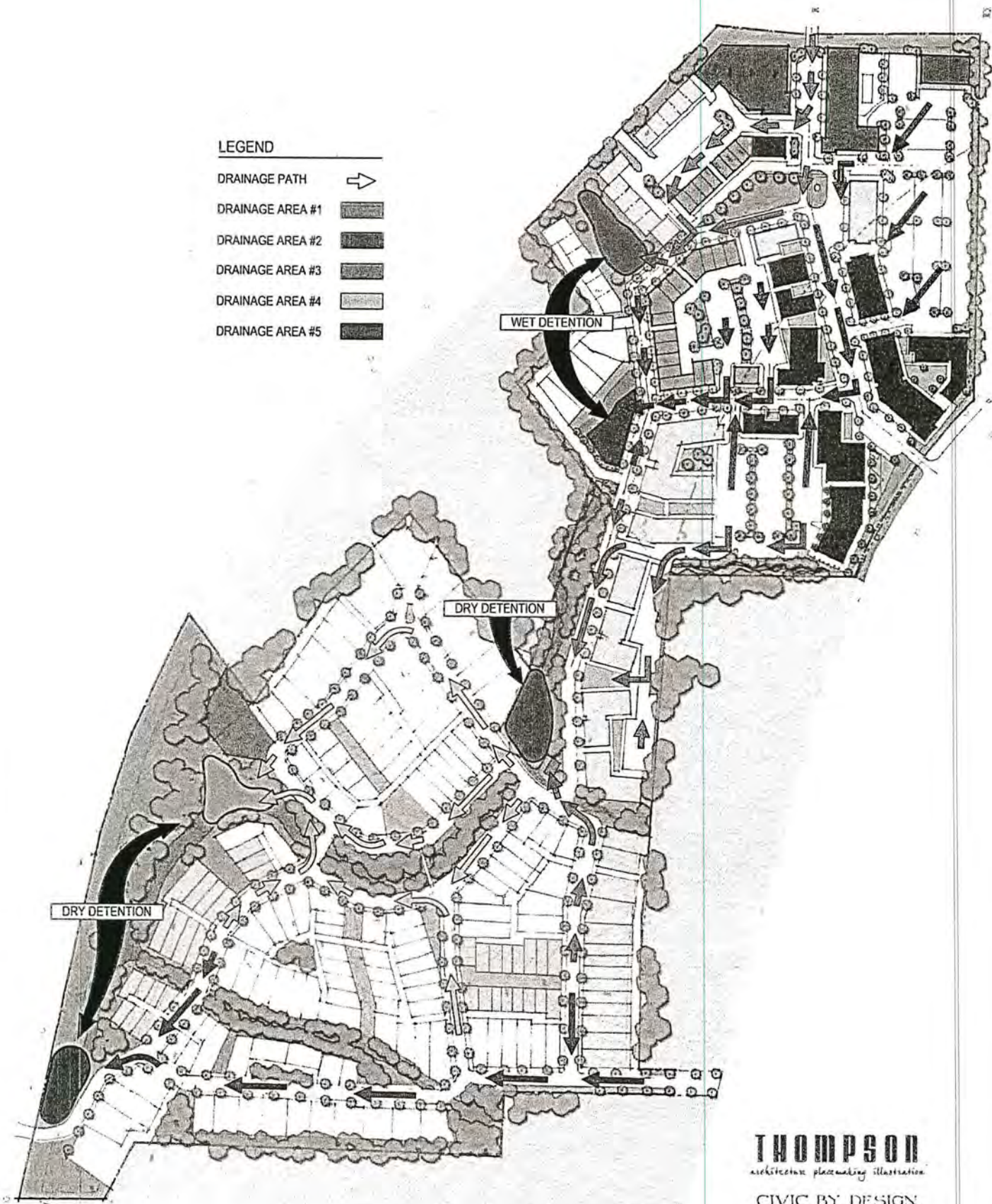
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TOPOGRAPHIC SURVEY

EXHIBIT 3





**THOMPSON**  
architectural planning illustration  
**CIVIC BY DESIGN**  
MULTIMEDIA PRODUCTION, 2004



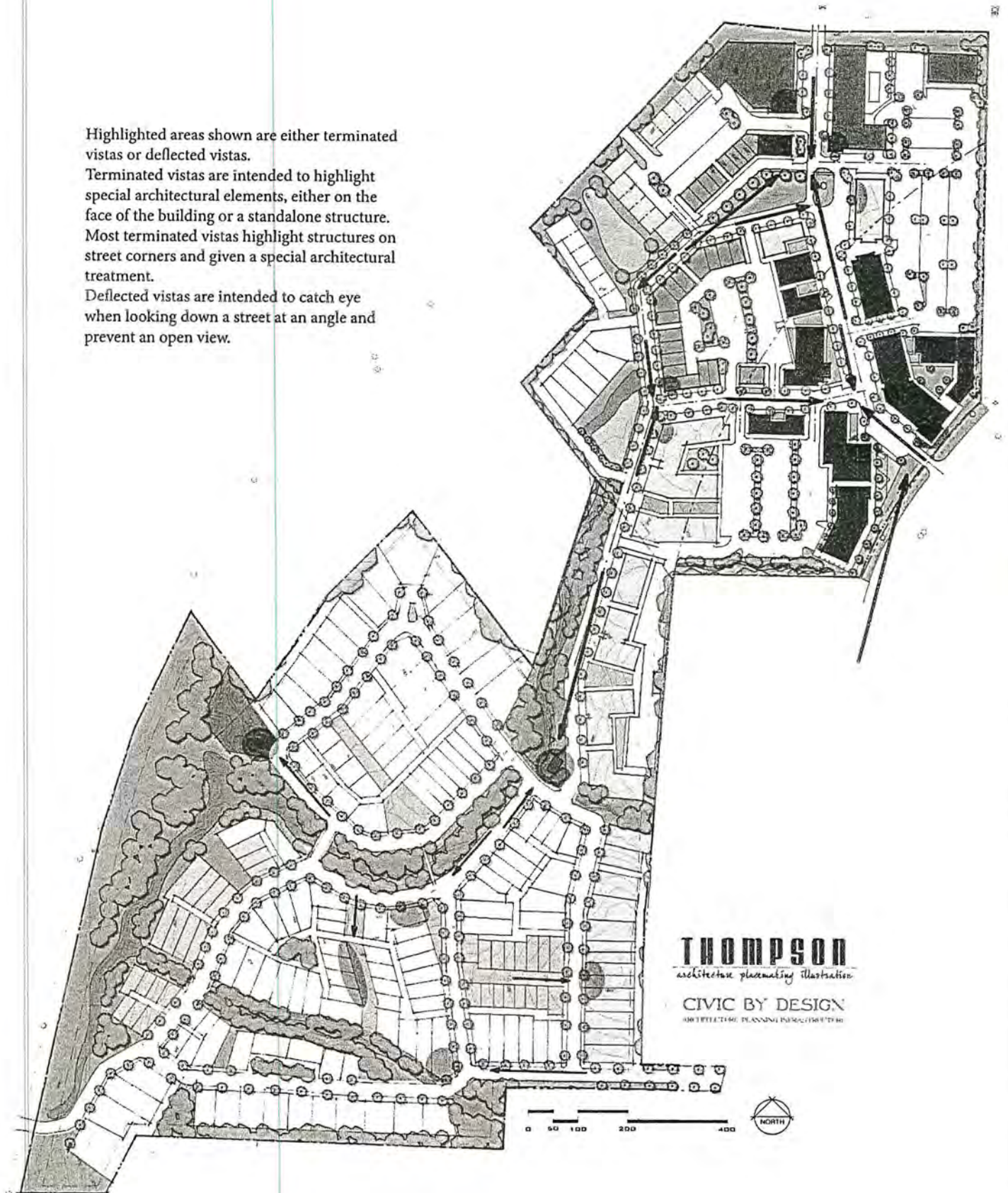
## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Highlighted areas shown are either terminated vistas or deflected vistas.

Terminated vistas are intended to highlight special architectural elements, either on the face of the building or a standalone structure. Most terminated vistas highlight structures on street corners and given a special architectural treatment.

Deflected vistas are intended to catch eye when looking down a street at an angle and prevent an open view.



## VIEWS &amp; VISTAS DIAGRAM

EXHIBIT 5

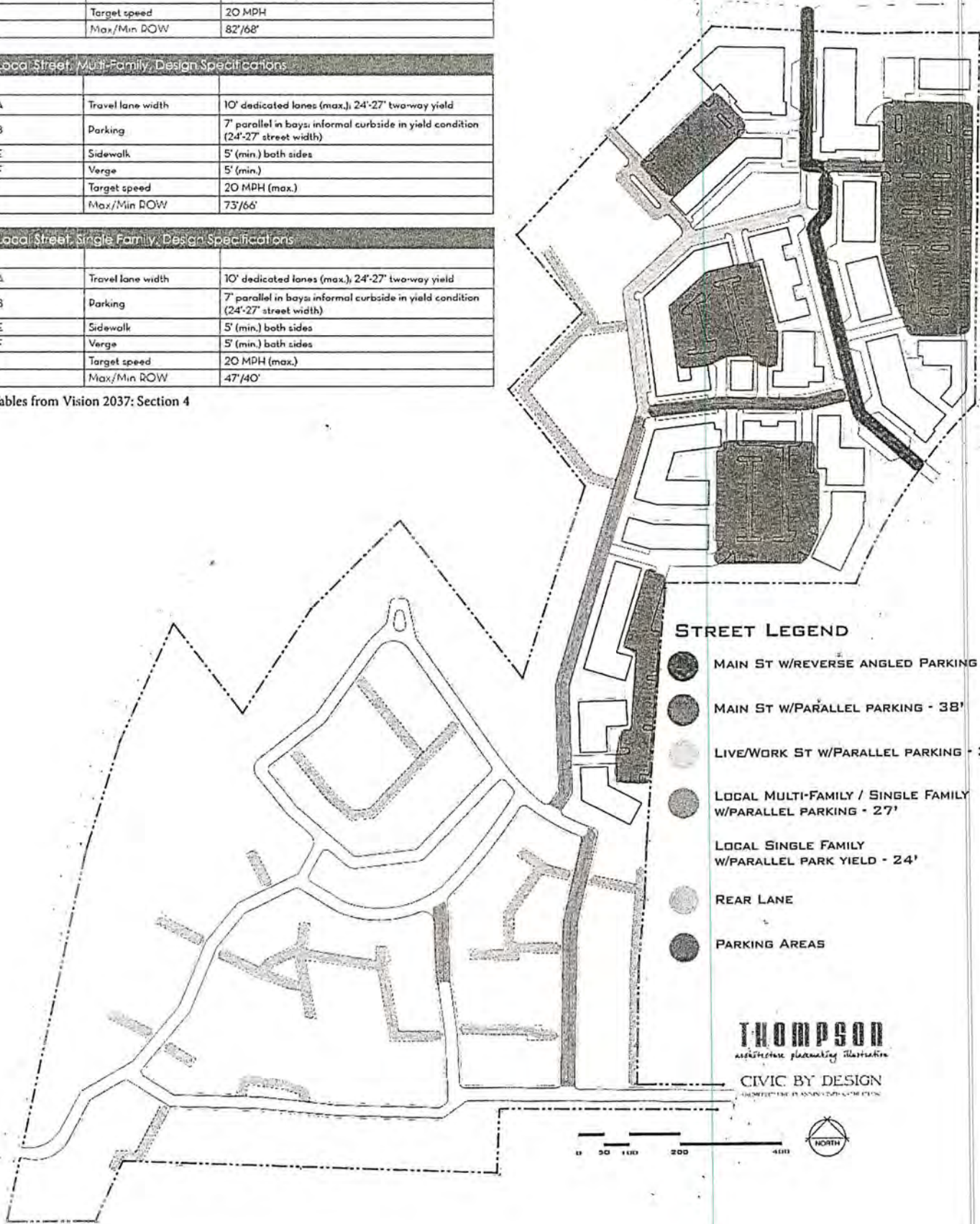


Main Street with Parking - Design Specifications		
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)
E	Sidewalk	16' (min.); 20' (preferred); 4' tree wells
	Target speed	20 MPH
	Max/Min ROW	82'/68'

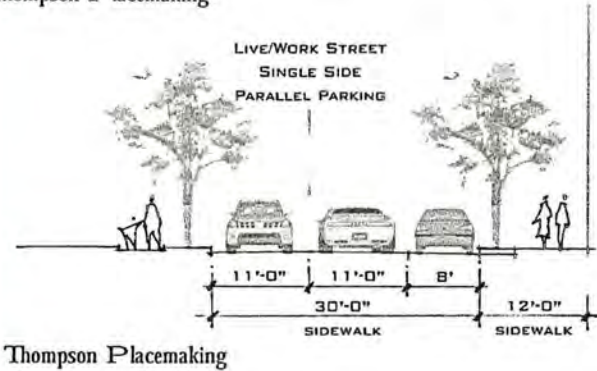
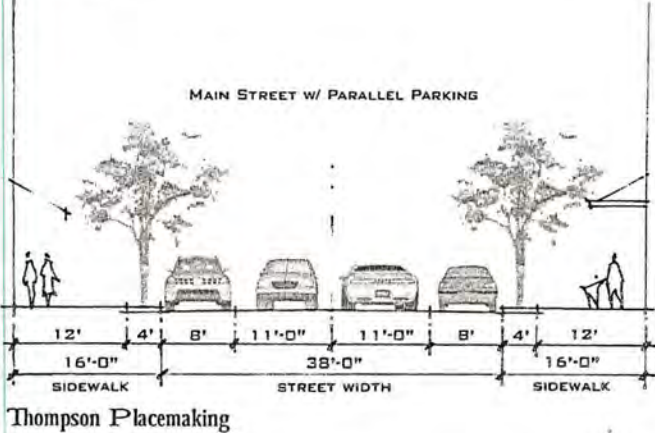
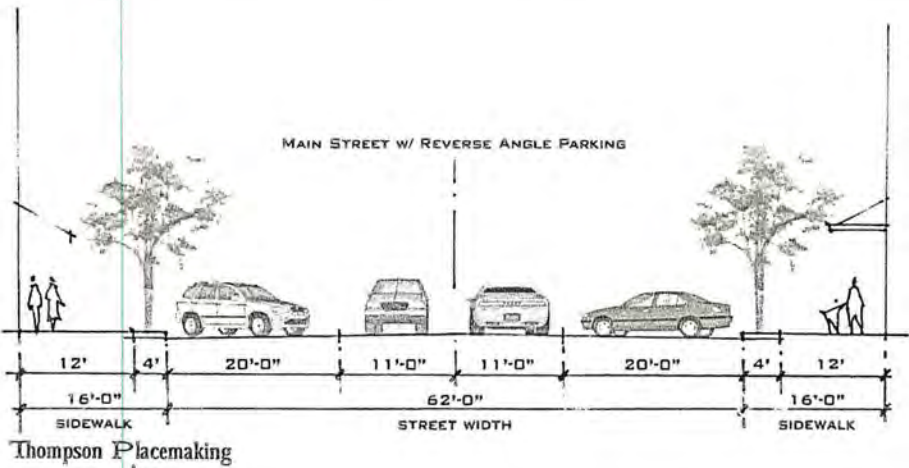
Local Street, Multi-Family, Design Specifications		
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)
	Max/Min ROW	73'/66'

Local Street, Single Family, Design Specifications		
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.) both sides
	Target speed	20 MPH (max.)
	Max/Min ROW	47'/40'

Tables from Vision 2037: Section 4







Main Street with Parking - Design Specifications

A	Travel lane width	10'-43"
B	Parking	8' (parallel); 20' (angled includes gutter pan)
E	Sidewalk	16' (min.); 20' (preferred); 4' tree wells
	Target speed	20 MPH
	Max./Min ROW	82'/68'

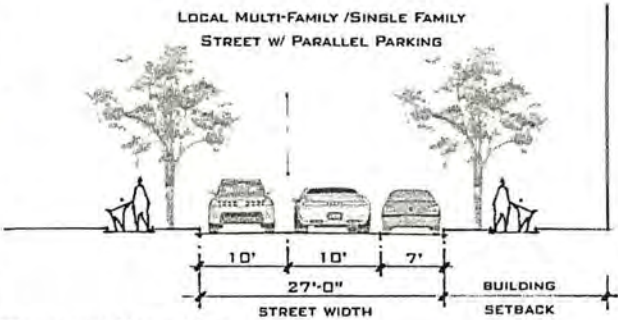
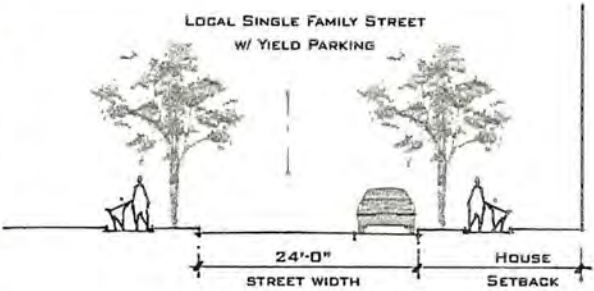
Local Street, Multi-Family, Design Specifications

A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)
	Max./Min ROW	73'/66'

Local Street, Single Family, Design Specifications

A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.) both sides
	Target speed	20 MPH (max.)
	Max./Min ROW	47'/40'

Tables from Vision 2037: Section 4



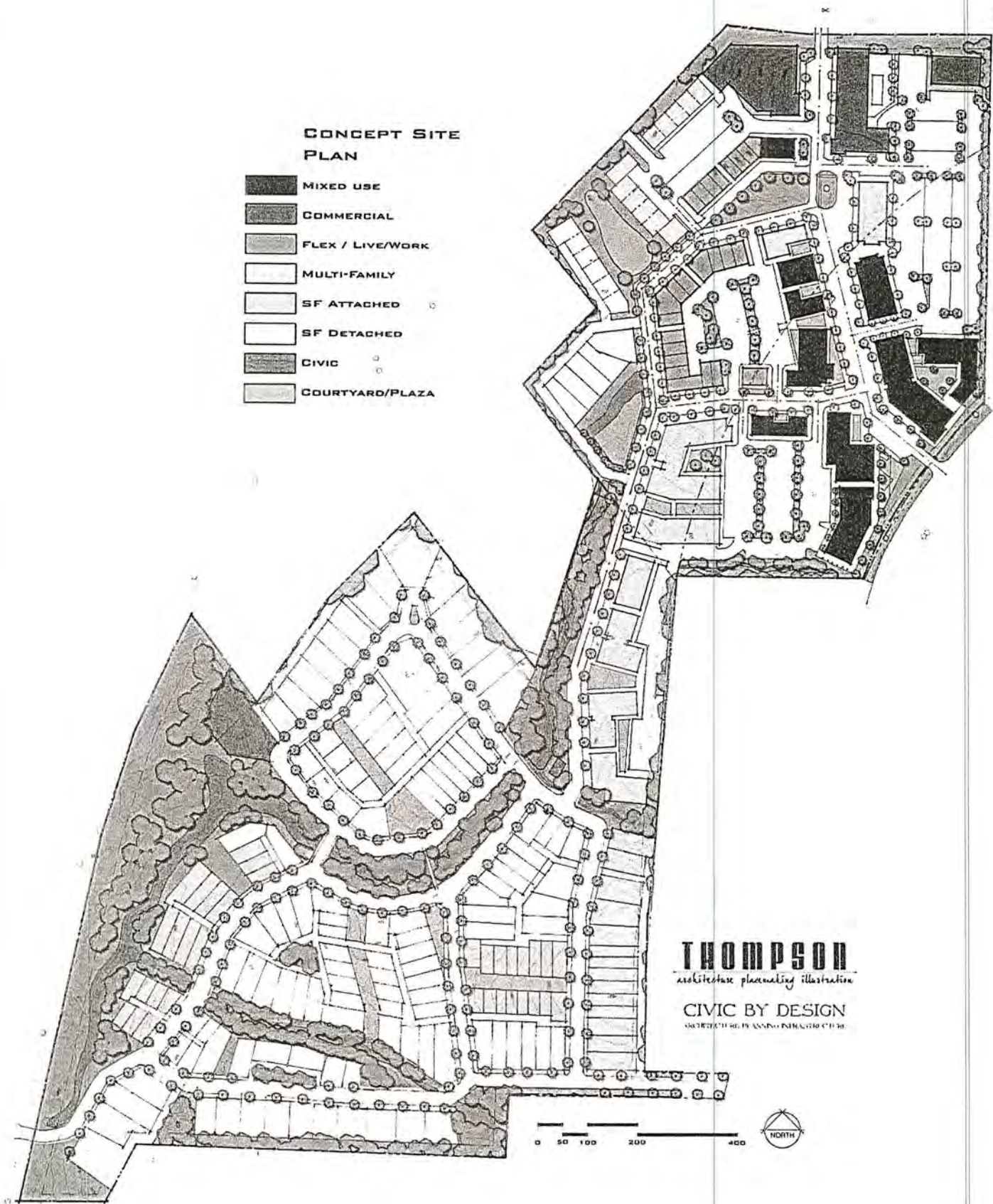


MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

CONCEPT SITE  
PLAN

- MIXED USE
- COMMERCIAL
- FLEX / LIVE/WORK
- MULTI-FAMILY
- SF ATTACHED
- SF DETACHED
- CIVIC
- COURTYARD/PLAZA







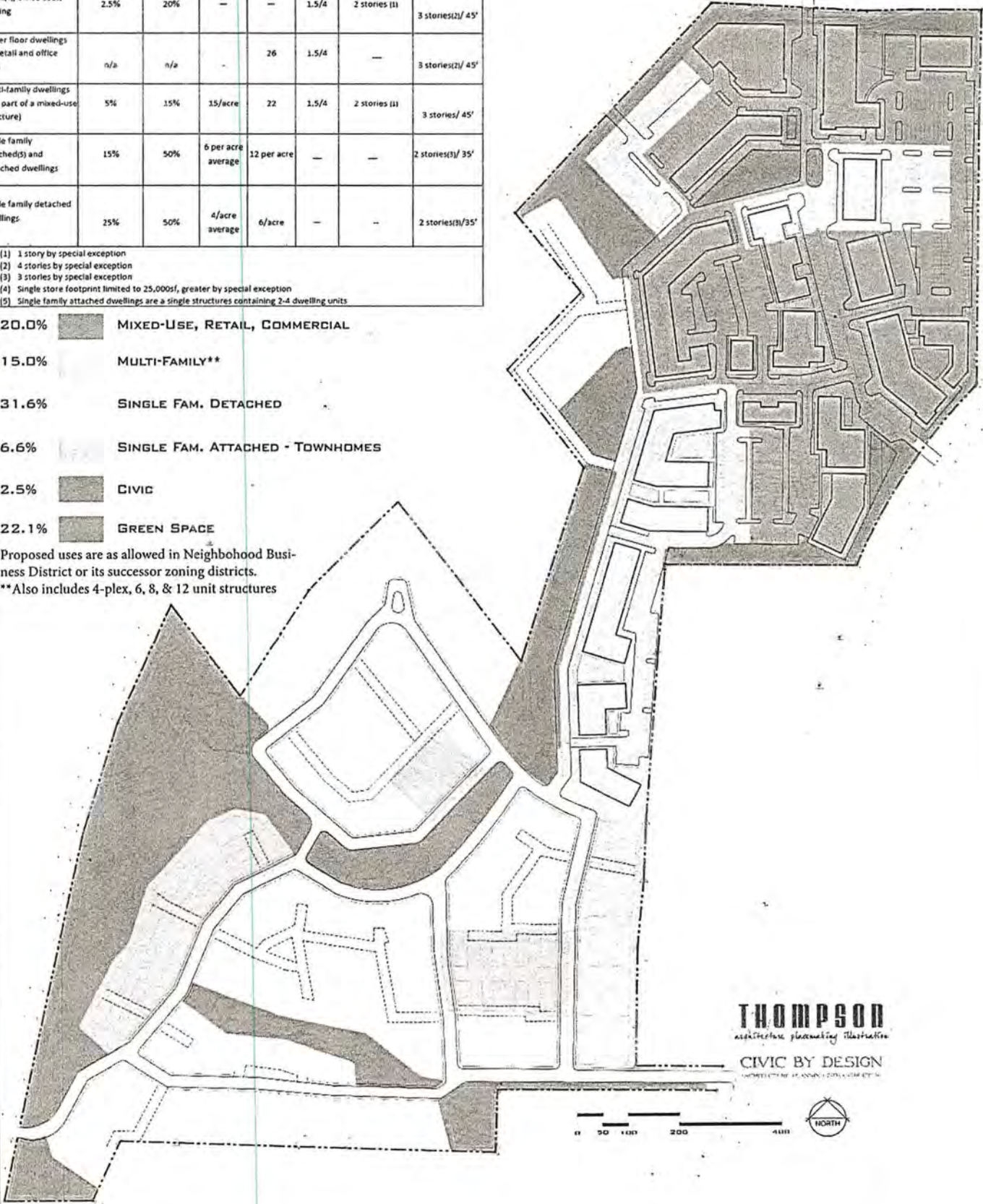
MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	—
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(s), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	—	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(s) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(1)/ 35'
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	—	2 stories(1)/35'
(1) 1 story by special exception (2) 4 stories by special exception (3) 3 stories by special exception (4) Single store footprint limited to 25,000sf, greater by special exception (5) Single family attached dwellings are a single structures containing 2-4 dwelling units							

- 20.0%  MIXED-USE, RETAIL, COMMERCIAL
- 15.0%  MULTI-FAMILY\*\*
- 31.6%  SINGLE FAM. DETACHED
- 6.6%  SINGLE FAM. ATTACHED - TOWNHOMES
- 2.5%  CIVIC
- 22.1%  GREEN SPACE

Proposed uses are as allowed in Neighborhood Business District or its successor zoning districts.  
\*\*Also includes 4-plex, 6, 8, & 12 unit structures



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UNIVERSITY OF OXFORD - CIVIC BY DESIGN



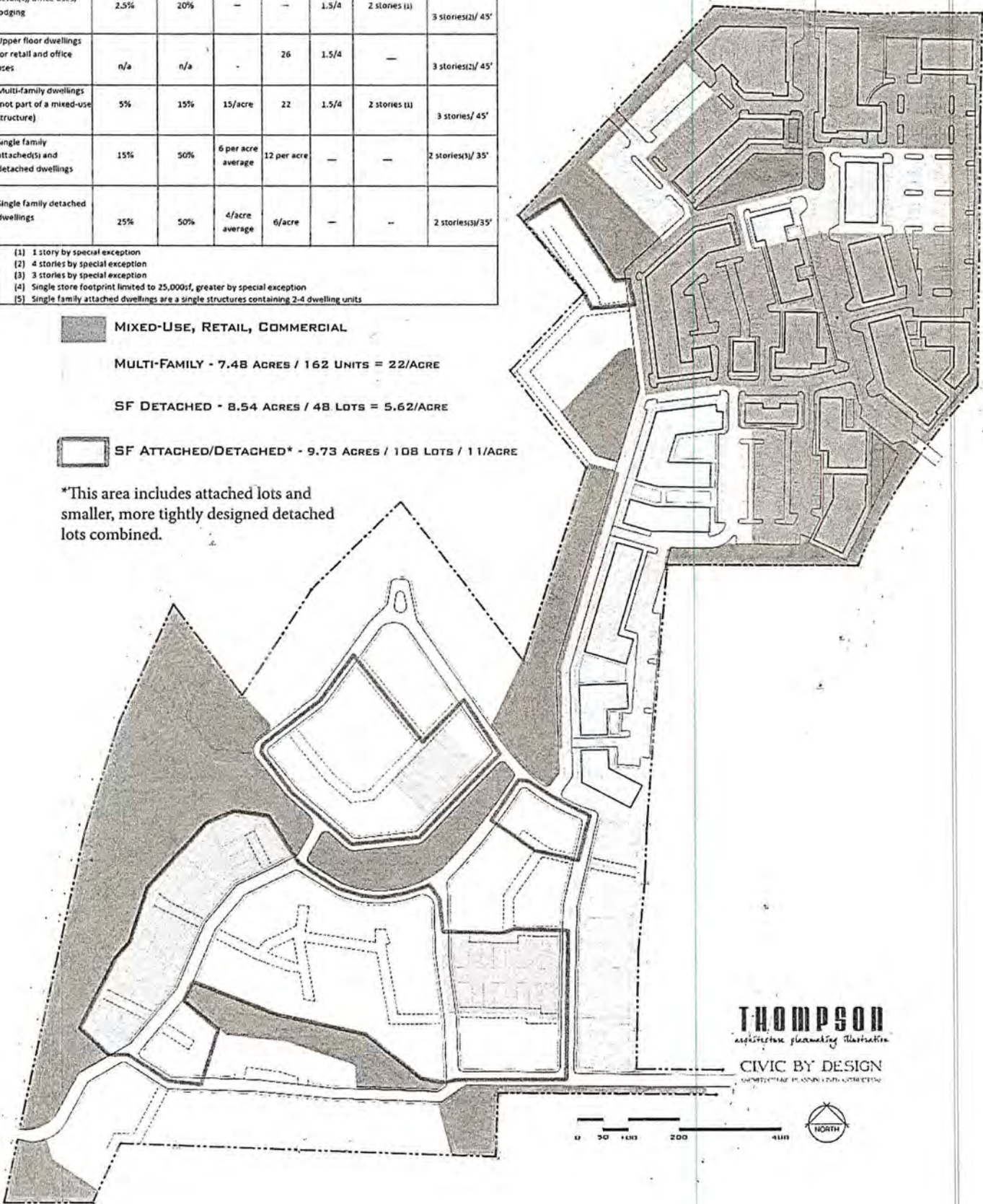
MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	—
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(s), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	—	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(s) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	—	2 stories(3)/35'
(1) 1 story by special exception (2) 4 stories by special exception (3) 3 stories by special exception (4) Single store footprint limited to 25,000sf, greater by special exception (5) Single family attached dwellings are a single structures containing 2-4 dwelling units							

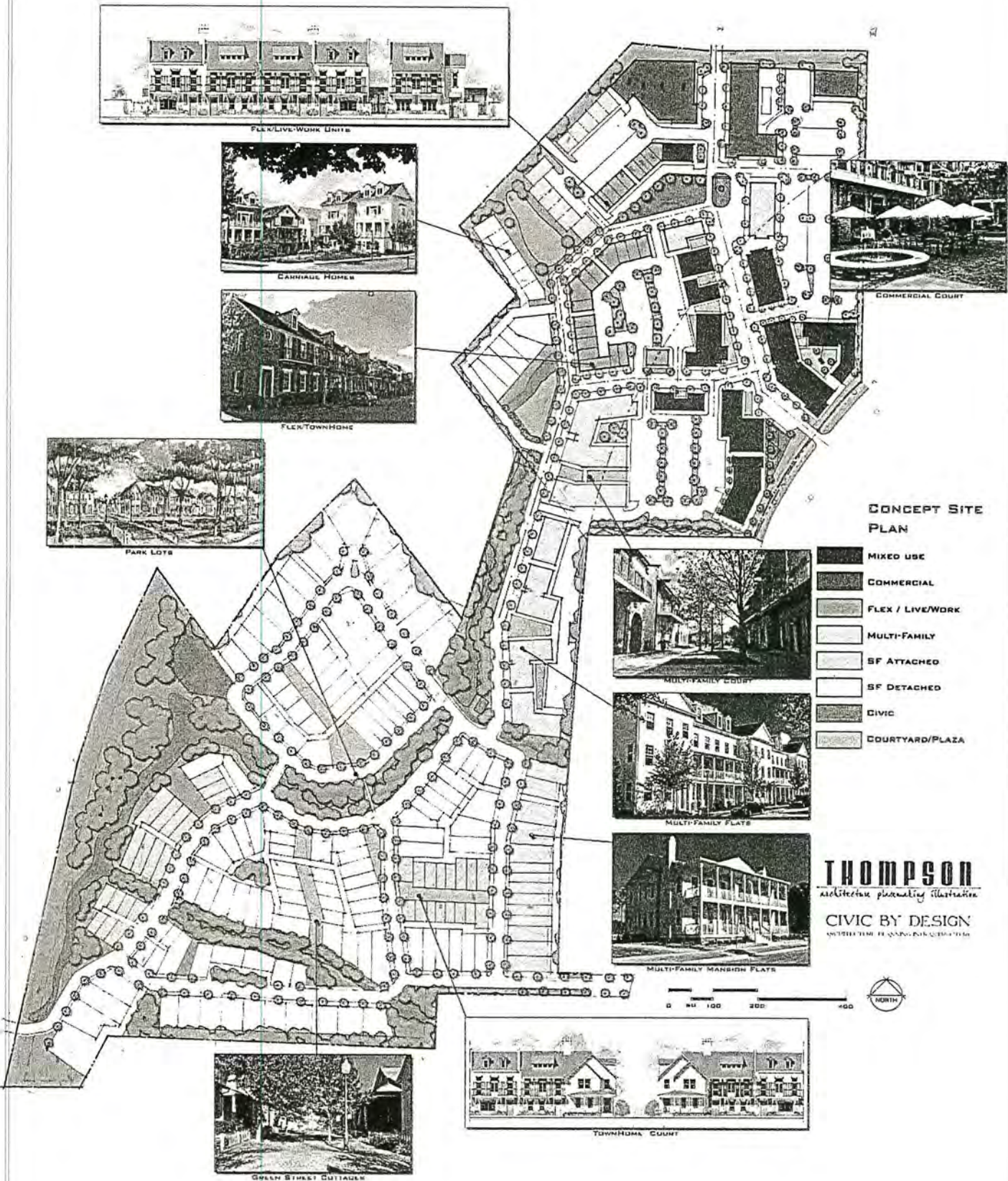
- MIXED-USE, RETAIL, COMMERCIAL
- MULTI-FAMILY - 7.48 ACRES / 162 UNITS = 22/ACRE
- SF DETACHED - 8.54 ACRES / 48 LOTS = 5.62/ACRE
- SF ATTACHED/DETACHED\* - 9.73 ACRES / 108 LOTS / 11/ACRE

\*This area includes attached lots and smaller, more tightly designed detached lots combined.



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landscape planning illustration  
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COMMUNITY PLANNING CONSULTANTS





LAMAR NEIGHBORHOOD CONCEPT PLAN

EXHIBIT 2



MINUTE BOOK No. 71, CITY OF OXFORD

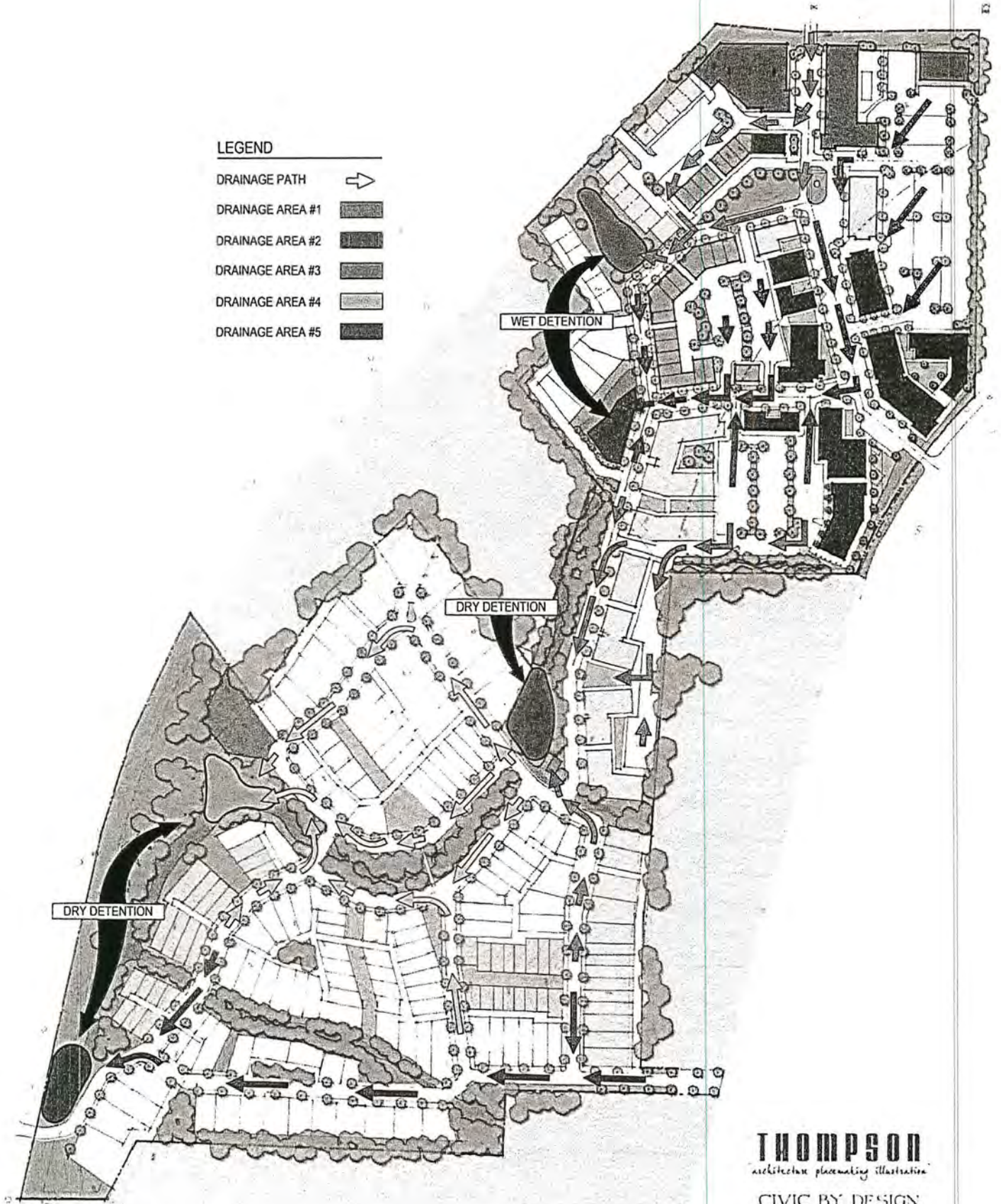
SAFEGUARD - DEMENT 61-7854





# LEGEND

DRAINAGE PATH	➔
DRAINAGE AREA #1	■
DRAINAGE AREA #2	■
DRAINAGE AREA #3	■
DRAINAGE AREA #4	■
DRAINAGE AREA #5	■



**THOMPSON**  
*architectural planning illustration*  
**CIVIC BY DESIGN**  
CONCEPTUAL DESIGN FOR THE CITY OF OXFORD

## CONCEPTUAL STORMWATER DRAINAGE PLAN

MINUTE BOOK 1117X 4 CITY OF OXFORD



Highlighted areas shown are either terminated vistas or deflected vistas.

Terminated vistas are intended to highlight special architectural elements, either on the face of the building or a standalone structure. Most terminated vistas highlight structures on street corners and given a special architectural treatment.

Deflected vistas are intended to catch eye when looking down a street at an angle and prevent an open view.



## VIEWS & VISTAS DIAGRAM

MINUTE BOOK IN THE CITY OF OXFORD EXHIBIT 5



MINUTE BOOK No. 71, CITY OF OXFORD

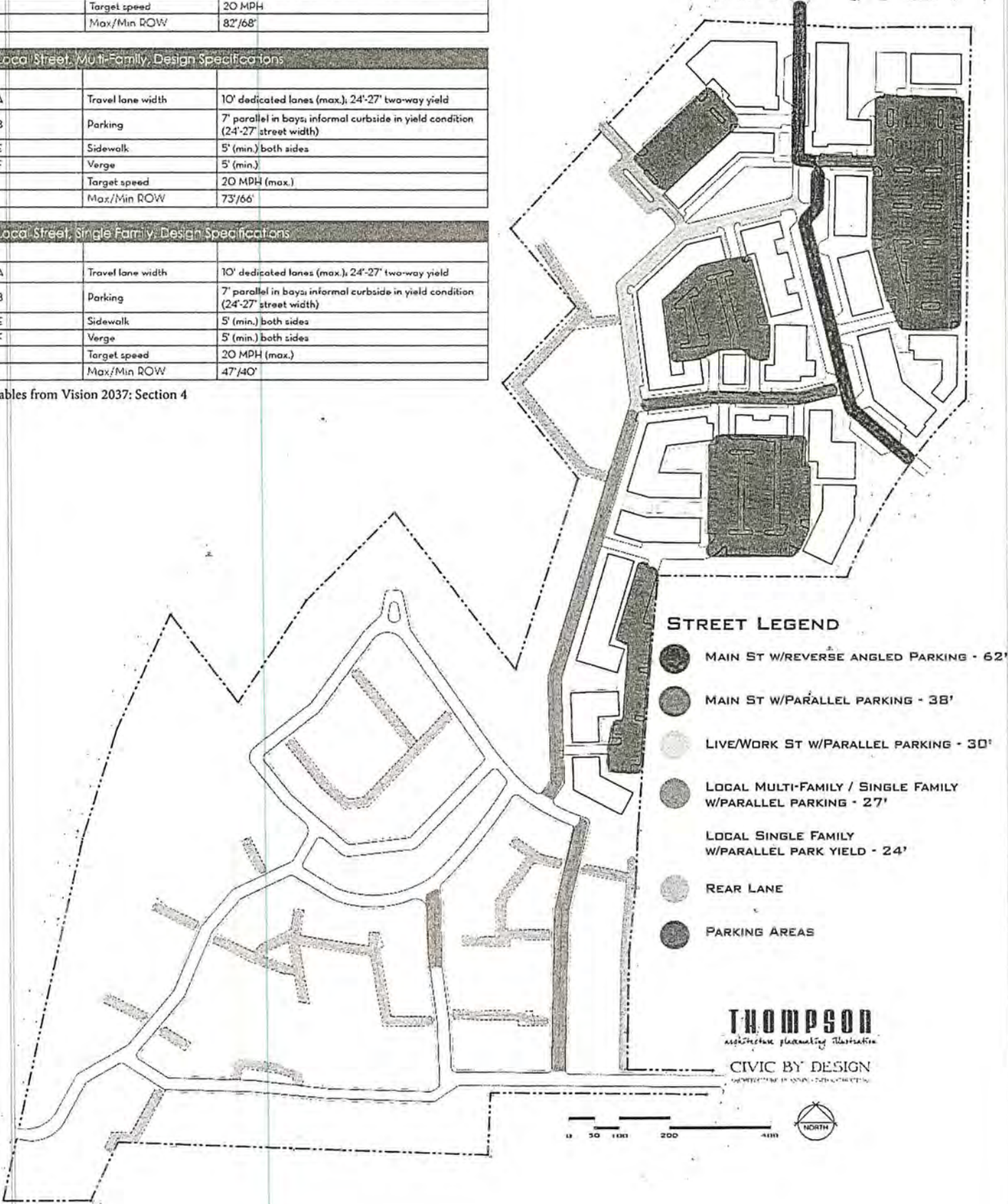
SAFEGUARD - DEMENT 61-7854

Main Street with Parking - Design Specifications		
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)
E	Sidewalk	16' (min.); 20' (preferred); 4' tree wells
	Target speed	20 MPH
	Max/Min ROW	82'/68'

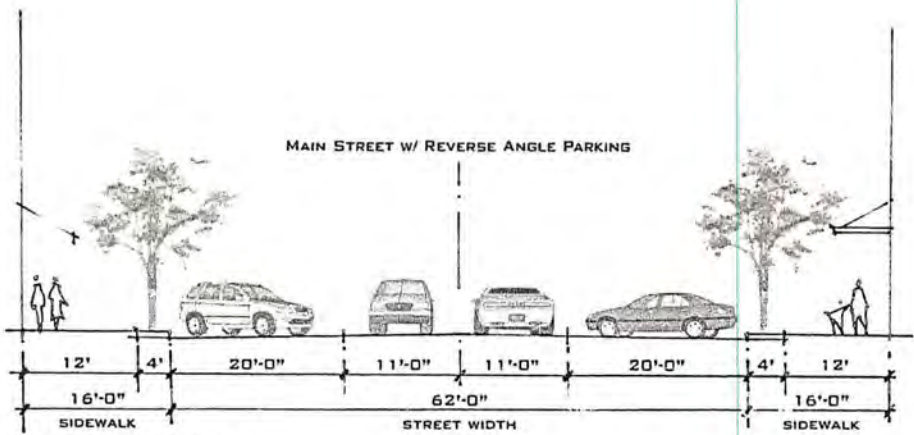
Local Street, Multi-Family, Design Specifications		
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)
	Max/Min ROW	73'/66'

Local Street, Single Family, Design Specifications		
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.) both sides
	Target speed	20 MPH (max.)
	Max/Min ROW	47'/40'

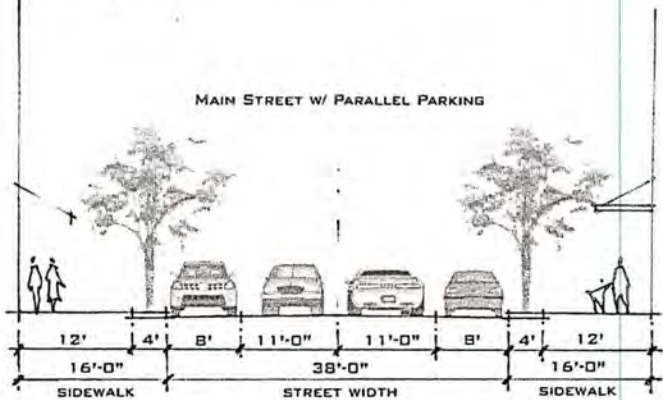
Tables from Vision 2037: Section 4



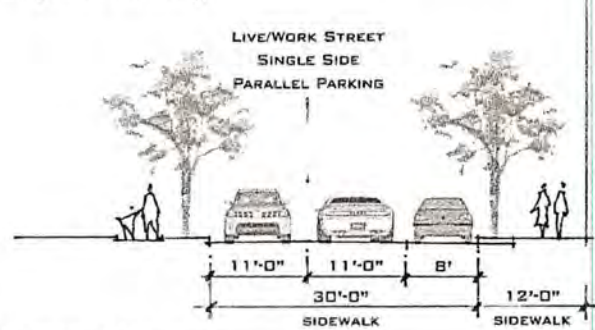




Thompson Placemaking



Thompson Placemaking



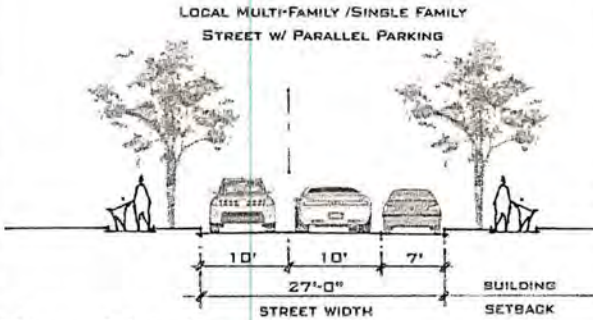
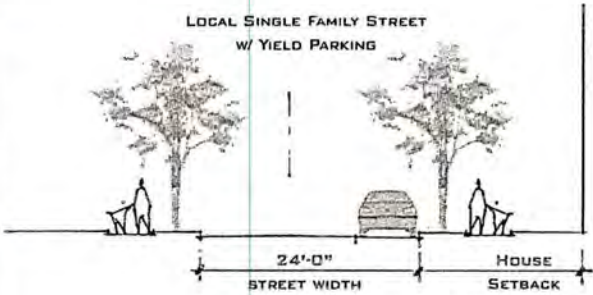
Thompson Placemaking

Main Street with Parking - Design Specifications		
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)
E	Sidewalk	16' (min.); 20' (preferred); 4' tree wells
	Target speed	20 MPH
	Max/Min ROW	82'/68'

Local Street - Multi-Family - Design Specifications		
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)
	Max/Min ROW	73'/66'

Local Street - Single Family - Design Specifications		
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.) both sides
	Target speed	20 MPH (max.)
	Max/Min ROW	47'/40'

Tables from Vision 2037: Section 4

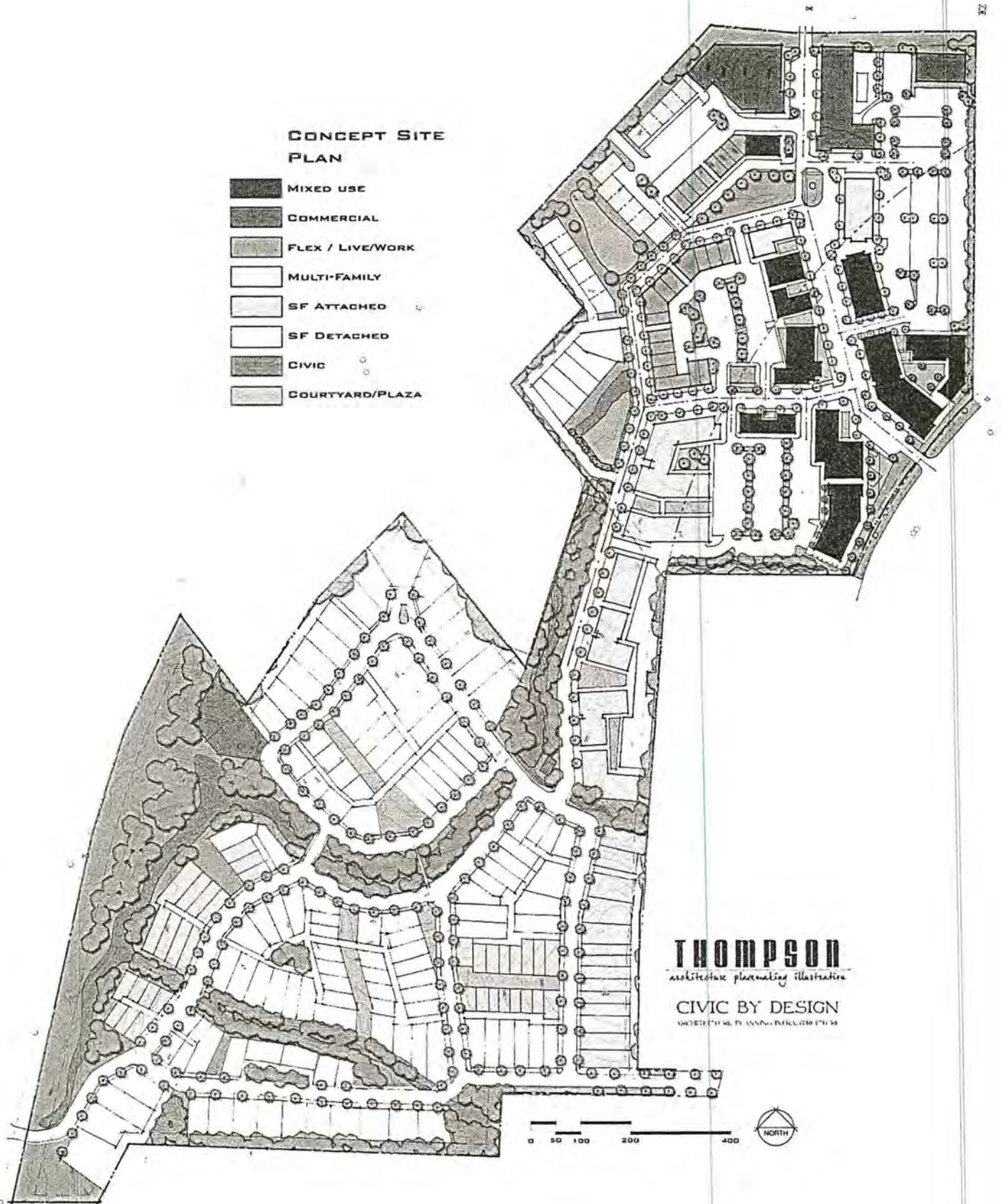


Thompson Placemaking



CONCEPT SITE  
PLAN

-  MIXED USE
-  COMMERCIAL
-  FLEX / LIVE/WORK
-  MULTI-FAMILY
-  SF ATTACHED
-  SF DETACHED
-  CIVIC
-  COURTYARD/PLAZA



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URBAN PLANNING & ARCHITECTURE

0 50 100 200 400



MASTER PLAN OF USES

EXHIBIT B

MINUTE BOOK NO. 174 CITY OF OXFORD



TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	—
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	—	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(3) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	—	2 stories(3)/35'

- (1) 1 story by special exception  
(2) 4 stories by special exception  
(3) 3 stories by special exception  
(4) Single store footprint limited to 25,000sf, greater by special exception  
(5) Single family attached dwellings are a single structures containing 2-4 dwelling units

- 20.0%

MIXED-USE, RETAIL, COMMERCIAL
- 15.0%

MULTI-FAMILY\*\*
- 31.6%

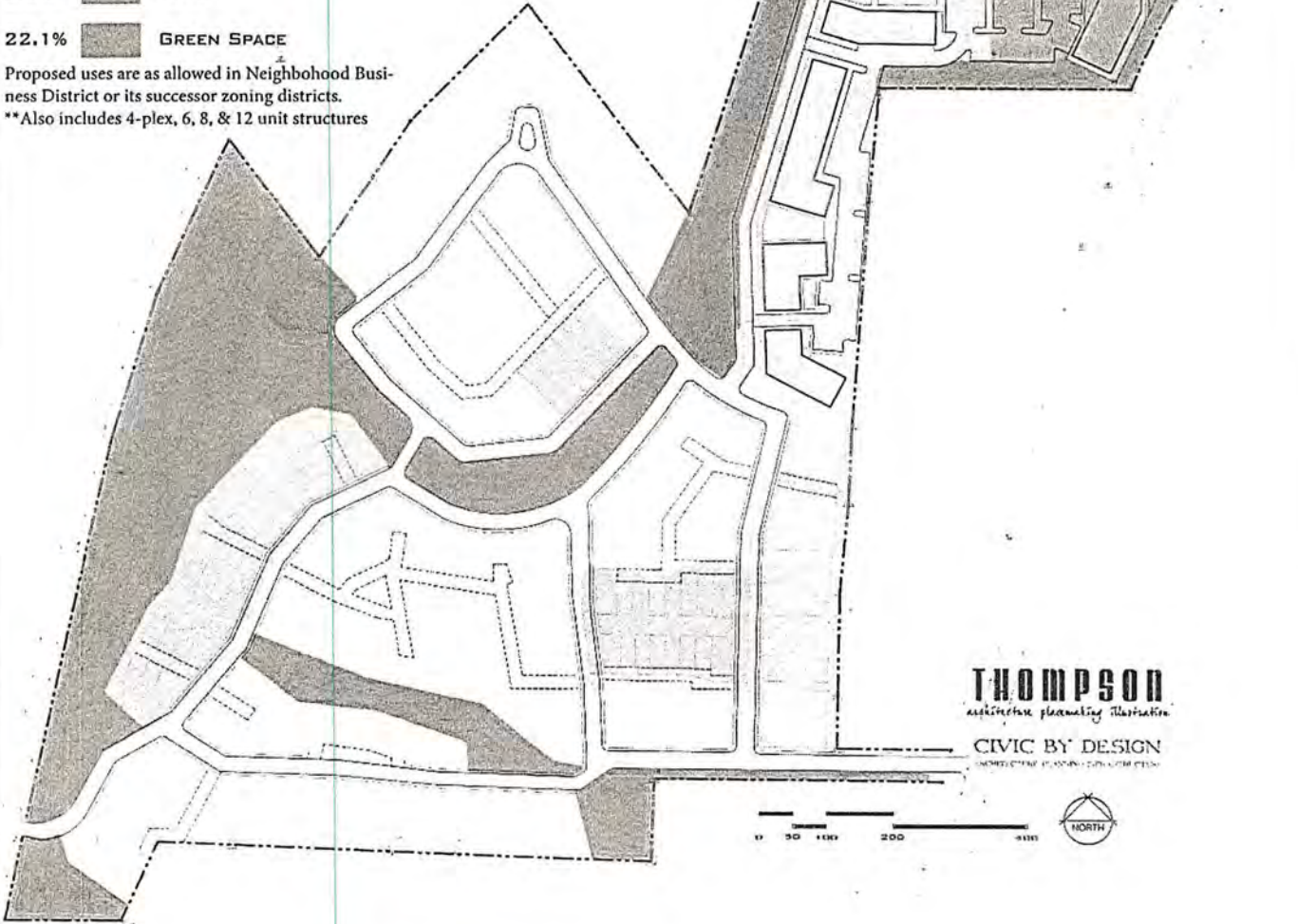
SINGLE FAM. DETACHED
- 6.6%

SINGLE FAM. ATTACHED - TOWNHOMES
- 2.5%

CIVIC
- 22.1%

GREEN SPACE

Proposed uses are as allowed in Neighborhood Business District or its successor zoning districts.  
\*\*Also includes 4-plex, 6, 8, & 12 unit structures



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architectural planning illustration

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ARCHITECTURE PLANNING & DESIGN



TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
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Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
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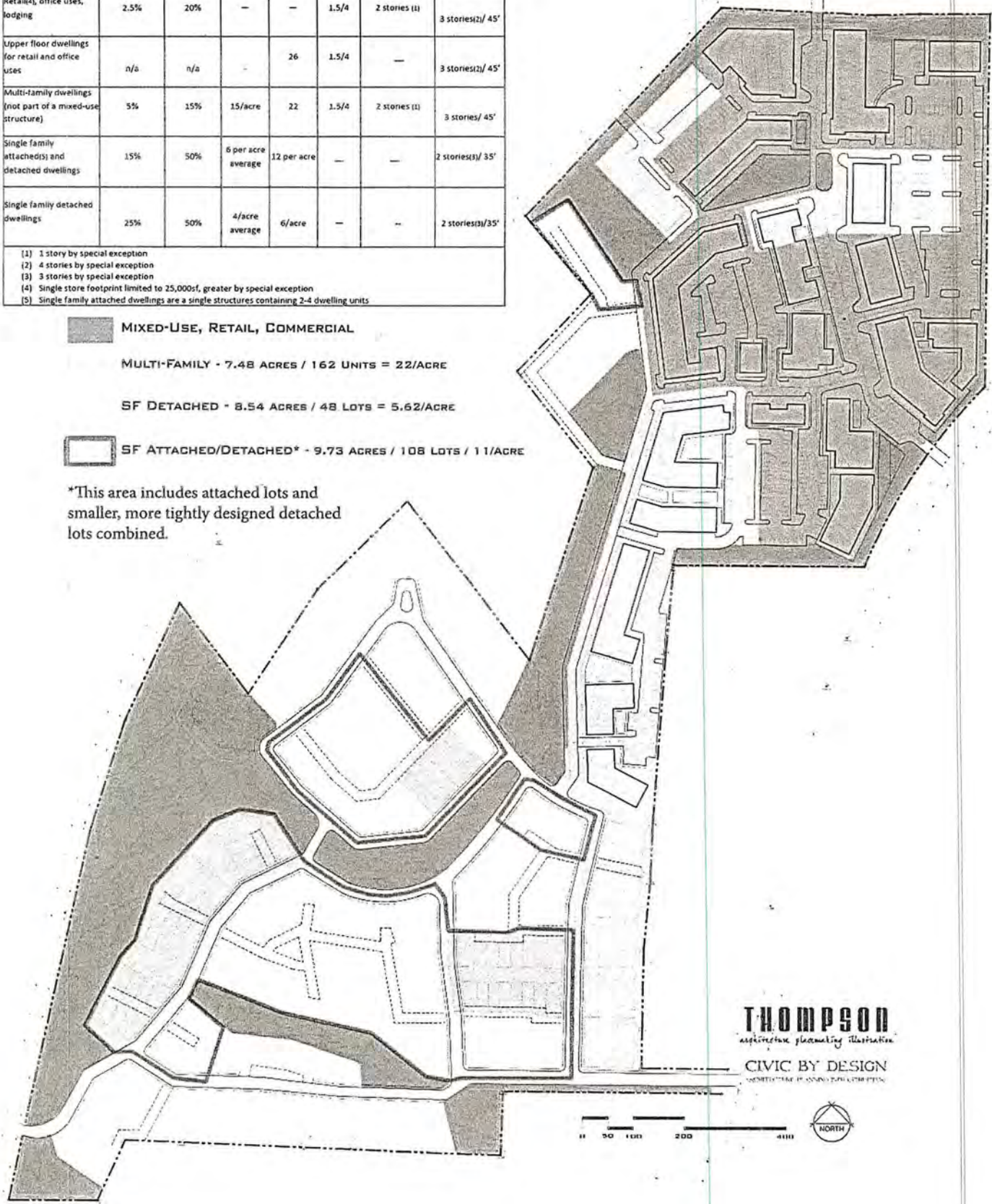
MIXED-USE, RETAIL, COMMERCIAL

MULTI-FAMILY - 7.48 ACRES / 162 UNITS = 22/ACRE

SF DETACHED - 8.54 ACRES / 48 LOTS = 5.62/ACRE

SF ATTACHED/DETACHED\* - 9.73 ACRES / 108 LOTS / 11/ACRE

\*This area includes attached lots and smaller, more tightly designed detached lots combined.



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## MINUTE BOOK No. 71 CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



**OXFORD**  
ELECTRIC

MEMO:

DATE: 3-2-17  
TO: MAYOR PATTERSON & BOARD OF ALDERMEN  
CC: BART ROBINSON & ASHLEY ATKINSON  
FROM: ROB NEELY  
RE: AGENDA ITEMS

I have the following agenda items for the Tuesday, March 7, 2017 Board Meeting.

1. Permission for Superintendent to attend the TVPPA Annual Conference in Savannah, GA May 21-24, 2017 (\$1,643.28). (Rob Neely)
2. Accept bids for Electric Distribution Construction Unit Price Contract and award contract to Southern Electric Corporation. (Rob Neely)

Please find a description for the agenda item on the following page. If you have any questions, please feel free to contact me.

Thanks

Robert M. Neely III, P.E., C.P.E.  
Superintendent

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

2. **Accept bids for Electric Distribution Construction Unit Price Contract and award contract to Southern Electric Corporation. (Rob Neely)**

Oxford Electric received permission on December 20, 2016 to advertise and seek bids for the Electric Distribution Construction Unit Price Contract. Due to the timelines, size and complexity of various line construction projects, Oxford Electric seeks the help of contractors to complete these projects. The bid consisted of collecting unit prices for labor-only construction services associated with a service oriented contract. Oxford Electric has funding available in FY2017 budget to complete various overhead to underground projects and plans to set aside funding in the FY2018 budget to continue the work as needed. Oxford Electric will work within budget amounts approved by the Board of Aldermen.

The bids/unit prices were received on February 9, 2017 and evaluated by Oxford Electric's engineering consultant, Allen and Hoshall, using numerous sample projects. These sample projects were chosen because they represent work completed in the past and work planned in FY2017/2018. This evaluation method is not meant in any way to limit the scope of this bid/contract to any certain list of projects, as the unit prices will be used to complete a number of planned, but not yet designed projects.

There were irregularities associated with both bids OED received. These irregularities were associated with the unit of measure used in the item description. Both Southern and Service submitted pricing for a "FT" of work where they should have submitted pricing for a "MFT" (1000 FT). The bids were returned to the prospective bidders and adjusted to the correct unit of measure. Neither of the bidders were allowed to view the other's bid, but only to adjust the bid amount to match the unit of measure requested.

After the irregularities were correct and bids were returned to Oxford Electric, Southern Electric Corporation's bid was found to be 29% lower overall than the other bid received. I recommend the board waive the irregularities associated with this bid, accept both bids and grant authorization to proceed with the work.



February 28, 2017

Mr. Rob Neely  
**City of Oxford Electric Department**  
300 McElroy Drive  
Oxford, MS 38655

**Subject: Labor Only Contract**  
**Distribution Construction Unit Price Bid Package**

Dear Mr. Neely:

After evaluation of the bids received on Thursday February 09, 2017, we recommend that the City of Oxford Electric Department accept the unit price bid from Southern Electric Corporation of Mississippi. In our evaluation we inserted the unit prices into a prior unit price project that was completed in 2016. The results determined Southern Electric Corporation of Mississippi had a unit price bid 29% lower than Service Electric Company.

If there are any questions, please contact us.

Sincerely,

**ALLEN & HOSHALL**

Bobby Davidson  
Project Manager

Cc: Chris Juarez, SEC  
Bret Fisher, Allen & Hoshall

RDD:N:\Oxford MS Elect\81622 - Miscellaneous Engineering\81622A Specs - RFP Project\Evaluation\LaborRecLet DCUP.docx



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

UNIT	DESCRIPTIONS & NOTES	QTY	MEAS	SOUTHERN ELECTRIC		SERVICE ELECTRIC	
				INSTALL	REMOVE	INSTALL	REMOVE
Typical Overhead Assembly and Descriptions							
Poles							
30' - Conc	Concrete Direct Bury (Non Decorative) Truck Accessible	1	EA	\$ 310.00	\$ 248.00	\$ 967.87	\$ 580.72
35' - Conc	Concrete Direct Bury (Non Decorative) Truck Accessible	1	EA	\$ 310.00	\$ 248.00	\$ 1,114.52	\$ 668.71
15 foot pole	Install/Remove 15' and shorter poles including existing stubs	1	EA	\$ 275.00	\$ 220.00	\$ 469.27	\$ 281.56
25 foot pole	Install/Remove 25' Wood Pole	1	EA	\$ 215.00	\$ 172.00	\$ 557.26	\$ 334.36
30 foot pole		1	EA	\$ 235.00	\$ 188.00	\$ 586.59	\$ 351.95
35 foot pole		1	EA	\$ 235.00	\$ 188.00	\$ 703.91	\$ 422.35
40 foot pole		1	EA	\$ 235.00	\$ 188.00	\$ 821.23	\$ 492.74
45 foot pole		1	EA	\$ 235.00	\$ 188.00	\$ 938.54	\$ 563.12
50 foot pole		1	EA	\$ 250.00	\$ 200.00	\$ 1,055.86	\$ 633.52
55 foot pole		1	EA	\$ 265.00	\$ 212.00	\$ 1,173.18	\$ 703.91
60 foot pole		1	EA	\$ 270.00	\$ 216.00	\$ 1,407.82	\$ 844.69
65 foot pole		1	EA	\$ 365.00	\$ 292.00	\$ 1,525.13	\$ 915.08
Drill Rock Hole		1	EA	\$ 600.00	\$ 480.00	\$ 1,173.18	\$ 1,173.18
Blast Rock Hole		1	EA			\$ 1,173.18	\$ 1,173.18
Push Pole(30' to 45')		1	EA	\$ 100.00	\$ 80.00	\$ 586.59	\$ 351.95
Cut Top and Cap Pole(when called for)		1	EA	\$ 60.00	\$ 48.00	\$ 35.20	\$ 35.20
BFT1	Backfill with Sakcrete	1	EA	\$ 150.00	\$ 120.00	\$ 175.98	\$ 105.59
BFT 2	Backfill with polyeset	1	EA	\$ 125.00	\$ 100.00	\$ 175.98	\$ 105.59
Pole Key	With top and bottom key parts and to include backfill with Sakcrete	1	EA	\$ 450.00	\$ 360.00	\$ 469.27	\$ 281.56
Single Phase Assemblies:							
A1	Single Primary Support	1	EA	\$ 50.00	\$ 40.00	\$ 117.32	\$ 70.39
A2	Double Primary Support	1	EA	\$ 65.00	\$ 52.00	\$ 146.65	\$ 87.99
1	Primary Single phase 20° to 60° Angle	1	EA	\$ 85.00	\$ 68.00	\$ 175.98	\$ 105.59
1	Primary Single phase 60° to 90° Angle	1	EA	\$ 125.00	\$ 100.00	\$ 234.64	\$ 140.78
1	Single Deadend	1	EA	\$ 75.00	\$ 60.00	\$ 175.98	\$ 105.59
1-1	Primary Single Phase Tap	1	EA	\$ 125.00	\$ 100.00	\$ 175.98	\$ 105.59
A5-2	Primary Single Phase Tap	1	EA	\$ 140.00	\$ 112.00	\$ 187.71	\$ 112.63
A5-2L	Primary Single Phase Tap with Link	1	EA	\$ 175.00	\$ 140.00	\$ 205.31	\$ 123.19
A5-3	Primary Single Phase Tap	1	EA	\$ 165.00	\$ 132.00	\$ 187.71	\$ 112.63
A5-4	Primary Single Phase Tap	1	EA	\$ 160.00	\$ 128.00	\$ 187.71	\$ 112.63
A6	Vertical Double Deadend	1	EA	\$ 200.00	\$ 160.00	\$ 234.64	\$ 140.78
A7	Crossarm Construction Single Deadend	1	EA	\$ 155.00	\$ 124.00	\$ 322.62	\$ 193.57
A7A	Crossarm Construction Single Deadend, Apitong Braces (Uses Single Fiberglass Arm)	1	EA	\$ 155.00	\$ 124.00	\$ 351.95	\$ 211.17
A8	Crossarm Construction Double Deadend	1	EA	\$ 2,250.00	\$ 1,800.00	\$ 469.27	\$ 281.56
A9	Crossarm Construction Double Line Arm	1	EA	\$ 115.00	\$ 92.00	\$ 234.64	\$ 140.78
A9-1	Crossarm Construction Single Line Arm	1	EA	\$ 95.00	\$ 76.00	\$ 175.98	\$ 105.59
Two Phase Assemblies:							
B1	Crossarm Construction Single Primary Support	1	EA	\$ 65.00	\$ 52.00	\$ 263.97	\$ 158.38
B1-1	Crossarm Construction Double Primary Support	1	EA	\$ 120.00	\$ 96.00	\$ 322.62	\$ 193.57
B2	Crossarm Construction Double Primary Support	1	EA	\$ 150.00	\$ 120.00	\$ 322.62	\$ 193.57
B3	Vertical Construction	1	EA	\$ 165.00	\$ 132.00	\$ 351.95	\$ 211.17
B4-1	Vertical Construction	1	EA	\$ 275.00	\$ 220.00	\$ 733.24	\$ 439.94
B5-1	Vertical Construction Single Deadend	1	EA	\$ 200.00	\$ 160.00	\$ 351.95	\$ 211.17
B7	Crossarm Construction Single Deadend	1	EA	\$ 195.00	\$ 156.00	\$ 439.94	\$ 263.96
B7A	Crossarm Construction Single Deadend, Apitong Braces (Uses Single Fiberglass Arm)	1	EA	\$ 190.00	\$ 152.00	\$ 469.27	\$ 281.56
B8	Crossarm Construction Double Deadend	1	EA	\$ 325.00	\$ 260.00	\$ 703.91	\$ 422.35
B8A	Crossarm Construction Double Deadend, Apitong Braces (Uses Single Fiberglass Arm)	1	EA	\$ 315.00	\$ 252.00	\$ 703.91	\$ 422.35
B9	Crossarm Construction Double Line Arm	1	EA	\$ 155.00	\$ 124.00	\$ 351.95	\$ 211.17
B9-1	Crossarm Construction Single Line Arm	1	EA	\$ 155.00	\$ 124.00	\$ 234.64	\$ 140.78
Three Phase Assemblies:							
C1	Crossarm Construction Single Primary Support	1	EA	\$ 90.00	\$ 72.00	\$ 351.95	\$ 211.17
C1-1	Crossarm Construction Single Primary Support	1	EA	\$ 145.00	\$ 116.00	\$ 410.61	\$ 246.37
C1-2	Crossarm Construction (Large Conductors)	1	EA	\$ 110.00	\$ 88.00	\$ 381.28	\$ 228.77
C1-3	Crossarm Construction Double Primary Support Large Conductors	1	EA	\$ 150.00	\$ 120.00	\$ 469.27	\$ 281.56
C2	Crossarm Construction Double Primary Support	1	EA	\$ 200.00	\$ 160.00	\$ 527.93	\$ 316.76
C2-1	Crossarm Construction Double Primary Support	1	EA	\$ 200.00	\$ 160.00	\$ 703.91	\$ 422.35
C2-2	Crossarm Construction Double Primary Support Large Conductors	1	EA	\$ 200.00	\$ 160.00	\$ 1,055.86	\$ 633.52
1	Vertical Construction	1	EA	\$ 215.00	\$ 172.00	\$ 586.59	\$ 351.95
1-1	Vertical Construction Large Conductors	1	EA	\$ 230.00	\$ 184.00	\$ 586.59	\$ 351.95
1-1	Vertical Construction	1	EA	\$ 365.00	\$ 292.00	\$ 1,173.18	\$ 703.91
1-1	Vertical Construction Single Deadend	1	EA	\$ 220.00	\$ 176.00	\$ 703.91	\$ 422.35
C7	Crossarm Construction Single Deadend	1	EA	\$ 245.00	\$ 196.00	\$ 703.91	\$ 422.35
C7A	Crossarm Construction Single Deadend, Apitong Braces (Uses Single Fiberglass Arm)	1	EA	\$ 245.00	\$ 196.00	\$ 703.91	\$ 422.35
C7-1	Crossarm Construction Single Deadend	1	EA	\$ 270.00	\$ 216.00	\$ 821.23	\$ 492.74
C8	Crossarm Construction Double Deadend	1	EA	\$ 430.00	\$ 344.00	\$ 1,407.82	\$ 844.69
C8A	Crossarm Construction Double Deadend, Apitong Braces (Uses Single Fiberglass or Wood Arm)	1	EA	\$ 430.00	\$ 344.00	\$ 1,407.82	\$ 844.69
C8-1	Crossarm Construction Double Deadend	1	EA	\$ 430.00	\$ 344.00	\$ 1,407.82	\$ 844.69
C8-2	Crossarm Construction Double Deadend Large Conductors	1	EA	\$ 445.00	\$ 356.00	\$ 1,407.82	\$ 844.69
C8-3	Crossarm Construction Double Deadend Large Conductors	1	EA	\$ 450.00	\$ 360.00	\$ 1,407.82	\$ 844.69
C9	Crossarm Construction Double Line Arm	1	EA	\$ 150.00	\$ 120.00	\$ 469.27	\$ 281.56
C9-1	Crossarm Construction Single Line Arm	1	EA	\$ 115.00	\$ 92.00	\$ 351.95	\$ 211.17
C9-2	Crossarm Construction Double Line Arm	1	EA	\$ 200.00	\$ 160.00	\$ 1,055.86	\$ 633.52
C9-3	Crossarm Construction Single Line Arm Large Conductors	1	EA	\$ 210.00	\$ 168.00	\$ 410.61	\$ 246.37
Guys:							
E1-2	Single Down Guy, Through Bolt Type	1	EA	\$ 90.00	\$ 72.00	\$ 117.32	\$ 70.39
E1-2H	Single Down Guy, Through Bolt Type with heavy duty guy attachment	1	EA	\$ 115.00	\$ 92.00	\$ 117.32	\$ 70.39
E1-2 Side Walk	Single Down Guy Side Walk (7/16" strand with 2" pipe, pole plate and end fitting)	1	EA	\$ 160.00	\$ 128.00	\$ 175.98	\$ 105.59



MINOR BOOK No. 71, CITY OF OXFORD		4	EA	\$	90.00	\$	72.00	\$	117.32	\$	70.39
E1-3	Single Down Guy, Through Bolt Type	1	EA	\$	90.00	\$	72.00	\$	117.32	\$	70.39
E2-2	Single Deadend Guy Through Bolt Type	1	EA	\$	82.00	\$	148.00	\$	263.97	\$	158.38
E3-10	Single Down Guy, Wrapped Type	1	EA	\$	7.00	\$	SAFE	\$	DEME	\$	21.12
E5-2	Crossarm Construction Deadend Guy	1	EA	\$	185.00	\$	148.00	\$	117.32	\$	70.39
E6-2	Double Down Guy	1	EA	\$	170.00	\$	136.00	\$	351.95	\$	211.17
E7-2L	Three Down Guys Large Conductors	1	EA	\$	300.00	\$	240.00	\$	469.27	\$	281.56
M5-23	Fiberglass Insulated Link	1	EA	\$	75.00	\$	60.00	\$	87.99	\$	52.79
Anchors:											
F1-2S	Screw Anchor, Power Installed, rated 8000lb	1	EA	\$	125.00	\$	100.00	\$	293.29	\$	175.97
F1-3S	Screw Anchor, Power Installed, rated 10000lb	1	EA	\$	125.00	\$	100.00	\$	410.61	\$	246.37
F1-4S	Screw Anchor, Power Installed, rated 12000lb	1	EA	\$	125.00	\$	100.00	\$	469.27	\$	281.56
F6-2	Anchor Assembly (Double Helix with up to 3 Extension Segments)	1	EA	\$	210.00	\$	168.00	\$	527.93	\$	316.76
F6-3	Anchor Assembly (Triple Helix with up to 3 Extension Segments)	1	EA	\$	220.00	\$	176.00	\$	586.59	\$	351.95
Additional Extensions		1	EA	\$	35.00	\$	28.00	\$	175.98	\$	105.59
Transformers:											
All G105, G106, G136	Single Phase Pole Transformers 50kVA & Smaller	1	EA	\$	220.00	\$	176.00	\$	645.25	\$	387.15
All G105, G106, G136	Single Phase Pole Transformers 75kVA & Larger	1	EA	\$	220.00	\$	176.00	\$	762.57	\$	457.54
Rework, Lower, or Relocate Transformer		1	EA	\$	350.00	\$	280.00	\$	938.54	N/A	
G210-UP to 50 KVA Transformer Bank	Two Phase Pole Transformers	1	EA	\$	400.00	\$	320.00	\$	1,290.50	\$	774.3
G310, 311 or 312 up to 50 KVA Transformers	Three Phase Pole Transformers	1	EA	\$	550.00	\$	440.00	\$	1,935.75	\$	1,161.4
Reconnect G105, G106, G136	Removal and replacing stirrups, hot line clamps, neutral and service wire connections, and grounding for single phase transformer installations.	1	EA	\$	350.00	\$	280.00	\$	586.59	N/A	
Reconnect G210	Removal and replacing stirrups, hot line clamps, neutral and service wire connections, and grounding for two phase transformer installations.	1	EA	\$	525.00	\$	420.00	\$	1,173.18	N/A	
Reconnect G310, G311, G312	Removal and replacing stirrups, hot line clamps, neutral and service wire connections, and grounding for three phase transformer installations.	1	EA	\$	675.00	\$	540.00	\$	2,346.36	N/A	
Secondary and Service:											
J5, J6, J7, J8, J10, J11	Secondary Assemblies	1	EA	\$	20.00	\$	16.00	\$	46.93	\$	28.16
K10, K11, K11C K14, K15C	Service Assemblies	1	EA	\$	20.00	\$	16.00	\$	46.93	\$	28.16
Miscellaneous:											
M26-5	Open bottom style light w/ up to 6' arm	1	EA	\$	80.00	\$	64.00	\$	234.64	\$	140.78
M26-SSL	Enclosed cobra style streetlights w/ up to 12' arm	1	EA	\$	85.00	\$	68.00	\$	263.97	\$	158.38
M26-5FL	Directional flood light 3' arm/slip fitted mount	1	EA	\$	80.00	\$	64.00	\$	234.64	\$	140.78
M8	120/240 Volt Meter Loop	1	EA	\$	400.00	\$	320.00	\$	351.95	\$	211.17
M2-11 AND M2-12	Ground Assemblies	1	EA	\$	80.00	\$	64.00	\$	234.64	\$	140.78
M2-11R	Add ground rod & 10' CU to existing pole.	1	EA	\$	160.00	\$	128.00	\$	234.64	\$	140.78
M3-4	One Sectionalizing Fuse Cutout	1	EA	\$	115.00	\$	92.00	\$	234.64	\$	140.78
M3-3A	2 or 3 Sectionalizing Disconnect Switches	1	EA	\$	570.00	\$	456.00	\$	1,642.45	\$	985.47
M3-10A AND M3-41	One Sectionalizer or Oil Circuit Recloser	1	EA	\$	750.00	\$	600.00	\$	351.95	\$	211.17
M2-15 (Grid Ground)	Ground Assembly Ground Rod Type	1	EA	\$	100.00	\$	80.00	\$	703.91	\$	422.35
M2-15A (Plate Ground)	Grounding Assembly Platform Type	1	EA	\$	100.00	\$	80.00	\$	703.91	\$	422.35
M3-11A	2 or 3 Sectionalizing Oil Circuit Reclosers	1	EA	\$	1,800.00	\$	1,440.00	\$	703.91	\$	422.35
M3-12A	2 or 3 Sectionalizing Oil Circuit Reclosers	1	EA	\$	1,800.00	\$	1,440.00	\$	703.91	\$	422.35
M3-23A	One Sectionalizing Oil Circuit Recloser with By-Pass Cutout	1	EA	\$	100.00	\$	80.00	\$	703.91	\$	422.35
M3-24A	2 or 3 Sectionalizing Oil Circuit Reclosers with By-Pass Switches	1	EA	\$	2,600.00	\$	2,080.00	\$	1,055.86	\$	633.52
M3-25A	2 or 3 Sectionalizing Oil Circuit Reclosers with By-Pass Switches	1	EA	\$	2,600.00	\$	2,080.00	\$	1,055.86	\$	633.52
M5-1 CU	Miscellaneous Primary Assembly for Copper Connections (Unit used where not included in other assemblies of work)	1	EA	\$	20.00	\$	16.00	\$	58.66	\$	35.20
M5-1 AL	Miscellaneous Primary Assembly for ACSR Connections and Includes Stirrups (Unit used where not included in other assemblies of work)	1	EA	\$	20.00	\$	16.00	\$	58.66	\$	35.20
M5-2	Miscellaneous Primary Assembly	1	EA	\$	50.00	\$	40.00	\$	70.39	\$	42.23
M5-4	Miscellaneous Primary Assembly (Side mount with lead head adapter)	1	EA	\$	50.00	\$	40.00	\$	70.39	\$	42.23
M5-5	Miscellaneous Primary Assembly	1	EA	\$	50.00	\$	40.00	\$	70.39	\$	42.23
M5-5S	Miscellaneous Primary Assembly (Crossarm saddle pin type)	1	EA	\$	50.00	\$	40.00	\$	70.39	\$	42.23
M5-6	Miscellaneous Primary Assembly	1	EA	\$	100.00	\$	80.00	\$	234.64	\$	140.78
M5-6-3	Miscellaneous Primary Assembly (Where three arresters are called for on a 3-phase line. The unit includes all phase and ground leads and connections)	1	EA	\$	125.00	\$	100.00	\$	703.91	\$	422.3
M5-8	15kV Deadend Assembly Less Neutral with Link	1	EA	\$	30.00	\$	24.00	\$	117.32	\$	70.3
M5-9	15kV Cut Out	1	EA	\$	100.00	\$	80.00	\$	234.64	\$	140.7
M5-10	15kV Cut Out and Arrester Combo	1	EA	\$	125.00	\$	100.00	\$	410.61	\$	246.3
S2-01	200 A Underslung Switches - On Plate M5-9	1	EA	\$	110.00	\$	88.00	\$	1,055.86	\$	633.52
M5-11	28" Flat Crossarm Brace, Steel	1	EA	\$	50.00	\$	40.00	\$	58.66	\$	35.20
M5-13	60" Wood Span Brace	1	EA	\$	65.00	\$	52.00	\$	87.99	\$	52.79
M5-14	8" Crossarm, Wood	1	EA	\$	65.00	\$	52.00	\$	58.66	\$	35.20
M5-16	10" Crossarm, Wood	1	EA	\$	80.00	\$	64.00	\$	87.99	\$	52.79
M5-17	28" Wood Crossarm Brace	1	EA	\$	60.00	\$	48.00	\$	87.99	\$	52.79
1/2 M5-20	1) Suspension Bell Insulators	1	EA	\$	35.00	\$	28.00	\$	70.39	\$	42.23
M5-20	2) Suspension Bell Insulators	1	EA	\$	45.00	\$	36.00	\$	70.39	\$	42.23
M5-21	Steel Phase Link & Shackie	1	EA	\$	20.00	\$	16.00	\$	87.99	\$	52.79
M5-22	Hot Line Clamp	1	EA	\$	40.00	\$	32.00	\$	87.99	\$	52.79
M5-24	15kV Deadend Assembly Less Neutral Without Link	1	EA	\$	30.00	\$	24.00	\$	58.66	\$	35.20
M7-11	One Voltage Regulator Pole Mounted	1	EA	\$	800.00	\$	640.00	\$	1,407.82	\$	844.69
M7-13	Three Voltage Regulators Platform Mounted	1	EA	\$	3,850.00	\$	3,080.00	\$	3,519.54	\$	2,111.72
M42-11(Primary)	Deadend Assembly Guide	1	EA	\$	55.00	\$	44.00	\$	87.99	\$	52.79
M42-11(Neutral)	Deadend Assembly Guide	1	EA	\$	55.00	\$	44.00	\$	87.99	\$	52.79
M42-13(Primary)	Deadend Assembly Guide	1	EA	\$	55.00	\$	44.00	\$	87.99	\$	52.79
M42-13(Neutral)	Deadend Assembly Guide	1	EA	\$	60.00	\$	48.00	\$	87.99	\$	52.79
VM33-1	Side Arm Assemblies 1ø Single Set	1	EA	\$	150.00	\$	120.00	\$	234.64	\$	140.78
VM33-2	Side Arm Assemblies 1ø Double Set	1	EA	\$	170.00	\$	136.00	\$	351.95	\$	211.17
VM33-3	Side Arm Assemblies 2ø Single Set	1	EA	\$	150.00	\$	120.00	\$	351.95	\$	211.17
VM33-4	Side Arm Assemblies 2ø Double Set	1	EA	\$	180.00	\$	144.00	\$	469.27	\$	281.56
VM33-5	Side Arm Assemblies 3ø Single Set	1	EA	\$	160.00	\$	128.00	\$	410.61	\$	246.37
VM33-6	Side Arm Assemblies 3ø Double Set	1	EA	\$	190.00	\$	152.00	\$	645.25	\$	387.15
M9-12	3 Phase Capacitor Bank (fixed or switched)	1	EA	\$	800.00	\$	640.00	\$	1,877.09	\$	1,126.25
Conductors:											



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

All Copper, Copper weld & Hard-drawn Number 8 thru 2 (retire only)		1.000	MFT		\$ 500.00	\$ 879.88	\$ 527.93
4 ACSR		1.000	MFT	\$ 550.00	\$ 440.00	\$ 821.23	\$ 492.74
2 ACSR		1.000	MFT	\$ 650.00	\$ 520.00	\$ 821.23	\$ 492.74
1/0 ACSR		1.000	MFT	\$ 650.00	\$ 520.00	\$ 1,407.82	\$ 844.69
3/0 ACSR		1.000	MFT	\$ 650.00	\$ 520.00	\$ 1,759.77	\$ 1,055.86
336 ACSR		1.000	MFT	\$ 650.00	\$ 520.00	\$ 2,111.72	\$ 1,267.03
Overhead Duplex Cables		1.000	MFT	\$ 800.00	\$ 640.00	\$ 938.54	\$ 563.12
Overhead Triplex Cables(#4 thru 4/0)		1.000	MFT	\$ 980.00	\$ 784.00	\$ 1,994.41	\$ 1,196.65
Overhead Quadraplex Cables(#4 thru 350)		1.000	MFT	\$ 1,000.00	\$ 800.00	\$ 2,932.95	\$ 1,759.77
<b>Miscellaneous Units:</b>							
Reconnect Capacitor:	Removal and replacing stirrups, hot line clamps, neutral connections and grounding for 3-phase capacitor installations.	1	EA	\$ 510.00	\$ 306.00	\$ 1,290.50	N/A
Reconnect OCR	Removal and replacement of phase leads, stirrups, hot line clamps, neutral and grounding connections for one oil circuit recloser.	1	EA	\$ 340.00	\$ 204.00	\$ 351.95	N/A
Reconnect 3ø OCR	Removal and replacement of phase leads, stirrups, hot line clamps, primary and neutral dead-ends each side of arms neutral and grounding connections and connectors to switch terminals	1	EA	\$ 595.00	\$ 357.00	\$ 938.54	N/A
Reconnect 1 Phase Tap	Removal and replacement of phase attachments (includes adding stirrups, hot line clamps, jumpers, and neutral connections. Also, including re-sagging and sleeving conductors at locations where needed.	1	EA	\$ 680.00	\$ 408.00	\$ 175.98	N/A
Reconnect 2 Phase Tap	Removal and replacement of phase attachments (includes adding stirrups, hot line clamps, jumpers, and neutral connections. Also, including re-sagging and sleeving conductors at locations where needed.	1	EA	\$ 850.00	\$ 510.00	\$ 351.95	N/A
Reconnect 3 Phase Tap	Removal and replacement of phase attachments (includes adding stirrups, hot line clamps, jumpers, and neutral connections. Also, including re-sagging and sleeving conductors at locations where needed.	1	EA	\$ 1,020.00	\$ 612.00	\$ 586.59	N/A
Rework Jumper		1	EA	\$ 510.00	\$ 306.00	\$ 351.95	N/A
<b>Primary Terminal Pole Assemblies</b>							
U1	Single Phase Cable Deadend Terminal Pole	1	EA	\$ 570.00	\$ 285.00	\$ 821.23	\$ 492.74
U2	Single Phase Cable Deadend Terminal Pole	1	EA	\$ 570.00	\$ 285.00	\$ 821.23	\$ 492.74
U3	Single Phase Cable Tangent Terminal Pole	1	EA	\$ 570.00	\$ 285.00	\$ 821.23	\$ 492.74
UB1	Vee-Phase Cable Terminal Pole with Cutouts and Crossarm Mounted Arresters	1	EA	\$ 760.00	\$ 380.00	\$ 1,407.82	\$ 844.69
UB2	Vee-Phase Cable Terminal Pole with Cutouts and Bracket Mounted Arresters	1	EA	\$ 760.00	\$ 380.00	\$ 1,407.82	\$ 844.69
UB3	Vee-Phase Cable Terminal Pole without Cutout, with Crossarm Mounted Arresters	1	EA	\$ 750.00	\$ 375.00	\$ 1,173.18	\$ 703.91
UB4	Vee-Phase Cable Terminal Pole without Cutout, with Bracket Mounted Arresters	1	EA	\$ 750.00	\$ 375.00	\$ 1,173.18	\$ 703.91
UC1	Three Phase Cable Terminal Pole with Cutouts and Crossarm Mounted Arresters	1	EA	\$ 950.00	\$ 475.00	\$ 2,111.72	\$ 1,267.03
UC2	Three Phase Cable Terminal Pole with Cutouts and Bracket Mounted Arresters	1	EA	\$ 950.00	\$ 475.00	\$ 2,111.72	\$ 1,267.03
UC2-1	Three Phase Cable Deadend Terminal Pole	1	EA	\$ 950.00	\$ 475.00	\$ 2,111.72	\$ 1,267.03
UC2-2	Three Phase Cable Tangent Terminal Pole	1	EA	\$ 950.00	\$ 475.00	\$ 2,111.72	\$ 1,267.03
UC5-1	Three Phase Cable Deadend Terminal Pole with Disconnect Switches	1	EA	\$ 1,350.00	\$ 675.00	\$ 2,463.68	\$ 1,478.21
UC6-1	Three Phase Cable Deadend Terminal Pole with Disconnect Switches	1	EA	\$ 1,350.00	\$ 675.00	\$ 2,463.68	\$ 1,478.21
<b>Secondary Assemblies</b>							
UJ1-2	Secondary Connector Blocks 4 Hole x 2 Cable	1	EA	\$ 15.00	\$ 7.50	\$ 469.27	\$ 281.56
UJ1-4	Secondary Connector Blocks 4 Hole x 4 Cable	1	EA	\$ 20.00	\$ 10.00	\$ 498.60	\$ 299.16
UJ1-6	Secondary Connector Blocks 4 Hole x 6 Cable	1	EA	\$ 25.00	\$ 12.50	\$ 527.93	\$ 316.76
UJ1-8	Secondary Connector Blocks 4 Hole x 8 Cable	1	EA	\$ 25.00	\$ 12.50	\$ 586.59	\$ 351.95
UJ2-2	Transformer Connector Blocks Secondary Stud x 2 Cable	1	EA	\$ 20.00	\$ 10.00	\$ 469.27	\$ 281.56
UJ2-4	Transformer Connector Blocks Secondary Stud x 4 Cable	1	EA	\$ 20.00	\$ 10.00	\$ 498.60	\$ 299.16
UJ2-6	Transformer Connector Blocks Secondary Stud x 6 Cable	1	EA	\$ 25.00	\$ 12.50	\$ 586.59	\$ 351.95
UJ2-8	Transformer Connector Blocks Secondary Stud x 8 Cable	1	EA	\$ 25.00	\$ 12.50	\$ 586.59	\$ 351.95
<b>Pedestal Assemblies - Secondary</b>							
UK5	Secondary Junction Pedestal - Above Ground	1	EA	\$ 75.00	\$ 37.50	\$ 175.98	\$ 105.59
UK5-FM (F)	Fiber Pedestal - Flush Mount	1	EA	\$ 50.00	\$ 25.00	\$ 234.64	\$ 140.78
UK5-FM	Secondary Junction Pedestal - Flush Mount	1	EA	\$ 75.00	\$ 37.50	\$ 234.64	\$ 140.78
<b>Pad Assemblies</b>							
UM1-5C	Pad Assemblies Concrete	1	EA	\$ 100.00	\$ 50.00	\$ 117.32	\$ 70.39
UM1-5NC	Pad Assemblies Non-Concrete	1	EA	\$ 75.00	\$ 37.50	\$ 87.99	\$ 52.79
UM1-6C	Three Phase Transformer Concrete Pad	1	EA	\$ 1,200.00	\$ 600.00	\$ 234.64	\$ 140.78
UM1-7C	Ground Sleeve Assembly Concrete	1	EA	\$ 200.00	\$ 100.00	\$ 117.32	\$ 70.39
UM1-7NC	Ground Sleeve Assembly Non-Concrete	1	EA	\$ 125.00	\$ 112.50	\$ 117.32	\$ 70.39
<b>Sectionalizing Assemblies</b>							
UM3-14	Single Phase Sectionizing Enclosure	1	EA	\$ 265.00	\$ 132.50	\$ 234.64	\$ 140.78
UM3-44	Single Phase Pad Mounted Sectionalizer	1	EA	\$ 350.00	\$ 175.00	\$ 351.95	\$ 211.17
UM3-45	Single Phase Pad Mounted Recloser	1	EA	\$ 350.00	\$ 175.00	\$ 351.95	\$ 211.17
UM3-46	Three, Single Phase Pad Mounted Reclosers	1	EA	\$ 570.00	\$ 285.00	\$ 938.54	\$ 563.12
I3E-1-1W	Single Pole Switching 200 Amp Fuse Enclosure 1 Way	1	EA	\$ 125.00	\$ 62.50	\$ 293.29	\$ 175.97
I3E-1-2W	Single Pole Switching 200 Amp Fuse Enclosure 2 Way	1	EA	\$ 150.00	\$ 75.00	\$ 351.95	\$ 211.17
I3E-1-3W	Single Pole Switching 200 Amp Fuse Enclosure 3 Way	1	EA	\$ 175.00	\$ 87.50	\$ 410.61	\$ 246.37
I3E-2-2W	Two Phase Single Pole Switching 200 Amp Fuse Enclosure 2 Way	1	EA	\$ 175.00	\$ 87.50	\$ 234.64	\$ 140.78
UM3E-2-3W	Two Phase Single Pole Switching 200 Amp Fuse Enclosure 3 Way	1	EA	\$ 200.00	\$ 100.00	\$ 293.29	\$ 175.97
UM3E-2-4W	Two Phase Single Pole Switching 200 Amp Fuse Enclosure 4 Way	1	EA	\$ 225.00	\$ 112.50	\$ 410.61	\$ 246.37
UM3E-3-2W	Three Phase Switching 200 Amp Fuse Enclosure 2 Way	1	EA	\$ 245.00	\$ 122.50	\$ 469.27	\$ 281.56
UM3E-3-3W	Three Phase Switching 200 Amp Fuse Enclosure 3 Way	1	EA	\$ 275.00	\$ 137.50	\$ 586.59	\$ 351.95
UM3E-3-4W	Three Phase Switching 200 Amp Fuse Enclosure 4 Way	1	EA	\$ 300.00	\$ 150.00	\$ 703.91	\$ 422.35
UM3E-3-3W 600A	Three Phase Switching 600 Amp Fuse Enclosure 3 Way	1	EA	\$ 600.00	\$ 300.00	\$ 703.91	\$ 422.35
UM3E-3-4W 600A	Three Phase Switching 600 Amp Fuse Enclosure 4 Way	1	EA	\$ 700.00	\$ 350.00	\$ 821.23	\$ 492.74
<b>Secondary Terminal Pole Assemblies</b>							
UM5	Secondary Cable Terminal Pole	1	EA	\$ 375.00	\$ 187.50	\$ 586.59	\$ 351.95
UM5-6	Secondary Cable Terminal to Meter Base LB	1	EA	\$ 100.00	\$ 50.00	\$ 117.32	\$ 70.39
UM5-6A	Secondary Cable Terminal to Meter Base Conduit w/o LB	1	EA	\$ 100.00	\$ 50.00	\$ 117.32	\$ 70.39
<b>Miscellaneous Accessories</b>							
UM6-1	Load Break Elbow (200A)	1	EA	\$ 40.00	\$ 20.00	\$ 117.32	\$ 70.39
UM6-2	Fused Elbow Termination (200A)	1	EA	\$ 50.00	\$ 25.00	\$ 117.32	\$ 70.39
UM6-3	Dead Break Termination (600A)	1	EA	\$ 100.00	\$ 50.00	\$ 175.98	\$ 105.59
UM6-4	Fault Indicator	1	EA	\$ 25.00	\$ 12.50	\$ 87.99	\$ 52.79
UM6-5	Feed Through Load Break Insert	1	EA	\$ 25.00	\$ 12.50	\$ 117.32	\$ 70.39



MINUTE BOOK No. 71, CITY OF OXFORD

UM6-6	Ground Rod Assembly	1	EA	\$ 80.00	\$ 40.00	\$ 234.64	\$ 140.78
UM6-7	Bushing With Plug	1	EA	12.50	7.50	70.39	42.23
UM6-8	Riser Shield (U Guard)	1	EA	10.00	5.00	93.85	56.31
UM6-9	Conduit Cable Riser	1	EA	10.00	5.00	117.32	70.39
UM6-10	Insulated Protective Cap (200A)	1	EA	10.00	5.00	70.39	42.23
UM6-11	Insulated Protective Cap (600A)	1	EA	10.00	5.00	93.85	56.31
UM6-12	Cable Marker Assembly	1	EA	15.00	7.50	52.79	31.67
UM6-13	Load Break Insert (200A)	1	EA	20.00	10.00	117.32	70.39
UM6-14	Deadbreak Insert (600A)	1	EA	25.00	12.50	117.32	70.39
UM6-15	Stand-Off Insulator (200A)	1	EA	15.00	7.50	117.32	70.39
UM6-17	Insulating Plug (600 Amp Connector)	1	EA	25.00	12.50	117.32	70.39
UM6-18	Backing Plate for U-Guard Riser Shield	1	EA	10.00	5.00	93.85	56.31
UM6-19	Stand-Off Insulator Feed Through (200A)	1	EA	15.00	7.50	117.32	70.39
UM6-20	Two Point Junction (200A)	1	EA	25.00	12.50	117.32	70.39
UM6-21	Three Point Junction (200A)	1	EA	25.00	12.50	117.32	70.39
UM6-22	Four Point Junction (200A)	1	EA	30.00	15.00	117.32	70.39
UM6-24	Outdoor Terminator	1	EA	80.00	40.00	234.64	140.78
UM6-26	Indoor Stress Relief Cone	1	EA	80.00	40.00	217.04	130.22
UM6-28	Stand-Off Insulator Feed Through (200A)	1	EA	75.00	37.50	117.32	70.39
UM6-32	Boot or Sleeve - Insulated (600 Volt)	1	EA	40.00	20.00	117.32	70.39
UM6-33	Surge Arrester	1	EA	25.00	12.50	146.65	87.95
UM6-34	Dead Break Elbow Surge Arrester	1	EA	25.00	12.50	234.64	140.78
UM6-35	Cutout-Arrester Combination (Same as M5-10)	1	EA	100.00	50.00	469.27	281.56
UM6-36	Load Break Cutout	1	EA	75.00	37.50	469.27	281.56
UM6-37	Parking Stand Arrester	1	EA	15.00	7.50	117.32	70.39
UM6-38	Bushing Arresters	1	EA	25.00	12.50	117.32	70.39
UM6-39	Jacketed Cable Grounding Kits	1	EA	45.00	22.50	117.32	70.39
Metering Assemblies							
UM8	Meter Installation Underground Source	1	EA	250.00	125.00	293.29	175.97
UM8-2	Meter Installation Underground Source Wood Post	1	EA	225.00	112.50	293.29	175.97
UM8-3	Meter Installation Underground Source Through Type Pedestal (200 A Main)	1	EA	200.00	100.00	293.29	175.97
UM8-3A	Meter Installation Underground Source Through Type Pedestal (400 A Main)	1	EA	300.00	150.00	293.29	175.97
UM8-4	Meter & Switch Installation Underground Source	1	EA	250.00	125.00	293.29	175.97
UM8-6	C.T. Meter Installation Single Phase Pad Mount	1	EA	235.00	117.50	234.64	140.78
UM8-7-A	C.T. Meter Installation Three Phase Meter on Building	1	EA	250.00	125.00	410.61	246.37
UM8-7-B	C.T. Meter Installation Three Phase Meter on Tap Box	1	EA	250.00	125.00	410.61	246.37
Miscellaneous Assemblies							
UM9-2	Pad Mounted Switched Capacitor Enclosure	1	EA	775.00	387.50	351.95	211.17
UM12	Cable Route Marker	1	EA	5.00	2.50	29.33	17.60
Corrosion Control Assemblies							
UM27-1	Sacrificial Anode for Cable Splice Protection (Bare to Jacketed Cable)	1	EA	200.00	100.00	35.20	21.12
UM27-2	Sacrificial Anode for Equipment Ground Protection	1	EA	75.00	37.50	35.20	21.12
UM27-3	Sacrificial Anode for Cable Ground Protection	1	EA	75.00	37.50	35.20	21.12
UM28	Test Station	1	EA	100.00	50.00	105.59	63.35
Sectionalizing Assembly							
UM33	Multi Phase Sectionalizing Enclosure Pad or Sleeve Mounted	1	EA	250.00	125.00	234.64	140.78
Grounding Assemblies							
UM48-1	Grounding Assembly for Pad Mounted Single Phase Transformers and Enclosures	1	EA	80.00	40.00	175.98	105.59
UM48-2	Grounding Assembly for Pad Mounted Multi Phase Transformers and Enclosures	1	EA	90.00	45.00	234.64	140.78
UM48-3	Grounding Assembly for Underground Primary Cable	1	EA	200.00	100.00	234.64	140.78
UM48-4	Grounding Assembly for Underground Primary Cable (with Test Station)	1	EA	250.00	125.00	234.64	140.78
UM48-5	Grounding Grid for Pad Mounted Equipment Installation	1	EA	590.00	295.00	351.95	211.17
UM48-6	Grounding Array for Pad Mounted Equipment Installation	1	EA	150.00	75.00	351.95	211.17
Conduit & Trench Assemblies							
UR2-SEC	Trench, Secondary or Service in Conduit (Depth = 24" - 42" X Width = 4"-6")	1	LF	2.25	1.13	7.63	N/A
UR2-PRI	Trench, Primary in Conduit (Depth = 48" - 60" X Width = 8"-12")	1	LF	3.00	1.50	9.97	N/A
UR1-NT	Trench, Normal Trench (Depth = 42" - 48" X Width 18" - 24")	1	LF	5.00	2.50	9.39	N/A
URT-ST	Trench, Super Trench (Depth = 60" or greater X Width 18" - 24")	1	LF	8.00	4.00	15.25	N/A
UR2-DB2-1	Directional Bore 1 - 2" HDPE pipe (Last number is qty of pipe runs)	1	LF	7.00	3.50	15.00	N/A
2-PA	2" HDPA pipe adder for installation of additional 2" pipe with base unit UR2-DB2-1 (Unit will change to UR2-DB2-2 for two 2" or UR2-DB2-3 for 3 - 2" HDPE pipes.	1	LF	4.00	2.00	7.50	N/A
UR2-DB3-1	Directional Bore 1 - 3" HDPE pipe (Last number is qty of pipe runs)	1	LF	11.00	5.50	16.88	N/A
3-PA	3" HDPA pipe adder for installation of additional 3" pipe with base unit UR2-DB3-1 (Unit will change to UR2-DB3-2 for two 3" or UR2-DB3-3 for 3 - 3" HDPE pipes.	1	LF	13.00	6.50	8.75	N/A
UR2-DB4-1	Directional Bore 1 - 4" HDPE pipe (Last number is qty of pipe runs)	1	LF	15.00	7.50	18.44	N/A
4-PA	4" HDPA pipe adder for installation of additional 4" pipe with base unit UR2-DB4-1 (Unit will change to UR2-DB4-2 for two 4" or UR2-DB4-3 for 3 - 4" HDPE pipes.	1	LF	17.00	8.50	12.50	N/A
UR2-DB6-1	Directional Bore 1 - 6" HDPE pipe (Last number is qty of pipe runs)	1	LF	22.00	11.00	31.25	N/A
6-PA	6" HDPA pipe adder for installation of additional 6" pipe with base unit UR2-DB6-1 (Unit will change to UR2-DB6-2 for two 6" or UR2-DB6-3 for 3 - 6" HDPE pipes.	1	LF	25.00	12.50	27.50	N/A
UM50-P-2	1-2" P.V.C. Conduit (Add to Trench Unit)	1	LF	1.00	0.50	2.05	N/A
UM50-P-4	1-4" P.V.C. Conduit (Add to Trench Unit)	1	LF	1.10	0.55	2.35	N/A
UM50-P-6	1-6" P.V.C. Conduit (Add to Trench Unit)	1	LF	1.25	0.63	2.93	N/A
UM50-S-2	1-2" G.R.C. Conduit (Add to Trench Unit)	1	LF	2.00	1.00	3.52	N/A
UM50-S-4	1-4" G.R.C. Conduit (Add to Trench Unit)	1	LF	2.50	1.25	5.87	N/A
UM50-S-6	1-6" G.R.C. Conduit (Add to Trench Unit)	1	LF	3.00	1.50	8.21	N/A
UX2	Single Phase Pad Mounted Transformer Deferred Unit Pedestal Type	1	EA	150.00	75.00	586.59	N/A
UX3	Single Phase Pad Mounted Transformer Deferred Unit Pad-Sleeve Type	1	EA	200.00	100.00	586.59	N/A
UX2	Single Phase Pad Mounted Deferred Unit Pedestal Type	1	EA	325.00	162.50	586.59	N/A
Underground Cable:							
6 UG-DPX	6 AWG Underground Duplex Secondary	1.000	MFT	750.00	375.00	235.00	141.00
1/0 UG-TPX	1/0 AWG Underground Triplex Secondary	1.000	MFT	1,000.00	500.00	352.00	211.00
4/0 UG-TPX	4/0 AWG Underground Triplex Secondary	1.000	MFT	1,000.00	500.00	459.00	281.00
350 MCM UG-TPX	351 MCM Underground Triplex Secondary	1.000	MFT	1,500.00	750.00	587.00	352.00
1/0 UG-PRI	15kV 1/0 Underground Primary Cable 1 - Conductor	1.000	MFT	1,000.00	500.00	352.00	211.00

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

750 MCM UG PRI	15kV 750 MCM Underground Primary Cable 1 - Conductor	1.000	MFT	\$ 1,650.00	\$ 825.00	\$ 704.00	\$ 422.00
<b>Junction Box:</b>							
Junction Box Single Phase Primary	Junction Box price shall include all labor and equipment required to install Junction Box. This shall include, but not be limited to, leveling, and backfill. Junction Box shall include ground sleeve, pad, enclosure, elbows, grounding connections and all other assemblies necessary to make installation complete.	1	EA	\$ 375.00	\$ 187.50	\$ 703.91	\$ 422.35
Junction Box Three Phase Primary	Junction Box price shall include all labor and equipment required to install Junction Box. This shall include, but not be limited to, leveling, and backfill. Junction Box shall include ground sleeve, pad, enclosure, elbows, grounding connections and all other assemblies necessary to make installation complete.	1	EA	\$ 625.00	\$ 312.50	\$ 1,055.86	\$ 633.52
Junction Box Single Phase Secondary	Junction Box price shall include all labor and equipment required to install Junction Box. This shall include, but not be limited to, leveling, and backfill. Junction Box shall include ground sleeve, pad, enclosure, elbows, grounding connections and all other assemblies necessary to make installation complete.	1	EA	\$ 150.00	\$ 75.00	\$ 469.27	\$ 281.56
Junction Box Three Phase Secondary	Junction Box price shall include all labor and equipment required to install Junction Box. This shall include, but not be limited to, leveling, and backfill. Junction Box shall include ground sleeve, pad, enclosure, elbows, grounding connections and all other assemblies necessary to make installation complete.	1	EA	\$ 350.00	\$ 175.00	\$ 821.23	\$ 492.74
<b>Pad Mount Transformers:</b>							
UG6-(25KVA-50KVA) Pad Mount Transformers Single Phase Radial	Price shall include all labor and equipment required to install Pad Mount Transformers. This shall include, but is not limited to, leveling, and backfill. Pad Mount Transformers shall include enclosure, ground sleeve, pad, load break elbows, grounding bushings and connections/terminations and all other assemblies required to make installation complete.	1	EA	\$ 350.00	\$ 175.00	\$ 703.91	\$ 422.35
UG6-(75KVA-100KVA) Pad Mount Transformers Single Phase Radial	Price shall include all labor and equipment required to install Pad Mount Transformers. This shall include, but is not limited to, leveling, and backfill. Pad Mount Transformers shall include enclosure, ground sleeve, pad, load break elbows, grounding bushings and connections/terminations and all other assemblies required to make installation complete.	1	EA	\$ 400.00	\$ 200.00	\$ 821.23	\$ 492.74
UG17-(30KVA-45KVA) Pad Mount Transformers Three Phase Radial	Price shall include all labor and equipment required to install Pad Mount Transformers. This shall include, but is not limited to, leveling, and backfill. Pad Mount Transformers shall include enclosure, ground sleeve, pad, load break elbows, grounding bushings and connections/terminations and all other assemblies required to make installation complete.	1	EA	\$ 700.00	\$ 350.00	\$ 938.54	\$ 563.12
317-(75KVA-225KVA) Pad Mount Transformers Three Phase Radial	Price shall include all labor and equipment required to install Pad Mount Transformers. This shall include, but is not limited to, leveling, and backfill. Pad Mount Transformers shall include enclosure, ground sleeve, pad, load break elbows, grounding bushings and connections/terminations and all other assemblies required to make installation complete.	1	EA	\$ 1,000.00	\$ 500.00	\$ 938.54	\$ 563.12
<b>Riser:</b>							
Single Phase Riser Primary (UA1)	Price shall include all equipment and labor required to install riser. This shall include, but is not limited to, installing conduit up the pole, connections to primary or protective equipment, installing wire up pole, and sweep at the bottom of pole.	1	EA	\$ 675.00	\$ 337.50	\$ 821.23	\$ 492.74
Three Phase Riser Primary (UC2)	Price shall include all equipment and labor required to install riser. This shall include, but is not limited to, installing conduit up the pole, connections to primary or protective equipment, installing wire up pole, and sweep at the bottom of pole.	1	EA	\$ 1,250.00	\$ 625.00	\$ 2,111.72	\$ 1,267.03
Secondary Riser (UM5)	Price shall include all equipment and labor required to install riser. This shall include, but is not limited to, installing conduit up the pole, connections to primary or protective equipment, installing wire up pole, and sweep at the bottom of pole.	1	EA	\$ 575.00	\$ 287.50	\$ 586.59	\$ 351.95
<b>Manhole:</b>							
Manhole (Typical 4'x6'x4' deep)	Price shall include all equipment and labor required to install manhole. This shall include, but is not limited to, excavation of hole, leveling of manhole, installing of manhole ring, and all other assemblies required to make installation complete. Compaction equipment shall be used when placing backfill.	1	EA	\$ 840.00	\$ 420.00	\$ 9,385.44	\$ 5,631.26
Manhole (crane required)	Price shall include all equipment and labor required to install manhole. This shall include, but is not limited to, excavation of hole, leveling of manhole, installing of manhole ring, and all other assemblies required to make installation complete. Compaction equipment shall be used when placing backfill. Contractor shall be responsible for crane rental and rental shall be invoiced at cost to Owner. Rental agreement shall be submitted.	1	EA	\$ 1,800.00	\$ 1,500.00	\$ 11,731.80	\$ 7,039.08
<b>Switchgear:</b>							
Switchgear (Manhole Type)	Price shall include all equipment and labor required to install switchgear. This shall include, but is not limited to, excavation, backfill, leveling, ground connections/terminations and all other assemblies required to make installation complete. Compaction equipment shall be used when placing backfill.	1	EA	\$ 1,400.00	\$ 800.00	\$ 9,385.44	\$ 5,631.26
Switchgear (Pad-Mount Type)	Price shall include all equipment and labor required to install switchgear. This shall include, but is not limited to, excavation, backfill, leveling, ground connections/terminations and all other assemblies required to make installation complete. Compaction equipment shall be used when placing backfill.	1	EA	\$ 1,200.00	\$ 800.00	\$ 4,692.72	\$ 2,815.63
<b>Concrete Encasement:</b>							
Concrete Encasement	Price shall include all equipment and labor required to place concrete. Contractor to bill for concrete at purchased price. Ticket from concrete company shall be submitted.	1	yd.	\$ 100.00	\$ 300.00	\$ 351.95	\$ 211.17
<b>Grounds Repair:</b>							
BERM-SOD	BERMUDA SOD & PREP - LAWN REPAIR	100	SQFT	\$ 517.00	\$ 258.50	\$ 212.00	N/A
ZOYS-SOD	ZOYSIA SOD & PREP - LAWN REPAIR	100	SQFT	\$ 95.00	\$ 47.50	\$ 231.00	N/A
ED-MUL	SEEDING AND MULCHING (CONVENTIONAL OR HYDRO)	100	SQFT	\$ 9.95	\$ 4.98	\$ 175.00	N/A



**MINUTE BOOK No. 71, CITY OF OXFORD****LEASE AGREEMENT**

SAFEGUARD - DEMENT 61-7854

THIS LEASE AGREEMENT made and entered into as of \_\_\_\_\_, 2017, by and between Lafayette County, Mississippi (the "County") and the City of Oxford, Mississippi (the "City").

**WITNESSETH:**

WHEREAS, the County is the owner of certain land located on County Road 406, upon which the County intends to construct a court facility to house the Lafayette County Justice Court operations, said land and location and design of the proposed court facility being described in greater detail in the attached Exhibit "A" hereto; and

WHEREAS, the City has heretofore expressed its desire to relocate the City of Oxford Municipal Court operations to said facility, provided that the County undertakes reasonable accommodations for the City's use of the facility as incorporated into the design and construction of the proposed court facility; and

WHEREAS, the County and the City have heretofore agreed on the nature and approximate costs of the court facility requirements required by the City; and

WHEREAS, the County has agreed to lease a certain portion of the court facility to the City for its use for Municipal Court administrative and court proceedings, subject to the City's agreement, inter alia, to reimburse the County for the additional costs incurred by the County in constructing the court facility to accommodate the City's requirements.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and undertakings herein expressed and the mutual benefit to be realized by the parties pursuant hereto, the County and the City agree as follows:

**ARTICLE I  
REPRESENTATIONS**

**SECTION 1.1 Representations of the County.** The County represents and warrants, as applicable, that:

- a. The County is authorized by the laws of the State of Mississippi to own and lease the described facility and to enter into this Lease and the transactions contemplated herein and to carry out its obligations hereunder, and has been duly authorized to execute, deliver and perform this Lease, and will do or cause to be done all things necessary to preserve and keep this Lease in full force and effect subject to the conditions herein.
- b. Neither the nature of the County, nor any of its activities



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

or properties, nor any relationship between the County and any other person, is such as to require a consent, approval or authorization of, or filing, registration or qualification with, any governmental body on the part of the County in connection with the execution, delivery and performance of this Lease.

- c. The Lease, when executed and delivered, will constitute legal, valid and binding obligations of the County enforceable in accordance with its terms and provisions.
- d. There are no actions, suits, proceedings, inquiries or investigations pending, or to the knowledge of the County threatened, against or affecting the County in any court or before any governmental authority or arbitration board or tribunal, which involve the possibility of materially and adversely affecting the transactions contemplated by this Lease which, in any way, would adversely affect the validity or enforceability of this Lease, or any agreement or instrument to which the County is a party and which is used or contemplated for use in the consummation of the transactions contemplated hereby or thereby.

**SECTION 1.2 Representations of the City with Respect to this Lease.** The City represents and warrants that:

- a. The City is a municipal corporation duly organized and existing under the laws of the State of Mississippi and has authority to enter into this Lease and by proper action has duly authorized the execution and delivery of this Lease.
- b. There are no proceedings pending, or to the knowledge of the City threatened, against or affecting the City in any court or before any governmental authority or arbitration board or tribunal which could reasonably be expected to materially and adversely affect the ability of the City to perform its obligations under this Lease.
- c. The execution and delivery by the City of this Lease and compliance by the City with all of the provisions hereof and thereof:
  - i. are within the power of the City;

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- ii. will not conflict with or result in any breach of any of the provisions of, or constitute a default under, or result in the creation of any Lien upon any property of the County or City under the provisions of, any agreement, charter document or other instrument to which the City is a party or by which it may be bound; and
- iii. have been duly authorized by all necessary action on the part of the City.
- d. This Lease constitutes a legal, valid, and binding obligation of the City enforceable in accordance with its terms and provisions.

## ARTICLE II

### LEASE OF DESCRIBED PROPERTY; RENTAL PROVISIONS; TERMINATION

**SECTION 2.1 Demise of Described Property.** In accordance with the provisions of this Lease, the County agrees to and does hereby lease and hire to the City, and the City agrees to, and does hereby lease, take and hire from the County, the space designated on the attached construction plans for the use of the City of Oxford, Mississippi Municipal Court (approximating 11,000 square feet). It is further understood that the City will have use of, and access to, the common areas depicted in the attached construction plans, including parking, as necessary for the conduct of municipal court operations.

**SECTION 2.2 Term.** The Initial Term of this Lease shall commence on \_\_\_\_\_, 2017 and shall terminate at midnight on \_\_\_\_\_, 2027, unless terminated prior to that date pursuant to other provisions of this Lease. At the City's option, it may renew the lease for additional one year terms (Successive Term) upon written notice to the County at least 90 days prior to the expiration of the Initial Term or Successive Term.

**SECTION 2.3 Lease and Common Area and Utilities Payments.** As the "basic rent" due the County, the City agrees to reimburse the County for the costs of the additional court facilities required by the City, being \$850,000 (Eight Hundred Fifty Thousand Dollars) (the "Amortized Amount"). The Amortized Amount will be paid in ten equal installments of \$85,000 (Eighty Five Thousand Dollars) payable on July 1 of each year of the Initial Term, with the first payment due July 1, 2017.

- a. **Successive Term.** Lease payments due during any Successive Term will be at a nominal amount (\$1.00),
- b. **Common Area Maintenance and Utilities.** In addition to the obligation to make annual



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

lease payments, the City will also reimburse the County the sum of \$10,120.00 being the estimated annual maintenance and utilities cost of the dedicated municipal court area and the pro rata common area maintenance and utilities costs of the facility, to be paid on an annual basis at the time the lease payment is due.

- c. **In Kind Payments.** It is further understood that the Amortized Amount may be defrayed by the value of the City's in-kind provision and installation of municipal sewer facilities servicing the property and buildings owned by the County located on County Road 406.

**SECTION 2.4 Termination.** It is agreed that subject to the terms of this Lease, either party may terminate this Lease upon written notice, which termination will become effective ninety (90) days after receipt of notice by the other party, provided, however, that neither party may terminate this lease during the Initial Term except in the event the other party is in material breach of the terms of this Lease.

**SECTION 2.5 Use of Leased Premises.** It is agreed that the City may use the dedicated leased area for Municipal Court operations or any other use which is compatible with the County's Justice Court operations. In the event the City determines to use the dedicated leased area for a use other than Municipal Court operations, the City agrees to reimburse the County for all construction costs incurred in remodeling the building in accordance with the City's request.

**SECTION 2.6 Delivery at End of Lease.** On the expiration of this Lease, or any renewal hereof, Lessee's access to the leased premises will cease.

### ARTICLE III SPECIAL COVENANTS

**SECTION 3.1 Mutual Covenants.** The parties agree that neither is the agent nor principal of the other with regard to the lease and operation of the subject premises and acknowledge, therefore, that neither shall be liable for any claim asserted by or on behalf of any person, firm or corporation arising out of the use or operation of the leased premises, including specifically Federal and State laws, rules and regulations, for the other's use, conduct or management of, or from any work or thing done by the other in connection with the operation of the leased premises during the Lease Term, including:

- a. any condition, omission, act of negligence and use of the leased premises not attributable to the that party,

The provisions of this Section shall survive the termination of this Lease.

**SECTION 3.2 Maintenance of Premises.** The County agrees to provide all maintenance, upkeep and cleaning services for the lease premises (common area



# **MINUTE BOOK No. 71, CITY OF OXFORD**

maintenance) during the term of the lease.

SAFEGUARD - DEMENT 61-7854

**SECTION 3.3 Statement of Non-Agency.** The parties hereto agree and represent that the City (and the intended municipal court operations) is not affiliated with nor is it a subdivision of the County and, further, the County plays no role in the manner in which the City may use the leased premises or otherwise conduct the intended operations.

**SECTION 3.4 Secured Premises and Court Security Services.** The parties agree that the court facilities dedicated for the City's exclusive use for the Municipal Court operations (Municipal Court Clerk's and Judge's Offices) will be separately secured and controlled by Municipal Court staff and the court facilities dedicated for the County's exclusive use for the Justice Court operations will be separately secured and controlled by Justice Court staff. It is further agreed that all security required for active Municipal Court operations will be the responsibility of the City.

## **ARTICLE IV ASSIGNMENT OR SUBLEASE**

**SECTION 4.1 Assignment or Sublease.** The City may not assign this Lease, either directly or indirectly or by transfer of any interest therein, equitable transfer, or otherwise or enter into any sub-lease, without the prior written consent of the County.

## **ARTICLE V MISCELLANEOUS**

**SECTION 5.1 Notices.** All notices, demands and requests which may or are required to be given by either party to the other or to the State shall be in writing, and each shall be deemed to have been properly given when served personally on an executive officer of the party to whom such notice is to be given, when sent by courier receipt requested, or when sent postage prepaid by first class mail, registered or certified, return receipt requested, on the third (3rd) business day following deposit thereof, by deposit thereof in a duly constituted United States Post Office or branch thereof located in one of the states of the United States of America in a sealed envelope addressed as follows:

If intended for the County:

President  
Lafayette County Board of Supervisors  
300 North Lamar  
P.O. Box 1240  
Oxford, MS 38655

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

If intended for the City of Oxford, Mississippi:

Mayor  
City of Oxford, Mississippi  
107 Courthouse Square  
Oxford, Mississippi 38655

with a copy to:

The City and the County may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

**SECTION 5.2 Severability.** If any clause, provision or section of this Lease be ruled invalid by any court of competent jurisdiction, the invalidity of such clause, provision or section shall not affect any of the remaining provisions hereof.

**SECTION 5.3 Amendments.** The County and the City may enter into mutually acceptable amendments to this Lease.

**SECTION 5.4 Effective Date; Counterparts.** This Lease shall become effective upon its delivery. It may be executed simultaneously in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**SECTION 5.5 Third Party Beneficiaries.** This Lease has been entered into by the County and the City and no other person other than the foregoing County and their respective successors and assigns and the City and its respective successors and assigns shall acquire or have any rights under or by virtue of this Agreement, except as otherwise expressly provided for herein.

**SECTION 5.6 Law Governing.** This Lease shall be governed by and construed in accordance with the laws of the State of Mississippi.

**SECTION 5.7 Binding Effect.** This Lease shall inure to the benefit of the County and the City, and their respective successors and assigns and shall be binding upon the County and the City, and their respective successors and assigns.

**SECTION 5.8 Headings.** The headings of provisions of this Lease are inserted for convenience only and shall not be deemed to constitute a part of this Lease.

IN WITNESS WHEREOF, the County and the City have caused this Lease to be executed in their respective names and with their respective seals to be hereunto affixed and attested



**MINUTE BOOK No. 71, CITY OF OXFORD**  
by their duly authorized officers, and the County and the City have caused this Lease to be dated as of the date first above written, although actually executed on the dates specified in their respective acknowledgments hereto.

Lafayette County, Mississippi  
(As Owner of the Leased Premises Site and Lessor)

[SEAL]

BY: \_\_\_\_\_  
Jeff Busby  
TITLE: President

ATTEST:

By: \_\_\_\_\_  
Sherry J. Wall  
Title: Secretary

City of Oxford, Mississippi  
(As Lessee)

[SEAL]

ATTEST:

BY: \_\_\_\_\_  
George (Pat) Patterson  
TITLE: Mayor

By: \_\_\_\_\_  
Title: Clerk

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within-named JEFF BUSBY and SHERRY J. WALL, who acknowledged to me that they are the President and Secretary, respectively, of the Lafayette County Board of Supervisors (the "County"), and that for and on behalf of the County, and as their act and deed, they signed, sealed and delivered the above and foregoing instrument on the day and in the year therein mentioned, being first duly authorized so to do by the Lafayette County Board of Supervisors.



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

GIVEN UNDER MY HAND AND OFFICIAL SEAL, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

COUNTY OF LAFAYETTE

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named GEORGE "PAT" PATTERSON and \_\_\_\_\_, who acknowledged to me that they are the Mayor and Clerk, respectively, of the City of Oxford, Mississippi and that for and on behalf of the City of Oxford and as its act and deed, they signed, sealed and delivered the foregoing instrument on the day and in the year therein mentioned, after being first duly authorized so to do by the Board of Aldermen of the City of Oxford, Mississippi.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

mayomallette<sup>PLLC</sup>

POPE S. MALLETT  
[pmallette@mayomallette.com](mailto:pmallette@mayomallette.com)

March 3, 2017

Mayor George P. Patterson

(Via Email)

Dear Mayor and Board:

It has been my privilege, and the privilege of all of us at Mayo Mallette PLLC, to serve as the City of Oxford's legal counsel for the past sixteen years. We have served during a time of extraordinary development, dynamic population changes, growth in geographic area, and several changes in leadership. We have tried always to offer legal advice with the goal of enhancing this City, supporting its leadership, and avoiding legal issues and costs through forward thinking and risk-avoidance. We know how lucky we are to serve at the pleasure of successive Boards and Mayors, and we marvel at the professionalism of the permanent staff with whom we work every day.

When we began our work with the City in 2001, our billing rate was \$100 per hour. In 2004, we were granted an increase to \$120 per hour. Our next increase came four years later in 2008, when the rate was set at \$140 per hour. For the past nine years we have remained at that same rate, \$140 per hour. During that same period, we have addressed increasingly complex issues, and a greater percentage of my work has been dedicated to those issues.

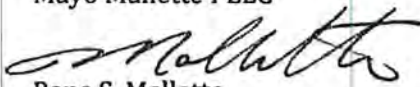
I write to request a modest increase to \$160 per hour for this firm's work on City matters, apart from bond work. At this time, the City work is my lowest hourly-rate file by a substantial margin. My next "closest" file is also a governmental client, which I bill at \$165 per hour.

I would appreciate your consideration of the request. I would be glad to discuss our service and compensation with each of you, or with the Board as a whole in open session. I do not recall whether we provided our customary letter of retention last summer, but I would be happy for the increase, if it goes into effect, to begin at the time of our regular retention in June or July.

Thank you for your consideration of this request.

Respectfully,

Mayo Mallette PLLC



Pope S. Mallette  
PSM:ms

cc: Ashley Atkinson, City Clerk (Via Email)  
Bart Robinson (Via Email)



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7654

City of Oxford  
Board of Aldermen  
Regular Meeting  
Tuesday, March 21, 2017, 5:00 pm - 7:00 pm  
City Hall Courtroom



THE CITY OF  
OXFORD

## 1. Call to order.

The meeting of the Mayor and Board of Alderman of the City of Oxford, Mississippi, was called to order by Mayor Patterson at 5:00pm on Tuesday, March 21, 2017, in the courtroom of Oxford City Hall when and where the following were present:

George G. Patterson, Mayor  
Rick Addy, Alderman Ward I  
Robyn Tannehill, Alderman Ward II  
Janice Antonow, Alderman Ward III  
Ulysses Howell, Alderman Ward IV  
Preston Taylor, Alderman Ward V  
Jason Bailey, Alderman Ward VI  
John Morgan, Alderman At Large-absent

Mayo Mallette, PLLC-Of Counsel  
Ashley Atkinson, City Clerk  
Bart Robinson, Director of Public Works-absent  
Reanna Mayoral, Assistant Director of Public Works  
Judy Daniel, City Planner  
Ben Requet, Senior Planner  
Joey East, Chief of Police-absent  
Sheridan Maiden-Major, Oxford Police Department  
Matt Davis, Director of Parking Enforcement  
Braxton Tullos, Human Resources Director  
Mark Heath, Fire Chief-absent  
Joey Gardner, Deputy Fire Chief  
Seth Gaines, Director of Oxford Park Commission  
Randy Barber, Director of Building Department  
Rob Neely, Superintendent of Oxford Electric Department  
Bo Ragon, Superintendent of City Shop-absent  
Jimmy Allgood, Director of Emergency Management  
Amberlyn Liles, Environmental Services Director  
Gray Parker, Planning Department  
Billy Lamb, Buildings & Grounds Department

## 2. Adopt the agenda for the meeting.

It was moved by Alderman Howell, seconded by Alderman Taylor to adopt the agenda for the meeting with the following changes: addition of item 20a. Discussion of a promotion in Environmental Services, the addition of item 19a. Request permission to approve an encroachment license for Centerpoint Energy Entex, change item 22 from an adjournment to a recess, and a location and price change to item 6b on the consent agenda. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

## 3. Mayor's Report

## 4. Authorize the approval of the minutes of the regular meeting on March 7, 2017.

It was moved by Alderman Antonow, seconded by Alderman Tannehill to approve the

minutes of the regular meeting on March 7, 2017. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

## MINUTE BOOK No 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

### 5. Authorize the approval of accounts for all city departments.

It was moved by Alderman Howell, seconded by Alderman Bailey to approve all accounts for the City of Oxford including a docket showing claims numbered 3011 thru 3259 totaling \$1,157,713.12. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

### 6. Consider the consent agenda:

It was moved by Alderman Tannehill, seconded by Alderman Howell to approve the following consent agenda items. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

- a. Request approval of the retirement of Gwen King in the Oxford Police Department. (Braxton Tullos)
- b. Request permission for Donna Zampella to attend Payroll Essentials Training and Human Resources Training in Ridgeland, MS on April 12-13, 2017 at an estimated cost of \$965.85. (Ron Biggs)
- c. Request permission for Rob Neely to attend the TVPPA/TVA Solar Advisor Group meetings in March and April, 2017 at an estimated cost of \$617.00. (Rob Neely)
- d. Request permission for Davii Jo Chinault to attend the Emergency Services Administrative Professionals Conference on May 3-5, 2017 in Gulfport, MS at an estimated cost of \$300.00. (Mark Heath)
- e. Request permission to employ Michael Harmon as a Part-Time SRO for the Oxford Police Department with an hourly rate of \$25.00. (Braxton Tullos)
- f. Request approval for one officer to attend Safety and Security Summit training on March 28-30, 2017 in Hattiesburg, MS at an estimated cost of \$601.00. (Joey East)
- g. Request approval for one officer to attend Accident Reconstruction Level 2 training on March 27- April 10, 2017 in Hernando, MS at an estimated cost of \$1,604.00. (Joey East)
- h. Request approval for one officer to attend Government Social Media class on April 10-13, 2017 in Dallas, TX at an estimated cost of \$1,383.00. (Joey East)
- i. Request permission to hire Brian Russell as a part-time parking enforcement officer with an hourly rate of \$12.00. (Braxton Tullos)
- j. Request permission to hire Flint Ussery as a Part-Time Site Inspector for the Planning Department with an hourly rate of \$21.00. (Braxton Tullos)

### 7. Authorize an appointment to the Historic Preservation Commission.

It was moved by Alderman Antonow, seconded by Alderman Addy to appoint Joel Little to the Historic Preservation Commission to fill the vacancy left by Shawn Telford. Mr. Little's term will expire August, 2018. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

### 8. Request permission to submit FY2018 Multi-Modal Grant Application to MDOT. (Tim Akers)

It was moved by Alderman Tannehill, seconded by Alderman Bailey to submit the FY2018 Multi-Modal Grant application to MDOT. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

### 9. Presentation of the Oxford Park Commission Yearly Report. (Seth Gaines)

Seth Gaines presented the Oxford Park Commission Annual Report. He spoke about



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Paq

<https://www.boardpaq.com/admin>

all of the different instructional programs offered by the OPC and the participant numbers for activities provided by OPC. The board thanked him for his hard work since becoming the director.

10. Third reading and vote on a proposed Ordinance amending the zoning, based on a request, for Case #2162, by Updraft Investments, LLC, to rezone +/- 47.68 acres from RE, RA and GB to TND (Traditional Neighborhood Development) for property located west of North Lamar Boulevard, east of Chickasaw Road and South of Molly Barr Road, further described as PPINs 5042 & 5067. (Judy Daniel)

After reading a letter of support from Alderman At Large John Morgan, it was moved by Alderman Antonow, seconded by Alderman Tannehill to approve the rezoning of +/- 47.68 acres from RE, RA and GB to TND (Traditional Neighborhood Development) for property located west of North Lamar Boulevard, east of Chickasaw Road and South of Molly Barr Road, further described as PPINs 5042 and 5067. This rezoning is conditional on the fact that developers may not be grandfathered in based on a prior approval. If the Land Development Code changes (based on recommendations in the Vision 2037 plan), future phases of a previously approved development must meet the then-current guidelines in place. All the aldermen present voting aye, with the exception of Alderman Howell who voted no, Mayor Patterson declared the motion carried.

Multiple emails, both pro and con, were received by the aldermen and are included as part of the official record. A copy of the minutes from the planning commission are also included as part of the record.

11. Request permission for the Oxford University Transit Manager and six other employees to attend the MS Public Transit Association's 2017 Rodeo in Choctaw, MS on April 21-23, 2017 at an estimated cost of \$3,533.00. MDOT will be reimbursing up to \$3,409.56 of the travel costs. (Ron Biggs)

It was moved by Alderman Howell, seconded by Alderman Addy to approve the travel of seven OUT employees to the 2017 Rodeo in Choctaw, MS on April 21-23, 2017. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

12. Request permission for three apprentice linemen to attend TVPPA Apprentice Lineman Training in April, 2017 at an estimated cost of \$3,762.38. (Rob Neely)

It was moved by Alderman Howell, seconded by Alderman Taylor to approve the travel of three apprentice linemen to the TVPPA Apprentice Lineman Training. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

13. Second reading and public hearing of a proposed ordinance amending the Sec. 87-21 of the Weed & Grass Ordinance, penalties. (Joey East)

The third reading and vote on this ordinance change will be at the next regular meeting on April 4, 2017.

14. First reading of proposed Ordinance changes to Chapter 102, Article XX, Section 102-642, Parades, Public Assemblies and Special Events. (Joey East)

The second reading and public hearing on this ordinance change will be at the next regular meeting on April 4, 2017.

15. First reading of proposed Ordinance changes in Chapter 14-Alcohol, Articles I & II. (Joey East)

The second reading and public hearing on this ordinance change will be at the next regular meeting on April 4, 2017.

16. Presentation of the Oxford Police Department's 2016 Year End Report. (Joey East)



Major Sheridan Maiden presented the 2016 Year End Report for OPD. The report detailed statistics for different areas of OPD operations, 911 calls, and arrests. The board thanked Major Maiden for the information and his work on getting it compiled.

17. Request approval of an amendment to the Community Promotions budget. (Ashley Atkinson)

It was moved by Alderman Antonow, seconded by Alderman Taylor to amend the Community Promotions budget by \$27,500.00. This increase represents the difference between what was originally budgeted for a matching funds donation to Interfaith Compassion Ministry (\$5,000.00) and a matching funds donation that was approved at the last regular meeting (\$32,500.00). All the aldermen present voting aye, Mayor Patterson declared the motion carried.

18. Accept maintenance and deed for the portion of Oxford Way constructed in conjunction with The Domain. (Reanna Mayoral)

It was moved by Alderman Bailey, seconded by Alderman Antonow to accept maintenance and deed for the portion of Oxford Way constructed in conjunction with The Domain. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

19. Approve a resolution for condemnation action of the Ray George Lewis Estate. (Reanna Mayoral)

It was moved by Alderman Bailey, seconded by Alderman Addy to approve the resolution for condemnation action for the property belonging to the Ray George Lewis estate. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

20. Request permission to approve an encroachment license for Centerpoint Energy Entex. (Reanna Mayoral)

It was moved by Alderman Tannehill, seconded by Alderman Addy to approve an encroachment license for Centerpoint Energy Entex. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

21. Authorize the City Engineer to write a letter to TVA stating the City's desire to have the easement for Belk Boulevard from TVA be issued to the City of Oxford. (Reanna Mayoral)

It was moved by Alderman Antonow, seconded by Alderman Addy to authorize the City Engineer to write a letter to TVA stating the City's desire to have the easement for Belk Boulevard from TVA issued to the City of Oxford. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

22. Discuss a promotion in the Environmental Services Department. (Braxton Tullos)

It was moved by Alderman Tannehill, seconded by Alderman Addy to approve a promotion for Ronnie Holland in the Environmental Services Department. Mr. Holland will be filling in for an employee who will be out for an extended length of time on FMLA leave. Mr. Holland's new hourly rate is \$18.50. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

23. Consider an executive session.

It was moved by Alderman Tannehill, seconded by Alderman Addy to consider an executive session for a personnel matter, two matters regarding property acquisition and a matter of potential litigation. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

It was moved by Alderman Tannehill, seconded by Alderman Addy to enter into

executive session for a personnel matter in the Environmental Services Department, two matters regarding property acquisition on West Oxford Loop and a matter of potential litigation regarding TIF bonds. All the alderman present voting aye, Mayor Patterson declared the motion carried.

It was moved by Alderman Tannehill, seconded by Alderman Bailey to reject the counter offer received from George Haymans on behalf of Heritage Development for property located on West Oxford Loop. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

It was moved by Alderman Tannehill, seconded by Alderman Addy to reject the counter offer received from Robert Edmister for property located on West Oxford Loop. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

It was moved by Alderman Addy, seconded Bailey to return to regular session. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

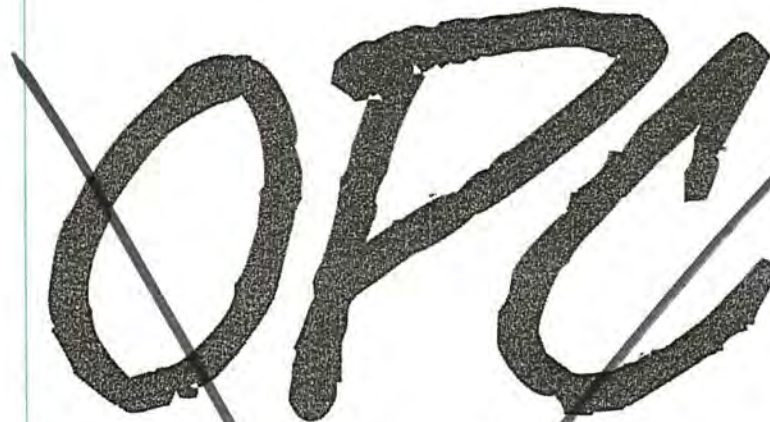
24. Recess.

It was moved by Alderman Tannehill, seconded by Alderman Bailey to recess until Tuesday, March 28, 2017 at 11:00am. All the aldermen present voting aye, Mayor Patterson declared the motion carried.

  
George G. Patterson, Mayor

  
Leigh A. Atkinson, City Clerk





*Oxford Park Commission*  
Live Well. Play Well. Have Fun!

**2016 Year End Report**  
**January 2016 – December 2016**

Seth Gaines  
Executive Director  
Oxford Park Commission



Request for Transit Multi-Modal Funds

FY 2018

GENERAL INFORMATION				
Transit System Name Oxford University Transit				
Location Oxford MS				
Sponsor City of Oxford				
Address 107 Courthouse square				
City Oxford		State MS	ZIP 38655	
Prefix	Contact First Name Tim	Mi.	Contact Last Name Akers	Suffix
Title Planner				
Phone Number (662) 234-3540		Fax Number		
E-mail Address takers@oxfordms.net				

COMMITTEE USE ONLY	
Recommend for Approval	
Date:	
By:	
MM-:	

Not Recommended for Approval	
Date:	

MULTI-MODAL PROJECT DESCRIPTION	
Include a brief narrative of what items or services are to be funded. Be sure to include specific amounts as well as number and types of items requested.	
Oxford University Transit is requesting \$29,017 in Multimodal funds (20% match) to help with the agency's vehicle insurance expenses.	

PROJECT ITEMS and COSTS					
Capital Projects @ 100%		Other Projects @ 100%		Applicants Federal Share @ 80% / 50%	
Purchase Vehicles		Consultant Fees		(Capital @ 80% ; Operating @ 50%)	
Rehab Vehicles		Operating Costs (attach budget)			
Equipment		Other Costs (attach budget)			
Other		Insurance	\$ 145,083		
Sub-Total Capital Cost	\$ 0	Sub-Total Other Cost	\$ 145,083	Total Applicant Federal Share	\$ 116,066
Capital Projects			\$ 0		
Other Projects		+	\$ 145,083		
Total Project Cost			\$ 145,083		
Total Federal Share		-	\$ 116,066		
Total Amount of Multi-Modal funds Requested			\$ 29,017		

Calculation of Costs: Capital projects + Other projects= Total Cost. Then, Total Cost – Federal Share = Total Amount of Multimodal Funds.



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Request for Transit Multi-Modal Funds

FY 2018

GENERAL INFORMATION				
Transit System Name Oxford University Transit				
Location Oxford MS				
Sponsor City of Oxford				
Address 107 Courthouse square				
City Oxford		State MS	ZIP 38655	
Prefix	Contact First Name Tim	MI.	Contact Last Name Akers	Suffix
Title Planner				
Phone Number (662) 234-3540		Fax Number		
E-mail Address takers@oxfordms.net				

COMMITTEE USE ONLY
Recommend for Approval
Date
By
MM-

Not Recommended for Approval
Date

MULTI-MODAL PROJECT DESCRIPTION
Include a brief narrative of what items or services are to be funded. Be sure to include specific amounts as well as number and types of items requested.
Oxford University Transit is requesting \$29,017 in Multimodal funds (20% match) to help with the agency's vehicle insurance expenses.

PROJECT ITEMS and COSTS			
Capital Projects @ 100%	Other Projects @ 100%	Applicants Federal Share @ 80% / 50%	
Purchase Vehicles	Consultant Fees	(Capital @ 80% ; Operating @ 50%)	
Rehab Vehicles	Operating Costs (attach budget)		
Equipment	Other Costs (attach budget)		
Other	Insurance	\$ 145,083	
Sub-Total Capital Cost	\$ 0	Sub-Total Other Cost	\$ 145,083
		Total Applicant Federal Share	\$ 116,066
Capital Projects		\$ 0	
Other Projects		+	\$ 145,083
Total Project Cost			\$ 145,083
Total Federal Share		-	\$ 116,066
Total Amount of Multi-Modal funds Requested			\$ 29,017

Calculation of Costs: Capital projects + Other projects= Total Cost. Then, Total Cost – Federal Share = Total Amount of Multimodal Funds.



## **2016 Year End Report**

### **January 2016 – December 2016**

Seth Gaines  
Executive Director  
Oxford Park Commission



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## **Blue Sombrero registration system with new website –**

After analyzing our costs and usefulness of the old registration software, I decided to change systems for our department. The old system cost the OPC over \$22,000 in FY 14/15. We changed our registration software and website to Blue Sombrero for FY 16/17. Blue Sombrero does not cost the OPC any fees to use. The new system does not have a facility management system, but we are doing that by hand at the moment while looking for a new system for that.

## **Oxford Sport and Social Club -**

Nontraditional sports are the sports that are increasing in numbers across the nation. We focused on these nontraditional sports in our adult program this year and saw where the adults are choosing to play some of them. These programs are designed to be social activities without officials or referees so we can keep cost at a very minimum. We charged around \$100-\$150 per team for the leagues. We played Ultimate Frisbee and 16" softball last year and we are currently registering for adult volleyball. We utilized our intern program to run these activities which you will learn about later in the report.

## **Intern Program –**

When I worked my internship when I finished classes at Ole Miss I was merely used as a (gopher) or I was used to do the busy work of the programmers where I was interning. I did not feel as if I was learning to run my own program. I made a decision that if I was ever over an intern program that I would treat the interns as employees with a job description to help them in their growth as a professional in the field. It is my goal as the Executive Director of the OPC to utilize every advantage we have in Oxford with having Ole Miss as our partner for as many programs as possible. Ole Miss has a great Recreation Administration program that we utilize students from to run programs such as the Oxford Sport and Social Club activities. We do not only take interns from the Recreation Administration field, but we look at all the other ways Ole Miss interns can help this department be better in the long term. We didn't just stop at Ole Miss student interns, we had one student from Mississippi State.

In total calendar year 2016, we logged over 2750 hours from 9 interns.

This does not include 2 other students that had to write 4 stories for their classes, that did not record time, or interns for the RSVP or Volunteer Oxford programs.

I have attached two of the intern job descriptions to this report

## **Team Building –**

After talking with staff when I arrived here in the fall of 2015, there seemed to be a disconnect in our department and I think it has a lot to do with us having 4 different spaces that people work at and they never seemed to see each other or talk with each other. We started a Team Building day every month throughout 2016. We did many things as a group including touring different facilities around Oxford and Ole Miss to playing trivia and games such as bowling, whiffle ball, egg toss, etc...

## **Master War Wall –**

The OPC has so many programs it is hard for everyone to remember all the dates, times, programs that we offer. We have a white board in our main office we call our War Wall. It is updated by all of the staff on what is going on in the OPC.

## **LLO Parking –**

In an effort to help fund the LLO program, I offered the LLO participants a chance to help work a parking program during Ole Miss home football game weekends. The effort raised over 13K during the 2016 season.

**MHSAA Tennis Championships-**

We were so lucky to be awarded the 2016 Mississippi High Schools Activities Association (MHSAA) High School State Championships for 2016. (on a side note we will also host them in 2017) Four of the Six classifications of the state championships were held in Oxford at the FNC Tennis Complex at John Leslie Courts in 2016 and 2017.

**MRPA conference –**

We were pleased to learn in September 2016 that Oxford and the Oxford Conference Center will be the host site of the 2018 Mississippi Recreation and Park Association state conference. Thanks to the hard work of Visit Oxford and the Oxford Conference Center for helping us win this bid.

**Activities Center –**

A lot of work has been done in 2016 on the plan for the new Activities Center in Stone Park. We selected Pryor and Morrow as the lead architects and Innovative Construction Management as the Construction Manager for the project which will eliminate the need for a General Contractor for the project, which we believe will save the city of Oxford a lot of money and allow us to build a bigger facility.

**Mothers Morning Out –**

We call this program MMO, and it is my favorite new program from 2016. In the spring of 2016, I had three ladies come to my wanting to form a MMO program. After working out the details in about 2 weeks we were ready to go for the fall program. Peggie Pitts Wilson leads this program, which requires moms that sign their kids up in the program to work one day a month in the program. This is a great example of partnership with our citizens to run a great program. It is continuing in 2017.

**Athletic Account budget –**

As we move forward in the OPC I want an easier and better account management with the funds that we collect in the Park Commission accounts. It was explained to me that there had never been a yearly budget created or followed. With the help and encouragement of the Franks, Franks, Jerrell and Wildmon accounting group who does the auditing for the City, we created this working budget for FY 16/17. In the first year of trying to create this budget we have found things that we did not account for but it will be better in year 2. We have an expected revenue of \$632,820 and an expected expenses of \$607,999.

**Garden Terrace playground –**

We brought in several playground companies last year to see the site of where we wanted to build a playground. The City Board of Aldermen approved \$50,000 for the construction of a new playground at Garden Terrace Park. We task each company to come up with a design build of a playground that would keep us under budget, and we are extremely proud of our playground.

**Field Maintenance Workshop –**

We hosted the largest ever Field Maintenance workshop that the MRPA District 1 has ever hosted. There were 72 registrants in the workshop. We reached out to the High Schools in and around north Mississippi and they were very receptive at the chance to earn professional CEU's for job.

**Harvey Faust Golf Tournament –**

OPC and Ole Miss Recreation Administration program hosted the largest ever Golf Tournament that we have ever held. There were 22 teams, it raised over \$6000 to go towards learn to swim program. The learn to swim annually teaches 200 kids to swim.



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## **Mayors day of service -**

We partnered with the RSVP and Volunteer Oxford programs this year for the Mayors Day of Service. Both Mayor Pat Patterson and County chairman Jeff Busby helped us plant fruit trees in Garden Terrace Park. I hope we can continue to plant fruit trees in our parks as opportunities arise.

## **Ping pong tournament partnership -**

A first year event and we partnered with both the Oxford Fire Department and the Lafayette County Fire Department to host a Ping Pong tournament at the Activities Center. This event raised over \$1600 for Breast Cancer screening with the local hospital.

## **Community relations hire -**

My first written goal after I had time to evaluate the OPC after I was hired was that we desperately needed a person in office to run our marketing and be the face of our department in the community when I can't make it. After a search for this person we hired local 20-year veteran in the Oxford news industry John Davis. John actually started in January 2017.

## **Maintenance foreman -**

The OPC did not have a second in command within the Maintenance division. If the Supervisor was out, we did not have a leader in the department. I felt it was extremely important to have someone on staff to fill in for the supervisor in his absence.

## **Maintenance Break room -**

When visiting the maintenance crew in the first year I was here, it was very apparent that those guys needed somewhere to rest on breaks and lunches. Somewhere to get out of the heat in the summer and somewhere to get out of the cold in the winter. Our maintenance crew took charge and built it themselves. I would best that the Park Commission Maintenance division has the nicest breakroom in the city.

## **MRPA Awards -**

The OPC was proud to be the recipients of two statewide awards through the Mississippi Recreation and Parks Association. OPC Outdoors won "Recreation Program of Merit" (Outdoor Camps) and we also won "Therapeutic Programming of Merit" through the LLO program. But the highlight of these awards would be an individual honor recognizing Mike Young as the statewide MRPA Professional of the Year.

## **Little free libraries -**

A partnership with two local book clubs was formed through their love of reading. The Women's Book Club and the Round Table Book Club. Both clubs wanted to have a Little Free Library in our parks. Each club worked with the area where they were going to put a Little Free Library and it has been great. The Clubs chose Stone Park beside the Stone Center and Price Hill Park beside the pavilion. We are thankful for both book clubs and their willingness to be a part of the Oxford Park Commission.



**City of Oxford - Job Description**  
**Oxford Park Commission – Activities Programmer**

<b>Division:</b> Internship	<b>Essential:</b>
<b>Grade Number:</b>	<b>FLSA:</b>
<b>Location:</b> Park Commission	<b>Date Revised:</b> December 17, 2015

**Purpose of Position**

The Activities Programmer is an Internship designed to give the student real world programming and implementation of various activities within the community. The Activities Programmer is responsible for the youth and adult nontraditional events and programs for the Oxford Park Commission. The Activities Programmer plans, initiates, and supervises various events and activities and conducts publicity for all programs.

**Duties and Responsibilities**  
**Supervision Received**

The immediate supervisors for this position are the Activities Center Director and the Program/Facilities Director.

**Supervision Exercised**

N/A

**ESSENTIAL FUNCTIONS**

- Plans, initiates, and supervises a wide variety of youth and adult activities, programs and events such as but not limited to family game nights, board game nights, Oxford family Olympics, and a picnic at the park with a campout.
- Develops rules and guidelines for the various youth and adult events, activities and programs and relays them with the citizens.
- Administer program evaluations from programs that the position supervises.
- Develops a middle school and Jr high after school program on Tuesdays and Thursdays with all schools in Lafayette County.
- Prepares budget estimates for the youth and adult activities, events and programs.
- Be onsite for all programs that you supervise.
- Prepares registration for each activity, event and program and collects participant's fees and entry fees.
- Prepares and accepts equipment bids from vendors.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

*City of Oxford - Job Description*  
*Oxford Park Commission – Activities Programmer*  
*Page 3*

**Knowledge, Skills, and Abilities****Knowledge:**

- Knowledge of youth and adult events, activities and programs.
- Knowledge of community interests and needs.
- Excellent oral and written communication skills
- Advanced computer skills
- Basic financial skills
- General knowledge of operation of municipal government

**Skills and Abilities:**

- Ability to work effectively with children, young people, adults and senior citizens
- Ability to maintain good public relations with the community and the public.
- Have ability to speak effectively before groups of customers or employees
- Ability to get along with other workers
- Assists staff in performing their duties, and provides training and education, as required
- Compiles and prepares time sheets, work orders and cost estimates of materials, and supplies as required for programs and services
- Multiple task performance
- Operate office equipment (computer, typewriter, copier, fax machine, etc.)
- Make decisions within specified restraints
- Maintain confidentiality
- Maintain high professional demeanor
- Autonomous and strong work ethic

**Special Requirements**

This position is for those needing an internship in order to graduate from a four year college or university with a minimum of a Bachelor's degree in Recreation Leadership, Leisure Management, Physical Education or a related field.

Good physical condition.

A valid driver's license.

**Physical Demands**

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable

*City of Oxford - Job Description*  
*Oxford Park Commission - Activities Programmer*  
*Page 2*

Determines activity, event and program schedules and coordinates these schedules with the Maintenance Superintendent.

Notifies everyone of interest of cancellation of event, program and activity through the radio, telephone or any other means available

Build database of companies and organizations to target for potential sponsorship opportunities for all programs within OPC along with contact info for those groups.

Assist with OPC registration.

Execute an event within a neighborhood park excluding Aventura Park during your 400 hour internship.

Assist with OPC/MRPA field maintenance workshop.

Assist with the planning of the Harvey Faust Golf Tournament

Prepares program reports including budget updates and attend all park commission board meetings.

#### MARGINAL FUNCTIONS

Responsible for the inventory of equipment and supplies for the youth and adult activities, events and programs managed

Conducts and maintains safety programs for all facilities that are used.

Work closely with all city department heads on related jobs.

Maintain good public relations with the community.

Solve problems as they arise.

Address customer questions and complaints

Work on maintenance crews

Perform other duties as directed



*City of Oxford - Job Description*  
*Oxford Park Commission – Activities Programmer*  
*Page 4*

accommodations may be made to enable individuals with disabilities to perform the essential functions. The employee must occasionally lift or move items up to a weight of fifty (50) pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

**Work Environment**

The Activities Programmer will work regular hours with some overtime work. Night and weekend work will sometimes be required. 50% of this job is indoors and 50% is outdoors and requires work done in all types of weather. The stress level is moderate. You will be expected to work at least 20 hours per week, unless arrangements have been made

**Selection Guidelines**

Formal application, rating of education and experience; oral interview and background investigation; and job related tests may be required.

The duties listed above are intended to be used as an illustration of various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and the requirement of the job may change.

Approved: \_\_\_\_\_  
Supervisor

Approved: \_\_\_\_\_  
Appointing Authority

Effective Date:

Revision History:

**City of Oxford - Job Description**  
**Oxford Park Commission – Athletic Programmer**

<b>Division:</b> Internship	<b>Essential:</b>
<b>Grade Number:</b>	<b>FLSA:</b>
<b>Location:</b> Park Commission	<b>Date Revised:</b> December 17, 2015

**Purpose of Position**

The Athletic Programmer is an Internship designed to give the student real world programming and implementation of various nontraditional sports within the community. The Athletic Programmer is responsible for the youth and adult nontraditional sports and other athletic programs for the Oxford Park Commission. The Athletic Programmer plans, initiates, and supervises various sports activities and tournaments and conducts publicity for the activities.

**Duties and Responsibilities**  
**Supervision Received**

The immediate supervisors for this position are the Athletic Managers.

**Supervision Exercised**

N/A

**ESSENTIAL FUNCTIONS**

- Plans, initiates, and supervises a wide variety of youth and adult sports and athletic programs such as 16" softball, volleyball, wiffleball, kickball and ultimate frisbee.
- Develops rules and guidelines for the various youth and adult athletic programs and discusses them with the coaches, parents, and participants in each league.
- Administer program evaluations from programs that the position supervises.
- Develops a jr high and high school intramural program with Oxford Schools, Lafayette Schools, Oxford University School, Regents School and all other schools with grades 7-12. Programs may include: wiffleball, ultimate Frisbee, kickball, volleyball etc...
- Coordinate with each school's intramural coordinator as assigned by the district.
- Prepares budget estimates for the youth and adult athletic programs for such items as Officials pay, equipment and trophies.
- Be onsite for all programs that you supervise.
- Prepares registration for each sport and collects participant's fees and entry fees.

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

*City of Oxford - Job Description*  
*Oxford Park Commission – Athletic Programmer*  
*Page 2*

Prepares and accepts athletic equipment bids from vendors.

Determines athletic schedules and coordinates these schedules with the Maintenance Superintendent.

Reports activities and scores to the media for publication.

Notifies everyone of interest of cancellation of games through the radio, telephone or any other means available.

Serves as trainer, tournament director, official, and coach when needed at all league games, and presents awards at the end of each youth program.

Develop and maintain local athletic group contact information through a spreadsheet document.

Build database of churches and civic organizations along with contact info for those groups.

Assist with OPC registration.

Assist with OPC/MRPA field maintenance workshop.

Prepares program reports including budget updates and attend all park commission board meetings.

## MARGINAL FUNCTIONS

Responsible for the inventory of equipment and supplies for the youth and adult athletic programs.

Conducts and maintains safety programs for all facilities that are played on.

Work closely with all city department heads on related jobs.

Maintain good public relations with the community.

Solve problems as they arise.

Address customer questions and complaints



*City of Oxford - Job Description*  
*Oxford Park Commission - Athletic Programmer*  
 Page 3

Work on maintenance crews

Perform other duties as directed

**Knowledge, Skills, and Abilities**

**Knowledge:**

- Knowledge of youth and adult sports and athletic programs.
- Knowledge of community sports and athletic interests and needs.
- Excellent oral and written communication skills
- Advanced computer skills
- Basic financial skills
- General knowledge of operation of municipal government

**Skills and Abilities:**

- Ability to work effectively with children, young people, adults and senior citizens
- Ability to maintain good public relations with the community and the public.
- Have ability to speak effectively before groups of customers or employees
- Ability to get along with other workers
- Assists staff in performing their duties, and provides training and education, as required
- Compiles and prepares time sheets, work orders and cost estimates of materials, and supplies as required for programs and services
- Multiple task performance
- Operate office equipment (computer, typewriter, copier, fax machine, etc.)
- Make decisions within specified restraints
- Maintain confidentiality
- Maintain high professional demeanor
- Autonomous and strong work ethic

**Special Requirements**

This position is for those needing an internship in order to graduate from a four year college or university with a minimum of a Bachelor's degree in Recreation Leadership, Leisure Management, Physical Education or a related field.

Good physical condition.

A valid driver's license.

*City of Oxford - Job Description*  
*Oxford Park Commission – Athletic Programmer*  
*Page 4*

**Physical Demands**

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. The employee must occasionally lift or move items up to a weight of fifty (50) pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

**Work Environment**

The Athletic Programmer will work regular hours with some overtime work. Night and weekend work will sometimes be required. 50% of this job is indoors and 50% is outdoors and requires work done in all types of weather. The stress level is moderate. You will be expected to work at least 20 hours per week, unless arrangements have been made

**Selection Guidelines**

Formal application, rating of education and experience; oral interview and background investigation; and job related tests may be required.

The duties listed above are intended to be used as an illustration of various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

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Approved: \_\_\_\_\_  
Supervisor

Approved: \_\_\_\_\_  
Appointing Authority

Effective Date:

Revision History:



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Projected

Revenues	Reg. fees	City/County Fees	Sponsorships	Other
LLO		\$22,500		\$12,500
Adult Flag Football	\$1,375			
Youth Basketball	\$25,000			
Youth Flag Football	\$12,500			
Youth Baseball	\$30,000		\$3,000	
Youth Softball	\$8,500		\$1,500	
Adult Softball	\$8,000			
Adult Spring Soccer	\$3,900			
Yuoth Spring Soccer	\$20,000			
Youth Fall Soccer	\$33,000			
Adult Fall Soccer	\$3,900			
Youth Fall Baseball	\$12,000			
Swim Team	\$18,000			
Belly Dancing	\$2,000			
Fencing	\$2,500			
Challenger League	\$0			
Couch to 5K	\$1,800			
Kids Night Out	\$4,950			
Guitar	\$100			
Hiking	\$400			
Canoe	\$1,920			
Fishing	\$100			
Golf Lessons	\$4,800			
Chess	\$100			
Camps	\$128,375			
Gymnastics	\$65,000			
Tennis	\$80,000			
Karate	\$9,000			
Rentals	\$30,000			
Concessions	\$6,000			
Haunted Trail	\$3,500			
Golf Tournament	\$6,000			
Pool	\$0		\$2,000	
Gov Deals	\$100			
Scholarships	\$0			
County Fees	\$0	\$20,000		
Travel BB & SB Field	\$5,800			
Tennis Consultant	\$0			
OPC Softball Challenge	\$1,500			\$1,200
Tennis Tournaments	\$29,200			
Intramurals	\$2,000			
Sport Clubs	\$1,600			
MMO	\$7,200			

Individual Total	\$570,120	\$42,500	\$6,500	\$13,700
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All Total	\$632,820
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## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Projected

Expenses	Uniforms	Scholarships	Officials	Awards	Equip & supplies
LLO					\$3,500
Adult Flag Football			\$1,150	\$100	\$125
Youth Basketball	\$8,500		\$8,000	\$200	\$1,300
Youth Flag Football	\$4,000		\$4,750	\$200	\$1,600
Youth Baseball	\$15,500		\$9,000	\$200	\$4,300
Youth Softball	\$4,000		\$1,500	\$200	\$1,300
Adult Softball			\$6,000	\$400	\$600
Adult Spring Soccer			\$2,670	\$400	
Youth Spring Soccer	\$3,000		\$7,060	\$200	\$1,500
Youth Fall Soccer	\$9,500		\$5,740		\$2,500
Adult Fall Soccer			\$2,670	\$400	
Youth Fall Baseball	\$4,200		\$3,500	\$200	\$1,050
Swim Team					\$2,000
Belly Dancing					\$300
Fencing					\$750
Challenger League	\$1,200			\$500	
Gymnastics				\$1,000	\$10,000
Tennis				\$1,000	\$15,000
Karate					\$2,000
Couch to 5K	\$600				
Guitar					
Canoe					
Fishing					\$30
Golf					
Kids night out					
Hiking	\$0				
Chess					
Camps	\$2,450				\$1,700
Jarvis					
Movies in park					
haunted Trail					
Harvey Faust Golf					
Pool Concessions					\$5,000
Elite Security					
Staff Travel					
Misc					
Capital Outlay					
Professional Development					
Deposit Refunds					
Gov Deals					
Sport and Activity Refunds					
Egg Hunts					\$2,000
Scholarships		\$20,000			
Tennis Consultant					
OPC Softball Challenge			2400		
Tennis Tournaments			6200	3000	
Intramurals					800
Sport Clubs					800
MMO					1200
Individual Total	\$52,950	\$20,000	\$60,640	\$8,000	\$59,355
All Total	\$607,999				

projected

page 1

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Dep refunds	Instructors	Certifications	Travel	Sanctioning	rentals	social media	entry fees
	\$37,160						
				\$800			
				w/ ins			
				\$800			
				\$780			
		\$400		\$3,000			\$1,195
		\$800		\$10,000			
				\$780			
	\$12,600				\$3,000		
	\$1,400						
	\$1,750						
	\$45,500						
	\$56,000		\$2,500				\$3,000
	\$6,300						
							\$900
					\$1,440		\$12
	\$2,240				\$1,600		
	\$1,914						
	\$83,100	\$800			\$4,500		\$4,000
			\$8,000				
\$10,000							
\$20,000							
	9600						
				2700			
	4800						
\$30,000	\$262,364	\$2,000	\$10,500	\$18,860	\$10,540	\$2,400	\$9,107

projected ...



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

food	special events	insurance	prof. services	Misc	Capitall outlay	prof dev	Expenses
	\$6,250						\$46,910
							\$1,375
		\$3,500	\$2,000				\$23,500
		\$1,800					\$12,350
		\$3,000					\$32,800
		\$3,000					\$10,000
							\$7,800
							\$3,850
							\$16,355
							\$28,540
							\$3,850
							\$8,950
							\$17,600
							\$1,700
							\$2,500
							\$1,700
							\$56,500
							\$77,500
							\$8,300
\$183							\$1,683
							\$0
\$80							\$1,532
							\$30
							\$3,840
							\$1,914
							\$0
							\$0
\$2,220							\$98,770
			\$2,000				\$2,000
	\$1,300						\$1,300
	\$1,800						\$1,800
	\$3,000						\$3,000
							\$5,000
			\$6,000				\$6,000
							\$8,000
				2000			\$2,000
					10000		\$10,000
						1500	\$1,500
							\$10,000
			\$100				\$100
							\$20,000
							\$2,000
							\$20,000
							\$9,600
				300			\$2,700
4750				6500			\$23,150
							\$800
							\$800
							\$6,000
\$7,233	\$12,350	\$11,300	\$10,100	\$8,800	\$10,000	\$1,500	\$607,999

projected expenses

page 3



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

# Memo

**Date:** January 19, 2017

**To:** Oxford Park Commission Board

**From:** Debra Helms, LLO Director

**Subject:** 2016 Yearly Report



## January 27

Magnolia Health Miniseries-- Sharon McAlister

## February

11th

Magnolia Health Miniseries-- Sharon McAlister

17th

Celebrated IDa's 98th Birthday

27th

Pickleball Clinic-- 7 attended, 4 placed

23rd

Home Instead - Jessica Windham

## March

2, 9, 23, 30

Creative Writing-- Victoria Smith

29th

Lebanese Cooking Class- Lana Hand

23rd

Kiara Smith's last day recognition

## April

1st

Spring Fling Pickleball Tournament

13th

Chronicles of Yarnia Kickoff

26th

Home Instead-- Jessica Windham

27th

Line Dancers performed at the VA

## May

2nd

Tai Chi at the park

3rd

Cooking with Lana Hand

5th

Brain Fit Miniseries-- Lori Hannah

18th

Yarnia Special Guest from Knit One

20th

Guided Tour with Art Class -- Brooks Museum

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**June, July and August**

Water Aerobics  
Home Instead Miniseries-- Jessica  
Windham

**August**

1st  
Pilates Kickoff

29th  
Resilient Yoga Kickoff

**September**

1s  
Friends of LLO Established

16th  
Parking Kickoff

**October**

5th  
Coleman Funeral Home-- Health Fair

**November**

1st  
Simple the Best-- Big Event

15th  
Drivein Movie

**December**

10th  
Art Fundraiser -- Henry Clarke

14th  
Potluck

15, 16  
Silk Scarf Party-- Nancy Moore

**2016 Partners**

Magnolia Health  
-Sharon Mcalister (866)912-6285

City of Barlett (Pickleball)  
-Shan Criswell, Director (901)385-5590

Home Instead  
-Jessica Windam (662) 238-3340

Knit1  
-(662) 238-2829

Brookedale  
-Lori Hannah (662) 912-3871

Coleman Funeral Home  
-(662) 234-3900

Veteran Affairs

Kelly's Cake  
-(662) 202-6466

Powerhouse



AK-Active Registered  
NRA-Not Registered Active

Annual Report-Participation 2010

MIANR-Missing In Action Not Register

	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	AR	NRA			
	1/28	2/29	3/31	4/29	5/31	6/30	7/26	8/31	9/30	10/31	11/30	dec	12/31	12/31			
A	20	22	23	24	24	29	30	30	30	35	35	35	24	1			
B	67	69	73	75	77	81	82	82	83	83	90	91	59	1			
C	61	64	65	66	68	70	73	73	73	73	73	73	48	0			
D	31	32	33	34	33	36	36	38	40	42	42	43	38	2			
E	7	7	7	7	7	7	7	8	9	9	9	9	6	0			
F	28	28	28	29	29	30	31	31	31	33	33	35	21	3			
G	28	28	28	28	28	30	30	30	31	31	32	32	24	2			
H	34	43	42	43	44	49	50	51	52	54	55	55	44	2			
I	3	3	3	3	3	3	3	3	4	5	5	5	2	0			
J	14	15	16	16	16	19	19	20	20	20	20	20	18	1			
K	21	22	22	24	24	27	28	28	30	30	30	30	27	3			
L	30	31	32	33	34	36	36	40	40	40	40	40	32	3			
M	64	71	73	75	76	85	86	89	89	92	93	94	70	2			
N	7	7	7	7	8	8	8	8	8	8	9	9	8	1			
O	10	10	10	10	10	11	12	12	13	13	13	13	9	0			
P	39	40	41	42	43	48	48	49	50	50	50	50	32	1			
Q	2	2	2	2	2	2	2	2	2	2	2	2	1	0			
R	29	29	32	34	34	38	38	38	40	40	40	40	28	0			
S	65	68	72	74	74	82	82	89	89	91	92	92	62	1			
T	18	19	19	19	19	25	26	28	28	29	29	31	24	1			
U	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
V	7	7	8	8	8	10	10	10	11	11	12	12	11	0			
W	54	57	59	60	61	65	66	70	71	71	72	72	52	5			
X	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Y	7	7	8	8	8	8	8	8	8	8	8	8	7	0			
Z	3	3	3	3	3	3	3	3	4	4	4	4	4	0			
AR	649	684	706	724	733	802	894	840	856	874	888	895	651	29			
ANR	20	29	32	37									29				
TOT	669	713	738	761									680				
MIA R			130	133	163	174		233				348	274				
MIA NR													81				
YR TOT													1035		COMBINED YEAR TOTAL		



## 2/6/2017

[illegible]



2016 CLASS ROLL NUMBERS

2/6/2017

[illegible]



SAFEGUARD - DEMENT 61-7854

2/6/2017

[illegible]



**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

2016 CLASS ROLL NUMBERS

2/6/2017

<b>NOV</b>	<b>Day</b>	<b>1</b>	<b>7</b>	<b>14</b>	<b>21</b>	<b>28</b>	<b>MTD</b>	<b>YTD</b>	<b>NOTES</b>
Aquatic		n/a	n/a	n/a	n/a	n/a	0	1810	No Instructor classes
Aerobic	M/W	23	44	39	n/a	34	140	1387	Closed Nov 11, 21-25
Tai Chi	M/W	11	18	22	n/a	16	67	867	
Pilates	M/W	10	7	5	n/a	9	31	290	
Yoga B	M/Th	13	13	12	n/a	9	47	989	
Canasta	MTTh	8	11	7	n/a	5	31	230	
Comp	Tu	6	4	3	n/a	3	16	157	<b>Num Listed under Spec Event</b>
Line Dance	Tu	9	9	12	4	11	45	551	11/1 6th Anniversary Party (187)
TotalBody	Tu/Th	120	120	113	n/a	43	396	4927	Dance Twist Power house (18)
Dom	Tu/Th	25	18	22	10	9	84	986	Line Dance Power House (20)
Dance Tw	Tu/Th	12	18	10	n/a	6	46	940	11/15 Drive In Movie (53)
Art	F	9	n/a	12	n/a	n/a	21	319	11/17 Line Dance Hermitage (15)
Yoga S	W/F	49	50	48	n/a	16	163	1785	11/23 Line Dance W V Nurse (8)
Ex Equip	Mth						129	1605	11/30 Line Dance VA Home (4)
Sports	Mth					P	146	1379	Resilient Yoga (14 )
Spec Ev/Trip							346	1902	Yarnia (27)
<b>Total</b>							<b>1708</b>	<b>20124</b>	
Sports	P=Pickleball / V=Volleyball / S=Softball								Oct YTD 18416
Spec Ev	L=Lunch / C= Cooking / W=Workshop								Nov Total 1708
Trip	T=Trips / M=Museums								YTD 20124
<b>DEC</b>	<b>Day</b>	<b>1</b>	<b>5</b>	<b>12</b>	<b>19</b>	<b>26</b>	<b>MTD</b>	<b>YTD</b>	<b>nov NOTES</b>
Aquatic		n/a	n/a	n/a	n/a	n/a	0	1810	Winter Break 12/21- 1/2/2017
Aerobic	M/W	n/a	47	37	n/a	n/a	84	1471	No Instructor Classes
Tai Chi	M/W	n/a	7	6	n/a	n/a	13	880	
Pilates	M/W	n/a	12	8	n/a	n/a	20	310	
Yoga B	M/Th	10	18	15	n/a	n/a	43	1032	
Canasta	MTTh	5	4	4	8	5	26	256	
Comp	Tu	n/a	3	3	n/a	n/a	6	163	
Line Dance	Tu	n/a	13	10	n/a	n/a	23	574	
TotalBody	Tu/Th	53	120	88	n/a	n/a	261	5188	
Dom	Tu/Th	11	14	23	15	16	79	1065	<b>Num Listed under Spec Event</b>
Dance Tw	Tu/Th	11	17	16	n/a	n/a	44	984	
Art	F	11	9	5	n/a	n/a	25	344	12/14 Christmas Pot Luck (189 )
Yoga S	W/F	17	37	46	n/a	n/a	100	1885	12/14 Line Dance Pot Luck (10)
Ex Equip	Mth						141	1746	12/15 Silk Scarf Painting (11)
Sports	Mth					P	165	1544	Resilient Yoga (9)
Spec Ev/Trip							228	2130	Yarnia (9)
<b>Total</b>							<b>1258</b>	<b>21382</b>	
Sports	P=Pickleball / V=Volleyball / S=Softball								Nov YTD 20124
Spec Ev	L=Lunch / C= Cooking / W=Workshop								Dec Total 1258
Trip	T=Trips / M=Museums								YTD Total 21382



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



## Annual Report 2015-17

Seasonal year runs August- May

- Established Annual budget-2015
- Club fee collection centralized/automated to OPC office-2015
- Developed club website-2015
- Established online uniform ordering system through Soccer Master/Adidas-2015
- Ended the 2015-16 seasonal year with 139 registered players
- YTD for the 2016-17 seasonal year we have 169 registered players
- Established Academy Style training environment 2015
  - Standardized training schedule
  - Goal keeper specific training
  - Implemented a block training calendar-2016
- Created and Implemented N. MS Elite program in collaboration with TFC and DC Galaxy to allow OSC U15g team competed in National Cup DI State Tournament finishing third. First DI team in club history-2016
- OSC U12g team won Presidents Cup State Tournament-2016
- OSC U14b runner up at Presidents Cup State Tournament-2016
- Players of similar ability to train and compete together for 03/04 boys and girls
  - Set up a play date in Memphis with Lobos and AR United in late spring 2016
- 5 girls represented OSC on the MS ODP State team at Region III Camp in Montevallo, AL.
  - 01 girls: Delanie Williams and Terra West.
  - 03 girls: Ivy Dennis, Grace Freeman, Carissa Strum
- 2 boys represented OSC on the MS ODP State team at various events
  - 05 boys: Hans Soto, Rob Beebe
- Shaun Edgar represented OSC on MS ODP Staff and Region III Girls ODP Staff
- Wes Roberts successfully completed his USSF National "C" License and represented OSC at several camps
- Richard Beebe represented OSC on Region III Staff at National Training Camp
- Established 2 events in conjunction with FNC Park (future events will be determined by state league play) and continue to work to grow established events.
- For 2015-16 created regular play by scheduling over 200 games with various clubs in the north half of the state.
- For 2016-17 OSC is participating in MSA State league play and has been invited to play in the MSSF League at the Mike Rose Soccer Complex. There will be 6 teams playing in the MSSF in the spring of 2017.
- In 2016 assisted in the creation, formation and implementation of the Academy Development Soccer League. This format focuses on player development by working with likeminded clubs and coaches in the north half of the state for U9 and U10 teams.
- OSC has been asked to participate in the formation and establishment of a US Club Soccer National Premier League to begin play in the fall of 2017 for teams U13 and older.
- OSC has established a working relationship with TFC that has allowed us to do "organized free play" dates on a regular basis.

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Work each season with the OPC recreational program to provide coaching education to recreational coaches and professional instruction to recreational players.  
Continue to cultivate relationships with college programs and surrounding clubs (in state and regionally) to provide the best possible opportunities for players.



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



2016-17 Season Proposed Budget

*Based on a projection of 150 players*  
Registration fees: 15,000 (100.00 per player)  
Training fees: 150,000.00 (1000.00 annually per player)  
**Total: 165,000**

Registration Fees  
MSA: 6000  
US Club: 4000  
**Total: 10,000**

Staff Salaries: Based on 10 month seasonal year: Aug-May  
Full time (Primary trainer for at least one team)  
**Total: 72,000**

Specialty/Part time staff  
Rate of \$20 per day for training and \$30.00 per day for games  
**Total: 12,000**

League Fees 3,000  
State Cup 10,000  
Friendlies/Tourn 10,000  
**Total: 23,000**

Scholarships 10,000  
Equipment/Gear 10,000  
Pro Development 10,000  
Staff travel 5,000  
Miscellaneous 7,000  
Office  
Events  
Supplies  
**Total: 42,000**

**Total expenditures: 159,000**

Oxford Park Commission  
Athletics  
Yearly Report: 2016  
Prepared by Nathan John

**Youth Basketball: 2015/16 Season Participants: 466**

Our youth basketball season started December 8th and ended February 5th. Age Divisions: Boys – 7/8,9/10,11/12. New Girls Divisions were formed – 7/9 and 10/12. Ages 5/6 and 13/15 are Coed.

2016/17 – 541 (Current)  
2015/16 – 466  
2014/15 – 415

**Youth Spring Baseball: 2016 Season Participants: 552**

Youth Spring Baseball started practice the week of 3/21 and games were played 4/11 – 6/9. Alex Williamson (Former Itawamba CC Coach) led a preseason coaches on-field clinic for the program. All-Stars were formed for 9/10 (combined), 11, 12, 13 & 14.

2015 – 549  
2014 – 592

**Mini Sluggers: 2016 Season Participants: 50**

We had another full group on Mini Sluggers. There were 2 sessions of 25 participants. The program ran for 6 consecutive Tuesdays, starting 4/19. This season we started a partnership with the Ole Miss Club Baseball team and they did a fantastic job teaching the basic fundamentals to our communities 4 yr olds.

2015 – 40  
2014 – 40

**Fall Baseball: 2016 Season Participants: 234**

Our Fall Baseball program continues to grow. This was the 3<sup>rd</sup> season of the program. Games are played on Sunday afternoons from late September – early November.

2015 – 201  
2014 – 152

**Youth Flag Football: 2016 Season Participants: 250**

Youth Flag Football was held from early October and finished with Bowl games the week before Thanksgiving. Age divisions were – 6/7, 8/9 and 10/12.

2015 – 226

2014 – 238

**Adult Flag Football: 2016 Season Participants: 4 Teams**

We wrapped up another Adult Flag football season in early December. Games were moved from the Quad C Softball outfields and played on the Grove soccer field at FNC Park. Teams who participated: MS All-Americans, Go Getters, Oxford Police Dept and Cannon Motors.

2015 – 3 Teams

2014 - 5 Teams

<u>Program</u>	<u>Income</u>	<u>Expenditures</u>
Baseball(Spring, Fall & MS)	\$50,326	\$40,489.16
Basketball	\$25,900.75	\$19,630
Flag Football(Youth/Adult)	\$14,125	\$8,449.34
Totals	\$90,351.75	\$68,568.51





OXFORD CITY POOL  
2016

Pool hours:

Monday – Saturday      1:00pm – 6:00pm  
Sunday                      1:00pm – 5:00pm  
Free adult lap swim      12:00pm – 1:00pm Monday – Friday

Swim Lessons:

LESSONS	AGES	TIMES	DAY	COST	PARTICIPANTS
June 6 -10	4-adult	10:00-10:30 6:15-6:45	MTWTHF	FREE	50
June 20 – 24	4-adult	10:00-10:30 6:15-6:45	MTWTHF	FREE	50
July 11 - 15	4-adult	10:00-10:30 6:15-6:45	MTWTHF	FREE	50
July 25 -29	4-adult	10:00-10:30 6:15-6:45	MTWTHF	FREE	50

Our total attendance for the pool, from May 28 – September 4, 2016, was 10,208 participants. This number includes OPC Day Camp, First Baptist Church Day Camp, Boys and Girls Club and the public. This number DOES NOT include the pool parties, swim lessons, lap swim or swim team.

Our total revenue for pool admissions from May 28 – September 4, 2016 was \$23,580.50.

**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

**Our total revenue for pool concessions from May 28 – September 4, 2016 was \$6,410.00.**

**We held ten Pool Parties during the pool season with a revenue of \$2,200.00.**

**The OPC Swim Team used the pool five days a week with an average of 60 participants each day.**

**The Oxford High School Swim Team used the pool five days a week with an average of 40 participants each day.**

**The pool closed September 4, 2016 to the public.**

**The pool had an average of 15 lap swimmers a day Monday – Friday for the season.**

**The pool held a senior water aerobics class May - September. The class averaged 40 participants.**

**We had 32 memberships to the pool.**

**We raised \$6,000 this year to help support our Learn to Swim Program. This program is in its sixth year and has been a great success. This money allows for all of our swim lessons to be free for everyone.**

**The TOTAL overall revenue for the pool this year was \$32,190.50. This includes swim lessons.**

**The City Pool hosted the Oxford High School swim meet on September 22, 2016. Oxford High School hosted 8 other high school teams with 320 swimmers and 300 spectators. The meet was a great success.**

**With any pool, program or sport, we have our problems, but none that we could not overcome. We had a few rescues, cuts and bruises, but all were taken care of promptly.**

**Overall, we had another great summer.**



Oxford Park Commission  
2016 Yearly Report  
Mike Young- Instructional Programs  
Sam Pryor- OPC Outdoors/ Oxford Activity Center

### Oxford Activity Center

The Oxford Activity Center continues to have great participation in leisure programming from our patrons. The Activity Center has accumulated a total of 4,830 participants who are registered in the Elliot Data Card System for free play. The Activity Center averages 70 free play participants per day Monday through Friday, with 200 participants on the weekends. Numbers for the gym averages 150 participants a day. During the winter and summer months the participation rates are much higher than the fall and spring months. Gymnastics, Belly dancing, Karate, and other periodically scheduled programs located at the Activity Center, have had high participation rates in every class meeting. We schedule programs three times a year winter/spring, summer, and fall with registration breaks January, May, and August. LLO programs pack the gym from 8:00 in the morning till 8:00 at night with all types of classes. LLO programs are schedule year round with only holiday breaks in classes. Other activities that occur in the morning to afternoon in the Activity Center are tennis, gymnastics, Pickle Ball, and other events.

The registration office at the Oxford Activity Center is always happy to help provide information and register any citizens that enters our facility. It has been said many times from new participants that they were told that the Activity Center Office is the place to go for any OPC help. The OPC part time staff members are doing a good job of interacting with, offering instruction, and controlling this recreational environment which allows for an array of recreational opportunities of our participants. Many of the youth interact well with these staff members and seem to enjoy and respect this partnership.

### Youth Basketball

#### December 2015 – February 2016

The Oxford Park Commission Youth Basketball saw one of its best years. Youth basketball had close to 500 participants ranging from 5 to 15 years old. Each team in the league played 7 regular season games. We were lucky to have the coaches, scorekeepers, and officials we had this past season. They really made our season. Our basketball season started the second week in December and ends the first week in February. We



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

play games Monday, Tuesday, Thursday, Friday, and Saturday with first games starting at 5:30 and last games starting at 7:30. The Community has outgrown our great gym.

### Programming

**Eggciting Easter Event:** The Annual Easter Egg Hunt and Touch-A-Truck was held Saturday, March 26th at FNC Park Baseball Fields from 10:00-12:30pm. The Hunt began at 10:00am sharp for ages 10 and under. Children were grouped according to age. Over 7000 eggs were hidden and special eggs can be redeemed for gift certificates and prizes. There were several hands on activities such as a petting zoo, as well as touch a truck, a program that allows children to touch, climb, and explore trucks and heavy machinery. We also asked for all participants to bring at least one can good to be donated to The Oxford-Lafayette Pantry. The Event was a great success for our community. Our event sponsors were Wal-Mart, Walgreens, Chili's Restaurant and the Oxford Community Church.

**Kid's Night Out:** Every third Saturday of the month from 4:00 pm to 10:00 pm, we have Kid's Night Out. Parents can drop off their children off with us and go have a night on the town or just go shopping. The kids need to bring a snack and a dinner. We have games, arts and crafts, free play, and a lot more fun activities for the children to do on their night out. The program came to be to help those parents that did not have any other child care options. In 2016 we averaged around 10 kids a night.

**Couch to 5K:** The training plan is designed to get you to the point where you can run a 5K at a slow, relaxed pace. It's a simple, progressive program that begins with more walking than running, and gradually evolves into more running than walking. Each week's plan also includes healthy habits, a motivational quote and a training tip. We offered two programs this past year one for the Double Decker 5K and the other for the Great 38. We had 44 individuals participate and 32 graduate in the program. The program is taught by volunteers from the Oxford MS Runners group. They schedule five runs a week for 9 weeks to train for the race. Without the Oxford Runners Club this program would not be possible.

### OPC Spring Break Day Camp

**14-18 March**

The OPC Spring Break Day Camp offered parents in our community the opportunity to enroll their children in a recreational setting while the local schools were out for spring break and parents were working. The camp was a five-day event that started at 7:30am and ended at 5:30pm each day during this five-day period. We had over 75 children attending this camp with 10 counselors providing activities and leisure programming. Our price for the camp was \$75 per child. Some of the activities that were enjoyed included kick ball, dodge ball, baseball, flag football, and many traditional active games. We also promoted creativity and fun through arts and crafts, painting, coloring,

drawing, stick building, lace beading, and many more. During the week, special events were planned that included a pizza party on the last day where Papa John's gave us a great deal. We had a great group of children and counselors with everything going as planned.

### **Summer Day Camp**

#### **June 3-August 5**

**Camp Dates and Times:** The first Summer Day Camp Session began on Monday June 6th and ended on Friday July 1<sup>st</sup>. The second session began July 11<sup>th</sup> and end Friday August 5th. Camp starts at 7:30am and goes to 3:30pm. After Care starts at 3:30pm and runs until 5:30pm.

**Enrollment:** This year we registered 115 campers per camp and we still had over 70 kids on the waiting list. Due to the size of our facility we would be over the fire inspector's limit of 119 if we took anymore.

**In-service Training:** We had 21 day camp counselors for the camp. Each counselor had a background check done prior to hiring. Each counselor was trained with the American Heart Associations' First aid and CPR Course. I also spent eight hours training the counselors on the procedures, rules, and regulations of working with campers, and went over the Day Camp Counselor Handbook.

**Prices:** The camps where \$300 each.

**Activities and Trips:** OPC Summer Day Camp is the busiest camp in town no other camp offers more activities. We do activities like kickball, dodge ball, baseball, flag football, swimming, and many more active games. We also do arts and crafts like painting, coloring, drawing, stick buildings, lace beading, and many more. We take the children to Malco every Tuesday morning for two-dollar movie day. We have had the privilege to have the Oxford Police Department, MS State Extension, Corp of Engineers, Mobile Library, Mississippi Tobacco Free Coalition, MS State Extension, Dental Hygiene, Drug Dogs, Smokey Bear, and several other groups come and speak to our kids about a healthy life style. We have taken field trips to Enid Lake Fish Hatchery, Avent Park, Manning Center, Lower Sardis Lake, University Museum, Pirates Adventure, and others. We have a great group of children and everything has gone as programmed.

**Lego Cams & Engineering Cams:** We put on other camps this past summer as well Lego camp and an Engineering Camp at the Stone Center and Power House. Both camps had a morning session and an afternoon session. We had a total of 32 participants in the camps. The camps were outsourced through other groups, so we did not make a lot of money. However, we did provide a new camp for the citizens of the Oxford community.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**Holiday Day Camps**

**Pilgrims Day Camp:** During the Thanksgiving Holidays while parents are still at work, OPC host Pilgrims Day Camp. We had 54 campers and 9 counselors for three days from 7:30am-5:30pm. The kids loved the camp.

**Holly Jolly Day Camps:**

During Christmas break we have three day camps, Holly Jolly session I had 41 campers and 7 counselors for three days from 7:30am-5:30pm. Holly Jolly session II had 37 campers and 7 counselors for four days. Holly Jolly session III had 59 campers and 7 counselors for three days. Campers played all kinds of sports, games, table top games, and arts and crafts. It was another great camp.

**Fishing Class:** We had three fishing classes scheduled with two making, nine people signed up for the fishing class. The class covers the basics for fishing in North Mississippi. They learn knot tying, casting, rod and reals, fishing safety, different baits, and a lot more how tools of fishing.

**Hiking and Nature Study:** We had eight hiking trips planned for the year and seven of them made. We toured the Lower Sardis Lake Trails, Wall Doxey State Park, Long Branch Waterfall, Springdale Wildlife Refuge, and other nature areas. The CORP Engineers keep the trails in great shape. Great places to take your family for a hike.

**Canoe trips:** We had eight canoe trips planned this past summer and all made. We plan local trips to Springdale Wildlife Refuge, Little Tallahatchie, Lower Tallahatchie, and Tishomingo State Park. We had a great time everything went as planned.

**Movies and Music in the Park:** Movies and Music in the park is a free community program in efforts to bring families and communities together to enjoy a picnic style movie at Avent Park. Through the generosity of our community business owners, we are able to find sponsors to help keep this program free to the public. The sponsorship fees are to offset the movies licensing rights we have to pay to show a movie to the public. Our 2016 title movie sponsors were Cannon Motors and Yoknapatawpha Arts Council. Our participation numbers averaged around 150 people per showing.

The schedule for the 2016 Movies and Music in the Park presented by Cannon Motors was as followed:

June 10

Music: Tony Boyd

Movie: Big Hero 6

June 24

Music: McLeod & Guyer

Movie: Annie



July 8  
Music: Pilot of the Clouds  
Movie: Hotel Transylvania

July 22  
Music: Damien Wash  
Movie: Inside Out

**2016 MHSAA Tennis Championships:** OPC hosted the MHSAA High School Tennis Championship. The tournament was played May 9-11 at The FNC Tennis Center. The three-day tournament was deemed a big success and the event to be located in Oxford after years being in and around metro Jackson Mississippi. This event that featured the state's best tennis players from Class 1-4A. We had over 50 teams with around 300 total players and that also brought many families to watch high school tennis. We are planning to host the same tournament in 2017.

**USTA Mixed Doubles 18 and 40 & Over Mississippi Championships:**  
The Oxford Community Tennis Association and OPC hosted the Mixed Doubles State Championship. The State Championship was played August 26-28 using the all of FNC Tennis Center. FNC Tennis Center and the Oxford Activity Center served as tournament headquarters. The State Championship was a very successful weekend, with over 400 players and visitors in town to play or watch the USTA Adult Mixed Doubles State Championships. We will also host an Adult State Championship in 2017

**2016 OPC Junior Tournament Numbers**

Tournament	Entry Fee	Players	Entry Fees
Oxford Doubles Championships (Feb. 19-21)	\$ 40.00	118	\$ 4,040.00
MS Sweet 16 State Closed (Apr. 15-17)	\$ 55.00	121	\$ 5,720.00
Oxford Summer Grand Prix (June 25)	\$ 18.00	17	\$ 306.00
Oxford JTT Warm-Up (July 15-17)	\$ 40.00	27	\$ 1,080.00
Oxford Fall Open (Sept. 2-4)	\$ 40.00	50	\$ 2,040.00
Oxford Fall Challenge (Oct. 7-9)	\$ 40.00	25	\$ 1,040.00
Oxford Fall Grand Prix (Nov. 12)	\$ 18.00	15	\$ 288.00
Totals:		373	\$ 14,514.00

**Haunted Forest**

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The Haunted Forest was held on October 26<sup>th</sup> & 27<sup>th</sup>, 2016 at Avent Park at 7:00pm nightly. OPC and the University of Mississippi Recreation Administration Department partnered together for the Haunted Forest. We had a gross total \$3275.25 which 60% was awarded to the University of Mississippi Recreation Administration Department. The Goblin's Egg Hunt was held on the 29<sup>th</sup> at Avent Park with over 125 community children participating in the event. The community really enjoyed the Haunted Forest. We would like to thank all the students and the OPC staff for all the hard work that was shown to make this event a success.

**Santa's Mailbox**

Santa's Mailbox was located this year at the Oxford-Lafayette Public Library. Santa's Mailbox was open for letters December 5<sup>th</sup> – 22<sup>nd</sup>. Children have the chance to write Santa a letter and personally mail it. All letters will then go to RSVP, where volunteers will call the children to confirm that Santa has received their letters. The volunteers will call and talk with the children about their Christmas list. This year's "Mailbox" was very successful with around 200 letters.



# volunteer oxford

Year in Review – 2016

- 107 nonprofit partner using the online system GiveGab
- 59 opportunities posted on GiveGab
- 1,481 volunteers registered on GiveGab
- 29 new nonprofit organizations
- 7,662 volunteers engaged through nonprofit partners
- 43,473.8 hours of service given by volunteers through nonprofit partners
- 850 new volunteers engaged
- 6,602.5 hours of service given by new volunteers through nonprofit partners
- 3,409 volunteers engaged through volunteer oxford
- 3,502 hours of service given by volunteers
- 379 new volunteers engaged
- 855 hours of service given by new volunteers
- 11,071 total volunteers engaged
- 46,681.8 total hours served
- 1,148 volunteers for Martin Luther King Jr. National Day of Service
- 685.5 hours of service for MLK Day
- 1,881 Volunteer engaged for 9/11 National Day of Service
- 1,895.5 hours of service for 9/11 Day
- 210 volunteers engaged for Other Days of Service
- 420 hours of service for other days of service
- 13 volunteer management/capacity building trainings



**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

- 171 participants in volunteer management/capacity building training
- 327.5 hours of volunteer management/capacity building training
- 18 volunteers participated in online volunteer matching system training
- 19 hours of for online volunteer matching system training
- 3 nonprofit partners demonstrating improvement in 3 volunteer management areas.

## LAFAYETTE COUNTY RSVP 2016 REVIEW

- TRIAD volunteers assembled 60 disaster kits and distributed them to homebound and low-income individuals
- RSVP staff conducted a self-assessment of the program
- A new RSVP brochure was printed and will be useful in recruiting volunteers
- Valentines were sent to all RSVP volunteers
- RSVP volunteers conducted surveys for the Yoknapatawpha Arts Council at different venues around town to assist with a grant they received from the MS Arts Council
- RSVP kicked off a recruiting campaign for volunteers
- RSVP volunteers participated in Dr. Seuss Read Across America by reading books to students at all of the elementary schools and head start in Oxford
- RSVP was one of the representatives that presented at the Campus-Community Roundtable Highlighting National Service Programs in Lafayette County
- During National Volunteer Week, RSVP volunteers were recognized at special 45<sup>th</sup> Anniversary luncheon at the Ole Miss Inn with Jill Freeze as the guest speaker. RSVP and Volunteer Oxford also hosted a volunteer station recognition breakfast to thank all of the volunteer stations for their support of our programs and our volunteers
- Volunteer Oxford and RSVP celebrated Mayor and County Day of Service with a tree planting at Garden Terrace Park
- RSVP volunteers collected 1,200 lbs. of canned and dry goods for the local food pantry
- Volunteers assisted with packing food for athletes and volunteers at Special Olympics Track & Field
- TRIAD volunteers did two community presentations in Oxford/Lafayette County talking about scams, disaster and general information that is good for seniors
- RSVP volunteers assisted at the lost and found table at Double Decker

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- RSVP volunteers set up a display table at the UM Volunteer Fair with information about the program
- RSVP and the Foster Grandparent Program celebrated Senior Corps Week with a cookout and a day of fun games and entertainment for the volunteers
- RSVP volunteers served at the two weekly sessions of the Fire Academy
- RSVP volunteers assisted Visit Oxford on SEC baseball Fridays and football Fridays welcoming visitors to town
- TRIAD purchased 19 fans to distribute to individuals in need through Interfaith Compassion Ministries
- RSVP volunteers assisted with Memorial Day activities throughout Oxford and Lafayette County
- Every quarter, RSVP volunteers continue to do the census for the library
- TRIAD received a grant for the next year for \$1,400
- Five RSVP volunteers participated in the Oxford Police Dept. Citizen Academy
- TRIAD offered three AARP Driver Safety classes through the year
- RSVP, TRIAD, Oxford Police Dept., Lafayette County Sheriff's Dept., and the City of Oxford had 5,000 refrigerator magnets made to remind individuals about scams and who to call
- RSVP was a semifinalist for LOFT "Night for Nonprofits" and received a grant in the amount of \$2,250 for Project SOS
- RSVP Director spoke at the Volunteer Mississippi and the Community Foundation of Northwest MS Public Information Session in Hernando about National Service involvement in Oxford and Lafayette County
- RSVP volunteers hosted a food drive for Lovepacks at Kroger and Larson's and once again collected an enormous amount of food
- RSVP and TRIAD sponsored a Disaster Preparedness education day on the Square
- Coleman's Funeral Home hosted a community Senior Lifestyles Expo and RSVP was one of the exhibitors
- Project Director was asked to sit in on interviews for the newly created Vice Chancellor for Diversity & Community Engagement position at Ole Miss
- The Project Director spoke to the DAR and a UM Exercise Science class about volunteering and RSVP



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- TRIAD sponsored a Take Back the Drugs Day with the OPD and Metro Narcotics that was very successful
- RSVP, TRIAD and FNB have partnered to do community presentations in 2017 about scams and fraud
- RSVP volunteers enjoyed a Boo Bash and carnival in October to thank the volunteers for their service
- The OPC staff took RSVP volunteers to McCarty, Peter's and Cleveland for a fun day of Pottery and shopping
- RSVP recognized its volunteers in December with a volunteer recognition
- Volunteers assisted the OPC by calling children as Santa's elves for the Santa's Talking Mailbox
- RSVP volunteers assisted with the Christmas Store sponsored by the Oxford Rotary Club
- All of the above activities, events, etc are extras that RSVP and our volunteers participate in. This does not include the hours that RSVP volunteers spend at the 42 volunteer stations each day/week/month



**2016 Year End Report:  
Youth Soccer, Adult Soccer, Youth Softball,  
Adult Softball**

**Jared Barkley, Athletics Manager**

## Spring 2016 Youth Soccer Report

The mission of the Oxford Park Commission's recreational soccer program is to provide a positive environment where players can learn about the game of soccer by teaching them sportsmanship and proper fundamentals. Two seasons per year make up the program, the fall season (late August until October) and the spring season (mid-February until late April). Recreational soccer is offered to boys and girls of Lafayette County and the City of Oxford aged 4 to 15 years old. The spring 2016 season kicked off on Tuesday, February 16<sup>th</sup> and ended on Thursday, April 7<sup>th</sup>. This 2016 spring season saw the participation of 607 total youth soccer players.

This survey was created with the mission to gather input on the recently completed 2016 spring recreational soccer season and was designed and conducted through the free version of Qualtrics ([www.qualtrics.com](http://www.qualtrics.com)). On Monday, April 11<sup>th</sup> a link to the survey, which was mobile-device friendly, was emailed to 667 people, who either had a child participate in the spring season or coached. The survey was closed on midnight of Monday, April 18<sup>th</sup>. Unfortunately, the cross-tabulation function was not available in the free version. Therefore, I was unable to compare two or more variables to get a more precise picture of the responses. However, the responses that were given does give us a "finger on the pulse" of the recreational soccer program.

Of the 215 surveys started, 199 were completed responses out of 667 invitations, or a 29% completion rate. As a whole, the survey returned a favorable response to the 2016 spring season. Parents responded most favorably when asked if they were contacted by their child's coach in a timely manner with 53%.

Survey participants rated their overall experience, along with their perception of their child and child's team's experience, as a 1.80 on a 1 to 5 scale, with 1 being "delightful and 5 being "miserable".

The qualitative responses show that more parent and coach education needs to take place at the U8 (6 and 7 year old) level in regards to the traditional "goalie" position and how that position is adapted to meet the developmental needs of the U8 soccer player. The Saturday games yielded a positive response from the comments. Several comments were raised about the performance of the referees. This will need addressing prior to the start of the fall season. There were also several responses from both coaches and parents expressing the need of more practices for their children and players, both pre-season and once the season began.

Below are some responses from the survey along with the financial report of the 2016 spring youth soccer season.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Youth Spring Soccer		Actual		Projected
Revenue			Revenue	
	Registration	\$22,750.00		\$20,000.00
	Replace Lost Jerseys	\$166.00		
	Mini Kicker Rebate	\$180.00		
Total Revenue		\$23,096.00	Total Revenue	\$20,000.00
Expenditures			Expenditures	
	Uniforms	\$2,476.15	Uniforms	\$3,000.00
	Insurance	included	Insurance	Included
	Referee/Assignor	\$5,471.00	Referee/Assignor	\$10,000.00
	Equipment	\$920.86	Equipment	\$1,500.00
	MSA Fees	\$2,301.00	MSA Fees	\$3,000.00
	PDP/ Coach Clinic	\$170.00	PDP/ Coach Clinic	\$400.00
	Tournament Fees	\$1,195.00	Tournament Fees	
	Advertising	\$195.00	Advertising	
	Refund	\$650.00	Refund	
	Returned Check	\$155.00	Returned Check	
Total Expenditures		\$13,534.01	Total Expenditures	\$17,900.00
Net Profit		\$9,561.99	Net Profit	\$2,100.00

## Spring 2016 Adult Soccer Report

Adult soccer is offered to anyone age 16 and older in Oxford, Lafayette County, and areas surrounding the county. This is an “open” league, which means teams may consist of all males, all females, or a mix of both. There were 8 teams registered in the spring adult soccer league, which was up from 6 the previous fall 2015 season. The season ran from February 10<sup>th</sup> to March 23<sup>rd</sup> with the playoffs being held on March 28<sup>th</sup>, March 30<sup>th</sup> and April 4<sup>th</sup>. Games were held on Monday and Wednesday evenings at either 6:30 or 7:45. Each team played twice a week.

Since we sanctioned the league with US Adult Soccer through Mississippi Soccer Association for the 2015 fall season we did the same for the 2016 spring season. Due to the \$20 per player registration fee the registration for a team was \$500. This was a noted barrier of entry for some and I am going to reconsider which organization to sanction through for future leagues.

The spring adult soccer season ran concurrently with the youth spring soccer season. This did not cause much of an issue, referee-wise, mostly due to the small number of teams in both the adult league and a small number of teams in the older age groups in the youth league, which use three referees per game.

The season ran very smoothly and we did not have any instances or incidents to speak of. The champions for the spring season were “Club Barcelona.”

The financials for the adult spring soccer season are on the following page.



2016 Spring Adult Soccer Champs- Club Barcelona

2016 Adult Spring Soccer Financial Report



MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Adult Soccer	Actual		Projected
Registrations	\$4,000.00	Registrations	\$4,000.00
Total Revenue	\$4,000.00	Total Revenue	\$4,000.00
Expenditures		Expenditures	
Fees (MSA \$20/player)	\$1,640.00	Fees (MSA \$20/player)	\$2,240.00
Labor	\$1,597.00	Labor	\$1,620.00
Equipment	\$125.00	Equipment	\$125.00
Total Expenditures	\$3,362.00	Total Expenditures	\$3,985.00
Net Profit	\$638.00	Net Profit	\$15.00

2016 Youth Softball Report

Recreation softball is offered to girls of the Oxford, Lafayette County, and areas surrounding the county. The leagues range from 5/6 year old T-Ball, 7/8 year old Coach Pitch,



9/10 year old "kid pitch", and 11/12 year old "kid pitch." The age of the child at December 31<sup>st</sup> of the previous year determines the league of the child. This spring there were a total of 192 registrations in softball they were divided in the league as follows: T-Ball 60, Coach Pitch 48, 9/10 year olds 60, 11/12 year olds 24. The season began the week of April 11<sup>th</sup>, 2016 and ended on May 24<sup>th</sup>, 2016. Prior to the start of the season Alex Williamson, former Ole Miss baseball player and now a local insurance agent with Alfa. Alex offered his services pro-bono as a service to the community a led a baseball then a softball clinic the afternoon of Sunday, March 6<sup>th</sup>. We had coaches attend the clinic, which was also led by former Ole Miss Softball players. This clinic led coaches in the right direction for organizing practices and we hope to build on this in the future.

A new rule was added to the 9/10 year old age group in an effort to reduce the amount of runs that were walked in during the season and the length of the innings due to players not being thrown a hit-able pitch during their at bat, and the lack of opportunity for defensive players to field a ball and make a play during the games. This rule states, *"Once the bases are loaded [whether from base hits, base on balls, etc.] and the batter has 3 balls in the in the count, the offensive coach is allowed to pitch from the rubber. The couch is allowed to throw 2 pitches to the batter. The batter has to put the ball in play or she is out. A runner cannot be walked in under any circumstance."* This effectively turned the game into Coach Pitch when this situation arose. On paper, this rule resolved the issue of walking in run after run, but when put in a game scenario some issues arose. One such issue was that if the bases were loaded and the "kid pitcher" was throwing and hit the batter a run could not be walked it *"...A runner cannot be walked in under any circumstance."* This led to understandable confusion when a batter is hit by a pitch and unable to take first base in this situation but was able to in all other situations.

A decision was made this season to eliminate the scorekeeper position in the Coach Pitch league. This decision was mostly made because the funds to pay a scorekeeper were not available in the budget and I also felt it hindered development as in years past I have seen coaches in that division "play to win" and not develop players. This decision was seen by the parents as creating a gap in services based on gender due to baseball offering scorekeepers to the coach pitch league. This was not intended but nevertheless led to some frustrated parents thinking their child was being offered a second class experience.

At the conclusion of the season, a survey was created with the mission to gather input on the recently completed 2016 youth softball season and was designed and conducted through the free version of Qualtrics ([www.qualtrics.com](http://www.qualtrics.com)). On Wednesday, May 27<sup>th</sup>, a link to the survey, which was mobile-device friendly, was emailed to 192 people, whose child participated in the fall season. The survey was opened until Sunday, June 24<sup>th</sup>. Unfortunately, the cross-tabulation function was not available in the free version. Therefore, I was unable to compare two or more variables to get a more precise picture of the responses. However, the responses that were given does give us a "finger on the pulse" of the recreational soccer program.

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7864

The survey yielded 78, or a 40% rate. The percentage of each division was as follows: T-Ball 41%, Coach Pitch 52%, 9/10 year olds 33%, 11/12 year olds 33%. As a whole, the survey returned a favorable response to the 2016 fall season. A question specific to the 9/10 year old parents on their satisfaction to the aforementioned rule on a batter with a count of 3 balls had a response of 60% being either "Very Satisfied" or "Satisfied" with the rule change (p. 4).

Survey participants rated their overall experience, along with their perception of their child and child's team's experience, as a 2.24 on a 1 to 5 scale, with 1 being "delightful" and 5 being "miserable" (p. 5).

Below are some results from the survey along with qualitative responses that touch on the main trends of the season: Communication, Umpire consistency, and Score during Coach Pitch.

2016 Youth Softball Financial Report

Youth Softball	Actual		Projected
Revenue		Revenue	
Sponsors	\$1,250.00	Sponsors	\$1,500.00
Registration	\$9,710.00	Registration	\$8,500.00
Total Revenue	\$10,960.00	Total Revenue	\$10,000.00
Expenditures		Expenditures	
Uniforms	\$3,727.25	Uniforms	\$4,000.00
Insurance	included	Insurance	included
Labor	\$1,498.00	Labor	\$1,500.00
Equipment/trophies	\$1,121.42	Equipment/trophies	\$1,500.00
Sanction Fees	\$2,955.00	Sanction Fees	\$3,000.00
Total Expenditures	\$9,301.67	Total Expenditures	\$10,000.00
Net Profit	\$1,658.33	Net Profit	\$0.00

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Q9 - Please rate your overall experiences:

#	Question	Delig htful		Excelle nt		Satisfacto ry		Unsatisfacto ry		Miserabl e		Tota l
1	Overall, my CHILD'S experience was...	27.27 %	1 8	<del>45.45%</del> 3 0		19.70%	1 3	7.58%	5	0.00%	0	66
2	Overall, my OWN experience was...	15.15 %	1 0	<del>39.39%</del> 2 6		34.85%	2 3	10.61%	7	0.00%	0	66
3	Overall, I feel our TEAM'S experience this season was...	18.46 %	1 2	<del>49.23%</del> 3 2		24.62%	1 6	6.15%	4	1.54%	1	65



## 2016 Adult Softball Report

Adult softball is offered to anyone age 16 and older in Oxford, Lafayette County, and areas surrounding the county. There is opportunity to register a team for either a "C" league or a "D" league. These divisions are offered to both Men's and Co-Ed leagues. The "C" League is classified as "a competitive level of play, but competition is not the only focus. Players are of mixed skill levels." The "D" League is classified as "low-key players (mostly of beginner and average skill) are often on the field more for recreation than to dominate and win championships." For the 2016 season we had a total of 23 teams. Of those 23, 13 were in the Men's league, 4 were in Co-Ed "C", and 6 were in Co-Ed "D." A "C" league was offered in the Men's league, but only two registered. Those two opted to play in the "D" league. Since there was only one league I did not feel the need to classify it.

The adult softball season began the week of April 11<sup>th</sup> to June 6<sup>th</sup>. The top four teams in each division advanced to the playoffs, which were held on June 13<sup>th</sup> with the quarterfinals and the finals were held on June 14<sup>th</sup>. Champions for each league were: Men's League, Pickens Pest Control; Co-Ed "C" League, Freeman's Barber Shop; Co-Ed "D" League, Blauer Red Sox.

Aside from a few instances on May 17<sup>th</sup> the season went relatively smooth. On the evening of May 17<sup>th</sup> during a Men's League game of "The Batman" v. "Kellie's Cakes" a bench-clearing fight broke out between the two teams not long after the game had begun. The game was called by the umpire and both teams were issued a forfeit and put on probation for the remainder of the season. I witnessed a punch being thrown by a player on "The Batman" and issued him a suspension for the remainder of the season.

During the season, many comments were made in regards to the number of players playing on a "D" league team that are also rostered and playing on "C" league teams. As a result of this feedback I will look into putting into place rules that place restrictions on the number of upper league players also participating in lower leagues.



Men's League Champs- Pickens Pest



Co-Ed "C"  
Champs-  
Blauer  
Red Sox

Co-Ed "D"  
Champs-  
Freeman's  
Barbershop



### 2016 Adult Softball Financial Report

Adult Softball	Actual		Projected
Registrations	\$7,450.00	Registrations	\$8,000.00
Total Revenue	\$7,450.00	Total Revenue	\$8,000.00
Expenditures		Expenditures	
Labor	\$5,490.00	Labor	\$6,000.00
Equipment/Trophies	\$959.69	Equipment/Trophies	\$1,000.00
Sanction Fees	\$690.00	Sanction Fees	\$800.00
Total Expenditures	\$7,139.69	Total Expenditures	\$7,800.00
Net Profit	\$310.31	Net Profit	\$200.00



## 2016 Fall Youth Soccer Report

The mission of the Oxford Park Commission's recreational soccer program is to provide a positive environment where players can learn about the game of soccer by teaching them sportsmanship and proper fundamentals. Two seasons per year make up the program, the fall season (late August until October) and the spring season (mid-February until late April). Recreational soccer is offered to boys and girls of Lafayette County and the City of Oxford aged U5 to U12 years old. The fall 2016 season kicked off on Tuesday, August 23<sup>rd</sup> and ended on Thursday, October 6<sup>th</sup>. This 2016 fall season saw the participation of 684 total youth soccer players.

This survey was created with the mission to gather input on the recently completed 2016 fall recreational soccer season and was designed and conducted through the free version of Qualtrics ([www.qualtrics.com](http://www.qualtrics.com)). On Thursday, October 13<sup>th</sup>, a link to the survey, which was mobile-device friendly, was emailed to 681 people, whose child participated in the fall season. The survey was opened until October, 21<sup>st</sup> and the final response was collected on October 26<sup>th</sup>. Unfortunately, the cross-tabulation function was not available in the free version. Therefore, I was unable to compare two or more variables to get a more precise picture of the responses. However, the responses that were given does give us a "finger on the pulse" of the recreational soccer program.

The survey yielded 204 responses out of 680 invitations, or a 30% rate. The highest percentage of responses came from those in the U5 league, specifically U5 boys. As a whole, the survey returned a favorable response to the 2016 fall season. Parents responded most favorably when asked if they were contacted by their child's coach in a timely manner with 56.6%. When asked if the season was too long 50.9% of the parents "disagreed".

A majority of coaches (20 of 23) responded that resources on coaching education and examples of training sessions provided by OPC prior to practices beginning were helpful and "prepared them to coach with confidence". Much like the parents, 52% of the coaches either "disagreed" with the statement, "the season was too short". In regards to the presence of competitive balance among the teams in the leagues, 43% of coaches "agreed" that a balance did exist and 48% of parents "agreed" that such a balance existed.

Survey participants rated their overall experience, along with their perception of their child and child's team's experience, as a 1.89 on a 1 to 5 scale, with 1 being "delightful" and 5 being "miserable".

OPC were early adopters of the US Soccer Federation's new Birth Year mandate this 2016-17 season. With this change, leagues were "birth year based." That is to say player's ages were determined based on the year they were born in, as opposed to the July 31<sup>st</sup> cutoff of years past. It is the second year of a split-year season (2016/17) that determines what number should be used to calculate age group. Example: 2017 – U5 = 2012. We attempted to communicate this



information early and often as the registration period was going on, but many of the qualitative responses (highlighted) addressed either a lack of information or a displeasure of this change. Some of the other responses addressed the heat at the beginning of the season, the time of games being played, and the quality of refereeing.

Fall 2016 Youth Soccer Financial Report

Actual		Projected	
Revenue		Revenue	
Registration	\$37,755.00	Registration	\$33,000.00
British Soccer Camp Rebate	\$408.00		
Replacing Lost Jerseys	\$25.00		
Total Revenue	\$38,188.00	Total Revenue	\$33,000.00
Expenditures		Expenditures	
Uniforms + Shipping	\$10,784.60	Uniforms + Shipping	\$9,500.00
MSA Fee's	\$10,019.00	MSA Fee's	\$10,000.00
Referees/Assignor	\$3,598.00	Referees/Assignor	\$5,620.00
Equipment	\$1,898.22	Equipment	\$2,500.00
PDP	\$20.00	PDP	\$800.00
Observation/ Clinic	\$20.00	Observation/ Clinic	\$120.00
Refund	\$990.00		
Returned Check	\$65.00		
Total Expenses	\$27,394.82	Total Expenses	\$28,540.00
Net Profit	\$10,793.18	Net Profit	\$4,460.00

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

How much do you agree or disagree with the following statements about the PRESEASON?

Question	Strongly Agree		Agree		Neither Agree nor Disagree		Disagree		Strongly Disagree		Total
Registration information about the season was easy to find.	51.19%	86	37.50%	63	7.14%	12	3.57%	6	0.60%	1	168
On-line registration was simple and user-friendly.	54.09%	86	33.96%	54	6.92%	11	4.40%	7	0.63%	1	159
I was contacted by my child's coach in a timely manner.	56.63%	94	33.73%	56	3.01%	5	3.61%	6	3.01%	5	166
The game schedule was released in a timely manner.	45.24%	76	44.05%	74	5.95%	10	4.17%	7	0.60%	1	168

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

How much do you agree or disagree with the following statements about the SEASON?

Question	Strongly Agree		Agree		Neither Agree nor Disagree		Disagree		Strongly Disagree		Total
The lines of communication with OPC were always open.	36.42%	59	44.44%	72	15.43%	25	2.47%	4	1.23%	2	162
The season was too long.	0.00%	0	3.03%	5	24.85%	41	50.91%	84	21.21%	35	165
The season was too short.	10.24%	17	21.69%	36	32.53%	54	30.72%	51	4.82%	8	166
My child showed improvement in his/her development as the season progressed.	30.95%	52	45.83%	77	14.29%	24	6.55%	11	2.38%	4	168
There was a competitive balance among the teams in the league.	20.96%	35	48.50%	81	15.57%	26	9.58%	16	5.39%	9	167

Please rate your overall experiences:

Question	Delightful		Excellent		Satisfactory		Unsatisfactory		Miserable		Total
Overall, my CHILD'S experience was...	39.47%	75	43.16%	82	14.21%	27	2.63%	5	0.53%	1	190
Overall, my OWN experience was...	35.26%	67	40.53%	77	22.11%	42	2.11%	4	0.00%	0	190
Overall, I feel our TEAM'S experience this season was...	34.74%	66	39.47%	75	22.63%	43	2.11%	4	1.05%	2	190



## 2016 Fall Adult Soccer Report

Adult soccer is offered to anyone age 16 and older in Oxford, Lafayette County, and areas surrounding the county. This is an "open" league, which means teams may consist of all males, all females, or a mix of both. There were 12 teams registered in the spring adult soccer league, which was up from 8 the previous spring 2016 season. The season ran from October 11<sup>th</sup> to November 15<sup>th</sup>. All of the teams were seeded 1 to 12 based on their record and played in a single elimination playoff, which were held on December 1<sup>st</sup>, December 8<sup>th</sup>, and December 15<sup>th</sup>. Games were held on Tuesday and Thursday evenings at either 6:30 or 7:45. Each team played twice a week. Team "PSG" were the champions of the fall 2016 season.

The decision was made to sanction the league through USSSA, which has a sanctioning fee of \$65 per team as opposed to the US Adult Soccer sanctioning, which is \$20 per player. This allowed us to make a considerable cut to the registration fee from \$500 the previous two seasons to \$325, which is in line with the fees of our other adult sport offerings. In an attempt to attract teams who may be less competitive than the teams that traditionally register for the league I offered a "35 and Older" league, but only two teams registered so that league did not form.

The increase in teams was challenging at times to find enough referees each night as I now scheduled three fields per night as opposed to two. One referee extra does not seem to be much, but it became challenging in light of several of the referees being in college and either having testing, prior commitments (i.e. Greek functions, working intramurals), or class. The pool to select referees from who are capable to referee an adult soccer game is already shallow and the addition of more teams in the league was nearly too big for the staffing that I had available. As the demand for adult soccer continues to grow in Oxford I may need to cap the number of teams in a league for future seasons in order to provide a well-staffed league.

There was also an incident on November 3<sup>rd</sup> where a player from team "PSG" got into an altercation with one of my referees and pushed him down to the ground. The game was suspended and deemed a forfeit by PSG and the player was suspended indefinitely from all OPC activities. Team "PSG" was then placed on probation for the remainder of the season. The financials for the adult spring soccer season are on the following page.



Team PSG

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

2016 Adult Spring Soccer Financial Report

Adult Soccer	Actual		Projected	
Registration	\$3,900.00	Registration	\$3,900.00	\$325/team
Total Revenue	\$3,900.00	Total Revenue	\$3,900.00	
Expenditures		Expenditures		
USSSA Sanction Fees	\$780.00	USSSA Sanction Fees	\$780.00	\$65/team
Referees	\$2,490.00	Referees	\$2,670.00	
Equipment/Trophies	\$197.81	Trophies	\$400.00	
Total Expenditures	\$3,467.81	Total Expenditures	\$3,850.00	
Net Profit	\$432.19	Net Profit	\$50.00	

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**OXFORD**PLANNING  
DEPARTMENT**Memorandum**

**To:** Mayor and Board of Aldermen

**From:** Judy Daniel, AICP; Director of Planning

**Date:** March 21, 2017

**Re:** Third Reading, and vote of Case #2162 a Request to Rezone +/- 47.68 acres from (RE) Residential Estate, (RA) Single-Family Residential and (GB) General Business to (TND) Traditional Neighborhood Development.

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**Planning Staff Comments:**

The subject property is approximately 47.68 acres, located between North Lamar and Chickasaw Road, just south of the intersection with Molly Barr, and including frontage on Molly Barr. The subject property is currently vacant, although portions of it closer to North Lamar were, until recently, occupied by a mobile home park, a mobile dwelling sales lot, and small businesses. The portions closer to Chickasaw have substantial topography and are vacant and wooded.

The applicant is requesting to rezone the subject property to (TND) Traditional Neighborhood Development. The Future Land Use Map in the recently adopted Vision 2037 Comprehensive Plan indicates a recommended use of Traditional Neighborhood Development at this location. The Lamar Town Center (working title) is being planned to create a community of businesses, restaurants, and retail shops opening to tree lined residential streets and open space areas – green and plazas. Primary parking areas will be located behind or under buildings; but parking will be provided along the main streets (reverse angle and parallel).

The Town Center is envisioned to feature upper floor office or residential uses in many buildings, and eventually lodging options and a grocery store. There will also be some “live/work” units, with first floors designed for offices or small retail businesses, and upper floor living areas. Beyond the Town Center, there will be neighborhoods of detached and attached dwellings, and multi-family areas. Closer to the Town Center will be more traditional multi-family structures; while adjoining the neighborhoods of detached dwellings will be smaller attached dwellings of



no more than 4 units per structure, and "mansion houses" at the scale of large detached dwellings, but which house no more than 6 to 12 units.

Neighborhoods are planned to include both attached and detached dwellings of similar scale and size. Many of the attached homes are being designed to face a green courtyard, with rear auto access. The topography of the neighborhoods will allow views toward green spaces and civic centers. And connections to Lamar, Chickasaw, and Molly Barr will provide multiple routes to and from home and the rest of Oxford.

**Planner Evaluation:** This is the first application for a development in the Traditional Neighborhood Development District. This new zoning districts functions differently from most Oxford zoning districts in that it envisions a rezoning based on a phased development plan that includes residential, natural, civic, and commercial elements that are generally expected to be implemented over a number of years. But to ensure the quality of development proposed for the rezoning, a range of plan elements, more detailed than are generally required, must be submitted with the rezoning proposal. These required elements, as outlined in the zoning district, have been submitted for evaluation. Cumulatively they are the proposed Master Regulating Plan, comprised of the Exhibits attached to this report. The approval process for a Traditional Neighborhood Development are outlined in the Land Development Code. An evaluation of the submitted Regulating Plan follows.

#### **Master Regulating Plan Requirements and Approval Process**

*A Traditional Neighborhood may be established upon application through the requirements and procedures for rezoning land.*

*The Master Regulating Plan must include a proposed plan for staging for the three primary required areas: Core, Transition, and Edge. (See Exhibit 1A and 1B) Elements must include, at a minimum, the following:*

*1) A topographic survey and stormwater drainage plan.*

The survey and a concept plan for stormwater drainage have been submitted (Exhibits 3 and 4) and indicate topography and the general concept for stormwater facilities. The Public Works staff comments indicate issues to be resolved at Preliminary Plat and/or Site Plan review for the sequential Phases of development.

*2) The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.*

The proposed street patterns and types are clearly indicated in Exhibits 6 and 7. The streets reflect the street patterns and types indicated for this type of development in the Vision 2037 Plan, with the exception of rear lanes, although they are specified as a street type in Table 2 and Table 3 in the TND District Standards. This discrepancy will need to be resolved. The Public Works staff indicate the need to resolve the differences between

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

the street patterns adopted in the Vision 2037 Plan and the current Land Development Code and address design issues if the streets are to be accepted as City Streets. Public Works staff also noted the need to relocate the connection on Molly Barr Road and to provide additional access points to adjacent property for future connectivity.

The Prominent Sites and Vistas Diagram submitted in Exhibit 5 clearly indicates these locations and describes why they are chosen.

3) *Layout and location of residential, commercial, mixed-use and civic building lots.*

The general location of these use type structures are clearly indicated in Exhibit 8. Staff believes that the proposed locations are aligned to the intent of the TND District. Public Works is concerned about the traffic impacts created by locating the large commercial portions near the existing intersection of Chickasaw and Molly Barr. Particularly, larger commercial developments fronting Molly Barr may create the need for a traffic signal, which would be undesirable so close to the existing intersection of Chickasaw. It may be necessary to adjust some of the use types or locations in the future to avoid this problem.

4) *Plan data and statistics to include densities (DU/acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.*

The proposed densities and intensities of the proposed types are provided as required (Exhibits 9 and 10). These appear to meet the standards of the district although we have asked for a clarification of the percentages proposed for one of the use types.

5) *A list of uses by neighborhood section.*

The Concept Plan (Exhibit 2) and list of proposed uses is provided in Exhibit 9, ties the proposed uses in the Core area to uses allowed in the Neighborhood Business District (or its successor district); and states the proposed residential use types. Staff finds the proposed uses to be appropriate for the intent of a Traditional Neighborhood District.

6) *A master sign plan.*

A conceptual document for a master sign plan has been submitted (Exhibit 11) that is sufficient to be a guide for detailed signage proposals in the various Phases as they are submitted.

7) *A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.*

The proposed phasing plan with schedule and triggers has been submitted (Exhibit 12). While it sufficiently indicates the uses planned in each Phase, and establishes the sequence of the phases to initiate construction. We have confirmed that the applicant plans to start Phases 1 and 2 initially, and then move to subsequent phases when he reaches a 10 percent buildout of those phases.

8) *A series of architectural renderings which convey the overall character of the development.*

The proposals for indicative architectural styles have been submitted (Exhibit 13A-C). They provide indicative illustrations of the building types that will be submitted for each of the sequential phases as they are proposed for development over time. The submitted illustrations reflect a range of styles that will complement the intent for a TND in Oxford.

9) *Architectural design regulating covenants for all site elements and buildings.*

Conceptual proposals for architectural pattern books that will be submitted for each building type as the sequential phases are proposed for development over time have been submitted. The submitted concepts, when submitted with specific standards for this TND, would provide clear guidance as to the structures that will be built in the various phases of the development as they are submitted over time.

10) *An open space plan indicating proposed improvements and the proposed conditions at the project edges.*

An Open Space ("Green Space") Plan has been submitted (Exhibit 15 and 16A) and it clearly indicates area of proposed preserved and designed green spaces. Actual design for those spaces will be submitted with the final plans for those phases.

11) *An overall landscaping plan for the entire development which must include:*

a) *Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.*

The tree survey and clearing plan has been submitted (Exhibit 16A) indicating areas where trees are to be preserved, planted, and cleared.

b) *Scaled drawing of the site, with north arrow, indicating areas for preservation, location and spacing of new trees and shrubs proposed for use; and existing and proposed 2 foot contours to 10 feet beyond the site.*

Exhibits 16A and 16B provide this required information, and the Site Contours are on Exhibit 3. Staff has determined that 5 foot contours are sufficient at this scale; although 2 foot contours will be required for the individual phase final submittals. For a drawing at this scale, 2 foot contours would make the drawing difficult to decipher. Staff believes the proposed spacing for new trees to be well planned; but placement of shrubs would be a part of the finer grained landscaping proposals to be seen with the final submittals for the individual phases as they are submitted.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-785A

- c) *Construction details and/or cross-sections sufficient to explain specific site conditions and solutions. Possible conditions include berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, or culverts to maintain natural drainage patterns.*

Exhibit 16C indicates area of concern to be addressed during the development of the sequential Phases.

- d) *A plant list of all proposed landscape materials including trees, shrubs, and grasses. Showing (for trees) caliper sizes, root type (bare root, balled and burlapped, container size), height of material, botanical and common name.*

Tree planting plans have been submitted (Exhibit 16B). Staff believes these are sufficient and appropriate for the various phases of the TND, establishing a variety of tree types in the different areas. Public Works has noted that trees within City Right-of-Way, particularly within the sidewalk area, must be from a list of approved tree types to be provided by Public Works.

A conceptual list of proposed landscaping materials has been submitted indicating the range of vegetative materials that will be proposed for the various phases. The applicant has stated that it would difficult to determine specifics for all landscaping materials until final plans for the various phase are being prepared. They have submitted a proposed conceptual landscaping and screening plan to indicate the level of detail that will be followed for these phases.

- e) *Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.*

The concepts for planting and staking to be used in the various Phases have been submitted (Exhibit 16C) and are sufficient as a general guide. Submittals for the phases as submitted for final review will have more specific details.

- f) *Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.*

The general locations proposed light poles are included in Exhibits 13D1 and 13D2. Staff has agreed with the applicant that locations for the other elements mentioned are more appropriately determined at the finer grained level of review that will accompany the submittals for the individual phases. Public Works will require street lights at the intersections of any City Streets, which will be determined during future reviews.

- g) *A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.*

The developer has confirmed that all requirements of the landscape ordinance will be followed.

- h) *A storm water plan that shows integration of storm water features into the overall project design.*

The conceptual storm water plan (Exhibit 4) has been submitted. The Public Works staff comments indicate issues to be resolved at Preliminary Plat and/or Site Plan review for the sequential Phases of development. Public Works has made the applicant aware that it may be necessary to reduce the number of lots in order to provide for the required stormwater detention as the stormwater plan only provides illustrations at this point.

*The ordinance enacting a rezoning to TND shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two years after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.*

The applicant has made application for rezoning land following standard city and state procedures. Should the rezoning be approved, one condition of the approval will be reversion condition noted above requiring that construction of structures must have begun within two years. The applicant states that he plans to submit the first phase for consideration of site plan and plat approval immediately upon approval of the rezoning.

**Recommendation of Sufficiency to Meet TND Standards for Rezoning:**

A Traditional Neighborhood Development (TND) district should be compact and pedestrian friendly containing a mix of land uses with a defined center, middle and edge. A TND development pattern should include shorter blocks, dense street connections, a variety of uses, diverse housing types, and central public spaces. Such development should be adjacent to, but not bisected by, an arterial street.

The proposed "Lamar TND" meets those basic standards. Its Town Center is proposed to take direct access to North Lamar and Molly Barr, it proposes a wide variety of uses, and a wide variety of housing types, and it proposes several public spaces in central areas.

This proposed TND will also meets all general standards of size and proportions of primary structural elements of the Core (commercial, civic, and mixed use areas with some open space); Transition (attached and detached dwellings and multi-family dwellings); and Edge (green spaces and detached dwellings).

Staff has evaluated the submittal documents that comprise the Master Regulating Plan for this proposed rezoning and we find that they appear to meet the standards outlined for the District.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Some of these standards relate more to site plan or subdivision approvals, but most of the conceptual standards that will guide those evaluations appear to fulfill the vision for this District. To further protect the public interest, a wide range of issues to be addressed at site plan or subdivision during the development of successive phases have been submitted by Public Works staff. These will be helpful for the developer should the rezoning be approved.

From the perspective of the Planning Department, the proposed Master Regulating Plan for this Traditional Neighborhood Development rezoning is sufficient and well presented. While it is impossible to "pin down" all aspects of a multi-phased district development in advance, the commitments inherent in the materials submitted for this proposed TND form a good "skeleton" and set parameters for future development that can guide this and future Planning Commissions and Boards of Aldermen as the various Phases are brought in for final approvals over time. Some modifications can be expected as market needs shift over a three to five or more year buildout scenario. But with the controls noted, the overall neighborhood can become a successful new neighborhood for Oxford residents and visitors to live, work, and play.

**State Requirements for Rezoning:** The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

*"Before a zoning board reclassifies property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning."* (Burden v. City of Greenville, 1999).

In another case, the court stated: *"Before property is reclassified, applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning and that public need existed for rezoning"*. (City of Biloxi v. Hilbert, 1992)

Finally, Fondren North Renaissance v. Mayor and City Council of City of Jackson, 1999, stated: *"Under the 'change and mistake' rule of municipal zoning, based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning."*

Therefore, the merits of the applicant's request for rezoning, based on the criteria established in the cited cases, is as follows:

**Mistake:** There was not a mistake on the previous rezoning in 2004.



**Change and Need:** The City of Oxford generally, and this area specifically, have changed substantially since 2004. In response to considerable growth pressure, the City began the process of updating its comprehensive plan in 2013. A goal of that Plan was to seek better tools for facing the challenges and opportunities of that growth. After four public meetings, open houses with the Planning staff, and public hearings for the new plan and future land use map at the Planning Commission and Board of Aldermen; the Vision 2037 was adopted in August 2016. That plan substantiates and describes the nature and extent of change facing Oxford, and outlines strategies to better accommodate that growth. Among the tools in the Vision 2037 Plan is the Traditional Neighborhood Development (TND) place type; and the site of this proposed TND is one of the locations mapped as appropriate for the TND on the Future Land Use Map. Therefore, both change and need related to the city, this area of the city, and this site have been addressed in a comprehensive plan adopted less than a year ago. Reasons for that change in land use recommendation related directly to changes in the city holistically, and to this general area of the city.

Oxford is facing unprecedented development pressures, and ongoing fiscal challenges to meet infrastructure needs resulting from that growth. A primary decision in the Vision 2037 Comprehensive Plan was to move toward more areas of moderate density, reflecting densities of neighborhoods near The Square, and away from a dependence on suburban scale growth. These moderately dense areas are more fiscally sustainable, and (given land prices in Oxford) are far more likely to provide a wider range of housing options for residents than lower density suburban development. To achieve that goal, land uses like the TND are recommended at certain locations where major roads intersect and major infrastructure (water and sewer) can be easily provided.

Further, the specific area of this proposed development is already seeing significant change either occurring or proposed. The area of greatest density in this development is located nearest to Molly Barr and North Lamar where General Business zoning already exists. So the new zoning will be a lower intensity than currently exists. The area of lowest density, comprised mainly of detached single family lots, is located in the southern portion of the development nearest existing single family development. The areas of moderate density – with attached housing, small lot single family, and multi-family development – are generally located between those areas. This plan respects existing development patterns and reflects the changing nature and density of development along North Lamar.

Additional evidence of change in this area of Oxford relates to land use and zoning changes within the general area of this proposed rezoning since the current zoning of General Business (GB), Residential Single Family (RA), and Residential Estate (RE) was mapped in 2004. Aside from many new businesses and shopping areas along North Lamar from the Midtown Shopping Center to the intersection with Molly Barr Road, changes include:

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- A rezoning of over 200 acres from Agricultural to PUD for the Blackberry Hills development in 2006, located just south and west of this location along Molly Barr Road.
- A total of four properties rezoned along the west side of North Lamar in this general area from Country Estate or Residential Estate to Neighborhood Business. Citywide, a total of six properties have been rezoned from RA, R1A, RE, or CE (single family zoning districts) to Neighborhood Business, Shopping Center, or Planned Unit Development since 2004.
- Citywide, a total of five Special Exceptions allowing residential uses in commercial districts (establishing mixed use) were approved within the past year, two in the general vicinity of this proposal.
- Substantial upgrades to Molly Barr Road, making it a major western collector road within the City.
- And further exemplifying growth in this area of Oxford, an area of land was recently annexed at the intersection of Hwy. 30 and Hwy. 7, barely a mile from this site.

Thus staff believes that the proposal reflects the need for this type of development expressed in the Vision 2037 Comprehensive Plan, and acknowledges changes in the area, while respecting current development patterns.

**Recommendation:** Staff recommends approval of the request to rezone the subject property, from the GB (General Business), (RA) Single-Family Residential, and (RE) Residential Estate districts to the (TND) Traditional Neighborhood Development district.

This approval recommendation is based on adherence to the elements submitted with the Master Regulating Plan, and with the understanding that as the Phases of this development are brought in for Subdivision or Site Plan approval that they will adhere to the concepts presented in that Master Regulating Plan and the applicable portions of the Land Development Code for structure design, street types, landscaping, and stormwater. This approval also requires construction to begin within two years after the date of the approval of the rezoning (which staff recommends to be a requirement for construction of buildings to be underway) or the property will revert to its underlying zoning. This approval does not imply Public Works' approval of the streets, utilities or stormwater features included in the exhibits or concept plan. These features will all be evaluated during the Site Plan or Preliminary Plat process, as is the common practice during re-zonings.

**Planning Commission Recommendation:** On Monday, February 13, 2017, the Planning Commission considered this application. A memo expressing a substantial range of concerns that would need to be addressed during the multi-year implementation process from the Public Works staff and a letter of general support from two members of the Pathways Commission were submitted to the Commission. Three members of the public spoke in opposition to the development.

During a lengthy discussion the elements of most concern expressed by the public and some Commissioners were traffic impacts along North Lamar and Chickasaw, potential for construction traffic and noise, additional density, potential for more student housing, potential that the housing would not be affordable, potential for new development creating drainage issues for homes along Chickasaw and adjacent streets, problems with planning stormwater facilities as buildout progresses, and implementing new street types.

After consideration, the Planning Commission recommended approval of the rezoning. On a motion of Commissioner Huelse, seconded by Commissioner Riddell, the vote was 3 to approve (Huelse, Riddell, Whittington), 1 abstention (Gray), 2 to deny (Bradley and Harmon), and 1 absent (Alexander). A previous motion to deny from Commissioner Bradley failed for lack of a second. No additional conditions were attached to the approval recommendation.

If you need additional information or have further questions, please feel free to contact the Planning Department.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



OXFORD

PLANNING  
DEPARTMENT

## Case 2162

**To:** Oxford Planning Commission  
**From:** Judy Daniel, AICP, Planning Director  
**Date:** February 13, 2017

**Applicant:** Updraft Investments, LLC.  
**Owner:** Same  
**Request:** Rezone +/- 48.68 acres to (TND) Traditional Neighborhood Development  
**Location:** West of N. Lamar Boulevard, East of Chickasaw Road, and South of Molly Barr Road (PPINS #5042 & #5067)  
**Zoning:** General Business (GB), Single-Family Residential (RA); Residential Estate (RE)

**Surrounding Zoning:**

**North:** (RB) Two Unit Residential;  
**South:** (RE) Residential Estate  
**East:** (GB) General Business; (NB) Neighborhood Business  
**West:** (RA) Single-Family Residential; (R1A) Single-Family Residential

**Planners Comments:**

The subject property is approximately 48.68 acres, located between North Lamar and Chickasaw Road, just south of the intersection with Molly Barr, and including frontage on Molly Barr. The subject property is currently vacant, although portions of it closer to North Lamar were, until recently, occupied by a mobile home park, a mobile dwelling sales lot, and small businesses. The portions closer to Chickasaw have substantial topography and are vacant and wooded.

The applicant is requesting to rezone the subject property to (TNB) Traditional Neighborhood Development. The recently adopted Vision 2037 Comprehensive Plan indicates a recommended use of Traditional Neighborhood Development at this location. The Lamar Town Center (working title) is being planned to create a community of businesses, restaurants, and retail shops opening to tree lined streets and open space areas – green and plazas. Primary parking areas will be located behind or under buildings; but parking will be provided along the main streets (reverse angle and parallel).

The Town Center will feature upper floor office or residential uses in many buildings, and eventually lodging options and a grocery store. There will also be some “live/work” units, with

first floors designed for offices or small retail businesses, and upper floor living areas. Beyond the Town Center, there will be neighborhoods of detached and attached dwellings, and multi-family areas. Closer to the Town Center will be more traditional multi-family structures; while adjoining the neighborhoods of detached dwellings will be smaller attached dwellings of no more than 4 units per structure, and "mansion houses" at the scale of large detached dwellings, but which house no more than 6 to 12 units.

Neighborhoods may contain both attached and detached dwellings of similar scale and size. Many of the attached homes are being designed to face a green courtyard, with rear auto access. The topography of the neighborhoods will all lovely views toward green spaces and civic centers. And connections to Lamar, Chickasaw, and Molly Barr will provide multiple routes to and from home and the rest of Oxford.

**Planner Evaluation:** This is the first application for a development in the Traditional Neighborhood Development District. This new zoning districts functions differently from most Oxford zoning districts in that it envisions a rezoning based on a phased development plan that includes residential, natural, civic, and commercial elements that are generally expected to be implemented over a number of years. But to ensure the quality of development proposed for the rezoning, a range of plan elements, more detailed than are generally required, must be submitted with the rezoning proposal. These elements, as outlined in the zoning district, have been submitted for evaluation. Cumulatively they are the proposed Master Regulating Plan and they include:

- Exhibit 1A: Narrative description of the proposed development
- Exhibit 1B: Blocked Layout indicating the Core, Transition, and Edge areas
- Exhibit 2: Use Types Concept Plan
- Exhibit 3: Site Topography Survey
- Exhibit 4: Conceptual Stormwater Drainage Plan
- Exhibit 5: Illustrative Views and Vistas Diagram
- Exhibit 6: Proposed Streets Diagram
- Exhibit 7: Proposed Street Sections
- Exhibit 8: Illustrative Master Plan of Uses
- Exhibit 9: Conceptual Land Use Plan
- Exhibit 10: Conceptual Density Plan
- Exhibit 11: Conceptual Master Signage Plan
- Exhibit 12: Proposed Phasing Plan
- Exhibit 13A: Architectural Concepts: Mixed-Use/Commercial Areas
- Exhibit 13B: Conceptual Design Standards for Mixed-Use Developments
- Exhibit 13C: Architectural Concepts: Multi-Family and SF Attached
- Exhibit 13D: Architectural Concepts: Single Family Detached Dwellings
- Exhibit 13E: Conceptual Architectural Guidelines for Dwellings

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Exhibit 14: Conceptual Landscaping Plan (Tree Placement)

Exhibit 15: Proposed Green Space Plan (Natural and Green Spaces)

Exhibit 16: Proposed Location of Streetlights

## **Master Regulating Plan Requirements and Approval Process**

*A Traditional Neighborhood may be established upon application through the requirements and procedures for rezoning land.*

*Approval of a rezoning to Traditional Neighborhood Development and the approved Master Regulating Plan will be valid for two years before construction must begin. The ordinance enacting any such rezoning shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two years after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.*

The applicant has made application for rezoning land following standard city and state procedures. Should the rezoning be approved, one condition of the approval will be reversion condition noted above requiring that construction of structures must have begun within two years.

The applicant states that he plans to submit the first phase for consideration of site plan and plat approval immediately upon approval of the rezoning.

*The Master Regulating Plan must include a proposed plan for staging for the three primary required areas: Core, Transition, and Edge. Elements must include, at a minimum, the following:*

### *1) A topographic survey and stormwater drainage plan.*

The survey and a concept plan for stormwater drainage have been submitted (Exhibits 3 and 4) and adequately indicate the current topography and the general concept for stormwater facilities. The Public Works staff has not yet completed their review of the proposed conceptual stormwater drainage plan.

### *2) The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.*

The Prominent Sites and Vistas Diagram has been submitted (Exhibit 5), and clearly indicates these locations and describes why they are chosen. The proposed street patterns and types are clearly indicated as required in Exhibits 6 and 7. The streets reflect the street patterns and types indicated for this type of development in the Vision



2037 Plan. The Public Works staff has not yet completed their review of the proposed street patterns and types.

3) *Layout and location of residential, commercial, mixed-use and civic building lots.*

The general location of these use type structures are clearly indicated in Exhibit 8. Staff believes that the proposed locations are aligned to the intent of the TND District.

4) *Plan data and statistics to include densities (DU/acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.*

The proposed densities and intensities of the proposed types are provided as required (Exhibits 9 and 10). These appear to meet the standards of the district, but staff is awaiting final confirmation of one aspect of the density calculation for the single family attached residential type. A final evaluation cannot be given until that information is received.

5) *A list of uses by neighborhood section.*

The list of proposed uses is provided in Exhibit 9, tying proposed uses in the Core area to uses allowed in the Neighborhood Business District (or its successor district); and stating the proposed residential use types. Staff finds the proposed uses to be appropriate for the intent of a Traditional Neighborhood District.

6) *A master sign plan.*

A conceptual document for a master sign plan has been submitted (Exhibit 11) that is sufficient to be a guide for detailed signage proposals in the various Phases as they are submitted.

7) *A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.*

The proposed phasing plan with schedule and triggers has been submitted (Exhibit 12). While it sufficiently indicates the uses planned in each Phase, and establishes the sequence of the phases to initiate construction; the Commission may wish to request that the developer state a more definitive timing for successive phases than that the "can begin" after a certain percentage of the prior phase is complete.

8) *A series of architectural renderings which convey the overall character of the development.*

The proposals for indicative architectural styles have been submitted (Exhibit 13). They provide indicative illustrations of the building types that will be submitted for each of the sequential phases as they are proposed for development over time. The submitted illustrations reflect a range of styles that will complement the intent for a TND in Oxford.

9) *Architectural design regulating covenants for all site elements and buildings.*

Conceptual proposals for architectural pattern books that will be submitted for each building type as the sequential phases are proposed for development over time have been submitted (also Item 13). The submitted concepts, when submitted with specific standards for this TND, would provide clear guidance as to the structures that will be built in the various phases of the development as they are submitted over time.

10) *An open space plan indicating proposed improvements thereon and the proposed conditions at the project edges.*

An Open Space ("Green Space") Plan has been submitted (Exhibit 15) and it clearly indicates area of proposed preserved and designed green spaces. Actual design for those spaces will be submitted with the final plans for those phases.

11) *An overall landscaping plan for the entire development which must include:*

- a) *Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.*

The tree survey and clearing plan has been submitted (Exhibit 15) but several of the elements are missing. Staff has therefore not evaluated this Plan.

- b) *Scaled drawing of the site, with north arrow, indicating areas for preservation, location and spacing of new trees and shrubs proposed for use; and existing and proposed 2 foot contours to 10 feet beyond the site.*

Exhibits 14 and 15 provide this required information, and the Site Contours are on Exhibit 3. Staff has determined that 5 foot contours are sufficient at this scale; although 2 foot contours will be required for the individual phase final submittals. For a drawing at this scale, 2 foot contours would make the drawing difficult to decipher. Staff believes the proposed spacing for new trees to be well planned; but placement of shrubs would be a part of the finer grained landscaping proposals to be seen with the final submittals for the individual phases as they are submitted.

- c) *Construction details and/or cross-sections sufficient to explain specific site conditions and solutions. Possible conditions include berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, or culverts to maintain natural drainage patterns.*

The applicant has not yet submitted information regarding this element of the submittal. Therefore staff cannot yet comment on it.

- d) *A plant list of all proposed landscape materials including trees, shrubs, and grasses. Showing (for trees) caliper sizes, root type (bare root, balled and burlapped, container size), height of material, botanical and common name.*

Tree planting plans have been submitted (Exhibit 14). Staff believes these are sufficient and appropriate for the various phases of the TND, establishing a variety of tree types in the different areas.

A conceptual list of proposed landscaping materials has been submitted indicating the range of vegetative materials that will be proposed for the various phases. They have stated that it would difficult to determine specifics for all landscaping materials until final plans for the various phase are being prepared. They have submitted a proposed conceptual landscaping and screening plan to indicate the level of detail that will be followed for these phases.

- e) *Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.*

The concepts for planting and staking to be used in the various Phases have been submitted (Exhibit 14) and are sufficient as a general guide. Submittals for the phases as submitted for final review will have more specific details.

- f) *Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.*

The general locations proposed light poles are included in Exhibit 16. Staff has agreed with the applicant that locations for the other elements mentioned are more appropriately determined at the finer grained level of review that will accompany the submittals for the individual phases.

- g) *A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.*

The developer has stated that all requirements of the landscape ordinance will be followed.

- h) *A storm water plan that shows integration of storm water features into the overall project design.*

The conceptual storm water plan (Exhibit 4) has been submitted. The Public Works staff has not yet provided comments on the proposal.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 81-7854

**Recommendation of Sufficiency to Meet TND Standards for Rezoning:**

A Traditional Neighborhood Development (TND) district should be compact and pedestrian friendly containing a mix of land uses with a defined center, middle and edge. A TND development pattern should include shorter blocks, dense street connections, a variety of uses, diverse housing types, and central public spaces. Such development should be adjacent to, but not bisected by, an arterial street.

The proposed "Lamar TND" meets those basic standards. Its Town Center takes direct access to North Lamar, it proposes a wide variety of uses (it will allow uses that are allowed in the Neighborhood Business District or its successor district), and it proposes a wide variety of housing types, and it proposes several public spaces in central areas.

This proposed TND will also meets all general standards of size and proportions of primary structural elements of the Core (commercial, civic, and mixed use areas with some open space); Transition (attached and detached dwellings and multi-family dwellings); and Edge (green spaces and detached dwellings).

Staff has evaluated the submittal documents that comprise the Master Regulating Plan for this proposed rezoning and we find that most of them appear to meet the standards outlined for the District. Some of these standards relate more to actual final site plans or subdivision approvals, but most of the conceptual standards that will guide those evaluations seem to fulfill the vision for this District. A few submittal requirements are missing, and a few clarifications are needed, but these are minor elements of a very substantial submittal and they are to be submitted before the Commission meeting.

The comments from Public Works regarding the streets and stormwater elements are, however, missing. Therefore a full staff recommendation cannot be made at this time. From the perspective of the Planning Department, pending submittal and approval of the final clarifying documentation, the proposed Master Regulating Plan for this Traditional Neighborhood Development rezoning is sufficient and well presented.

And while it is impossible to "pin down" all aspects of a multi-phased district development in advance, the commitments inherent in the materials submitted for this proposed TND form a good "skeleton" and set parameters for future development that can guide this and future Planning Commissions and Boards of Aldermen as the various Phases are brought in for final approvals over time.

Some modifications can be expected as market needs shift over a three to five or more year buildout scenario. But with the controls noted, the overall neighborhood can become a premier new center for Oxford residents and visitors to live, work, and play.

**State Requirements for Rezoning:** The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

*"Before a zoning board reclassifies property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning."* (Burden v. City of Greenville, 1999).

In another case, the court stated: *"Before property is reclassified, applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning and that public need existed for rezoning"*. (City of Biloxi v. Hilbert, 1992)

Finally, Fondren North Renaissance v. Mayor and City Council of City of Jackson, 1999, stated: *"Under the "change and mistake" rule of municipal zoning, based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning."*

Therefore, the merits of the applicant's request for rezoning, based on the criteria established in the cited cases, is as follows:

**Mistake:** There was not a mistake on the previous rezoning.

**Change and Need:** The recently adopted Vision 2037 Comprehensive Plan encourages mixed-use higher density development at certain locations. Vision 2037 identified this property as an area appropriate for Traditional Neighborhood Development.

**Recommendation:** Should there be a recommendation of approval from Public Works for the Stormwater and Streets elements of this proposed rezoning, staff recommends approval of the request to rezone the subject property, from the GB (General Business), (RA) Single-Family Residential, and RE (Residential Estate districts to the (TND) Traditional Neighborhood Development district.

This approval recommendation is based on adherence to the elements submitted with the Master Regulating Plan, and with the understanding that as the Phases of this development are brought in for Subdivision or Site Plan approval that they will adhere to the concepts presented in that Master Regulating Plan for structure design, street types, landscaping, and stormwater. This approval also requires construction to begin within two years after the date of the approval of the rezoning or the property will revert to its underlying zoning.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 51-7854

**To:** Planning Commission  
**From:** Reanna Mayoral, P.E., Assistant City Engineer  
**CC:**  
**Date:** 2/13/2017  
**Re:** Case 2162, TND Rezoning (Updraft Investments, Mac Monteith)

Case 2162 is a rezoning case of which city staff supports in concept through the planner's recommendation. This support does not grant or imply any approval of the engineering aspects of the development, including but not limited to the streets, utilities or stormwater. Preliminary topography of the existing site, stormwater concepts and street information has been submitted. However, there is not sufficient information to complete an engineering assessment. A review of the engineering aspects will be completed when plans are presented for site review.

Below is a list of concerns from the Public Works Department to be addressed as individual phases are presented. Public Works has several concerns that will certainly impact, and potentially require change to the concept shown. **This list should not be considered complete or exhaustive. There will certainly be other issues once specific site information is provided:**

- Plan may have to be modified, including the elimination of lots, in order to accommodate city streets, stormwater requirements and utilities.
- Phased development and the lack of comprehensive site plan are going to make designing stormwater detention difficult.
- The developer may have to give up lots in the final phases to meet final detention requirements.
- Most of the "conceptual" ponds are located in areas that scheduled to be developed as the last 3 phases, making it difficult to develop them for use in earlier phases of the development. Since most of the ponds are located in the later phases it is possible that actual storage requirements might exceed conceptual storage.



The design of the stormwater detention system will have to be done as each phase is actually developed. Since there is no set timeline n when each phase will be developed, it could be years between when phases are completed so assumptions will have to be made as to what the final build out might be. Trying to size ponds before complete site plans for a phase are available could result in the detention system not functioning as designed if the site plans differ from the assumptions. Ponds/detention systems will need to be redesigned/sized as additional phases develop.

An example of this would be Phase 1. Conceptually the Phase 1 area is intended to drain to a detention pond located in Phase 3. A detention system for Phase 1 could be located in Phase 3 but once a site plan for Phase 3 is developed the detention system will have to be redesigned/sized to handle the additional runoff created be Phase 3.

- Ownership and maintenance responsibilities of the stormwater facilities will require more involved legal consideration than a typical subdivision due to the phases and the unknown number of owners. Public Works will not support these areas as independent lots without a clear means of enforcing maintenance responsibilities.
- A traffic impact study will be required that considers the entire development and then also addresses each phase to determine that the roads are adequately designed and planned for.
- The ownership of the roads has not been determined. The City does not agree to accept any of the roads shown at this time.
- The street widths shown do not meet the current ordinance and may not meet the new ordinance. They meet the concepts shown in the Vision 2037, but those are only concepts.
- The intersections shown at several locations do not appear appropriate for streets and there is no indication of how traffic would be safely or successfully managed.
- Some lots only have access via a rear lane, which is not consistent with current city code. Currently, all lots are required to front a public street.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The Public Works Department will not recommend these lanes be accepted as public roadway.

- Rear lanes do not appear to provide means for a vehicle to turn around (cars would have to turn around in private drives or reverse the length of the lane, access for fire and sanitation?)
- The road connection to Molly Barr Road is too close to the existing intersections of Chickasaw and do not meet the minimum requirements of the ordinance.
- Retaining walls will likely be required but will not be permitted on the Right-of-Way.
- Typical sections provided don't all show dimensions of sidewalk or the ROW and there is no typical for a rear lane.
- It is not clear if the lanes provide connections to the streets in all locations. (Colored lines on exhibit 6 do not touch and the line work appears solid through the intersection.)
- Is striping proposed for the on-street parking areas? If so, will it only be on one side? There seems to be the same potential for problems similar to 17<sup>th</sup> Street, Madison, 11<sup>th</sup> Street, etc.
- There is no indication of consideration for bicycles--particularly on the main connections between north Lamar and Chickasaw or Molly Barr.
- Connectivity to adjacent lots should be provided for future roads.
- There is no discussion of plans for means of providing sewer service. Lift stations are likely required. Where will they be located? Will they be City owned and maintained?
- Depth of the sewer mains is a concern with phased development. City will likely have a maximum allowed depth. Additional easement width will also be required for extra depth sewer lines.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- The City has rejected the "eyebrow" style roadway/lot layout on previous developments.
- Trees planted in the sidewalk (tree wells) of any City streets must be on a list of acceptable trees to be provided by the City.
- Proposed widths for parallel parking (7' and 8') do not meet City ordinance.
- The phased construction plan may result in creating traffic problems on adjacent roadways and within the interior due to limited number of access points. (For example, Phase 2 will only have one access point until phases 4 and 5 are built. Traffic from phases 2, 4 and 5 will have to wander through the Phase 4 neighborhood until Phase 7 is built.)
- Are phases proposed to be built in the order shown (i.e. consecutively?)

Public Works again wants to emphasize that this list is not to be considered comprehensive of all potential issues with the concept shown. It is to be expected that additional concerns will be raised once actual engineering documents are provided.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**From:** Karen Kate Kellum  
**To:** Ben Requet; Reanna Mayoral  
**Cc:** Don Fettel  
**Subject:** Monteith TND Application off of North Lamar  
**Date:** Sunday, February 12, 2017 6:32:45 PM

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Hi Reanna & Ben,

Thank you so much for sharing the rezoning request with Don and I.



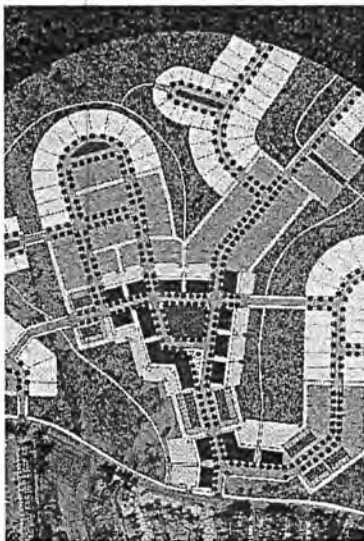
We've spoken a bit about it, but didn't have the chance to talk to the rest of the Pathways Commission. So, here are some initial unofficial thoughts:

- It's really nice to see that all that work that went into Vision 2037 may pay off with a development so quickly.
- Narrow travel lanes generally mean slow speeds, which is likely good for everyone and consistent with the Vision 2037. A few thoughts:
  - The main street with reverse angle parking will likely be ok for most cyclists, but if it were more traditional forward angle parking that might be a bit scarier (much like North Lamar near the square is a bit dicey).
  - Perhaps some of those great big sidewalks could be a multi-use path.
  - If the roads are wider as indicated here, perhaps paths for bikes could be protected by parking?
- We don't see a lot of details, but would love more at some point, about:
  - How people walking, cycling, and driving will interact with the ways in and out of the development
  - How people will walk across streets in the development (n.b. I'm thinking about the new parking lot at the new shopping center with no clear paths for people walking from the toy store to the Marshall's or to the older parts of the development).
  - Timeline for development of pedestrian infrastructure (i.e., Will they build the entire sidewalk network at first, will they build the network for each phase as they build the phase, or do we have to wait for lots to sell and build in order to connect the sidewalks?)
  - How the developers expect cyclists to move within the development (there isn't a single mention of cyclist, bike, or bicycle in the document)?
  - How we expect the hills will impact visibility?
- It seems likely that these details would be addressed after the rezoning is approved and would include discussion with the Pathways Commission as a whole.

We agree that it is very important that this project is done well as it will likely serve as a model for future TNDs. We look forward to working with the developer & city as specific plans are developed to ensure that the infrastructure for active transportation is first rate.

Thanks again for reaching out.

kindly,  
Kate

TND – Traditional Neighborhood Development			
Purpose and Description			Allowed Structure Types
The Traditional Neighborhood Development District implements the Traditional Neighborhood Place Type of Vision 2037. TND design is compact and pedestrian friendly containing a mix of land uses and has a defined center, middle and edge in a village-type setting. The development form may be applied as new neighborhoods or to extend existing patterns.			<ul style="list-style-type: none"><li>• Mixed-use</li><li>• All forms of residential</li><li>• Institutional</li><li>• Assembly</li></ul>
			
Site Area/ Appropriate Location	30 acres min./ 100 acres (max.) where designated as TND on the Future Development Map <sup>1</sup>		The typical TND development pattern includes shorter, geometrically symmetrical blocks, dense street connections, variety of uses, diverse housing types, and is anchored by a central public space. Associated street types include Avenue, Main Street and Local; and in some instances may include a Parkway or Boulevard. 
General Location Characteristics	Adjacent to, but not bisected by an arterial street unless the street is designed to conform to the requirements of an Avenue or Main Street		
Structural Elements	Uses	Land Allocations (% min/max)	
Neighborhood Core	Civic, retail, and mixed-use structures mixed with open space uses	10/20	
Neighborhood Transition	Single family attached and detached, Multi-unit	25/35	
Neighborhood Edge	Single family detached use	45/60	
Maximum Residential Density	See Table 1		
Specific Dimensional and Design Standards	See following narrative.		
District Land Uses	A list of uses is to be provided in the master plan reflecting the intent and requirements of this district.		
Development Standards	See following narrative		
Mobility Standards	See following narrative		
Parking Requirements	See following narrative		
Site Plan Review	See Section 212 of the Land Development Code		
<b>NOTES:</b> <sup>1</sup> To allow for incremental development of a TND, which may include the participation of several property owners over an extended period of time, a partial TND of less than the minimum number of acres may be considered for approval, so long as the project shows an integrated design for at least the minimum size and includes segments of each required type.			

143.02 General Access and Layout

- a. Streets - If a proposed TND development is located adjacent to a local, collector or higher-classification street, and the street is not designed to conform to the standards of an "Avenue" or "Main Street" street

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- b. Lot Arrangement - All lots are to include frontage abutting a street, park or plaza (a public square, marketplace, or similar open space in city or town). A substantial percentage of the dwelling units are to be located within a 5-minute walk (1,320 feet) from the perimeter of a plaza or park as noted below:
- For a proposed TND less than 80 acres in size, at least 90 percent  
For a proposed TND of 80 to 90 acres in size, at least 70  
For a proposed TND of 90 to 100 acres in size, at least 50 percent

- c. Variable Block Lengths - Blocks are to have an average length not exceeding 400 feet, with no block exceeding 800 feet in length. No block face should have a length greater than 400 feet without a dedicated alley or pathway providing through access to the opposite side of the block.

143.03 Neighborhood Structural Element Standards

- a. Neighborhood Core
- a. Parks, plazas and open spaces are to be sited to provide community focal points and public gathering places.
- b. The focal area must have a minimum area of 30,000 square feet. The neighborhood core may face or surround the plaza or square.
- b. Neighborhood Edge - A greenbelt (a substantial area of woods, parks, or open land surrounding a community on which building is restricted) shall be sited that will provide a clear edge to the community, open space for community residents, and natural areas for stormwater management.

143.04 Unit Density and Intensity Standards - The requested densities, in terms of floor area ratios (FAR) and number of units per gross residential acre and total number of dwelling units, are to be established in the traditional neighborhood master plan and are to comply with the density parameters set out in Table 1.

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	-	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(5) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'



143.05 Prominent Sites and Vistas

- a. Prominent sites are reserved for the following building types:
  - c. Civic buildings, such as but not limited to, government offices, libraries, museums, schools, or churches;
  - d. Hotels; or Office buildings.
  - e. Buildings located on a prominent site shall be at least two stories high.
- b. A “prominent site” may include a location along a main street, or the termination of a vista running from a main street, boulevard, or avenue and its intersection with an equal or lower- order street.

143.06 Frontage and Siting Standards

- a. Location of Uses - The location of uses are to be governed by street frontage as shown in Table 3. Street type design is set out in the comprehensive plan.
- b. Building Lines - The setback for principal buildings are to be as established in Table 2. Setbacks for accessory structures or accessory dwellings must comply with that for Accessory Uses and Structures in Sec. 126.05.
- c. The frontage and setback requirements do not apply to parks and open space. In order to allow for setback variations for unique uses, such as anchor retail tenants or auditoriums, the maximum frontage requirements along a street segment are to be computed as an average.

TND Table 2 - Setback for Principal Buildings							
Location by Street Type	Minimum Frontage (ft.)	Max. Avg. Frontage	Min. Front Setback	Max. Front Setback	Min. Side Setback	Max. Side Setback	Min. Rear Setback
Parkways	80	—	10	30	5	—	20
Boulevard	40	80	5	30	5	20	20
Main Street	—	40	—	10	—	5	5
Avenue	20	40	5	20	5	—	20
Local	20	70	5	30	5	—	20
Public Alley or Lane	20	70	5	30	5	—	10
Private Alley	20	70	5	30	5	—	7(1)
(—) = not applicable. (1) If no parking allowed.							

143.07 Building Design

- a. Building designs are to reflect a demonstrated relationship to historic architecture in the Oxford Historic Districts and the character precedents in Vision 2037.
- b. The principal entrance of all buildings must open to a street (excluding outbuildings).
- c. Building Orientation - All principal buildings are to be oriented to parks and open space or to a street. Loading areas must not be oriented to a street. Buildings that abut both a street and parks or open space are to be oriented to both features.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- f. Abutting Uses - Uses may abut at side or rear lot lines, or face across streets or parks. This applies regardless of whether they are in the same or a different land-use category.
- g. No single building floor plate (first floor size) may exceed 25,000 sf unless authorized by a special exception.

## 143.08 Landscaping and Screening

- a. In order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas, retail, service, or civic land uses are not to be separated from multifamily or single-family land uses within the TND by berms or buffers unless a trail or sidewalk is established that provides a direct connection between the uses.
- b. While the nature of development patterns within a TND make a strict adherence to the suburban oriented landscape, tree mitigation and buffering standards in the Land Development Code impractical, these are critically important elements in a TND Master Plan and must be addressed in the proposed Master Regulating Plan. A plan for these elements must be provided as described in Sec. 10(B) below.
- c. Adherence to the Streetscape and Parking lot landscaping standards found in Article II is required for a TND.

## 143.09 Parking

- a. Adequate parking is to be provided to service all site uses. In order to achieve the intent of the TND District, minimum parking space requirements are to serve as a guide to establishing appropriate levels of parking, but are not intended to be strictly applied. The applicant shall demonstrate adequate parking.
- b. The maximum number of parking spaces for non-residential uses will be 80 percent of the minimum standards of Article 7. Parking for residential uses will follow the standards of Article 7.
- c. Parking lots are to be located at the rear of principal buildings or in mid-block locations. A landscape island a minimum of 9 feet wide and totaling 360 square feet must be provided for every 10 spaces.
- d. Parking lots and parking garages must not abut street intersections or civic use lots.
- e. Parking lots must not be located adjacent to parks or open space.
- f. Parking lots must not occupy lots that terminate a street vista.
- g. Parking lots are to be located in the interior of a block or shall take access from an alley.

## 143.10 Property Owners Association

- a. A plan for a Traditional Neighborhood District must be accompanied by provisions for a property owners' association (or associations governing different areas) including the following:
  - i. Projected date of organization.
  - ii. Organizational structure, including structure of planned timeline for transfer of control from the developer to the Association.
  - iii. Diagram of areas to held in common.
  - iv. Initial estimated fees for the proper functioning of the property owners' association.

TND Table 3 - Traditional Neighborhood Development Use Location				
Street Type	Civic Uses	Retail or Service Uses	Multifamily Uses	Single Family Uses
Parkway	x	-	-	-
Boulevard	x	x	x	-
Main Street	x	x	x	-
Avenue	x	x	x	-
Local	-	-	x	x
Alley or Lanes	-	-	-	x
x = the use or building type is permitted. A dash ("—") means that the use or building type is not permitted.				

143.11 Master Regulating Plan Requirements and Approval Process

- a. Application for a Traditional Neighborhood is to be accompanied by a Master Regulating Plan developed in accordance with the intent, principles and standards of the district. The Master Regulating Plan must include a proposed plan for staging plan for the three primary required areas: Core, Transition, and Edge. Elements must include, at a minimum, the following:
  - a. A topographic survey and stormwater drainage plan.
  - b. The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.
  - c. Layout and location of residential, commercial, mixed-use and civic building lots.
  - d. Plan data and statistics to include densities (DU/acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.
  - e. A list of uses by neighborhood section.
  - f. A master sign plan.
  - g. A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.
  - h. A series of architectural renderings which convey the overall character of the development.
  - i. Architectural design regulating covenants for all site elements and buildings.
  - j. An open space plan indicating proposed improvements thereon and the pro- posed conditions at the project edges.
- b. An overall landscaping plan for the entire development which must include:
  - a. Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- e. Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.
- f. Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.
- g. A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.
- c. A storm water plan that shows integration of storm water features into the overall project design.
- d. The Master Regulating Plan will be evaluated by the Site Plan Review Committee for compliance with the intent and standards for Traditional Neighborhoods before review and recommendation of the Planning Commission to the Mayor and Board of Aldermen.

## 143.12 TND Approval Process

- a. A Traditional Neighborhood Development may be established upon application following the requirements and procedures for rezoning land.
- b. Approval of a rezoning to Traditional Neighborhood Development and the approved Master Regulating Plan will be valid for two years before construction must begin. The ordinance enacting any such rezoning shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two year after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.

## 143.13 Conflict with other Provisions - Where the provisions of the Traditional Neighborhood District conflict with other ordinance provisions, the provisions of this district shall apply with the exception of any health or safety regulations which must be met.

## 143.14 Waivers from Standards – The Planning Director may authorize minor waivers from the strict application of the certain standards of this district, up to 10 percent. Standards appropriate for such waivers are limited to setbacks, height, frontage, land uses, and land allocation percentages. Requests exceeding 10 percent, or appeals from a decision of the Planning Director, will require approval under standard variance procedures. And requests for change in use type are limited to uses that are closely similar in character and nature to originally established use types. Requests deemed by the Planning Director to exceed that standard will require a modification of the Master Regulating Plan.

# THOMPSON

*architecture placemaking illustration*

## NARRATIVE FOR THE LAMAR EXHIBIT 1A

The Lamar is a 47 acre Traditional Neighborhood Development out North Lamar, north of downtown Oxford. The Lamar core area and town center will host a thriving community of businesses, restaurants, and retailers adorned with awnings and canopies for sidewalk cafe's and storefronts. Generous tree-lined sidewalks connect the storefronts and shops through town center. The street trees help shape the outdoor room and provide shade for a more pleasant retail and sidewalk cafe' experience.

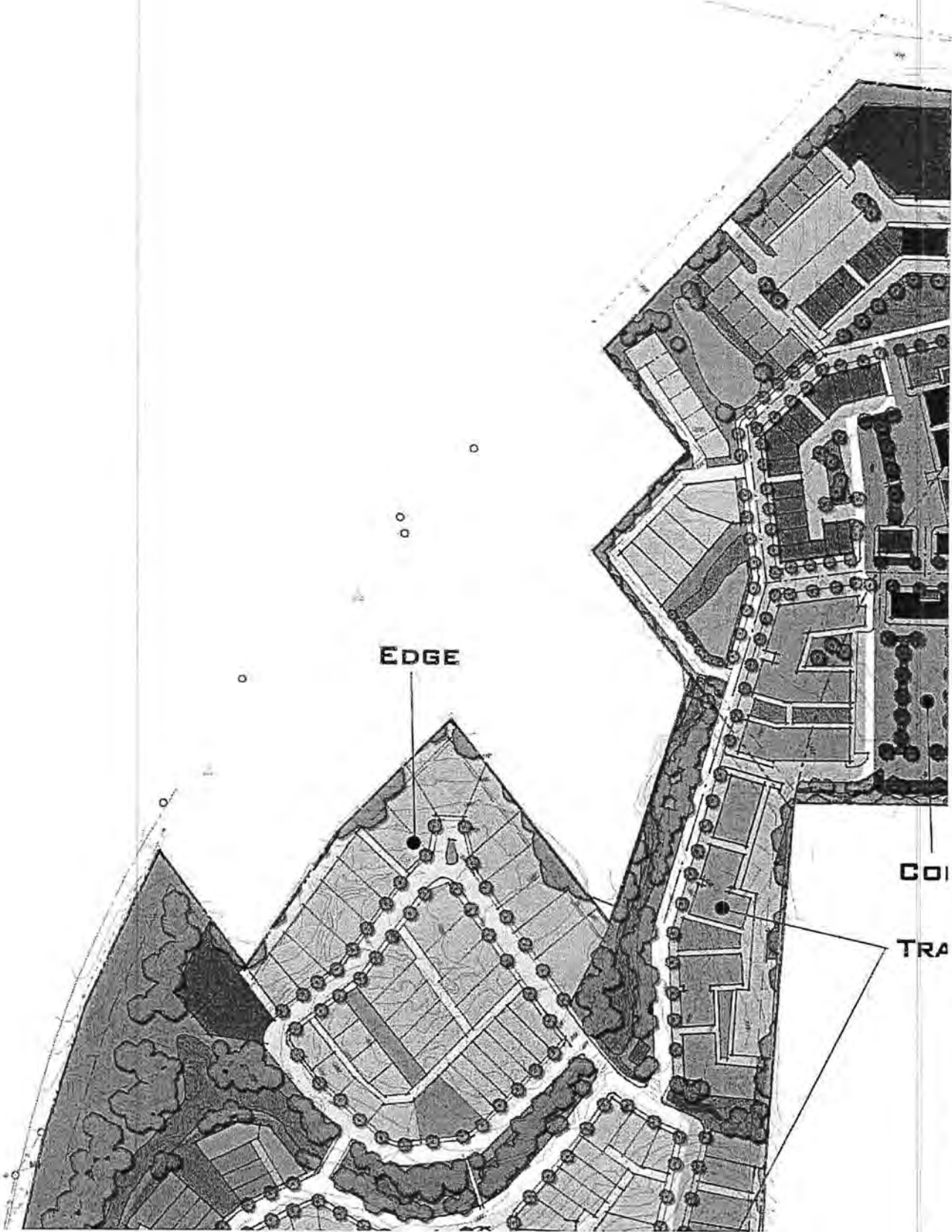
While the main parking lots are in the rear of buildings, the main streets feature on-street parking in the front, designed to be reverse angle parking. The on-street parking allows retailers to enjoy the benefits of parking at their front door without destroying the urbanism of a main street.

The Mixed-use buildings have retail and restaurants on the ground floor with living units on the second and third floors. Many of the buildings have courtyard spaces, excellent for outdoor dining and gathering. The upper level luxury condos peer over the streets from windows and balconies.

Transitioning between town center and the neighborhood of single family homes are an array of building types, including multi-family, live/work (flex units), and single family attached units. Live/Work units are attached and allow tremendous flexibility for construction to adapt to the market and what's needed. The ground floors are designed for retail or small business with live above, either as separate tenant or single tenant. Small business fronts create the urbanism along the street on the edges of town center.

Many of the single family attached homes face interior "courts" and have incredible views to parks as well. A variety of multi-family units are also designed. Near the core area, more conventional multi-family structures are designed. Along the edges of the single family neighborhood, 4 plexes and "mansion houses" of 6, 8, and 12 units are designed to be on the same streets as single family detached homes.

The edge condition of the neighborhood will include single family detached homes. The topography of the neighborhood allows for incredible views toward green spaces and public ways. Connections from both Chickasaw Rd and North Lamar give the residents multiple routes out of the neighborhood.







**Exhibits 2–10** – See 11x17 diagram sheets.

**Exhibit 11** – Conceptual Master Signage plan. We will provide similar information as found in the Hattiesburg Midtown Signage code.

**Exhibit 12** – See 11x17 diagram sheet

**Exhibit 13A** – See 11x17 diagram sheet for character renderings for the “feel” we’re going for on the street. Although they show 1, 2, and 3 story buildings in the renderings, we are doing mostly 3 story buildings in the town center area. The character of traditional architecture and galleries and sidewalk storefronts is consistent with the Oxford Square culture and consistent with what we are proposing. We will provide similar information for mixed-use design guidelines as found in the Mixed-Use Pattern section from the “Pattern Book for Gulf Coast Neighborhoods” by the Mississippi Renewal Forum.

**Exhibit 13B** – See 11x17 diagram sheet. See also design diagrams attached for 4-plex, 6-plex, and 8 plex units. We do plan to design multi-plexes as large as 12 units in the multi-family area.

**Exhibit 13C** – We will provide similar information for architectural guidelines for single family dwellings as found in the pattern book for Creole Architecture by Thompson Placemaking.

**Exhibit 13D** – See 11x17 diagram sheet. Also see Landscape & Screening code from Hattiesburg Midtown. We will provide similar guidelines in our pattern book/code.

**Exhibit 14** – We will provide similar information for architectural guidelines for single family dwellings as found in the pattern book for Creole Architecture by Thompson Placemaking.

**Exhibit 15** – See 11x17 diagram sheet.

**Exhibit 16A** – See 11x17 diagram sheet.

**Exhibit 16B** – See 11x17 Diagram sheet. We will also provide information in pattern book form for landscaping standards for the entire development. For town center areas we will provide information similar to Section 5.1 of the Midtown Code reference here.

**Exhibit 16C** – See 11x17 diagram sheet.

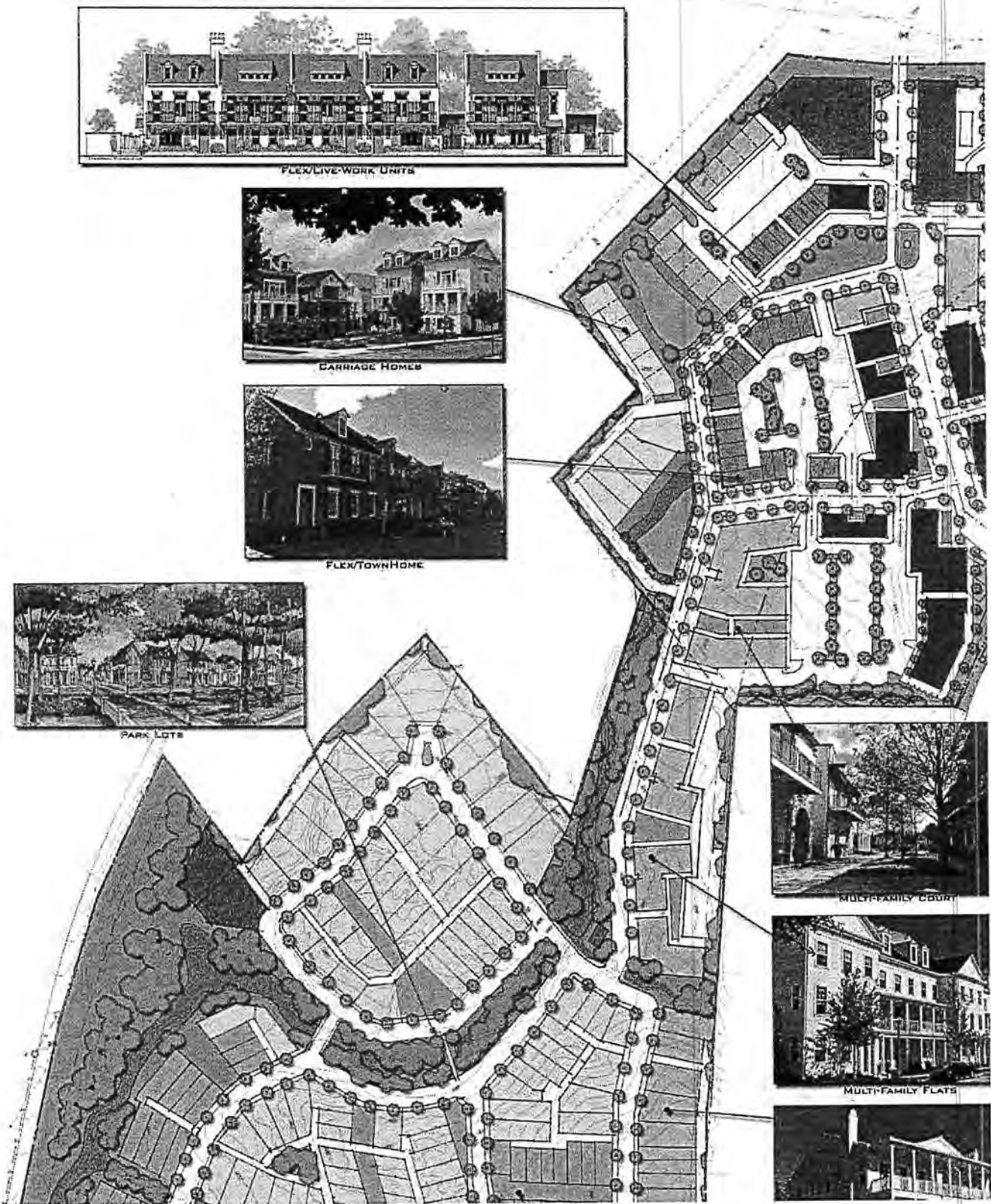
**Exhibit 16D** – see Exhibit 16B.



**Exhibit 16E** – see Exhibit 16B. The developer will maintain all planting areas in the public realm of town center and transition areas and park areas. Individuals will maintain their single family yards.

We will provide landscape guidelines in a pattern book for species and locations of landscaping per project. A landscape architect will be on the team to design all landscaped areas, providing specifications and drawing details for all elements of the landscape design.

**Exhibit 16F** – see Exhibit 4.

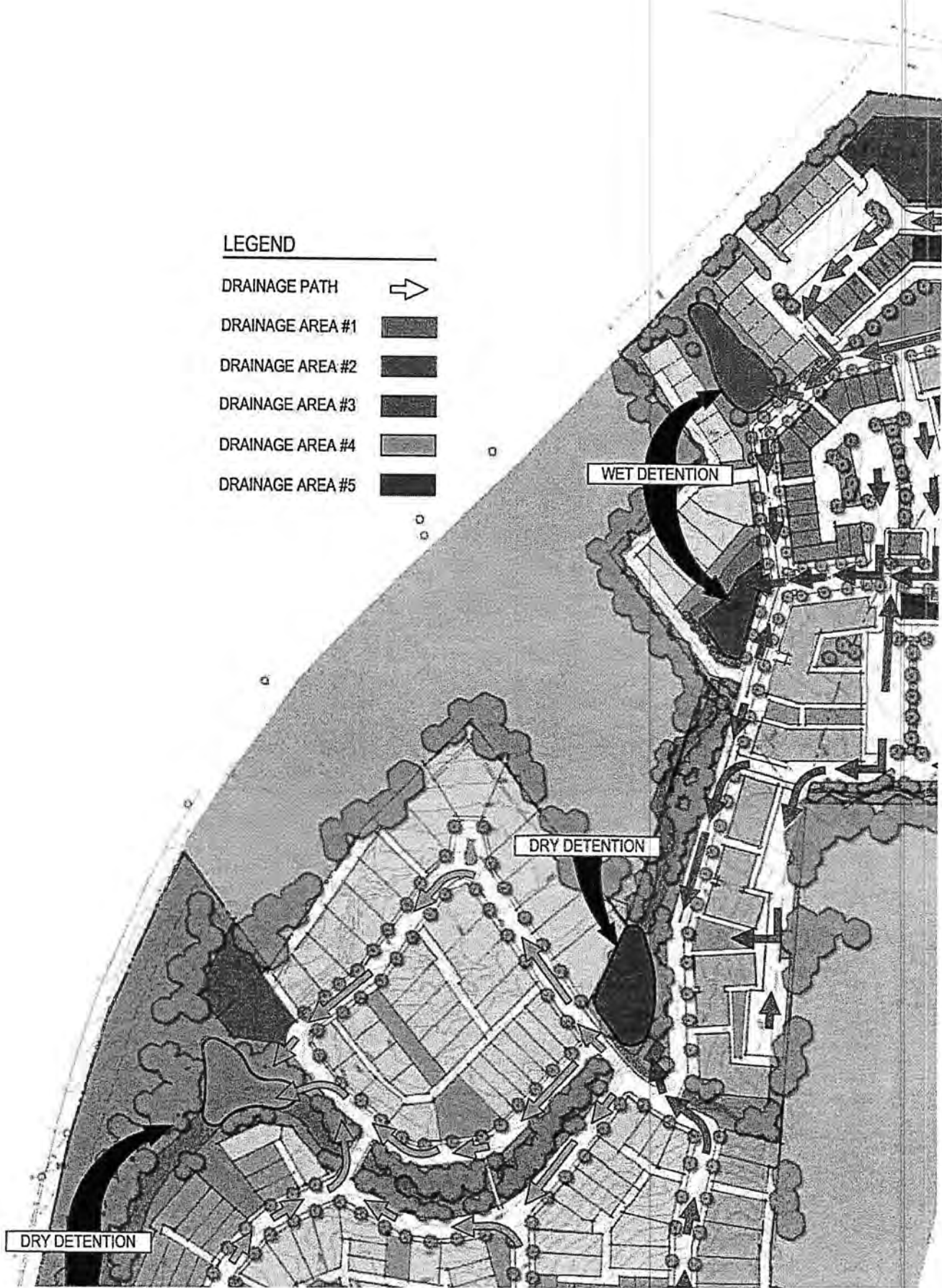




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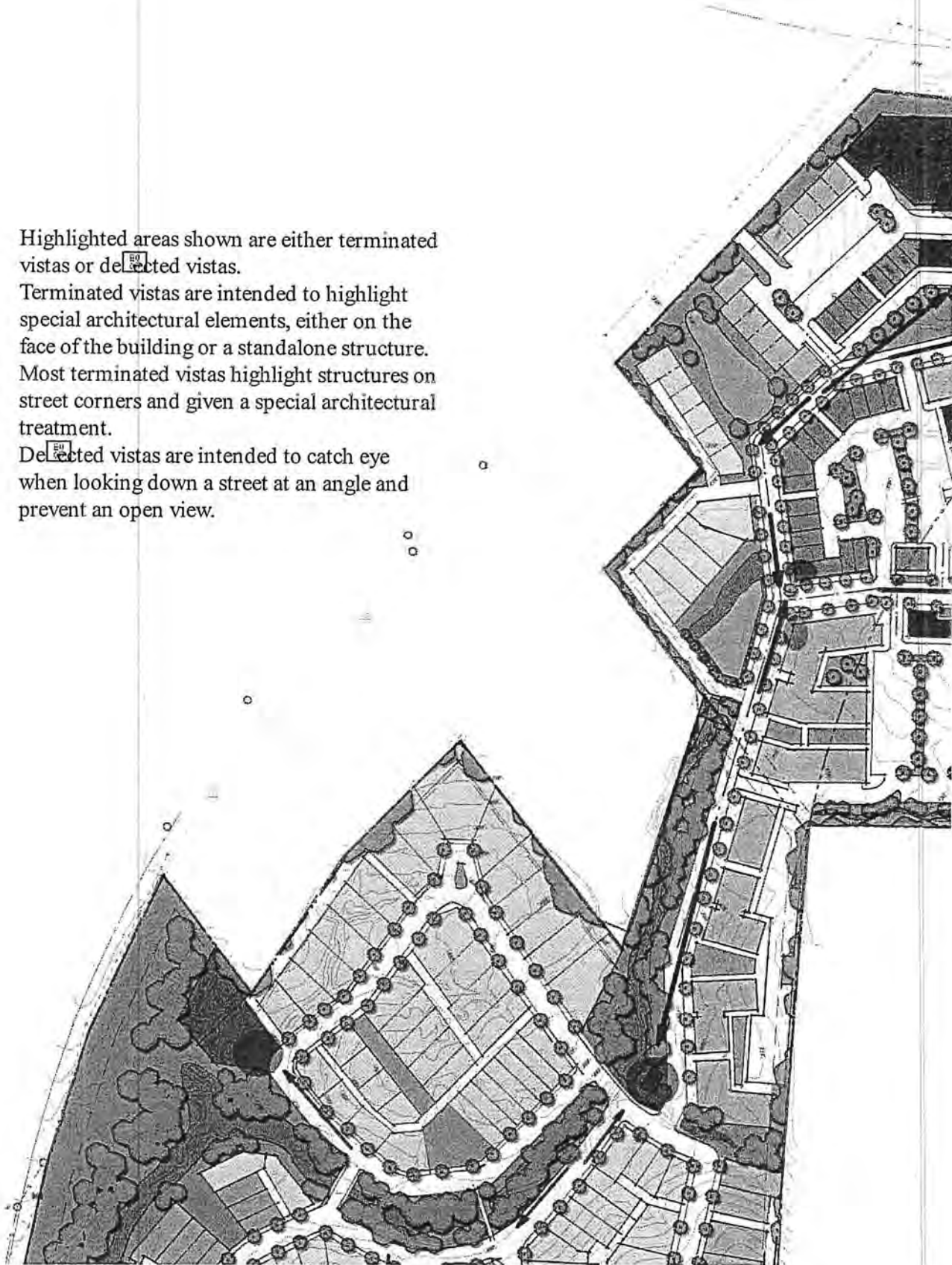
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Highlighted areas shown are either terminated vistas or de<sup>BU</sup>lected vistas.

Terminated vistas are intended to highlight special architectural elements, either on the face of the building or a standalone structure. Most terminated vistas highlight structures on street corners and given a special architectural treatment.

De<sup>BU</sup>lected vistas are intended to catch eye when looking down a street at an angle and prevent an open view.



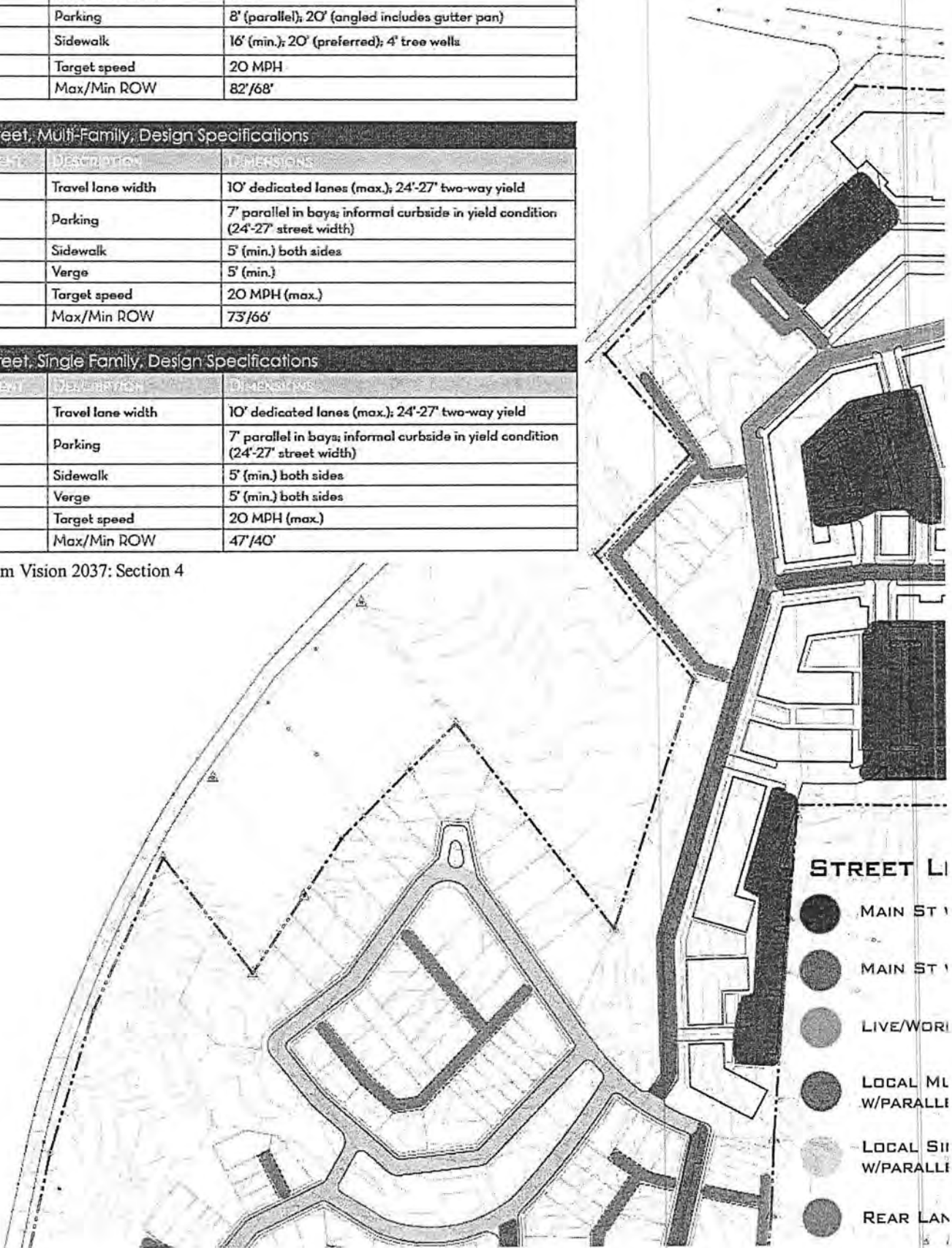


Main Street with Parking - Design Specifications		
Component	Description	Dimensions
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)
E	Sidewalk	16' (min.); 20' (preferred); 4' tree wells
	Target speed	20 MPH
	Max/Min ROW	82'/68'

Local Street, Multi-Family, Design Specifications		
Component	Description	Dimensions
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)
	Max/Min ROW	73'/66'

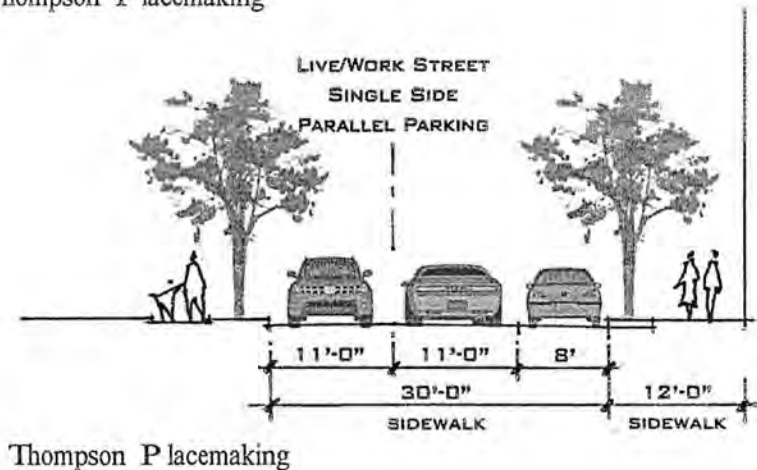
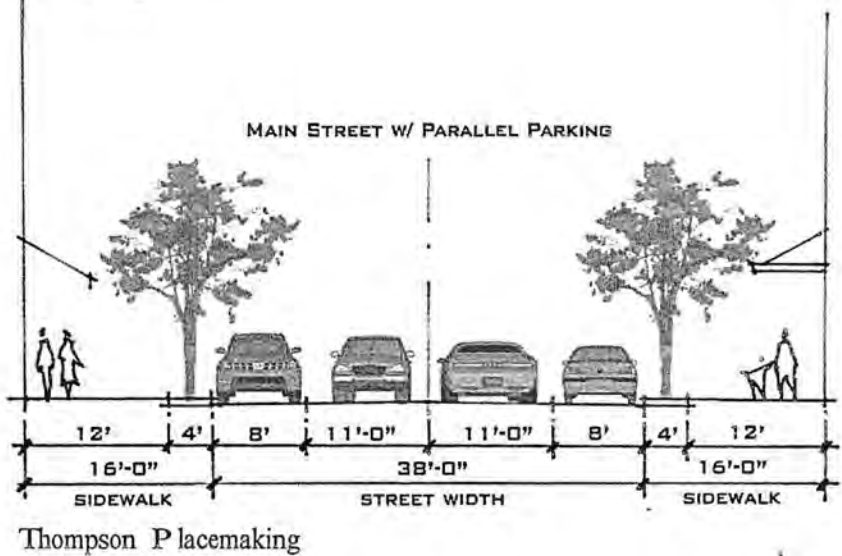
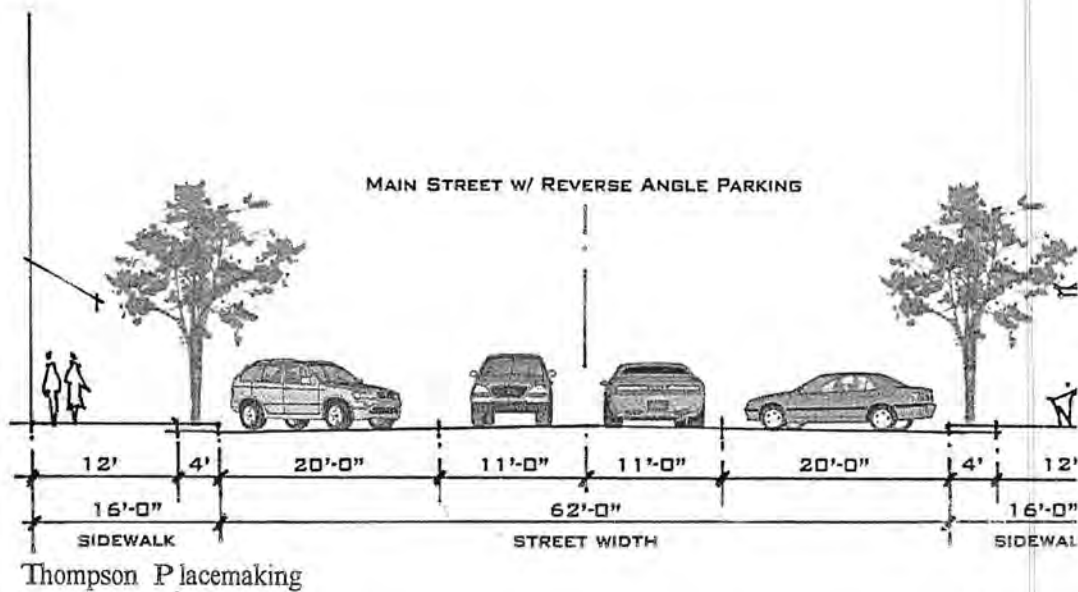
Local Street, Single Family, Design Specifications		
Component	Description	Dimensions
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.) both sides
	Target speed	20 MPH (max.)
	Max/Min ROW	47'/40'

Tables from Vision 2037: Section 4



MINUTE BOOK No. 71, CITY OF OXFORD

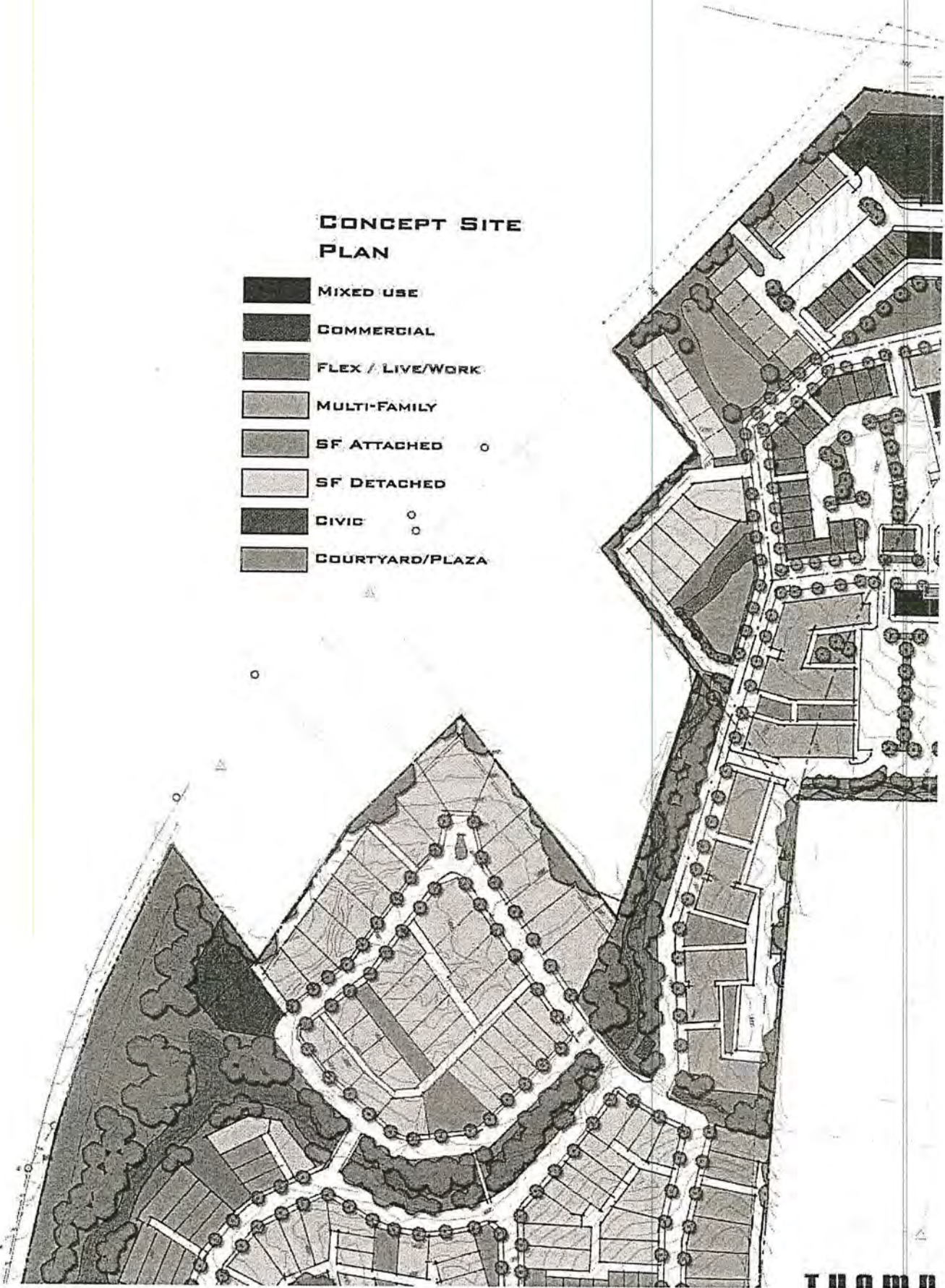
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Main Street with Parking - Design Specifications		
Code	Location	Dimensions
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)









MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	—	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(5) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	—	2 stories(3)/35'
(1) 1 story by special exception (2) 4 stories by special exception (3) 3 stories by special exception (4) Single store footprint limited to 25,000sf, greater by special exception (5) Single family attached dwellings are a single structures containing 2-4 dwelling units							

- 20.0%

MIXED-USE, RETAIL, COMMERCIAL
- 15.0%

MULTI-FAMILY\*\*
- 31.6%

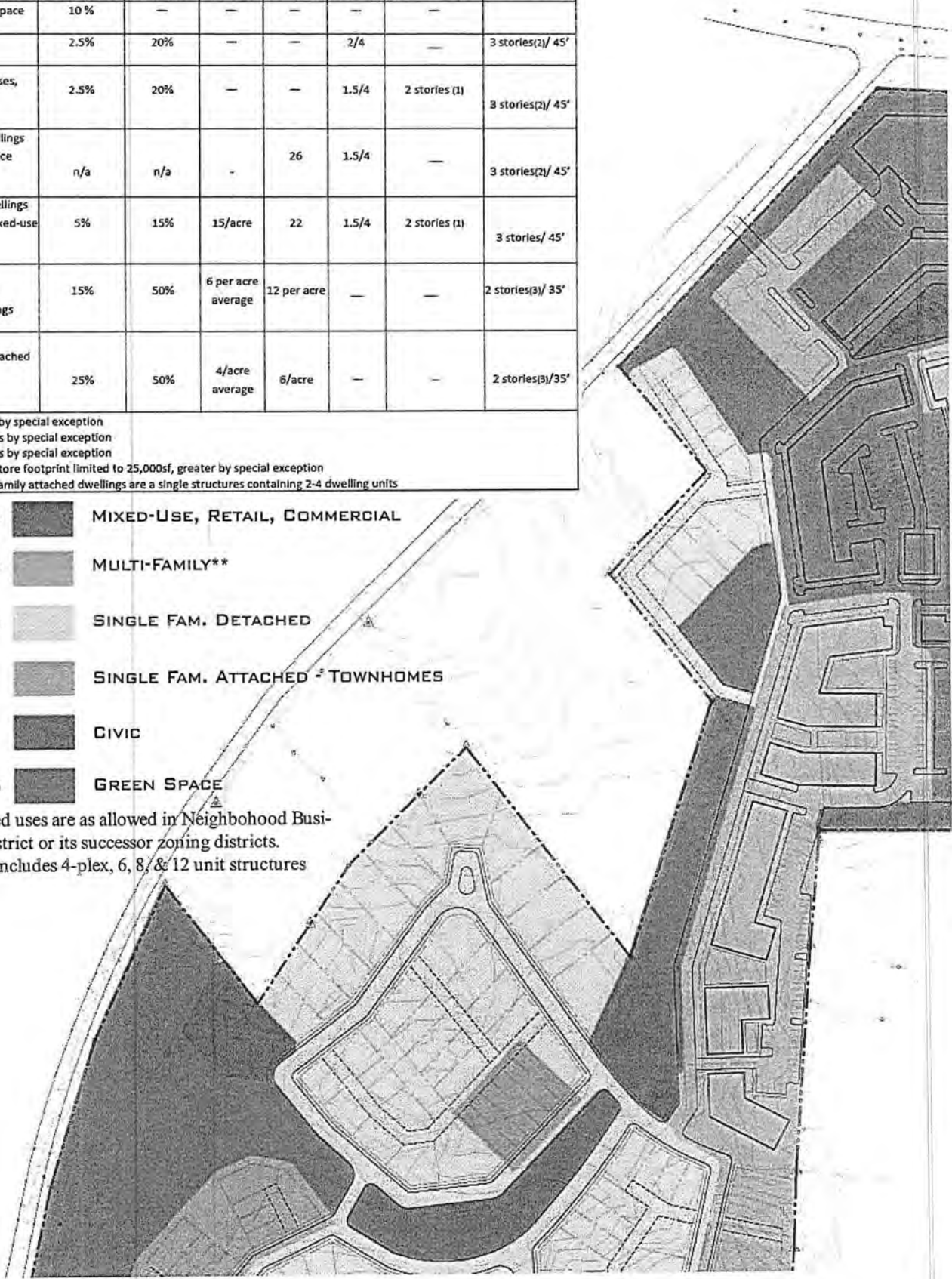
SINGLE FAM. DETACHED
- 6.6%

SINGLE FAM. ATTACHED & TOWNHOMES
- 2.5%





CIVIC
- 22.1%


GREEN SPACE

Proposed uses are as allowed in Neighborhood Business District or its successor zoning districts.  
\*\*Also includes 4-plex, 6, 8, & 12 unit structures



TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	—
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
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(1) 1 story by special exception (2) 4 stories by special exception (3) 3 stories by special exception (4) Single store footprint limited to 25,000sf, greater by special exception (5) Single family attached dwellings are a single structures containing 2-4 dwelling units							

-  MIXED-USE, RETAIL, COMMERCIAL
-  MULTI-FAMILY - 7.48 ACRES / 162 UNITS = 22/ACRE
-  SF DETACHED - 8.54 ACRES / 48 LOTS = 5.62/ACRE
-  SF ATTACHED/DETACHED\* - 9.73 ACRES / 108 LOTS / 11/ACRE

\* is area includes attached lots and smaller, more tightly designed detached lots combined.

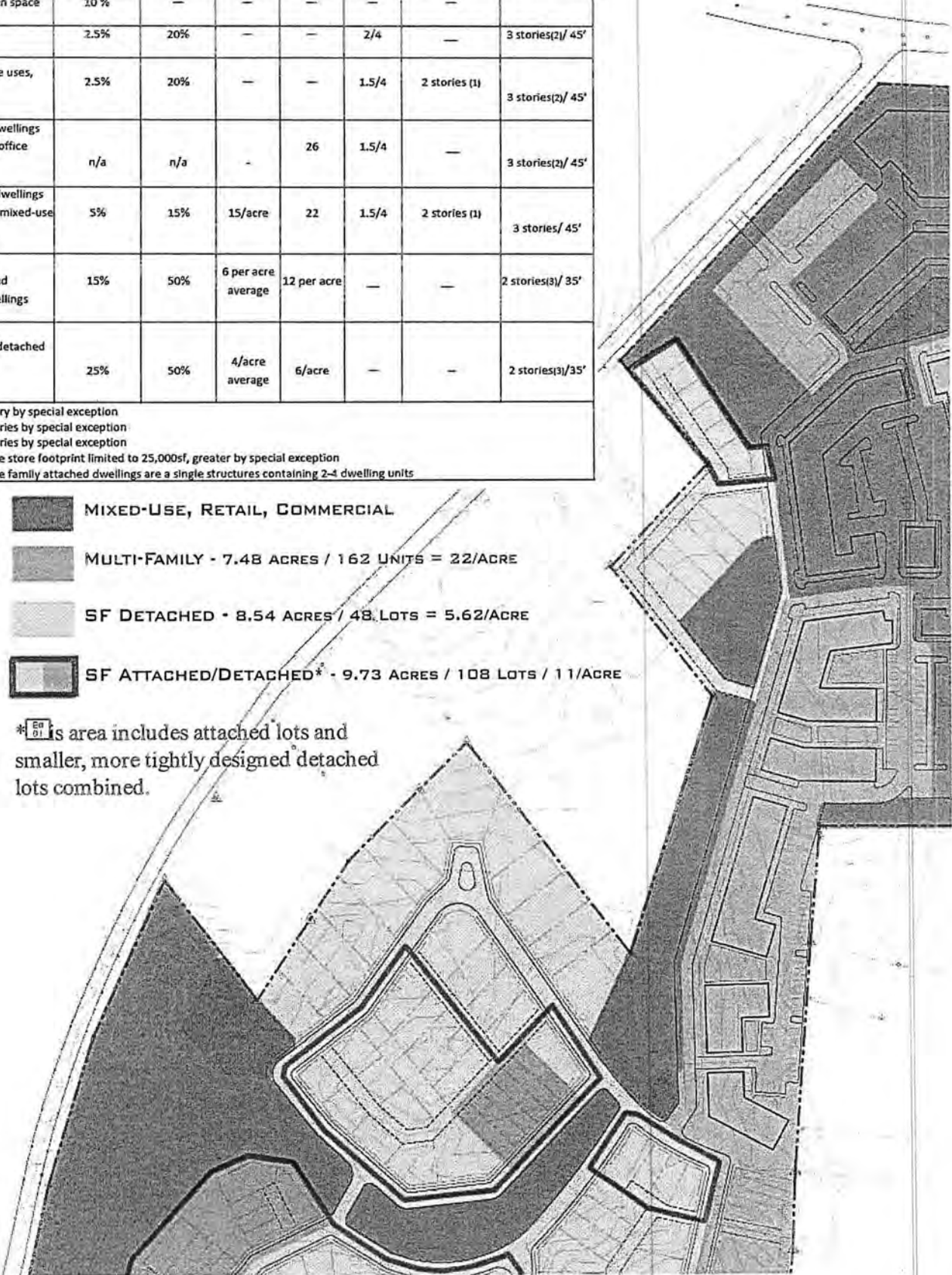




Exhibit 11



TOWN  
SIGNAGE

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# Signage Standards

## Sec. 1.1. Signs

### A. Applicability

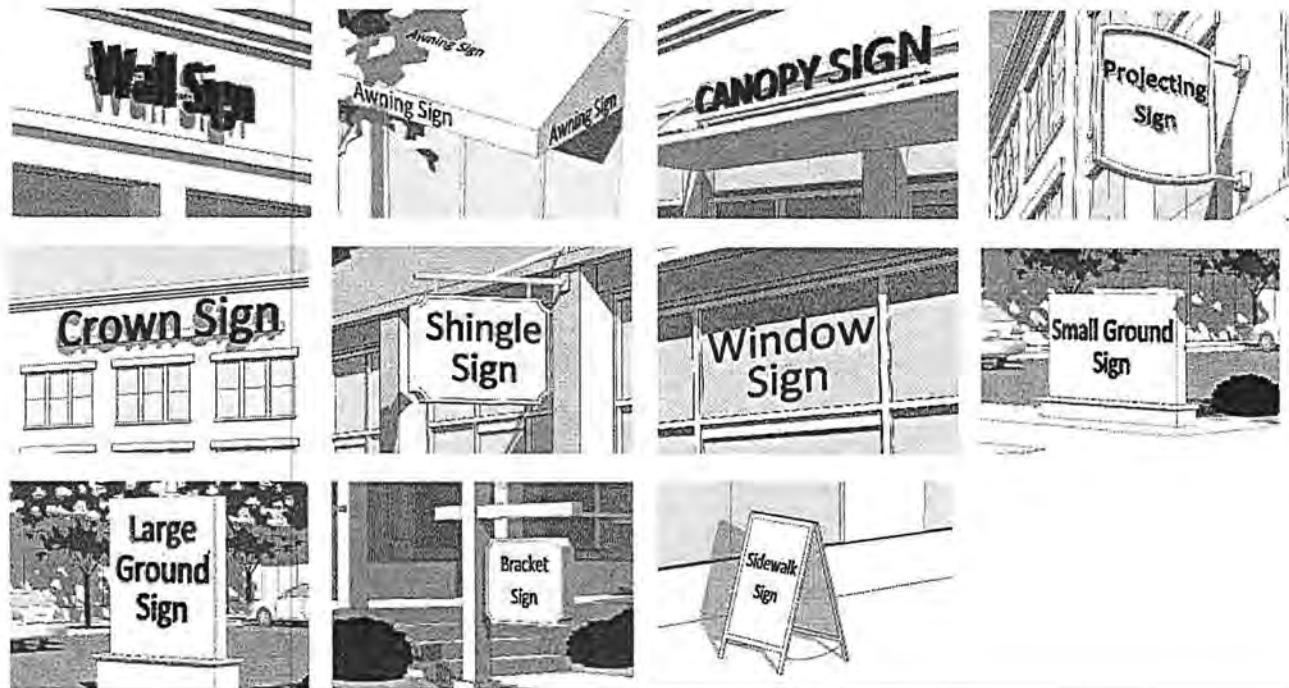
- 1. No sign may be erected, altered, refurbished or otherwise modified after the effective date of this Code except in accordance with the requirements of this section.
- 2. In addition to the following sign standards, the requirements of Sec. 95. Signs, of the Land Development Code, applies to all signs within the Midtown Form-Based Code District:
  - a. Sec. 95.01, General Description;
  - b. Sec. 95.02, Permit Required for Signs;
  - c. Sec. 95.03, Signs Excluded for Regulation;
  - d. Sec. 95.04, Certain Temporary Signs;
  - e. Sec. 95.05, Determining the Number of Signs;
  - f. Sec. 95.12, Miscellaneous Restrictions and Prohibitions;
  - g. Sec. 95.13, Maintenance of Signs;
  - h. Sec. 95.14, Unlawful Cutting of Trees and Shrubs; and
  - i. Sec. 95.15, Nonconforming Signs.

### B. Signs in the Right-of-Way

- 1. Ground signs and bracket signs cannot encroach into the public right-of way.
- 2. Wall signs, awning signs, canopy signs, projecting signs, crown signs, shingle signs and sidewalk signs may encroach over the public sidewalk but not over any public street, parking area, driveway or alley. All signs must be a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.

### C. Signage Design

- Common signage must be approved for all sites occupied by a tenant or a large complex. All tenant signs must meet the requirements and the applicant must indicate the standards of consistency of all signs on the property with regard to:
- 1. Colors;
  - 2. Letter/graphics style;
  - 3. Location of each sign;
  - 4. Materials used in sign construction;
  - 5. Maximum dimensions and proportion; and,
  - 6. Directional signage.



Signage Standards

F. Sign Types Allowed by District

Signs are allowed by district as established below. Specific requirements for each sign are shown on the following pages.

	Mixed Use	General Commercial	Commercial Live/Work	Residential	Open Space (OS)
Awning Sign	●	●	●		
Bracket Sign	●	●	●		●
Canopy Sign	●	●	●		
Crown Sign		▲			
Ground Sign, Small		○			
Projecting Sign	●	●	●		
Shingle Sign	●	●	●		●
Sidewalk Sign	●		●		
Wall Sign	●	●	●		
Window Sign	●	●	●		

● = Allowed sign type   ○ = Allowed on sites with street frontage on Molly Bar  
▲ = Allowed on building 4 stories and higher   ▸ = Allowed for permitted non-residential uses

G. Allocation of Sign Area

The maximum sign area for each sign type is determined by the TND and is established below. For each cell in the table there is a maximum allowed sign area that may be utilized with any combination and any number of signs associated with that cell, unless otherwise noted. See Sec. 1.1.H thru See Sec. 1.1.R. for additional sign standards by type of sign.

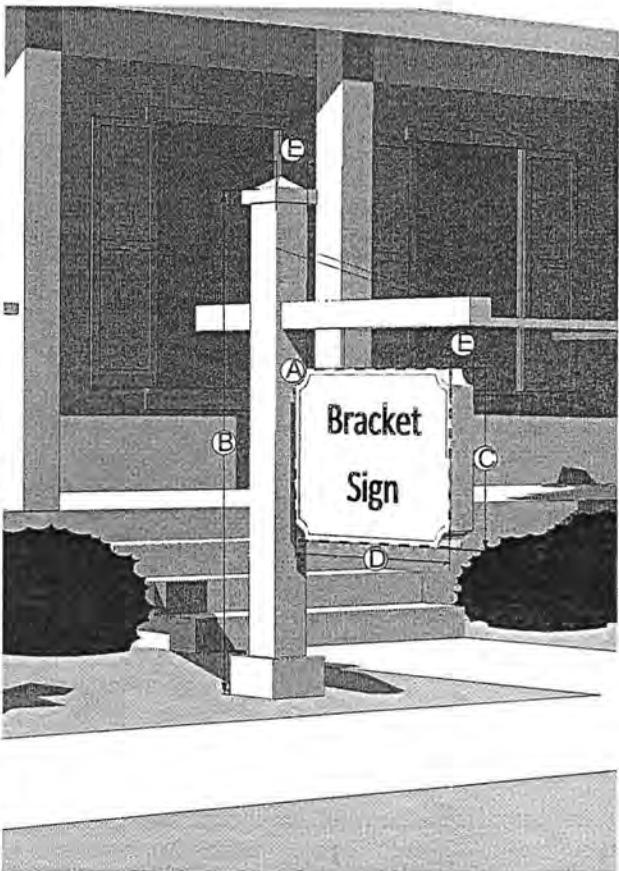
	Mixed Use	General Commercial	Commercial Live/Work	Residential Detached (RD-2)	Open Space (OS)
Awning Sign	1 sf/ft bldg width*	1 sf/ft bldg width*	1 sf/ft bldg width*	--	--
Canopy Sign				--	--
Projecting Sign				--	--
Wall Sign				--	--
Bracket Sign	--	--	9 SF		9 SF
Crown Sign	--	250 SF	--	--	--
Ground Sign, Small	--	40 SF	--	--	--
Shingle Sign	9 SF	9 SF	9 SF	--	9 SF
Sidewalk Sign	6 SF	--	6 SF	--	--
Window Sign**	20%	--	20%	--	--

\* ft of building width = width of building facade facing street, or width of tentant frontage facing street. Tenants with frontage narrower than 30' can use 30 SF of overall signage area.  
\*\* Window signage does not count toward overall max signage area for tenant.



Signage Standards

I. Bracket Sign



Description
A sign attached to the ground by one or more support structures that is not higher than 5 feet and hangs from a bracket or support.
General Provisions
1. Only 1 bracket sign is allowed per building.
2. A bracket sign must be located at least 25 feet from any other bracket sign.
3. The hanging bracket must be an integral part of the sign design.
4. A bracket sign can only be externally illuminated in accordance with Sec. 1.1.S.

Standards	
A	Sign area (max per sign) 9 SF
B	Structure height (max) 5'
C	Sign height (max) 3'
D	Sign width (max) 3'
E	Structure/sign depth (max) 6"

J. Can



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Signage Standards

K. Crown Sign

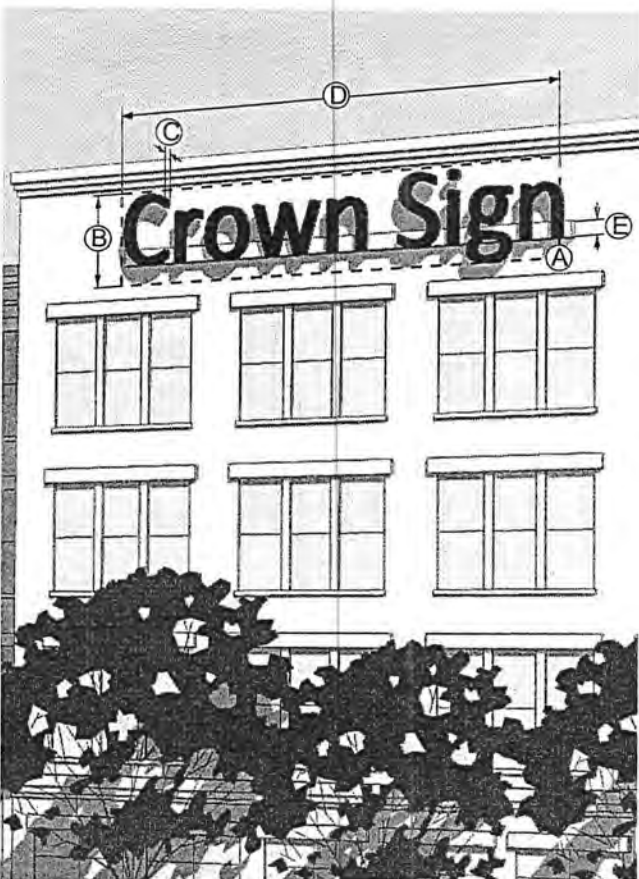


Description

A wall sign extending not more than 3 feet from the building facade located on the upper horizontal band of a building at least 4 stories in height.

General Provisions

- 1. A crown sign is only allowed on buildings 4 stories or greater in height.
- 2. A crown sign cannot be placed below the start of highest floor and cannot extend above the roof line.
- 3. A crown sign cannot cover windows or architectural details.
- 4. No more than 1 crown sign per building facade and no more than 2 crown signs per building are allowed.
- 5. A crown sign can only be internally illuminated in accordance with Sec. 1.1.S.



Standards

A	Sign area (max per sign)	250 SF
B	Height (max)	8'
C	Projection - measured from building facade (max)	3'
D	Width (max % of facade width)	75%
E	Raceway (max % of letter height)	25%

L. G



Descri

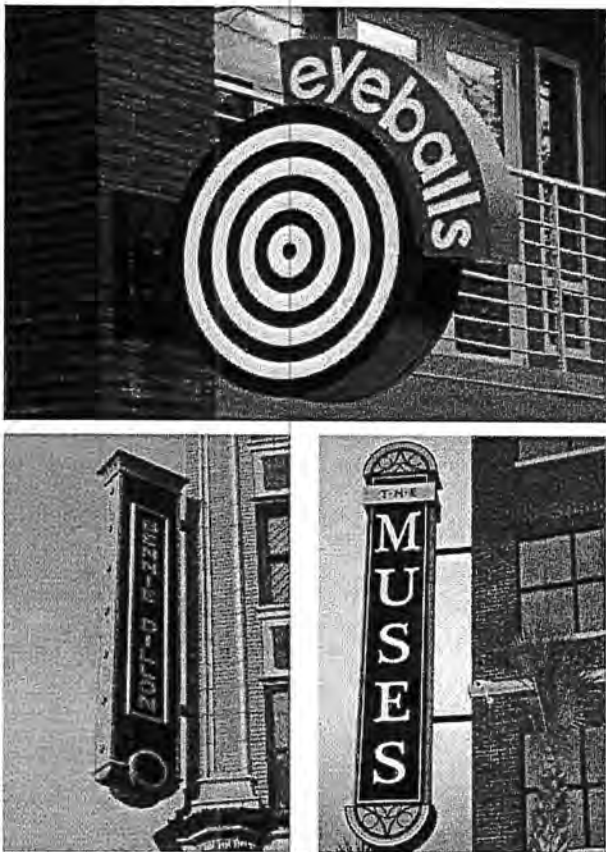
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Signage Standards

M. Projecting Sign



Description

A sign that is wholly or partly dependent upon a building for support, which projects at an angle away from the building, extending more than 1 foot.

General Provisions

- 1. A projecting sign must be at least 25 feet from any other projecting sign.
- 2. A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both streets may be used, however, in no case can the sign exceed the maximum height and width standards.
- 3. The top of a projecting sign can be no higher than the top of the building. However, on one story buildings, the top of a projecting sign may have a maximum of 20% of the sign height above the top of the building.
- 4. For buildings four stories and higher, a projecting sign cannot be located above the window sills of the fourth story.
- 5. A projecting sign can be externally or internally illuminated under Sec. 1.1.S.



Standards

Ⓐ	Overall area allocation (max)	Sec. 1.1.G
Ⓑ	Height (max)	
	1 story building	4'
	2 story building	8'
	3 or more story building	12'
Ⓒ	Spacing from building facade (min/max)	1' / 2'
Ⓓ	Projection width (max)	4'
Ⓔ	Depth (max)	1'
Ⓕ	Clear height above sidewalk (min)	12'



Signage Standards

O. Sidewalk Sign

P. We



Description

A moveable sign not secured or attached to the ground or surface upon which it is located.

General Provisions

- 1. Each ground floor tenant can have 1 sidewalk sign that must be located adjacent to the primary facade with the principal customer entrance, but cannot be placed more than 8 feet from that facade.
- 2. A sidewalk sign must be located at least 25 feet from any other sidewalk sign.
- 3. Sidewalk signs must be removed and placed indoors at the close of business each day.
- 4. Sidewalk signs cannot obstruct vehicular, bicycle or pedestrian traffic and must comply with ADA clearance and accessibility.
- 5. A sidewalk sign cannot be illuminated.

Standards

A	Sign area (max per sign)	6 SF
B	Height (max)	3'
C	Width (max)	2'

Descri

A sign building the sup ground projec struct

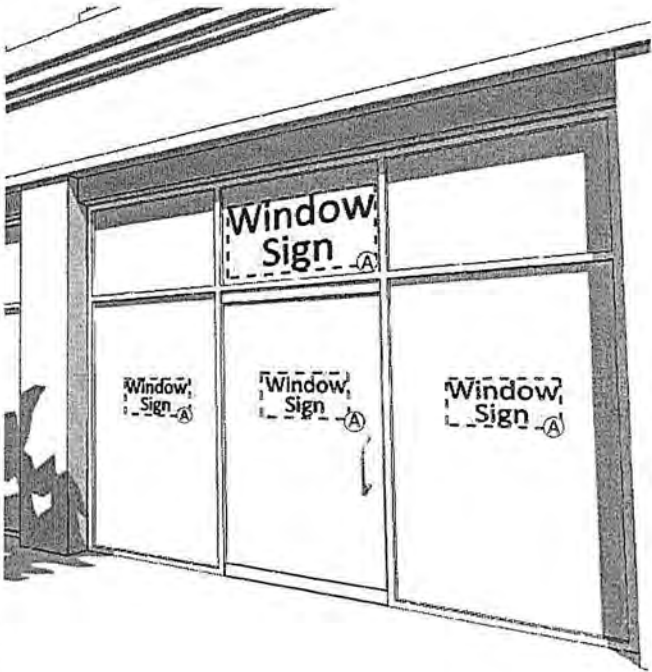
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Signage Standards

Q. Window Sign



Description
A sign affixed to the inside of a window or door or a sign placed within a building so as to be plainly visible and legible through a window or door.
General Provisions
1. Window signs are only allowed on ground story windows and doors.
2. Window signs do not count against overall max signage area for the tenant.
3. A window sign can only be internally illuminated in accordance with Sec. 1.1.S.



Standards
Area of all ground story windows and doors covered by signs (max combination of all windows and doors covered by window signs)
Ⓐ 20%

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Color Plan

S. Sign illumination

Illumination of signs must be in accordance with the following requirements:

- 1. General Requirements
  - a. No sign within 50 feet of an adjacent property may be illuminated between 11 p.m. and 6 a.m.
  - b. Strings of lights that outline property lines, sales areas, roof lines, doors, windows or similar area are prohibited, except for temporary lighting erected in connection with observed holidays.
  - c. Strings of lights over outdoor courtyard areas are permitted.
- 2. External Illumination
  - a. Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly into a public right-of-way or onto adjacent properties.
  - b. Projecting light fixtures used for externally illuminated signs must be simple and unobtrusive in appearance and not obscure the sign.
- 3. Internal Illumination
  - a. Channel letters may be internally lit or back-lit.
  - b. The background of cabinet signs must be opaque or a darker color than the message of the sign.
  - c. Exposed neon may be used for lettering or as building accent.
- 4. Prohibited Light Sources

The following light sources are not allowed:

  - a. Blinking, flashing and chasing; and
  - b. Bare bulb illumination.
- 5. Raceways and Transformers
  - a. If a raceway is necessary, it cannot extend in width or height beyond the area of the sign.
  - b. A raceway must be finished to match the background wall or canopy or integrated into the overall design of the sign.
  - c. Visible transformers are not allowed.



External light sources



Internally lit channel letters



Back lit channel letters



Internally lit cabinet signs with darker background



## Sec. 5.4. Site Lighting | SITE DEVELOPMENT

## Sec. 5.4. Site Lighting

## A. Applicability

## 1. General

- a. No permit for the construction, reconstruction, extension or alteration of any building, structure or use of land and no building or land, or any part of any building or land, may be occupied or used until lighting has been provided in accordance with the requirements of this Code.
- b. The installation of site lighting, replacement of site lighting and changes to existing light fixture placement, type of fixture, mounting or fixture location must be made in compliance with this Code. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is allowed for all existing fixtures.
- c. This section does not apply to lighting installed in the public right-of-way.

## 2. Additions

- a. When a building or site is renovated, any new or replaced outdoor light or lighting fixture must conform to the requirements of this Code.
- b. When the gross floor area or improved site area is increased, the additional floor or site area must conform to the lighting requirements of this Code.
- c. When the gross floor area or improved site area is increased by more than 50% cumulatively, both the existing use and the additional floor or site area must conform to the lighting requirements of this Code.

## 3. Change in Use

A change in use does not trigger application of this section

## B. Light Level Measuring

1. Light levels are specified, calculated and measured in footcandles. All footcandles values are maintained footcandles.

2. Measurements are to be made at ground level, with the light-registering portion of the meter held parallel to the ground pointing up.

## C. Prohibited Sources

The following light fixtures and sources cannot be used:

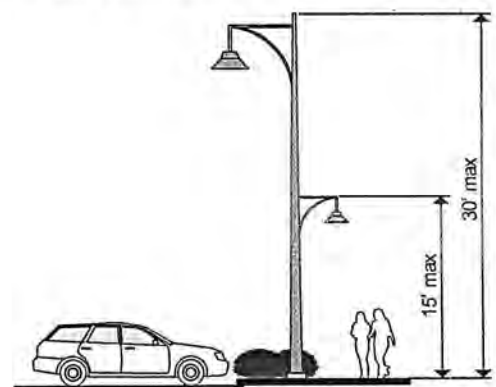
1. Cobra-head-type fixtures having dished or drop lenses or refractors, which contain sources that are not incandescent;
2. Temporary searchlights and other high-intensity narrow beam fixtures; and
3. Light sources that lack color correction or do not allow for uniform site lighting.

## D. Design and Installation Requirements

1. The maximum light level of an outdoor light fixture cannot exceed 0.5 footcandles measured at the property line of any protected district or RA-3 or RD-2 district and 2.0 footcandles measured at the right-of-way line of a street.
2. Lighting must not be oriented onto adjacent properties, streets or sidewalks.
3. Service connections for all freestanding lighting fixtures must be installed underground.

## E. Parking and Pedestrian Areas

1. Light fixtures within parking and vehicular display areas may be no higher than 30 feet.
2. Light fixtures within pedestrian areas may be no higher than 15 feet.



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PHASE TIMING

- PHASE 1 - Immediately
- PHASE 2 - Can be started once 10% of Phase 1 is constructed.
- PHASE 3 - Can be started once 10% of Phase 2 is constructed.
- PHASE 4 - Can be started once 10% of Phase 3 is constructed.
- PHASE 5 - Can be started once 10% of Phase 4 is constructed.
- PHASE 6 - Can be started once 10% of Phase 5 is constructed or developer secures a tenant, whichever comes <sup>so</sup> <sub>first</sub>.
- PHASE 7 - Can be started once 10% of Phase 6 is constructed.

USES PER PHASE

- PHASE 1 - MIXED-USE, COMMERCIAL, RETAIL, RESIDENTIAL
- PHASE 2 - MULTI-FAMILY, SF ATTACHED, SF DETACHED
- PHASE 3 - MIXED-USE, COMMERCIAL, RETAIL, RESIDENTIAL, LIVE/WORK
- PHASE 4 - SF ATTACHED, SF DETACHED
- PHASE 5 - MULTI-FAMILY
- PHASE 6 - COMMERCIAL, LIVE/WORK, MF, SF DETACHED
- PHASE 7 - SF ATTACHED, SF DETACHED

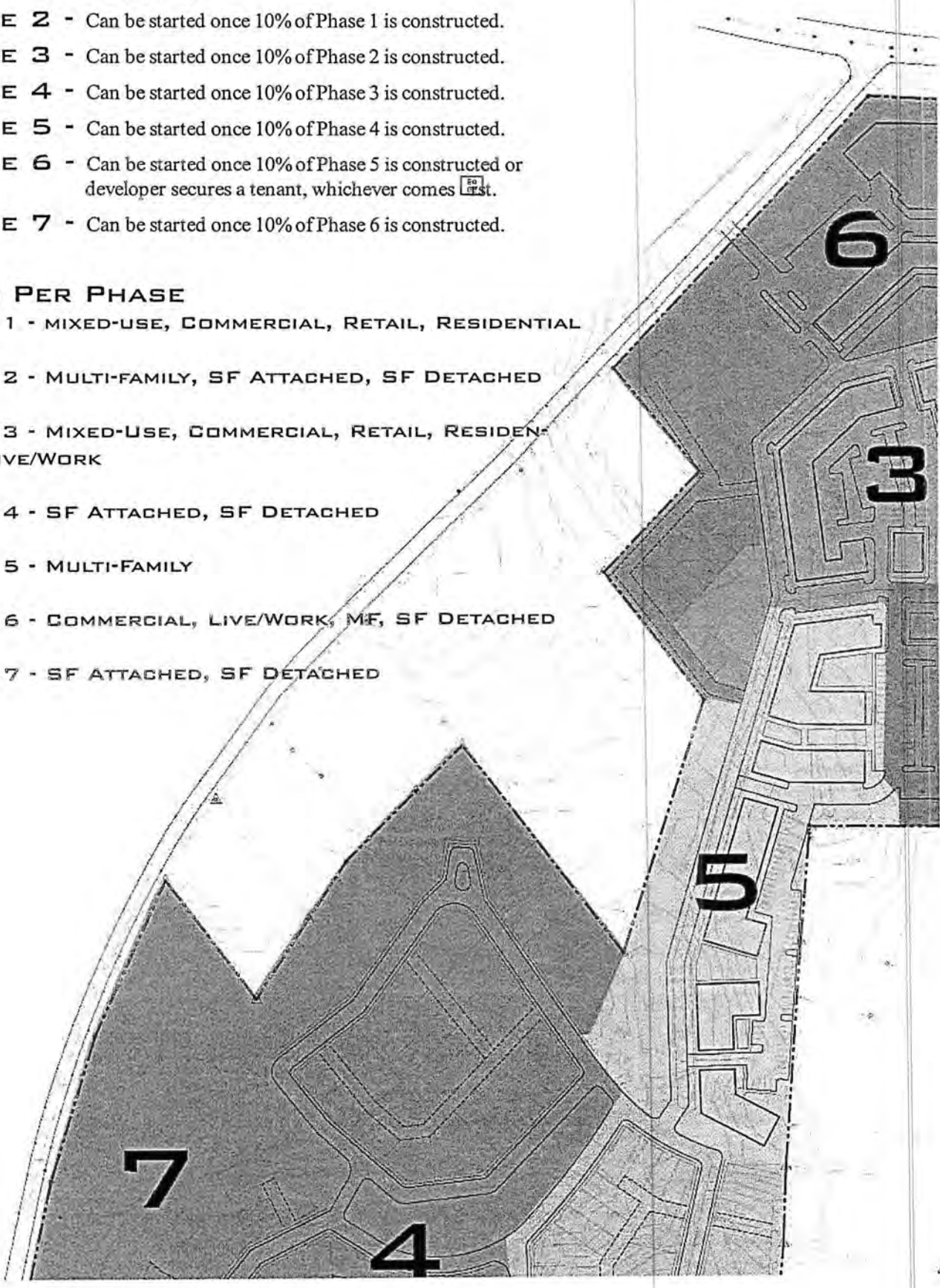
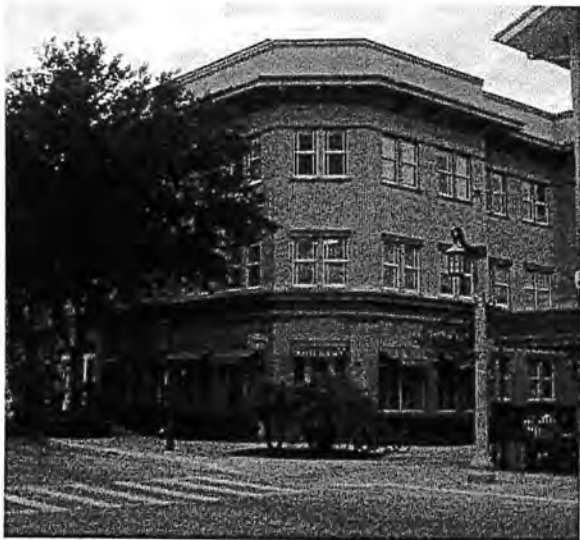




Exhibit 13A



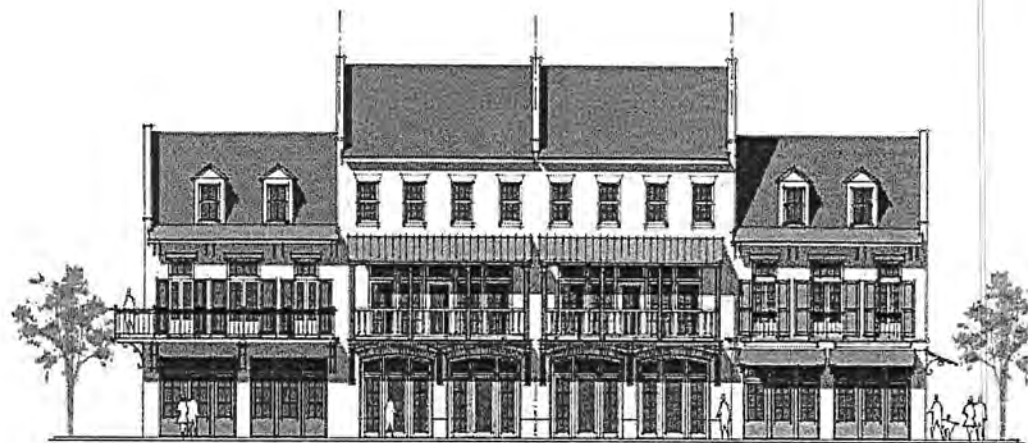


MIXED-USE / COMMERCIAL AREA

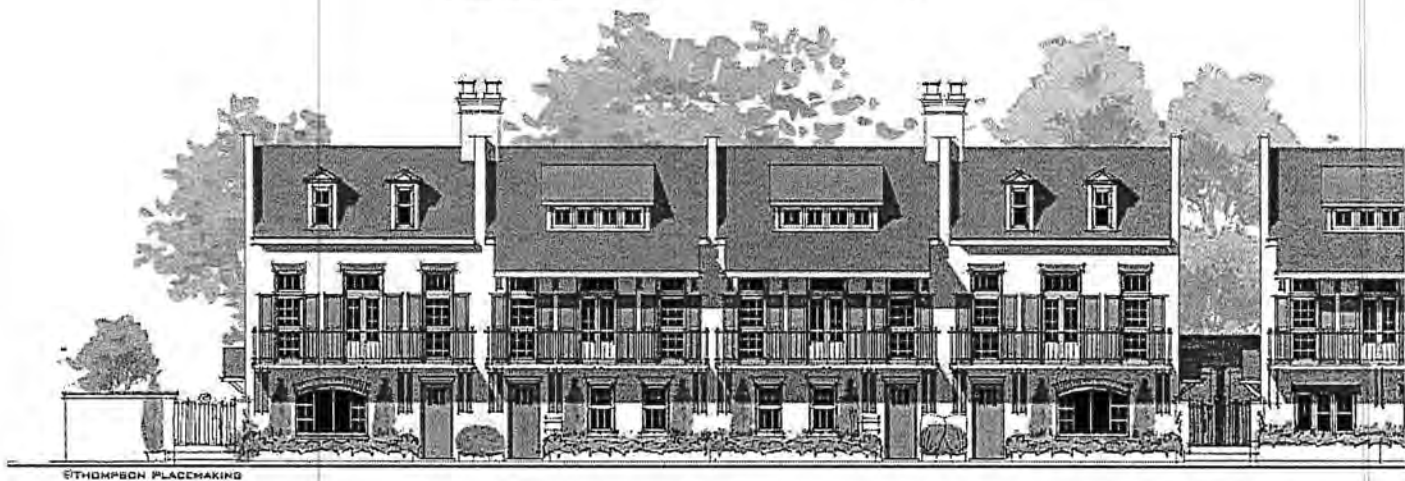


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Thompson Placemaking



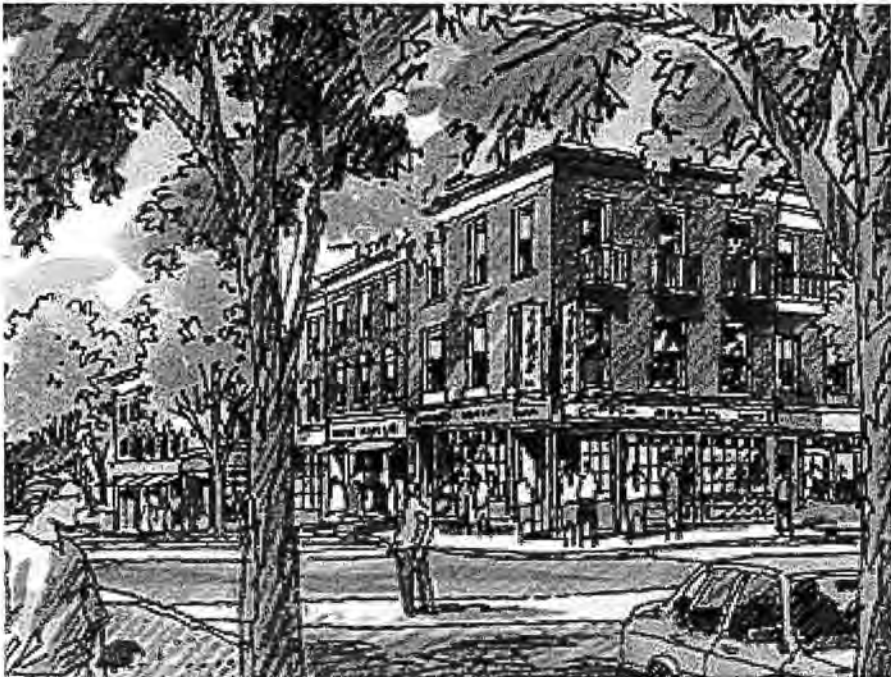
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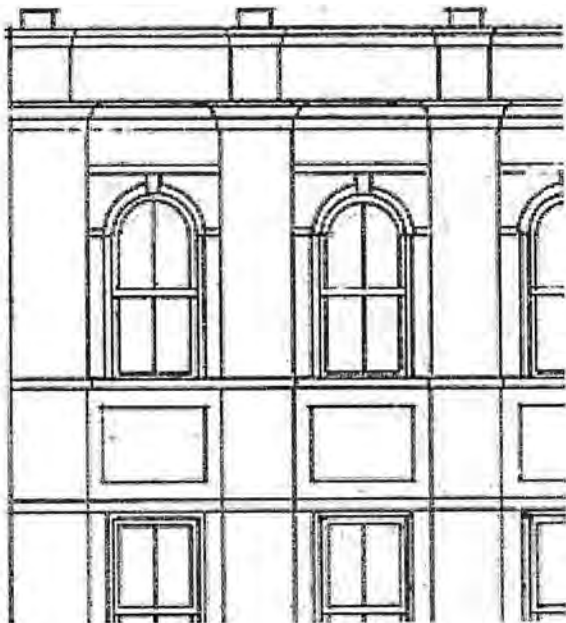
a pattern book for gulf coast neighborhoods



Essential Elements of the  
Gulf Coast Mixed use

- Ground floors have storefront design with large windows and glass doors.
- Two- and three-story buildings with individual expression at storefront level.
- Simple, individual window compositions above the ground floor with vertically proportioned, double-hung sashes.
- Front facades have parapet walls with cornice expression.

gulf coast mixed-use



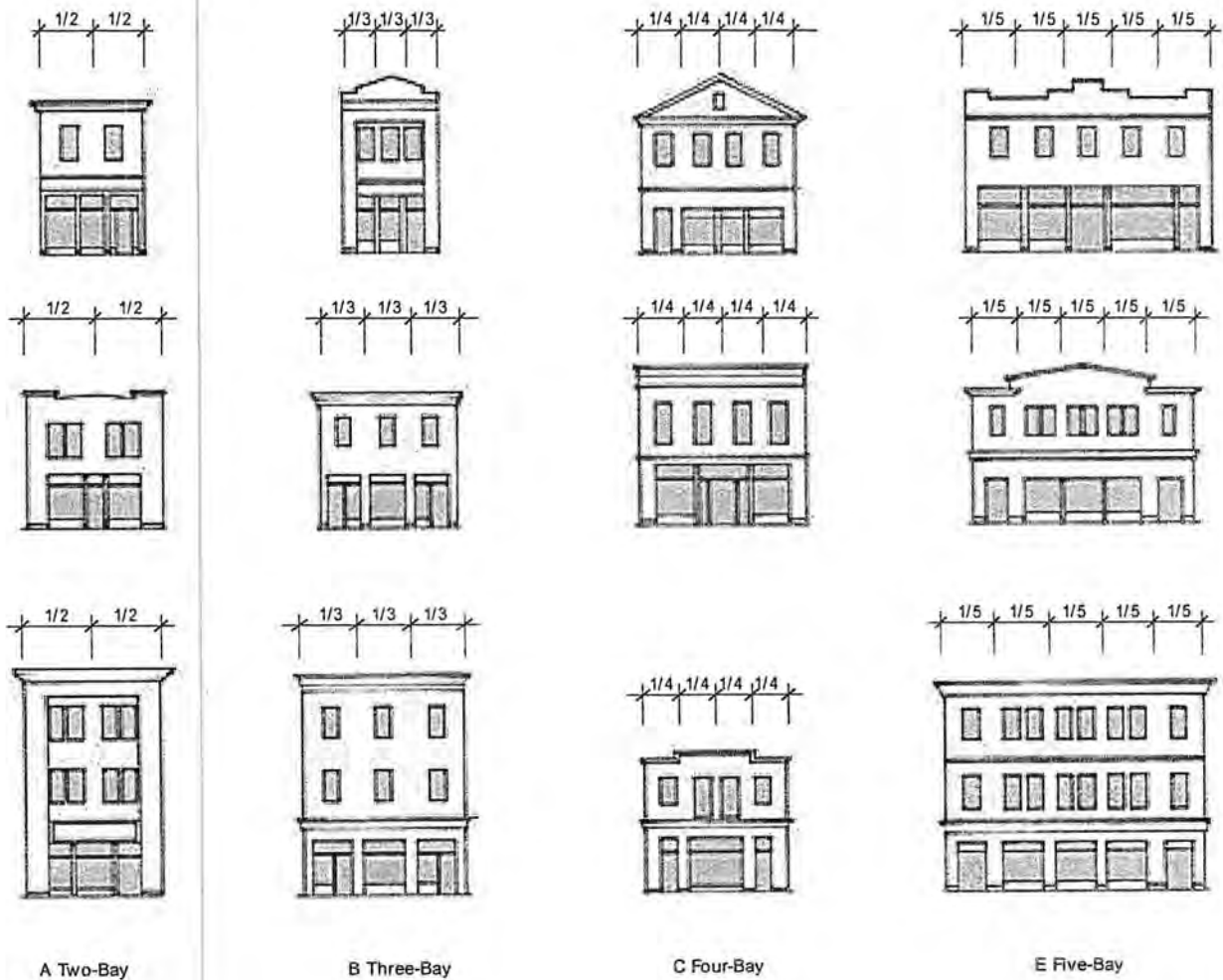
Throughout this region, many small commercial core. In this core, shops streets or crossroads on the ground floor space above. This pattern creates communities within a relatively close proximity. In more rural communities, the center. Neighborhood services and are neighborhoods. Historic building pattern of large storefront openings, which fronts and double doors. The upper floors, usually in either two-bay or three-bay buildings often have deep verandas





# Massing & Composition

FACADE COMPOSITION DIAGRAMS



## Massing

Gulf Coast mixed-use buildings will have a variety of forms and compositions. Front facades are designed as parapet wall fronts with some form of cornice expression. The parapet may be continuous with either an articulated cornice using brackets, paneling, and shaped molding, or the top may be defined using cut or cast stone elements and accent brickwork.

Massing is typically a two- or three-story building with a tall ground floor and more vertical proportions.

then attached to form a streetscape. Heights may vary from building to building. Larger buildings may have five- or six-bay compositions above the ground floor with varying storefront treatments on the ground floor.

## Cornices

The cornice is generally used as device to articulate the parapet and give the building a 'top'. In the Gulf Coast towns, there is considerable variety in their design.

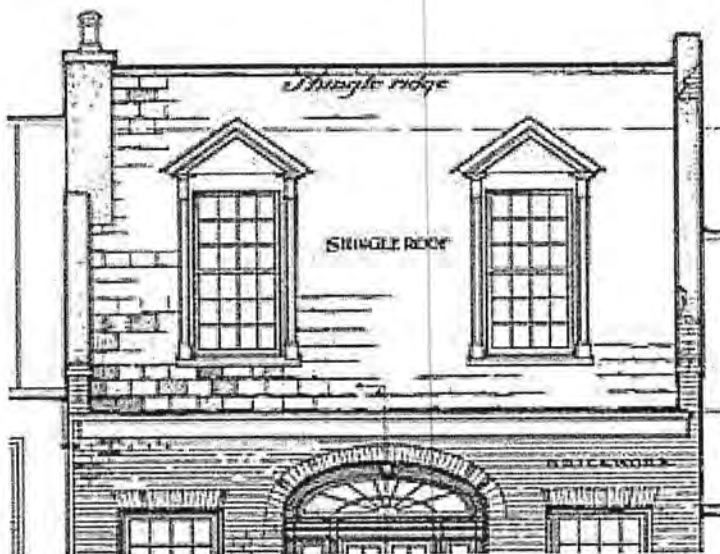
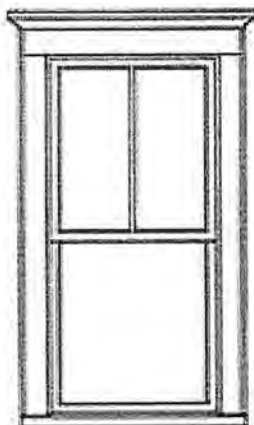
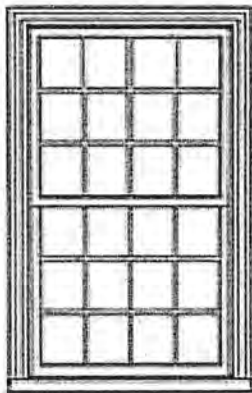
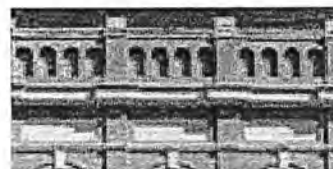
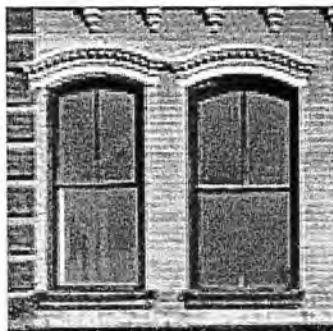


a pattern book for gulf coast neighborhoods

Windows & Balconies

Standard Windows

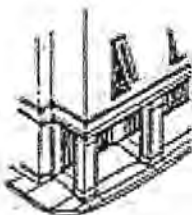
Windows above the ground floor are typically vertical in proportion. Standard windows are double hung with a two over one pattern or two over two pattern of divided lights. Jack arches, stone, and pre-cast lintels as well as articulated window hoods and trim are common over windows set in masonry walls.



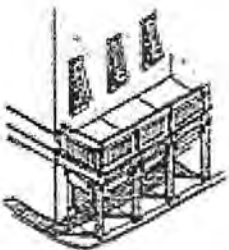
architectural patterns

Shopfronts

STOREFRONT OPTIONS



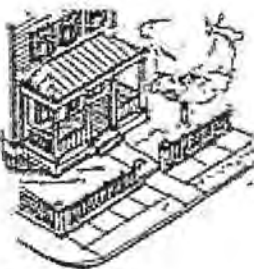
Arcade



Gallery

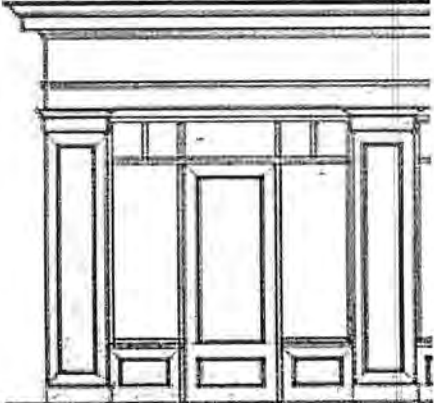
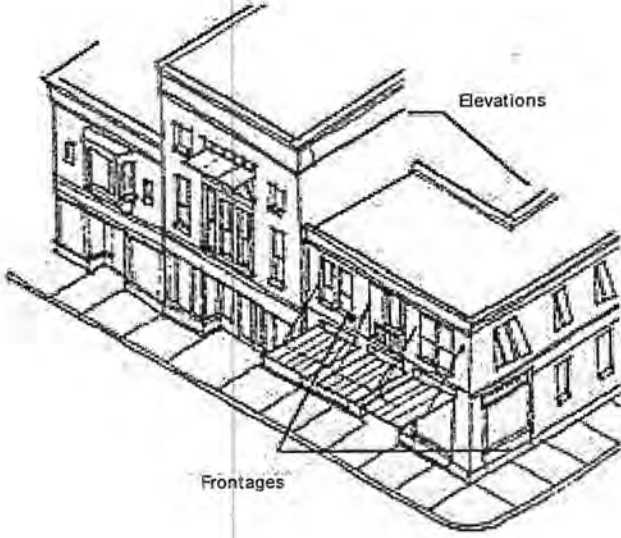


Stoop



Porch and Fence

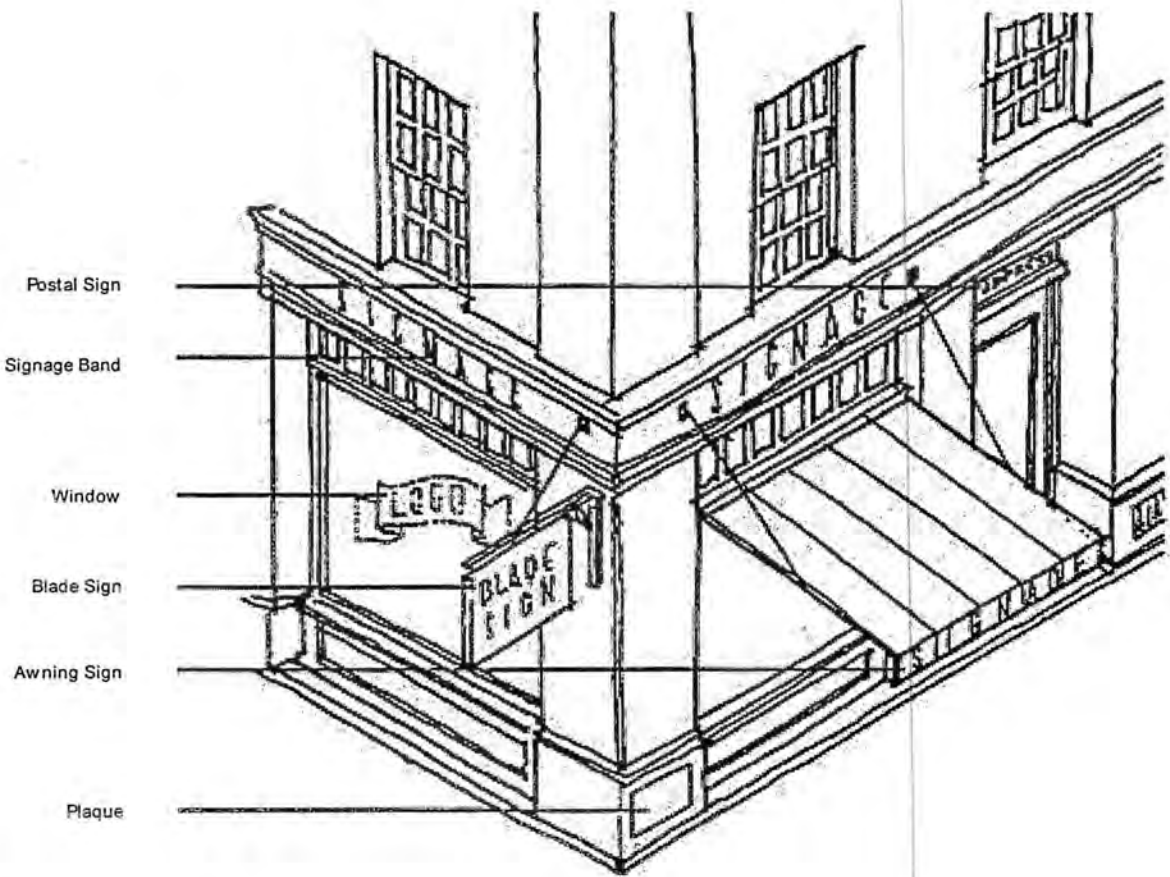
Storefronts on the ground floor are designed using millwork shapes of round or square columns to trim large shopfront windows with a glass panel entrance door centered in between two shopfront windows or off to one side. Storefronts typically have a deep entablature/cornice expression above the shopfront that serves as an area for signs.



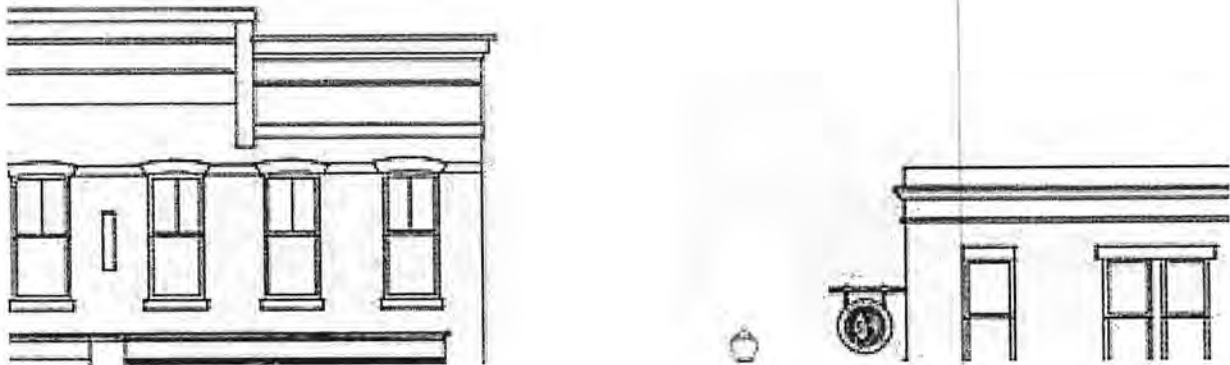


a pattern book for gulf coast neighborhoods

Signage

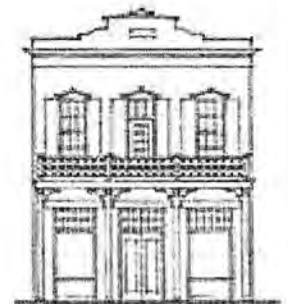
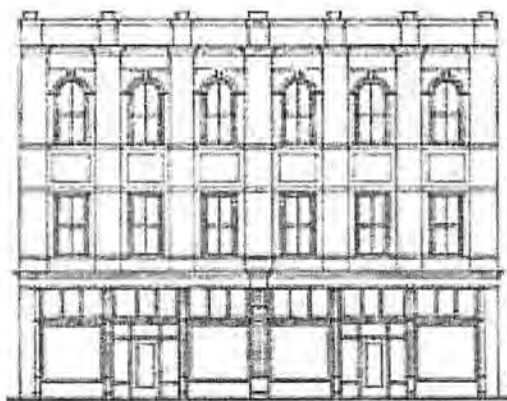
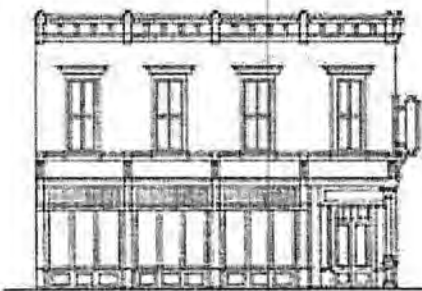


Elements of commercial signage



## architectural patterns

## Gallery &amp; Materials



## Siding

- Brick, stucco or horizontal siding with 4-inch lap reveal.

## Roofing

- Membrane roofing or shallow pitch gable/hip roof behind parapet wall with composition shingles; composition shingles for sloped roofs

## Windows

- Energy-efficient wood, pvc, aluminum-clad, or aluminum; with true divided light appearance (7/8-inch exterior muntins).

## Storefronts

- Pre-finished aluminum, steel, aluminum clad wood or decorative metal, with clear glass display windows; decorative translucent glass or opaque glass with ceramic frit can be used in transoms 9 feet or higher above the finished floor. Doors and display windows can be trimmed with pilasters and columns, fiber-cement panels, dense polyurethane or cellular PVC trim, or composite millwork for built-up sections. Structural steel shapes may be expressed as lintels and columns. Canvas awnings with a shallow slope and minimum four foot projection from the building.

## Trim

- Cast stone, fiber-cement, polyurethane, PVC or painted wood.

## Exterior Ceilings

- Beaded board, smooth surface or plank and beam appearance.

## Cornices &amp; Trim

- Wood, composite, cellular PVC or polyurethane millwork; stucco, stone or cast stone

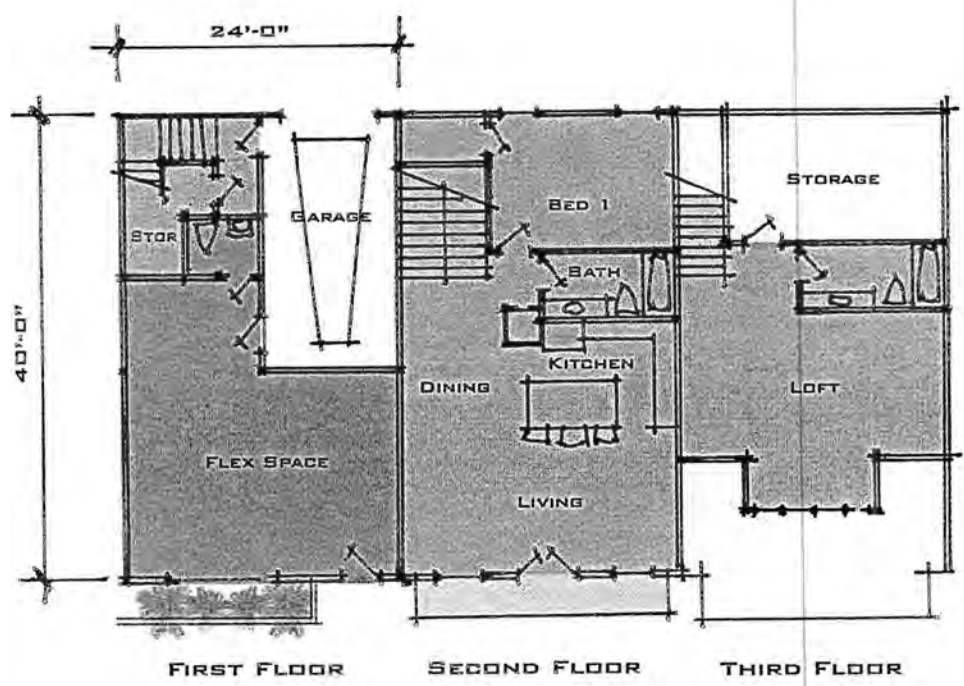
## Gutters

- Half-round metal or PVC.

## Gallery



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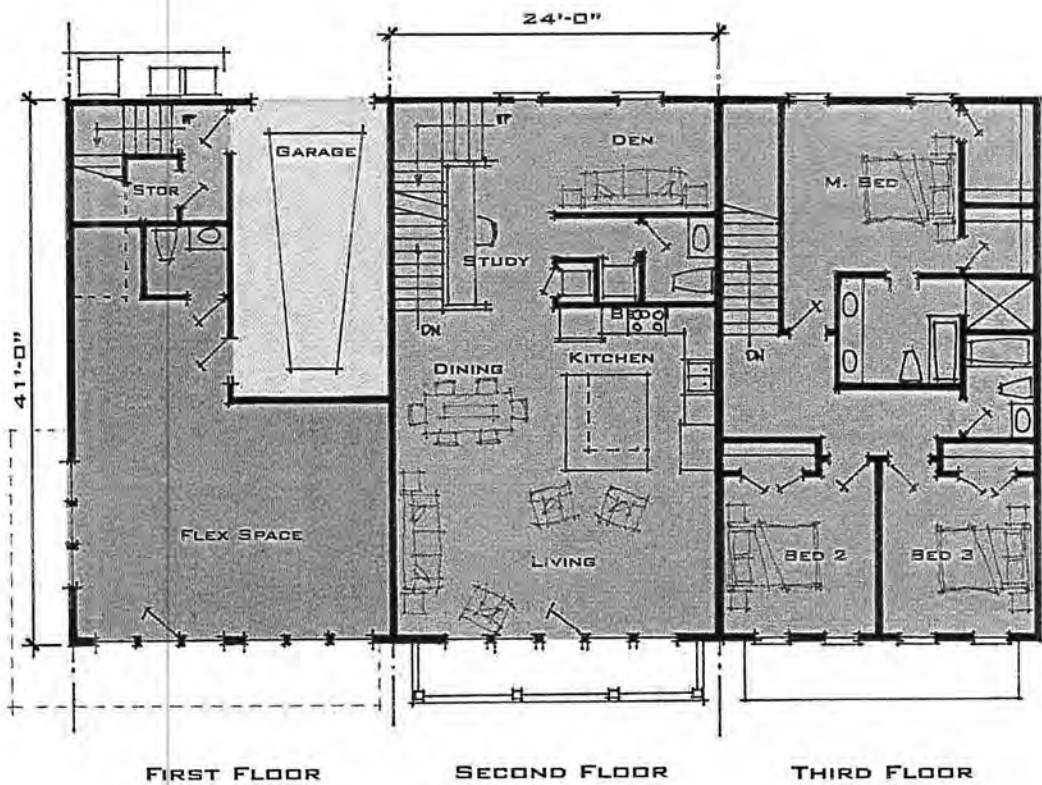
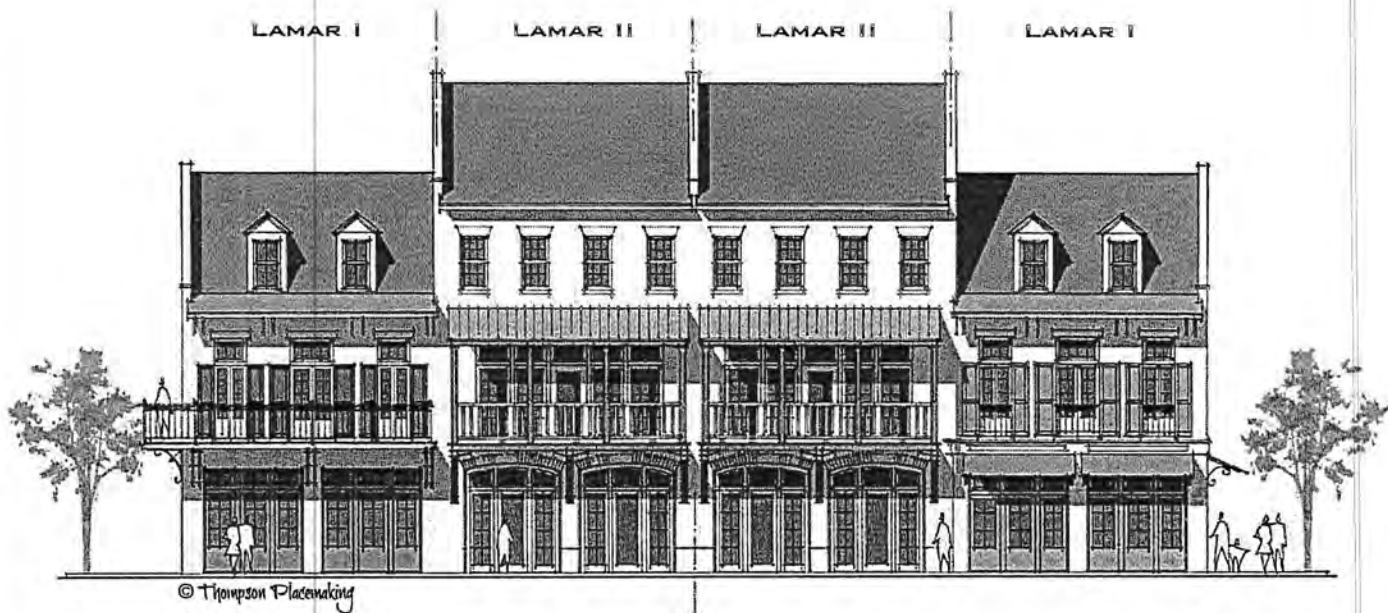
<b>THOMPSON</b> architectural placemaking illustration	<b>LAMAR I</b> LIVE/WORK UNIT	600 SF FLEX SPACE 1 BR, 2 BA, LOFT 1,756 SF LIVING	<b>LW</b>
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**THOMPSON**  
architecture placemaking illustration

**LAMAR II**  
LIVE/WORK UNIT

675 SF FLEX SPACE  
3 BR, 2.5 BA  
2,064 SF LIVING

**LW**



Exhibit 13B

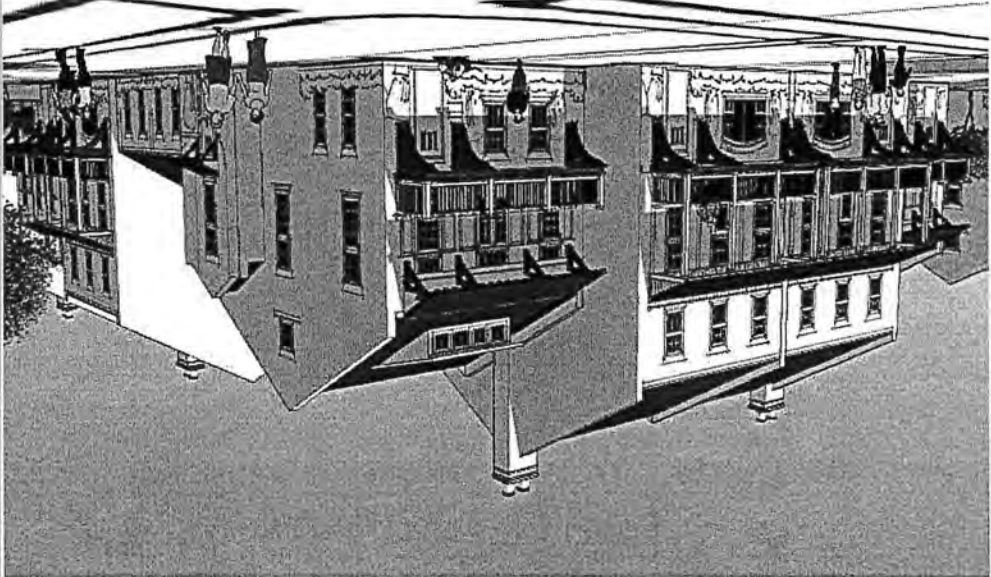
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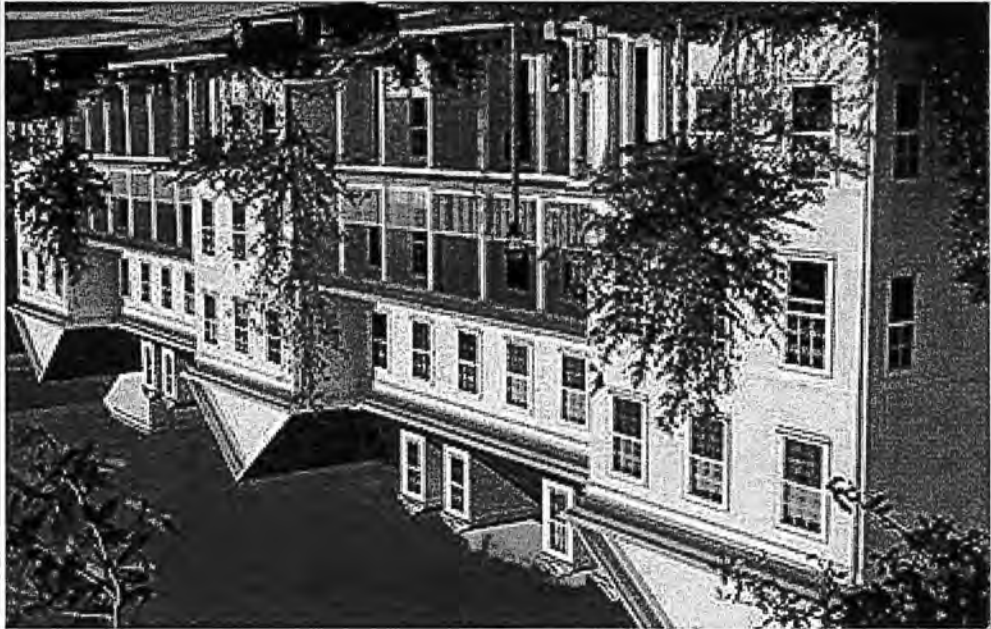
SINGLE FAMILY ATTACHED



Thompson Placemaking



MULTI-FAMILY FLATS & PLEXES







Thompson P lacemaking



Thompson P lacemaking



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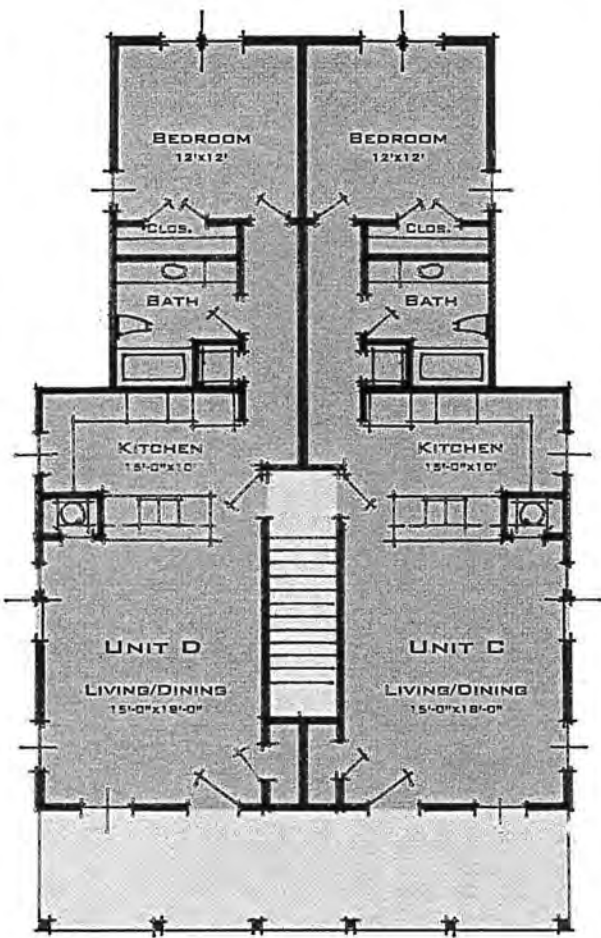
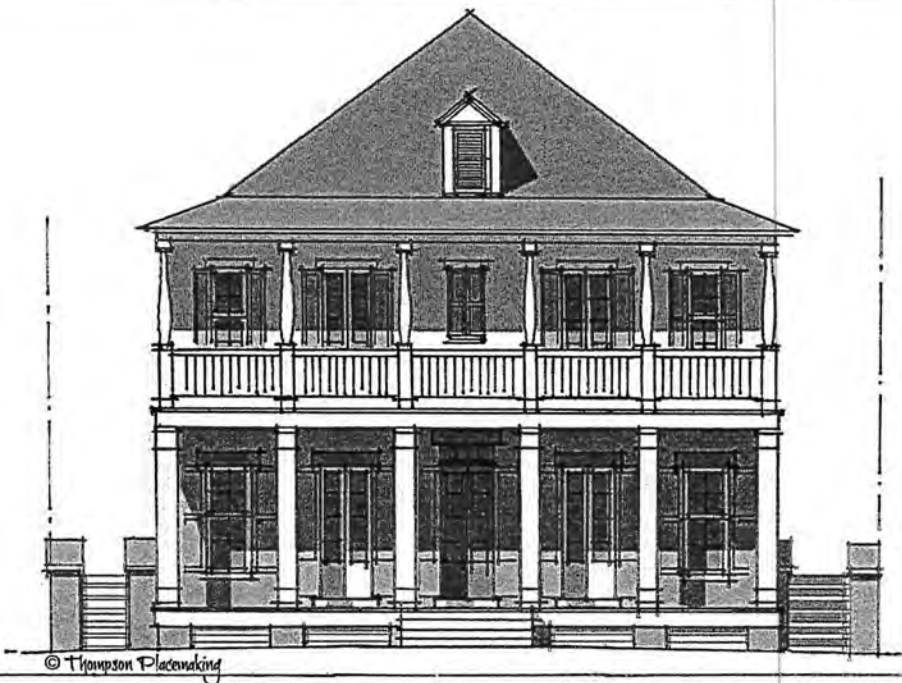
**THOMPSON**  
architecture placemaking illustration

**MAISON DE DEUX**  
36'-0" OVERALL WIDTH

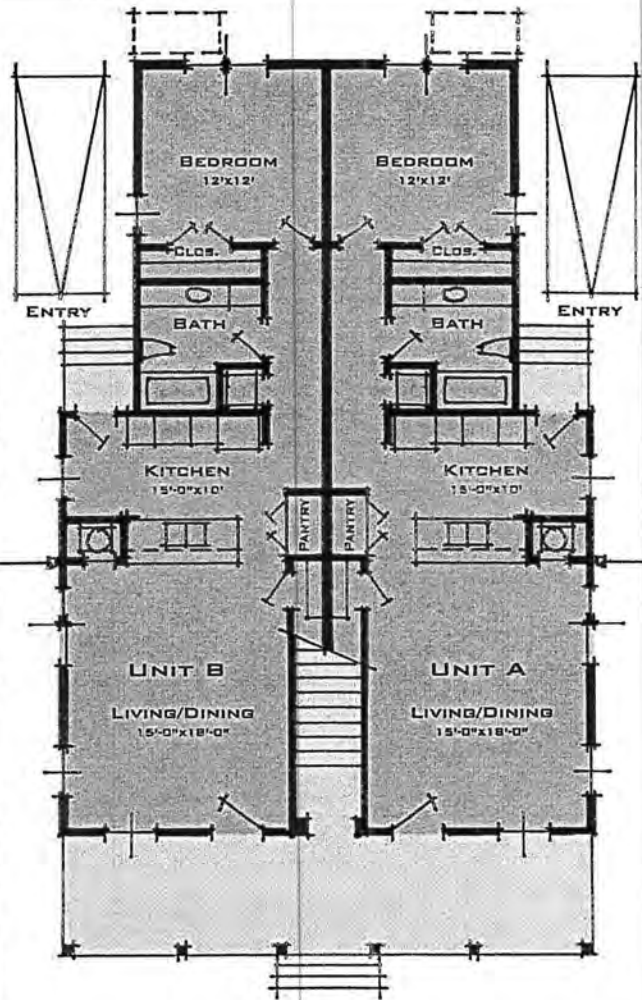
DUPLEX - 3 BR, 3 BA  
1,734 SF LIVING /UNIT  
3,468 SF TOTAL LIVING

**AC**

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SECOND FLOOR



FIRST FLOOR

**THOMPSON**  
architectural placemaking illustration

**LA MAISONETTE II**  
36'-0" OVERALL WIDTH

4 PLEX - 1 BR, 1 BA  
867 SF LIVING /UNIT  
3,468 SF TOTAL LIVING

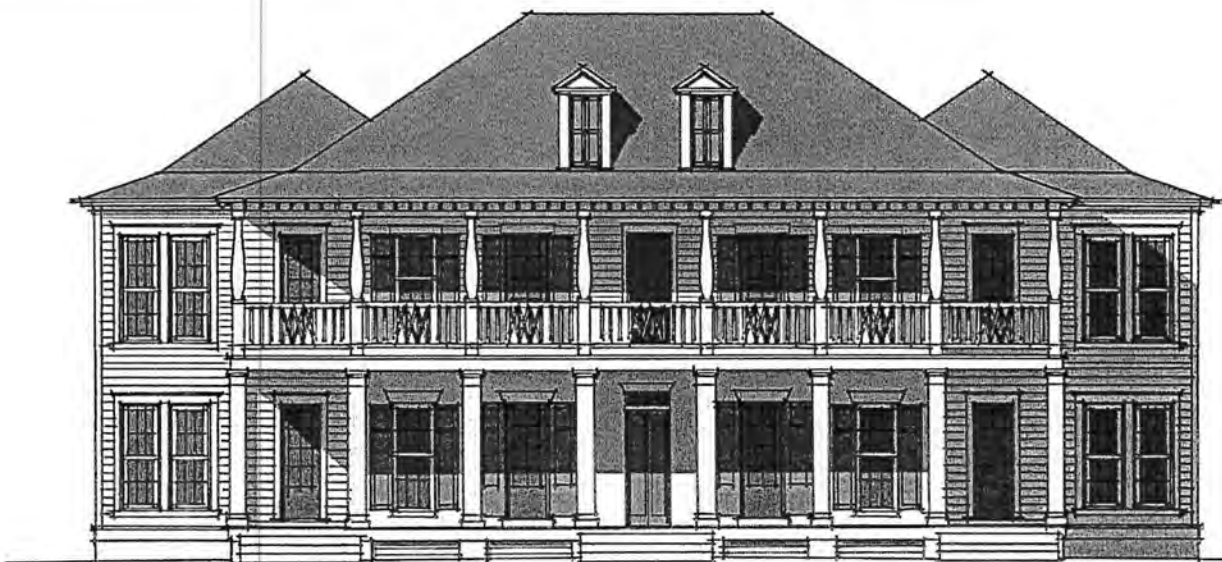
**FC**



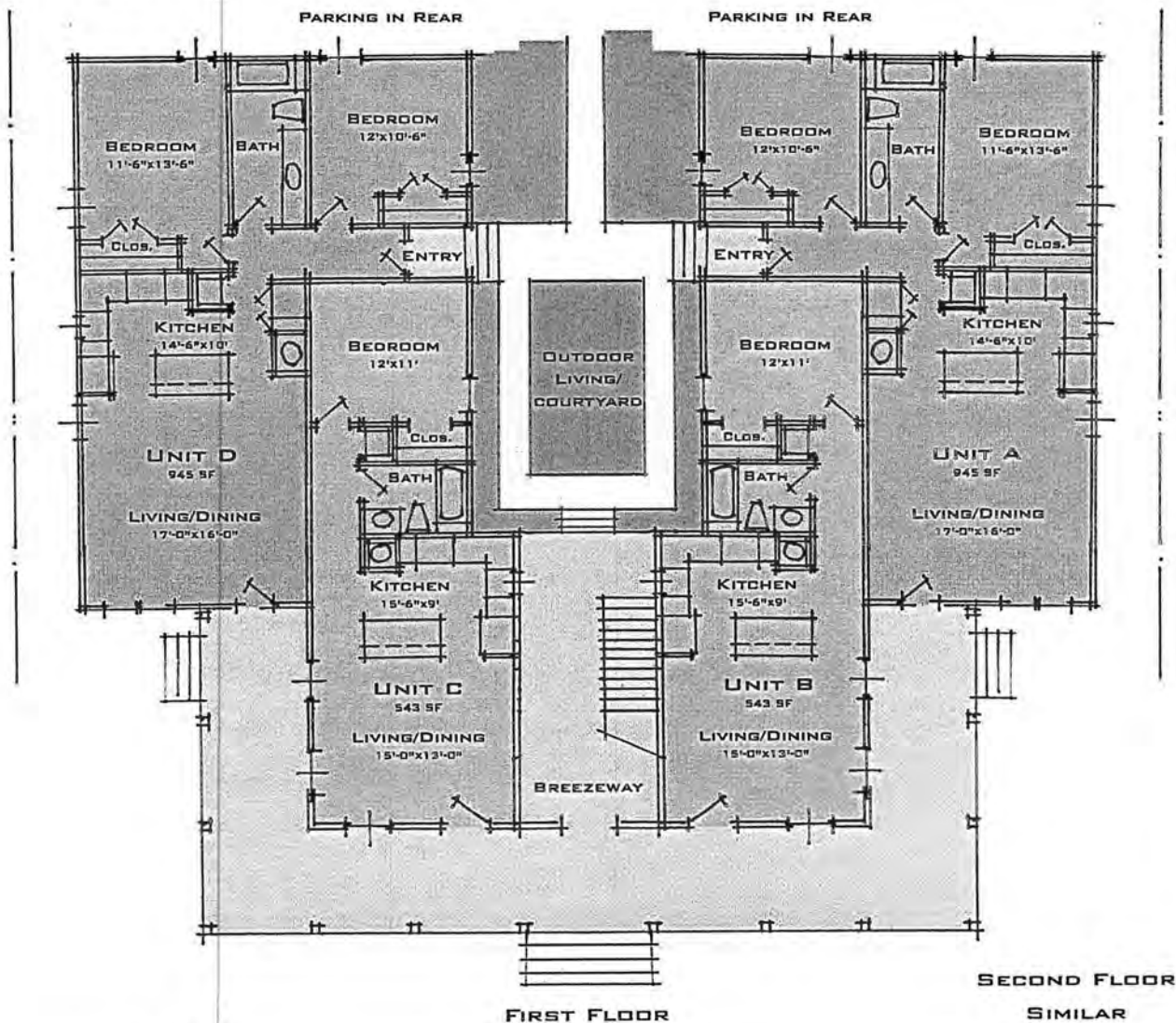
MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

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**THOMPSON**  
architecture placemaking illustration

**LA GRANDE MAISON**  
78'-0" OVERALL WIDTH

8 UNIT MANSION HOUSE  
5,952 SF TOTAL LIVING

**FC**

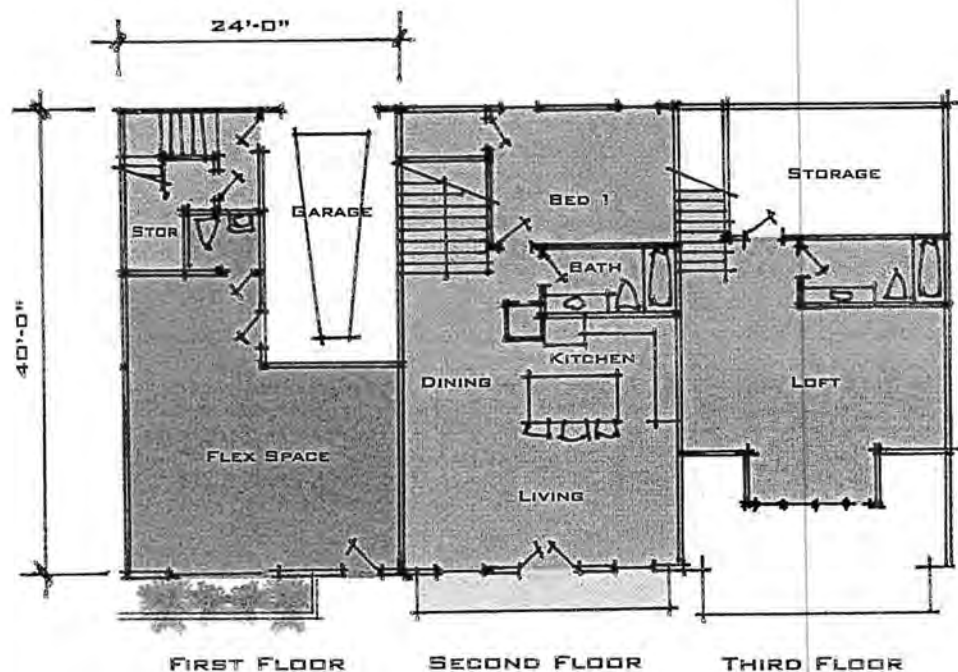
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FIRST FLOOR SECOND FLOOR THIRD FLOOR

**THOMPSON**  
architecture placemaking illustration

**LAMAR I**  
LIVE/WORK UNIT

600 SF FLEX SPACE  
1 BR, 2 BA, LOFT  
1,756 SF LIVING

**LW**

**T H O M P S O N**

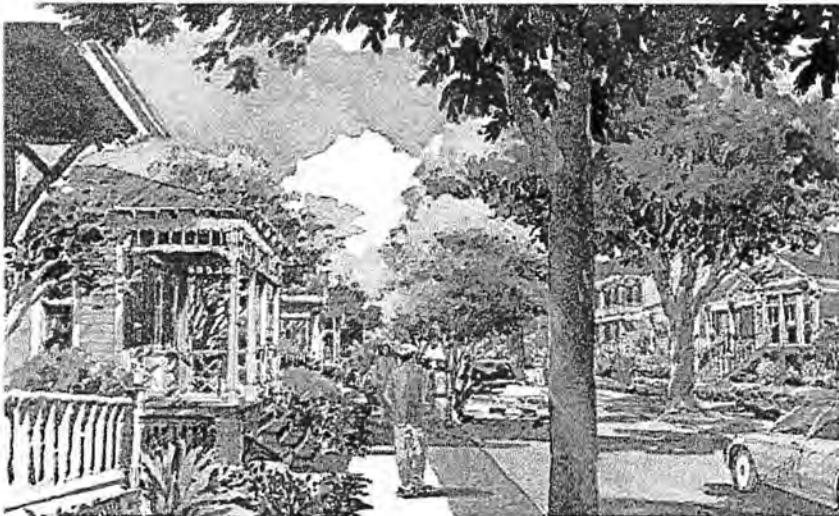
*architecture placemaking illustration*

**Exhibit 13C & 14**





LARGER LOT SINGLE FAMILY



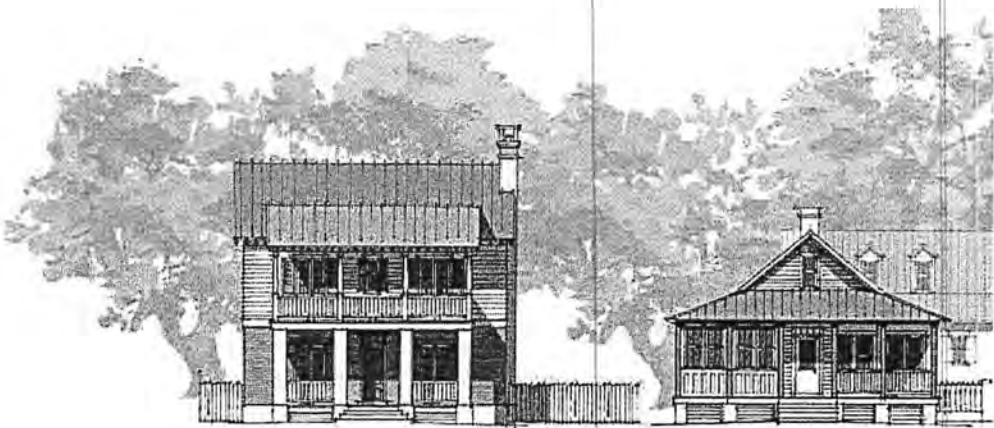
## MINUTE BOOK No. 71, CITY OF OXFORD

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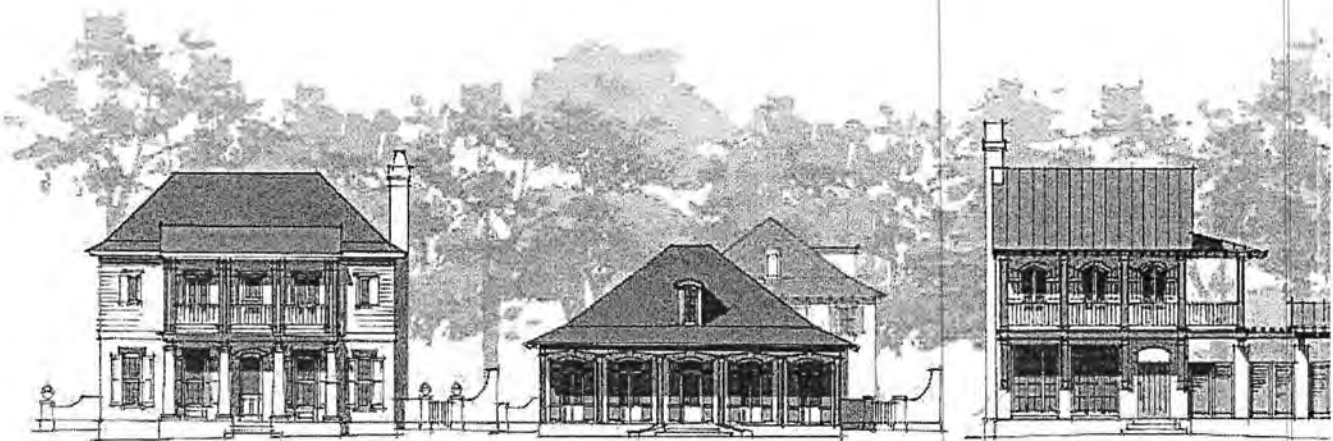


## SINGLE FAMILY - PARK AREA

This rendering shows an ideal condition. The intent is only to show a park area with houses fronting the park. The park running through our site is likely to be dry. Dependant on how we may cross the park area with a road instead of a bridge.



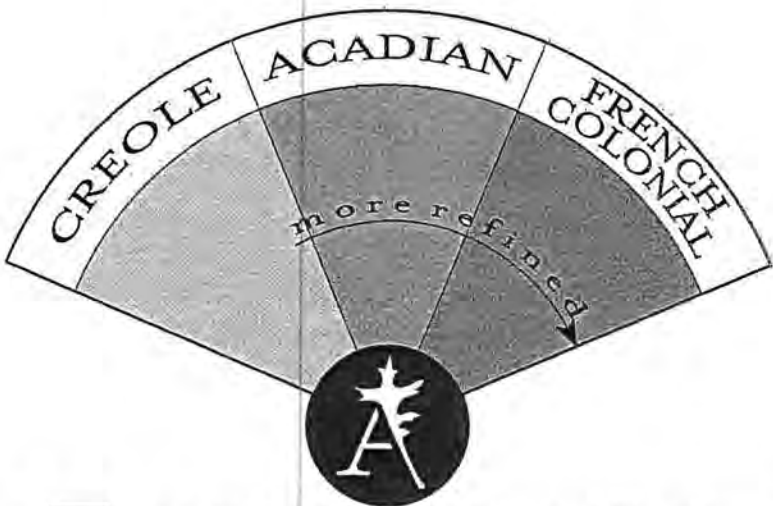
ARCHIT



CREOLE | ACADIAN



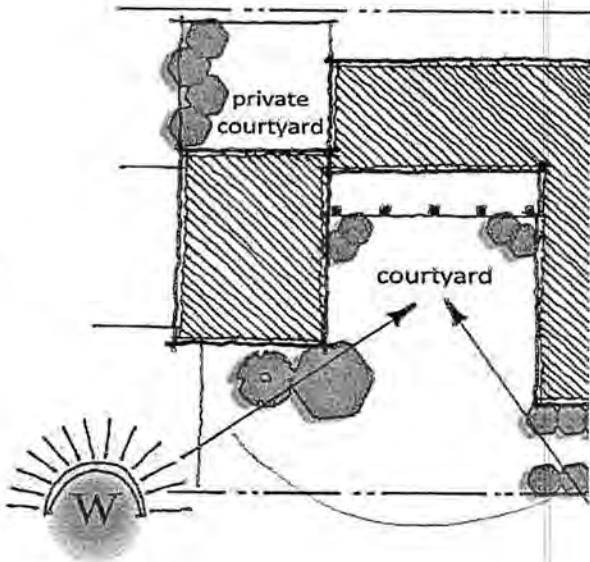
# Creating a Creole House



These three styles are uniquely southern Louisiana. To use this pattern book most effectively, first decide which style suits you and your family best.

Use the diagram above to give you insight into which style will work best for you. Creole buildings are going to be on the simple side of construction - less detail, more simple shapes, and therefore, less costly construction. Acadian houses are going to be middle of the road, the additional second level and porches increase cost a little, but gives a distinctive look. Finally, French Colonial designs are more refined, with more detail and trimwork, and therefore tend to be more costly than Acadian and Creole.

You can dial the architecture up or down or dial the detail up or down, and by doing so, dial your cost up or down to suit your budget and your dream home look.



Arrange the house on site to take advantage of southern sun, and protect against west winds. Courtyards work great together and should face south to provide sunshine that people can enjoy. Think of an outdoor room that you actually use. Porches necessarily need to face due south, they just need sun in the morning and mid-day, and protection in the afternoon and early evening. On any given block, all houses should face the same direction, and neighboring windows need to guard against viewing straight into the windows of the house within the first eight feet.

To add to the street appeal, windows should be placed within the first eight feet of the house.



# Creating A Usable Front Porch & Outdoor Room

A porch is more than just an attractive addition to the front of the house. Simply adding a porch doesn't make a house fit for a TND. The porch serves a very important purpose. Getting the porch right can make all the difference in the world.

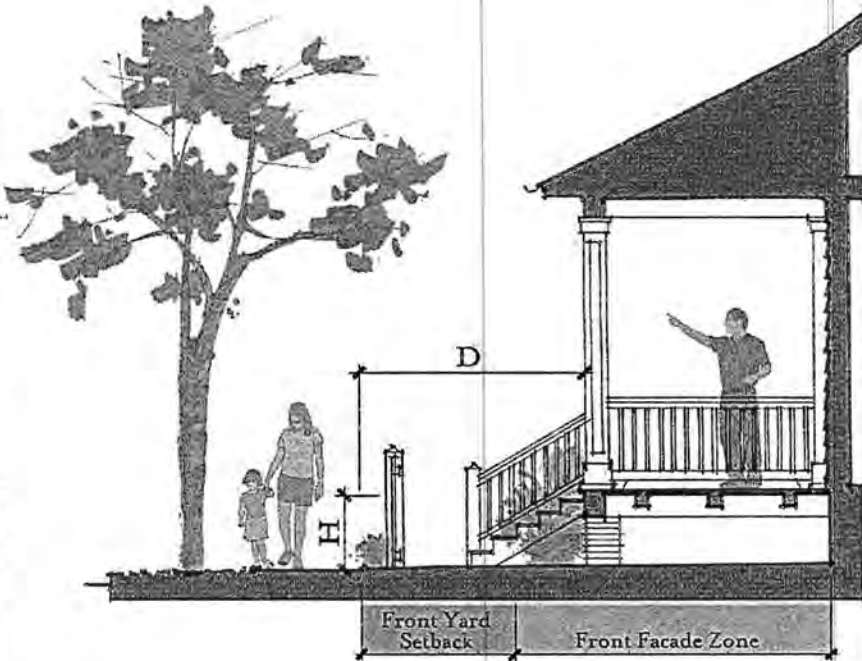
Porches, on American homes prior to World War II, were often built on the front and the back of the house. The back porch was used as another sitting space. Mass production homes post war, started building much smaller porches, often too small for habitable uses or social uses. The small porches were more or less a

decorative nod to the pre-war homes with

Strive to have usable front porches - enjoy as an outdoor room and extend social behavior and interaction with view the front porch as both public and private enough to feel comfortable to actually sit and enjoy it. This is achieved with layers of both elevated porches, yard fences, and porch railings



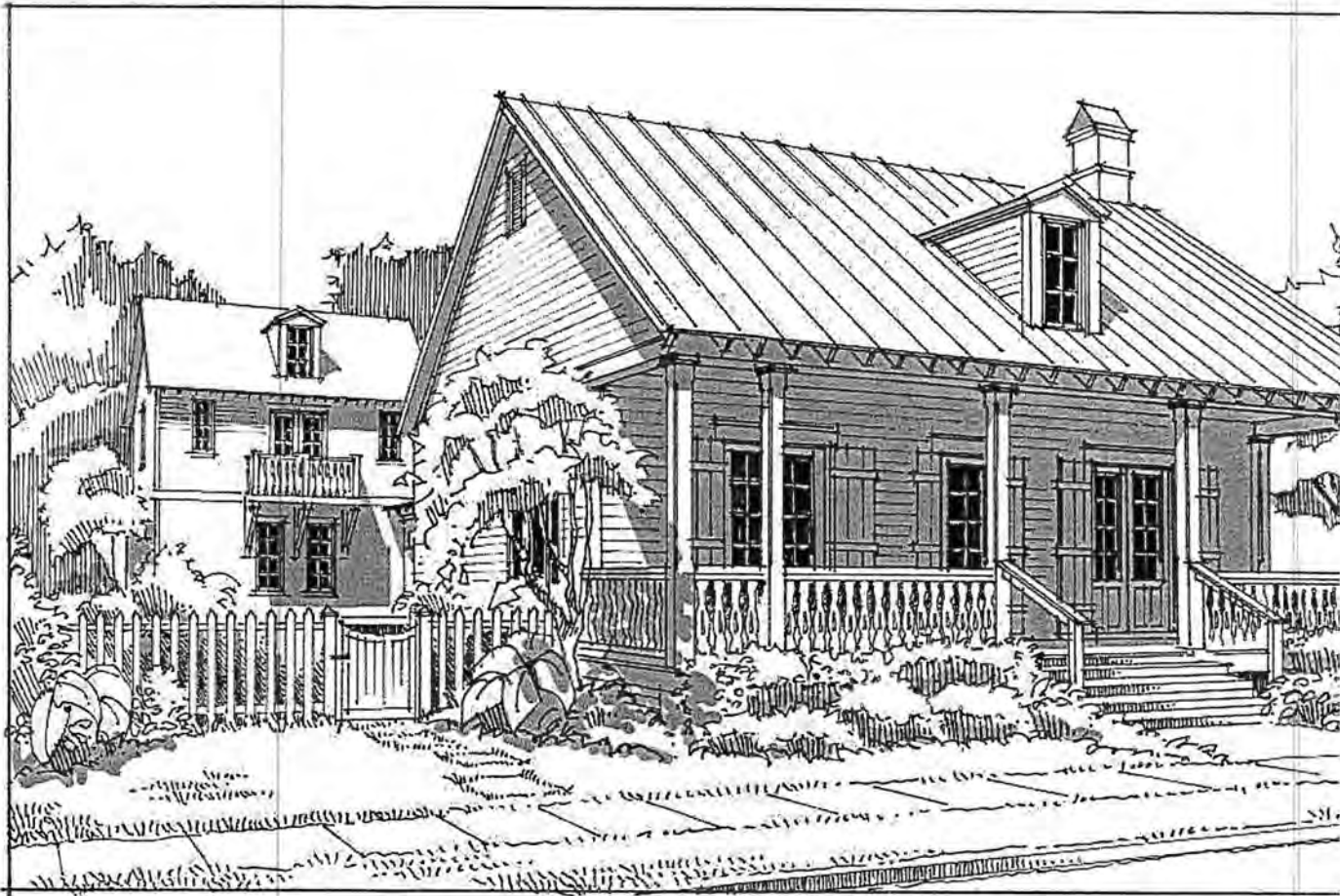
For One and one story French Colonial houses take an approach between using front yard fences and porch railings in order to achieve the desired effect and porch height. Both help with privacy and usability. Refer to the fence location diagram on page 25.



Lot Type
Depth "D"
Height "H"
"H" if added Porch Railing
"H" if added Yard Fence or Hedge

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## CREOL

## Key Elements of style

1. Urban examples are raised and flush to the sidewalk or street with a roof overhang for rain cover.
2. Less urban examples are raised and have deep front porches across the front.
3. Steep pitched roofs with side gables.
4. Full height or tall, vertically proportioned windows with tall shutters.
5. Massing is symmetrical usually with equal bays, but can be slightly off at center or end bays. Windows are not necessarily centered in bays, but preferable.



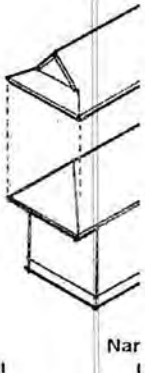
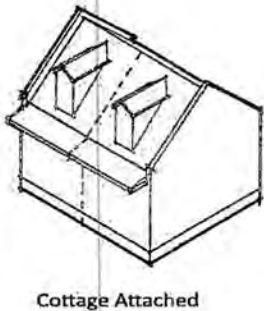
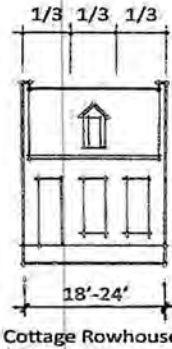
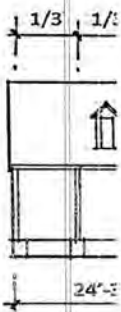
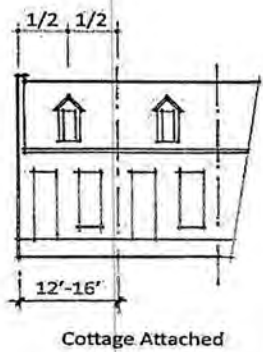
CREC



Creole Massing

The Creole people were actually urbanites- living closely together near the heart of the city in urban cottages. Urban conditions led to the side gable or parapet roof form, with variations for attached housing as well. The side gable/parapet form allowed for a more usable attic space, which then led to the use of dormers in the roof. Thus, the Creole Cottage was born, most likely inspired by the Haitian Creoles. Cottages were slightly raised, usually between 8" and 24" and positioned on the front property line and abutting the sidewalk. Both detached and attached examples are prevalent.

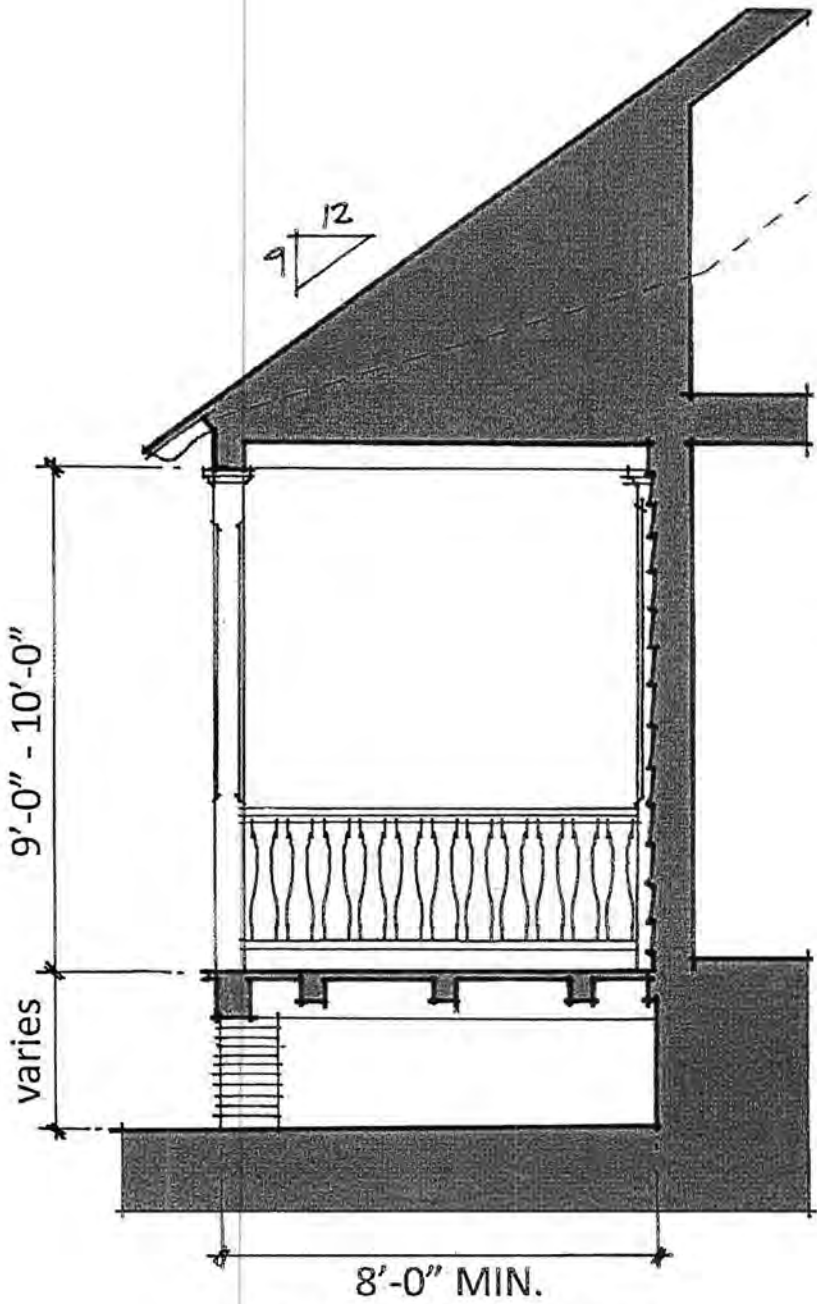
The raised Creole Cottage in more rural areas adopted a post and pier type construction and added the full front porch gallery. Most examples have a single steep pitched roof that covers the porch area, but there are examples of a pitch break and lower pitch over the porch - possibly occurring from additions of the porch to the main house, or inspired from the tradition of the pitch break at the roof extension over the sidewalk on the urban Creole Cottages



URBAN CONDITIONS



# Creole Elements



One-Story Porch Section

The main body roof pitch is not commonly 9/12-10/12, but can range from 8/12 to 12/12, with secondary roofs being as low pitched as 6/12. Typical porch roof slope, or common pitch break, varies from 4/12 to 6/12.

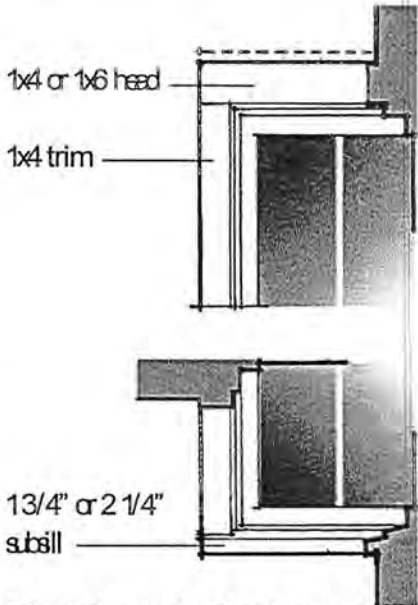
Creole elements are simple, less refined, in nature with minimal trimwork.

Minimum recommended depth of front porch is 8 feet. Porches are typically symmetrical and run the length of the facade, but can extend beyond the main body of the house and wrap the side.

Porches are frame construction set up on masonry piers. It is preferred that the space between piers be filled in appropriately.

Columns have a regular spacing of 8 to 12 feet, with a square to vertical proportion (vertical preferred). Creole columns are more slender than you would initially think.

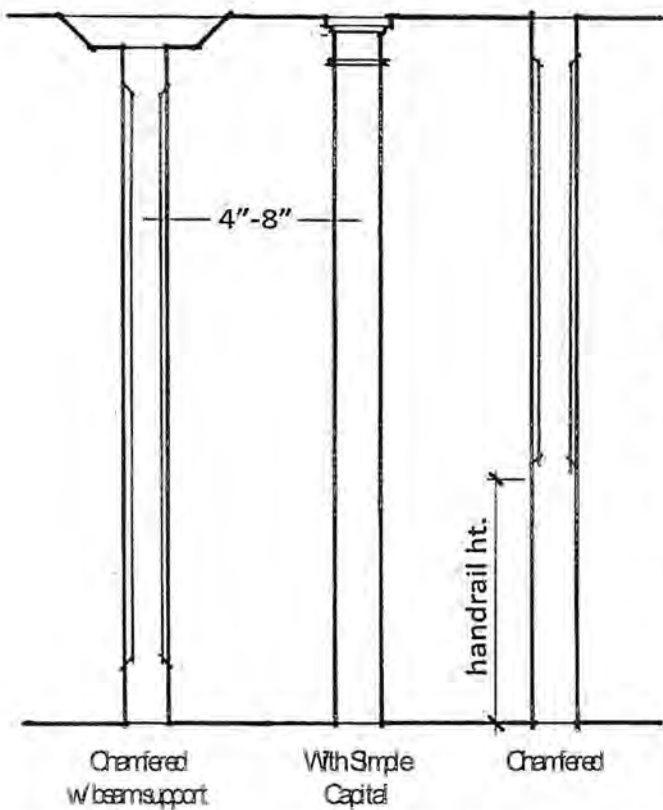
Porch eaves can be either open rafters or flush with the porch beam. Overhang is 8"-12". The rake often has no overhang.



\*Simple drip cap above head encouraged

Creole Window Trim

Creole Elements

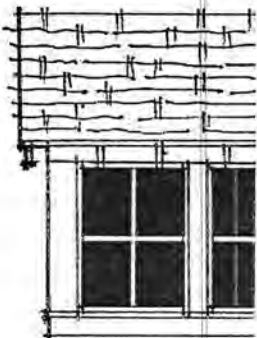


Creole Column Types

Creole domers are most commonly pitched to match the pitch of the house, usually 9/12 with simple tailing and no overhang. Common domers always have a single window opening. Domers are constructed with single casing boards at the corners - usually 1x8 and never siding on the front face.

Shed domers are not common, but are found in this style, probably because they are very simple to construct. Shed domers usually have a pitch of 4/12 - 6/12 with multiple windows - usually 3 to 4 windows with 4" mulls.

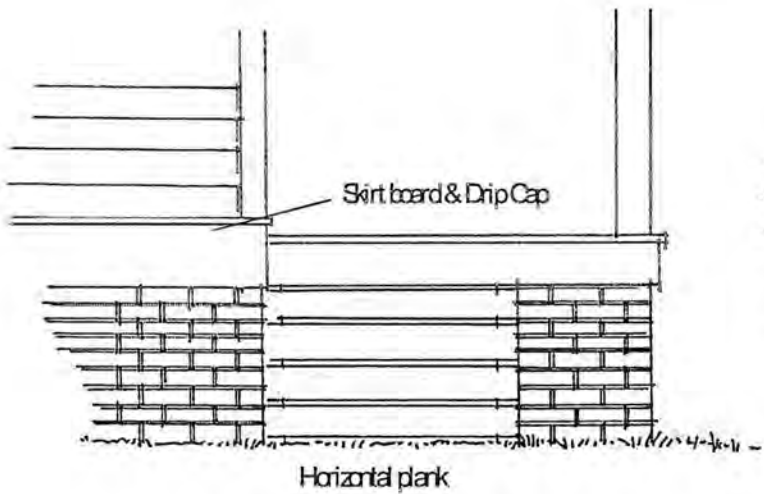
Creole columns are simple timber columns, usually with a chanfer size ranging from 1/2" to 1 1/4" inches. If a railing is attached to the column, the chanfer always starts above the railing. The top of the chanfer usually stops within 4 - 8" of the top of the column, equal to the size of the column.



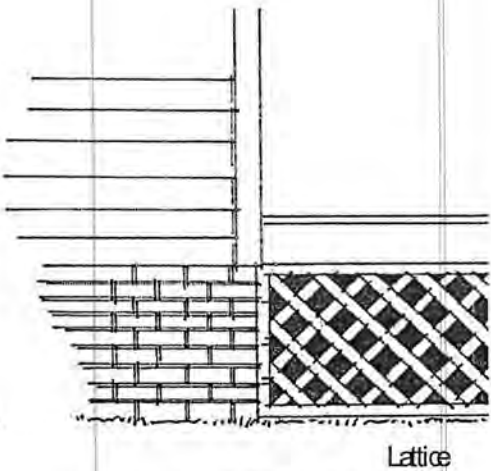
Shed Dome  
Less Common



Creole Column



Horizontal plank



Lattice

Typical Creole Wall Base



Creole Variations & Inspirations



photograph by Steve Mazon



photograph by Steve Mazon



photograph by Steve Mazon



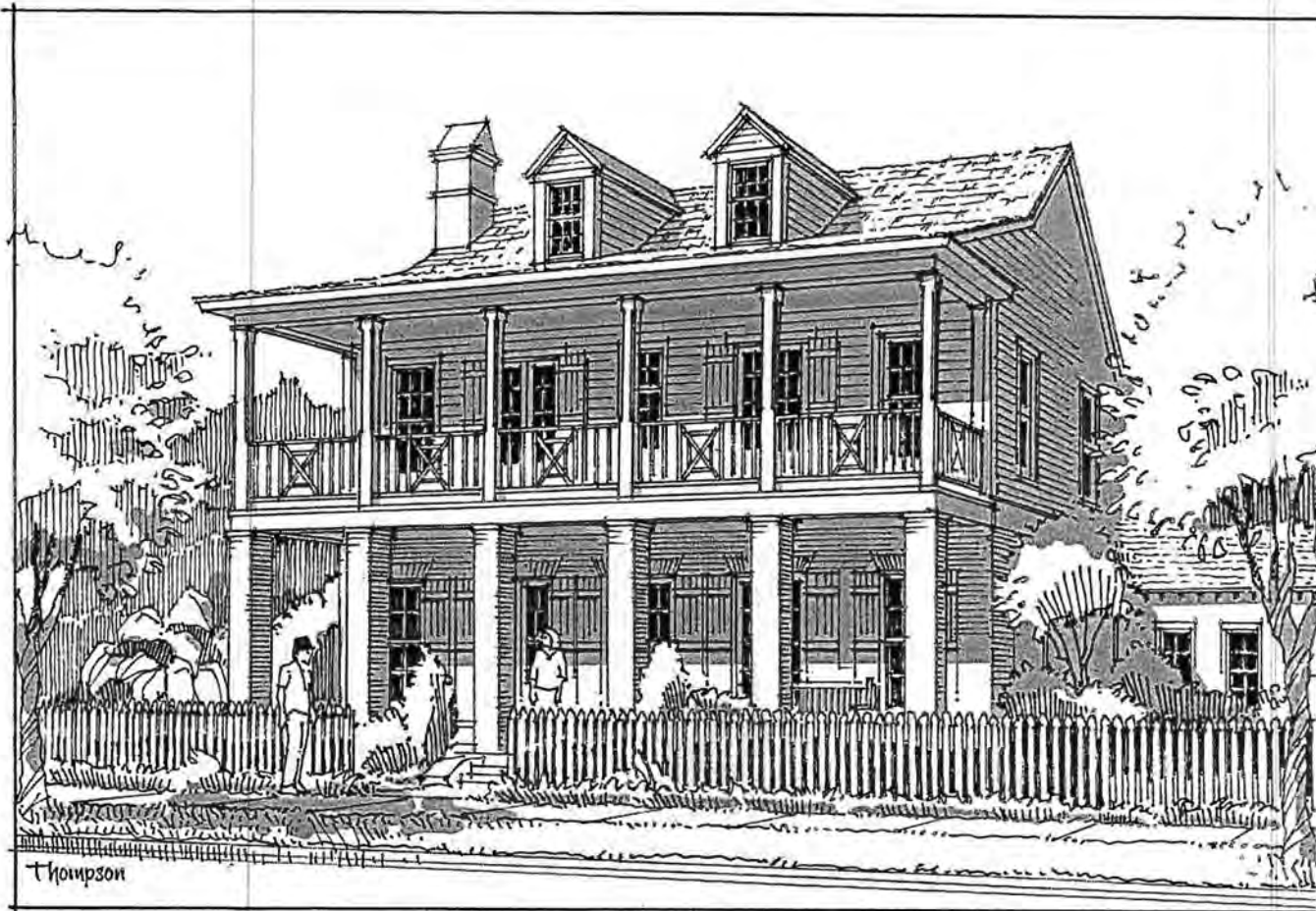
Creole Variations & Inspirations



photograph by Steve Mazon

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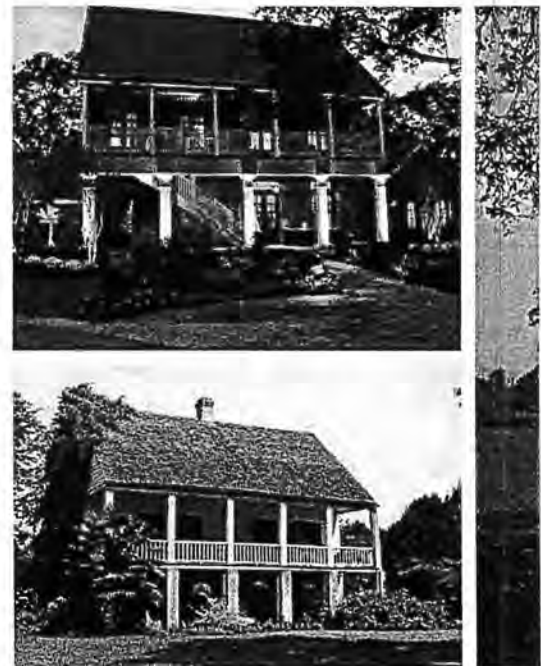
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## ACADIA

## Key Elements of style

1. Steep pitched roofs with side gables
2. Deep porches most often recessed under one roof form.
3. Most often two story mass with large column on first floor and thin column on second floor.
4. Massing and column spacing is symmetrical. Window and door openings are typically centered in bays, but not always
5. Architectural elements are commonly a mix of Creole and French Colonial.





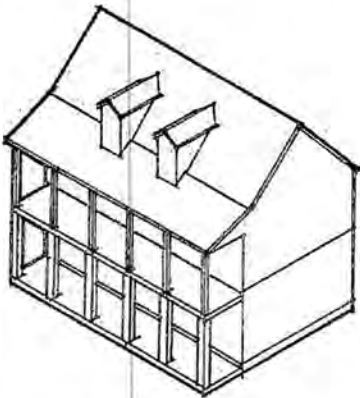
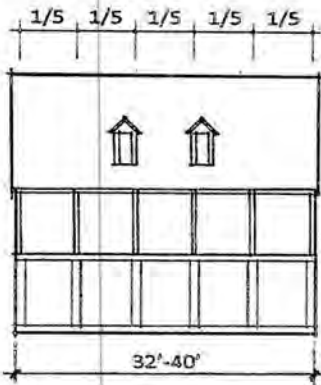
# Acadian Massing

The Acadian people were rural folk - living in the outlying areas of town, in the swamps, and in the bayous. The two-story house form came from their need to be off the ground due to extremely wet weather conditions and flooding. The frequent flooding demanded house adaptations such as building their houses raised off the ground and usually on stilts, including pillars of wood or brick. The height of the ground floor varied, but the purpose was to allow the first level to flood and put the living level on the second floor.

Many examples of Acadian houses have vacant first levels with columns only, and many Acadian homes have enclosed the ground floor for storage or other habitable space. When enclosed, the wall material for the ground floor is brick or stucco, and the second level is often wood siding.

The roof form is always broad front with side gables, with or without dormers. This is most likely because bedroom space was often built into the roof and the gable ends allowed for more square footage. Most commonly, the full front porch fit under the main roof form, but it is also common to see the main roof over the main body of the house and a pitch break at the roofline over the front porch. If porches wrap around the side of the house, they do not count against the maximum width of the main body dimension.

Wrap around porches/galleries do not count in the maximum width dimension.



With Pitch Break

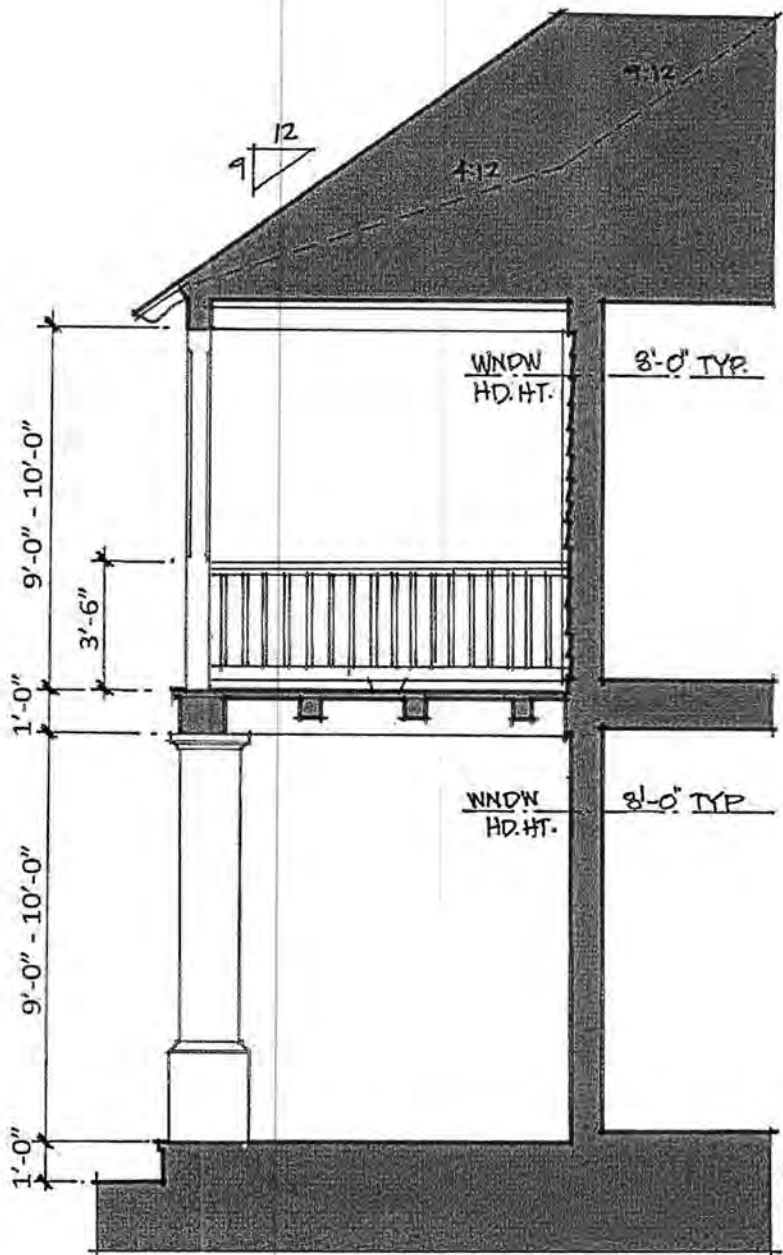


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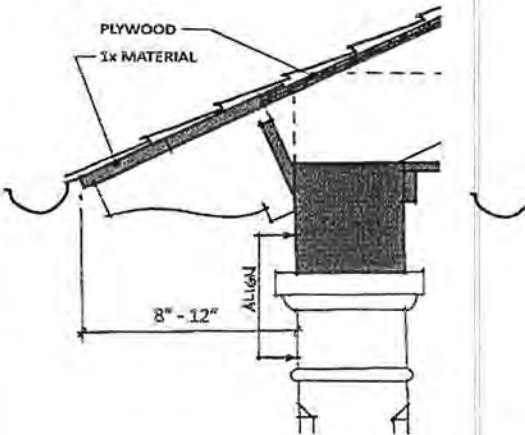


# Acadian Elements

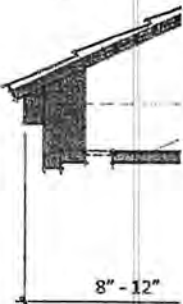
The main body roof pitch is most commonly 9/12-10/12, but can range from 8/12 to 12/12, with secondary roofs being as low pitched as 6/12. Typical porch roof slope or common pitch break, varies from 4/12 to 6/12.



Two-Story Porch Section



Acadian eaves can be simple rafter tails or slightly ornate. Eaves can also be boxed, which serves well for return eave conditions over porch ends.



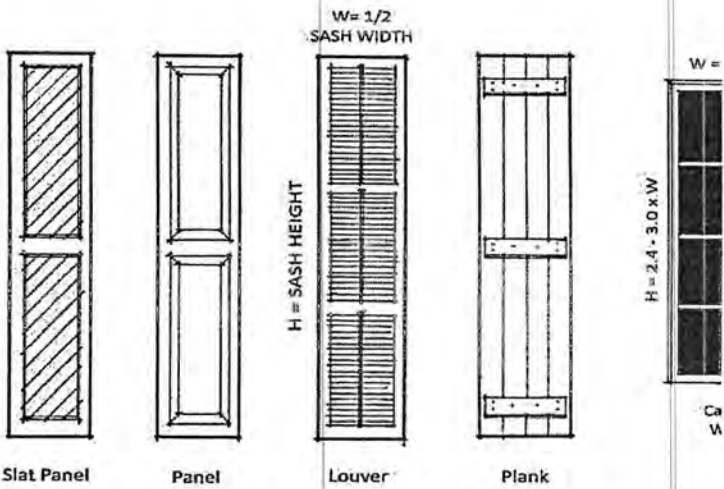
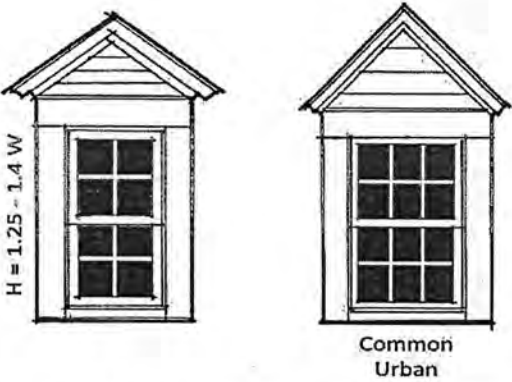
Acadian Eave Co

One of the key elements of Acadian columns is the large size of columns on the first floor combined with much thinner columns on the second floor. In Louisiana and Mississippi, the 2nd floor columns are slightly thinner than other areas. It's completely normal to have 4"-6" columns where elsewhere we may see 8" columns. Typically lower columns are masonry, stucco over masonry, or painted masonry, and upper columns are timber or turned.

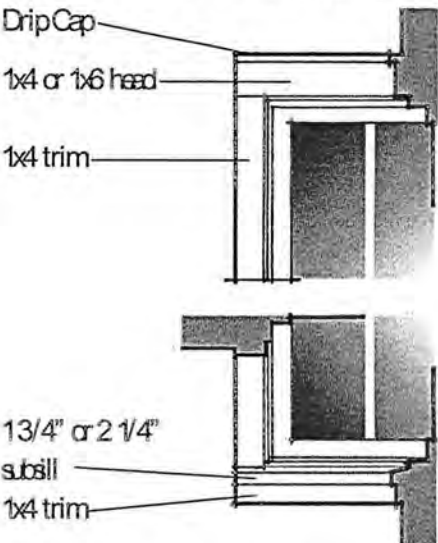


Masc Pie

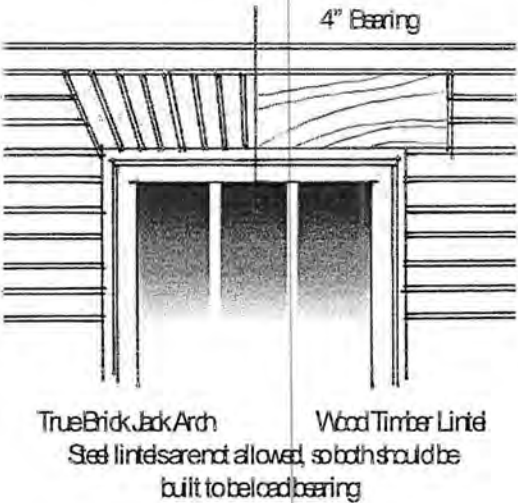
Acadian Elements



Acadian Dormer / Window Types

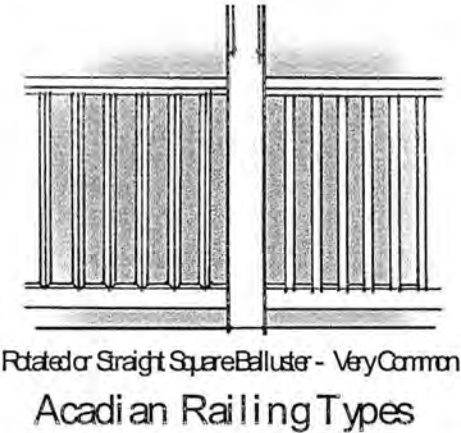


Acadian Shutter Types



Acadian Window Trim Upper Floor

Acadian Window Head Lower Floor





Acadian Variations & Inspirations



Spanish Creole influence





## FRENCH COL

### Key Elements of style

1. Steep pitched hipped roofs, usually broken by a shallower pitch over the galleries
2. Deep porches and galleries most often recessed under one roof form.
3. One story & two story massing with large Classic influenced columns on 1st floor and slender colonnettes on 2nd floor.
4. Massing and column spacing is symmetrical. Window and door openings are typically centered in bay.
5. West Indian Creole/Colonial influences seen in the detailing.



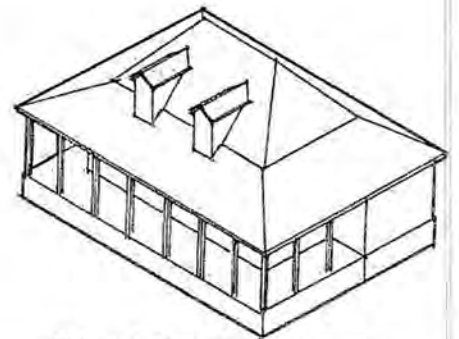
FRENCH COL

## French Colonial Massing

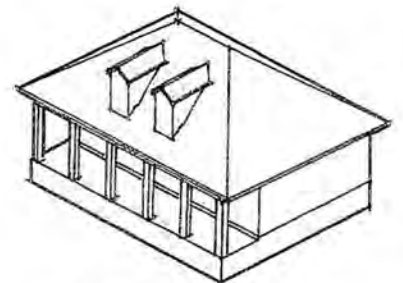
**F**rench Colonial houses are usually symmetrical in form and have their roots in a European French style. The most common bay arrangements are 3 bay, 5 bay, and 7 bay, which allow the front door to be in the center, but there are examples of 4 bay houses. The bay spacing is most commonly vertically proportioned. These points are all very similar to Creole and Acadian though. The main "tells" in identifying French Colonial houses are really the hipped roof shapes and the more refined level of detail.

**T**he hipped roof form may also have a pitch break at the porch line. This double pitch likely evolved from the precedent of building a steeper pitched main roof over the main body then building a lower pitched roof over the porches or galleries. Porch roof form evolved from simple lean-to roof over porches to the double-pitched roof form we commonly recognize as French Colonial, and eventually to the single-pitched "umbrella roof", covering the main body and the galleries.

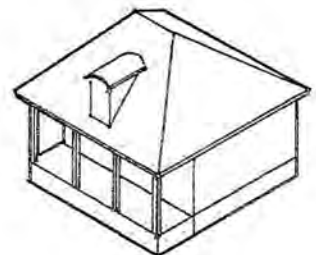
**D**oors and windows typically are more ornate with their muntin patterns or shapes - including springline arches or French arches and possibly the occasional Roman arch. Door and window treatments tend to be more ornate as well - using a variety of trims. Eave detailing and columns are also more refined than Creole or Acadian columns.



7 Bay, 1 Story Wrap-around  
Less Common



5 Bay, 1 Story  
Very Common

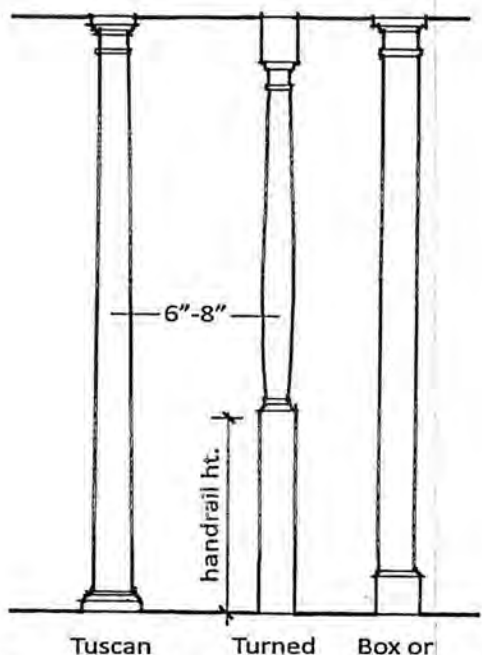


3 Bay, 1 Story  
Common



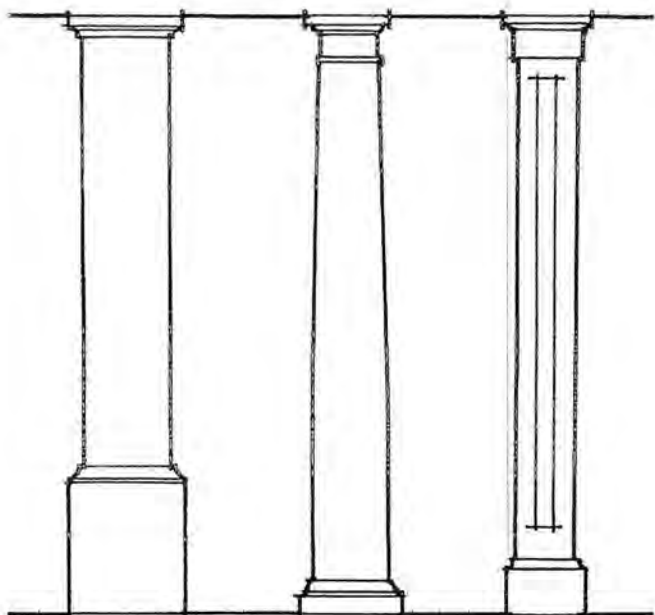


French Colonial Elements



Tuscan      Turned      Box or

French Colonial Column Types  
Upper Floor



Stucco Pier      Tuscan Column      Box Type

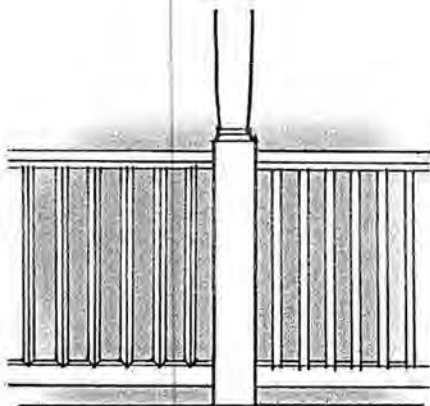
French Colonial Column Types  
Lower Floor

French Colonial elements have their roots in Classical architecture, but borrow from Spanish, French, English, and Caribbean traditions

Essential elements include a raised first floor porch, deep one and two-story porches, vertically proportioned column bays, vertically proportioned windows and openings, French doors and full length windows on the ground floor with tall shutters

On two-story houses, the ground floor columns are typically 16"-20" and the upper floor columns are 6"-8". The ground floor porch of the one-story house is set roughly 3 feet above grade, and the ground floor porch of the two-story house is set roughly 1 foot above grade. However, refer to page 29 for the proper height of your porch as it relates to the setback and sidewalk.

Window head heights should be 8 feet above the floor.



Rotated or Straight Square Baluster - Very Common

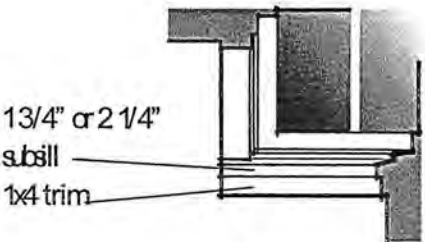
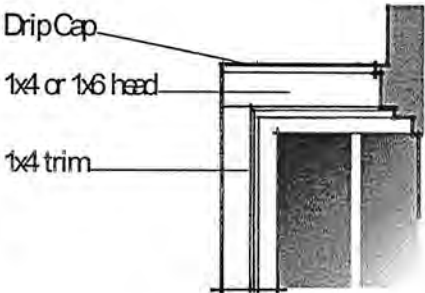
French Colonial  
Railing Types

# French Colonial Elements

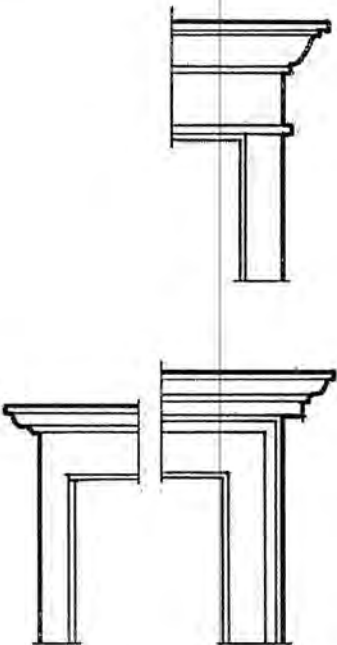
Windows are vertically proportioned and have square or vertically proportioned window panes. The most common muntin patterns are 6 over 6 or 9 over 9. Shutters should be louvered or raised panel and should be operable with proper hardware.

On porches, French Doors are often used placed full length windows. Entry doors are often multi-paned with transoms with or without sidelites. Transoms are only used over doors.

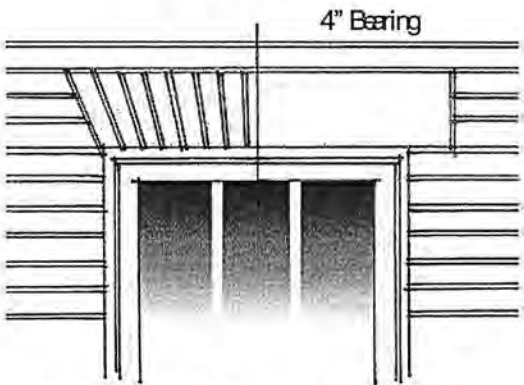
Lintels can be true brick jack arches or cast stone with square end or in jack arch shape. Window and door treatments are more classical, usually back banded or capped with a variety of trimwork. Entry doors sometimes have more Classical surrounds with an arched fan-lit transom.



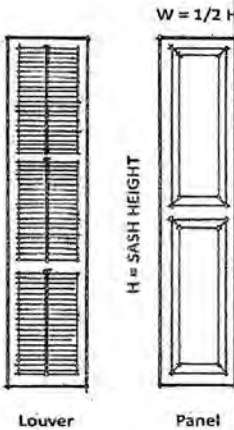
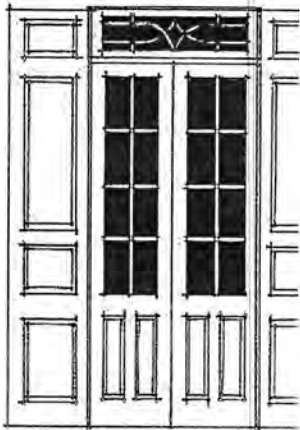
French Colonial Window Trim  
Upper Floor



Window & Door  
Surrounds



True Brick Jack Arch      Limestone Lintel  
Steel lintels are not allowed, so both should be  
built to be load bearing. Limestone lintels can also be Jack Arch.  
French Colonial Window Head  
Lower Floor



French Colonial Variations& Inspirations



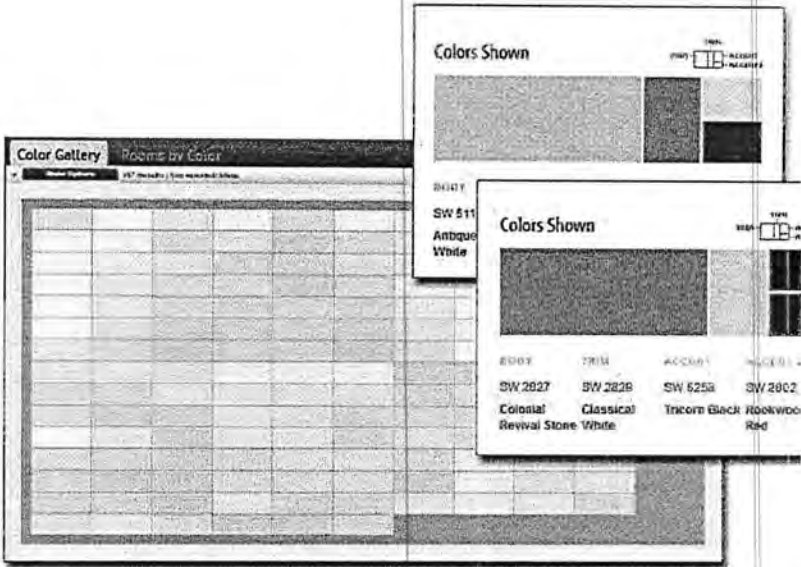
photograph by Steve Gross and Sue Daley



French Colonial Variations& Inspirations



MATERIA



By far the most common house color family for Creole, Acadian, and French Colonial houses is white.

Main body colors can be in the family of cold whites and warm whites, and lighter earth tones or natural wood tones. Brick colors are to be in the red and brown tones, or painted with main body colors.

House Elements: shutters, window frames, and certain trim pieces can be colors selected from the historic palette of Sherwin Williams or Benjamin Moore, or equal.

Historic pictures of Creole, Acadian, and French Colonial houses can be presented to set a precedent for color selection. Colors can be reviewed by an ARB.

# Spice Styles

This pattern book assumes the main ingredients would be Creole, Acadian, and French Colonial. considered the main ingredients of the development the base stock of chicken or sausage and okra. The onions, the thyme, and the saffron root - are gumbo.

Too much of the one ingredient and the flavor used, the dish is ruined. No spice style should be one of the same style, on the same thoroughfare, of the main street on the shortest route between the

The following pages give examples of appropriate Page gives some good direction on design resources design guidelines that can be applied to any spice coordination with a form-based code for lot layout

It may be that you have selected Creole architecture, the pattern principles for these styles should be the appropriate style depicted in this pattern book

No architectural guidelines are provided. The recommendations given here are simply based on three styles or based on various southern Louisiana styles that combine with Creole, Acadian, and French and pull architectural styles from the existing inventory in the area. Look at each element listed in this pattern book: porches, columns, doors, eaves, various materials



Appropriate Spicce Styles



Colonial Revival



Classical



Colonial Farmhouse



Classical



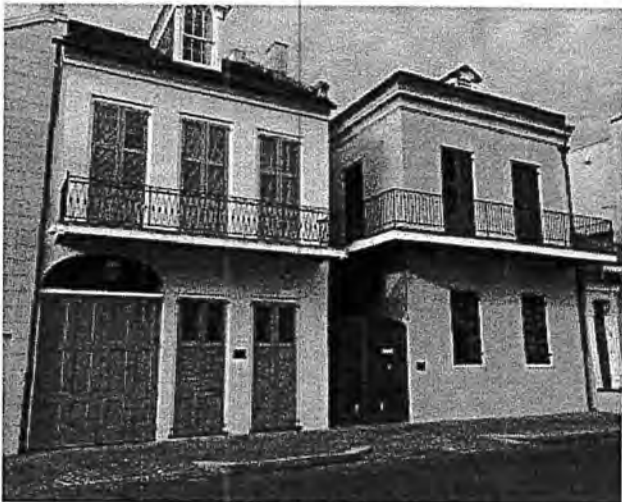
Colonial



Classical



Appropriate Spice Styles



Spanish Creole



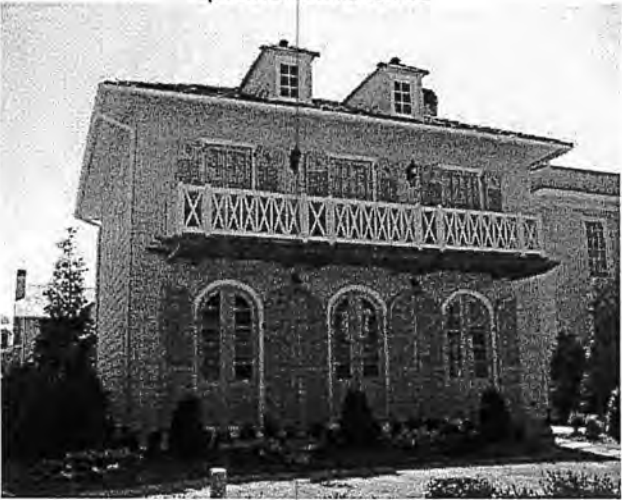
Spanish Creole- Courtyard Entry



Spanish Creole Townhouse



Spanish Creole Sideyard



Spanish Colonial



West Indies




Exhibit 13D




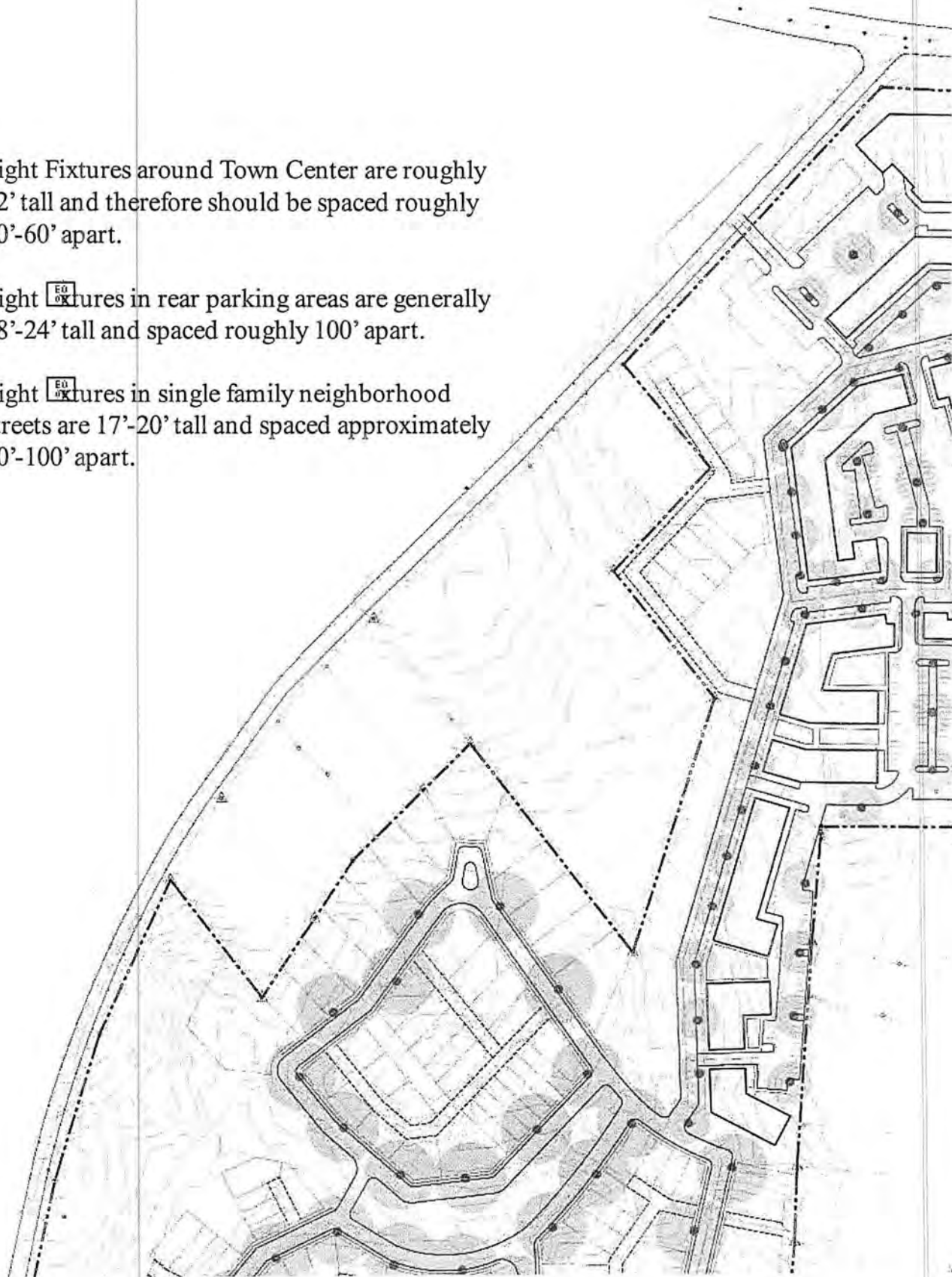
## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Light Fixtures around Town Center are roughly 12' tall and therefore should be spaced roughly 50'-60' apart.

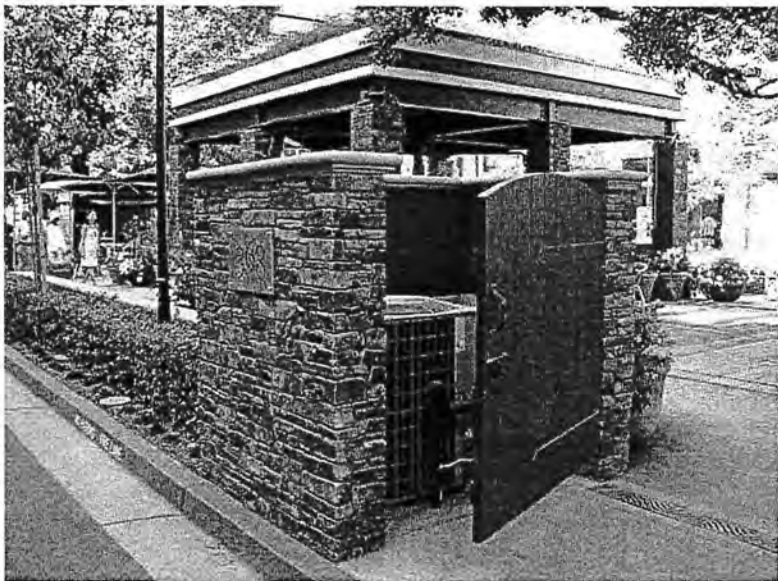
Light  fixtures in rear parking areas are generally 18'-24' tall and spaced roughly 100' apart.

Light  fixtures in single family neighborhood streets are 17'-20' tall and spaced approximately 80'-100' apart.





LIGHT FIXTURE EXAMPLES



## SITE DEVELOPMENT | Sec. 5.2. Landscaping and Screening

## Sec. 5.2. Landscaping and Screening

## A. Applicability

## 1. General

No permit for the construction, reconstruction, extension or alteration of any building, structure or use of land and no building or land, or any part of any building or land, may be occupied or used until landscaping and screening has been provided in accordance with the requirements of this Code.

## 2. Additions

- A building or site may be renovated or repaired without providing additional landscaping and screening, provided there is no increase in gross yoor area or improved site area.
- When the gross yoor area or improved site area is increased, landscaping and screening is required for the additional yoor or site area only.
- When the gross yoor area or improved site area is increased by more than 50% cumulatively, both the existing use and the additional yoor or site area must conform to the landscaping requirements of this Code.

## 3. Change in Use

A buffer may be required for a change in use under Sec. 5.2.B. Transitional Buffers. Otherwise, a change in use does not trigger application of this section.

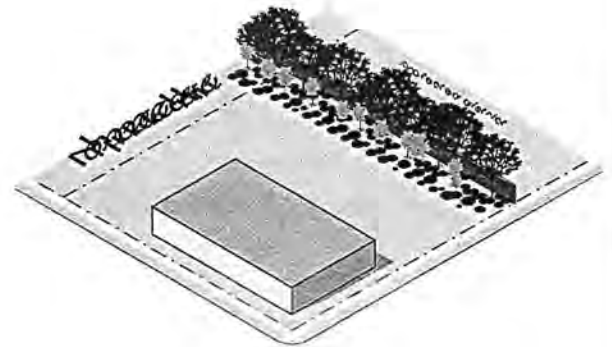
## B. Transitional Buffers

## 1. Applicability

The following transitional buffer requirements apply along a perimeter lot line that abuts a protected district (any R-1A, R-1B, R-1C or R-2 District).

## 2. General

- A required buffer strip must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line and must be provided along the entire lot immediately abutting the property line.



- The width of a buffer strip is determined exclusive of any required setback; however, the required buffer strip may be located wholly or partially within a required setback.
- The parking of vehicles and the placement of buildings is not allowed in a buffer strip. All required setbacks apply.
- No building may be located closer than 10 feet to a buffer strip.
- Breaks for pedestrian, bicycle and vehicle access are allowed, as approved by the Urban Development Director.

## 3. Walls

Walls in a buffer strip must meet the following:

- Walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block; or other material approved by the Midtown Development Review Committee.
- No walls containing more than 50% exposed standard concrete masonry blocks are allowed, whether painted or not.
- No wall can be located within any required drainage or utility easement.

## 4. Fences

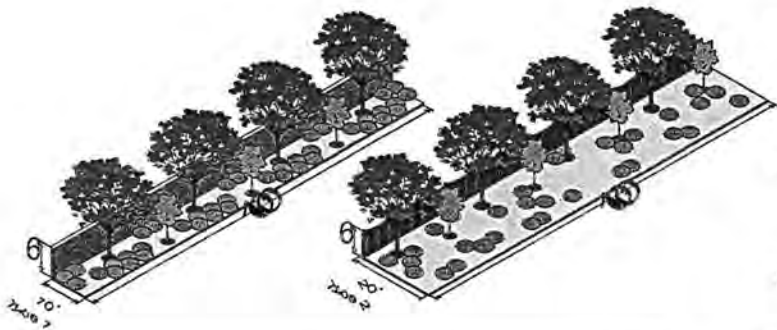
Fences in a buffer strip must meet the following:

- Fences must be opaque and be constructed of high quality materials including one or a combination of the following: wood, composite fencing; or other material approved by the Midtown Development Review Committee.



Sec. 5.2. Landscaping and Screening | SITE DEVELOPMENT

- b. The wished face must be located towards the adjacent property.
  - c. Fences that use wooden support posts must be set in a masonry support column at least every 40 feet.
  - d. No fence can be located within any required drainage or utility easement.
5. Buffer Materials
- a. In the buffer strip, 50% of required trees must be a locally adapted evergreen species recognized by the State of Mississippi Division of Forestry, as being acceptable for Midtown.
  - b. Shrubs must be evergreen and be of a species that under typical conditions can be expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 18 inches tall when planted.
6. Buffer Strip Options
- One of the following buffer strip options is required along a perimeter lot line that abuts a protected district.



	Type 1	Type 2
Depth (min)	10'	20'
Wall Height (min/max)	6'/8'	6'/8'
Fence Height (min/max)	Not allowed	6'/8'
Shade Trees (min per 100')	4	4
Understory Trees (min per 100')	3	4
Shrubs (min per 100')	40	30
Shrub Height (min)	4'	4'

C. Screening

1. Service Areas
- a. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be within a fully screened enclosure as described below.
  - b. Service areas that are fully integrated into a building must be within an enclosure closed by a solid roll down door or gate.
  - c. Service areas that are not integrated into a building must be screened on 3 sides by a wall constructed of complimentary material as the primary structure and at least 7 feet in height; the service opening on the fourth side must be screened by a solid metal gate at least 7 feet in height.
  - d. The service enclosure must be maintained in good working order and must remain closed except when trash pick-up occurs.
2. Roof-Mounted Equipment
- a. Roof-mounted equipment must be screened from ground level view from adjacent property or adjacent public street right-of-way (not including an alley).
  - b. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment from ground level view.
3. Wall-Mounted Equipment
- a. Wall-mounted equipment cannot be located on any surface that directly faces a public right-of-way (not including an alley).
  - b. Wall-mounted equipment located on any surface that is visible from a public right-of-way (not including an alley) must be fully screened by landscaping or an opaque screen.
4. Ground-Mounted Equipment
- Ground-mounted mechanical equipment that is visible from a public right-of-way (not including an alley) must be screened from view by landscaping or a wall. The screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## SITE DEVELOPMENT | Sec. 5.2. Landscaping and Screening

## D. Fences and Walls

Walls and fences not within a buffer strip must be designed to comply with the following standards:

1. Fences and walls may be placed up to the property line and any posts or supporting rails must face inward toward the property being fenced.
2. A wall or fence located in a primary or side street setback, not used for a required screen, cannot be more than 6 feet height. The opacity of the wall or fence above 4 feet in height must exceed 50%.
3. A wall or fence located in a side or rear setback cannot be more than 8 feet in height.
4. Walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block; or other material approved by the Midtown Development Review Committee.
5. No wall containing more than 50% exposed standard concrete masonry blocks are allowed, whether painted or not.
6. Fences must be constructed of high quality materials including one or a combination of the following: wood, composite fencing; wrought iron or other material approved by the Midtown Development Review Committee.
7. No wall or fence may be located within any required drainage or utility easement.
8. Barbed wire or concertina wire is not allowed.
9. Chain-link fences are not allowed in any primary or side street setback.

## E. Parking Lot Landscaping

All on-site surface parking lots with more than 10 spaces must be landscaped as specified in Sec. 5.1.G. Parking Lot Landscaping.

## F. Street Trees

Street trees may also be required to be planted in conformance with Article 6. Streets.

## G. Plant Installation

## 1. General Provisions

- a. Plant materials must be hardy to zone 8 in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
- b. Trees must be a species recognized by the State of Mississippi Division of Forestry, as being acceptable for Midtown.
- c. Plant materials must be able to survive on natural rainfall once established with no loss of health.
- d. Tree height is measured from the top of the root ball to the tip of the main stem.

## 2. Shade Trees

- a. All shade trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater unless subject to an overhead power line in which case the mature height may be less.
- b. All shade trees planted to meet the landscaping requirements must have a minimum caliper of 3 inches and be at least 10 feet tall at time of planting.

## 3. Understory Trees

- a. Understory trees planted to meet the landscaping requirements must be a locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.
- b. Single-stem understory trees planted to meet the landscaping requirements must have a minimum caliper of 1½ inches and be at least 6 feet tall at time of planting.
- c. Multi-stem understory trees planted to meet the landscaping requirements must be at least 6 feet tall at time of planting.

Sec. 5.2. Landscaping and Screening | SITE DEVELOPMENT

H. Maintenance

The owner or tenant is responsible for maintaining all required landscaping in good health and condition. Any dead, unhealthy, deteriorating, broken or missing landscaping must be replaced with landscaping that conforms to this Code within 30 days (or within 180 days where weather concerns would jeopardize the health of plant materials).

I. Visibility at Intersections

Nothing can be erected, placed, planted or allowed to grow in such a manner as to impair or block vision between a height of 2.5 feet and 7 feet above the center line grades of the intersecting streets/driveways in the area bounded by the street lines/driveway lines of the corner and a line joining points along said street lines 30 feet from the point of intersection.



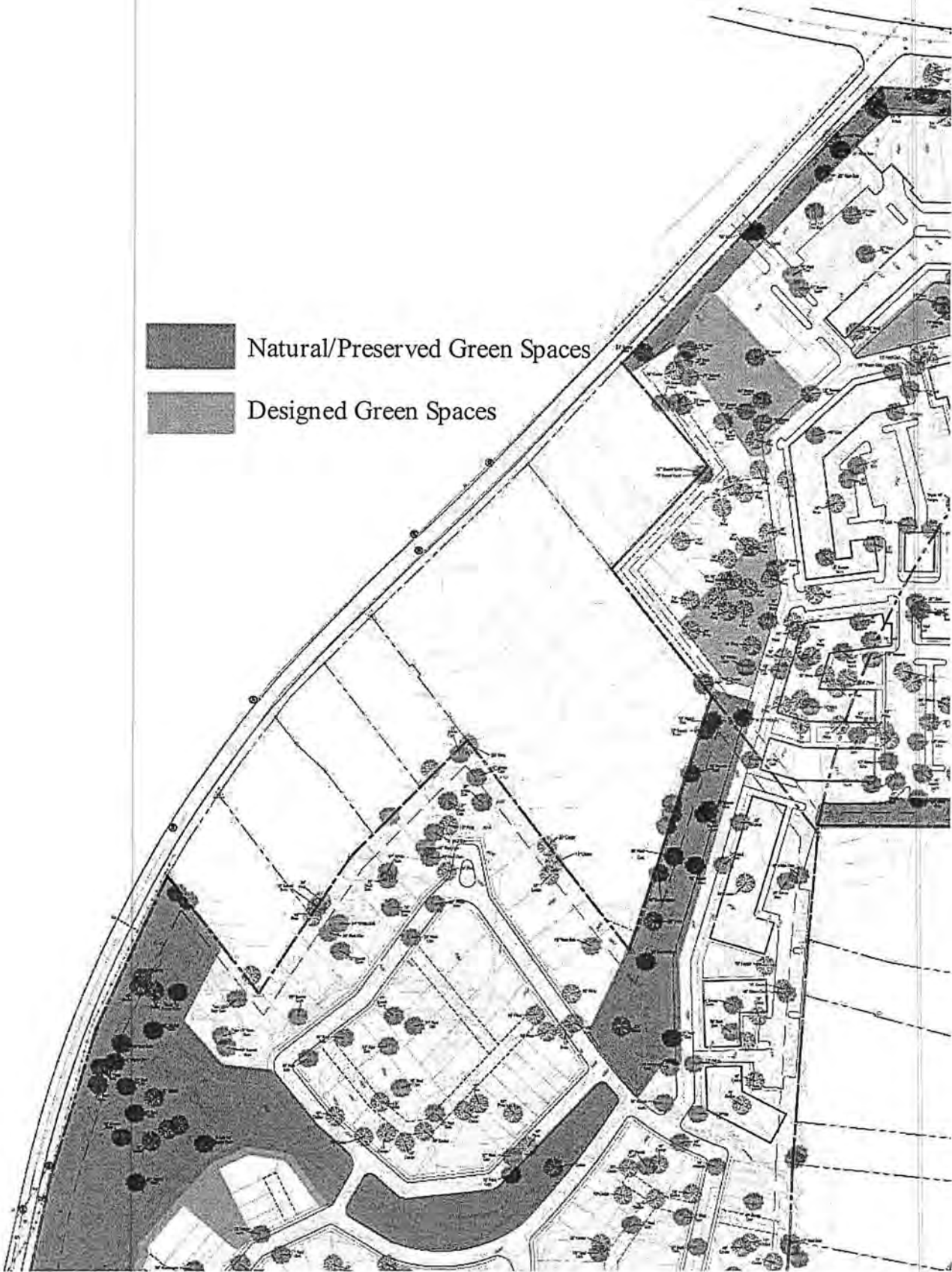




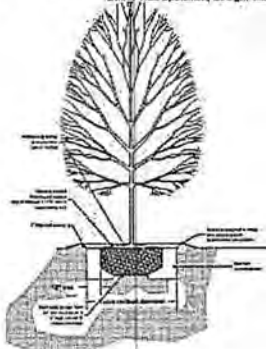
Exhibit 16B

TRENT RHODES  
LANDSCAPE ARCHITECT  
P.A.

P.O. Box 466 Brandon, Mississippi 39047  
Tel: 601-832-0070

PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME
	ACE RES	Red Maple / <i>Acer rubrum</i> - 2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.
	FRA GRE	Drake Elm/ <i>Ulmus parviflora</i> 'Drake'-2" caliper-12'-14' tall Street tree specimen, tree form full canopy, full healthy well formed.
	ILE SA2	Savannah Holly / <i>Ilex x attenuata</i> 'Savannah' - 10'-12' tall Treeform, Full healthy well formed plant, straight trunk, street tree specimen.
	LAG IND	Hatchez White Crape Myrtle / <i>Lagerstroemia indica</i> 'Hatchez White' Multi trunk, tree form, min 3 trunks, Min canopy spread 5'-8'-10' tall
	QUE ACU	Savannah Oak / <i>Quercus acutissima</i> -2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy
	QUE PH3	Willow Oak / <i>Quercus phellos</i> -2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.
	QUE SH2	Shumard Red Oak / <i>Quercus shumardii</i> -2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.



Tree Planting Detail



Tree Planting Detail



RED MAPLE



WILLOW OAK



SAVANNAH HOLLY

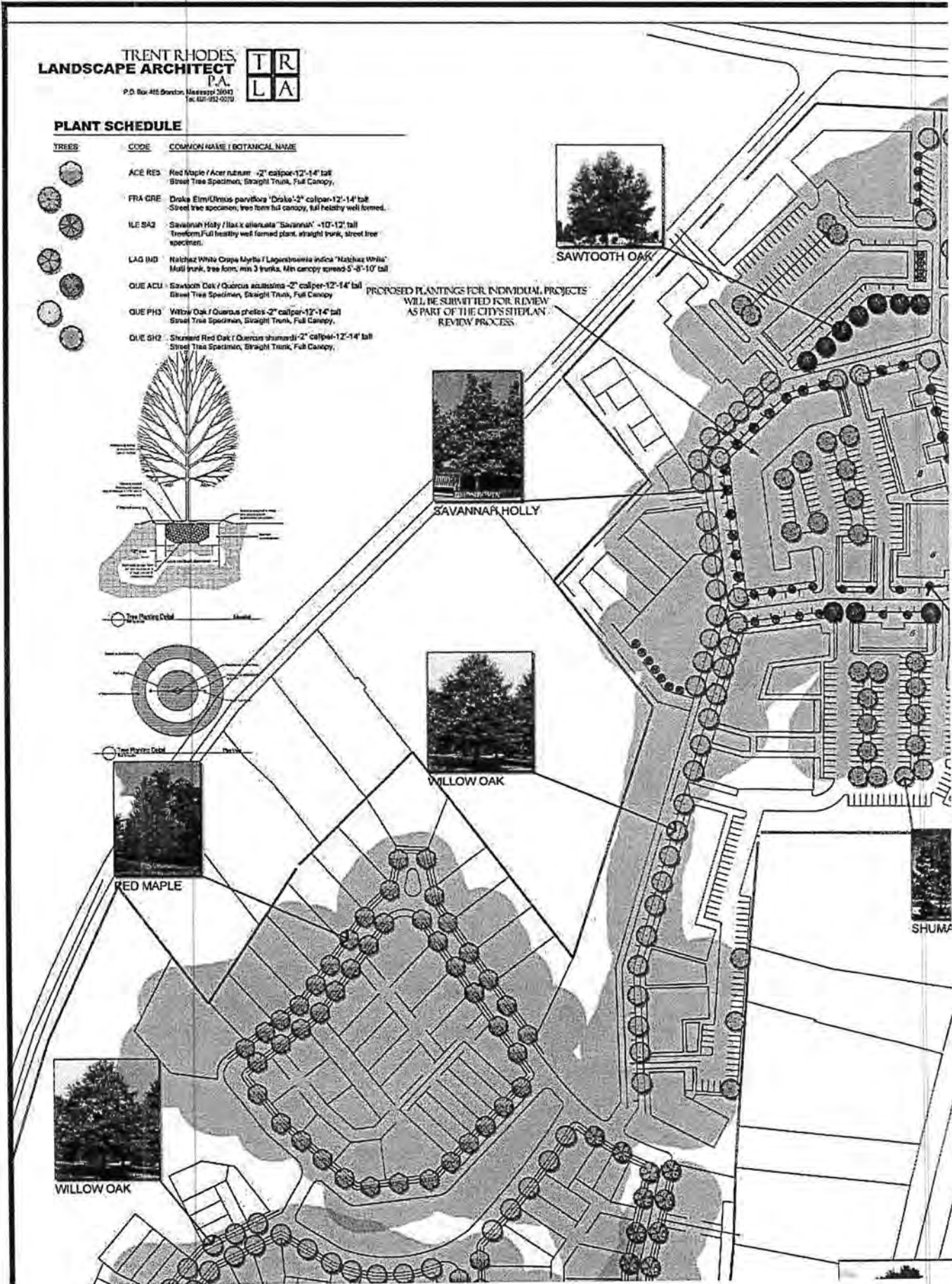


WILLOW OAK



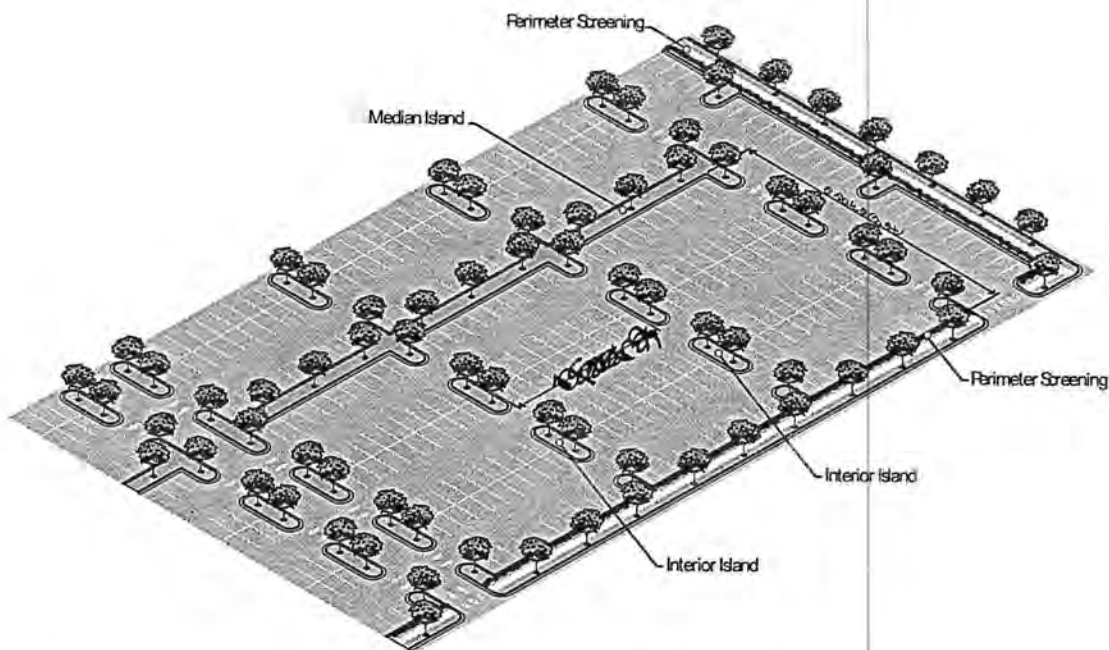
SAWTOOTH OAK

PROPOSED PLANTINGS FOR INDIVIDUAL PROJECTS  
WILL BE SUBMITTED FOR REVIEW  
AS PART OF THE CITY'S SITE PLAN  
REVIEW PROCESS.





Sec. 5.1: Parking | SITE DEVELOPMENT



G. Parking Lot Landscaping

1. Applicability

- a. This section applies to all on-site surface parking lots with more than 10 spaces, except as provided under paragraph 2. below. For purposes of this section, multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.
- b. An existing parking lot may be renovated or repaired without providing additional landscaping, provided there is no increase in the size of the parking lot.
- c. When an existing parking lot square footage is increased in area by more than 10% cumulatively, landscaping is required for the new parking area only.
- d. When an existing parking lot square footage is increased by more than 50% cumulatively, landscaping is required for both the existing parking lot and the new parking area.

2. Perimeter Screening

All surface parking lots with frontage on any portion of a street right-of-way (not including an alley) must be screened with the following:

- a. A minimum 10-foot wide, landscaped area with a continuous row of shrubs must be provided between the street and parking lot.
- b. Shrubs must be a minimum of 18 inches in height when planted and must reach a minimum size of 36 inches in height within 3 years of planting.
- c. The required 10-foot landscaped area may be reduced to 5 feet when a 3-foot high masonry wall is erected.
- d. Breaks for bicycle, pedestrian and vehicle access are allowed.

3. Interior Islands

- a. A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking area.

## SITE DEVELOPMENT | Sec. 5.1. Parking

- b. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
  - c. An interior island must be a minimum of 9 feet in width and 320 square feet in area.
  - d. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.
4. Median Islands
- a. A landscape median island must be provided between every 6 single parking rows.
  - b. A landscape median island must be a minimum of 5 feet wide.
  - c. A median island may also serve as the location for a sidewalk. In such case, the sidewalk must be a minimum of 6 feet wide and the remaining planting area must be no less than 5 feet wide.
  - d. Median islands may be consolidated or intervals may be expanded in order to preserve existing trees.
  - e. Median islands not containing a sidewalk must be installed below the level of the parking lot surface to allow for runoff capture.
5. Tree Coverage
- a. Each interior island must include at least 2 shade trees.
  - b. In no case can there be less than 1 tree for every 3,000 square feet of parking area, including drive lanes.
6. Maintenance and Installation
- All required landscaping must meet the maintenance, installation and intersection visibility requirements of Sec. 5.2. Landscaping and Screening.

## H. Surfacing

## 1. Impervious Materials

Where on-site facilities are provided for parking or any other vehicular use areas, they must be surfaced with asphalt bituminous concrete or other type of dustless material approved by the City Engineer and maintained in a smooth, well-graded condition.

## 2. Pervious Materials

Pervious or semi-pervious parking area surfacing materials may be approved by the City Engineer. Permitted materials may include but are not limited to grass, "grasscrete", ring and grid systems used in porous or grid pavers.

## 3. Curbs and Drainage

- a. All surface parking areas must be graded and drained to collect, retain and infiltrate surface water accumulation on-site to the greatest extent practicable.
- b. Curbs or parking blocks are required at the edges of perimeter and interior landscaped areas. Curbing must have openings to allow drainage to enter and percolate through the landscaped area.

## I. Design of Parking Structures

- 1. The ground story of a structured parking garage must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the street (not including an alley or designated service street).
- 2. Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from ground level view from adjacent property or adjacent public street right-of-way (not including an alley or designated service street).
- 3. 27th Avenue is a designated service street.
- 4. All yards fronting a public street right-of-way (not including an alley or designated service street) must be level (not inclined).

Sec. 5.1. Parking | SITE DEVELOPMENT

- 5. Sloped ramps cannot be discernible along the perimeter of the parking structure.
- 6. Ground yoor facade treatment (building materials, windows and architectural detailing) must be continued on upper stories.


J. Vehicle Loading Areas

1. Loading Not Required

If determined necessary by the Urban Development Director, adequate space must be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping.

2. Location

If a loading area is provided, it must meet the following standards.

- a. The loading area must be located on the same lot occupied by the use served and must be accessible from a public street or alley.
- b. The loading area must be located to the side or rear of buildings and be screened. Loading areas may not be placed between the street and the associated building.
- c. With the exception of areas speciwcall  designated by the City, loading and unloading activities are not permitted in the public right-of-way.
- d. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas by vehicles or pedestrians.

K. Accessible Parking

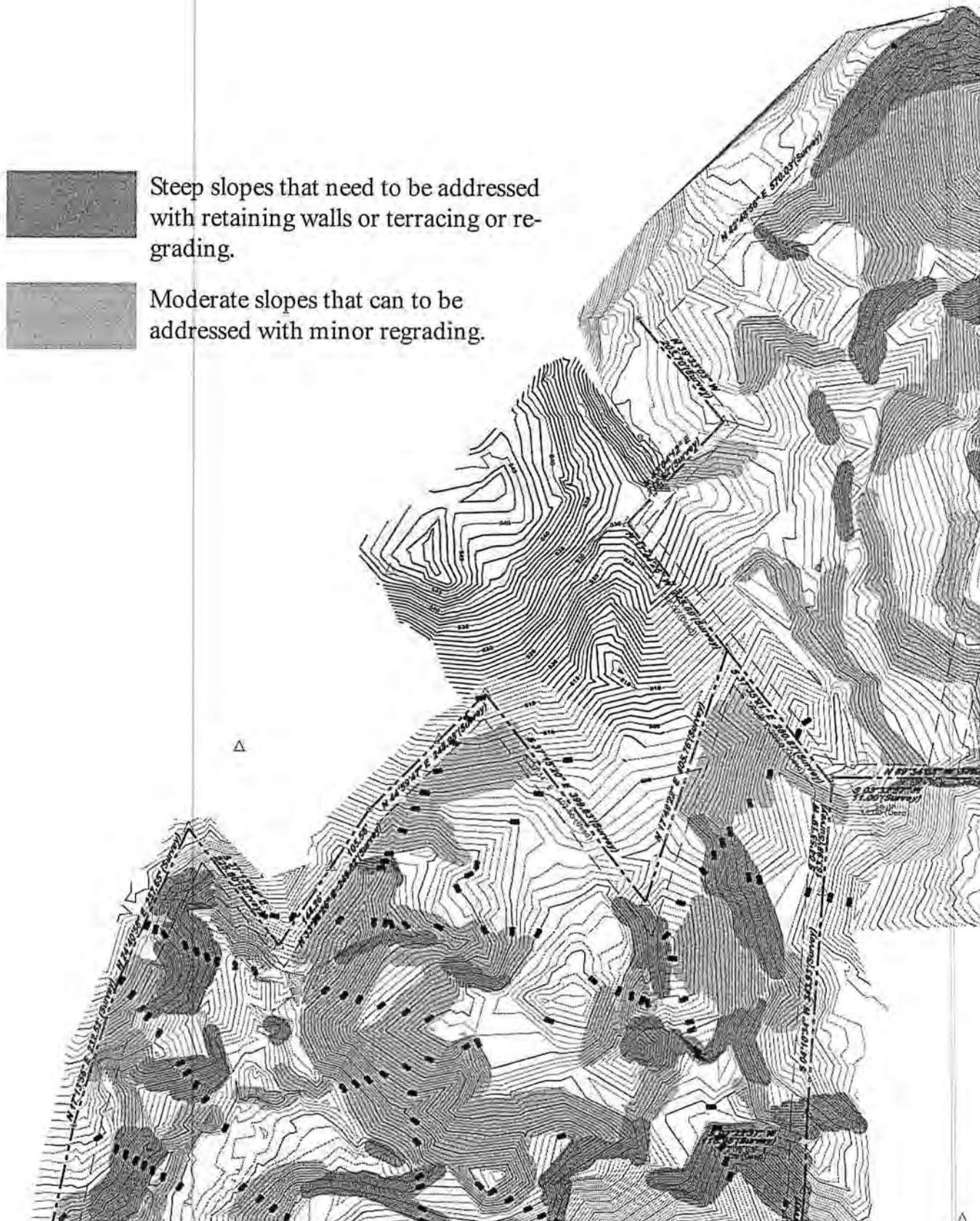
If parking spaces are provided for self-parking by visitors or employees, then accessible spaces must be provided in each such parking area in conformance with the table below. Spaces required by the table need not be provided in the particular lot. They may be provided in a different location if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience is ensured.

Spaces in Parking Lot	Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total



**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854



Mayor, Fellow Aldermen, and Citizens of Oxford:

This letter is regarding Case #2162 to re-zone +/-47.68 acres to Traditional Neighborhood Development.

First of all, I apologize that I am not there in person to vote on this important issue to our town. It would be easy to just miss this meeting and not have to vote on this controversial zoning change request. Even though this letter will ~~Not~~ constitute a vote, I felt compelled to let the public know the way I would have voted had I been at the meeting.

The city of Oxford has spent many hours and money over the last three or four years developing a comprehensive plan by utilizing the input from citizens from all over the city and from all walks of life. We have hired experts, as well as our own expert staff in preparing this twenty year plan of which we adopted in the fourth quarter of last year. I believe it would be imprudent and inattentive for us to ignore the findings and results of that three year journey. Even though I am acutely aware of the consequences to the neighborhood and the adjoining roads, I am 100% for this rezoning to TBD in accordance with our Vision 2037 plan.

Moving forward, it will be up to us as Aldermen and our city leaders to make sure that this development is built in a manner that provides the best options for all concerned. Lastly, I must say that living so close to this area and traveling Chickasaw road every day, I will be the first to make sure it is affected as little as possible. In the words of fellow alderman Rick Addy, "the city is going to have to step up when it comes to Chickasaw". Thanks to all and sorry I am not there.

John Morgan

Alderman at Large

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

March 3, 2017

Dear Ladies and Gentlemen of the Board,

I am sending this letter to you to show support for the re-zoning of The Lamar Development. I live at 1019 Chickasaw Road in Oxford which lies directly across the street from the proposed Lamar Development, and I cannot tell you how excited I am that this project is a possibility!!

I am originally from Memphis, TN and there is a district in Memphis on the Mississippi River that is very similar to this one. It is called Harbor Town. Harbor Town is an upscale residential area where people have everything they need within walking distance. It is a community where you prefer to walk and get to know your neighbors rather than drive past your neighbors. It is an area where you can walk to a restaurant, a shop or the grocery store. For me, these are some of the reasons why this re-zoning effort would be a fabulous opportunity for our area!

Each day that I walk to my mailbox, get into my car or look out my front window, I see across the street acres and acres of kudzu and ragged trees and vines. I rather imagine viewing acres of parks and trees and beautifully built homes. I prefer to live in an area where I can walk or bike to nearby shops, restaurants or coffee houses. I would love the opportunity to walk my dogs through beautifully designed greenspaces and parks that are just steps from my home. The homes off The Square are in demand because of their spatial relationship to The Square providing one with the ability and convenience to walk to nearby shops, stores, restaurants and hotels. The homes surrounding Lamar Park are in demand because of their location providing one with the ability and convenience to walk to nearby greenspaces, trails and lake.

I have heard that some people are saying there will be a greater increase in traffic on Chickasaw Road. I believe that this will not be the case if there is an outlet on the North Lamar or the Molly Barr sides of this development. I am not concerned at all about an increase in traffic on Chickasaw Road because presently there is only a sporadic flow of traffic. What I am concerned about regarding Chickasaw Road is the speed at which these sporadic drivers race down this street. The speed limit is 20 miles per hour, yet I often see cars going past my home at 50 and 60 miles per hour.

I cannot attend the Board meeting this Tuesday night due to a prior engagement, so it is very important to me that you hear my voice as **one who 100 % supports the re-zoning of The Lamar Development.** Please allow this letter to be read aloud by a city clerk since I am unable to be present. Thank you for giving me this opportunity to express my views!

Sincerely,

Tracy L. Knox



March 3, 2017

Oxford Board of Aldermen

Ladies and Gentlemen:

I am certain you have received many e-mails and calls about the proposed development bordered by North Lamar, Molly Barr, and Chickasaw Road. I'm going to add one more to your in box.

First, I must give a little disclaimer. I have known Todd Paine since we moved to Oxford over 30 years ago. I know him to be an honest, hard-working family man who cares very much for this community and those who live in it. Both Todd and his partner in this proposed development belong to this community, have roots in it, and are concerned about its future. I spent a couple of hours with Todd going over the plans for this proposed development and believe that no stone has been left unturned in trying to address the myriad concerns and requirements such an undertaking demands.

I also attended the neighborhood meeting at the Public Library last Saturday where friends and neighbors voiced their concerns. Out of that discussion, there appeared to emerge four primary concerns: storm water mitigation, potential increased traffic, the effect such a development would have on quality of life and property values, and the concern that inadequate or incomplete impact studies have been done.

Storm water is a concern anytime vegetation is being removed from a large area. I believe, however, that the plans for this development have made every attempt to address controlling storm run-off by including wet retention ponds, by re-planting vegetation in several areas, and by attempting to leave intact a significant natural drainage channel running through the heart of the project. These steps, in addition to leaving undisturbed a large portion of the western edge of the property that actually fronts Chickasaw, would seem to address those concerns. I also believe that if anyone stood before you and told you "no, there will never be a storm water problem" they would not be truthful. We have drainage issues in many areas in this city now when we have excessive rainfall. They aren't all the result of poor planning or inadequate infrastructure.

Increased traffic has been my concern with any and all potential development in this corridor. Traffic is a major problem on Chickasaw now involving both volume and speed. But I truly believe the primary issue is speed. Speed humps have been constructed on Vivian to mitigate racing around that sharp turn. It still doesn't keep people in the right lanes as they try to cut that 90 degree turn. The city even had to return to Vivian and install poles to keep drivers from skirting the edges of the speed humps. From my vantage point halfway up Chickasaw, I don't see that the speed humps decreased the volume of traffic on Chickasaw. If anything, drivers go faster on Chickasaw to make up for time they lost (or will lose) slowing down on Vivian. The plan as I read it shows only 2 access points to Chickasaw – one at the south end and one at the north end. Traffic all along Chickasaw could be impacted by these entrances, depending on where residents work and the route they choose to follow to work, shop, and play. I still remain unconvinced that an increase in traffic is as much a concern as how fast that traffic is moving on the roadway. That may not be as much a concern on Vivian with the mitigation mechanisms in place, but it is a major concern for those of us who front Chickasaw. I have spoken with our alderman about that concern and he's told me he is discussing some options with the planning department to address the speed of traffic on Chickasaw. I believe that if those talks bear fruit, volume of traffic will not be the issue some would like to make it to be.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Property values are always going to be an integral part of any discussion involving an established neighborhood and any type of development that abuts it. I have no knowledge of appraisal techniques or practices. I have spoken with some real estate people I consider to have that knowledge and whose opinions I respect. The gist of their opinions was that developments of this type generally make the property around them more valuable and that value has stability. I also believe that the potential businesses that could locate in this development, along with the accessible public spaces, would only serve to improve our quality of life, not diminish it.

I understand the concerns that many have expressed over what they feel are limited or inadequate impact studies. This is the second time this development concept has been approved by the planning commission. After the first approval a few years ago, Todd and Mac were asked to wait on the comprehensive plan to pass before proceeding with their presentation to the board seeking approval. Their request was pulled before it went before the Board in honor of that request. But, studies were done at the time of the original presentation to the planning commission. A lot of information was gleaned from those studies. A new set of studies has been done for this new iteration leading to a very different overall character, focusing on the relevant facets of Vision 2037 and TND. In my opinion, doing studies just for the sake of saying you did studies gives you very little useful data over the life of the project. The completion of each phase necessarily impacts the next phase. Studies done for a phase 4 would not be truly valid unless they were conducted after phase 3 was at least substantially complete. Unanticipated variables could render studies done prior to their discovery moot. It would seem to me that the more important thing to do would be to make sure that the impact studies that have been done for the initiation of the project have valid and reliable results. I believe that our energy should be spent on the certification of the validity of impact studies for the initial phase of the project. In that way, we can be sure that Todd and Mac are working from a solid foundation and have confidence that future studies will give solid, reliable results.

In closing, I appreciate the time you have taken to read through this. It is longer than I had intended when I started this letter. But, as I said earlier, I know Todd. I know that he loves this community and takes great care in what he does that impacts it. This is not a development to him. It is the culmination of his hopes and dreams for the future of our city and the future of our children and grandchildren. As attendees at the Public Library expressed, the opposition is not to the development concept. I believe that the city and the neighborhood will be much better served and protected by having local people like Todd and Mac pursuing this project versus someone from outside the community who simply wants to swoop in, make some money, then leave us with an albatross that is a blight on our city.

Thank you for taking your time to review this information. Yours is a difficult and often thankless job. Your efforts on behalf of your constituencies are greatly appreciated.

Sincerely,

Tony Grant  
1201 Chickasaw Rd.  
Oxford, MS 38655  
662-236-4037 (h)  
662-832-2434 (c)

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

TND rezoning -- urging vigorous enforcement of traffic and storm...

**Subject:** TND rezoning -- urging vigorous enforcement of traffic and stormwater ordinances

**From:** Cristiane Surbeck <cris.queiroz.surbeck@gmail.com>

**Date:** 3/7/2017 8:12 AM

**To:** mayorpat@oxfordms.net, rick@addyphotography.net

**CC:** GregandCris Surbeck <gcsurb@yahoo.com>, robyntannehill@gmail.com, jantonow@msn.com, ulhowell@bellsouth.net, prestontaylor04@aol.com, ward6oxfordms@gmail.com, John.Morgan@freedomdesigns.com

Dear Mayor Patterson and Oxford Aldermen:

We are writing to you concerning the rezoning request for the property between N Lamar Blvd and Chickasaw Road to Traditional Neighborhood Development (TND), case 2162, to be discussed today at your meeting. We have been residents of Cherokee Drive, which would be affected by the rezoning, for almost 10 years. We also participated in Rick Addy's listening session on Saturday, February 25, and thank him for that effort.

We are generally in favor of rezoning to TND and would look forward to new neighbors, businesses, and a road connecting N Lamar Blvd to Chickasaw Road. Development of the property would follow the Vision 2037 plan and improve our quality of life by giving us a new walking access to N Lamar businesses and possibly reduce traffic in other parts of town to new businesses on N Lamar.

However, residents in the area are, with good reason, sensitive to any development denser than what the property is currently zoned for. This is primarily because traffic and stormwater drainage in the neighborhood have, in some cases, severely damaged residents' quality of life. A secondary issue is lack of privacy if multi-story condos closely overlook existing homes. Chickasaw Road and N Lamar, as currently built, cannot handle additional development. Cars already move too fast through Chickasaw, a road with many walkers and residences. And many houses have suffered severe flooding because developments uphill (for example, Dollar General on N Lamar and more recently Oxford Creek) have not properly managed stormwater. Residents justifiably believe that a TND development would further damage their lives.

*Therefore, we urge the City of Oxford to vigorously enforce, or even exceed, the City's ordinances on traffic and stormwater, in order to maintain the quality of life of current residents. This will mean that the TND would be less dense than the current conceptual plan. We urge you to keep the needs of the current residents above the desire to build a TND. We say this based on our*



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

TND rezoning -- urging vigorous enforcement of traffic and storm...

careful reading of Judy Daniel's memo of February 13, Reanna Mayoral's memo of February 13, Updraft Investments' submitted Exhibits, and related City ordinances.

Thank you for your attention, and please contact us if you have any questions. Greg has the perspective of a cyclist and paramedic, and Cris has the perspective of a civil engineer.

Sincerely,

Cris and Greg Surbeck

[cris.queiroz.surbeck@gmail.com](mailto:cris.queiroz.surbeck@gmail.com)

[gcsurb@yahoo.com](mailto:gcsurb@yahoo.com)

413 Cherokee Drive

662-234-2525

MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Lamar development

**Subject:** Lamar development  
**From:** Amy Stanley <windshieldmagician@gmail.com>  
**Date:** 3/6/2017 11:41 AM  
**To:** board@oxfordms.net

As a business and land owner at 1307 N Lamar ( Windshield Magician) just a voice of approval for the Lamar development. Great to have something this nice on this end of town. Thanks so much for the service this board does for our great community. Ronnie Cannon

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7354

North Lamar project

**Subject:** North Lamar project

**From:** "Annette D. Lee" <annetteleeoxford@gmail.com>

**Date:** 3/4/2017 5:29 PM

**To:** board@oxfordms.net

I am hopeful that each of you will vote for the project on North Lamar that is being developed by Todd Payne and Mac Monteith going forth. I met with them earlier this week and it appears to be a wonderful plan that is needed for the North Lamar corridor. I researched properties and subdivisions that join commercial areas in the Oxford area and could not find where any lost their values when commercial was added; most of them were the beneficiary of the commercial development. This type of housing and commercial is a step toward Oxford's future. I know that each of you want to be a part of that future, so please support these young men.

Thank you  
Annette Lee

~  
PLEASE NOTE NEW EMAIL ADDRESS!!!

Annette D. Lee

[annetteleeoxford@gmail.com](mailto:annetteleeoxford@gmail.com)

O 662-234-0359

F 662-234-0359

C 662-816-8702



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



March 3, 2017  
Mr. Rick Addy  
Alderman, Ward I

Dear Rick,

I am writing on behalf of Mac Monteith regarding his North Labor Traditional Neighborhood Development project within Ward I. To my knowledge, our construction company would not be involved in this project unless individual lots are sold for outside contractors to utilize and at this time that is not in the framework for this project. In other words, I am writing as a concerned citizen of Oxford and not with gain in mind.

Mac and I served on the Vision 2037 Commission together. Without a doubt the number one complaint of the citizenry of Oxford was the (arguably) poorly planned and congested area that is West Jackson Avenue. We were tasked as a committee to gauge citizen feedback, compile results, and assist the consultants with their task of discerning the type of town we would like (and not like) to see by the year 2037. The outcomes of that committee's work were offered several times for public review and feedback. The approved plan may not be perfect but it serves as a reliable framework for city officials to nudge our city in a positive direction regarding future planning and development. Obviously zoning changes will be needed to abide by this new plan.

One only need look at the hodgepodge that is North Lamar beyond the intersection at Douglas Drive and recall (you and I can remember) that West Jackson looked a lot like this years ago. Therefore we stand at a juncture in our town's history with similar areas. Do we want North Lamar to look like West Jackson Avenue or do we want to at least try other things to avoid this inevitable outcome? This Traditional Neighborhood Development is a terrific start to the concepts set forth by Vision 2037.

108 Sivley Street Oxford, Mississippi 38655 (662) 236-7357 Fax

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



Accessibility and traffic are always concerns with new development. A quick review of the plans tells the story; this is definitely skewed to the major thoroughfares. The main entrance fronts onto North Lamar as does a secondary entrance at the southern edge. Another entrance is towards the north end of Chickasaw and yet another feeds onto Molly Barr, leaving only one entrance on the southern end of Chickasaw. The neighborhood will have many retail stores and restaurants which will doubtless be accessed by the Chickasaw neighborhood residents. To me, the multiple entrances alleviate concern with a concentration of traffic in the Chickasaw side of the neighborhood.

Water retention is well covered in the plan but its implementation is not static and can evolve over time based upon both added development and careful study of the effect of differing amounts of precipitation in both frequency and intensity. To me, the son of a Sedimentation Lab research scientist, one must accept that water goes downhill and the fight for control is ongoing. Mac is not at all the type of individual to shirk his duty to maintain this drainage and would take responsibility head-on.

This neighborhood has a density that is admittedly higher than those historically seen in Oxford but with rising land costs it is a necessary evil and in this case designed logically into the neighborhood. With retail shops, work and live units, etc. much need for the dreaded car is ameliorated. As Ron Shapiro has always said: "Oxford doesn't have a parking problem, it has a car problem" and this Traditional Neighborhood Development answers the question of what to do when you need a loaf of bread, etc. As to the 15% maximum rental, it would be foolish to direct the focus of the rental portion onto students. One only has to drive down South 18<sup>th</sup> Street to see what happens in that scenario. No one in our demographic would want to live there; the claim that this will be student housing makes no sense as the ground floor of a new neighborhood.

As someone who, like you, has witnessed the changes to Oxford over the years I know that more people and change are coming, like it or

108 Sivley Street Oxford, Mississippi 38655 (662) 236-7357 Fax

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**LITTLE &  
WILKINSON**  
CONSTRUCTION, LLC  
OXFORD, MISSISSIPPI  
(662) 801-2461 (662) 801-7909

not. The large tracts of vacant land can continue to be built upon in a haphazard manner as in the past or we can look to the blueprint on hand and paid for by the taxpayers of Oxford that is the Vision 2037 plan. This is the first Traditional Neighborhood Development plan that falls under the Vision 2037 committee's recommendations. It checks all the boxes that were desired by the citizens of Oxford and represents a great step in the right direction. Please consider approving the zoning change.

Thanks,



Joel

108 Sivley Street Oxford, Mississippi 38655 (662) 236-7357 Fax



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

North Lamar development

**Subject:** North Lamar development  
**From:** Lee Payne <clpdvm@gmail.com>  
**Date:** 3/5/2017 3:42 PM  
**To:** rick@addyphotography.net  
**CC:** ward6oxfordms@gmail.com

Hey Rick. I am writing about the proposed development on North Lamar. I am excited that the city is finally able to have a true mixed use development in an area that sorely needs it. It will also give us an option to shop here in our neighborhood without going on Jackson or University. Consider Rachel and me fully supportive of this development. Thanks for all you do as our alderman and if you need anything, let me know.

Lee Payne  
662-801-0616

Sent from my iPhone

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

City Board - Traditional Neighborhood Development - N. Lamar &amp; ...

**Subject:** City Board - Traditional Neighborhood Development - N. Lamar & Chickasaw  
**From:** "Jonathan Orman" <jlorman@dixie-net.com>  
**Date:** 3/5/2017 11:36 PM  
**To:** <board@oxfordms.net>

Dear Oxford City Council Members,

I, Jonathan L. Orman, am a citizen of Oxford, and a recently moved resident of 1207 Chickasaw Road, Oxford, MS. I am writing this letter to show my support for the proposed traditional neighborhood development on North Lamar Blvd. in Oxford, MS. My family and I moved from the Chickasaw Road address in September of 2016, and had lived there for 7 years until that time, so I am quite familiar with the proposed project and all that it has to offer this town. I personally believe that this proposed project will be a great asset to all of our city's residents, and even more so to those who reside on the north end of town.

I fully supported this project when we lived on Chickasaw Road because of all of the great new amenities this development was going to offer us. Once this project is approved, the residents of the north end of Oxford will finally be able to easily bike, walk, or ride to great new shops, restaurants, and retail facilities. I personally believe that this project is the right project for this area of town, and I am glad to know that we have responsible and proven developers as the ones behind this new asset to Oxford.

While we were living on Chickasaw Road, I had the opportunity to speak with the project's developers on several different occasions, and I also witnessed their Oxford Creek project progress while living there. Mr. Monteith and Mr. Paine did a great job with that project, and I feel certain that they will do a great job with this project as well. I personally would prefer to see these Oxford based developers approved for this project instead of some out of town developer that has no care about the future of Oxford, and its "Vision 2037" plan.

In closing of this letter, I would like to encourage all of the members of Oxford's City Council to vote in support of this above mentioned traditional neighborhood development project. As a citizen of Oxford, I would consider a vote against this project as a vote against the "Vision 2037" plan. As tax payers of this city, we spent thousands of dollars on this "Vision 2037" plan, so let's put those tax dollars to use and vote YES on this project.

Sincerely,

Jonathan L. Orman  
[jlorman@dixie-net.com](mailto:jlorman@dixie-net.com)  
662-837-6352

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The Lamar Project

**Subject:** The Lamar Project  
**From:** Matt Webb <mwebb623@gmail.com>  
**Date:** 3/6/2017 6:45 AM  
**To:** board@oxfordms.net

To the Mayor and board of alderman;

My name is Matt webb and I am a lifelong resident of Oxford as well as a 3 year resident of price street. I wanted to express my support for The Lamar project currently being considered by the board. From what I understand, it fits perfectly into the comprehensive plan and is a small and positive step toward smarter development. While I have seen all the handouts left by the opposition and understand their concern, I simply cannot agree to block the development. The opposition seems to be fierce in their conquest to stop the development but I think there is far more good to come from the development than bad.

Thank you for your hopeful support of the project, and wish you luck in making what decision is best for oxford.

Sincerely,

Matt Webb  
209 Price Street



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Todd Paine proposal on N. Lamar development

**Subject:** Todd Paine proposal on N. Lamar development

**From:** Dr Walker Swaney <wswaney40@gmail.com>

**Date:** 2/28/2017 9:59 PM

**To:** board@oxfordms.net

Dear Board members, I am emailing all of you on behalf of Todd Paine's N. Lamar development. I am endorsing 100% the plan that he has to bring this new development to life. Please consider the positive ramifications that will take place once this new and exciting development becomes a reality. Please support his proposal on this. Thank you, Dr. Walker Swaney, 33 year resident on N. Lamar Ave.

Sent from my iPhone

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

N. Lamar Development

**Subject:** N. Lamar Development  
**From:** Vernon Phillips <vernonlphillips@comcast.net>  
**Date:** 3/2/2017 10:09 PM  
**To:** mayorpat@oxfordms.net, board@oxfordms.net

Gentleman:

I am writing in support of the N. Lamar development that I understand is in the planning stages. I am told this project will mirror the Township development in Ridgeland.

I am a property owner in the North Lamar vicinity, a resident of Jackson and former resident of South Madison County. It is my opinion that this type development will do wonders for the N. Lamar area that needs some updating. As I have witnessed in Ridgeland, this development will bring upscale, high end housing and retail to and area of Oxford that needs an updating.

Also this development could help in taking so much pressure off of the square - which can all agree is needed in our fabulous community.

I would urge you to strongly consider this development.

Thanks for your service,

Vernon L. Phillips

Sent from my iPad

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Proposed development on North Lamar

**Subject:** Proposed development on North Lamar

**From:** Nina B <ninaz.bennett06@gmail.com>

**Date:** 3/6/2017 7:47 PM

**To:** rick@addyphotography.net

Rick, this email is concerning the proposed development on North Lamar. I look forward to this area that needs business and jobs.

The area, I think, needs development. It will provide local residents the opportunity for nearby shopping and employment opportunities.

I support the project and look forward to making Oxford a better place to work, shop, and live.

Nina Bennett  
Oxford Resident  
37 years



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7654

The Lamar

**Subject:** The Lamar  
**From:** tim phillips <dtimphillips@gmail.com>  
**Date:** 3/6/2017 12:13 PM  
**To:** rick@addyphotography.net

Rick and John,

As a member of the Vision 2037 Committee, I'm writing in support of the The Lamar Development that Mac Monteith and Todd Payne have proposed for North Lamar. This is the exact type of development that was discussed during all of our meetings where it is family friendly from the aspect of walking, shopping and enjoying the small town atmosphere.

So much of what I learned from Judy Daniels, Ben Requet and the Orion Group focused on this type of development. We can bring Oxford back to the small town feeling that I grew up in with developments similar to The Lamar. Having stayed in the Inn at Harbor Town many times, it is refreshing to see people walk, ride their bikes and have shopping options with a walk of the residential part of the developments.

I understand that some of the neighbors don't like change, but I'm for any change that will keep Oxford focused on the controlled growth toward the future. We have to put our support behind developers who work under the City guidelines and support the Vision 2037 plan.

Thanks for your consideration, and I appreciate your service to the City of Oxford.

Tim Phillips

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Proposed development at North Lamar

**Subject:** Proposed development at North Lamar  
**From:** Maria Brusevold <cbrusevold@icloud.com>  
**Date:** 3/6/2017 3:10 PM  
**To:** rick@addyphotography.net  
**CC:** john.morgan@freedomdesigns.com

Dear Mr. Addy,

We are writing about the proposed development on North Lamar. We live in town, and we are looking forward to a mixed use development such as this. We are excited that this will give us an option of shopping in our neighborhood without going to Jackson or University Ave. We support this project 100%. Thank you so much.

Kind regards,  
Jan and Cora Brusevold

Sent from my iPhone

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Proposed development on N. Lamar

**Subject:** Proposed development on N. Lamar  
**From:** Gayle Henry <gghenry51@gmail.com>  
**Date:** 3/6/2017 4:15 PM  
**To:** rick@addyphotography.net

Dear Rick,

I am writing to tell you that I think the mixed development plan on North Lamar is a good idea. I like the idea of having "little communities" where people live and shop together. My big concern for Oxford is the lack of housing for middle income people who would like to live in the city. We need young people to be able to come into the city to live. There are enough student housing condos in the city. I am afraid that they will eventually be run down and undesirable.

Thank you for your service,

Gayle G. Henry



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Proposed mixed use development Property

**Subject:** Proposed mixed use development Property  
**From:** amy thomas <athomas1961@hotmail.com>  
**Date:** 3/1/2017 3:02 PM  
**To:** "board@oxfordms.net" <board@oxfordms.net>  
**CC:** "mayorpat@oxfordms.net" <mayorpat@oxfordms.net>

JIM AND AMY THOMAS  
DASH FOR CASH PAWN, LLC  
1307 N. LAMAR BLVD  
OXFORD, MS. 38655  
662-234-2304

MARCH 1, 2017

MAYOR AND BOARD OF ALDERMAN, MY NAME IS JIM THOMAS AND I OWN A COMMERCIAL PROPERTY (PAWNSHOP NEXT TO FAT EDDIE'S) THAT IS ABOUT 50 YARDS FROM THE PROPOSED MIXED USE DEVELOPMENT.

I THINK THAT THIS WILL BE VERY POSITIVE FOR OUR AREA. I HOPE THAT YOU ALL SEE HOW MUCH THIS COULD HELP OUR SECTION OF NORTH LAMAR.

I WOULD LOVE TO SPEAK ON TUESDAY NIGHT IN FAVOR OF THE PROJECT, BUT I WILL BE OUT OF TOWN.

THANK YOU FOR CONSIDERING MY VIEW AS YOU MAKE YOUR DECISION. PLEASE REACH OUT TO ME IF YOU HAVE ANY QUESTIONS.

THANK-YOU,  
JIM AND AMY THOMAS

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

North Lamar Project - Mac Monteith

**Subject:** North Lamar Project - Mac Monteith

**From:** Jack Nichols <jack@mjlhc.com>

**Date:** 3/7/2017 12:53 PM

**To:** "rick@addyphotography.net" <rick@addyphotography.net>

Rick,

I wanted to drop you a quick email in support of Mac Monteith's proposed North Lamar Project. I live on Sivley Street and I also have an ownership interest in the 1308 North Lamar Building (tenants include A2H, My Michelle's, etc.). I am familiar with the project that Mac is proposing, and I think it will be a positive for Oxford and that area in particular. I look forward to a more vibrant North Lamar, and I believe Mac's project is a good step in that direction.

Thanks for your time. If you would like to discuss further, please don't hesitate to contact me.

Jack

John "Jack" B. Nichols  
M & J Management, LLC

(direct) (662) 638-3844  
(cell) (601) 212-6492  
404 South 11th Street  
Suite 5  
Oxford, MS 38655

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Support for North Lamar Property - Blake Cannon

**Subject:** Support for North Lamar Property - Blake Cannon

**From:** "Blake Cannon with RE/MAX Legacy Realty" <blake.oxfordvip@gmail.com>

**Date:** 3/7/2017 2:09 PM

**To:** Rick Addy <rick@addyphotography.net>

Hey Mr. Rick!

I hope all is well. I just wanted to voice my support for the project on North Lamar that Todd and Mac are looking to develop. I like the idea of a TND and I believe Oxford will find a lot of value in it.

Thanks sir!



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 81-7854

The Lamar Development

**Subject:** The Lamar Development

**From:** Amy Ingram Honeycutt <amy@huntmarketingfirm.com>

**Date:** 3/20/2017 3:40 PM

**To:** "board@oxfordms.net" <board@oxfordms.net>

To Whom It May Concern:

I am sending this letter as a pledge of my support to The Lamar development. I believe it will increase the rising values in the area, provide more income for the city, and clean up areas needed. I am originally from Madison (live and work in Oxford now), where a like project was created in Ridgeland (The Township) and it has been HIGHLY successful. In fact, I almost bought a condo above the retail spaces because of their location, appeal and being close to everything.

I stand behind this project and the developers.

Thank you,

Amy Honeycutt

—

Amy Honeycutt

VP Account Management

Hunt Marketing Firm

P: 601.278.5065

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Support for The Lamar

**Subject:** Support for The Lamar

**From:** Will Hunt <will@huntmarketingfirm.com>

**Date:** 3/20/2017 3:46 PM

**To:** "board@oxfordms.net" <board@oxfordms.net>

I am writing to express my support for The Lamar project.

I think it will be a great addition to our town.

Thanks, WGH

Will Hunt

CEO & President

Hunt Marketing

103A Courthouse Square

Oxford, MS 38655

(202) 436-4350

[will@huntmarketingfirm.com](mailto:will@huntmarketingfirm.com)

[www.huntmarketingfirm.com](http://www.huntmarketingfirm.com)

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Pledge for THE LAMAR

**Subject:** Pledge for THE LAMAR  
**From:** rebekahbturner@gmail.com  
**Date:** 3/20/2017 3:37 PM  
**To:** board@oxfordms.net

To whom this may concern,

Good afternoon. My name is Rebekah Turner and I have been a native of Oxford, Mississippi for 20 years, and counting. THE LAMAR development has been brought to my attention and I understand that today is the day to pledge my support. I am "all in" for this new project and believe that it is a necessity for our growing town and community. This welcome change, in my opinion, will greatly benefit Oxford as it continues to flourish and expand in the years to come.

Thank you for your time,  
Rebekah Turner



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The Lamar

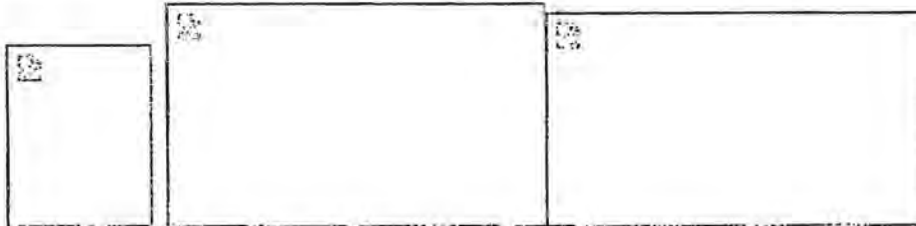
**Subject:** The Lamar  
**From:** "Mark Cleary RE/MAX Legacy Realty" <markccleary@gmail.com>  
**Date:** 3/20/2017 3:18 PM  
**To:** "board@oxfordms.net" <board@oxfordms.net>

We look forward to what "The Lamar" will bring to Oxford. Just as the Square has increased property value around it, The Lamar will do the same for it's neighbors. It has been thoroughly and professionally planned by experts in all fields and Oxford is screaming for something like this.

Thank you for all that y'all do,  
 Lauren & Mark Cleary

**Mark C. Cleary**  
**Re/Max Legacy Realty**  
**Associate Broker**  
**1923 University Ave**  
**Oxford MS 38655**  
**C. 713.303.8924**  
**O. 662.234.5621**  
**F. 662.234.5647**  
[www.OleMissRealEstate.com](http://www.OleMissRealEstate.com)

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[www.OxfordMSRealty.com](http://www.OxfordMSRealty.com)



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## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The Lamar Development

**Subject:** The Lamar Development  
**From:** Alison Alger <alisonmalger@gmail.com>  
**Date:** 3/20/2017 3:21 PM  
**To:** board@oxfordms.net

To Whom It May Concern:

This email is to pledge my support to The Lamar Development.  
Thank you.

—  
**Alison Alger**

RE/MAX Legacy Realty

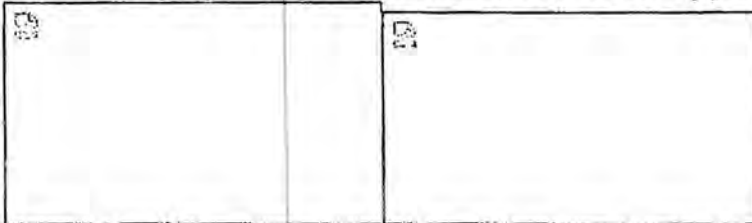
662-832-1697

[alisonmalger@gmail.com](mailto:alisonmalger@gmail.com)

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## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The Lamar Development

**Subject:** The Lamar Development

**From:** Chad Mills <chad.mills662@gmail.com>

**Date:** 3/20/2017 3:36 PM

**To:** board@oxfordms.net

My name is Chad Mills. I have lived in Oxford for 43 years and I am writing today to voice my approval for The Lamar development. I think this would be a great addition to our community and also great for the revenue of Oxford. Oxford has had the opportunity to stay in the past and has chosen to grow for the future. I think this is exactly the kind of development that we need.

Chad Mills



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## LAMAR DEVELOPMENT

**Subject:** LAMAR DEVELOPMENT**From:** Gary <churchillgary@hotmail.com>**Date:** 3/20/2017 3:40 PM**To:** "board@oxfordms.net" <board@oxfordms.net>

I Gary Churchill strongly support The Lamar project on north Lamar. It would be a asset for our town. North Lamar could certainly benefit from a fresh new development. As it is now no one wants to move a business out there. Thank you for your time. Gary Churchill

Sent from my Samsung Galaxy smartphone.

The Lamar

**Subject:** The Lamar

**From:** Alex Sanders <walexanders@gmail.com>

**Date:** 3/20/2017 3:58 PM

**To:** board@oxfordms.net

To Our Trusted City Leaders,

I am writing this email in support of the development on North Lamar known as The Lamar, that is up for final approval this evening. The developers of this property have been working long and hard, hand in hand with city government to get it right and front what I've seen they have done just that. The stretch of North Lamar from Price Street all the way to Molly Barr Rd is in significant need of revitalization and I believe this project is the big catalyst that is going to make it happen. While very close to "The Square" we all love, I feel it is just far enough away to be a nice complement to the Square but also to easily help spread some of the crowds that become so concentrated in the heart of Oxford at times. Our city is growing and there is no stopping it but well thought out and managed growth such as this is just what we need to be doing.

Sincerely,

Alex Sanders

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The Lamar Development

**Subject:** The Lamar Development  
**From:** "Wendell Sullivan" <wendellsullivan@bellsouth.net>  
**Date:** 3/20/2017 4:03 PM  
**To:** <board@oxfordms.net>

Dear Oxford Board,

As new residents of Oxford for just four (4) weeks now, my wife and I want to pledge our support for The Lamar Development. How excited we are to hear about this new mixed use development after moving here from the Brandon, MS area. What a positive step for the City of Oxford to be taking at such a crucial time in the growth of our city. The city's decision to approve this mixed use development will enhance the desirability of Oxford and attract more restaurants, etc. to meet today's lifestyle.

Thank you for your forward thinking!

Wendell Sullivan

98 CR 437

Oxford, MS 38655

Phone: 601.506.5041

Email : wendellsullivan@bellsouth.net



**The Lamar Development**

**Subject:** The Lamar Development  
**From:** Cole Knight <mknight9996@gmail.com>  
**Date:** 3/21/2017 11:55 AM  
**To:** Board@oxfordms.net

I just want to pledge my support for the Lamar Development. I have lived in Oxford since 2006, my family is originally from this area as well. The Lamar Development embodies all the elements of the comprehensive plan. Mixed use developments that offer a variety of housing types are needed now more than ever. I encourage and urge the board to approve this development for the betterment of our community.

Cole Knight

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

North Lamar development

**Subject:** North Lamar development

**From:** John Ferguson <jpfergusonproperties@gmail.com>

**Date:** 3/21/2017 8:09 AM

**To:** board@oxfordms.net

I am writing to pledge my support for the development of the North Lamar property. I think this project will be an asset to our community, and will help to meet the demand of oxford's growth.

Sent from my iPhone

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

The Lamar

**Subject:** The Lamar**From:** Peter Patterson <peterpat67@yahoo.com>**Date:** 3/21/2017 7:23 AM**To:** "board@oxfordms.net" <board@oxfordms.net>

Dear Sir or Madam,

I would like to pledge my support for the development. Mr. Paine did a great job finishing Oxford Creek after it sat unfinished for years. I believe that he builds not only a good looking house but also well constructed. I am a life long Oxford resident and would like to see that area developed by someone who will do it the right way.

Thanks,

Peter Patterson



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## The Lamar Project

**Subject:** The Lamar Project**From:** Matt McGraw <matt.mcgraw@me.com>**Date:** 3/21/2017 5:03 AM**To:** board@oxfordms.net

Oxford board, I would like you to know that I think this will be a great development for Oxford and I am in favor of this development happening. Thank you for your consideration. Matt McGraw

Sent from my iPhone

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Case 2162 follow-up

**Subject:** Case 2162 follow-up**From:** Teresa Sanders <teresa.sanders@gocommodores.org>**Date:** 3/19/2017 7:37 PM**To:** Rick Addy <rick@addyphotography.net>

Dear Rick,

I am personally emailing Coach Howell and you regarding Case 2162. The following email is the one I emailed to all the other aldermen:

I am emailing this follow-up regarding Case 2162 on behalf of my mother, Betty Sanders, who is a resident of 1001 Chickasaw Road.

After attending the Board of Aldermen meeting on March 7, we are still asking you to vote **no** on March 21 to rezoning this area as a TND and one day allowing this area to be developed only as another subdivision (single-family residential).

Ms. Kuhnle did an outstanding job voicing the concerns of the residents of this neighborhood (Chickasaw, Vivian, Choctaw, and Cherokee). It is difficult to imagine adding a thousand more residents to this area along with the added traffic to and from the businesses, restaurants, retail shops and grocery store that are being planned for the Lamar Town Center. There are plenty of areas farther away from the Oxford Square for the development of a TND remaining still inside the city limits or even developing in the county where one could be beneficial. I do not want to see downtown Oxford lose its small town charm.

Thank you again for your consideration on this matter.

Sincerely,  
Teresa Sanders

Rick,

I am concerned for all the elderly residents of this neighborhood but especially my mother. As I stated in a previous email one of the connections to this planned development will be across from my mother's property. I already worry about her backing in and out of her driveway already with all the traffic already on Chickasaw. Now she will have a third direction to watch directly across the street. I hope you will consider voting no Tuesday night as you would not want access to a TND through your parent's neighborhood either.

Thank you for your consideration,  
Teresa

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7354

north lamar / chickasaw rezone

**Subject:** north lamar / chickasaw rezone  
**From:** Patrick Addison <patrick@fatpossum.com>  
**Date:** 3/7/2017 1:32 PM  
**To:** rick@addyphotography.net

rick - i will be at the meeting tonight and strongly discourage the rezone of the 48+ acres between north lamar and chickasaw at this time.

i am not against the development of the land, i do think and know that is inevitable, but having attended multiple city meetings about this, more time is needed to assess the potential impacts to the existing neighborhood the rezone would cause. as a resident of chickasaw, there are flooding, drainage and traffic problems that persist.

more time is needed to study this so that the first TND in Oxford is a successful one. Let's not just push it through just because visions 2037 suggests we need one. let's do this the right way so north oxford doesn't become south or west oxford.

i respectfully ask that this rezoning be denied at this time so that our mine and my neighbors concerns can be addressed and the impact on the existing residents can be fully determined.

Patrick Addison  
 1015 Chickasaw Road

--  
 Patrick Addison  
 Fat Possum Records  
 P. O. Box 1925  
 Oxford, Mississippi 38655  
 Phone: 662-234-2828  
 Fax: 662-234-2899  
[patrick@fatpossum.com](mailto:patrick@fatpossum.com)



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Fwd: rezoning

Subject: Fwd: rezoning  
 From: David Willson <willson@olemiss.edu>  
 Date: 3/6/2017 5:03 PM  
 To: <rick@addyphotography.net>

----- Forwarded message -----  
 From: David Willson <willson@olemiss.edu>  
 Date: Mon, Mar 6, 2017 at 4:37 PM  
 Subject: rezoning  
 To: rick@rickaddyphotography.net

Date: Mon, 6 Mar 2017 15:36:33 -0600  
 Subject: rezoning issue

**Hi Pat and Rick,**

**I am writing you as I have talked to you both about the zoning next to my house on Chickasaw. My meeting with you mayor was last year and Rick last week.**

**I have more to be compromised with the zoning change than anyone. The new drawing shows multifamily to the north of my property only a few feet away.**

**When I moved to Oxford we lived below the hospital and loved it. Then a few town homes and the loud music , mail boxes run over, other issues started.**

**I went to Martha Thornton at the tax accessors office to see how the property next to me was zone before I purchased it. No one realized that it would eventually be developed more than I.**

**I am asking that the zoning not be changed from single family, that butted up to single family. If there is a proposed change and I say this with no anger or animosity, I plan to challenge this in a court of law.**

**You win some and life doesnt always go your way. A lengthy stint in chemo unit and radiation I know to try to enjoy what life is left. I will still support you both.**

**I have no family money nor make much. My wife and I have many hours of**

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Fwd: rezoning

work, much less the thousands of dollars spent. We want to enjoy living here a while. She wants to move back home as soon as something happens. I dont. I hope there is some sort of what to work things out.

Thank you both for your service to others. I did copy the board on this.

David Willson  
1306 Chickasaw  
Oxford

Against rezoning on Chickasaw

**Subject:** Against rezoning on Chickasaw

**From:** JULIE J ANDERSON <jkjones@olemiss.edu>

**Date:** 3/6/2017 12:56 PM

**To:** "John.Morgan@freedomdesigns.com" <John.Morgan@freedomdesigns.com>, "rick@addyphotography.net" <rick@addyphotography.net>

Hi John and Rick,

I know Rick knows how I feel about the rezoning since we were at the library meeting. John, surely you will not vote to rezone Chickasaw since this is your neighborhood as well? It would be a disaster. I am fine with single family homes. I am not against the land being developed, but for single family only, the current zoning status of the neighborhood. There are a multitude of other reasons, but this is a family neighborhood and we want to keep it that way.

Sincerely,

Julie Jones Anderson  
409 Choctaw Drive



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

RE: rezoning, TND

**Subject:** RE: rezoning, TND**From:** "Mayor Pat Patterson" <mayorpat@oxfordms.net>**Date:** 3/7/2017 10:09 AM**To:** "ouida@giraffewebdesign.com" <ouida@giraffewebdesign.com>

**CC:** "Ulysses Coach Howell (ulhowell@bellsouth.net)" <ulhowell@bellsouth.net>, "Antonow, Janice (jantonow@msn.com)" <jantonow@msn.com>, "John Morgan" <John.Morgan@freedomdesigns.com>, "prestontaylor04@aol.com" <prestontaylor04@aol.com>, "Jason Bailey" <jason@oxfordrentals.com>, "Robyn Tannehill (robnytannehill@gmail.com)" <robnytannehill@gmail.com>, "Rick Addy" <rick@addyphotography.net>

Mrs. French: I am sorry that you cannot make the meeting, but I will forward your concerns on to the Board of Aldermen this morning.  
Regards – Pat Patterson

**From:** Ouida [mailto:ouida@giraffewebdesign.com]**Sent:** Tuesday, March 07, 2017 9:35 AM**To:** mayorpat@oxfordms.net**Cc:** Ouida <ouida@giraffewebdesign.com>**Subject:** rezoning, TND

Dear Mr. Mayor,

I know you don't know who I am, but I recently talked to you at Handy Andy's and told you I always felt you would do your best for me if I needed you. I need you now.

I understand that development is going to happen, but as a city official, is your first responsibility not to protect we residents who have lived on Chickasaw and neighboring streets for 20 to 50 years and have already invested our life's savings into our homes?

Here are my concerns:

I live at the bottom of the hill on Chickasaw Road. My property backs up to Oxford Creek. I have already been flooded by the Oxford Creek retention pool overflowing. I understand this was because the drain was stopped up. Whatever the reason, it is scary to have a waterfall coming at the back of your home. The last time this happened, I had several inches of water in my back yard. If my home were built on a slab, I would have had water in my house. Thankfully, it is not.

At this moment after all these years, there are still several rows of unsightly black plastic strung across the back of Oxford Creek next to my property line. I have not dared to contest its being there because it seems to be the only protection I have. Since I understand, we are going to be looking at the back side of condos as we drive down Chickasaw I fear we are going to be looking at something as unsightly as what I see out my back door.

Where is all the runoff from this new development going? My yard? Why not? Water does run downhill. Needless to say, I don't trust retention pools and the idea of being protected by a few rows of black plastic scares me to death.

I cannot imagine my property value will not be decreased by turning the back side of these condos to Chickasaw. I understand the new residents might prefer a Lamar address to a Chickasaw address, but isn't this making the Chickasaw residents look like second class citizens. Why could the developers not be required to build single family detached homes facing along Chickasaw so that the integrity of our neighborhood is maintained?

Traffic is another concern. Chickasaw is already so dangerous that as my husband and I were walking our dog last summer, a policeman stopped his car and told us we should not be walking on Chickasaw because it was too dangerous. What is the plan to control traffic? Why isn't it already being done? Where am I supposed to walk if not on my own street?

I likely will not be able to attend the meeting, since 5:00 is near supper time at the Veterans Home and I always spend that time

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

RE: rezoning, TND

with my husband who has lived there since December. So this is the only way I have to appeal to you to please protect the value of my home and that of my neighbors.

Respectfully yours,  
Ouida French  
917 Chickasaw Road



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Rezoning Case #2162

**Subject:** Rezoning Case #2162**From:** <foustportraits@bellsouth.net>**Date:** 3/2/2017 10:58 AM

**To:** Mayor Pat Patterson <mayorpat@oxfordms.net>, "ulhowell@bellsouth.net" <ulhowell@bellsouth.net>, "rick@addyphotography.net" <rick@addyphotography.net>, "prestontaylor04@aol.com" <prestontaylor04@aol.com>, "robyntannehill@gmail.com" <robyntannehill@gmail.com>, "Ward6Oxfordms@gmail.com" <Ward6Oxfordms@gmail.com>, "jantonow@msn.com" <jantonow@msn.com>, "John.Morgan@freedomdesigns.com" <John.Morgan@freedomdesigns.com>

Dear Mayor Patterson and Board of Aldermen,

We are lifelong residents of Oxford, Mississippi, and we are adamantly opposed to approval and rezoning of our neighborhood, the Chickasaw Hills area, to accommodate the proposed Traditional Neighborhood Development. We believe our community would suffer harm from such an expansive endeavor. Moreover, we feel the area is inappropriate for a TND and would diminish the value of our property, increase already dangerous traffic conditions, generate destructive risks for current homeowners, as well as create disharmony for our community.

The current proposed rezoning lacks a responsibility to the surrounding areas, leaving too many risky, life-changing unknowns.

We are not opposed to development; however, we, as life-long, tax-paying citizens, hope for thoughtful consideration of what is most appropriate for our neighborhood and for our beloved Oxford.

We urge you to vote against the proposed TND rezoning.

Sincerely,  
Susan and Gary Foust  
1213 Chickasaw Road



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Case 2162

**Subject:** Case 2162**From:** Teresa Sanders <teresa.sanders@gocommodores.org>**Date:** 3/5/2017 5:09 PM**To:** rick@addyphotography.net

Dear Rick,

I am emailing in regards to Case 2162 and on behalf of my mother, Betty Sanders, who is a resident of 1001 Chickasaw Road. She does not have email.

At the time of development, my parents were concerned about Oxford Creek which borders their property; however, not enough to voice concerns because access to Oxford Creek was only via Molly Barr Road. This new development (Case 2162) proposes to have two connections to Chickasaw Road. One of these connections will be across from my mother's property. We are concerned about the added traffic on this already heavily traveled road. Molly Barr Road was built to alleviate some of the cut through traffic on Chickasaw Road, Vivian Street and Price Street. However, this did not alleviate the problem as this route is still the quickest way to access W. Jackson Ave.

We would like all connections to this new development be made ONLY from Molly Barr Road and N. Lamar Blvd.

Thank you for your consideration on this matter.

Sincerely,

Teresa Sanders

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## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Proposed Rezoning to TND

**Subject:** Proposed Rezoning to TND

**From:** Catherine Field <cvcfield@gmail.com>

**Date:** 3/3/2017 7:58 AM

**To:** mayorpat@oxfordms.net, rick@addyphotography.net, Robyn Tannehill

<robyntannehill@gmail.com>, janice <jantonow@msn.com>,

John.Morgan@freedomdesigns.com, ward6oxfordms@gmail.com, prestontaylor04@aol.com, ulhowell@bellsouth.net

To the Mayor and Board of Aldermen:

I would respectfully request that the rezoning of the 48 acres on Chickasaw be delay or denied at this time. The proposal calls for only 48 single-family unattached homes and over 300 condos and/or townhomes (referred to as single family attached homes) and multifamily units.

I would imagine that in order to accomplish this amount of density, the entire area would need to be clear cut and scraped bare. The amount of rooftops and pavement that would replace the land could create incredible run-off problems for existing homeowners. Will the city update its storm water capabilities and who would pay for it? An additional 1,000 cars are possible for this development. North Lamar and possibly Chickasaw and Molly Barr would need improvements to accommodate the increase in traffic. What would be the cost of these improvements and would the taxpayers be responsible for those costs? In addition, should it be deemed that Chickasaw would need to be widened, or sidewalks would need to be installed, this would greatly impact the existing owners on Chickasaw. Their front yards would be reduced by at least 5 or 6 feet.

The Planning Commission memo with respect to this project states that regarding a storm water plan "The Public Works staff has not yet provided comments on the proposal." Page 6 of Planning Commission memo.

In regard to traffic, the city's representative was at the planning commission meeting but it was my understanding she had not had time to review or study the proposal. The developer of the project stated that his traffic study indicated only an additional 7 cars at the intersection of Price and Vivian if the land was development as proposed. This give some some concern, not only that the projection of cars is inaccurate, but also that the developer believed this was an accurate study.



## Proposed Rezoning to TND

The plan submitted also call for on-the-street parking. Has the fire department been consulted on whether this will impact their ability to respond to fires? This is all the more important because the setbacks for the proposed "homes" are 5 feet in the front and 5 feet on the side. If there were to be a fire, the proximity of the units could contribute to a major fire. Can our fire department handle the increase and density of this development? Would their equipment be able to navigate the streets with on-street parking? These issues need to be explored before the rezoning is granted.

I understand the concept of a TND but I am not sure that less than 1.5 miles from the Square we need to create another neighborhood district, at least one that adds approximately 360 units (estimate provided to me by Ms. Daniels). Most people living near the Square will gravitate to the Square. After all it is a large part of what makes Oxford - Oxford.

Another factor to consider is that based on information I could find from the 2010 census, Oxford has only 30.5% of owner occupied residences. And 60% plus units, either single family, unattached, attached or multifamily, that are rentals. If this statistic is accurate and is still viable today, this proposed TND project could be composed of mostly rental units, particularly condos and apartments. Right now, there are only single-family unattached homes in the current area. Even if a majority are rentals, which I do not believe is the case, it is not the same as having multifamily and condo rental properties. This could dramatically change the existing area.

I have lived in this area for 28 years and the only changes to the area has been the addition of single-family homes in accordance with the zoning of the area. Even these modest additions (as compared to the rezoning at hand) have created drainage and traffic problems.

Also, in my phone conversation with Ms. Daniels, she stated that the proposed project could take at least 5-10 years to be completed. This would mean construction traffic and noise for the this period of time.

My last concern is that at the meeting Planning Commissioner, John Robin Bradley expressed the concern that based on the three criteria for rezoning: 1) mistake, 2) change to the existing neighborhood and 3) public need, he did not believe that any of those conditions had been met. He voted against the rezoning. I agree with Mr. Bradley and do not believe the



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Proposed Rezoning to TND

test was met.

I respectfully ask that this rezoning be denied at this time so that our concerns can be addressed and the impact on the existing residents and can be more fully determined. A less dense project would be better for the environment, for the existing neighborhood and for the city.

Thank you for your time and attention.

Catherine C. Field

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

the proposed rezoning of the acreage between Chickasaw, Molly Barr...

**Subject:** the proposed rezoning of the acreage between Chickasaw, Molly Barr, and N Lamar

**From:** Mari Kuhnle <marikuhnle@gmail.com>

**Date:** 3/1/2017 8:28 PM

**To:** mayorpat@oxfordms.net, rick@addyphotography.net, robyntannehill@gmail.com, jantonow@msn.com, John.Morgan@freedomdesigns.com, ward6oxfordms@gmail.com, prestontaylor04@aol.com, ulhowell@bellsouth.net

March 1, 2017

Dear Mayor Patterson and Aldermen,

I am writing to respectfully ask that the rezoning request, case #2162A, for TND (Traditional Neighborhood) be **DENIED**.

Those of us who live in this neighborhood have some very real and very specific concerns that would need addressing **BEFORE** any rezoning would occur.

The area under consideration is approximately 48 acres of kudzu and ravines. A **professional engineering study MUST** be done **prior** to even considering this rezoning.

A **drainage study must also be done**. Drainage/runoff would be a huge issue. The culvert/drainage-ditch from that area turns onto and parallel to Vivian Street and lies between my home at 346 Vivian St. and Irwin Bell's home, at 200 Vivian St.. There are many other homes along the ditch. Already there are problems with drainage here. The city has to be called regularly to unplug the system. We **KNOW** when the **current** system plugs up, because it smells like a sewer/rotten eggs behind our home. The drainage would need to be carefully planned to avoid catastrophic flooding into many of our homes. Can you imagine the effects of additional runoff downhill/downstream?

Also, a **reputable traffic study** needs to be done **prior** to any rezoning. IF there were approximately 1000 residents in that small area, **SURELY** that will affect traffic flow and drastically change the character of our neighborhood. In fact, any rezoning needs to set a hard cap on the number of bedrooms allowed in the development. If you notice, Vivian St. has two 90 degree turns, and was never engineered to function as a through street.

Furthermore, the **TND type of project** is really for use in an urban setting, for example, to take an old rail yard or an industrial section and turn it into a neighborhood. It is **NOT** to be built adjacent to an existing long term residential neighborhood, such as we have. The City Planning Director, Judy Daniel, appears to be biased toward having just such a neighborhood in Oxford, regardless of whether it is a good idea for a section of our little town. It is like "putting the cart before the horse" to rezone TND and then conduct studies later. We realize Vision 2037 thought it might be good for Oxford to have a TND. That does not mean it is appropriate for our neighborhood, or even for elsewhere in Oxford. If there were no residents living here, it might work, but not as presently suggested.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

the proposed rezoning of the acreage between Chickasaw, Molly Bar..

Ms. Daniel is not at all concerned with how that new neighborhood would fit in with, connect to, or improve the surrounding neighborhood, nor with how this will effect the quality of life in our neighborhood.

We do understand that the parcel of land will need to be developed at some point. When development does come, it needs to arrive with a responsibility to, and for, the residents who've made the neighborhood home long before the developer's arrival.

I ask you to please listen to us. Many of us will be at your March 7 meeting to implore you to deny this request for rezoning to TND.

Thank you very much for your time and for the use of wisdom and discernment in this matter.

Sincerely,

Mari G. Kuhnle

346 Vivian St.

Oxford, MS 38655

662-236-5628

662-801-6351



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Re-zoning Of Chickasaw property

**Subject:** Re-zoning Of Chickasaw property  
**From:** Vada Baird <vadambaird@gmail.com>  
**Date:** 3/5/2017 10:40 PM  
**To:** Rick Addy <rick@addyphotography.net>  
**CC:** John Morgon <johnfnms@aol.com>

Hi Rick,

Along with most of the residents on Vivian Street, I have questions concerning the re-zoning of property in our neighborhood. I admit that I have not kept up with details of the new Vision Plan for Oxford due to my concentrating on recovery of two knee replacements. However I have concerns about the proposed development that mostly concern the density of the project and the time frame it will take to complete. It concerns me that such a large project is being developed in an area that has rather large spacing of lots and homes. This area has been mostly stable for the 50 years we have lived here and is a pleasant neighborhood. If the re-zoning changes add a development that is several times the density of the current area does this not destroy the feeling of community that currently exists for a long enough time that our stability disappears? In addition to the density issue there seems to be no definite impact plan in place. This brings up the question of what happens to our area if many of the single attached dwellings get purchased by parents of college students in order to provide a living space for their children? How much traffic will actually be generated from this development as children become drivers and add additional cars that may well travel the Vivian Street area. We already have several parents/grandparents who live outside our area drive through each day taking children/grandchildren to the nearby school. It seems that our neighborhood is not getting definite answers but rather ones that begin "it is thought" or "in our opinion. I would feel better about the trial run of the new Vision Zoning if there was less density and a promise of sufficient "affordable housing" to be included.

Thank you for "listening" to my concerns.

Vada Baird

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Concern about rezoning request in our neighborhood

**Subject:** Concern about rezoning request in our neighborhood

**From:** Roger Kuhnle <rakuhnle@gmail.com>

**Date:** 3/4/2017 7:06 PM

**To:** mayorpat@oxfordms.net, rick@addyphotography.net, robyntannehill@gmail.com, jantonow@msn.com, John.Morgan@freedomdesigns.com, ward6oxfordms@gmail.com, prestantaylor04@aol.com, ulhowell@bellsouth.net

March 4 2017

Dear Mayor Patterson and Aldermen,

I am writing to respectfully ask that the rezoning request, case #2162A, for TND (Traditional Neighborhood) be denied.

Those of us who live in this neighborhood have some specific concerns that would need addressing before any rezoning should occur.

The area under consideration is approximately 48 acres of kudzu and ravines. The slopes of this area and erodible soils are not suitable for a high density development. Before any construction could begin a massive amount of dirt would need to be relocated which would cause dramatic increases in runoff of rainfall and erosion of soil. Even a conventional single-family development would face many of these challenges for development.

Increasing runoff during rainfall events has the potential to be a real problem for our neighborhood. The culvert/drainage-ditch from that area turns 90 degrees and runs west parallel to Vivian Street and lies behind my home at 346 Vivian St. and several other homes along the ditch. Already there are problems with drainage here. During heavy rains the ditch behind our house runs full already. The drainage would need to be carefully planned to avoid serious flooding into many of our homes. We do not want to become involved with a series of lawsuits to settle this potential flooding issue.

Traffic is also another concern of rezoning. If there were approximately 1000 residents in that small area, traffic flow will be affected and detrimentally affect the character of our neighborhood.

We do understand that the parcel of land will need to be developed at some point. When development does come, it needs to arrive with a responsibility to, and for, the residents who've made the neighborhood home long before the developer's arrival.

Thank you very much for your time and for the use of wisdom and discernment in this matter.

Sincerely,

Roger A. Kuhnle

346 Vivian St.

Oxford, MS 38655



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

rezoning

**Subject:** rezoning**From:** Linder McNeely <lrmac55@att.net>**Date:** 3/3/2017 3:43 PM**To:** "rick@addyphotography.net" <rick@addyphotography.net>

Linder and I won't be able to attend the Tuesday night meeting concerning the rezoning in our neighborhood. We would like to ask that this would be put on hold until a study can be done to determine how this will affect our neighborhood.

Thank you Rick, for all you are doing.

Linder and Rachel McNeely  
400 Vivian Street  
Oxford, MS 38655



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Open-letter on Chickasaw rezoning

**Subject:** Open-letter on Chickasaw rezoning  
**From:** Frances Talbert <sztalbert@aol.com>  
**Date:** 3/3/2017 11:11 AM  
**To:** rick@addyphotography.net

As an oxford native and long-time resident of the Chickasaw-Vivian neighborhood, I ask that you deny the rezoning request to change an area of our neighborhood which is currently zoned RA and RE to one labeled traditional neighborhood (TND). The rezoning proposal carries with it a development plan that dramatically increases the density of a quiet family-oriented neighborhood to one stacked high and tight with multiunit, multilevel dwellings.

The neighborhood's current low-density zoning was fought for just a few years ago and was appropriately put in place to protect the quality of life and homes in our neighborhood as it has existed for decades. The new Vision 2037 plan purports to be a guide and advocate for preserving and enhancing quality-of-life with recommendations that are compatible with existing neighborhoods. Yet the proposed Chickasaw rezoning and development does the opposite. The standard TND recommendation, which comes from urban development theory, is used in this case to promote a development that simply amounts to more unneeded student housing or weekend homes. Marketing this rezoning plan as "affordable family housing" for the truly much-needed housing for Oxford's permanent working residents amounts to nothing more than salesman hype.

Examination of the types of dwellings proposed makes it clear that the development is just an eclectic gathering of multilevel, multiunit dwellings with cute names that are suitable for college students and not for the typical family with children. Calling a 6-to-12 unit building a "mansion" does not make it a single-family home. "Carriage homes" with four stories are still nothing more than the typical student-oriented and detested "mushroom" houses.

There are many concerns involved in this proposed rezoning and development. First and foremost, the request for rezoning meets none of the three requirements for change.

Also, inherent in this request for extreme change in zoning density, there are crucial unanswered questions involving drainage, sewage, terrain changes, traffic issues and adherence to city street code that could have major negative effects on the neighborhood and ultimately the town as a whole.

This rezoning proposal is a major community decision that deserves full and careful consideration of all the risks and ramifications involved. I request that you reject the proposal in the current form and allow for time and research to develop a more appropriate plan with all questions answered. This neighborhood rezoning deserves the same thoughtful consideration, with changes and delays, as the city has given to the parking garage. It is better to take extra time now and get this right, than be left with regrets later.

Sincerely,  
Suzanne Talbert



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7864

Fwd: Rezoning case #2162

**Subject:** Fwd: Rezoning case #2162  
**From:** Brian Fisher <fishbrian@maxxsouth.net>  
**Date:** 3/2/2017 8:39 AM  
**To:** Rick Addy <rick@addyphotography.net>

Rick,

My note below just want out to all alderman and the mayor. I left the drainage concerns in for the simple reason that someone needs to explain it all to the folks along Vivian.

Hopefully, some folks will come out and take a look around. Let me know if I can help.

Best,

Brian

---

Brian Fisher  
 Oxford, Mississippi

----- Original Message -----

**Subject:** Rezoning case #2162  
**Date:** 2017-03-02 08:36  
**From:** Brian Fisher <fishbrian@maxxsouth.net>  
**To:** mayorpat@oxfordms.net

Dear Mayor Patterson,

We write as residents living adjacent to Case #2162 a "Request to Rezone +/- 47.68 acres from (RE) Residential Estate, (RA) Single-Family Residential and (GB) General Business to (TND) Traditional Neighborhood Development." This is the undeveloped parcel bordered by Chickasaw, Molly Barr, and North Lamar. Presently, the existing neighborhood knows what the future holds with this parcel.

At this point, we ask your support in 'putting the brakes' on the rezoning of this parcel. We haven't had a good enough process yet. Our Alderman, Rick Addy has done great work listening to the neighborhood's concerns.

Before any rezoning of this parcel, we argue any change needs to meet four standards:

1. The first order of business for any potential rezoning must bear responsibility to the current residents- the current neighborhoods that abut, and are adjacent to, the proposed change.
2. Any zoning change needs to improve the city as a whole.
3. Any zoning change must do no harm the surrounding neighborhoods.
4. The change should go even further- in that, any zoning change should improve the quality of life in the surrounding neighborhoods.

City planner Daniel seeks a zoning change to TND- a multi-use, higher density neighborhood without doing enough homework/preparation regarding these criteria. The planning department's case case for rezoning comes up especially short against measures 1, 3, and 4. City planner Daniel



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Fwd: Rezoning case #2162

has yet to make the case that the proposed zoning change would do no harm to the current neighborhood and potentially improve it.

It is on standard three, where the planning and consideration, thus far, proves woefully inadequate.

The planning department has not shown current abutting, and adjacent, residents:

-How approximately 1000 residents in roughly 48 acres will not negatively affect, much less, improve the existing neighborhood.

-How the increased number of residents and vehicles will be handled by Chickasaw Road and Vivian Streets.

-How drainage might be affected and what improvements might be necessary for the culvert under Chickasaw and the open drainage easement running behind the houses on Vivian.

Operating from a responsible planners Hippocratic type of commitment to do no harm to the existing neighborhood when seeking a zoning change, Chickasaw Road and Vivian Street's potential engineering, parking, and traffic issues have yet to be preemptively addressed.

Increasing density- in the case of this proposed zoning change- has the potential to increase Oxford's population by 1000 residents, or, just over, 5% of Oxford's current population (assuming a City population of 19,000). These additional 1000 residents would be contained in approximately 48 acres.

Assuming any substantive percentage of the residences in a proposed TND become student residences (as they will, and, as no one can ultimately control), the city would, then, face a car for each bedroom, for, at least, part of any proposed development. What kind of traffic loads will Chickasaw and Vivian to Price street be expected to carry and how might they be engineered?

The homes of several recent single family subdivisions/neighborhoods have (from outward appearances) been bought by Ole Miss families for their students to live in while in school- de facto student housing even though they were built to be single family homes. Substantial numbers of houses and units occupied by students is a reality in any proposed higher density zoning change- especially with multiple types, and price ranges, of housing.

To make a zoning change to TND and this kind of density work- for the residents and for the existing neighborhoods- requires as much planning, study and forethought as possible be done prior to any zoning change.

Planner Daniel has yet to make a successful, persuasive case for this rezoning.

1. We have not seen nor heard anything regarding the rezoning's responsibility to the existing neighborhood.
2. We do not know- to the best of our ability- that the existing neighborhood will not be harmed by the rezoning and its increased density.
3. No case has been made to current residents about how the rezoning connects with, and might possibly improve, the existing neighborhood- park space or greenways connecting the old with the new?
4. No demonstration has been made that the city will be prepared, and willing, to enforce potential student issues regarding ordinances around the numbers of residents and cars per dwelling.

The City Planning Office must address, show, demonstrate, and prove how the above issues are being, and will be, preemptively addressed prior to any zoning change. Thus, far the planning office has not presented/made an affirmative, preemptive case to current residents for the zoning change to TND. There are simply too many unknowns.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Fwd: Rezoning case #2162

I came across this paragraph while doing a bit more homework on TND's. I think it captures where Oxford and neighborhood residents find ourselves regarding this TND rezoning proposal:

**"Doing TND Right**

*Without proper "advance" planning, a TND proposal runs the risk of being opposed by a bordering neighborhood, citizens' group, or municipal officials. Poorly crafted TND ordinance provisions can permit development in inappropriate areas of the municipality; lead to developments that are inconsistent with community development objectives; and/or, permit developments which are incompatible with surrounding land uses. Such TNDs may actually leave the community or its municipal officials with a very bad taste for future TND projects." (<http://conservationtools.org/guides/46-traditional-neighborhood-development>)*

We are in danger of creating a TND that is disharmonious with the surrounding long-term neighborhood.

This proposed rezoning would become Oxford's first TND. It's incumbent on the City, the City Planner's office, and the area's current residents to make sure that any zoning change is done as well as possible. Currently, the proposed zoning change to TND lacks a responsibility to the surrounding neighborhoods- leaving too many pieces unknown, or, to be determined later. None of us can currently make our best decision.

Please to vote to 'put the brakes' on this project until the City Planning office can present the surrounding neighborhood with its best assessments, and plans, for drainage, traffic control, and how the proposed TND with its additional residents will fit with, and improve the existing neighborhood.

The planning office, and future developer, might find the neighborhood receptive to changes if they can demonstrate rezoning the parcel could improve the neighborhood.

---  
Brian Fisher and Virginia Cornelius  
Oxford, Mississippi

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Development off North Lamar

**Subject:** Development off North Lamar  
**From:** Allan Alexander <allanalex60@gmail.com>  
**Date:** 3/20/2017 2:32 PM  
**To:** rick@addyphotography.net

Dear Rick:

I have very strong concerns about the proposed 48-acre development proposed for the area west of North Lamar. The traffic in our lovely town is already so dense in all entryways into Oxford that I fear North Lamar in particular is vulnerable to chronic traffic bottlenecking.

It seems to me that we seem to let development outrun genuine traffic engineering and long term neighborhood quality concerns. We can only cram so many residential and commercial developments into our town before it becomes something totally different from what attracts people here in the first place. I, for one, have no interest in turning Oxford into Seaside, FL or a location that is more for tourists and students than true residents with long term interests in the health of the community.

Please do not vote in favor of the proposal without substantial revisions to address these very serious concerns.

Thank you,  
Allan Alexander  
526 North 11th Street

Sent from my iPhone



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Rezoning issues off of Chickasaw

**Subject:** Rezoning issues off of Chickasaw**From:** Lippincott <jlippincott@bellsouth.net>**Date:** 3/20/2017 12:34 PM**To:** mayorpat@oxfordms.net**CC:** rick@addyphotography.net, robyntannehill@gmail.com, jantonow@msn.com, ulhowell@bellsouth.net, prestontaylor04@aol.com, Ward6Oxfordms@gmail.com, John.Morgan@freedomdesigns.com

Dear Oxford Officials,

I have been following the rezoning plan for the land off of Chickasaw/Molly Barr. I did attend the meeting 2 weeks ago and wanted to bring up an additional point which never was mentioned during that meeting. The developer suggested that they had done a bit of a traffic study and one of the city officials said that they would be adding two stoplights on Lamar to deal with the extra traffic from the development.

What no one who does a traffic study on Chickasaw could possibly know, unless they were local parents of school aged kids, is that a HUGE amount of the traffic issues on Chickasaw come from parents going back and forth to the schools and trying to avoid the lights on N. Lamar. I have children in multiple schools and have taught children and their parents in this town for years. I recognize these folks. Adding two more lights on N. Lamar will only send more of them over to Chickasaw as a cut through.

I know that there is going to be development on that chunk of land. I would like to voice our family's opinion that the current plan seems WAY too crowded. Fewer people packed into a small space will help us keep our neighborhood the quiet, family friendly place we bought into. TND might be the hot new thing in city planning but cramped and crowed is not right for our neighborhood.

Thank you,

Jeanne Lippincott  
432 Cherokee Dr.  
662-513-4994

Kindermusik with Jeanne & Friends  
<http://kindermusikwithjeanne.com/>





## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**Subject:****From:** "C. R. Resetarits" <resetati@gmail.com>**Date:** 3/20/2017 2:24 PM**To:** rick@addyphotography.net, ulhowell@bellsouth.net, prestontaylor04@aol.com, robyntannehill@gmail.com, ward6oxfordms@gmail.com, jantonow@msn.com, John.Morgan@freedomdesigns.com

Dear Alderman

Please slow down and either vote NO for the rezoning out on North Lamar or postpone the vote until the developers submit a plan for a development about 1/4th the density. There are serious issues to be worked out BEFORE not AFTER. Before is so much more responsible and fiscally responsible.

Thank you

William and Cheryl Resetarits

103 Douglas Drive

Oxford, MS 38655

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Development on Molly Barr Road/Highway 30

**Subject:** Development on Molly Barr Road/Highway 30**From:** D S FERGUSSON <sdsferg@bellsouth.net>**Date:** 3/20/2017 2:07 PM**To:** "rick@addyphotography.net" <rick@addyphotography.net>

I hope you will vote NO on the rezoning of the plot of land of 48 acres along Molly Barr Road that has been proposed as a very dense neighborhood of 400 units. I travel Molly Barr/Highway 30 frequently and find it congested enough already. I have been in Oxford for almost 8 years and have watched with dismay as the density of developments continues to grow. What is really disheartening to me is the vertical development (and this proposed neighborhood would contain some of that) that is beginning to make Oxford feel cramped and over-crowded. Please consider reducing the density of this proposed neighborhood (about 1/4 of the proposed units would be good) if you vote to rezone the property.

Dianne S. Fergusson, Ph.D.  
Concerned Citizen

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

City of Oxford Planning Commission  
February 13, 2017

## SUMMARY MEETING MINUTES

## Planning Commission:

Darryail Whittington (Chairman)  
Duncan Gray  
Mark Hulse  
Hayden Alexander (Not Present)  
Michael Harmon  
John Bradley  
Judy Riddell

## Staff:

Judy Daniel  
Ben Requet  
Gray Parker  
Lori Markle

**Advisory Member:**  
Reanna Mayoral

**Legal Counsel:**  
Pope Mallette

- I. Meeting called to order at 5:00pm
- II. Approval of the Agenda  
Commissioner Hulse 1<sup>st</sup> to move item #15 in front of item #14. Commissioner Bradley 2<sup>nd</sup>.
- III. Approval of the minutes from January 9, 2017  
Commissioner Bradley 1<sup>st</sup>. Commissioner Harmon 2<sup>nd</sup>.
- IV. Staff Report
- V. Case #2153 – Johnny Morgan has filed a request for a forty-five foot (45') front yard setback variance for property located at 1101 North Lamar Boulevard. (PPIN #20949)

**Planners Comments:** The subject property is an irregularly shaped lot located on the west side of North Lamar Boulevard and measures approximately 1.21 acres. The subject property has ingress/egress off of North Lamar, but the majority of the lot does not have any frontage onto the street. The lot sits directly behind the strip center with State Farm and Engagements Bridal, approximately twenty feet (20') below the North Lamar street grade. The maximum front yard setback for buildings in the Neighborhood Business zoning district is twenty-five (25') feet.

The applicant is seeking a forty-five foot (45') front yard setback variance to accommodate for a one-story commercial building within this unique lot. The shape of this lot and lack of frontage makes it impossible to be within the twenty-five foot (25') setback requirement. The north and west sides of the lot have a buffer between Neighborhood Business and the abutting Residential Estate zoning.



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

A variance request may be granted when special conditions exist that are peculiar to the land or structures that do not apply to other lands or structures in the same District under the terms of this Ordinance under the terms of the Section 216.07, provided in your packets.

**Recommendation:** Staff recommends approval of the forty-five foot (45') front yard (east) setback variance request with the following condition:

1. Variance request is for the attached plan.

## *Summary of Discussion:*

- Commissioner Bradley 1<sup>st</sup>.
- Commissioner Hulse 2<sup>nd</sup>.
- *Motion approved 6-1 (Commissioner Bradley opposed)*

- VI. Case #2154 – Nancy Fyke has filed a request for A) four-foot, nine-inch (4'9") rear yard setback variance; B) a two-foot, nine-inch (2'9") side yard setback variance for property located on 1526 Jefferson Avenue. (PPIN #6109)

**Planners Comments:** The subject property is a home on a non-conforming lot on the south side of Jefferson Avenue near the corner of N. 16<sup>th</sup> Street. The house was built in 1900, and the existing carport structure was built in the mid-1950's. These structures were built before current setback standards were established and they exceed the setbacks on the west side yard and rear yard setbacks of this lot. This is not unusual for a home of this age on small lots near the Square and within the Neighborhood Conservation Overlay.

The applicant does not plan to change the current footprint of the home, but would like to come into compliance so that they may renovate the house and carport. The applicant states that conforming to the current zoning would not allow for the parking of two vehicles, and would hinder a renovation to add needed square footage. The applicant is therefore requesting variances to bring the home into compliance.

The original first piece of the request was a four-foot, nine-inch (4'9") rear setback variance, but they later amended the proposal to a lesser request: a four-foot, seven inch (4'7") rear yard setback variance.

Due to the historic nature of this residence, any modification to the structure must first go before the Oxford Historic Preservation Commission to receive a Certificate of Appropriateness. The Historic Preservation Commission case for renovations will be heard on February 23, 2016, Case #415. It will be helpful to already have this variance granted by the time of that hearing.

A variance request may be granted when special conditions exist that are peculiar to the land or structures that do not apply to other lands or structures in the same District under the terms of this Ordinance under the terms of the Section 216.07, provided in your packets.

**Recommendation:** Staff recommends approval of this variance with the following conditions:

1. The variance applies only to the attached plan.

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## **Summary of Discussion:**

- Commissioner Bradley 1<sup>st</sup>.
- Commissioner Harmon 2<sup>nd</sup>.
- *Motion approved unanimously by all present.*

- VII. Public Hearing for Case #2155 – Blackburn Holdings, LLC. has filed a request for a fifty-two foot (52') front yard setback variance for property located at southeast quadrant of the Anchorage Road and Highway 314 intersection. (PPIN #6393)

**Planners Comments:** The subject property is approximately +/- 1.80 acres, located at the southeast corner of the intersection of Anchorage Road and Highway 314 and was recently rezoned (NB) Neighborhood Business. The subject property is below the grade of Highway 314 (Old Sardis Road), is currently undeveloped with sparse natural vegetation slopes from north to south. The properties to the north of Highway 314 (Old Sardis Road) are outside the city limits but the properties surrounding the subject property to the east, south and west are inside the city limits and are zoned (RC) Multi-Unit Residential.

The Neighborhood Business district regulations require that the front building setback be not less than fifteen feet (15') and not greater than twenty-five (25') from the property line. Generally, the "build-to line" is a regulation used to facilitate pedestrian-friendly buildings, something that is desired in a neighborhood business district. The subject property is a corner lot and would require the building to be located within this "build-to line" along both Anchorage Road and Highway 314 (Old Sardis Road). The attached proposed layout indicates the building being in compliance with the district regulations along Anchorage Road; however, the applicant is seeking a fifty-two foot (52') front setback variance along Highway 314 (Old Sardis Road).

Residential housing surrounds the subject property; however, Highway 314 (Old Sardis Road) is a heavily traveled road with speeds in excess of 55 mph which could be potentially more dangerous than Anchorage Road. The applicant is indicating a sidewalk along both roads but the sidewalk along Anchorage Road nearly extends to Clearbrook Drive, which would offer a safer travel path for pedestrians walking from adjacent properties.

**Recommendation:** Staff recommends approval of the fifty-two foot (52') front yard setback variance request with the following condition:

1. The variance applies only to the attached plan.

## **Summary of Discussion:**

Senior Planner Benjamin Requet said there are two points of ingress/egress, but were not looking at the site plan. Chairman Whittington asked how far it was to Clearbrook, and Mr. Requet said he was uncertain and that was another property. He said it would be nice if they contacted the adjacent property owners. Applicant engineer Paul Koshenina said that you can turn either way out and that



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD • DEMENT 61-7854

the exists were MDOT approved and fairly typical for such a site. He said a traffic impact study has been completed, and there were no other conditions on Sardis.

- Commissioner Hulse 1<sup>st</sup>.
- Commissioner Gray 2<sup>nd</sup>.
- *Motion approved unanimously by all present.*

VIII. Public Hearing for Case #2156-- Tatum and Hugh Brown have filed a request for a Special Exception to allow residential in a (NB) Neighborhood Business zoning district for property located at 1328 North Lamar Boulevard. (PPIN #5079)

**Planners Comments:** The subject property is located along North Lamar Boulevard and is the current site of the Brown Insurance office that was constructed in 2016. This newly constructed building consists of 6,000 SF of professional office space on the upper level and 3,000 SF of warehouse space on the lower level. A total of thirty-one (31) parking spaces have been provided, of which, twenty-four (24) spaces are required for the professional office portion of the building.

The applicant is seeking a Special Exception to allow a mixed-use development in a (NB) Neighborhood Business district by converting the 3,000 SF on the lower level of the building into four (4) one-bedroom apartments. The proposed residential units would be accessed from the rear of the building and would not offer a residential front towards North Lamar Boulevard. As proposed, the applicant is required to provide a total of six (6) parking spaces for residential purposes and the site has more than adequate parking to comply with this requirement. The area along North Lamar contains a mix of commercial and residential uses. Further, such mixed-use development reflects the goals of the Vision 2037 Comprehensive Plan.

**Recommendation:** Staff recommends approval of the request to allow residential use in the Neighborhood Business District with the following finding:

1. Granting this Special Exception will not adversely affect the public interest.

### **Summary of Discussion:**

Tatum Brown brought a set of four sheets that had updated elevations, floor plan, and site plan.

Assistant City Engineer Reanna Mayoral stated that an additional condition be made that the applicant pay for water and sewer taps before getting building permits.

- Commissioner Bradley 1<sup>st</sup> with engineering condition before building permit issued.
- Commissioner Harmon 2<sup>nd</sup>.
- *Motion approved unanimously by all present.*



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- IX. Public Hearing for Case #2157 – Oxford Loop Properties, LLC. has filed a request for Preliminary and Final Plat Approval for 'Parkway Centre II' for property located at 2720 West Oxford Loop. (PPINS #35448, 35623 & 17955)**

**Planners Comments:**

Parkway Centre II is a small office complex comprised of three structures located at the northeast corner of West Oxford Loop and Anderson Road. The property is an approximate square of 1.874 acres. This application is for a three lot subdivision, allotting one lot to each of the three structures. The proposed Lot 1 is owned by Oxford Eyecare, Lot 2 is owned by Ross Dental, and Lot 3 is owned by Oxford Loop Properties, LLC.

A site plan was approved for this property in July of 2014. Last summer, while determining the sufficiency of the landscaping at this site staff determined that these properties were functioning as a subdivision, but were approved as a single lot site plan. A search of records at the Courthouse showed that the properties were divided among the owners of the buildings in January and June of 2014.

Staff contacted the owners of these properties and informed them of this illegal division of property. They professed to not understand that the subdivision was required, and agreed to prepare a subdivision plat for consideration by the Planning Commission. Due to heavy schedules facing local engineering firms, these plats have just now been submitted.

The Site Plan Review Committee considered this proposed subdivision and recommends approval of the Preliminary and Final Plats, with conditions noted.

**Public Works Comments:** A number of items must be added to the Plat related to easements, and stormwater issues.

**Recommendation:** Staff recommends approval of the Preliminary & Final Plat for Parkway Centre II with the following conditions:

1. Approval of the Preliminary Plat:
  - a. Approval is for the plat as submitted; with recommended amendments.
  - b. Approval of Preliminary Plat for 'Parkway Centre II', by the Mayor and Board of Alderman.
  - c. Provide shared access easement and shown on the plat at the driveways, with the understanding that there will be no further curb cuts granted in the future.
  - d. Ownership and perpetual maintenance of the stormwater system must be determined and indicated on the plat.
  - e. The stormdrain system must be indicated on the plat.
  - f. The location, type, and ownership of existing utilities must be indicated.
  - g. The drainage ditch that runs along the east side of the subdivision must be shown.
  - h. The extent of the floodway must be shown.
  - i. An access easement to and from Parkway Centre I must be indicated.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

2. Approval of the Final Plat:
  - a. Approval is for the plat as submitted.
  - b. Approval of the Final Plat for 'Parkway Centre II', by the Mayor and Board of Alderman
3. Include standard language on the Final Plat placing common responsibility all common areas with the Property Owners Association and the lot owners individually; and tying all lots to their responsibilities to the Common Areas.
4. Covenants submitted before consideration by the Mayor and Board of Aldermen.

*Summary of Discussion:*

Assistant City Engineer Reanna Mayoral stated that she had an exception to item D as a condition. She did not see that in the covenants. Ms. Mayoral stated that she was use to seeing stormwater and that whoever buys the property in the future should see on the plat that they own part of the stormwater. She added that she was told that it was joint maintenance of all common elements. Eric Jones, with Parkway Centre, spoke and said they did the original site plan as presented. He said it was built and constructed by a separate firm, and that they were bringing it back at the request of the owner to clean up his error.

- Commissioner Bradley motion to table.
- Commissioner Hulse 2<sup>nd</sup>.

- X. Public Hearing for Case #2158 – Lafayette County has filed a request for Site Plan Approval for 'Lafayette County Office Complex' for property located to the east of County Road 406 and 850' south of Highway 6. (PPIN #8921)

**Planners Comments:** The subject property is approximately +/- 53 acres located east of County Road 406 and eight hundred fifty feet (850') south of Highway 6, located outside the City Limits of Oxford, and is owned by Lafayette County. This property is undeveloped and land is typical of the Oxford hill country with rolling topography. This proposed development will require City of Oxford utilities, primarily sewer service, which requires Board of Alderman approval and the project must comply with city regulations.

Lafayette County is proposing to construct a new office complex on approximately 24 acres that will contain a new county court facility and offices for various state agencies. The anticipated occupation date for the proposed office complex is late 2017/early 2018 but in order to get an early start on construction, the project is being split into two phases: a site preparation phase and a building phase. The site plan requesting approval at this time is for the site preparation phase. A separate plan will be submitted for the building phase, which will include parking lots, a landscape plan, stormwater detention and building elevations. After review of the provided tree survey, it has been determined that this development will not require tree mitigation.



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

**Recommendation:** Staff recommends approval of the Site Plan for 'Lafayette County Office Complex' with the following conditions:

1. Approval is contingent on the Board of Alderman agreeing to provide water and sewer services outside of the City Limits of Oxford.
2. Approval is for the plan as submitted.

**Summary of Discussion:**

Applicant engineer Kevin McCleod spoke and stated that they were clearing and moving dirt to get a head start and will be back with the full site plan when designed.

- Commissioner Bradley 1<sup>st</sup>.
- Commissioner Harmon 2<sup>nd</sup>.
- **Motion approved unanimously by all present.**

XI. Public Hearing for Case #2159 – Connie Collins has filed a request for Site Plan Approval for 'Clay Canvas' for property located at 106 Commerce Drive. (PPIN #29163)

**Planners Comments:** The subject property is a relatively flat, irregularly shaped lot located off Highway 7 in the Oxford Commerce Park development, measuring approximately +/- .80 acres. The applicant is seeking site plan approval to construct a 3,200 sq. ft. one-story pottery and craft store commercial building in Lafayette County, outside the City limits. Clay Canvas is seeking City utilities; therefore the site plan is reviewed by the Planning Commission. The applicant plans one point of ingress and egress at Commerce Drive. Additionally, the Land Development Code requires this site to have eleven (11) parking spaces, and the applicant is providing seventeen (17) spaces. No significant trees will be removed in the construction; thus no mitigation will be needed.

**Recommendation:** Staff recommends approval of the Site Plan for 'Clay Canvas' with the following conditions:

1. The applicant shall provide the City of Oxford with an executed Petition for Annexation.
2. Approval is contingent on the Board of Alderman agreeing to provide water and sewer services outside of the City limits.
3. Approval is for the site plan as submitted.

**Summary of Discussion:**

Applicant engineer Joey Moore said that they were seeking water and sewer from the City.



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- Commissioner Bradley 1<sup>st</sup>.
- Commissioner Hulse 2<sup>nd</sup>.
- *Motion approved unanimously by all present.*

**XII. Public Hearing for Case #2160 – Johnny Morgan has filed a request for Site Plan Approval for 'Morgan Rentals' for property located at 908 North Lamar Boulevard. (PPINS #5213, #5214 & #17350)**

**Planners Comments:** The subject property is approximately one acre and located on the east side of North Lamar Boulevard near Pleasant Drive. The applicant proposes a mixed-use phased development of two three-story buildings. The project has approximately 12,000 sq. ft. of ground floor commercial space (5,985 sq. ft. in each building). On the second and third floor of each building, eight (8) residential units are planned with two (2) and three (3) bedrooms, totaling at eighteen (18) bedrooms on site.

The applicant was approved of a variance from the off-street parking requirements in January 2017. With that variance, they have provided adequate parking spaces for the development. The proposal requires sixty-five (65) parking spaces and the applicant has provided sixty-five (65) spaces. The site meets the 30% green space requirement, including partial coverage within the City's large right-of-way along this section of North Lamar. Two points of ingress/egress include one off of North Lamar, and another off Pleasant Road. There is also a small access lane into the site from the south. The landscape plan indicates adequate parking lot tree coverage.

The Site Plan Review Committee has review this plan on several occasions and it was approved on January 30, 2016. All revisions have been made.

**Recommendation:** Staff recommends approval of the Site Plan for 'Morgan Rentals' with the following conditions:

1. The approval is for the site plan as submitted.

**Summary of Discussion:**

- Commissioner Bradley 1<sup>st</sup>.
- Commissioner Harmon 2<sup>nd</sup>.
- *Motion approved unanimously by all present.*

**XIII. Public Hearing for Case #2161 – Stan O'Dell has filed a request for Final Plat Approval (Amended) for the 'Royal Oaks Phase IV, Lot 156' for property located at 806 Royal Oaks Drive. (PPIN #16725)**

**Planners Comments:** The subject property is Lot 156 located within the Royal Oaks Estates Subdivision, Phase 4. The subject property is approximately +/- 10.32 acres and it is currently located outside the City Limits of Oxford. The applicant is proposing to subdivide Lot 156 into six (6) total lots varying in sizes of just over a half acre to in excess of three acres. Currently, two structures exist on Lot 156, however, this



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## Sec. 87-21. - Weeds prohibited.

- (a) *Prohibited conditions.* It shall be unlawful for any person owning or occupying any lot, parcel or property abutting, or within 200 feet of any public street within the city to permit weeds, grass, brush or other undesirable vegetation to grow to a height in excess of 12 inches. If found to be in excess of 12 inches by enforcement personnel, a citation can be issued. Violations of this section shall be punished in accordance with chapter 1, General Provisions, Section 1-8, General Penalties, Continuing Violation; Abatement of Nuisances, Continuing Violations.
- (b) *Adjudication of uncleanliness.* To determine whether property or parcel of land within a municipality is in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community, the board of aldermen shall conduct a hearing, on its own motion or upon the receipt of a petition signed by the majority of the residents within 300 feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:
  - (1) United States mail two weeks before the date of the hearing mailed to the address of the subject property and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and
  - (2) Posting notice for at least two weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall.
- (c) *Notice to owner; hearing abatement; costs adjudicated.* Any notice required by this section shall include language that informs the property owner that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one year after the hearing without any further hearing if notice is posted on the property or parcel and at city hall at least seven days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing the mayor and board of aldermen shall, in its resolution, adjudicate such parcel of land in its then condition to be a menace to the public health and safety of the community, the mayor and board of aldermen, shall, if the owner does not do so himself, proceed to clean the land, by the use of municipal employees or by contract, by cutting weeds; removing rubbish, dilapidated fences, dilapidated buildings and other debris; and draining cesspools and standing water therefrom. Thereafter, the mayor and board of aldermen may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$1,500.00 or 50 percent of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, or, at the option of the governing authority an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost of any contract executed by the municipality to have the work done, and administrative costs and legal cost of the municipality.

For subsequent cleaning within one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven days notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall as authorized in subsection (b) a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six times in any 12-month period with respect to removing dilapidated buildings, dilapidated fences and no more than 12 times in any 24-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning the property shall not exceed an aggregate amount of \$20,000.00 per year or fair market value of the property subsequent to cleaning, whichever is less. The city may assess the same penalty for each time the property or land is cleared as otherwise provided this section.

- (d) *Civil debt; institution of suit.* If the board of aldermen declares by resolution, that the cost and any penalty shall be collected as a civil debt, the board of aldermen may authorize the institution of a suit on open account against the owner of the property in a court of competent jurisdiction in the manner provided by law for the cost and any penalty, plus court costs, reasonable attorney's fees and interest from the date the property was cleaned.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

- (e) *Lien; assessment enrolled.* If the board of aldermen does not declare that the cost and any penalty shall be collected as a civil debt, then the assessment provided for in subsection (c) of this section shall be a lien against the property and may be enrolled in the office of the circuit clerk of the court as other judgments are enrolled, and the tax collector of the city shall, upon order of the board of aldermen, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes.

(Ord. No. 2015-19, § II.1, 5-5-2015)



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



Joseph B. East  
Chief of Police  
jeast@oxfordpolice.net

**To:** Mayor and Board of Aldermen  
**From:** Joey East, Chief  
**Date:** March 3, 2017  
**Re:** Amendments to Weed Ordinance, Sec. 87-21

In working with the Code Enforcement Division Officers, we have some concerns about the enforcement of the current regulation as written. We are proposing a change to the regulation, which will assist in our enforcement efforts.

The proposed changes to the ordinance are to add in Section 87-21(a), the following:

*"If found to be in excess of 12 inches by enforcement personnel, a citation can be issued. Violations of this section shall be punished in accordance with chapter 1, General Provisions, Section 1-8, General Penalties, Continuing Violation; Abatement of Nuisances, Continuing Violations."*

This change is requested to provide an enforcement action for a person owning or occupying a property who is allowing their grass to grow to a height in excess of 12 inches but does not need an adjudication of uncleanliness and abatement as outlined in Section 87-21(b). The penalties are consistent with other enforcement actions in this section.

Oxford Police Department  
715 Molly Barr Rd.  
Oxford, MS 38655  
Phone: (662) 232-2400  
Fax: (662) 232-2314

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854



Joseph B. East  
Chief of Police  
jeast@oxfordpolice.net

**To:** Mayor and Board of Aldermen  
**From:** Joey East, Chief  
**Date:** March 15, 2017  
**Re:** Amendments to Parades, Public Assemblies and Special Events  
Chapter 102 -- Article XX Section 102-642

We are proposing changes to the ordinance regarding the payment for police protection for events. We want to establish a clear time frame for full payment and establish a payment deposit option for applicants to secure their event date / time prior to payment in full.

- 1) Modification of Sec. 102-642(a)(8):
  - a. Remove the reference to subsection (a)(7) and replace it with the correct cross reference of "Section 102-641(a)".
  - b. Clarify the procedure for payment for police protection as follows:
    - i. The total cost must be paid in full 10 days prior to the event or the event will be canceled.
    - ii. Allow prior to making payment in full the applicant to pay a 25% refundable deposit to secure the date / time of the event.

Our Staff recommends approval of the proposed changes.

Oxford Police Department  
715 Molly Barr Rd.  
Oxford, MS 38655  
Phone: (662) 232-2400  
Fax: (662) 232-2314



# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## ARTICLE XX. - PARADES, PUBLIC ASSEMBLIES AND SPECIAL EVENTS

Sec. 102-642. - Standards for issuance.

- (a) The chief of police shall issue a permit as provided for herein when, from a consideration of the application and from such other information as may otherwise be obtained, he finds that:
- (1) The conduct of the parade or public assembly will not substantially interrupt the safe and orderly movement of other pedestrian or vehicular traffic contiguous to its route or location;
  - (2) The conduct of the parade or public assembly will not require the diversion of so great a number of city police officers to police properly the line of movement and the areas contiguous thereto as to prevent normal police protection of the city;
  - (3) The concentration of person, animals, and vehicles at public assembly points of the parade or public assembly will not unduly interfere with property, fire and police protection of, or ambulance service to, areas contiguous to such public assembly areas;
  - (4) The conduct of the parade or public assembly is not reasonably likely to cause injury to persons or property;
  - (5) The parade or public assembly is scheduled to move from its point of origin to its point of termination expeditiously and without unreasonable delays en route;
  - (6) Adequate sanitation and other required health facilities are or will be made available in or adjacent to any public assembly areas;
  - (7) There are sufficient parking places near the site of the parade or public assembly to accommodate the number of vehicles reasonably expected;
  - (8) The applicant has secured the police protection, if any, required under ~~subsection (c) (4)~~ Section 102-641(a). The total cost of the police protection must be paid in full 10 days prior to the event or the event will be canceled. Prior to making payment in full, the applicant may make a refundable deposit of 25% of this amount in order to secure the date / time of the event.
  - (9) Such parade or public assembly is not for the primary purpose of advertising any product, goods or event that is primarily for private profit, and the parade itself is not primarily for profit. The prohibition against advertising any product, goods or event shall not apply to signs identifying organizations or sponsors furnishing or sponsoring exhibits or structures used in the parade;
  - (10) No parade or public assembly permit application for the same time and location is already granted or has been received and will be granted;
  - (11) No parade or public assembly permit application for the same time but not location is already granted or has been received and will be granted, and the police resources required for that prior parade or public assembly are so great that in combination with the subsequent proposed application, the resulting deployment of police services would have an immediate and adverse effect upon the welfare and safety of persons and property;
  - (12) No event is scheduled elsewhere in the city where the police resources required for that event are so great that the deployment of police services for the proposed parade or public assembly would have an immediate and adverse effect upon the welfare and safety of persons and property; and
  - (13) The parade, if it takes the form of cruising, has the approval in writing of the owner or an authorized agent of the owner for the use of the parking lot which is the site of the parade.
- (b) No permit shall be granted that allows for the erection or placement of any structure, whether permanent or temporary, on a city street, sidewalk, or right-of-way unless advance approval for the erection or placement of the structure is obtained from the board of aldermen.





Joseph B. East  
 Chief of Police  
 jeast@oxfordpolice.net

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 715 Molly Barr Rd.  
 Oxford, MS 38655  
 Phone: (662) 232-2400  
 Fax: (662) 232-2314

# MINUTE BOOK No. 71 CITY OF OXFORD

19. Mayor and Board of Aldermen

SAFEGUARD - DEMENT 61-7854

**From:** Joey East, Chief  
**Date:** March 15, 2017  
**Re:** Amendments to Alcohol Ordinance  
 Chapter 14, Article I and II

In working with the Code Enforcement Division Officers, we have some concerns about the enforcement of the current regulation as written. We are proposing some changes to the regulation which will assist in our enforcement efforts.

- 1) Modification of Sec. 14-9 (b)
  - a. Remove the reference to beer and/or light wine in sections (1), (2), (3), (4), (5), (6) and (7) as this is referenced in Section 14-47.
- 2) Modification of Sec. 14-43 (b)
  - a. Clarify the current requirement for a business to have an on-premises retailer's permit issued by the Mississippi Alcohol Beverage Control, in order to obtain a City of Oxford beer and light wine privilege license by adding an item (4) to this section. This requirement is currently stated in Sec. 14-44 (8), under the regulation language.
- 3) Modification of Sec. 14-44 (8)
  - a. Re-word this section to clarify the current requirement for the business to 'maintain' the on-premises retailer's permit required in Section 14-43.
  - b. Add the appropriate Mississippi Criminal statute reference.
- 4) Modification of Sec. 14-47 (b)
  - a. Remove the reference to alcoholic beverages in sections (1), (2), and (3) as this is referenced in Section 14-9.
  - b. Add to this section to have it 'mirror' Section 14-9 for exceptions to the municipal buildings. Proposed to add sections (4) L.Q.C. House, (5) Cedar Oaks, (6) Visitor's Center, and (7) Pavilion as exceptions
- 5) Modification of Sec. 14-51(2)
  - a. Delete from this regulation the current wording allowing a business to provide alcoholic beverages to customers, free of charge, as this in conflict with the State of Mississippi statutes.
- 6) Modification of Sec. 14-51(3)
  - a. Add wording to this regulation referring the reader to the correct section for the process and requirements for obtaining the appropriate permit.

Our Staff recommends approval of the proposed changes.

# MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## ARTICLE I. - IN GENERAL

### Sec. 14-1. - Intoxication.

It shall be unlawful for any person to be or to become drunk in any public place in the city in the presence of two or more persons. Any person found guilty of violating this section shall be fined in any amount not exceeding \$100.00.

(Code 1968, § 5-1; Ord. No. 2007-10, § 1(5.1), 7-3-2007)

**State Law reference**— Public drunkenness prohibited, MCA 1972, § 97-29-47.

### Sec. 14-2. - Persons who may not be sold to and persons who may not purchase.

- (a) It shall be unlawful for any persons to sell, furnish, dispose of, give or cause to be sold, furnished, disposed of, or given, any alcoholic beverage to any person under the age of 21 years.
- (b) It shall be unlawful for any person to sell or furnish any alcoholic beverage to any person who is known to be insane or mentally defective, or to any person who is visibly intoxicated, or to any person who is known to habitually drink alcoholic beverages to excess, or to any person who is known to be an habitual user of narcotics or other habit-forming drugs.
- (c) It shall be unlawful for any person under the age of 21 years to purchase, receive, or have in his possession in any public place, any alcoholic beverages.
- (d) It shall be unlawful for any person under the age of 21 years to knowingly make a false statement to the effect that he is 21 years old or older to any person engaged in the sale of alcoholic beverages for the purpose of obtaining the same.

(Code 1968, § 5-2; Ord. No. 1981-21, § 1, 9-1-1981)

### Sec. 14-3. - Presence of minors.

It shall be unlawful for any owner, proprietor, manager or any employee of any establishment which has an on-premises retailer's permit, issued by the Office of Alcohol Beverage Control of the State Tax Commission, to allow or permit any minor under the age of 18 years to enter or be present in the lounge area or bar area of any such establishment, unless such minor is accompanied by parents or guardians, or under proper supervision of a responsible person 21 years of age or older.

(Code 1968, § 5-5; Ord. No. 1981-21, § 2, 9-1-1981)

### Sec. 14-4. - Entertainment, conduct of patrons.

It shall be unlawful for any retailer of alcoholic beverages to permit within his premises any lewd, entertainment or conduct or practices by his patrons, such conduct and practices being defined in Code Miss. R. 48 080 001 (Regulation 16).

### Sec. 14-5. - Disturbance of the peace.

It shall be unlawful for any retailer of alcoholic beverages to allow or permit loud, boisterous or disorderly conduct of any kind upon his premises or to allow or permit the use of loud musical instruments so as to disturb the peace of the community wherein such premises is located.



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7054

(Code 1968, § 5-7)

## Sec. 14-6. - Undesirable persons.

It shall be unlawful for any retailer of alcoholic beverages to permit or allow known criminals or prostitutes to frequent his premises.

## Sec. 14-7. - Gambling.

It shall be unlawful for any retailer of alcoholic beverages to permit or allow gambling or the operation of any game of chance upon or within his premises.

(Code 1968, § 5-9)

## Sec. 14-8. - Employment of certain persons.

A person who is at least 18 years of age but under the age of 21 years who waits on tables by taking orders for or delivering orders of alcoholic beverages shall not be deemed to unlawfully possess or furnish alcoholic beverages if in the scope of his employment by the holder of an on-premises retailer's permit pursuant to MCA 1972, § 67-1-1 et seq. However, this exception shall not authorize a person under the age of 21 to tend bar or act in the capacity of a bartender.

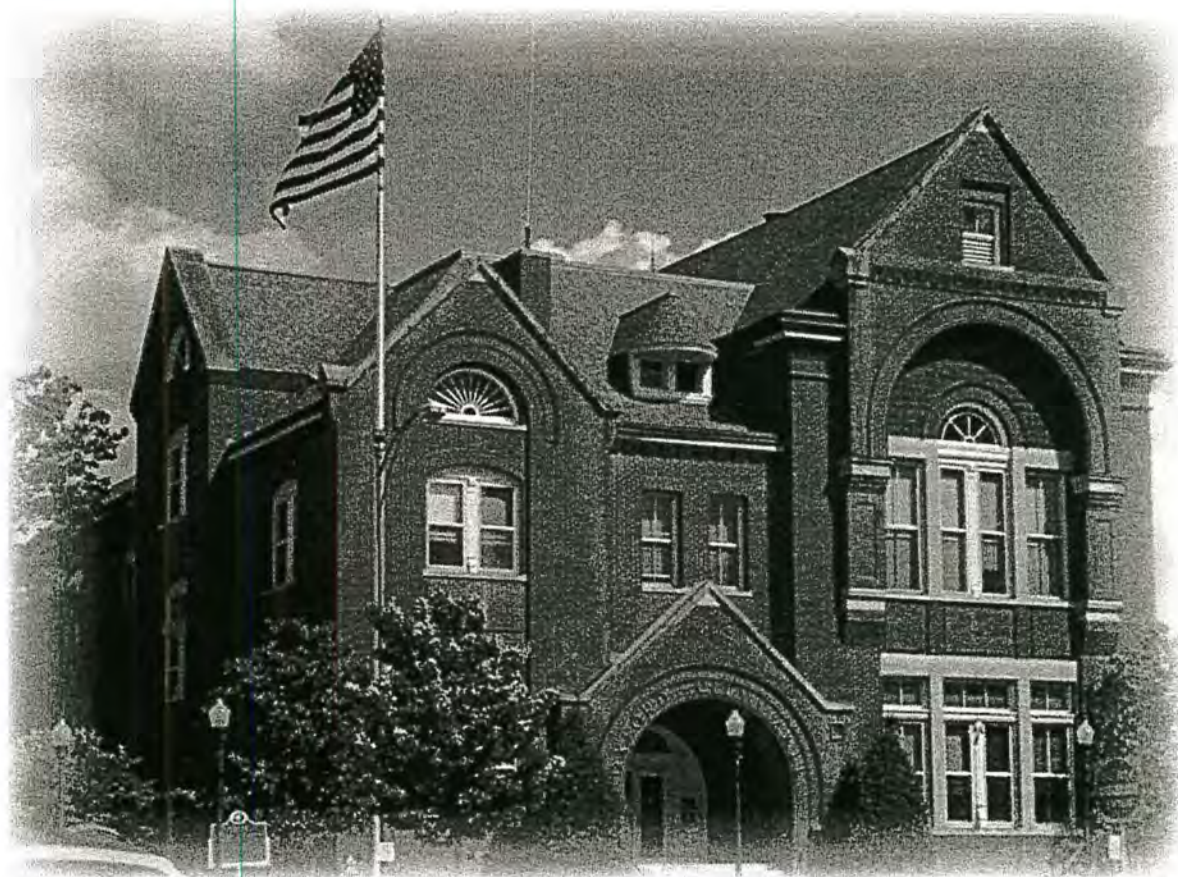
(Code 1968, § 5-10; Ord. No. 2007-10, § 1(5-10), 7-3-2007)

## Sec. 14-9. - Consumption in public buildings, parks, etc.

- (a) *Unlawful to serve alcoholic beverage in public buildings.* It shall be unlawful for any person to have in his possession, or to consume any alcoholic beverage in the city hall, municipal buildings, municipal school buildings, stadiums, any public playgrounds, or public parks, or clubhouses situated therein, or any fire station, or any golf course, or on any public grounds, buildings, parks, and places owned, maintained and operated directly by the city.
- (b) *Exceptions.* Nonetheless, due to the unique nature and purpose of certain municipal buildings and related activities required therein, the following limited exceptions to this section are hereby granted:
  - (1) *Oxford Conference Center.* The management of the Oxford Conference Center may, at its discretion, allow events to be held at the Oxford Conference Center at which alcoholic beverages, ~~including beer and/or light wine~~ are served and consumed. Service of alcoholic beverages, ~~including beer and/or light wine~~ shall be through permittees only (licensed caterers), within the provisions of MCA 1972, §§ 67-1-81 and 67-3-53.
  - (2) *Powerhouse Cultural Center.* In order to enhance the promotion and enjoyment of cultural arts programs and activities as defined by the state arts commission, the board of directors of the Yoknapatawpha Arts Council (YAC), either directly or by or through its authorized building manager, shall be authorized to designate certain specific events, clearly defined as to date and hourly duration, wherein alcoholic beverages, ~~including light wine and/or beer~~ may be served on its premises through permittees only (licensed caterers), within the provisions of MCA 1972, §§ 67-1-81 and 67-3-53.
  - (3) *Oxford Police Department.* The Oxford Police Department shall be authorized, at a designated site on its premises, to serve alcoholic beverages, ~~including light wine and/or beer~~ only during the established instructional period of the National Highway Traffic Safety Administration (NHTSA)-accepted curriculum for standardized field sobriety testing and/or drug abuse recognition under the direction of the state law enforcement liaison office.



# Oxford Police Department Year-End Review 2016



THIS REPORT WAS PREPARED BY END2END PUBLIC SAFETY, THE CAD/RMS  
PROVIDER FOR THE CITY OF OXFORD POLICE DEPARTMENT



**MINUTE BOOK No. 71, CITY OF OXFORD**

SAFEGUARD - DEMENT 61-7854

City of Oxford

---

The City  
of**Oxford**  
MISSISSIPPI**MAYOR**

George "Pat" Patterson

**BOARD OF ALDERMAN**

Rick Addy – Ward I

Robyn Tannehill – Ward II

Janice Antonow – Ward III

Ulysses "Coach" Howell – Ward IV

Preston E. Taylor – Ward V

Jason Bailey – Ward VI

John Morgan – Alderman At-Large

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MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Table of Contents

Calls by Type of Origination ..... 4

Call Volume per Year ..... 6

Recent Call Volume Increases from Incoming 911 Transfers ..... 7

Days with Highest Call Volume ..... 8

After-Midnight Call Volume ..... 9

After-Midnight Call Volume: Officer-Initiated Calls ..... 10

Noise/Party Complaints by Year ..... 11

Case Reports Issued ..... 12

FBI UCR Part 1 Crimes ..... 14

Larceny-Theft statistics out of UCR Part 1 Crime Reporting ..... 15

Larceny-Theft Offense Occurrences by Month ..... 16

Burglary Crimes by Day of the Week ..... 18

Investigated Incidents – Year 2016 ..... 19

Alcohol Violations ..... 20

Drug Violations ..... 21

Drug Arrest Demographics ..... 22

Traffic Accidents ..... 24

Top 5 Business Parking Lots for Traffic Accidents ..... 25

Top 5 Streets for Traffic Accidents ..... 26

Traffic Citations Issued ..... 27

Top 5 Traffic Violations ..... 30

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MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

Calls by Type of Origination

During the Year 2016, the department received 57,708 total calls. The department categorized each call based on the nature in which the call originated (commonly referred to as Received Via):

-  E911 Dispatch
-  Phone
-  Radio
-  Walk In

E911 Dispatch refers to calls received through an incoming call-transfer from Lafayette County 911. Phone refers to calls received through the non-emergency phone numbers for OPD. Radio refers to calls received from Officers as they observe events in the field. Walk In refers to calls received from citizens coming into the OPD facilities to speak with Officers regarding a yet-to-be-reported event.

During the Year 2016, the breakdown of calls per how each was received, is as follows:

E911 Dispatch	2954
Phone	16866
Radio	36774
Walk In	1114

During the Year 2016, the department managed 36,774 calls which were Officer Initiated (meaning the call was received via Radio from an Officer in the field), or 63.72% of the total number of calls received by the department for the Year 2016.

The following data represents call volume by origination type from Year 2012 through Year 2016:

Received Via	Year 2012	Year 2013	Year 2014	Year 2015	Year 2016	Grand Total
E911 Disp	826	727	1239	2503	2954	8249
Phone	14526	17907	18262	15842	16866	83403
Radio	9666	12572	20293	28809	36774	108114
Walk In	408	386	565	1089	1114	3562
Grand Total	25426	31592	40359	48243	57708	203328



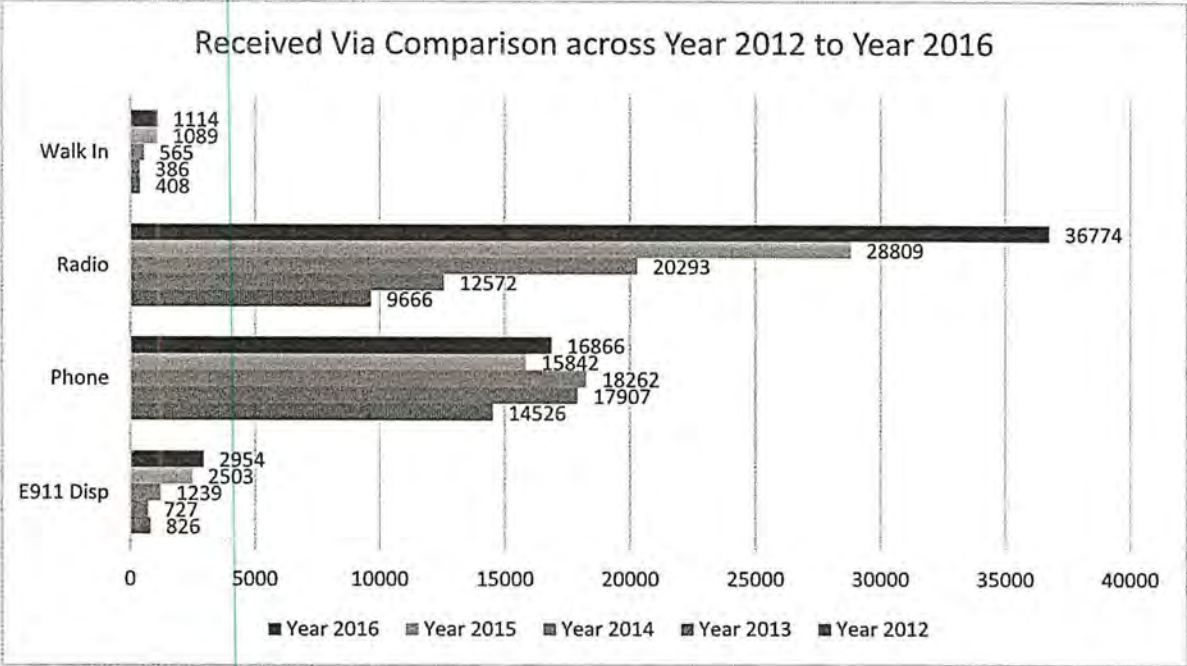
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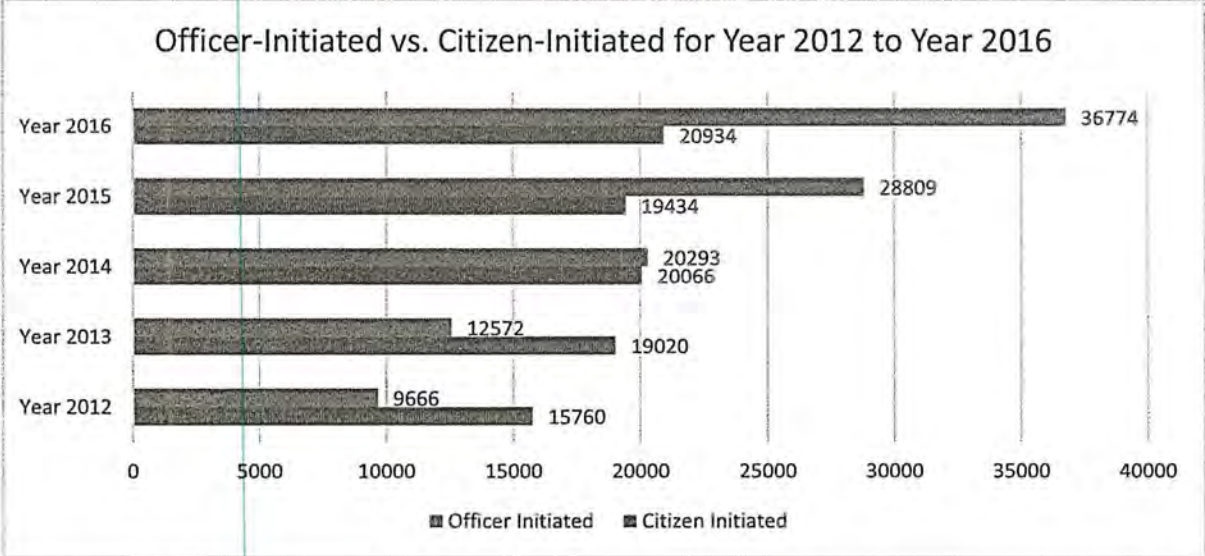
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SAFEGUARD - DEMENT 61-7854

The following chart depicts year-to-year comparisons for each type of call origination as received from Year 2012 through Year 2016:



Calls that are received via Radio are known as Officer-Initiated calls. All other methods by which a call is received are known as Citizen-Initiated calls. The following chart provides a year-to-year comparison of Officer-Initiated vs. Citizen-Initiated call volume for Year 2012 through Year 2016:



THIS REPORT WAS PREPARED BY END2END PUBLIC SAFETY, THE CAD/RMS PROVIDER FOR THE CITY OF OXFORD POLICE DEPARTMENT





Geotechnical Engineering  
Hydraulic Engineering  
Civil Engineering  
Surveying

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Oxford, MS 38655  
Phone 662-234-8539  
Fax 662-234-8639  
[oxford@pecorpms.com](mailto:oxford@pecorpms.com)



Land Planning/Subdivisions  
Road and Bridge Design  
Utility System Design  
Materials Testing

511 Moss Hill Drive  
New Albany, MS 38652  
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Fax 662-534-6801  
[newalbany@pecorpms.com](mailto:newalbany@pecorpms.com)

October 25, 2016

Mr. Bart Robinson, P.E.  
Director of Public Works  
City of Oxford  
107 Courthouse Square  
Oxford, MS 38655


RE: The Domain at Oxford-Oxford Way City Acceptance  
Oxford, MS

Dear Bart,

This letter is intended to serve as certification that the above referenced project has been constructed in substantial accordance with the approved plans. We are requesting that the city accept the roadway for ownership and maintenance at the next regularly scheduled Board of Aldermen meeting.

Please let me know if you have any questions or if you would like to discuss this matter further.

Sincerely,

  
Paul Koshenina, P.E.  
President  
Precision Engineering Corporation

RYLAND SNEED, P.S.

PAUL KOSHENINA, P.E.  
JONATHAN E. ADAMS, P.S.

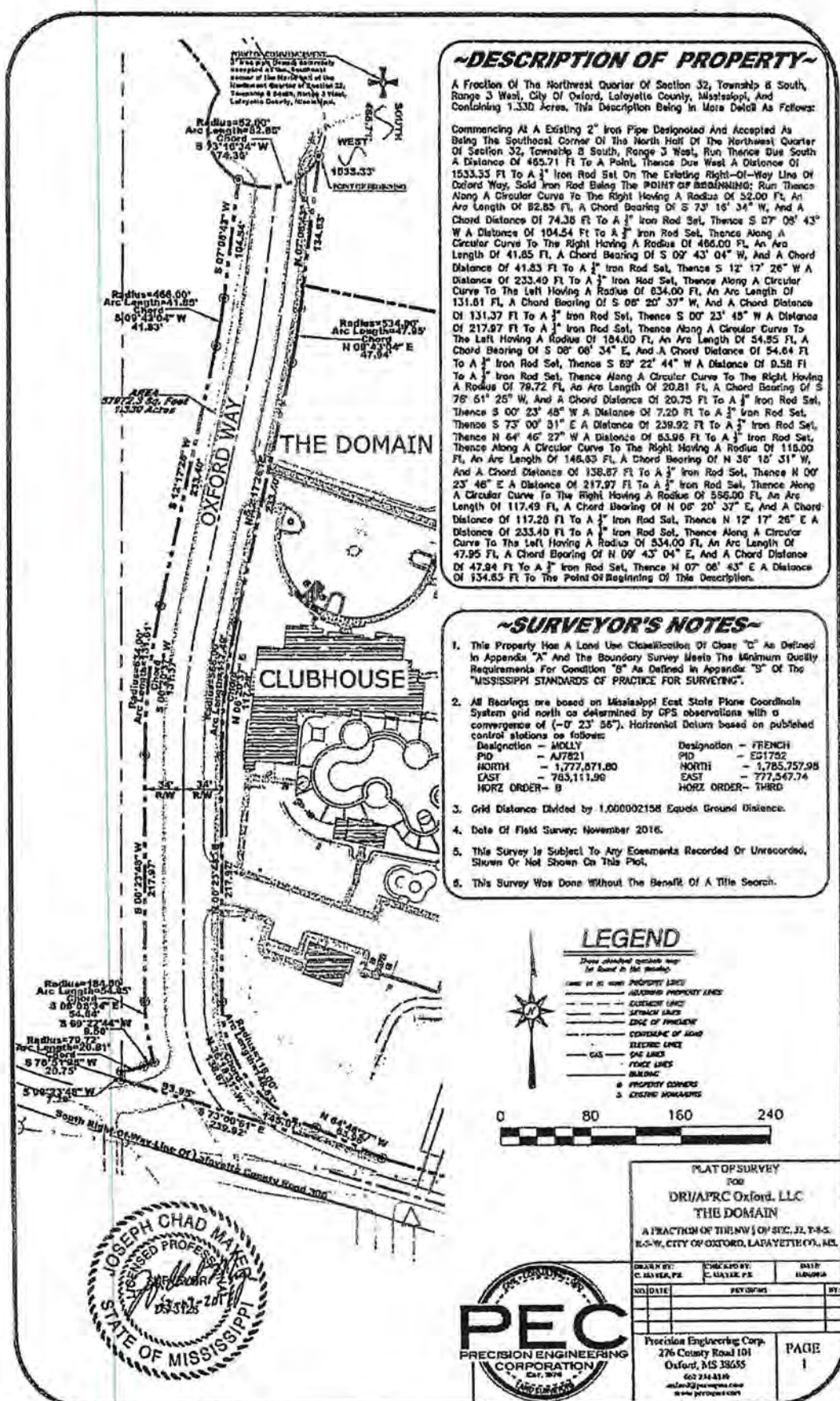
HUBERT L. FOLEY, JR., P.E., P.S.  
CHAD MAYER, P.S.

DARRELL RUSSELL, P.E., P.S.

BRIAN BYARS, P.E., P.S.  
LEE MIZE, E.I.

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MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

RESOLUTION FINDING AND DECLARING THAT THE PUBLIC CONVENIENCE AND NECESSITY  
REQUIRES THE ACQUISITION BY EMINENT DOMAIN OF THAT CERTAIN PROPERTY  
LOCATED WITHIN AND ALONG THE PROPOSED  
WEST OXFORD LOOP RIGHT OF WAY PROJECT (SEMP 36(1))

Whereas, the Lafayette County Board of Supervisors and the City of Oxford have heretofore agreed between them to jointly develop an extension of the West Oxford Loop and Sisk Avenue roadways based on a finding that the public convenience and necessity would be served thereby; and

Whereas, Lafayette County and the City of Oxford jointly retained the engineering services of Elliott & Britt, P.A., to undertake preliminary and final road design and construction plans for the extension and expansion of West Oxford Loop and Sisk Avenue extended; and

Whereas, based on the completed road right of way design for said project (SEMP 36 (1)), Elliott & Britt have advised of the necessity of acquiring a road right of way upon the subject properties as reflected on the attached survey and the City of Oxford accordingly finds and determines that the public convenience and necessity requires the acquisition of a road right of way upon the subject properties reflected on said survey; and

Whereas, the City of Oxford Mayor and Board of Aldermen and the Lafayette County Board of Supervisors attempted to negotiate the purchase of the subject proposed right of way properties based upon a fair market value, without success; and

Whereas, having unsuccessfully attempted the negotiated acquisition of the required road right-of-way on the properties owned by the Ray George Lewis Estate as reflected on the attached survey (the "subject" properties) , the City of Oxford Board of Aldermen approves the institution of an eminent domain proceeding and, further, to proceed under the quick take procedure based upon a finding, and hereby finds, that irreparable harm will occur and the public interest and convenience will suffer as a result of any further undue delay in the completion of said road project.

Now, Therefore, Be It Resolved:

- 1. That the public convenience and necessity requires the institution of a quick take eminent domain proceeding for the purpose of acquiring a right of way upon the subject properties in Lafayette County, and Oxford, Mississippi, given the need to alleviate significant traffic safety issues and that David D. O'Donnell, Esq. and Pope Mallette, Esq. be and are hereby retained and authorized to file eminent domain proceedings for and on behalf of Lafayette County and the City of Oxford.

The above and foregoing Resolution having been presented to the Mayor and Board of Aldermen of the City of Oxford at its March 21<sup>st</sup>, 2017 board meeting, Alderman Bailey moved that the foregoing Resolution be adopted and said motion was seconded by Alderman Addy, and upon the question being put to a vote, the vote was as follows:

Alderman Addy	voted	aye
Alderman Tannehill	voted	aye
Alderman Antonow	voted	aye
Alderman Howell	voted	aye

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854


Alderman Taylor	voted	aye
Alderman Bailey	voted	aye
Alderman Morgan	voted	absent

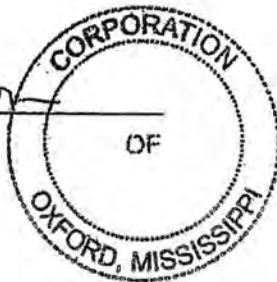
WHEREUPON, the foregoing Resolution was declared passed and adopted at a regular meeting of the Mayor and Board of Aldermen of the City of Oxford;

ON THIS, the 21st day of March, 2017.

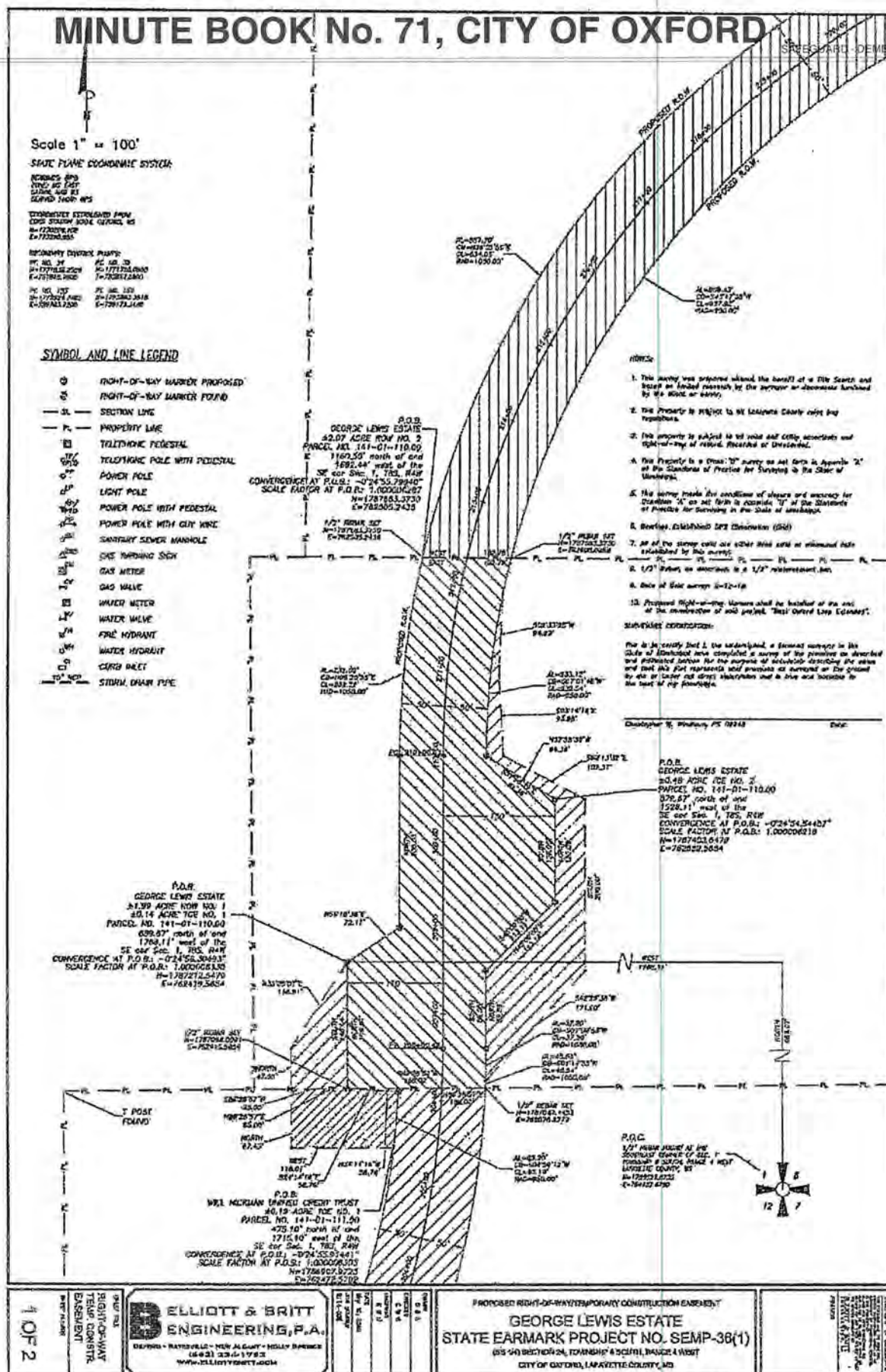
  
George G. Patterson, Mayor

ATTEST:

  
Ashley Atkinson, City Clerk









## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## ENCROACHMENT LICENSE

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Mississippi Gas, hereinafter called "CenterPoint," in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby consents for The City of Oxford, hereinafter called the "Undersigned," to cross CenterPoint's right-of-way and easement located in Section 30, Township 8 South, Range 3 West, Lafayette County, Mississippi, and recorded in Book 429, Page 361 of the land records of said County, with one 16" ductile iron water pipe being installed over the top of the gas line, hereinafter referred to as the "Structure." The crossing is located at 34° 21' 2.46" N latitude and 89° 32' 23.29" W longitude (GPS coordinates).

Additional location description Undercut and backfilling will be occurring near an existing 6" steel high pressure gas line.

CenterPoint Pipeline Sta. 23+24 Depth of Cover: Minimum of 24 inches Map Facet F17014938

By signing below, the Undersigned agrees to the following conditions:

- 1) Unless consented to otherwise by CenterPoint in writing, only hand digging will be conducted within three (3) feet of CenterPoint's facilities within its right-of-way and easement. The Undersigned's Underground Structure will cross (over/under) CenterPoint's facilities.
- 2) A representative of CenterPoint shall have the opportunity to be present at the job site during all phases of the construction, installation, and maintenance work. CenterPoint shall receive written notice, either by mail or facsimile, at least 24 hours' notice before any operations are commenced, at the address shown in paragraph 11 of this Agreement.
- 3) After construction the Undersigned shall restore, as near as reasonably practicable, the surface of CenterPoint's right-of-way and easement to its condition before construction began, as well as maintain a minimum of 24 inches separation between CenterPoint's facilities within its right-of-way and easement and the proposed Underground Structure.
- 4) In exercising the rights granted to the Undersigned by this agreement, the Undersigned agrees not to damage, interrupt, or interfere with CenterPoint's utilization, maintenance and repair of its right-of-way and easement and its facilities located thereon.
- 5) The Undersigned agrees to obtain all necessary rights from the owners of land crossed by CenterPoint's right-of-way and easement should CenterPoint not own said lands and rights.
- 6) Should the Undersigned fail to comply with the terms of this agreement within thirty (30) days of written notice, this agreement shall terminate and the Undersigned shall remove itself and all its property from CenterPoint's right-of-way and easement.
- 7) Construction and maintenance activities performed for the Undersigned on the subject right-of-way and easement shall be consistent with the plans and specifications provided to CenterPoint. Failure to do so shall constitute grounds for immediate cancellation of this agreement by CenterPoint, in addition to any other remedy to which CenterPoint may be entitled under Mississippi law.
- 8) No buildings, houses, structures, ponds, lakes, timber or other similar or dissimilar obstruction shall be placed by the Undersigned on the surface of CenterPoint's right-of-way and easement.

## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

9) This agreement shall remain in force indefinitely from and after the date specified below, subject, however, to the right of either party to terminate this agreement as to any or all of the facilities of the Undersigned, upon giving the other party ninety (90) days written notice of its desire to terminate this agreement, and indicating in said notice the extent of the facilities to which such termination shall apply. Upon such termination, the Undersigned, at its own risk and expense, shall remove its facilities within thirty (30) days after termination, and shall restore the CenterPoint right-of-way and easement to a safe and neat condition, and if the Undersigned shall fail to do so within said time, CenterPoint shall have the right, but not the duty, to remove such facilities and restore said property, at the risk and expense of the Undersigned.

10) This agreement shall be binding on the successors and assigns of the parties thereto, but no assignment hereof by the Undersigned, its successors or assigns, shall be binding upon CenterPoint without its written consent in each instance.


11) All written notices shall be provided to the following address:

CenterPoint Energy Mississippi Gas  
Jody McDougal  
399 Hwy 6 West  
Oxford, MS 38655  
Facsimile: (662)234-6623

12) Special considerations: CenterPoint shall have right to have an inspector on site when Undersigned is working over its pipeline.

Dated this the \_\_\_\_ day of \_\_\_\_\_ 2016.

CENTERPOINT ENERGY RESOURCES CORP., d/b/a  
CENTERPOINT ENERGY MISSISSIPPI GAS

BY 

William A. Kuchar, III

Title: Vice President, Regional Gas Operations, LA/MS  
Region

The Undersigned hereby accepts the foregoing Encroachment License subject to the terms and conditions set forth above and effective from the date set forth above.

City of Oxford

BY \_\_\_\_\_

Title: \_\_\_\_\_

Date Signed: \_\_\_\_\_



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

## ENCROACHMENT LICENSE

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Mississippi Gas, hereinafter called "CenterPoint," in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby consents for The City of Oxford, hereinafter called the "Undersigned," to cross CenterPoint's right-of-way and easement located in Section 30, Township 8 South, Range 3 West, Lafayette County, Mississippi, and recorded in Book 429, Page 361 of the land records of said County, with one 16" ductile iron water pipe being installed over the top of the gas line, hereinafter referred to as the "Structure." The crossing is located at 34° 21' 2.46" N latitude and 89° 32' 23.29" W longitude (GPS coordinates).

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## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

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399 Hwy 6 West  
Oxford, MS 38655  
Facsimile: (662)234-6623

12) Special considerations: CenterPoint shall have right to have an inspector on site when Undersigned is working over its pipeline.

Dated this the \_\_\_\_ day of \_\_\_\_\_ 2016.

CENTERPOINT ENERGY RESOURCES CORP., d/b/a  
CENTERPOINT ENERGY MISSISSIPPI GAS

BY William A. Kuchar, III

William A. Kuchar, III

Title: Vice President, Regional Gas Operations, LA/MS  
Region

The Undersigned hereby accepts the foregoing Encroachment License subject to the terms and conditions set forth above and effective from the date set forth above.

City of Oxford

BY \_\_\_\_\_

Title: \_\_\_\_\_

Date Signed: \_\_\_\_\_



## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

RECEIVED  
4/17/17

Tennessee Valley Authority, 1101 Market Street, Chattanooga, Tennessee 37402

March 2, 2017

Baptist Memorial Hospital - North Mississippi, Inc.  
2301 South Lamar  
Oxford, MS 38655

## TVA TRACT NO. XOX PSS-2H - GRANT OF PERMANENT EASEMENT

Enclosed is the executed Grant of Permanent Easement for the above-referenced tract. We recommend that this instrument be filed of record in the City Clerk office in Oxford, Mississippi. When the instrument is recorded, please have the recording office complete the card attached to the instrument and return the card to Realty Services and GIS.

Please sign and return the card acknowledging receipt of the instrument. We appreciate your cooperation in finalizing this transaction.

If you have any questions, please contact Norman Steuer at (423) 751-7576.

Sincerely,

Norman F. Steuer  
Manager, Real Property Transactions  
Realty Services and GIS

Enclosures

Norman Steuer  
BR - 4B  
Tennessee Valley Authority  
1101 Market Street  
Chattanooga, TN 37402



Bart Robinson, P.E.  
Director of Public Works

Reanna Mayoral, P.E.  
Assistant City Engineer



The City  
of  
**Oxford**  
Public Works Department

March 16, 2017

Bill Henning, CEO  
Baptist Memorial Hospital-North Mississippi  
2301 South Lamar Boulevard  
Oxford, MS 38655

Mr. Bill,

The City of Oxford does desire the easement from the Tennessee Valley Authority for Belk Boulevard be issued to them at no expense to the city. Belk Boulevard was extended as part of the hospital expansion and was constructed to be a city maintained street. Once complete, the street and right of way will be dedicated to the City of Oxford. At this time, the City of Oxford will accept the easement containing the portion of Belk Boulevard constructed on TVA property.

Sincerely,

Bart Robinson, P.E.

## GRANT OF PERMANENT EASEMENT

THIS GRANT OF PERMANENT EASEMENT, made and entered into by and between the UNITED STATES OF AMERICA (sometimes hereinafter referred to as "GRANTOR"), acting by and through its legal agent, the TENNESSEE VALLEY AUTHORITY (sometimes hereinafter referred to as "TVA"), an executive branch corporate agency and instrumentality of the UNITED STATES OF AMERICA created by an act of Congress known as the Tennessee Valley Authority Act of 1933, as amended, and BAPTIST MEMORIAL HOSPITAL - NORTH MISSISSIPPI, INC., a Mississippi non-profit corporation (sometimes hereinafter referred to as "GRANTEE");

### WITNESSETH:

WHEREAS TVA is authorized by 40 U.S.C. § 1314 to grant to an applicant, on behalf of the United States of America, such easements affecting federal property in its custody and control as TVA's Board of Directors determines will not be adverse to the interests of the GRANTOR, and

WHEREAS in considering GRANTEE's application, TVA's Board of Directors, through its designee, the Chief Executive Officer of TVA, has determined that the granting of the following described easement, subject to the conditions provided herein, will not be adverse to the interests of GRANTOR;

NOW, THEREFORE, in consideration of the sum of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00), the receipt of which is hereby acknowledged and the other provisions of this grant of easement:

1. Grantor, pursuant to the provisions of 40 U.S.C. § 1314, and subject to all of the terms, conditions, reservations, restrictions, exceptions, and/or limitations contained in this grant of easement and exhibits hereto, does hereby grant, bargain, sell, transfer, and convey to GRANTEE, its successors and assigns, a non-exclusive permanent easement and right-of-way upon subject land to construct, operate, maintain, repair, and use a public access road, together with such culverts, ramps, cuts, fills, and other appurtenances thereto, in accordance with plans approved in advance and in writing by TVA, all in, on, over, across, upon, through, or under a parcel of land located in the City of Oxford, Lafayette County, Mississippi, designated as TVA Tract No. XOX PSS-2H (hereinafter referred to as the "Easement Area") and more particularly described in Exhibit A and shown on Exhibit B, both of which are attached hereto and made a part hereof.
2. This entire grant is expressly made upon and subject to the following conditions which shall be binding on GRANTEE, its successors and/or assigns:
  - (a) The Easement Area shall be used solely to construct, operate, maintain, repair, and use a public access road, together with such culverts, ramps, cuts, fills, and other appurtenances as may be necessary or incidental to the operation thereof and appurtenances thereto and for no other purpose or purposes, all as approved in advance and in writing by TVA.
  - (b) In the event that GRANTEE shall fail or cease to use the Easement Area for the purpose for which this easement is granted for a period of two (2) consecutive years or more or shall, regardless of the time period, initiate use of the Easement Area for some other purpose or shall abandon this easement or commit any breach of any of the terms,

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## MINUTE BOOK No. 71, CITY OF OXFORD

SAFEGUARD - DEMENT 61-7854

DOCUMENT TYPE: GRANT OF PERMANENT EASEMENT

Prepared by and return to:

Tennessee Valley Authority  
1101 Market Street, BR 4B  
Chattanooga, Tennessee 37402-2801  
1-888-817-5201

TVA Tract No. XOX PSS-2H

GRANTOR INFO: The name and address of the legal owner are:

OWNER:

United States of America  
Tennessee Valley Authority  
c/o Realty Services and GIS  
1101 Market Street, BR 4B  
Chattanooga, Tennessee 37402-2801  
Telephone: 1-888-817-5201

(See D.B. 121, page 547 and  
D. B. 196, page 108)

GRANTEE INFO: The name and address of the owner of the herein described easement are:

EASEMENT OWNER:

Baptist Memorial Hospital - North Mississippi, Inc.  
2301 South Lamar  
Oxford, Mississippi 38655  
Telephone: 662-232-8100

INDEXING INSTRUCTIONS: SW 1/4 of SE 1/4 of Section 29, T8S, R3W

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