

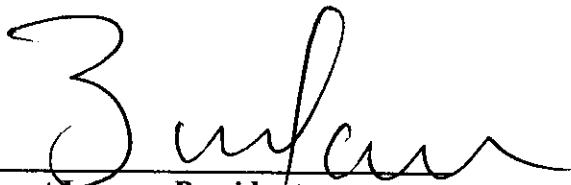
**ORDER: OPEN PUBLIC HEARING ON CONDITIONAL USE PERMIT REQUEST TO
EXPAND AN EXISTING CONDITION USE, WINK TUMBLE ACADEMY, IN A
RURAL (A-1) DISTRICT ON LAFAYETTE COUNTY PARCEL 148-28-058.01**

Motion was made by Greg Bynum, duly seconded by John Morgan, to open Public Hearing on Conditional Use Permit request to expand an existing Condition Use, Wink Tumble Academy, in a Rural (A-1) District on Lafayette County Parcel 148-28-058.01.

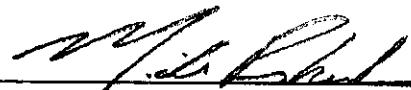
The vote on the motion was as follows:

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 20th day of May, 2024.



**Brent Larson, President
Board of Supervisors**



Mike Roberts, Chancery Clerk

(District 3) Conditional use permit request to expand an existing condition use, Wink Tumble Academy, in a Rural (A-1) District on Lafayette County parcel 148 -28-058.01 and final site plan approval, 726 Hwy 6 West.

This is a 4.1-acre tract located at 726 Hwy 6 West. The owner is Wink Investments, Inc. The sole member of Wink Investments, Inc. is Morgan Wicker. Mrs. Wicker purchased this property in 2021 and opened Wink Tumble Academy in an existing 7000 sq. ft. building. Prior to becoming a tumble academy, this property was used as Pirates Adventure Family Fun. Pirates Adventure consisted of a 7000 sq. ft. building that contained bounce houses and arcade games, an outdoor batting cage and a splash pad. This property is designated as Rural (A-1) District. Pirates Adventure was classified as a commercial recreational and entertainment enterprise and was operating when the Lafayette County Zoning Ordinance was adopted in 2018. Commercial recreational and entertainment enterprises are not outright permitted uses in the A-1 District but may be permitted as a conditional use. Pirates Adventure was allowed to continue operation as an existing nonconforming use. Wink Tumble Academy is classified as an educational training facility. When Wink Investments purchased Pirates Adventure, although it is considerably different from Pirates Adventure, it is considered as a less intense use, it was allowed to continue operation under the existing nonconforming use classification.

Mrs. Wicker is now proposing to expand by adding a 20,000 sq. ft. building that will be used as a trampoline Park. A trampoline park is classified as a commercial recreational and entertainment enterprise and may be permitted as a conditional use.

As you have heard through the discussion about Roundabout Oxford RV and Water Resort, there is currently a major traffic safety concern at the entrance to Wink. Due to this safety concern, prior to the approval of Roundabout Oxford RV and Water Resort, which is constructing an entrance through the Wink property to CR 105 and will result in the closing of Wink's dangerous connection to Hwy 6, the Planning staff's recommendation for the approval of the Wink expansion would have been and emphatic no. However, with the closing of the existing entrance, we see no problems with this approval.

As you are aware, to be considered for approval of a conditional use permit, the Lafayette County Zoning Ordinance requires a developer to make satisfactory provision and arrangement for A-H of Section 2105. 01. Please see the developer's response in italics to A-H:

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.

Ingress and egress to the development will be accessed by both the new assess road Roundabout RV Park is constructing on the north side of the site and a new "exit only" drive to Hwy 6 W on the west side of the site.

B. Off-street parking and loading areas.

All commercial parking for the new trampoline park will be provided with a new parking lot as shown on the proposed site plan.

C. Refuse and service areas.

Trash will be handled by a new dumpster enclosure located on the northwest corner of the site.

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

Water will be provided by the Westover Water Association.

Pending Health Department approval, the new building will utilize the existing onsite sewer treatment plant previously used by the Pirates Adventure water park facility.

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

A 15' landscape buffer on the west side of the property adjacent to Roundabout Oxford and a 30' landscape buffer will be provided around the project's other perimeters as required by Lafayette County.

F. Required yards and other open space.

See the preliminary site plan

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

There are existing commercial developments in the immediate area such as:

Roundabout Oxford

Wink Tumble Academy

Hunters Hollow

Kizer Flooring

Thrifty Building Materials

Thompson Machinery

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

NA

Development along the major corridors leading to the heart of Lafayette County generally causes concern. Because of the existing commercial enterprises near this area, however, the Planning staff considers the addition to Wink to be infill development, which you know is encouraged by the Lafayette County Comprehensive Plan. In other words, we would rather see an addition on an existing parcel than to see continued sprawl along the Hwy 6 frontage.

The developers site plan is compliant with the Lafayette County Zoning Ordinance and Land Development Standards and Regulations. The Planning Commission recommends approval of this conditional use permit and final site plan contingent upon the following:

- No construction may begin until the road from CR 105 is accessible.
- The certificate of occupancy will be withheld until Health Department approval of the existing sewer system.

The Planning staff supports the Planning Commission's recommendation.