

**ORDER: APPROVE A CONDITIONAL USE PERMIT TO INSTALL A
MANUFACTURED HOME IN AN R-1 DISTRICT ON LAFAYETTE COUNTY
PARCEL 131-11-023.02 (93 CR 207)**

Motion was made by Larry Gillespie, duly seconded by Brent Larson, to approve a conditional use permit to install a manufactured home in an R-1 District on Lafayette County parcel 131-11-023.02 (93 CR 207).

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor Larry Gillespie, voted yes
Supervisor David Rikard, voted yes
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

After the vote, President Roberts, declared the motion carried, this the 19th day of January, 2021.



Mike Roberts, President
Board of Supervisors



Sherry Wall, Chancery Clerk

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: Latonja Morgan
Property Address: to be determined (CR 207)
Phone Number: 816-5319 Email Address: latonjamorgan30@gmail.com
Current Zoning District: R-1

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? YES ☒ NO

(If YES, please attach a copy of restrictive covenants)

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE?
YES ☒ NO (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors)

Requirements of Applicant:

1. Letter stating reason for conditional use
2. Copy of the written legal description
3. Site plan of property

Requirements for Granting a Conditional Use Permit: (Section 2405.01- Zoning Ordinance)

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. B. Off-street parking and loading areas. C. Refuse and service areas. D. Utilities, with reference to locations, availability, and compatibility. E. Screening and buffering with reference to type, dimensions, and character. F. Required yards and other open space. G. General compatibility with adjacent properties and other property in the district. H. Any other provisions deemed applicable by the Board of Supervisors.

Applicant shall be present at the Planning Commission meeting. Documents shall be submitted thirty (30) days prior to the Planning Commission meeting. **Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

By signing this application, it is understood that permission is given to the Zoning Administrator to have a sign erected on subject property, given notice to the public that said property is being considered for conditional use.

Signature

Date

December 2020 PC mtg

To Whom It May Concern:

According to Joel Hollowell at the Development Services Administration I needed to provide an explanation of the 4 conditions below. This should provide the information you are requesting:

1. **The land must have been in your name or a close family members name prior to the adoption of the Zoning Ordinance.** The land was previously owned by Elaine Lewis my cousin and I made the purchase from her.
2. **Must have at least ¼ acre.** The parcel that I purchased was 0.556 acres.
3. **Must be other manufactured homes in the area.** To my knowledge there are at least 5 manufactured homes in the area. I believe there are many more in the area but don't want to overstate it.
4. **Must have HD approval of sewer system.** This is still pending the approval of my home placement.

Please let me know if you need any additional information regarding my request.

Thanks,

Latonya Morgan

Latonya Morgan

11/5/2020

FILED
STATE OF MISSISSIPPI
LAFAYETTE

2020 JUN -8 PM 12:28

CHANCERY

AB



Blaney J. Ware Chancery Clerk
Instrument 2020 - 4866
Filed/Recorded 8/8/2020 02:35 P
4 Pages Recorded
Lafayette County, Mississippi

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT
BENEFIT OF ABSTRACT OR OPINION OF TITLE.

PREPARED BY:
PROFESSIONAL SERVICES
POST OFFICE BOX 130
POTTS CAMP, MISSISSIPPI 38659
TELEPHONE 662-333-9009

Return To:
PROFESSIONAL SERVICES
POST OFFICE BOX 130
POTTS CAMP, MISSISSIPPI 38659
TELEPHONE 662-333-9009

NO FUNDS DISPERSED

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, ELAINA LEWIS, of 4 COUNTY ROAD 121, ABBEVILLE, MISSISSIPPI 38601, telephone no. 662-816-3946, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Warrant unto LATONJA NICOLE MORGAN, 5 CR 4058, Oxford, MS 38665, telephone no. 662-816-5319, the following land and property located and situated in Lafayette County, Mississippi, described as follows, to-wit:

INDEXING: A FRACTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. This property containing 0.556 acres, more or less, and being the same property recorded on the 13th day of February, 2019 at 2:54 p.m. Instrument No. 2019-1094.

That a certain parcel of land lying situate in Lafayette County, Mississippi, more particularly described as follows, to-wit:

This property is a fraction the Southwest Quarter of Section 11, Township 8 South, Range 3 West, Lafayette County, Mississippi. This property contains 0.556 acres, more or less, and is described in more detail as follows: COMMENCING at an existing 1 inch iron pipe, said pipe being located 825.12 feet West of and 2283.08 feet South of an existing fence post being accepted as the Northeast Corner of the Southwest Quarter of said Section 11; run thence South 88 degrees 24 minutes 13 seconds East a distance of 206.53 feet to a 1/2 inch

Iron pin set at the POINT OF BEGINNING.

From this POINT OF BEGINNING, run thence South 88 degrees 24 minutes 13 seconds East a distance of 257.00 feet to a ½ inch iron pin set on the West Right of Way of County Road No. 207; thence South 19 degrees 42 minutes 15 seconds East along said right of way a distance of 59.62 feet to a ½ inch iron pin set; thence South 63 degrees 20 minutes 46 seconds West leaving said right of way a distance of 77.74 feet to a ½ inch iron pin set; thence South 74 degrees 49 minutes 53 seconds West a distance of 35.81 feet to a ½ inch iron pin set; thence North 74 degrees 51 minutes 02 seconds West a distance of 46.61 feet to a ½ inch iron pin set; thence North 89 degrees 02 minutes 21 seconds West a distance of 129.55 feet to a ½ inch iron pin set; thence North 00 degrees 57 minutes 39 seconds East a distance of 93.19 feet to the POINT OF BEGINNING. All bearings are determined by solar observation.

The hereinabove subject property is benefitted from and is subject to an easement for ingress and egress and utility purposes being described as: This Easement is a fraction of the Southwest Quarter of Section 11, Township 8 South, Range 3 West, Lafayette County, Mississippi. This easement contains 0.141 acres, more or less, and is described in more detail as follows:

COMMENCING at an existing 1 inch iron pipe, said pipe being located 825.12 feet west of and 2383.08 feet South of an existing fence post being accepted as the Northeast Corner of the Southwest Quarter of said Section 11; run thence South 00 degrees 00 minutes 54 seconds West a distance of 137.01 feet to a ½ inch iron pin set; thence South 89 degrees 02 minutes 21 seconds East a distance of 86.22 feet to a ½ inch iron pin set; thence North 00 degrees 57 minutes 39 seconds East a distance of 26.51 feet to a ½ inch iron pin set at the POINT OF BEGINNING.

From this POINT OF BEGINNING, run thence North 00 degrees 57 minutes 39 seconds East a distance of 15.00 feet to a ½ inch iron pin set; thence South 89 degrees 02 minutes 21 seconds East a distance of 247.58 feet to a ½ inch iron pin set; thence South 74 degrees 51 minutes 02 seconds East a distance of 46.61 feet to a ½ inch iron pin set; thence North 74 degrees 49 minutes 53 seconds East a distance of 35.81 feet to a ½ inch iron pin set; thence North 63 degrees 20 minutes 46 seconds East a distance of 77.74 feet to a ½ inch iron pin set on the West right of way of County Road No. 207; thence South 19 degrees 42 minutes 15 seconds East along said right of way a distance of 15.11 feet to a ½ inch iron pin set; thence South 63 degrees 20 minutes 46 seconds West leaving said right of way a distance of 77.42 feet to a ½ inch iron pin set; thence South 74 degrees 49 minutes 53 seconds West a distance of 41.38 feet to a ½ inch iron pin set; North 74 degrees 51 minutes 02 seconds West a distance of 48.81 feet to a ½ inch iron pin set; thence North 89 degrees 02 minutes 21 seconds West a distance of 245.71 feet to the POINT OF BEGINNING. All bearings are determined by Solar Observation.

SOURCE DEED: This is the same land and property as conveyed to ELAINA LEWIS by Warranty Deed dated February 13, 2019, and executed by Bernice Moering, recorded as Instrument No. 2019-1094 in the office of the Chancery Clerk of Lafayette County, Mississippi, AND as reflected on the attached surveyor's plat.

SUBJECT TO: Rights of way and easements for public road and utilities.

SUBJECT TO: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of Lafayette County, Mississippi, none of which render title unmarketable.

Grantee will be responsible for 2020 taxes. This property is not now nor has it ever been declared a part of my homestead.

WITNESS MY/OUR SIGNATURES, this the 21st day of May, 2020.


ELAINA LEWIS

STATE OF MISSISSIPPI

COUNTY OF MARSHALL

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 21st day of MAY, 2020 within my jurisdiction, the within named ELAINA LEWIS, who acknowledged that she executed the above and foregoing instrument.

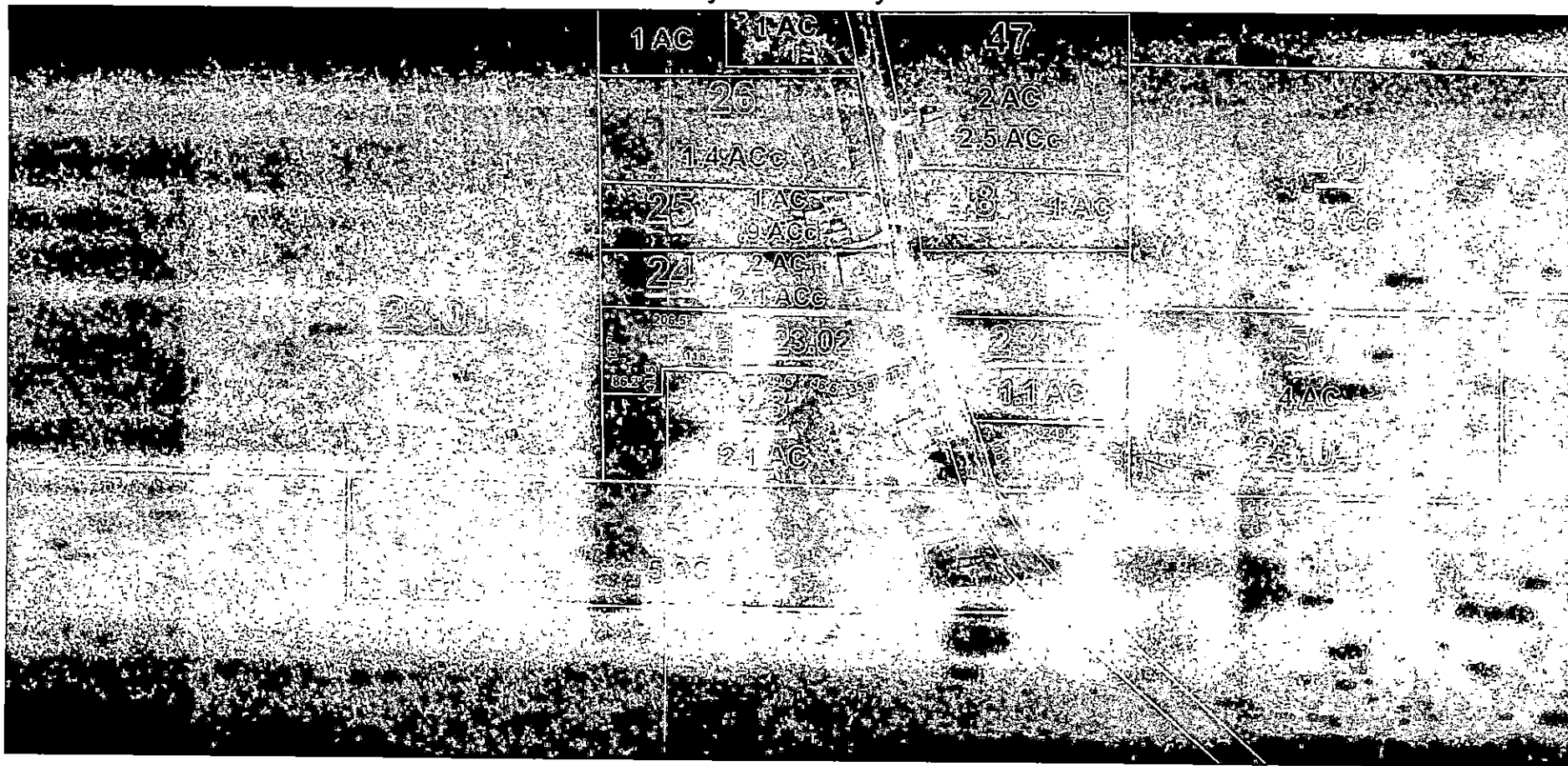

NOTARY PUBLIC

(SEAL)
MY COMMISSION EXPIRES:

6/30/2021

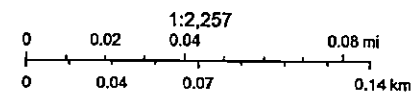


Lafayette County MS



12/22/2020, 8:47:13 AM

- LandHook
- Leader
- SectionLine
- Parcels
- ▨ Imagery2019



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