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Attorneys at Law

Claude F. Clayton, Jr.  
David D. O'Donnell\*  
Tacey Clark Clayton\*\*  
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1005 Jackson Avenue  
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Tupelo, MS 38802  
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Also Admitted In  
\*Florida \*\*Tennessee

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E-Mail Address:  
[bwalsh@northmslaw.com](mailto:bwalsh@northmslaw.com)

April 15, 2003

City of Oxford Planning Coordinator  
City Hall  
Courthouse Square  
Oxford, Mississippi 38655

*Via Hand Delivery*

RE: C&G Partnership Notice of Grievance

Dear Sir or Madam:

Please find enclosed our Notice of Grievance Pursuant to City of Oxford Ordinance No. 717.02 and our check in the amount of \$150.00 for the requisite filing fee.

Thank you for your assistance in this matter.

Sincerely,



Brad Walsh


DBW/vgb

Enclosure

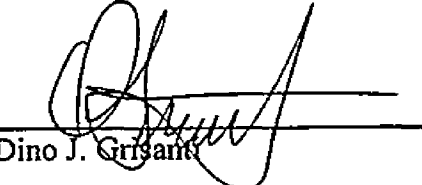
**NOTICE OF GRIEVANCE PURSUANT TO  
CITY OF OXFORD ORDINANCE NO. 717.02**

Come now John N. Covington, III and Dino J. Grisanti ("Petitioners") who file this Notice of Grievance pursuant to City of Oxford Ordinance No. 717.02 who would show the following:

1. Petitioners submitted a Petition requesting a change in zoning for certain real property located at the corner of Park Drive and Highway 30.
2. After receiving the Petition and conducting a "hearing" on the Petition, the Planning Commission denied the Petitioners' request for a change in zoning. The vote was uncertain, as Commissioner Janice Holley was not given an opportunity to express her vote for the record.
3. Petitioners' grievance is based on the following:
  - a. The Planning Commission's failure to apply the appropriate legal test with respect to Petitioners' request for zoning change.
  - b. The Planning Commission's stated reliance on opinions of parties not present at the Public Hearing nor represented by a properly filed Petition.
  - c. The Planning Commission's stated reliance on opinions of "representatives" of Oxford Elementary School when, in fact, the Oxford School Board has no stated position with respect to the rezoning request.
  - d. The failure of the Planning Commission to follow their own Public Hearing Rules and Procedures to the detriment of the Petitioners (particularly Rules 4, 5 and 6).
  - e. The failure of the Planning Commission to follow Oxford's Guiding Principles as set forth in the City of Oxford Development Handbook.
4. With this Notice, the Petitioners' file their check for the amount of \$150.00 as set forth in City Ordinance No. 832.04.

  
\_\_\_\_\_  
John N. Covington, III

4-15-03  
Date

  
\_\_\_\_\_  
Dino J. Grisanti

4/15/03  
Date

# PROOF OF PUBLICATION

PRINTER'S FEE \$ 17.88

THE STATE OF MISSISSIPPI  
LAFAYETTE COUNTY

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

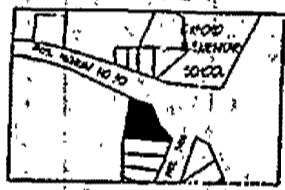
Mr. Jesse P. Phillips

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

*Dino Grisanti, John Covington*  
*filed appeal - regarding rezoning*  
*property located corner Park Dr.*  
*& Hwy. 30 from RA to HC.*  
a true copy of which is hereto attached was published for 1 consecutive weeks in said newspaper as follows:

VOLUME	NO.	DATE
<u>135</u>	<u>138</u>	<u>April 17, 2003</u>

**PUBLIC NOTICE**  
Notice is hereby given to all parties in interest and citizens of the City of Oxford, Mississippi, that Dino Grisanti and John Covington has filed an appeal from the recommendation of the Oxford Planning Commission regarding the rezoning of property located on the corner of Park Drive and Highway 30 from RA to HC. A public hearing regarding said appeal will be held at 6:00 p.m., in the courtroom of the Oxford City Hall on Tuesday, May 6, 2003. Any person interested in said appeal may appear in person or by their agent. Written comments regarding said appeal will be received by the City until the time of said hearing.



Vick Smith  
City of Oxford  
Publish: Thursday, April 17, 2003

Jesse P. Phillips  
Sworn to and subscribed before me this 17<sup>th</sup> day of April, 2003

John D. Vasilopoulos  
Notary Public, Lafayette County, Mississippi

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES AUG. 17, 2003  
BONDED THRU STEGALL NOTARY SERVICE

My commission expires \_\_\_\_\_

# City of Oxford

107 Courthouse Square • Oxford, Mississippi 38655 • Phone (662) 236-1310 • Fax 9662) 232-2337



MAYOR  
RICHARD HOWORTH

BOARD OF ALDERMEN

GEORGE (PAT) PATTERSON  
WARD I

ERNEST (E.O.) OLIVER  
WARD II

JANICE ANTONOW  
WARD III

MAYOR PRO TEMPORE  
(COACH) ULYSSES HOWELL  
WARD IV

PRESTON E. TAYLOR  
WARD V

RICHARD DEVOE  
WARD VI

DR. WILLIAM C. (BILL) BAKER  
ALDERMAN-AT-LARGE

OF COUNSEL  
MAYO MALLETT PLLC

CITY CLERK & TAX COLLECTOR  
VIRGINIA H. CHRESTMAN

SOLID WASTE SUPERINTENDENT  
RANDY RUSSELL

CHIEF OF POLICE  
STEPHEN D. BRAMLETT

FIRE CHIEF  
JERRY D. JOHNSON

PARKS & RECREATION DIRECTOR  
KLEB JOHNSON

CITY SHOP FOREMAN  
JAMES E. RAGON

PUBLIC WORKS DIRECTOR  
DAVID BENNETT

DIRECTOR OF  
BUILDINGS & GROUNDS  
BILLY LAMB

March 4, 2003

Dino Grisanti  
John Covington  
P.O. Box 1037  
Oxford, MS 38655

Re: Rezoning Application

Dear Mr. Grisanti and Mr. Covington:

This letter is to notify you that your request for rezoning of property located at the corner of Hwy 30 and Park Drive from RA to HC will be heard before the Oxford Planning Commission/Board of Adjustment on Monday, March 10, 2003 in the courtroom of City Hall at 5:00 p.m. You or your representative should attend this meeting or the Commission will table any action on your request.

If you have any questions or will be sending other representation for the above request, please contact our office at (662) 232-2305.

Sincerely,

Dee Ursic  
Planning & Development

# City of Oxford

107 Courthouse Square • Oxford, Mississippi 38655 • Phone (662) 236-1310 • Fax (662) 232-2337



April 18, 2003

MAYOR  
RICHARD HOWORTH

BOARD OF ALDERMEN

GEORGE (PAT) PATTERSON  
WARD I

ERNEST (E.O.) OLIVER  
WARD II

JANICE ANTONOW  
WARD III

MAYOR PRO TEMPORE  
(COACH) ULYSSES HOWELL  
WARD IV

PRESTON E. TAYLOR  
WARD V

RICHARD DEVOE  
WARD VI

DR. WILLIAM C. (BILL) BAKER  
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JAMES E. RAGON

PUBLIC WORKS DIRECTOR  
DAVID BENNETT

DIRECTOR OF  
BUILDINGS & GROUNDS  
BILLY LAMB

Mr. Lon Stallings  
813 Park Drive  
Oxford, MS 38655

RE: Appeal for Grisanti/Covington Re-zoning

Dear Mr. Stallings:

This letter is to notify you, as the representative of the submitted petition of objection from local residents, that on Tuesday, April 15, 2003, a Notice of Grievance pursuant to City of Oxford Ordinance section 717.02 was filed with the office of Planning and Zoning. A public hearing, before the Board of Aldermen, regarding this grievance, will be heard on Tuesday, May 6, 2003, at 6:00 p.m. in the courtroom of City Hall.

Sincerely,

Dee Ursic  
Planning & Zoning  
City of Oxford  
662-2323-2304

attachment

**PETITION OBJECTING TO THE REZONING OF THE  
PROPERTY LOCATED AT THE INTERSECTION OF PARK DRIVE  
AND HIGHWAY 30 IN THE CITY OF OXFORD FROM RA TO HC.**

We, the undersigned, object to the rezoning of the property located at the intersection of Park Drive and Highway 30 in the City of Oxford from RA (residential) to HC (highway commercial).

NAME	ADDRESS	TELEPHONE
W. L. Brown	1633 Hwy - 30	234-4560
Doris H. Brown	1633 Hwy. 30	234-4560
Low Stelling	813 Park Drive	234-2037
<del>W. A. G. H. M.</del>	owner of residential lot on park drive	234-4315, 234-5861
Kollev M. Oliver	809 Park Drive	236-9466
Frank Cook	628 Park Drive	234-7970
Merna Cook	628 Park Dr.	
Renee Scott	622 PARK	234-4955
Mary E. R. Ba	812 Park	236-9093
Robert A. D.	809 Park dr.	236-9466
E. F. Heilitt	805 PARK	234-8827
Johnny W. Jones	710 Park Drive	234-8708
Michael Reef	708 PARK DRIVE	236-3451
Elizabeth Payne	633 Park Drive	234-4258
W. Douglas E. Salter	650 PARK DR	281-8753
Steve K. Hale	629 Park Drive	234-1034
Mary Lou Hale	629 Park Drive	234-1034
Andrew Hale	629 Park Drive	234-1034
Blinn Miller	627 PARK DRIVE	236-4219
H. Miller	"	"







RESIDENCE

RESIDENCE

Brown  
RESIDENCE

Hancock  
RESIDENCE

OXFORD  
ELEMENTARY  
SCHOOL

Hy 30

Grisanti →



Stallings →

RESIDENCE

Pea  
RESIDENCE

Hill lot →

Oliver →

RESIDENCE

Gowen  
RESIDENCE

Robertson  
↓

RESIDENCE

Jamerson  
RESIDENCE

Hale  
↓

RESIDENCE

Geller  
RESIDENCE

Sparks  
RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

PARIC  
RUE

RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

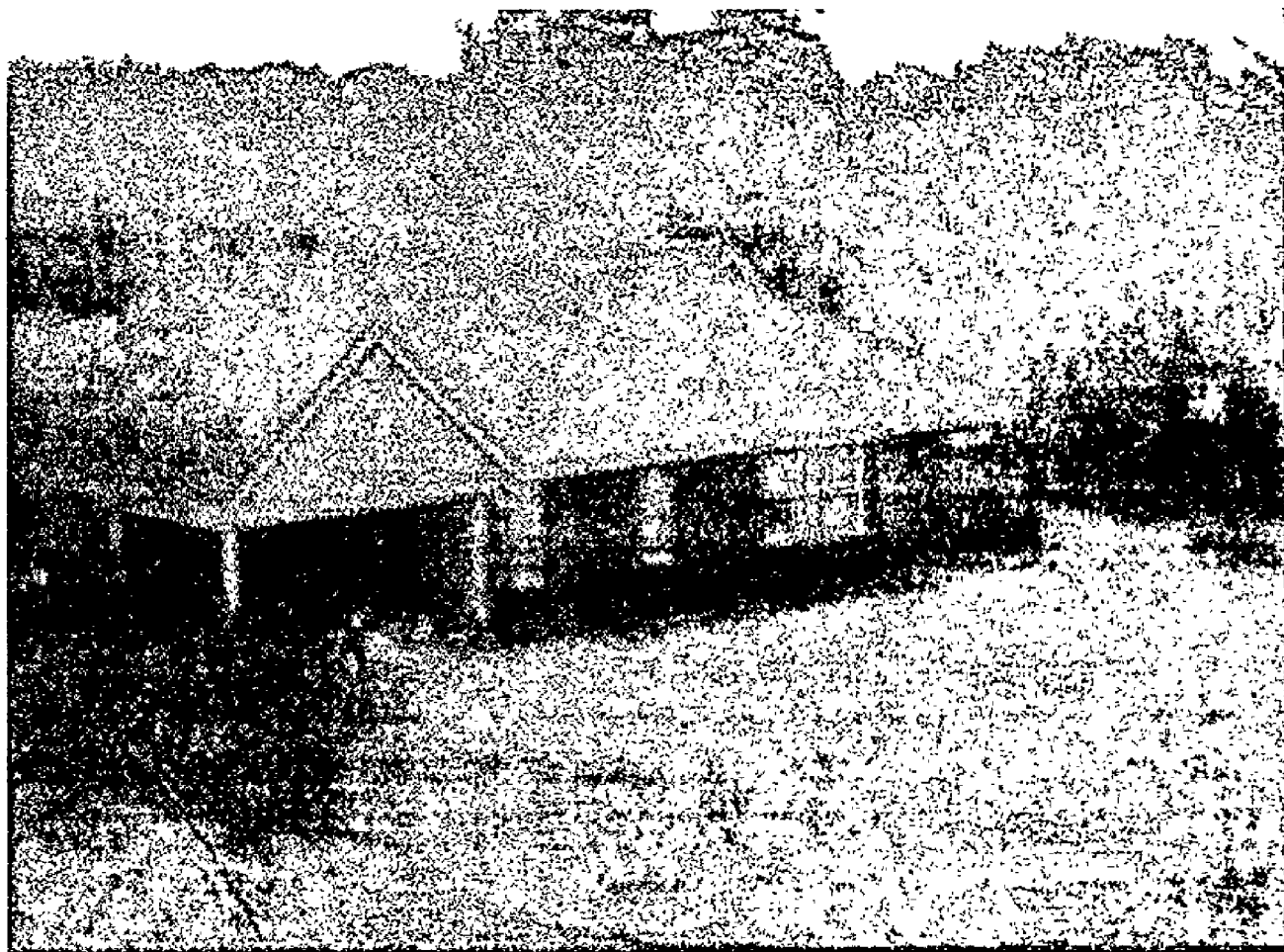
No. 7  
BY-PASS



View of Grisanti lot - picture  
made from Stallings backyard looking  
north



View of Stallings residence  
Showing Grisanti lot to the  
right



View of Stallings back yard looking South  
From Grisanti lot



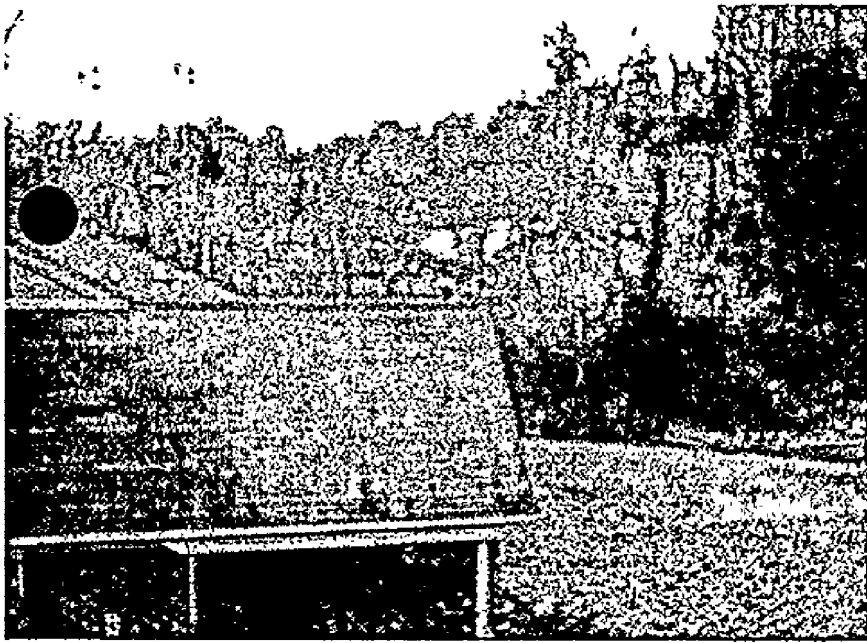
View of Stallings backyard and  
Hill lot from Grisanti lot



View from Grisanti lot looking South  
Showing Stallings backyard - views  
of Oliver, Robertson & Hale backyards  
in the distance

View from Grisanti lot looking South  
Showing Oliver, Robertson & Hella  
back yards





View From Grisanti lot looking South  
Showing Stallings back yard - Also shows  
views of Oliver, Robertson & Hale  
back yards in the distance





View <sup>from</sup> ~~at~~ Grisanti lot looking South  
Showing Stallings backyard - views  
of Oliver, Robertson & Hale backyards  
in the distance.

View from Grisanti lot looking South  
Showing back of Stallings residence





View From Grisanti lot looking to  
the Southeast showing Stallings  
house and the entrance to Manor  
Drive in the background where  
Gowan, Jamerson & other residences  
are located



View of Park Drive looking  
South showing Oliver, Robertson & Hale  
driveway



View of Park Drive  
Showing Oliver driveway,  
Robertson & Hale residences



View from Grisanti lot looking  
to the Southeast showing entrance  
to Manor Drive in the distance  
where Gowan, Jamerson & other  
residences are located.



View of Park Drive from Grisanti lot  
looking to the Southwest showing corner  
of Stallings house & entrance to Manor  
Drive where Gowan & Jamerson residences  
are located

View from Grisanti lot looking Southwest  
Showing roof of Stallings residence and entrance  
to Manor Drive where Gowen & Jamerson residences  
are located







View of Rea Residence  
which adjoins Grisanti lot  
to the east across Park Drive



View of Rea Residence  
Adjoining Grisanti lot to  
the east across Park Drive



View to the Southeast and East  
of Crisanti lot showing  
Rea & Gowan residences



View of entrance to Oxford Elementary  
and Hancock residence, located across  
Molly Bar from Corisanti lot



View of Brown residence  
located across Molly Barr  
to the North from Crisanti  
lot

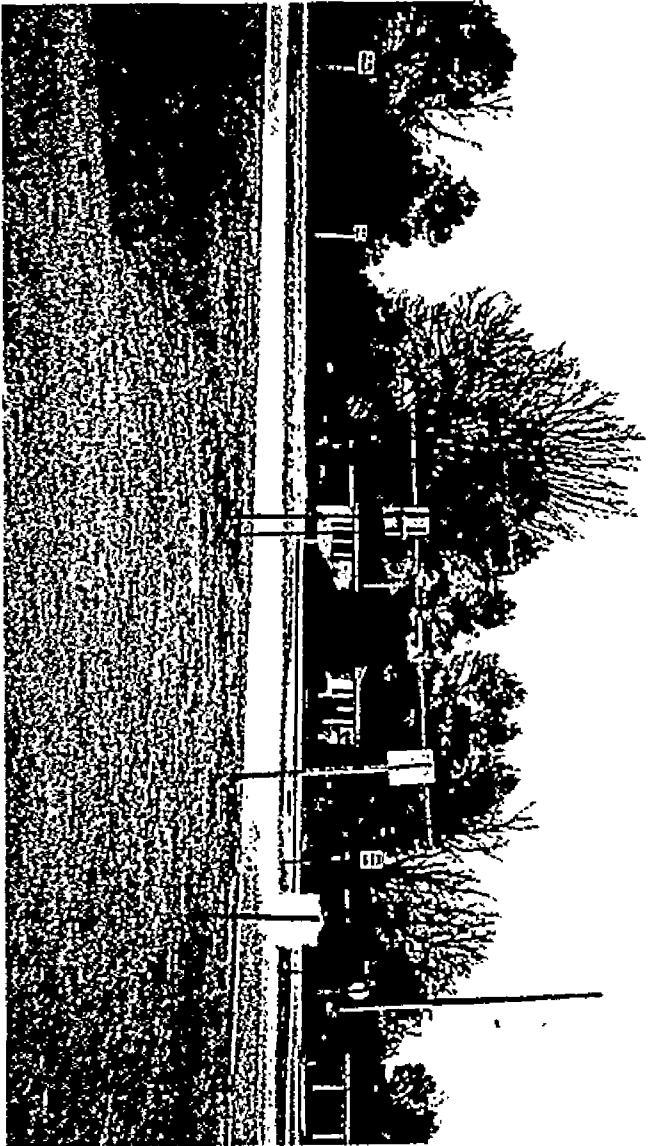


View from Crisanti lot looking  
North across Molly Bar  
Showing Brown & Hancock  
residences

View from Grisanti lot looking north  
across Molly Bar showing Brown & Hancock  
residences and entrance to Oxford Elementary



View from Grisanti 1st looking  
North across Molly Bar showing  
Brown & Hancock residences





View from Grisanti lot looking North Across  
Molly Bar showing residence located west of  
Brown residence





View from Brisanti lot looking to  
the West showing wooded area  
(between 30 to 40 acres) adjoining  
Brisanti lot



View from Grisanti lot looking to the Southwest showing stream which runs through corner of Stallings Backyard, across Hill lot, through Ridgewood Manor subdivision, Avest Park, Oxford High School, National Guard Armory, Hermitage Gardens (assisted living), & the Regional Center.

We, the undersigned, urge the Board of Aldermen to uphold the decision of the Planning Commission to deny commercial zoning for the property at the corner of Highway 30 East and Park Drive. We further urge both the Planning Commission and the Board of Aldermen to deny any commercial zoning for property near all existing schools and any future schools. In addition, we urge that no zoning be changed until after the Comprehensive Plan has been developed and approved.

Claud G. O'Kell

William B. Hurley

Mari K. Kuble

Rebecca Moreton

Bob Kuhl

Tom J. Tom

Henry Dumas

Debra J. Duffy

Mary Lou Owens

Caren Vitell

Robert M. Thorne

Marie Adams

Jane Krantzer

Gene Wohl

Edward B. Sisson

~~Michael J. [unclear]~~  
~~Paul J. [unclear]~~

David [unclear]

Rollie [unclear]

Jeff [unclear]

Carl [unclear]

Kristen Dellinger

Ken [unclear]

## Dee Ursic

---

**From:** "Jon Fisher" <jtfisher@fncinc.com>  
**To:** "Dee Ursic" <ursic@ebicom.net>  
**Sent:** Friday, February 28, 2003 9:33 AM  
**Subject:** FW: No re-zoning at Hwy. 30/Park Dr./Oxford Elementary

Dee,

When should we expect our packets for our next meeting?

WE'LL CHANGE THE WAY YOU THINK ABOUT COLLATERAL.

**Jon T. Fisher** :: *Director, Product Services*  
[jtfisher@fncinc.com](mailto:jtfisher@fncinc.com)

Phone: 662/236-2020 x262 Fax: 662/236-2037 Cell: 662/801-0071  
606 Van Buren Ave. :: Oxford, MS 38655

[www.fncinc.com](http://www.fncinc.com)



-----Original Message-----

**From:** mary sloan [mailto:ms\_sloan@bellsouth.net]  
**Sent:** Thursday, February 27, 2003 10:40 PM  
**To:** jnisholley@earthlink.net; cnoble@olemiss.edu; johnson\_24495@msn.com; dchessin@bellsouth.net; paulashanks@dixie-net.com; jtfisher@fncinc.com; dbenett@ebicom.net; cmayo@mayomallette.com  
**Subject:** No re-zoning at Hwy. 30/Park Dr./Oxford Elementary

Dear Planning Commission, Advisory Members, and Counsel:

We will not be able to attend your meeting on March 10 (Spring Break, thanks a bunch!) when you discuss possible re-zoning of the property across the street from O.E., now zoned R-A. But we definitely want you to know our position, and that of our residential neighborhood.

This site would be a terrible place for a commercial business. The traffic is awful every day from 7:00 – 8:30, and from 2:00 – 3:00 and later, when the teachers depart. Also, before holiday parties and other school activities, PTA meetings, teacher in-service training, the traffic is steady and sometimes heavy. Please don't make it worse than it already is.

The topography is awful for commercial development. This property is on a gully that feeds into a stream, that feeds into Burney Branch. A spill here would be very costly and tragic. Also, cutting and filling will be dramatic, destabilizing the hill.

Our neighborhood has objected to a substation on this site 12 years ago. We objected to a gas/beer/magazines and tobacco products mini-mart about five years ago. Please don't put us through this again.

The permanent solution, since this is a major access to Northeast Oxford from Highway 7, is for the city to buy the lot back. Then, fill the holes and put up one of our "Welcome to Oxford" signs and landscape it beautifully.

An additional solution is for City Council to pass an ordinance making it impossible to sell tobacco products, pornography, and alcohol within a gazillion feet of school property. (\*You decide!)

We appreciate your faithful work in behalf of our citizens, especially the children. We need to make our schools safer places to be, not more hazardous and threatening.

Sincerely,

3/3/2003

Mary Sloan  
607 Ridgewood Manor Drive  
Oxford, MS 38655  
234-1185

506 College Hill Road  
Oxford, Mississippi 38655

Ms. Donna Buchanan, Chairman  
Oxford Planning Commission  
3010 South Lamar  
Oxford, Mississippi 38655

March 6, 2003

Dear Ms. Buchanan:

I am concerned about the proposed rezoning of the property at Highway 30 East and Park Drive, across the street from Oxford Elementary School.

This is a very busy and congested traffic area, especially around school arrival and dismissal times. Not only is it busy, it is also complicated, with school buses and cars trying to safely navigate the Highway 7 interchange, four lanes of Highway 30E, Park Drive, and the entrance and exit of Oxford Elementary. Adding any kind of commercial establishment will make this area even more complex.

In addition to the traffic problem, there is also the concern of what type of business would be built on the property. If the property is rezoned commercial, any business that meets city zoning ordinances could be placed there. No matter what the current owner's plans are, one possibility is that a convenience store that sells alcohol, tobacco, and provides a place for loitering could eventually go in there.

It is my understanding that part of your decision is based on whether the character of the neighborhood has changed. I would like to point out that the immediate area (Highway 30 from the overpass to 3-Way, and Park Drive and Ridgewood Manor Drive) is made up mainly of private homes. In fact, the biggest change in that area in the last few years has been the 8 new homes built on Park Drive.

I do not live in this neighborhood, nor do I own property in the vicinity, however, I do have a child who attends Oxford Elementary and two others who will go there in the future. I strongly oppose changing the zoning of this property from residential to commercial.

Sincerely,

*Claire L. Rychlak*  
Claire L. Rychlak

**RECEIVED**

MAR 11 2003

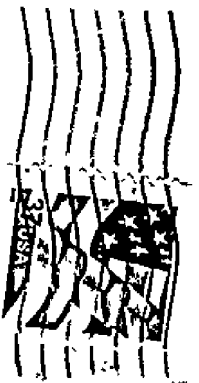
City of Oxford

cc: Janis Holley  
Charlie Noble  
Sonny Johnson  
Debby Chessin  
Paula Shanks  
Jon Fisher  
Ben Smith  
David Bennett





Mrs. Claire L. Rychlak  
506 College Hill Rd.  
Oxford, MS 38655-2026



Mr. Ben Smith  
Planning Comm Advisr  
107 Courtmore Square  
Oxford, MS 38655

38655+4062



Carrie Roberts  
P. O. Box 267  
Oxford, MS 38655  
662/234-9643  
croberts@mstar2.net

Ms. Donna Buchanan, Chairman  
Oxford Planning Commission  
3010 South Lamar Boulevard  
Oxford, MS 38655

March 6, 2003

Dear Chairman:

I understand that property located across Highway 30 from Oxford Elementary is being considered for zoning change from residential to commercial. I will be out of town for the scheduled planning commission meeting next week, but would like to express my concern for the granting of this particular variance.

First, it is my opinion that commercial enterprises should not be located so near a school. A school zone should be free from the trappings of business concerns. The nature of some commercial enterprises should immediately deem them inappropriate for location near to a school. For example, so called "convenience stores" are unsuitable because of products sold (i.e., alcohol, tobacco) by the store. Also, any establishment with a parking lot lends itself, when located near a school, to loitering.

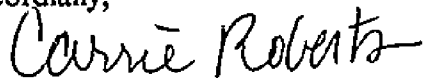
Second, during the before school drop-off and after-school pick-up of students the traffic through the intersection of Park Drive and Highway 30 increases greatly. What would be the added traffic burden of a business located at that intersection? There are also various reasons why parents and guests would need visit the school throughout the school day. Again, how would the location of any business directly across the highway from Oxford Elementary influence the traffic which already exists in that location?

Third, is it necessary to generate yet another new construction in Oxford? There are several buildings which are currently empty which could be put to use instead of building something new.

I would like to ask the Planning Commission to deny the zoning request for the property located across Highway 30 from Oxford Elementary School.

Thank you for your consideration of my opinion regarding the granting of this zoning change.

Cordially,



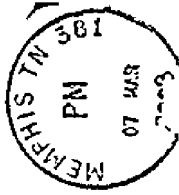
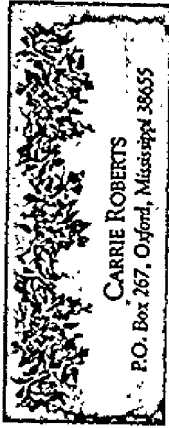
Carrie Roberts  
copies:  
Janis Holley  
Charlie Noble  
Sonny Johnson  
Debby Chessin

Paula Shanks  
Jon Fisher  
✓ Ben Smith  
David Bennett

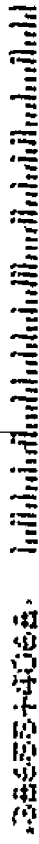
**RECEIVED**

MAR 11 2003

**City of Oxford**



Mr. Ben Smith  
Planning Commission  
107 Courthouse Square  
Oxford Mo. 38655



**Jon Fisher**

---

**From:** mary sloan [ms\_sloan@bellsouth.net]  
**Sent:** Thursday, February 27, 2003 10:40 PM  
**To:** jnisholley@earthlink.net; cnoble@olemiss.edu; johnson\_24495@msn.com;  
dchessin@bellsouth.net; paulashanks@dixie-net.com; jfisher@fncinc.com; dbenett@ebicom.net;  
cmayo@mayomallette.com  
**Subject:** No re-zoning at Hwy. 30/Park Dr./Oxford Elementary

Dear Planning Commission, Advisory Members, and Counsel:

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Mary Sloan  
607 Ridgewood Manor Drive  
Oxford, MS 38655  
234-1185

Jon Fisher

---

**From:** mary sloan [ms\_sloan@bellsouth.net]  
**Sent:** Tuesday, March 04, 2003 2:19 PM  
**To:** jnisholley@earthlink.net; cnoble@olemiss.edu; johnson\_24495@msn.com;  
dchessin@bellsouth.net; paulashanks@dixie-net.com; jfisher@fncinc.com; dbenett@ebicom.net;  
cmayo@mayomallette.com  
**Cc:** acgeller@olemiss.edu; Hugh Sloan; 'Becky Rooker'; Maxine Woolsey  
**Subject:** Revision regarding Rezoning March 10...

Dear Planning Commission Members,

A neighbor and friend with whom we have worked before on potential industrial and commercial intrusions in our "Avent Acres" neighborhood in the past, just returned from Portland, and we were catching up.

She says that I was incorrect, that we do not KNOW that Mr. Grisanti is putting in a mini-mart (beer, cigarettes, etc.) That information probably came to me because of the last re-zoning effort for the Brittany Store a few years ago, which was denied, thank goodness.

For all we know, Mr. Grisanti could be putting in a toy store and ice cream parlor which opens at 10:00 AM and closes at 2:00 PM, and would not interfere too much with peak traffic congestion. What do you think?

The important thing is, while we do not today know the current owner's plans, a rezoning to business commercial would permit this or the next owner (if the toy store and ice cream parlor fail! ☺) to put in nearly anything: tobacco, alcohol, a video arcade with adult books and entertainment devices, if he wants to, with no further requirement to report or re-zone.

For the sake of our children today, and ten years from today, please do not re-zone this lot across from Oxford Elementary School, and our stable residential neighborhood.

If we learn more, I will get the information to you.

Thank you again for your dedicated work, and for your consideration in this important matter.

Mary Sloan

3/10/2003

## Jon Fisher

---

**From:** Diane Wang [dwang@olemiss.edu]  
**Sent:** Thursday, March 06, 2003 12:22 PM  
**To:** bda@earthlink.net; janisholley@earthlink.net; cnoble@sunset.backbone.olemiss.edu; johnson.24495@msn.com; dchessin@bellsouth.net; paulashanks@dixie-net.com; jlfisher@fncinc.com; dbennett@bicom.net; cmayo@mayomallette.com  
**Subject:** Rezoning of Property on HWY 30

Dear City of Oxford Planning Commission Members:

I recently learned that the Planning Commission may rezone the property located at the intersection of Highway 30 and Park Drive across from Oxford Elementary School from residential to commercial. As a resident of that area and a parent of school age children, I strongly urge you NOT to rezone that property to commercial.

It is my understanding that the rezoning is being requested in order to allow construction of a gas station/convenience store. I ask you to seriously consider the following points:

1.) Safety

The intersection at Park Drive and Highway 30 is a dangerous intersection filled with traffic, particularly during the hours of 7:15 -8:15 a.m. and 2:15 - 3:15 p.m. when children are being taken to and from school. If a gas station/convenience store is built there, cars from their parking lot will have to exit onto either Park Drive or Highway 30 near the intersection. Many drivers already exceed the 45 mph speed limit there. Cars exiting a parking lot there is going to increase the chances for accidents. As a parent, I am afraid there will be deadly accidents involving our children.

2.) Unnecessary to have another gas station/convenience store

There are already TWO other gas station/convenience stores located less than a 1/4 of a mile away at the intersection of North Lamar and Highway 30. There is no need for yet another such business in that area.

3.) Unsightly

A gas station/ convenience store will be yet another eyesore, especially in an area that is primarily residential. Oxford has enough ugly areas (including a city dumping site on Molly Barr near Carol's Rummage shop where the city routinely dumps construction debris into a ravine). We certainly don't need another unsightly building to mar our city.

4.) Negative impact on Oxford Elementary School?

Oxford Elementary School is an excellent public school. Principal Larry Christman, faculty, and parents have worked very hard to improve the schools grounds as well as provide and excellent educational environment for our children. Having a gas station/convenience store which will probably sell

cigarettes, alcohol, and  
will potentially increase garbage and litter on the  
street will not help promote the  
positive image we would like our schools to present  
to the community and state.

5.) Ecologically disruptive

The current lot is very hilly, small, and covered  
with trees and grass. It is evident  
that any building will require bulldozing and  
leveling the land there. There is a house  
immediately adjacent to the property and any  
construction there will certainly  
affect that property as well.

6.) Negative affect on property values in that area

Construction of a gas station/convenience mart will  
pull down property values  
of private residences in that area. Please consider  
how this will affect Oxford  
citizens who live in that area.

Again, I urge you not to rezone.

Sincerely,

Diane Wang

--

Diane Wang  
Coordinator, Keyboard Musicianship Program  
University of Mississippi  
University, MS 38677  
(662)915-7029  
dwang@olemiss.edu

**Jon Fisher**

---

**From:** Jennifer Steele [jennisteele2@yahoo.com]

**Sent:** Thursday, March 06, 2003 1:42 PM

**To:** bda3@earthlink.net; janisholley@earthlink.net; cnoble@olemiss.edu; johnson\_24495@msn.com; dchessin@olemiss.edu; paulashanks@dixie-net.com; jtfisher@fncinc.com; dbenett@ebicom.net; cmayo@mayomallette.com

**Subject:** rezoning

Dear Planning Commission Members,

I am writing this email to voice my opinion about changing the property across from Oxford Elementary School from residential to commercial. I hope that you will not change this property to commercial. There is already enough traffic in the area every morning and evening just from the school. I feel that a business on that property would increase the traffic flow in the area and make a bad situation worse. For our children's safety, please do not change the property to commercial.

Thank you for your time and consideration of this matter.

Ms. Steele

---

Do you Yahoo!?

[Yahoo! Tax Center](#) - forms, calculators, tips, and more



**Jon Fisher**

---

**From:** Carrie Roberts [croberts@mstar2.net]  
**Sent:** Friday, March 07, 2003 8:11 AM  
**To:** jlfisher@fncinc.com  
**Subject:** Letter to Planning Commission

Carrie Roberts  
P. O. Box 267  
Oxford, MS 38655  
662/234-9643  
croberts@mstar2.net

Ms. Donna Buchanan, Chairman  
Oxford Planning Commission  
3010 South Lamar Boulevard  
Oxford, MS 38655

March 6, 2003

Dear Chairman:

I understand that property located across Highway 30 from Oxford Elementary is being considered for zoning change from residential to commercial. I will be out of town for the scheduled planning commission meeting next week, but would like to express my concern for the granting of this particular variance.

First, it is my opinion that commercial enterprises should not be located so near a school. A school zone should be free from the trappings of business concerns. The nature of some commercial enterprises should immediately deem them inappropriate for location near to a school. For example, so called "convenience stores" are unsuitable because of products sold (i.e., alcohol, tobacco) by the store. Also, any establishment with a parking lot lends itself, when located near a school, to loitering.

Second, during the before school drop-off and after-school pick-up of students the traffic through the intersection of Park Drive and Highway 30 increases greatly. What would be the added traffic burden of a business located at that intersection? There are also various reasons why parents and guests would need visit the school throughout the school day. Again, how would the location of any business directly across the highway from Oxford Elementary influence the traffic which already exists in that location?

Third, is it necessary to generate yet another new construction in Oxford? There are several buildings which are currently empty which could be put to use instead of building something new.

I would like to ask the Planning Commission to deny the zoning request for the property located across Highway 30 from Oxford Elementary School.

Thank you for your consideration of my opinion regarding the granting of this zoning change.

Cordially,

Carrie Roberts

3/10/2003

copies:

Janis Holley

Charlie Noble

Sonny Johnson

Debby Chessin

Paula Shanks

Jon Fisher

David Bennett

Jon Fisher

---

From: FRANK ODOM [odom@peoplepc.com]  
Sent: Friday, March 07, 2003 8:58 AM  
To: jtfisher@fncinc.com  
Cc: bda3@earthlink.net  
Subject: Rezoning of property on Hwy 30 near Oxford Elementary

Dear Jon -

I'm writing because neither Frank nor I will be able to attend the Planning Commission meeting on March 10th. I understand that the commission will consider the request for a zoning change from residential to commercial for the property across from Oxford Elementary. Having two children in the city school system and being residents of the neighborhood under consideration, we'd like to express our opposition to the zoning change for many reasons.

When people are considering moving to Oxford, one of the major drawing points is the Oxford school system. As I know you're aware, over the past several years it has become one the best in state. We were all very proud when Oxford Elementary was named a "Blue Ribbon School". If that property is rezoned, it's our understanding that any type of business could be built there. Do we really want a strip-mall/convenience store/tobacco store/etc selling cigarettes/beer/chicken-on-a-stick/etc. directly across the street from our one blue ribbon school? I know we don't!!

Another concern is the traffic disaster that could occur if a business is built on that piece of property. Before and after school it's almost impossible to cross Hwy 30 to Oxford Elementary. Many people have children at both OE and Bramlett and use Park Drive as their route between the schools. Throw a strip mall or convenience store into the already risky intersection and you'll have a sure death trap.

Frank and I understand that growth and change are necessary for Oxford, as more and more people are discovering the qualities and opportunities that Oxford has to offer its residents. But it's the comfortable residential neighborhoods that help make Oxford the quaint southern town that it is. We all have to work to preserve these things if Oxford is going to continue to be the type of town that attracted all of us to it.

Please vote against the zoning change for this property!!

Sincerely,

Frank and Lisa Odom  
331 Ridgewood Manor Drive

---

PeoplePC: It's for people. And it's just smart.  
<http://www.peoplepc.com>

**Jon Fisher**

---

**From:** Richard & Lea Fyfe [richard.leafyfe@vista-express.com]

**Sent:** Friday, March 07, 2003 1:04 PM

**To:** bda3@earthlink.net; janisholley@earthlink.net; cnoble@olemiss.edu; johnson\_24495@msn.com; dchessin@bellsouth.net; dchessin@olemiss.edu; paulashanks@dixie-net.com; jtfisher@fncinc.com; dbennett@ebicom.net; cmayo@mayomallette.com; larrychristma@olemiss.edu

**Subject:** possible rezoning property across from Oxford Elementary School

I would like to voice my concern about the issue of rezoning the property across the street from Oxford Elementary. It is currently zoned as residential and a notice has been put up expressing the intent of the owner to request from you, the Oxford Planning Commission, to authorize this parcel as commercial. It is my understanding that once the zoning is changed, there is no authority regulating the nature of the business to be established directly across the street where my children and many of your children attend classes and play with friends. I remember Jackson Avenue a couple of decades ago. I would have never imagined a tattoo parlor right at the edge of campus. It could be worse and it could be right across the street from where some of our youngest and most impressionable children spend the better part of their days. I understand that there are many respectable businesses that could be a benefit to the area, but where is the assurance that, that would always be the case? Please also take into account the families and homes and their values behind this property on Park Drive. As a taxpayer and as a parent, I urge you to reject the request for this zoning change.

Sincerely yours,

Lea Fyfe

P.S. I do find it very interesting that this owner (I have no idea who it is) is making this request at a time when those who would be most opposed are away for Spring Break.

3/10/2003

Jon Fisher

---

From: oxfordbar@netscape.net  
Sent: Friday, March 07, 2003 2:02 PM  
To: bda3@earthlink.net; janisholley@earthlink.net; cnoble@olemiss.edu; johnson\_24495@msn.com; dchessin@bellsouth.net; paulashanks@dixie-net.com; jtfisher@fncinc.com  
Cc: dbenett@ebicom.net; lchristm@sunset.backbone.olemiss.edu; cmayo@mayomallette.com  
Subject: proposed rezoning of property across from Oxford Elementary

Dear Commissioners,

I am writing to express my opposition to the rezoning of the property on Hwy. 30 across from Oxford Elementary. As you probably know, traffic at this site currently gets congested and confusing at least twice a day during the school months--at drop-off and pick-up times. The situation can only get more dangerous if the traffic associated with a commercial establishment, be it an office building or a retail site, is added to the mix.

As I understand it, once a property has been designated commercial, there is little or no control over how that property can be used. If a small office building with limited traffic needs is put there now, who's to say that the same property could not be the site of a convenience store in five or ten years?

I also urge you to keep in mind that Oxford's school-age population is growing and that the school board will soon consider facility expansions of the Oxford Elementary campus to accommodate the growth. School traffic will increase over the coming years.

The property in question should retain its residential/agricultural status or be considered for a much-needed green-space.

If the commission does seriously consider changing the zoning, I do request that you postpone the decision until after Spring Break. Many citizens that might like to voice an opinion about this issue will not be able to attend Monday night's meeting due to previously planned travel.

Thank you for your commitment to helping Oxford grow in a smart, attractive and safe way.

Sincerely,  
Marian Barksdale  
917 Old Taylor Rd.  
234-0828

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The NEW Netscape 7.0 browser is now available. Upgrade now!  
<http://channels.netscape.com/ns/browsers/download.jsp>

Get your own FREE, personal Netscape Mail account today at <http://webmail.netscape.com/>

Jon Fisher

---

**From:** Robert Stacy [RStacy@Danielcoker.com]  
**Sent:** Friday, March 07, 2003 2:20 PM  
**To:** bda3@earthlink.net; jffisher@fncinc.com  
**Cc:** cmayo@mayomallette.com  
**Subject:** Rezoning/Planning Commission

I will not be able to attend the Planning Commission meeting on March 10 so I wanted to express my concern over the request to rezone the property across from OE from residential to commercial. I fully believe that rezoning the property to commercial will be detrimental to the education program at OE which has received the deserved recognition as a Blue Ribbon School.

My initial concerns include increased traffic flow and how the traffic would be routed and the inability to regulate the type of commercial business or building that could be operated on the property(both of which could pose a hazard to students).

I think we need to join as a community to to what is best for our schools and the students. We oppose rezoning the property.

Robert and Mary Stacy

**CONFIDENTIALITY NOTE:**

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506 College Hill Road  
Oxford, Mississippi 38655

Ms. Donna Buchanan, Chairman  
Oxford Planning Commission  
3010 South Lamar  
Oxford, Mississippi 38655

March 6, 2003

Dear Ms. Buchanan:

I am concerned about the proposed rezoning of the property at Highway 30 East and Park Drive, across the street from Oxford Elementary School.

This is a very busy and congested traffic area, especially around school arrival and dismissal times. Not only is it busy, it is also complicated, with school buses and cars trying to safely navigate the Highway 7 interchange, four lanes of Highway 30E, Park Drive, and the entrance and exit of Oxford Elementary. Adding any kind of commercial establishment will make this area even more complex.

In addition to the traffic problem, there is also the concern of what type of business would be built on the property. If the property is rezoned commercial, any business that meets city zoning ordinances could be placed there. No matter what the current owner's plans are, one possibility is that a convenience store that sells alcohol, tobacco, and provides a place for loitering could eventually go in there.

It is my understanding that part of your decision is based on whether the character of the neighborhood has changed. I would like to point out that the immediate area (Highway 30 from the overpass to 3-Way, and Park Drive and Ridgewood Manor Drive) is made up mainly of private homes. In fact, the biggest change in that area in the last few years has been the 8 new homes built on Park Drive.

I do not live in this neighborhood, nor do I own property in the vicinity, however, I do have a child who attends Oxford Elementary and two others who will go there in the future. I strongly oppose changing the zoning of this property from residential to commercial.

Sincerely,

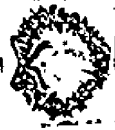


Claire L. Rychlak

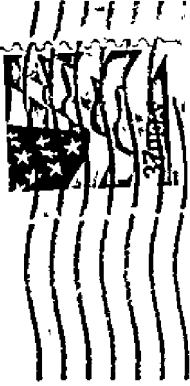
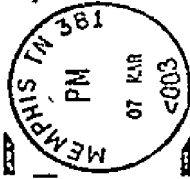


cc: Janis Holley  
Charlie Noble  
Sonny Johnson  
Debby Chessin  
Paula Shanks  
Jon Fisher  
Ben Smith  
David Bennett





Mrs. Claire L. Ryehlak  
506 College Hill, Rd.  
Oxford, MS 38655-2026



Mr. Jon Fisher, Planning Comm  
606 VanBuren Ave  
Oxford, MS 38655

38655+3840



Carrie Roberts  
P. O. Box 267  
Oxford, MS 38655  
662/234-9643  
croberts@mstar2.net

Ms. Donna Buchanan, Chairman  
Oxford Planning Commission  
3010 South Lamar Boulevard  
Oxford, MS 38655

March 6, 2003

Dear Chairman:

I understand that property located across Highway 30 from Oxford Elementary is being considered for zoning change from residential to commercial. I will be out of town for the scheduled planning commission meeting next week, but would like to express my concern for the granting of this particular variance.

First, it is my opinion that commercial enterprises should not be located so near a school. A school zone should be free from the trappings of business concerns. The nature of some commercial enterprises should immediately deem them inappropriate for location near to a school. For example, so called "convenience stores" are unsuitable because of products sold (i.e., alcohol, tobacco) by the store. Also, any establishment with a parking lot lends itself, when located near a school, to loitering.

Second, during the before school drop-off and after-school pick-up of students the traffic through the intersection of Park Drive and Highway 30 increases greatly. What would be the added traffic burden of a business located at that intersection? There are also various reasons why parents and guests would need visit the school throughout the school day. Again, how would the location of any business directly across the highway from Oxford Elementary influence the traffic which already exists in that location?

Third, is it necessary to generate yet another new construction in Oxford? There are several buildings which are currently empty which could be put to use instead of building something new.

I would like to ask the Planning Commission to deny the zoning request for the property located across Highway 30 from Oxford Elementary School.

Thank you for your consideration of my opinion regarding the granting of this zoning change.

Cordially,

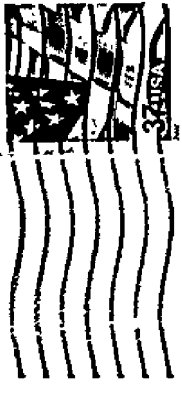
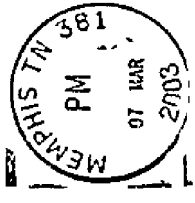
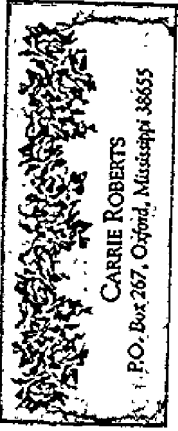


Carrie Roberts

copies:

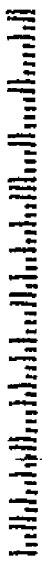
Janis Holley  
Charlie Noble  
Sonny Johnson  
Debby Chessin

Paula Shanks  
✓ Jon Fisher  
Ben Smith  
David Bennett



Mr. John Fisher, Planning Com.  
606 Van Buren Ave  
Oxford Ms 38655

38655+3840



**Dee Ursic**

---

**From:** "Jon Fisher" <jtfisher@fncinc.com>  
**To:** "Dee Ursic" <ursic@ebicom.net>  
**Sent:** Friday, February 28, 2003 9:33 AM  
**Subject:** FW: No re-zoning at Hwy. 30/Park Dr./Oxford Elementary

Dee,

When should we expect our packets for our next meeting?

WE'LL CHANGE THE WAY YOU THINK ABOUT COLLATERAL

**Jon T. Fisher** :: Director, Product Services  
[jtfisher@fncinc.com](mailto:jtfisher@fncinc.com)

Phone: 662/236-2020 x262 Fax 662/236-2037 Cell: 662/801-0071  
 606 Van Buren Ave. :: Oxford, MS 38655



-----Original Message-----

**From:** mary sloan [mailto:ms\_sloan@bellsouth.net]  
**Sent:** Thursday, February 27, 2003 10:40 PM  
**To:** jnisholley@earthlink.net; cnoble@olemiss.edu; johnson\_24495@msn.com; dchessin@bellsouth.net; paulashanks@dixie-net.com; jtfisher@fncinc.com; dbenett@ebicom.net; cmayo@mayomallette.com  
**Subject:** No re-zoning at Hwy. 30/Park Dr./Oxford Elementary

Dear Planning Commission, Advisory Members, and Counsel:

We will not be able to attend your meeting on March 10 (Spring Break, thanks a bunch!) when you discuss possible re-zoning of the property across the street from O.E., now zoned R-A. But we definitely want you to know our position, and that of our residential neighborhood.

This site would be a terrible place for a commercial business. The traffic is awful every day from 7:00 – 8:30, and from 2:00 – 3:00 and later, when the teachers depart. Also, before holiday parties and other school activities, PTA meetings, teacher in-service training, the traffic is steady and sometimes heavy. Please don't make it worse than it already is.

The topography is awful for commercial development. This property is on a gully that feeds into a stream, that feeds into Burney Branch. A spill here would be very costly and tragic. Also, cutting and filling will be dramatic, destabilizing the hill.

Our neighborhood has objected to a substation on this site 12 years ago. We objected to a gas/beer/magazines and tobacco products mini-mart about five years ago. Please don't put us through this again.

The permanent solution, since this is a major access to Northeast Oxford from Highway 7, is for the city to buy the lot back. Then, fill the holes and put up one of our "Welcome to Oxford" signs and landscape it beautifully.

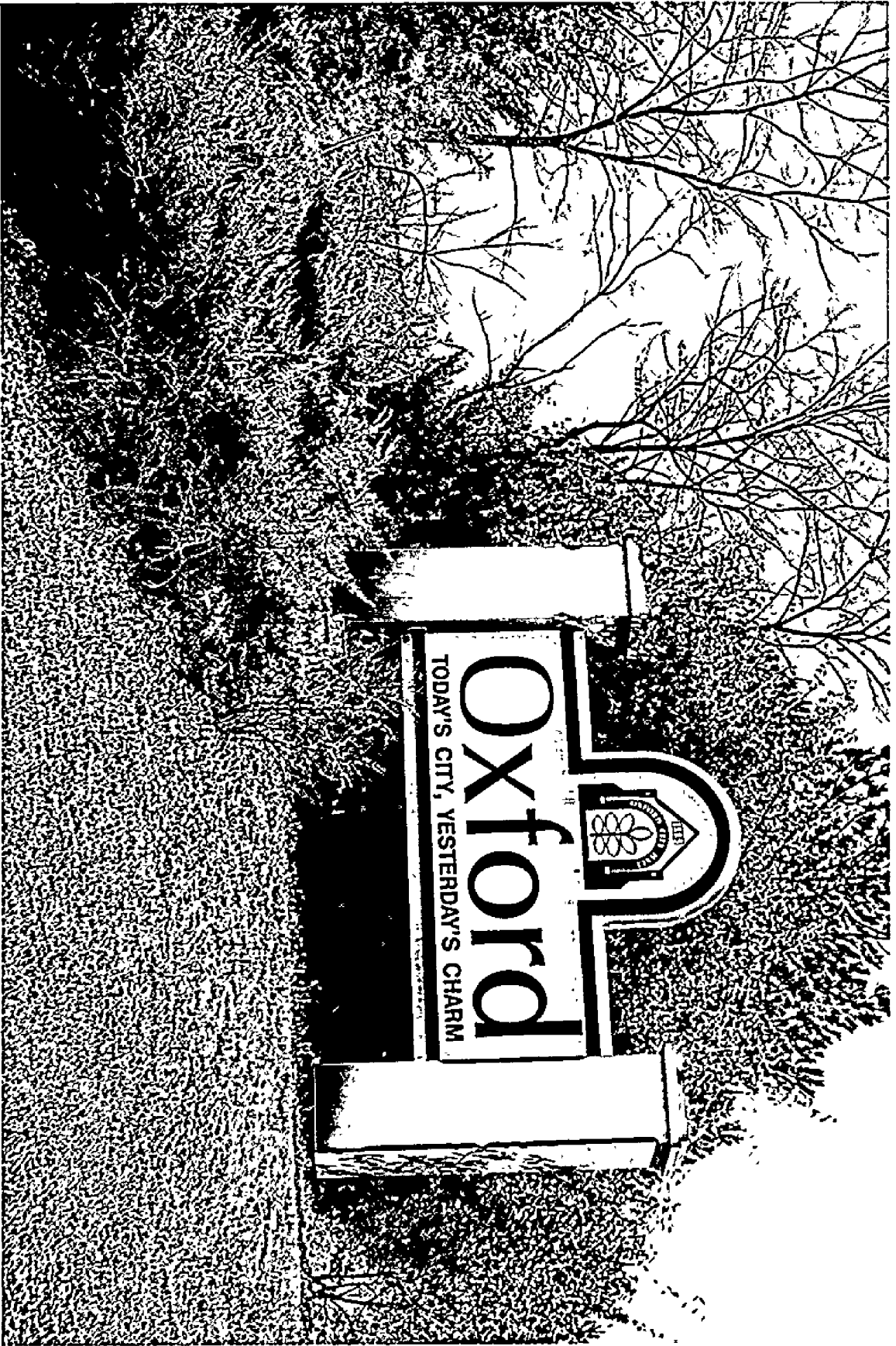
An additional solution is for City Council to pass an ordinance making it impossible to sell tobacco products, pornography, and alcohol within a gazillion feet of school property. (\*You decide!)

We appreciate your faithful work in behalf of our citizens, especially the children. We need to make our schools safer places to be, not more hazardous and threatening.

Sincerely,

3/3/2003

Mary Sloan  
607 Ridgewood Manor Drive  
Oxford, MS 38655  
234-1185



3/10/03 presented  
from residents as wanted  
WR

Rezoning RA to HC

Oxford Planning Commission  
Classification Report

Data Summary  
Date: 2-14-03

(For Planning Purpose Only)

1. PROPERTY (STREET) ADDRESS: Corner of Park Drive and Hwy 30
2. PROPERTY OWNER: Dino Grisanti and John Covington
3. PETITIONER: Same
4. PRESENTED BY: Same
5. PLANNED USE: Commercial

ZONING

6. PRESENT ZONING:
7. REQUESTED: NA
8. APPLICABLE REGULATIONS: Section 713 of the Zoning Ordinances

MINIMUM ZONING NEEDED: NA

9. ZONING HISTORY: RA

LAND USE

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

North - RA/City of Oxford  
South - RA  
East - Hwy 7 North  
West - RA

**Dee Ursic**

---

**From:** "Jon Fisher" <jtfisher@fncinc.com>  
**To:** "Dee Ursic" <ursic@ebicom.net>  
**Sent:** Friday, February 28, 2003 9:33 AM  
**Subject:** FW: No re-zoning at Hwy. 30/Park Dr./Oxford Elementary

Dee,

When should we expect our packets for our next meeting?

WE'LL CHANGE THE WAY YOU THINK ABOUT COLLATERAL.

**Jon T. Fisher** :: Director, Product Services  
[jtfisher@fncinc.com](mailto:jtfisher@fncinc.com)

Phone: 662/236-2020 x262 Fax: 662/236-2037 Cell: 662/801-0071  
606 Van Buren Ave. :: Oxford, MS 38655



-----Original Message-----

**From:** mary sloan [mailto:ms\_sloan@bellsouth.net]  
**Sent:** Thursday, February 27, 2003 10:40 PM  
**To:** jnisholley@earthlink.net; cnoble@olemiss.edu; johnson\_24495@msn.com; dchessin@bellsouth.net; paulashanks@dixie-net.com; jtfisher@fncinc.com; dbenett@ebicom.net; cmayo@mayomallette.com  
**Subject:** No re-zoning at Hwy. 30/Park Dr./Oxford Elementary

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An additional solution is for City Council to pass an ordinance making it impossible to sell tobacco products, pornography, and alcohol within a gazillion feet of school property. (\*You decide!)

We appreciate your faithful work in behalf of our citizens, especially the children. We need to make our schools safer places to be, not more hazardous and threatening.

Sincerely,



Mary Sloan  
607 Ridgewood Manor Drive  
Oxford, MS 38655  
234-1185

PLANNING COMMISSION  
(Recessed Meeting)

Be it remembered that the Oxford Planning Commission did meet at a recessed meeting on February 19, 2003, at 12:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman  
Jon Fisher  
Janis Holley  
Charlie Noble

David Bennett, Public Works Director  
Bart Robinson, Assistant Engineer  
Vick Smith, Building Inspector  
Dee Ursic, Secretary

\* \* \*

After the meeting was called to order the following business was transacted:

\* \* \*

(Board of Adjustment)

There came for discussion the recessed public hearing for case # 941 – Ronnie Leggitt application for a special exception for a zero lot line development located at 619 N. 14<sup>th</sup> Street. Jeff Williams, Engineer, representing the property owner stated that a full set of construction plans have been provided to the Public Works Department, including a subdivision plat and certification sheet. The project meets all of the requirements for a zero lot line development.

Molissia Swaney, 634 N. Lamar Blvd., stated that her property directly adjoins this property on the east side and she has several concerns about the project and its relationship to her property and the neighborhood. The proposed homes are large in magnitude and would cover every aspect of the land; the large trees and natural buffer currently on the property would be destroyed, as well as, the historical aspect of the neighborhood. Mrs. Swaney is worried that if the special exception is approved, this will set a precedent and these types of projects will overtake this small historical neighborhood. Lou Yoder, legal counsel for the Swaney's, reiterated that they still do not believe that all of the proper guidelines

and codes, such as Section 340 and 510 have been applied and followed for this project, as required by the City of Oxford Zoning Ordinances.

Marilyn Pulham, President of the Heritage Foundation, addressed the commission regarding their concerns about developments not being in keeping with the historical scheme of the present neighborhoods. This development would also follow the lines of several new developments or projects, which have not retained the historical character of their present surroundings.

Ronnie Leggitt, property owner and developer, stated to the commission that he is willing to work with the Swaney's, as well as any other neighborhood residents anyway possible. He had discussed with the Swaney's about a mutual landscaping buffer being planted. After much discussion, motion was made by Commissioner Holley, seconded by Commissioner Fisher to approve the special exception.

Commissioners voting aye: Janis Holley, Jon Fisher, and Donna Buchanan

Commissioners voting nay: Charlie Noble

Motion was APPROVED by a 3 to 1 vote.

\* \* \*  
(Planning Commission)

There came for discussion public hearing for case # 948 – Preliminary Plat approval for Savannah Square located at 619 N. 14<sup>th</sup> Street. From previous discussion of the project, motion was made by Commissioner Holley, seconded by Commissioner Fisher to approve the Preliminary Plat. All members present voting AYE.

Motion was APPROVED.

\* \* \*

There being no further business to come before the commission, the meeting was adjourned at 12:50 p.m.

PLANNING COMMISSION

February 10, 2003

Be it remembered that the Oxford Planning Commission did meet on February 10, 2003, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman  
Sonny Johnson, Vice-Chairman  
Charlie Nobel  
Debby Chessin  
Janis Holley

Ben Smith, Planning Consultant  
David Bennett, Public Works Director  
Bart Robinson, Assistant Engineer  
Vick Smith, Supervisor of Building, Code and Zoning Enforcement  
Dee Ursic, Secretary

\* \* \*

After the meeting was called to order the following business was transacted:

\* \* \*

The minutes of the January 13, 2003, meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

\* \* \*

Chairman Buchanan stated that Case # 941 and Case # 948 would be heard together. Ben Smith informed the Commission that he would need to recuse himself from cases 941, 944 and 948. Commissioner Holley stated she would also need to be recused from case # 944 and Legal Council stated they would need to be recused from case # 940.

\* \* \*

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PUBLIC HEARINGS

(Board of Adjustments)

There came for discussion public hearing for case # 940 – Baptist Memorial Hospital-North MS application for a sign variance located at 2301 S. Lamar Blvd. Scott Pridmore, representing Baptist Memorial Hospital, explained that the hospital was undergoing an expansion project and the current Emergency Room entrance had been relocated. Due to this, the hospital needed to add another pylon sign to identify the new emergency entrance. By state law, the hospital is liable for properly

identifying emergency entrances. Motion was made to continue the case to the next meeting, so that a direct administrative official of the hospital could be present before the commission to answer certain questions by Commissioner Johnson. Motion died for a lack of a second. Motion was made by Commissioner Chessin, seconded by Commissioner Noble to approve the variance.

Commissioners voting aye: Debby Chessin, Charlie Noble  
and Janis Holley

Commissioners voting nay: Donna Buchanan and Sonny Johnson

Motion was APPROVED by a 3 to 2 vote.

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(Board of Adjustments)

There came for discussion public hearing for case # 942 – Big Leaf Development, Inc. application for a variance to the required number of parking spaces located at 1107 and 1109 N. Lamar Blvd. Mike Bennett, property owner, stated a Dollar General store and a professional office building were proposed to be constructed next to each other and would be sharing the parking area. By ordinance for both businesses, a total number of 77 parking spaces are needed and he is requesting that a variance be granted to allow for only 65 spaces. Mr. Bennett has spoken with the owner of the Dollar General store and there is no opposition to allowing the professional office building the usage of their parking spaces. Motion was made by Commissioner Johnson, seconded by Commissioner Chessin to approve the variance with the stipulation that a letter from Dollar General be provided to the Planning Department and that it is understood that no spaces that are on the City's Right-of-Way may be counted toward their total amount of parking spaces.

Commissioners voting aye: Janis Holley, Debby Chessin, Sonny Johnson and Donna Buchanan

Commissioners voting nay: Charlie Noble

Motion was APPROVED by a 4 to 0 vote.

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(Board of Adjustment)

There came for discussion public hearing for case # 943 – Big Leaf Development, Inc. application for a front yard setback variance located at 1413 N. Lamar Blvd. Mike Bennett, property owner, stated that the property presently contained a house and a storage building. He is proposing to leave the house, remove the storage building and replace it with another building. The 25ft front yard variance would be needed for the new building in order to keep it in line with the front set backs of the surrounding buildings. Motion was made by Commissioner Chessin, seconded by Commissioner Johnson to approve the variance. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 944 – Savita Chadda application for a height variance located on West Jackson Avenue. Both Ben Smith and Janis Holley recused themselves from this case. Richard Molenaar, Architect, addressed the commission regarding this request. Mr. Molenaar explained that the proposed 4-story hotel site is approximately 17ft below the elevation of West Jackson Avenue at the center of the site and 91ft from the street right-of-way. They are requesting a 20ft height variance and do not feel, that due to the topography of the land, as well as the distance of the project from West Jackson Avenue, that the overall height of 55ft would have a negative effect on the area. Motion was made by Commissioner Johnson, seconded by Commissioner Noble. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 941 – Ronnie Leggitt application for a special exception for a zero lot line development located at 619 N. 14<sup>th</sup> Street. Ben Smith recused himself from this case. Swazey Alford, representing Walker and Molissia Swaney, addressed the commission stating that his clients were out of the country and did have objections to the application before the commission. Mr. Alford asked that due to this circumstance, on behalf of his clients, he would like to request that the case be continued to the next regularly scheduled meeting in order for his clients to be present to address the commission with their concerns. Ronnie Leggitt, property owner, stated that he felt that he had complied with all of the regulations of the city. He is proposing to have four individual single-family houses and lots. In order to do so, the property needs to be developed as a zero lot line development. Mr. Alford stated that according to his interpretation of the ordinances, all of the required information, such as, topographic features, protective covenants, required amount of lot square footage has not been provided or complied with and due to this he feels that the case should be continued. Jeannie Tatum, 642 N. 14<sup>th</sup> Street, also objected to the application. She was concerned about more traffic on a narrow street and more water run off. After much discussion, motion was made to by Commissioner Johnson, seconded by Commissioner Noble for the applicant to supply the additional information and this case and Case # 948, Site Plan Approval for Savannah Square, would be recessed until Wednesday, February 19, 2003, at 12:00 p.m. All members present voting AYE.

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(Planning Commission)

There came for discussion public hearing for case # 946 – Max Ewing and Charles Northington application for rezoning from RC to GC for property located at 2399 West Jackson Avenue. Charlie Northington, property owner, explained that the property in request is surrounded by commercial development. In the year 2000, property directly across the street was rezoned from residential to Highway Commercial for the Wal-Mart development. This decision for rezoning in 2000 would show substantial change in the neighborhood and justify the present application for rezoning. Motion was made by Commissioner Johnson, seconded by Commissioner Holley to approve the rezoning from RC to GC. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for site plan approval for "The Links at Oxford" located on Hwy 6 East. This project is outside the city limits but is requesting city utility services. Ryland Sneed, Engineer, described the project as a proposed apartment project consisting of 41 buildings with 492 total units and a 9-hole golf course. There are 7 proposed lakes, which will collect the water run off from the property. DEQ has been contacted and has approved the project. Motion was made to approve the site plan by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

\*

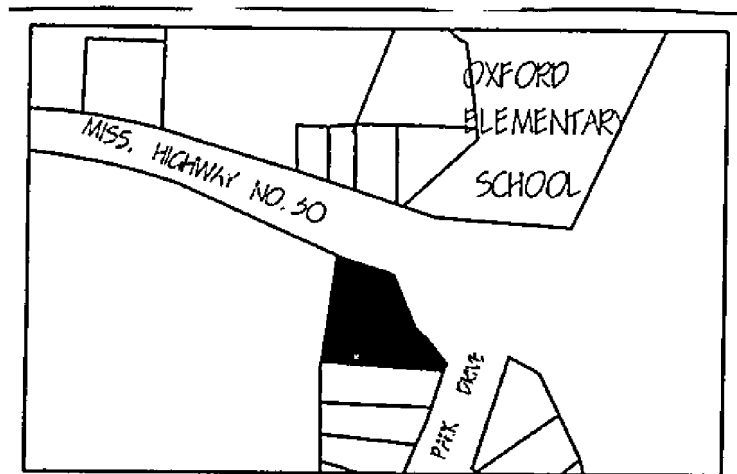
\*

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There being no further business to come before the commission, the meeting was recessed until Wednesday, February 19, 2003 at 12:00 p.m.

## PUBLIC NOTICE

Notice is hereby given to all parties in interest and citizens of the City of Oxford, Mississippi, that Dino Grisanti and John Covington has filed an appeal from the recommendation of the Oxford Planning Commission regarding the rezoning of property located on the corner of Park Drive and Highway 30 from RA to HC. A public hearing regarding said appeal will be held at 6:00 p.m., in the courtroom of the Oxford City Hall on Tuesday, May 6, 2003. Any person interested in said appeal may appear in person or by their agent. Written comments regarding said appeal will be received by the City until the time of said hearing.



(Reduce map to 1 column)

Vick Smith  
City of Oxford

Publish: Thursday, April 17, 2003

(Send proof of publication to City of Oxford)



APPLICATION FOR ZONING MAP AMENDMENT

FOR

JOHN N. COVINGTON

AND

DINO J. GRISANTI

## TABLE OF CONTENTS

PAGE 1	APPLICATION FOR ZONING MAP AMENDMENT
PAGE 2	ATTACHMENT 1
PAGE 3	DESCRIPTION OF PROPERTY
PAGE 4	TRAFFIC COUNT YELLOW TAB
PAGE 5	OXORD ZONING MAP GREEN TAB
PAGE 6	COVINGTON & GRISANTI LOT (PHOTO)
PAGE 7	HODGES FUNERAL HOME (PHOTO) PINK TAB
PAGE 8	OXFORD ELEMENTARY SCHOOL (PHOTO)
PAGE 9	M & M SALES (PHOTO) CLEAR TAB
PAGE 10	NEW LIFE COMMUNITY CHURCH (PHOTO)
PAGE 11	KIGDOM HALL (PHOTO) BLUE TAB
PAGE 12	N.M.E.P.A. (PHOTO)
PAGE 13	EBCO (PHOTO)
PAGE 14	STOUTS CARPET (PHOTO)

PAGE 15

REBELAIRE INC (PHOTO)



## ATTACHMENT 1

WHAT CHANGED OR CHANGING CONDITIONS MAKE THE PASSAGE OF THIS AMENDMENT NECESSARY?

THE CORNERS AND SURONDING AREA OF HWY 7 AND HWY 30 HAVE BECOME A HIGHLY TRAVLED AND BUSY THROUGHFARE. PLESE SEE ENCLOSED TRAFFIC COUNT FOR BOTH HWY'S.

THE PROPERTY WE ARE ASKING FOR REZONING IS LOCATED ON THE SOUTHWEST CORNER OF HWY 30 AND HWY 7. WHICH IS CURRENTLY ZONED RESIDENTIAL. LOCATED ON THE SAME SIDE OF THIS CORNER IS HODGES FUNERAL HOME A COMMERICAL BUSINESS DOING BUSINESS, ZONED RESIDENTIAL. SEE ATTACHED.

LOCATED ACROSS HWY 30 ON THE NORTHWEST CORNER OF HWY 7 AND HWY 30 IS THE OXFORD ELEMENTARY SCHOOL. SEE ATTACHED. ALSO ON THE SAME SIDE OF HWY 30 IS ANOTHER COMMERICAL BUSINESS M & M SALES ALSO ZONED RESIDENTIAL. SEE ATTACHED.

LOCATED ON THE SOUTHEAST CORNER OF HWY 7 AND HWY 30 IS A LARGE PARCEL OF LAND ZONED SHOPPING CENTER FOR MRS AVENT'S FUTURE USE. THE PROPERTY TO MRS AVENT'S EAST NOT LOCATED IN THE CITY IS USED BY TWO DIFFERENT CHURCHES. SEE ATTACHED.

LOCATED ON THE NORTHEAST CORNER OF HWY 7 AND HWY 30 IS N.M.E.P.A.SEE ATTACHED. TO IT'S EAST EBCO A COMMERICAL BUSINESS.SEEATTACHED. REBELAIRE A COMMERICAL BUSINESS. SEE ATTACHED. AND STOUTS CARPET ALSO A COMMERICAL BUSINESS. SEE ATTACHED.

AS YOU CAN SEE THIS IS A HIGH TRAFFIC AND COMMERICAL AREA. THE PROPERITY WE ARE ASKING TO BE REZONED TO HIGHWAY COMMERICAL FITS THE CURRENT USE OF THE SURONDING AREA. THE PROPERITY IS NOT BOUND BY ANY NEIGHBORHOOD COVENANTS OR RESTRICTIONS.

181

CIVIL ENGINEERING  
UTILITY SYSTEM DESIGN

ENVIRONMENTAL ENGINEERING



RT. 7, BOX 7128  
801-234-8539

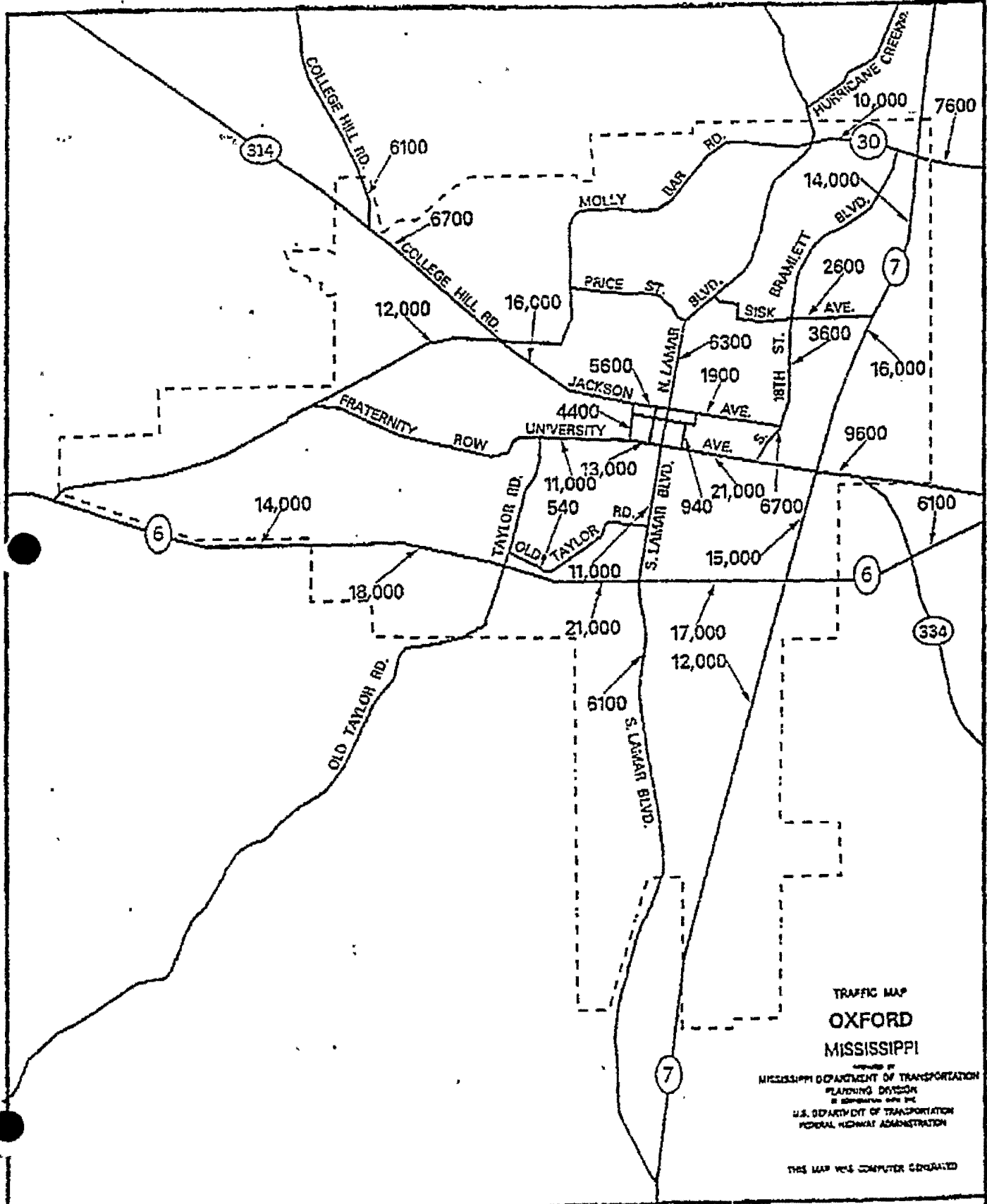
OXFORD, MS 38455  
801-234-8539

DESCRIPTION OF PROPERTY  
FOR

A fraction of the Southeast Quarter of Section 15, Township 11 South, Range 3 West, City of Oxford, Lafayette County, Mississippi, and being described in more detail as follows:

Starting at a concrete monument marking the Southwest corner of said Section 15, run thence North a distance of 1208.24 feet to a point; thence East a distance of 2643.74 feet to an iron pipe on the West right of way line of Park Drive; run thence North 11 degrees 27 minutes 17 seconds East leaving said right of way line a distance of 653.73 feet to an iron pipe on a fence line; thence North 5 degrees 51 minutes 58 seconds East along said fence line a distance of 109.49 feet to a 1/2" iron rod marking the point of beginning of this description.

From this point of beginning, run thence North 5 degrees 51 minutes 58 seconds East along said fence line a distance of 275.00 feet to an iron pipe on the South right of way line of Mississippi Highway No. 30; thence South 72 degrees 00 minutes 00 seconds East along said right of way line a distance of 145.30 feet to an iron pipe; thence South 26 degrees 20 minutes 05 seconds East along said right of way line a distance of 14.80 feet to an iron pipe; thence South 0 degrees 42 minutes 44 seconds West leaving said right of way line a distance of 28.72 feet to an iron pipe; thence South 72 degrees 08 minutes 00 seconds East a distance of 18.22 feet to an iron pipe on the aforementioned West right of way line of Park Drive; thence South 26 degrees 20 minutes 05 seconds East along said right of way line a distance of 86.54 feet to a concrete right of way marker; thence South 48 degrees 08 minutes 00 seconds East along said right of way line a distance of 43.11 feet to an iron pipe at the PC of a 147.57 foot radius curve to the right; thence Southeasterly along said curve and right of way line a distance of 67.70 feet to a concrete right of way marker, said curve having a chord bearing of South 34 degrees 59 minutes 14 seconds East with a chord distance of 67.11 feet; thence North 84 degrees 14 minutes 24 seconds West leaving said right of way a distance of 295.30 feet to the iron rod marking the point of beginning of this description.

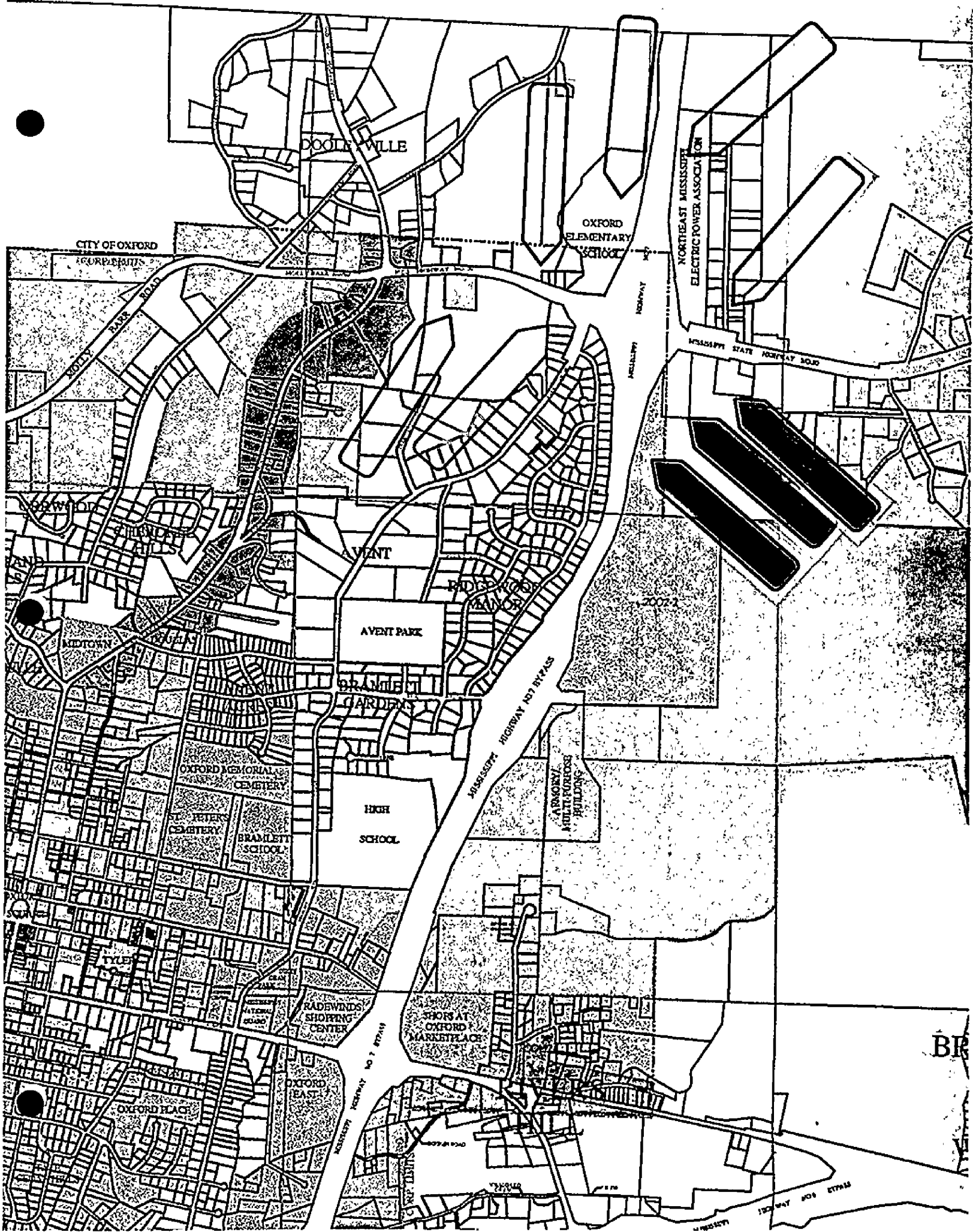


TRAFFIC MAP  
**OXFORD**  
**MISSISSIPPI**  
Prepared by  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 PLANNING DIVISION  
in cooperation with the  
 U.S. DEPARTMENT OF TRANSPORTATION  
 FEDERAL HIGHWAY ADMINISTRATION  
 THIS MAP WAS COMPUTER GENERATED



2000 ADT  
**OXFORD**

Map No.  
**36 - 1**





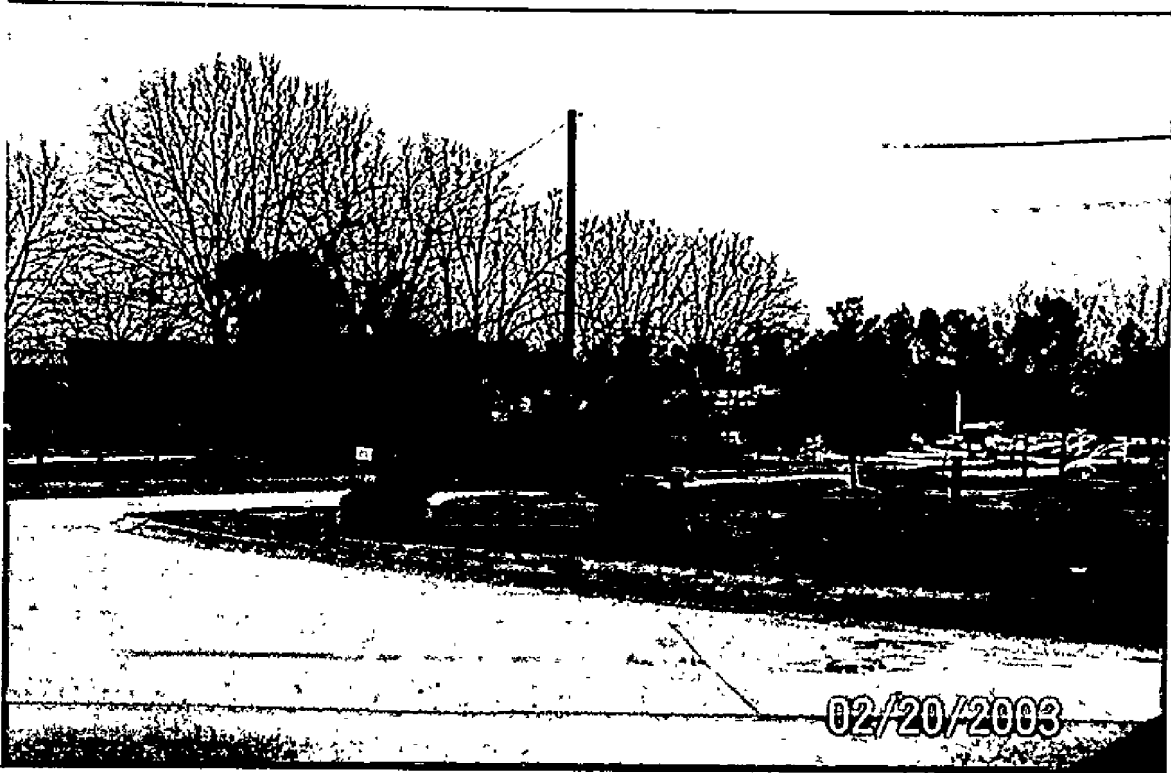
COVINGTON & GRISANTI LOT



HODGES FUNERAL HOME



OXFORD ELEMENTARY SCHOOL



M & M SALES



NEW LIFE COMMUNITY CHURCH



KINGDOM HALL



N.M.E.P.A.



EBCO





STOUTS CARPET

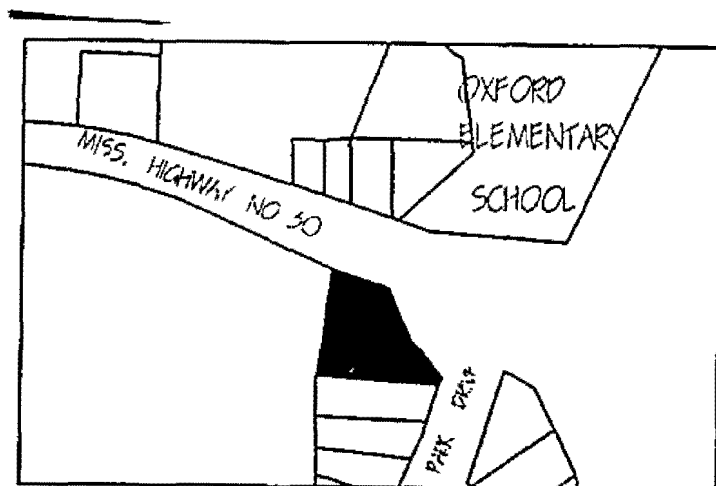


REBELAIRE INC



## PUBLIC NOTICE

Notice is hereby given to all parties in interest and citizens of the City of Oxford, Mississippi, that Dino Grisanti has filed an application with the undersigned to rezone the following described property from RA to HC.



(Reduce map to 1 column)

Said application will be heard by the Oxford Planning Commission at the City Hall in Oxford, Mississippi on March 10, 2003, at 5:00 p.m., at which time all parties in interest and citizens will be heard after which a recommendation will be made to the Mayor and Board of Aldermen of the City of Oxford, Mississippi, which may act upon the recommendation of the Oxford Planning Commission shall be entitled to a public hearing before the Mayor and Board of Aldermen of the City of Oxford, Mississippi, with due public notice thereof after publication for the time as provided in the Oxford Zoning Ordinance.

/s/ Vick Smith  
Vick Smith

Publish: February 21, 2003

(Send proof of publication)



Highest Standards of Professional Service

Alanco Realty
"We have the key to your new home"
2001 John Cove
Oxford, MS 38655

CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE

Oxford, Mississippi

The undersigned Seller agrees to sell, to the undersigned Buyer who agrees to buy, the herein described property on the terms and conditions stated below and on the reverse hereof. Both Buyer and Seller acknowledges that Alanco Realty Inc., Broker, is the procuring cause of the sale.

1. DESCRIPTION: 1 acre more or less at the corner of Park Dr. + Hwy 30

The property conveyed is described in Book at page of County, Mississippi, reference to which is hereby made. 40,000. Chancery Clerk's Office

2. PRICE: The purchase price of the property is \$38,500. Payable as follows: With a cash down payment of \$1,000. Assumption of Loan \$ And the balance payable as follows: At closing with warranty deed.

3. TAXES: Taxes for the current year are to be pro-rated as of the closing date.

4. HAZARD INSURANCE: To be paid by buyer at closing, if applicable.

5. TITLE: Reasonable time shall be allowed for preparation of and examination of title. Should examination of title reveal defects which can be cured, the Seller hereby obligates himself to cure same as expeditiously as reasonably possible, and to execute and tender a general warranty deed conveying insurable title in accordance with the terms hereof, except for the following items recorded at the Chancery Clerk's Office of Lafayette County: protective covenants, zoning ordinances, prior mineral reservations, and easements for public utilities. If said title defects cannot be cured within thirty (30) days after specified closing date, then Purchaser shall have the option of having his earnest money returned and being released from further liability hereon, or of having Seller complete the curing of same as expeditiously as possible. Seller represents that the property may be legally used for NIA and that no governmental agency has served any notice requiring repairs, alterations or corrections of any existing condition except as stated herein.

6. SPECIAL LIENS: Special liens against the property shall be paid as follows: To be paid by the seller before closing.

7. POSSESSION: Possession of said property is to be delivered At time of closing.

8. DEPOSIT: Purchaser has deposited with Broker \$1,000. as earnest money. The same is to be applied to the cash down payment on closing of this transaction. If the title is not insurable as represented herein and cannot be cured or Seller is otherwise incapable of performing this contract, the earnest money is to be returned to the Purchaser. If title is found to be insurable as represented herein and the Purchaser is approved on any loan specified as a contingency in this contract, and if the Purchaser fails to perform the terms of this contract, 1/2 of said earnest money to be retained by Broker, provided that the Broker's portion of any such forfeiture shall not exceed the commission he is entitled to under this contract, and Seller shall have the option of treating the remaining 1/2 of said earnest money as liquidated damages for said breach; or, if he deems his actual damages to be in excess thereof, he may institute suit therefor in any court of competent jurisdiction, giving credit on said damages for said earnest money, specific performance being the essence of this contract.

Alanco Realty to receive \$1,500.

9. THE SALE IS TO BE CLOSED: On or before Jan. 31, 2003

10. CLOSING COSTS: Purchasers responsibility, except for preparation of warranty deed and termite certificate.

11. RESPONSIBILITY OF BROKER: This instrument is to contain all terms of this sale, and no representations have been made other than are herein contained. No agent or representative of Broker shall have any power to make any representations as to the property or any statement, unless and except fully embodied herein in writing. This instrument shall impose no obligation upon Broker, otherwise than in accordance with its terms, and no agent or representative of Broker has any authority otherwise than herein stated to do any act or thing other than herein set forth and Purchaser and Seller hereby represent to Broker that no agent or representative has made any representation or done any act other than herein set forth. The Buyer hereby acknowledges that the Broker, his salesman, agents and representatives are not responsible for quantity of land and boundaries of the property to be conveyed and the Buyer agrees to obtain a survey if the quantity of land or boundaries are in question. Broker represents the Seller in this transaction.

Seller's Initials WJ Purchaser's Initials \_\_\_\_\_

12. ACCEPTANCE: The buyer hereby represents that he has personally inspected and examined the above mentioned premises and all improvements thereon. The provisions of this contract shall apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

13. DAMAGE BY FIRE, ETC.: This contract is further conditioned upon delivery of the improvements in their present condition; and in the event of material damage by fire or otherwise, before closing, Purchaser may declare the contract void and shall be entitled to the return of his earnest money; or Purchaser may elect to complete the transaction in accordance with this contract, provided the property is restored by Seller at Seller's expense prior to closing of the sale.

14. ATTORNEY'S FEES: If it becomes necessary to employ an attorney to insure the performance of the conditions of this contract then the defaulting party or parties agree to pay reasonable attorney fees and court costs therewith.

15. SPECIAL PROVISIONS: (a) Seller to furnish signed statement from bonded and licensed exterminator showing property to be free of termites and/or damage. (b) All wiring, plumbing, appliances and equipment to be in working order on date of closing. (c) Property to appraise for sales price or more. Rejection or acceptance of this offer will be made within 48 hours or two working days from date of offer, or counter offer, unless specified otherwise.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. STATEMENT: Each undersigned party to this transaction acknowledges that he has read and understands this contract, and hereby acknowledges receipt of a copy of the document When herein used the singular includes the plural, and the masculine includes the feminine.

WITNESS OUR SIGNATURES THIS THE 23<sup>rd</sup> day of Jan., 2003

Brenda Watson  
SELLERS

John C. Parks  
PURCHASERS

Subject to clearance of any check given, the undersigned Broker acknowledges receipt of the above mentioned earnest money and holds the same in trust subject to the terms of this contract.

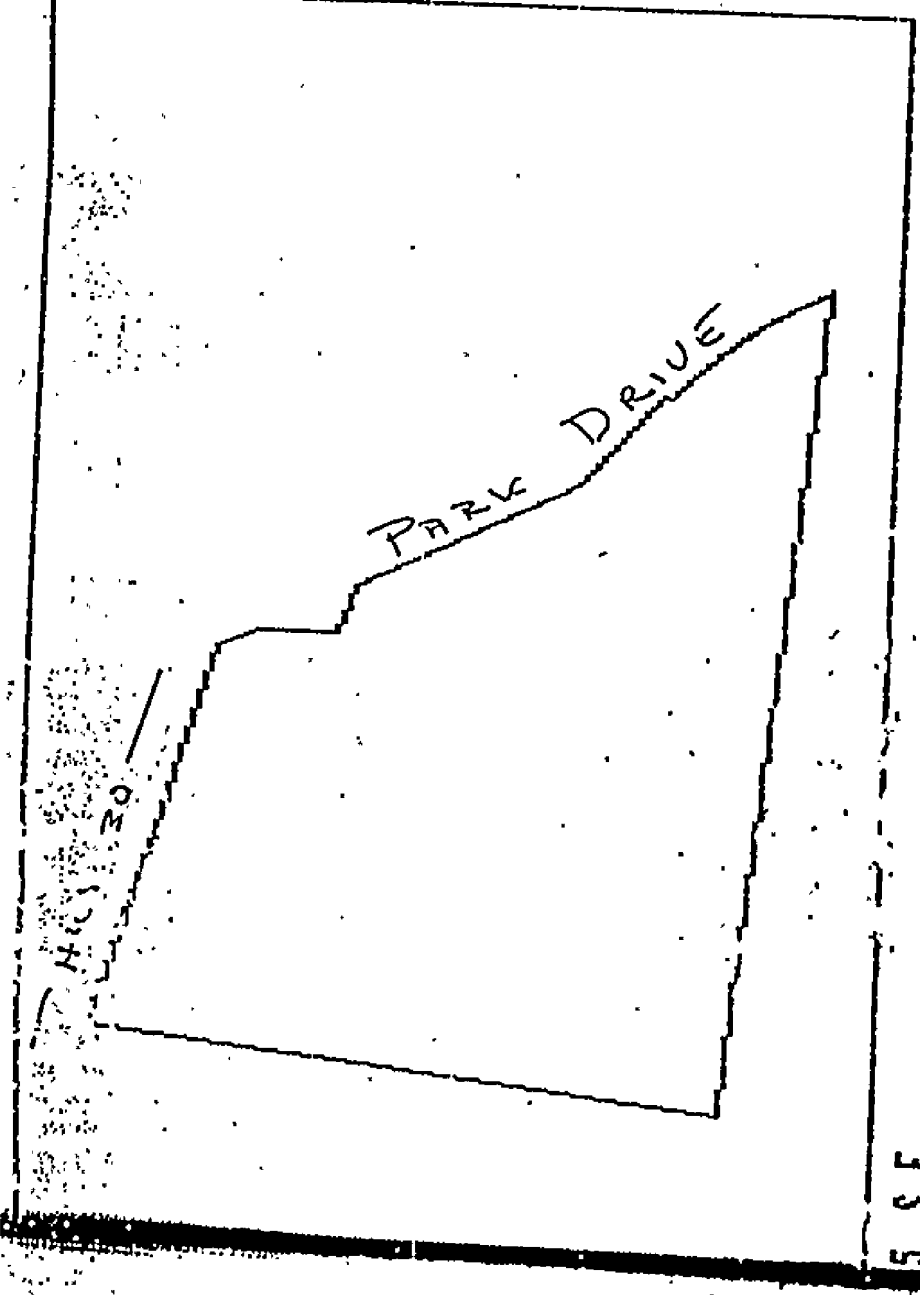
Convey deed to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BROKER: Alanco Realty  
BY: Jammie Parks  
TITLE: Sales person

THIS IS A LEGALLY BINDING CONTRACT; IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

182

NO.	DESCRIPTION	AMOUNT	DATE	NO.	DESCRIPTION	AMOUNT	DATE
5-226	N05-51-57.3E	225.000	5	6725.4636	11323.9713	CRN	
226-206	872-08-0.0E	145.300	226	6949.2855	11352.9665		
206-251	826-20-05.1E	14.800	206	6904.7071	11491.2589	ROW	
251-250	600-42-44.2W	28.717	251	6891.4431	11497.8244	CRN	
250-249	872-08-0.0E	18.215	250	6862.7279	11497.4674	CRN	
249-211	826-20-05.1E	96.541	249	6857.1394	11514.8042	PT	
211-212	818-08-0.0E	43.110	211	6779.5796	11553.1953	ROW	
212-217	BEGIN CURVE R AT: 212			6750.8080	11565.2993	ROW	
S=147.57 T=34.46 DELTA=26-17-10							
ARC=67.7 CHORD=67.11 CB=634-59-14.4E							
END CURVE R AT: 217 RADIUS AT: 215							
217-5	N04-14-23.6W	295.299	217	6640.9111	11486.8098	RD PT	
AREA: 43140.7915 S.F. .99038 ACRES							
				6695.8264	11623.7797	ROW	



5 S.F.  
 695  
 RN TO CONTINUE?

STATE OF MISSISSIPPI  
 COUNTY OF LAFAYETTE

THIS INSTRUMENT WAS FILED FOR RECORD THIS THE 18 DAY OF Oct., 1994, AT 2:45 O'CLOCK P. M.  
 AND RECORDED IN BOOK 433 PAGE 179 ON THE 18 DAY OF Oct., 1994.

BILL PLUNK, CHANCERY CLERK  
 BY: Ethel Ferguson

ately adjacent to the rear thereof, extending one hundred sixty (160) feet therefrom or of those directly opposite thereto, extending one hundred sixty (160) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of two-thirds ( $\frac{2}{3}$ ) of all the members of the Board of Aldermen. (Ord. No. 1979-7, § 2, 6-5-79)

#### 715. Applications for Amendments.

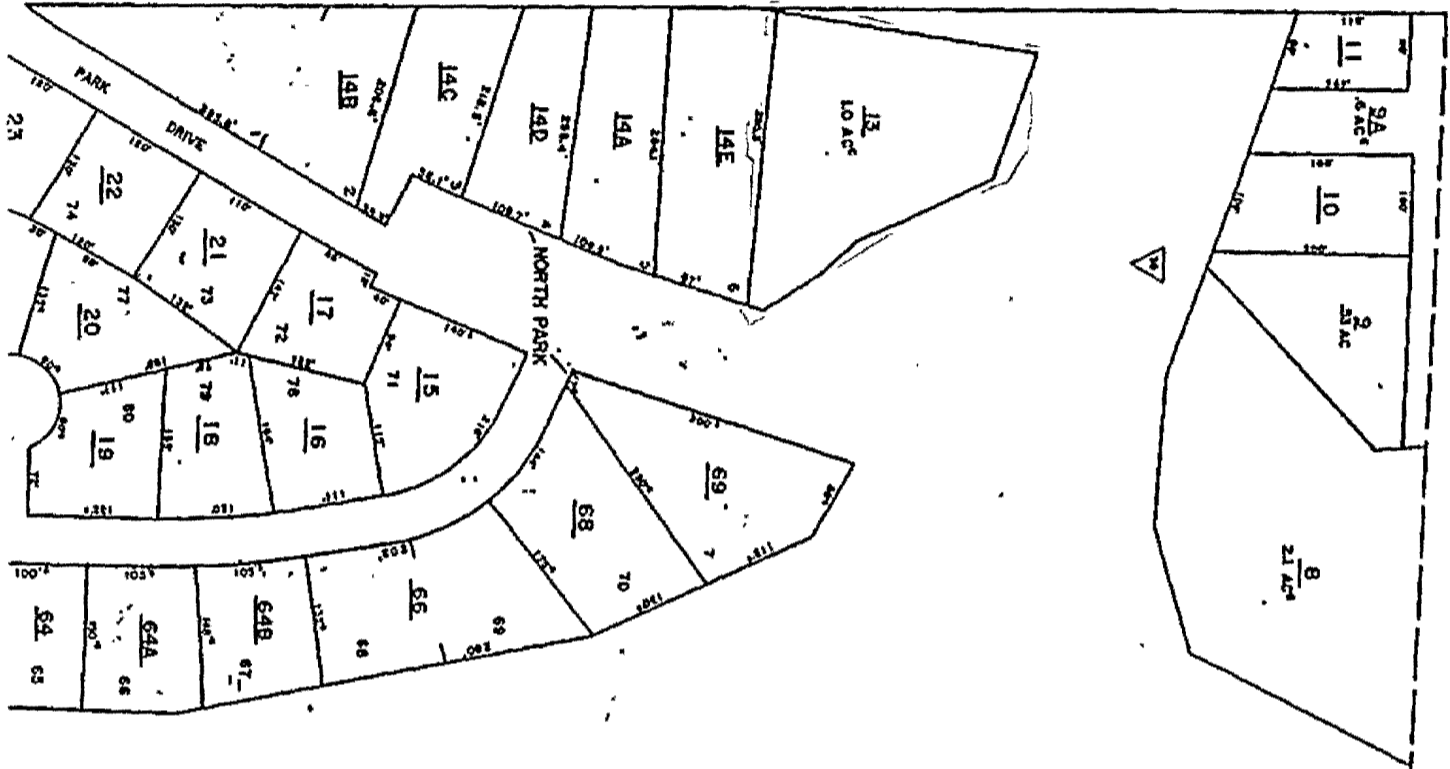
715.01 - *By whom made.* Any person, firm, corporation or political subdivision may apply for an amendment to this Ordinance.

715.02 - *Filing of applications.* All applications for amendments to this Ordinance shall be filed with the Administrative Official.

715.03 - *Contents of applications.* Without in any way limiting the right to file additional material, no application for amendment to this Ordinance will be considered unless it contains:

- a. At least the applicant's name, address and interest in the application, and the name, address and interest of every person, firm, corporation or political subdivision represented by the applicant interested in the application.
- b. The description of the proposed amendment.
- c. A plat showing the land area which would be affected by the proposed amendment, the present zoning classification of the area and of all abutting properties, all public and private rights-of-way and easements bounding and intersecting the designated area and abutting properties.
- d. The error in the Ordinance that would be corrected by the proposed amendment or changed or changing conditions in the applicable area or in the municipality generally that make the proposed amendment reasonably necessary to the promotion of the public health, safety or general welfare.

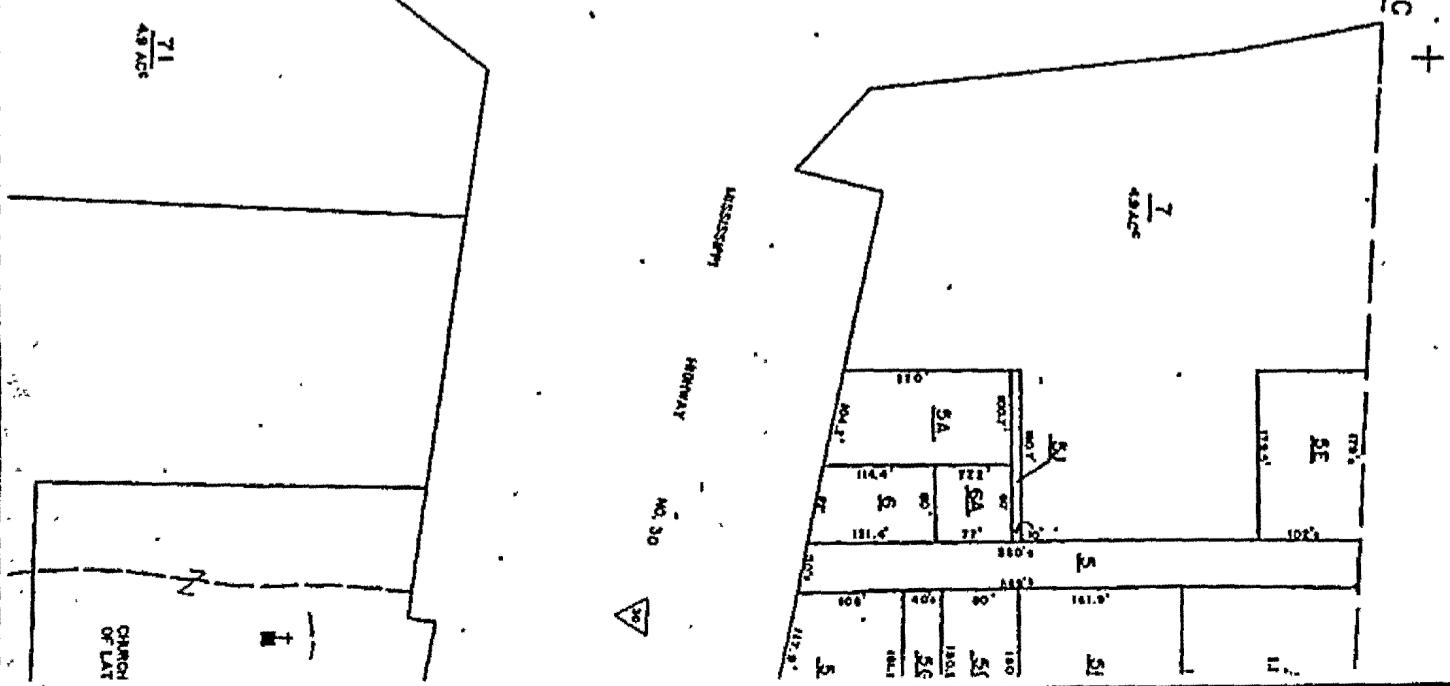
T-8-S  
MAP 85-E



MISSISSIPPI HIGHWAY NO. 7

CITY OF OXFORD  
CORP. LIMITS

R-3-W +  
MAP 85-C





181

CIVIL ENGINEERING  
UTILITY SYSTEM DESIGN



ENVIRONMENTAL ENGINEERING

RT. 7, BOX 7128  
601-234-8639

OXFORD, MS 38455  
601-731-8030

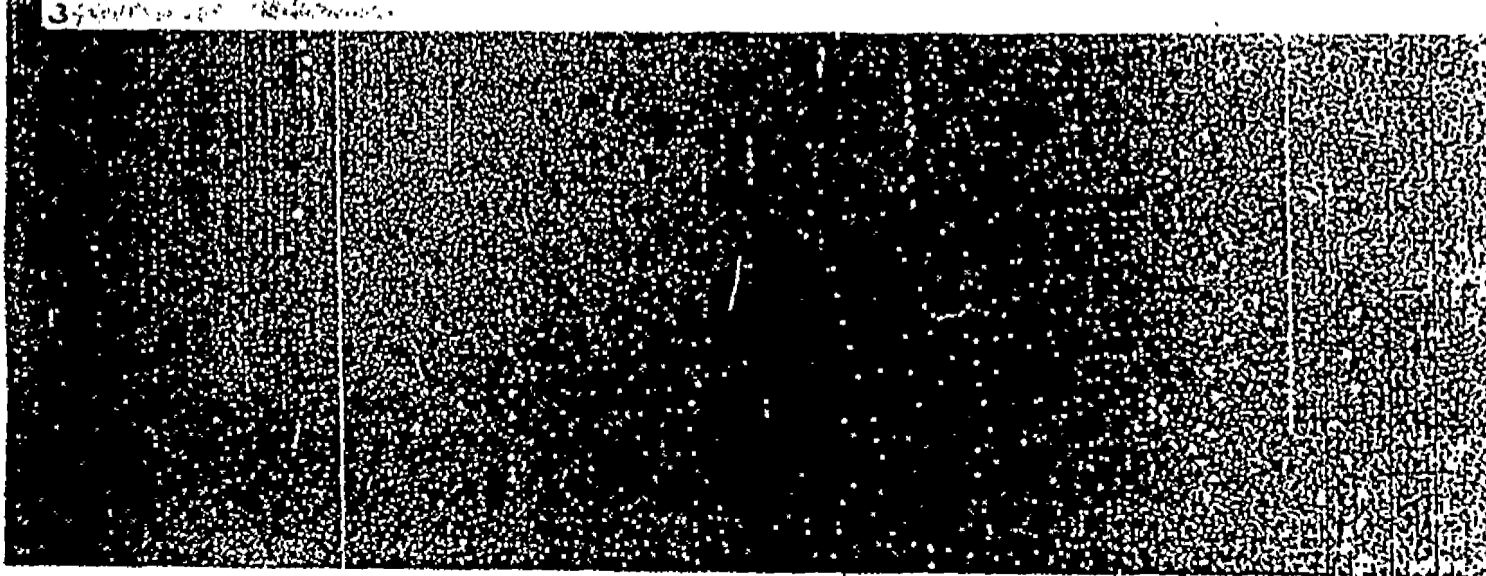
DESCRIPTION OF PROPERTY  
FOR  
TOMMY WATSON

A fraction of the Southeast Quarter of Section 15, Township 8 South, Range 3 West, City of Oxford, Lafayette County, Mississippi, and being described in more detail as follows:

Starting at a concrete monument marking the Southwest corner of said Section 15, run thence North a distance of 1200.24 feet to a point; thence East a distance of 2643.74 feet to an iron pipe on the West right of way line of Park Drive; run thence North 11 degrees 27 minutes 17 seconds East leaving said right of way line a distance of 653.73 feet to an iron pipe on a fence line; thence North 5 degrees 51 minutes 58 seconds East along said fence line a distance of 109.49 feet to a 1/2" iron rod marking the point of beginning of this description.

From this point of beginning, run thence North 5 degrees 51 minutes 58 seconds East along said fence line a distance of 225.00 feet to an iron pipe on the South right of way line of Mississippi Highway No. 30; thence South 72 degrees 08 minutes 00 seconds East along said right of way line a distance of 145.30 feet to an iron pipe; thence South 26 degrees 20 minutes 05 seconds East along said right of way line a distance of 14.00 feet to an iron pipe; thence South 0 degrees 42 minutes 44 seconds West leaving said right of way line a distance of 28.72 feet to an iron pipe; thence South 72 degrees 08 minutes 00 seconds East a distance of 18.22 feet to an iron pipe on the aforementioned West right of way line of Park Drive; thence South 26 degrees 20 minutes 05 seconds East along said right of way line a distance of 86.54 feet to a concrete right of way marker; thence South 40 degrees 08 minutes 00 seconds East along said right of way line a distance of 43.11 feet to an iron pipe at the PC of a 147.57 foot radius curve to the right; thence Southeasterly along said curve and right of way line a distance of 67.70 feet to a concrete right of way marker, said curve having a chord bearing of South 34 degrees 59 minutes 14 seconds East with a chord distance of 67.11 feet; thence North 84 degrees 14 minutes 24 seconds West leaving said right of way a distance of 295.30 feet to the iron rod marking the point of beginning of this description.

RYLAND E. SNEED, P.L.S. • GORDON T. TOLLISON, P.E. • KARL SEALY, P.L.S.



**Rezoning RA to HC**

Oxford Planning Commission  
Classification Report

Data Summary  
Date: 2-14-03

(For Planning Purpose Only)

1. PROPERTY (STREET) ADDRESS: Corner of Park Drive and Hwy 30
2. PROPERTY OWNER: Dino Grisanti and John Covington
3. PETITIONER: Same
4. PRESENTED BY: Same
5. PLANNED USE: Commercial

ZONING

6. PRESENT ZONING:
7. REQUESTED: NA
8. APPLICABLE REGULATIONS: Section 713 of the Zoning Ordinances

MINIMUM ZONING NEEDED: NA

9. ZONING HISTORY: RA

LAND USE

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

North - RA/City of Oxford  
South - RA  
East - Hwy 7 North  
West - RA

# PROOF OF PUBLICATION

PRINTER'S FEE \$ 21.73

**PUBLIC NOTICE**  
Notice is hereby given to all parties in interest and citizens of the City of Oxford, Mississippi, that Dino Grisanti has filed an application with the undersigned to rezone the following described property from RA to HC.



Said application will be heard by the Oxford Planning Commission at the City Hall in Oxford, Mississippi on March 10, 2003, at 5:00 p.m., at which time all parties in interest and citizens will be heard after which a recommendation will be made to the Mayor and Board of Aldermen of the City of Oxford, Mississippi, which may act upon the recommendation of the Oxford Planning Commission shall be entitled to a public hearing before the Mayor and Board of Aldermen of the City of Oxford, Mississippi, with due public notice thereof, after publication for the time as provided in the Oxford Zoning Ordinance.

/s/ Vick Smith  
Vick Smith  
Publish: February 21, 2003

## THE STATE OF MISSISSIPPI LAFAYETTE COUNTY

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

Mr. Jesse P. Phillips

Who, after being duly sworn, deposes and says that he is the Publisher of the Oxford Eagle, a newspaper published daily in the City of Oxford, in said county and State, and that the said newspaper has been published for more than one year and that *Dino Grisanti filed application to rezone property from RA to HC*

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

VOLUME	NO.	DATE
135	99	Feb. 21, 2003

*Jesse P. Phillips*  
Sworn to and subscribed before me this 21 day of February, 2003

*Reta B. Vasilov*  
Notary Public, Lafayette County, Mississippi

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES AUG 17, 2003  
NOTARY PUBLIC THRU STEGALL NOTARY SERVICE

My commission expires \_\_\_\_\_