

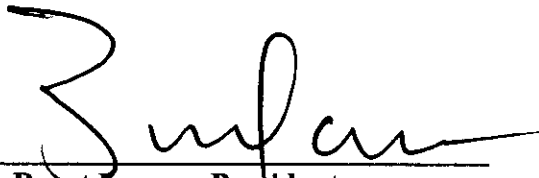
**ORDER: AUTHORIZE CONDITIONAL USE PERMIT REQUEST TO DEVELOP A
COMMERCIAL MEDIUM DENSITY (C-2) USE, THE COUNTY LINE GRILL, IN AN
AGRICULTURAL (A-2) DISTRICT ON LAFAYETTE COUNTY PARCEL
058-27-005.01**

Motion was made by Scott Allen, duly seconded by Tim Gordon, to authorize Conditional Use Permit request to develop a Commercial Medium Density (c-2) Use, The County Line Grill, in an Agricultural (A-2) District on Lafayette County Parcel 058-27-005.01.

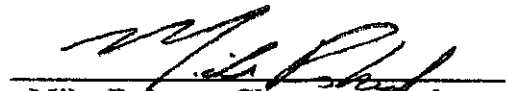
The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor John Morgan, voted yes
Supervisor Tim Gordon, voted yes
Supervisor Scott Allen, voted yes
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 15th day of April, 2024.



**Brent Larson, President
Board of Supervisors**



Mike Roberts, Chancery Clerk

The Planning Commission recommends approval of the County Line Grill conditional use permit request to develop a Commercial Medium Density (C-2) use, a restaurant, an Agricultural (A-2) District on Lafayette County parcel 058-27-005.01 (Planning Commission Case 24-402). In addition to the requirements of Section 2105 of the Lafayette County Zoning Ordinance, the Planning Commission recommends the following:

- Contingent upon approval by Fire Code personnel, a variance from the fire hydrant requirements of Article V, Section 4 F of the Land Development Standards and Regulations should be granted during site plan approval to permit a 3" water line with a filler plug and the requirement that fire suppression hoods are installed over required cooking equipment.
- Existing vegetative screening should be accepted in lieu of standard requirements.

(District 4) Conditional use permit request to develop a Commercial Medium Density (C-2) use, the County Line Grill, in an Agricultural (A-2) District on Lafayette County parcel 058-27-005.01

This 2.8 acre parcel is located at the enter section of Hwy 310 and CR 518 west of the Harmontown community, and as the name implies, near the Lafayette – Panola County line. There is an existing 30’X70’ block structure and two small cottages located on the property. The owners and developers are Rickey and Penny Roberts. The Roberts, who are currently using the cottages as short-term rentals, are proposing to develop a restaurant in the existing block structure. The property is designated as Agricultural (A-2) District. Restaurants are not an outright permitted use in the A-2 District but may be permitted as a conditional use.

In accordance with Section 2105.01 of the Lafayette County Zoning Ordinance, “The Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following: (Please see the Planning staff’s comments in italics regarding the developers compliance with these provisions.)

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The Roberts currently have two connections to Hwy 310. Because one of the connections is at the dangerous intersection of Hwy 310 and CR 518, MDOT is requiring the Roberts to abandon that connection. Lafayette County has given the Roberts a connection on CR 518 well away from the Hwy 310 intersection.

B. Off-street parking and loading areas.

With a limited occupancy level in a 30’X70’ building, there is ample existing off-street gravel parking and loading area. If approved, the Roberts will be required to provide paved ADA parking and access to the restaurant.

C. Refuse and service areas.

There is plenty of room for solid waste trucks to enter and turn around on the property.

D. Utilities, with reference to locations, availability, and compatibility.

For water service, this area is served by the Harmontown Water Association. Potable water is not an issue, but the water line serving this area and location of the nearest fire hydrant do not meet the requirements of Article V, Section 4 F of the Land Development Standards and Regulations concerning the minimum size for water lines and maximum distance from all structures. The Roberts are proposing to install a filler plug in lieu of the required three-way hydrant. This filler plug will be within 300’ of all points of the restaurant if approved.

The Roberts have applied for on-site wastewater approval with the Mississippi Health Department. There is ample room for on-site wastewater disposal.

E. Screening and buffering with reference to type, dimensions, and character.

This 2.8-acre parcel is bordered by Hwy 310 on the west, CR 518 on the north, a 4-acre parcel owned by the Roberts on the south, and a heavily wooded 2.2-acre parcel owned by the Roberts on the east. Should you choose to approve the conditional use permit, no further screening is recommended.

F. Required yards and other open space.

The existing structures are compliant with setback and buffer requirements when a C-2 use abuts an A-2 District.

G. General compatibility with adjacent properties and other property in the district.

With this property being at an intersection and with there being no residential uses within 900 feet, compatibility does not appear to be an issue.

H. Any other provisions deemed applicable by the Board of Supervisors.

NA

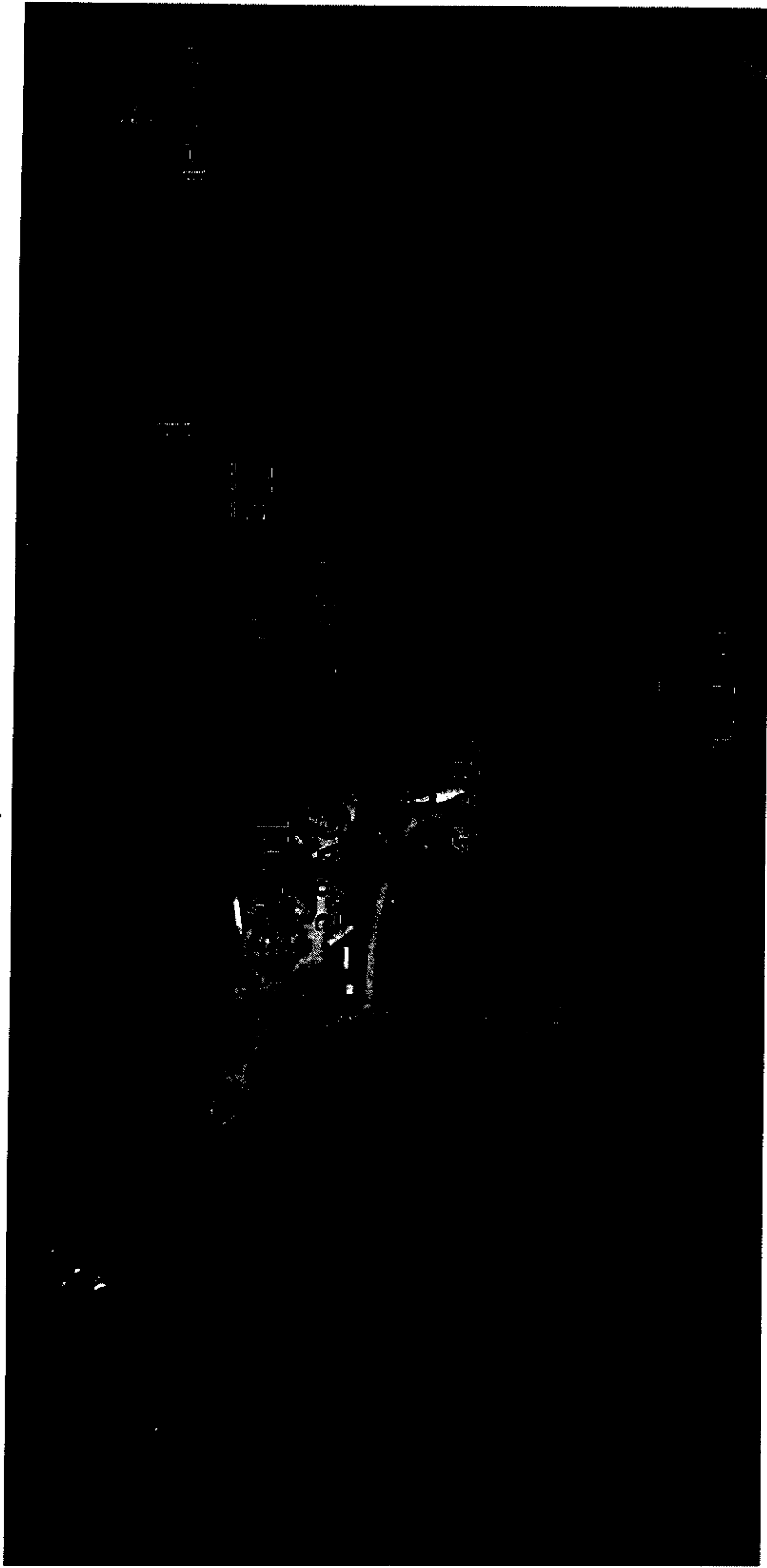
Considering the Lafayette County Comprehensive Plan which recommends, "...reuse of existing buildings that are appropriate within site context," the Planning Commission found this proposal to be compliant with the Comprehensive Plan and Zoning Ordinance. The primary concern remaining is compliance with the Lafayette County Land Development Standards and Regulations and the lack of the required 6" water line feeding a three-way fire hydrant. With this in mind, the Commission recommends approval of the conditional use permit with the following conditions:

- Contingent upon approval by Fire Code officials, a variance from the fire hydrant requirements of Article V, Section 4 F of the Land Development Standards and Regulations should be granted during site plan approval to permit a 3" water line with a filler plug and the requirement that fire suppression hoods are installed over required cooking equipment.
- Existing vegetative screening should be accepted in lieu of standard requirements.

Since the Planning Commission meeting, Fire Code officials have approved the recommended variance.

The Planning staff supports the recommendation for approval.

County Line Grill



3/21/2024, 8:36:33 AM

Roads and Railroads

2

County Boundary

lafayette.ms.ac

Leader

lafayette.ms.dim

lafayette.ms.lotno

lafayette.ms.parno

lafayette.ms.roadname

Anno

1:2,257

0 0.02 0.04

0 0.03 0.07

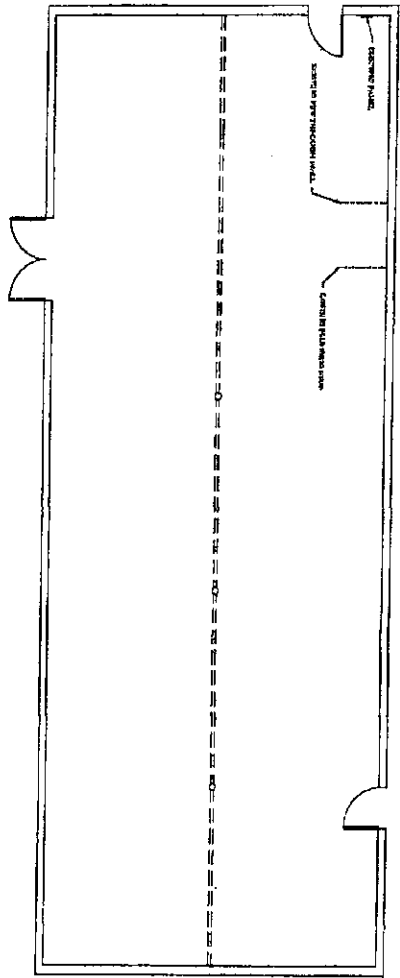
0 0.08 mi

0 0.13 km

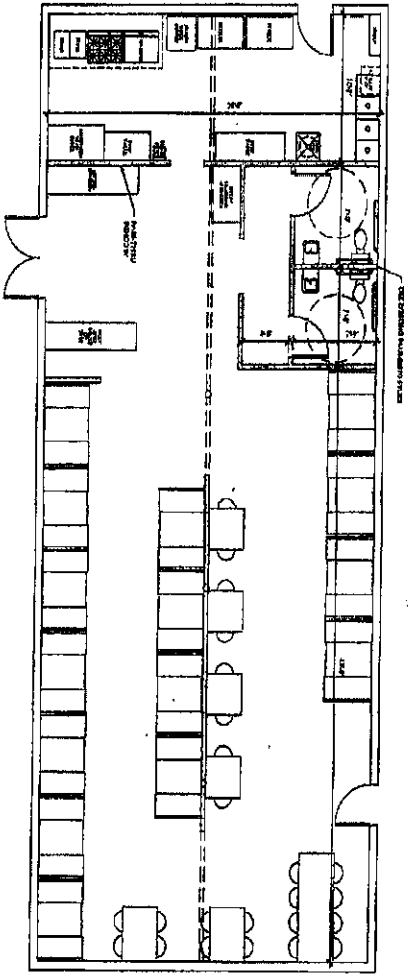
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SHEET NO. A1.1
 PROJECT NO. 15-001
 DATE: 12/15/15
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 PROJECT: RENOVATION OF COUNTY LINE GRILL
 852 MS-810, COMO, MISSISSIPPI



1. SECTION THROUGH MAIN DINING AREA



2. SECTION THROUGH MAIN DINING AREA

SHERMAN STOUT ARCHITECT, LLC
 400 N. ALTHEA DRIVE
 SUITE 100
 SHERMAN, MISSISSIPPI 38664
 PHONE: 662-843-1111
 WWW.SHERMANSTOUT.COM

FOR REVIEW ONLY

RENOVATION OF:
 COUNTY LINE GRILL
 852 MS-810
 COMO, MISSISSIPPI

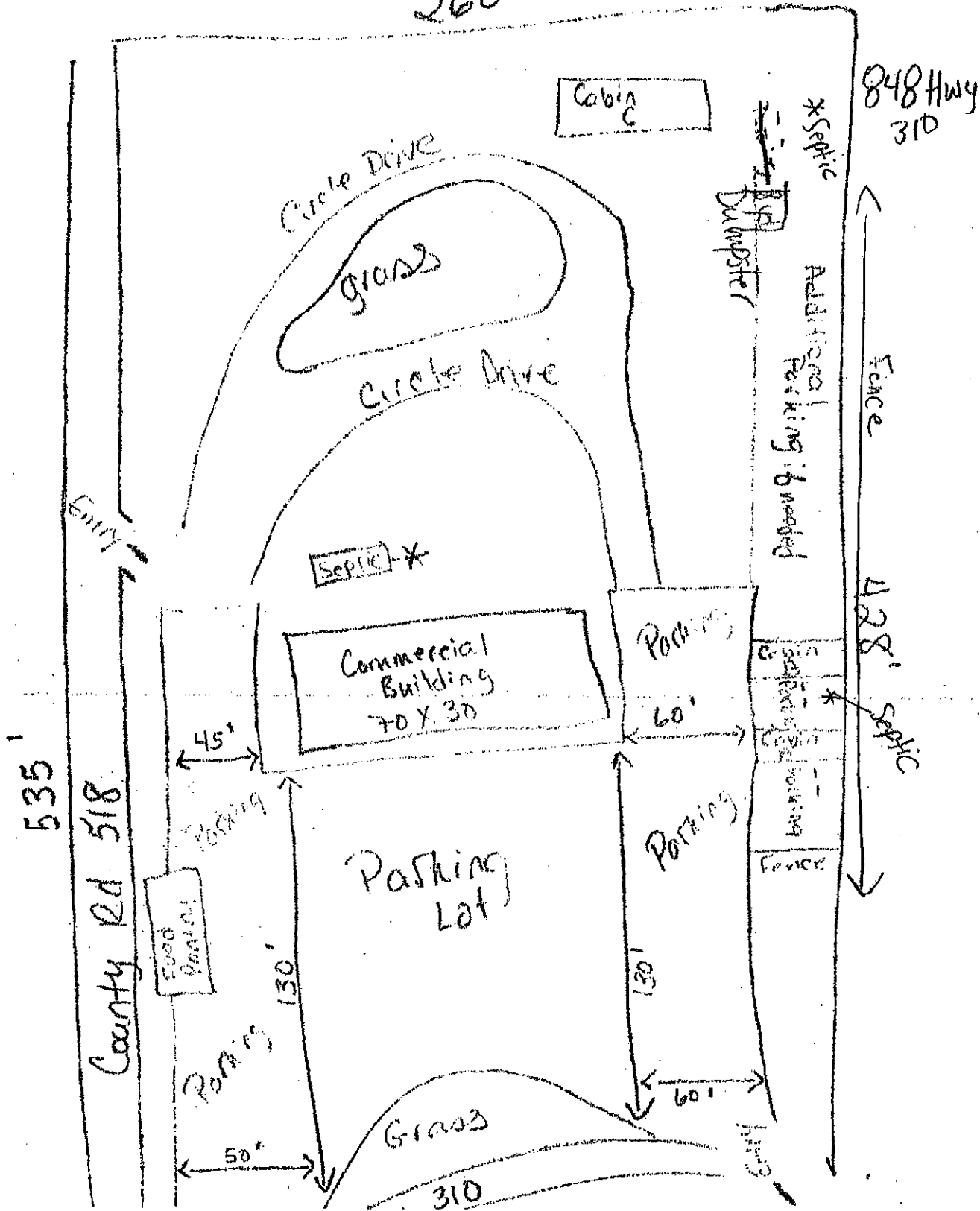
FLOOR PLANS
 Title
 Ready to Print Submittal

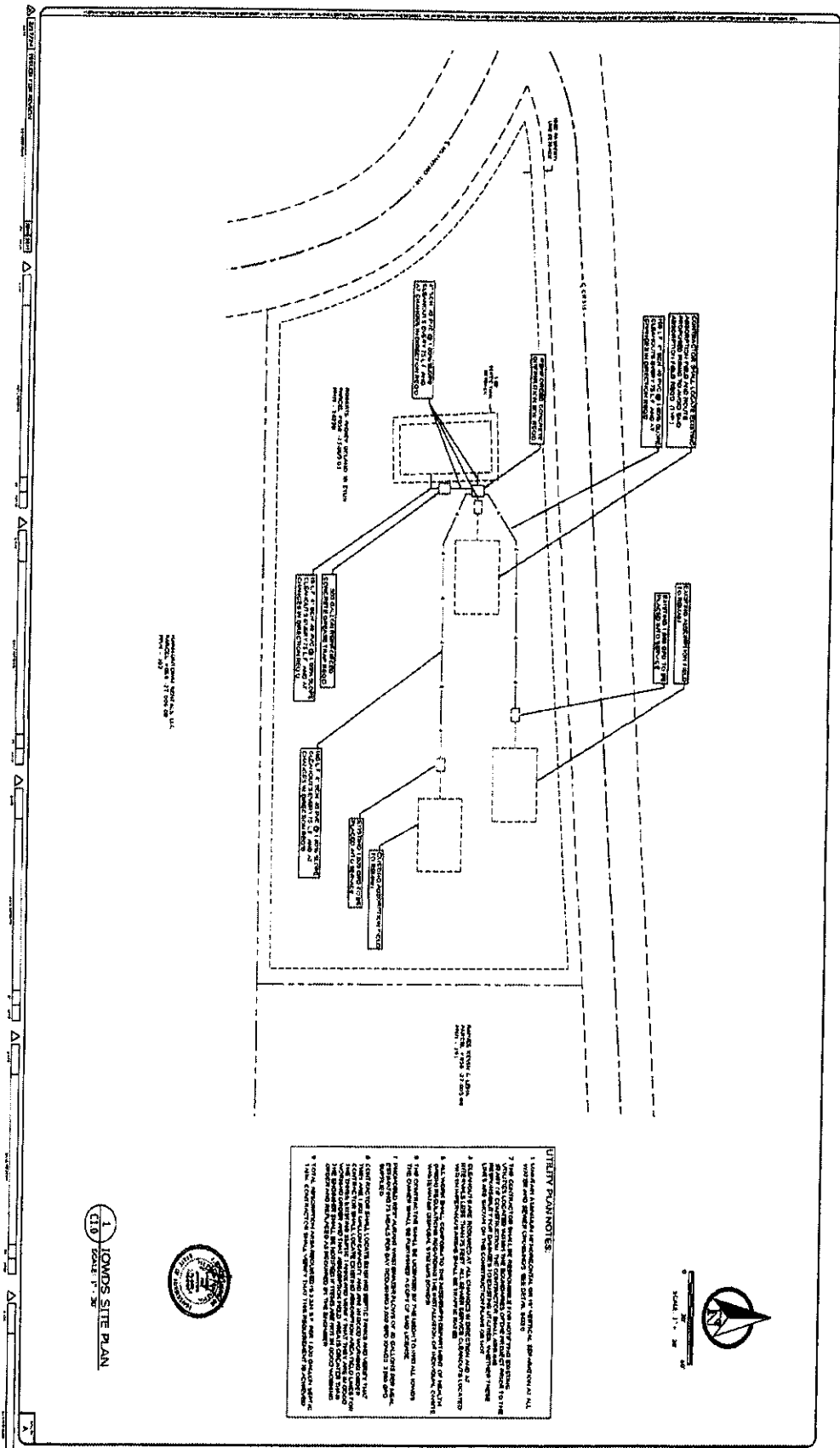
DATE	12/15/15
BY	J. W. BROWN
CHECKED BY	J. W. BROWN
PROJECT NO.	15-001
SHEET NO.	A1.1

A1.1

County Line Grill

260'

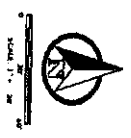




HOUSTON ENGINEERING, INC.
 16529 HWY 290, SUITE 200
 HOUSTON, TEXAS 77058

UTILITY PLAN NOTES:

1. Standard Abbreviations for symbols are in vertical. Symbols are in all uppercase and lowercase letters.
2. Utility lines shown are for informational purposes only. They are not to be used for construction or for any other purpose.
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1 IOWDS SITE PLAN
 C1.0
 SCALE: AS SHOWN



RICKY ROBERTS
COUNTYLINE GRILL
 852 HWY 310, COMO, MS 38619
IOWDS SITE PLAN



HOUSTON ENGINEERING
 Engineering, Surveying, and Environmental Services
 P.O. Box 3007
 Houston, Texas 77255
 Phone: (662) 647-1312
 E-mail: houston@houstoneng.com

SCALE: AS SHOWN
 JOB NO.: 20-01-01
 DATE: 01/15/2020
 DRAWN BY: R. ROBERTS
 CHECKED BY: J. ROBERTS
 DATE: 01/15/2020
 APPR: R. ROBERTS