

ERIN SMITH PRESENTED AN UPDATE FROM CASA. NO ACTION WAS TAKEN

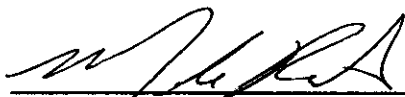
**ORDER: APPROVE WATERSIDE AT CASTLEHILL PLANNED UNIT
DEVELOPMENT AMENDMENT**

Motion was made by Brent Larson, duly seconded by Larry Gillespie, to approve Waterside at Castlehill planned unit development amendment.

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

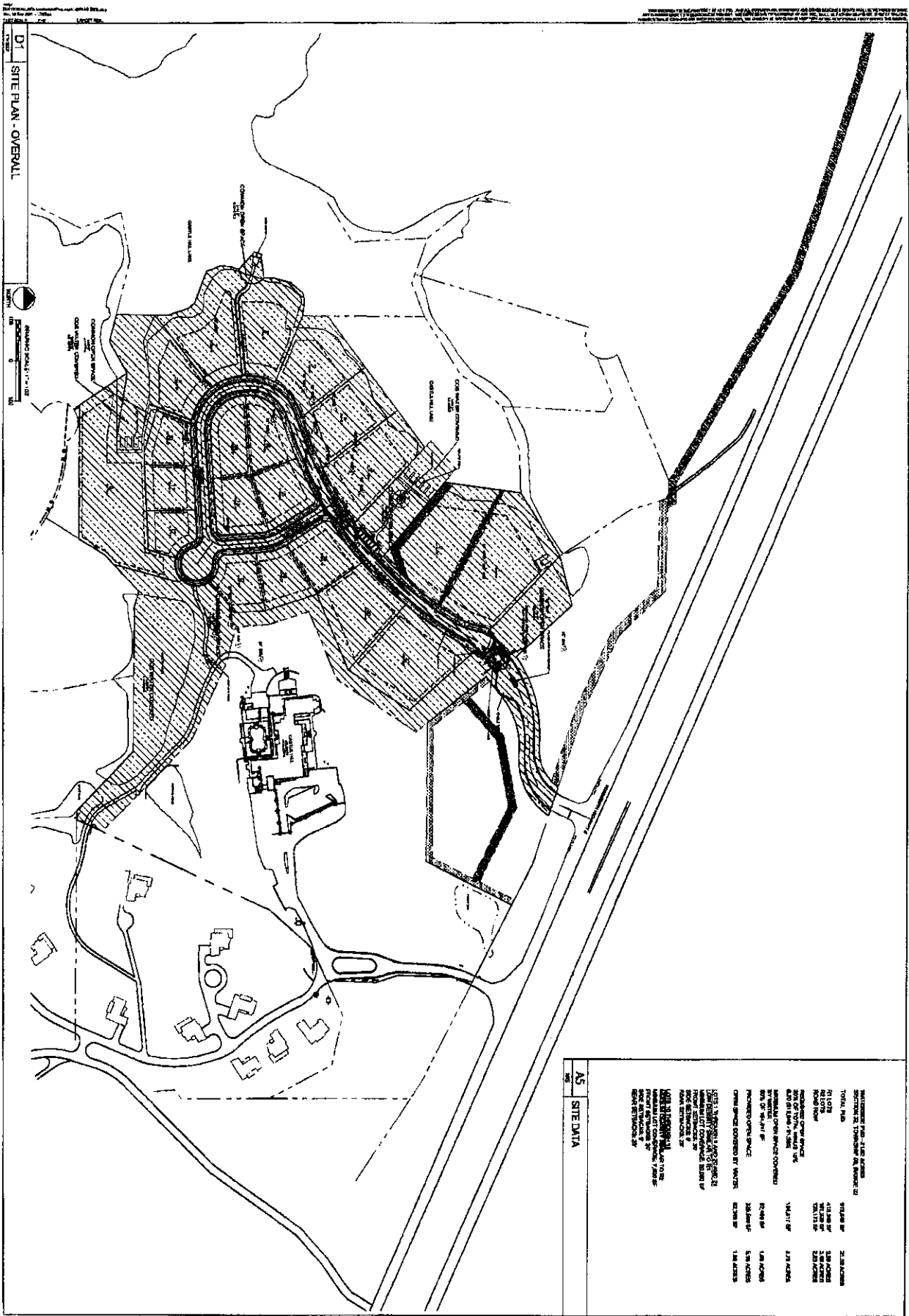
After the vote, President Roberts, declared the motion carried, this the 1st day of November, 2021.

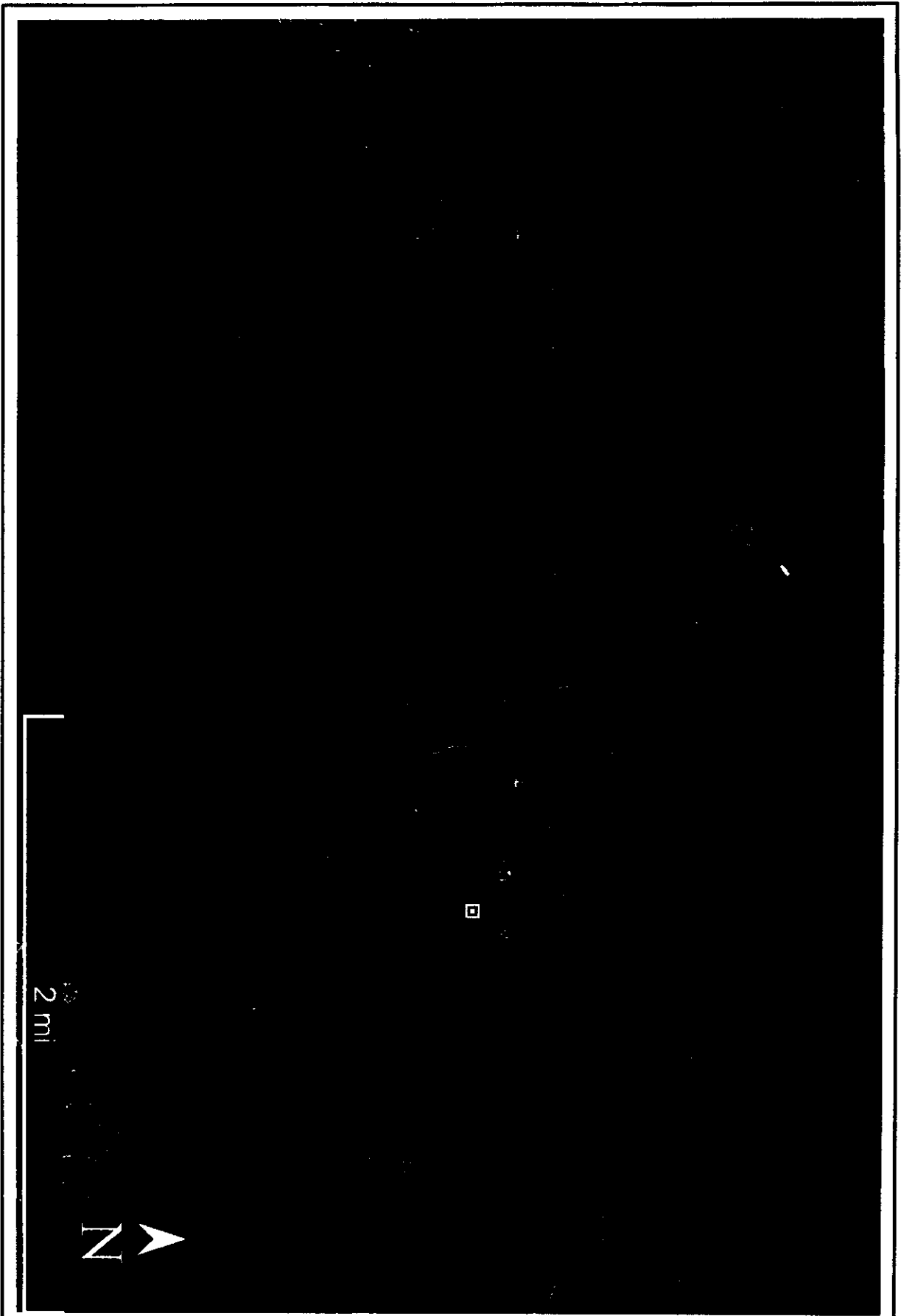


**Mike Roberts, President
Board of Supervisors**



Sherry Wall, Chancery Clerk





2 mi

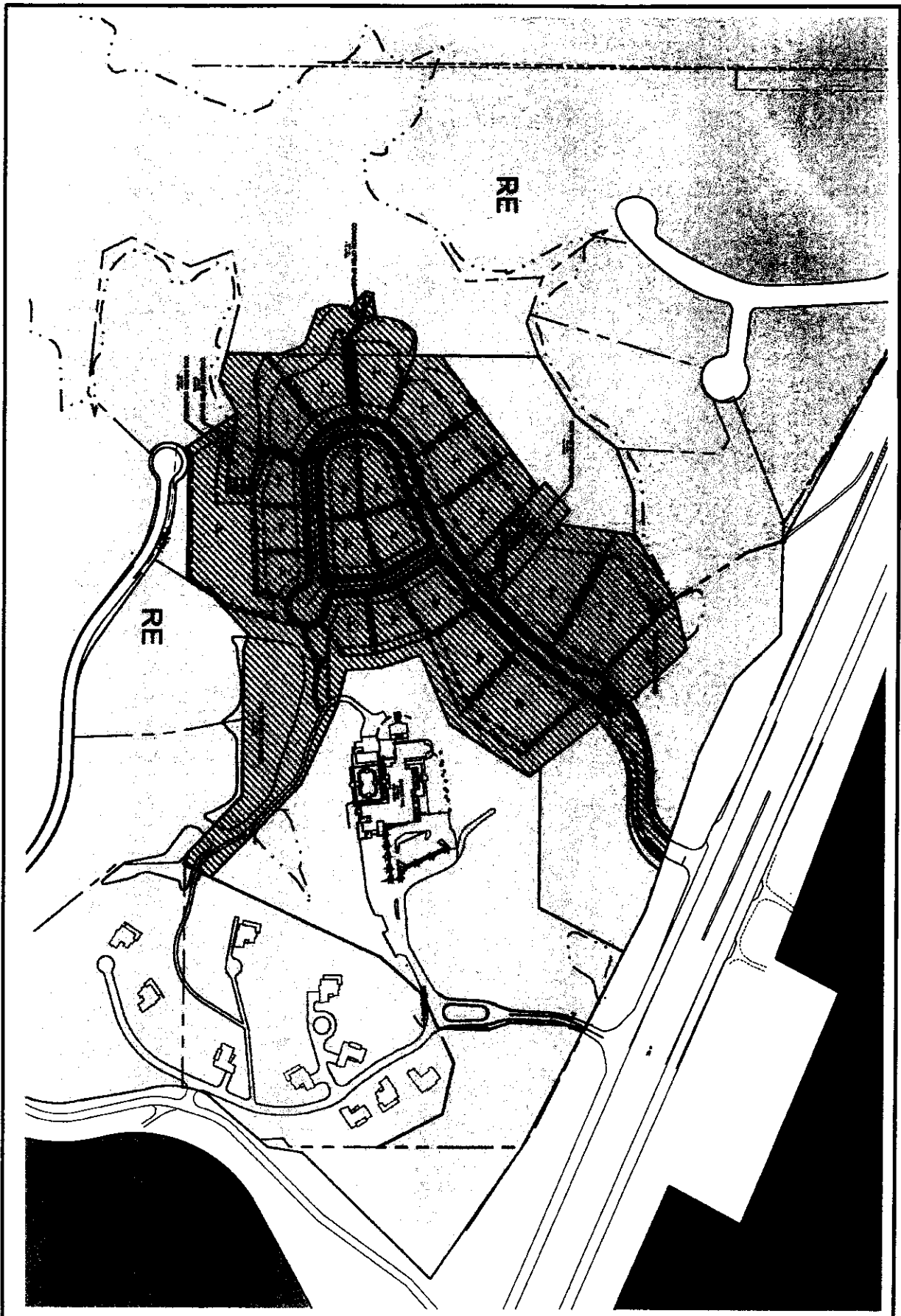


2.0

SHEET NUMBER	PROJECT NO.
AERIAL	18261.02
CHECKED BY:	DATE:
AR	10/01/2021
DRAWN BY:	
AR	
SHEET TITLE:	

RANDY AND JEAN ABRAMS
WATERSIDE AT CASTLE HILL P.U.D.
LAFAYETTE COUNTY, MS

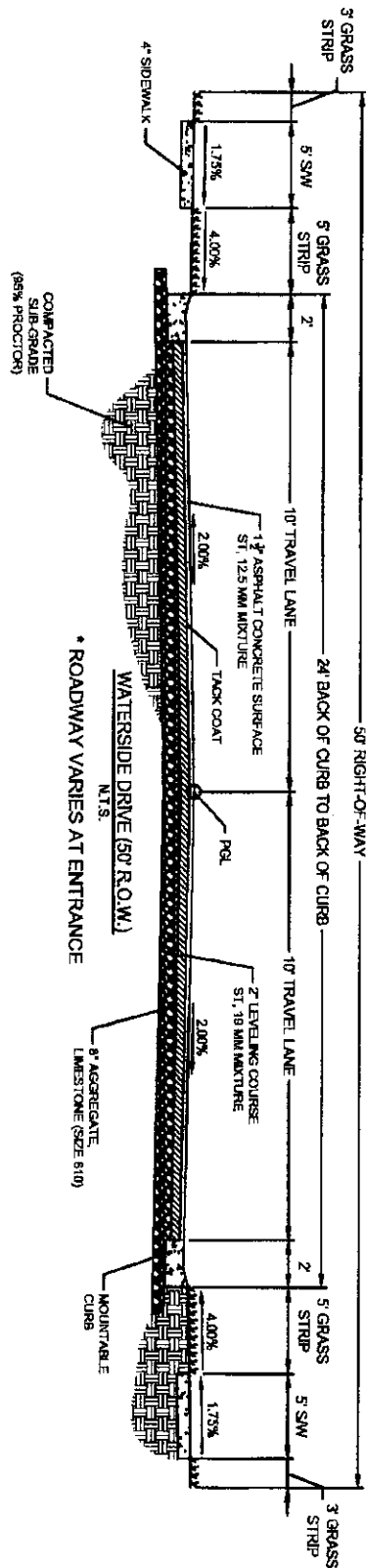
A2H
Aerials - Maps - Plans
10000 Hwy 100, Suite 100
Dallas, TX 75243
972.447.1000
www.aerial2h.com



PROJECT NO.		18261.02	
DATE		10/01/2021	
DRAWN BY		AR	
CHECKED BY		AR	
SHEET TITLE		ZONING	
SHEET NUMBER		3.0	

RANDY AND JEAN ABRAMS
WATERSIDE AT CASTLE HILL P.U.D.
LAFAYETTE COUNTY, MS

PROJECT:
A2H
DESIGNED - PREPARED - PLANNED
10/01/2021



* ROADWAY VARIES AT ENTRANCE

WATERSIDE DRIVE (50' R.O.W.)

N.T.S.

8\"/>

ADJUSTABLE CURB

4.00% slope

1.75% slope

5' SW

5' GRASS STRIP

2' shoulder

10' TRAVEL LANE

2\"/>

10' TRAVEL LANE

2\"/>

24' BACK OF CURB TO BACK OF CURB

50' RIGHT-OF-WAY

3' GRASS STRIP

5' GRASS STRIP

5' SW

1.75% slope

4.00% slope

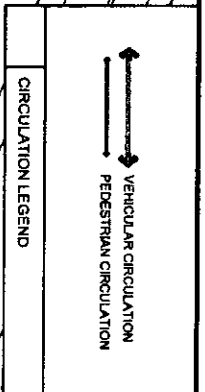
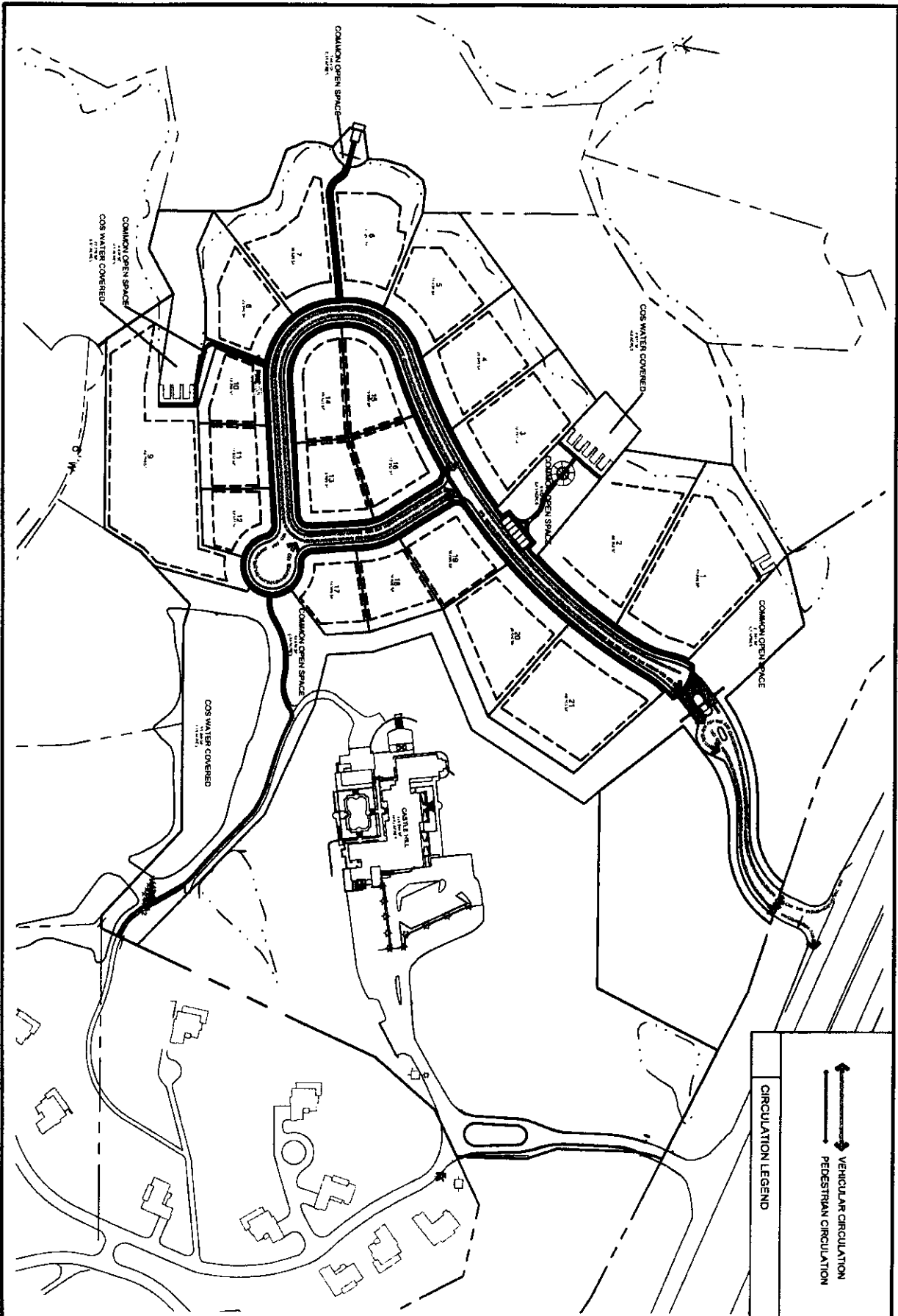
4' SIDEWALK

5' GRASS STRIP

RANDY AND JEAN ABRAMS
WATERSIDE AT CASTLE HILL P.U.D.
LAFAYETTE COUNTY, MS

A2H
DESIGN - CONSTRUCTION - PLANNING
Lafayette County, MS
1000 N. Main St.
Lafayette, MS 39301
Phone: 601.875.1234
Fax: 601.875.1235
www.a2hinc.com

PROJECT NO. 10261.02
DATE: 10/01/2021
DRAWN BY: AR
CHECKED BY: AR
SHEET TITLE: SECTION
SHEET NUMBER: 6.0



RANDY AND JEAN ABRAMS WATERSIDE AT CASTLE HILL P.U.D. LAFAYETTE COUNTY, MS		A2H <small>ARCHITECTS - ENGINEERS - PLANNERS</small> <small>1000 Lakeside Drive, Suite 100</small> <small>Mobile, AL 36688</small> <small>Phone: 251/964-1111</small> <small>Fax: 251/964-1112</small>
PROJECT NO.	18261.02	
DATE	10/01/2021	
DRAWN BY:	AR	
CHECKED BY:	AR	
SHEET TITLE:	CIRCULATION	7.0 SHEET NUMBER

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DOI: 10.1002/pola.20000

PUD Narrative



WATERSIDE

AT CASTLE HILL

Submittal Date

October 1, 2021

A2H

ENGINEERS ARCHITECTS PLANNERS



ENGINEERS ARCHITECTS PLANNERS

Principals and Development

Owner: Mr. Randy and Mrs. Jean Abrams
Castle Hill
120 Castle Hill Drive
Oxford, MS
662-816-4561
jean@castlehilloxford.com

Professionals of Record: A2H, PLLC
1308 North Lamar Boulevard
Suite 1
Oxford, MS 38655
662-380-5016

Landscape Architect:
Andy Reynolds, PLA
andyr@a2h.com

Civil Engineer:
Bill Edwards, PE
bille@a2h.com

List of Exhibits:

Legal Description
Area Vicinity Map
Aerial Map
Site Plan
Zoning Map
Land Use Plan
Landscape Plan
Thematic Street Cross Sections
Circulation Plan

Purpose and Intent:

The goal of the project is to create a neighborhood with a great sense of community and sustainable character and charm. The lots will be sold for custom homes. The neighborhood covenants will strictly guide the architectural styles to ensure continuity and character.

As made possible by the County Planned Unit Development process, the homes will be clustered to preserve open space. The streets will have sidewalks adjoining homes, open space, and the adjacent neighborhood. The open space will front on Highland Lake in three places allowing access to all residents of Waterside and Castle Hill Estates.

Previously, in May of 2020, this PUD was approved with 31 lots on 33 acres. This resubmittal reduces the overall PUD to 21 acres with 21 lots. This will allow for less density for the homes. It will also make it possible to preserve more of the existing natural topography.

Land Use Plan

Lots 1 through 9 will be lake front lots. They will range from 24,222 square feet to 60,189 square feet. Dimensional characteristics and setbacks will be similar to Lafayette County zoning R1. Building setbacks from the lake will be 60' instead the 25' rear setback allowed in R1. Lots 20 and 21 will also have dimensions and setbacks as in R1. These two lots are not lake front. Lots 1 through 9 and lots 20 and 21 account for 9.21 acres.

Lots 10 through 19 will range from 9,952 square feet to 19,235 square feet. These lots will have dimensions and setbacks similar to R2 Lafayette County zoning. Lots 10 through 19 account for 3.65 acres.

Common Open Space covers 8.37 acres.

Site Conditions and Location

The total Waterside PUD is 21.23 acres.

The entrance into the Waterside PUD is on the south side of the Highway 6 four-lane between County Road 409 and County Road 413. The entrance is in a low point of Highway 6 giving it ideal sight distance for the safety of residents entering or exiting the neighborhood. The first signaled intersection to the west is at Highway 6 and Buddy East Parkway. To the east, the nearest major intersection is Highway 6 at Highway 15. Both of these intersections have been recently improved.

Waterside has natural rolling hills with lakes, trees and open spaces. A natural ridge running east and west offers grand views and vistas of Highland Lake and the other natural features of the site.

Zoning and Land Use Compatibility

The existing zoning of Waterside is Residential Estate (RE). As allowed by the Planned Unit Development process, the homes will be clustered to preserve open space and the natural features of the site.

All properties directly adjacent to Waterside are zoned Residential Estate (RE). With the approval and recording of the Waterside PUD, the existing Castle Hill building and chapel will be on a 12-acre parcel, which is also zoned Residential Estate (RE). Having seven rooms for lodging for paying guests, Castle Hill conforms to RE zoning as a Bed and Breakfast. It also offers a ballroom and full kitchen and catering staff that hosts special events, weddings, luncheons, dinners, private parties, and formals. It was, at one time, also a restaurant and for a while was a private club. The site is designated by the State of Mississippi as a Resort Area. The designation was placed by the State in 2006 for 47 acres, which includes the entire PUD area.

Development Standards

The Waterside PUD is 21.23 acres with 21 units.

Lots 1 through 9 and 20 through 21 will be similar to R1 zoning. Minimum lot widths are 80'. The minimum lot area, as allowed with clustering, is 20,000 square feet. Front setbacks are 30'. Side setbacks are 8'. Setbacks for the lake fronts are 60'. Lots 20 and 21 have 25' rear setbacks.

Lots 10 through 19 will be similar to R2 zoning. Minimum lot widths are 60'. The minimum lot area, as allowed with clustering, is 7,500 square feet. Front setbacks and rear setbacks are 20'. Side setbacks are 5'.

Infrastructure

Circulation:

The entrance drive will be designed per MDOT standards with decel and accel lanes on Highway 6. There will be a gated entry with siren automated gates. Residents will have in-vehicle gate operators.

Waterside Drive will be an asphalt paved road with curb and gutter. The paving will be 20' wide as measured edge of gutter to edge of gutter. The curb and gutter will be a 15" gutter and 9" by 3" height low profile curb. Outside the curb will be a 5' wide grass strip and a 5' wide sidewalk. The sidewalks will be ADA accessible. In three locations a 6' wide walk will give pedestrians access to boat slips and the water's edge on Castle Hill Lake. An asphalt trail and easement will allow the adjacent neighborhood Castle Hill Estates access to the Waterside Common areas.

Grading and drainage:

The road and residential lots will be graded to be as close as possible to the existing grades. Underground storm drainage will be provided for the streets. On site storm water detention will be provided for the site.

Water:

The domestic water system will be connected to Punkin Water and the system design will be approved by Punkin Water's engineers.

Sanitary Sewer:

The system will be a low pressure force main with individual grinder pumps at each residence. The force main will route along Highway 6, with MDOT permit, to the wastewater treatment plant in the Tuscan Hills subdivision.

Phasing Plan

There will be no phasing.

DESCRIPTION:

Description of a part of the Jean S. Abrams property recorded in Deed Book 455, Page 293 and the Castlehill, LLC property recorded in Instrument No. 200609501, located in Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi and is further described as:

Beginning at a set ½" rebar with cap in the south line of Mississippi Highway 6 (R.O.W. Varies) being 1870.9' North and 1191.0' East of a found pk nail at the accepted southwest corner of said Section 32 (per Plat File B 105 & Plat File B 146-2); thence South 71°29'54" East, along the south line of said Highway 6, a distance of 74.60 feet to a set ½" rebar with cap; thence across said Jean S. Abrams property the following calls: along a curve to the right having a radius of 165.00 feet, a chord bearing of South 62°09'36" West, a chord length of 159.30 feet and a distance along its arc of 166.24 feet to a set ½" rebar with cap; thence North 88°58'39" West, a distance of 30.49 feet to a set ½" rebar with cap in a curve; thence along a curve to the left having a radius of 185.00 feet, a chord bearing of South 71°42'35" West, a chord length of 122.37 feet and a distance along its arc of 124.72 feet to a set ½" rebar with cap; thence South 52°23'50" West, a distance of 70.38 feet to a set ½" rebar with cap; thence South 38°01'19" East, a distance of 220.90 feet to a set ½" rebar with cap; thence South 32°57'26" West, a distance of 235.75 feet to a set ½" rebar with cap; thence South 67°05'04" West, a distance of 182.23 feet to a set ½" rebar; thence South 17°39'50" East, a distance of 107.99 feet to a set ½" rebar; thence South 03°43'17" East, a distance of 80.78 feet to a set ½" rebar with cap; thence South 75°56'42" East, a distance of 90.14 feet to a set ½" rebar with cap; thence South 65°09'25" East, a distance of 209.65 feet to a set ½" rebar with cap; thence South 45°19'27" East, a distance of 320.35 feet to a set ½" rebar with cap in the west line of the Abrams Development Co., LLC property recorded in Instrument No. 200600076; thence South 24°40'16" West, (passing a found ½" rebar with cap at 44.69 feet, 25' from property corner), a distance of 69.69 feet to a point in the north line of the Abrams property recorded in Instrument No. 200806776 and in a lake; thence North 89°34'37" West, along said north line, a distance of 21.79 feet to a point in a north line of the Castlehill Estates recorded in Plat File B 146-02; thence continuing along said north line and in the lake the following calls: North 46°21'57" West, a distance of 204.99 feet to a point; thence North 89°38'06" West, a distance of 356.20 feet to a point; thence North 73°38'58" West, a distance of 39.69 feet to a point; thence South 46°40'00" West, a distance of 125.82 feet to a point; thence South 31°24'01" West, a distance of 75.23 feet to a found ½" rebar with cap; thence North 89°37'49" West, a distance of 328.40 feet to a found ½" rebar with cap; thence North 33°30'27" West, a distance of 142.12 feet to a point in said lake; thence continuing through said lake the following calls: South 60°44'16" West, a distance of 89.32 feet to a point; thence North 75°41'06" West, a distance of 68.24 feet to a point, said point being a

southeast corner of said Castlehill, LLC property; thence continuing through the lake and along the east line of said Castlehill, LLC property the following calls: North 00°21'39" East, a distance of 130.85 feet to a point; thence North 18°19'56" West, a distance of 53.45 feet to a point; thence North 38°44'28" West, a distance of 18.83 feet to a point; thence North 69°22'41" West, a distance of 84.27 feet to a point; thence North 21°34'42" West, a distance of 37.27 feet to a point; thence North 03°25'42" East, a distance of 25.18 feet to a point; thence North 18°48'11" East, a distance of 22.72 feet to a point; thence North 47°54'30" West, a distance of 45.58 feet to a point; thence North 16°06'33" East, a distance of 26.04 feet to a point; thence North 81°59'17" East, a distance of 48.12 feet to a point; thence North 01°21'57" East, a distance of 25.60 feet to a point; thence North 15°43'43" East, a distance of 42.37 feet to a point; thence North 38°49'35" East, a distance of 38.99 feet to a point; thence North 76°39'34" East, a distance of 18.96 feet to a point; thence South 83°38'19" East, a distance of 38.65 feet to a point; thence North 00°21'39" East, a distance of 63.48 feet to a point; thence across said Jean S. Abrams property and through the lake the following calls: North 53°10'05" East, a distance of 404.67 feet to a point; thence North 45°16'09" West, a distance of 22.30 feet to a point; thence North 47°48'16" East, a distance of 90.75 feet to a point; thence South 51°25'12" East, a distance of 43.38 feet to a point; thence North 07°50'03" East, a distance of 190.31 feet to a point in the in a south line of The Highlands, Phase V, recorded in Plat File B 105; thence North 57°44'21" East, along said south line, a distance of 183.42 to a point in the lake; thence across said Jean S. Abrams the following calls: North 75°53'59" East, a distance of 126.00 feet to a set ½" rebar with cap; thence South 42°32'23" East, a distance of 188.30 to a set ½" rebar with cap in a curve; thence along a curve to the right having a radius of 325.00 feet, a chord bearing of North 73°07'54" East, a chord length of 199.68 feet and a distance along its arc of 202.96 feet to a set ½" rebar with cap; thence South 88°58'39" East, a distance of 35.04 feet to a set ½" rebar with cap in a curve; thence along a curve to the left having a radius of 114.50 feet, a chord bearing of North 63°22'43" East, a chord length of 106.25 feet and a distance along its arc of 110.49 feet to the Point of Beginning and containing 21.02 acres of land more or less.

This property has 1 easements across it recorded in Instrument No. 200600076 , as shown on this survey.