

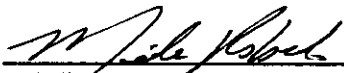
**ORDER: APPROVE CONDITIONAL USE PERMIT TO DEVELOP A
COMMERCIAL LOW DENSITY (C-1) USE, WELLERY FARMS
OXFORD LLC, A VOLUNTARY RESIDENTIAL ADULT
TREATMENT FACILITY, IN AN (A-1) DISTRICT ON LAFAYETTE
COUNTY PARCEL 184-18-014**

Motion was made by Brent Larson, duly seconded by David Rikard, to approve a Conditional Use Permit to develop a Commercial Low Density (C-1) use, Wellery Farms Oxford LLC, a voluntary residential adult treatment facility in an (A-1) District on Lafayette County Parcel 184-18-014.

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 no
Supervisor Mike Roberts, voted yes

After the vote, President Roberts, declared the motion carried, this the 6th day of June, 2022.



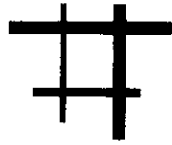
**Mike Roberts, President
Board of Supervisors**



Sherry Wall, Chancery Clerk

In accordance with a conceptual site plan and supporting documents submitted to the Lafayette County Planning Department on April 1, 2022, the Planning Commission recommends approval of the Wellery Farms conditional use permit request to develop a Commercial Low Density use in a Rural (A-1) District on Lafayette County parcel 184-18-014 (Planning Commission Case 22-305). In addition to the requirements of Section 2105 of the Lafayette County Zoning Ordinance, the Planning Commission recommends the following:

1. Accept existing vegetative screening in lieu of standard requirements.
2. Interior roads must be satisfactorily connected for accessibility.
3. Wellery Farms must implement a test notification system in case of an elopement. The system must be available for anyone within a 3-mile radius of the property.
4. Wellery Farms must serve Lafayette County by offering drugs education and awareness programs in the community.
5. Wellery Farms must provide a scholarship for one bed for Lafayette County residents. Each time the bed becomes open, Wellery Farms is obligated to Lafayette County.
6. Wellery Farms must provide an elopement recovery team. The team must be a credible organization. Wellery Farms must provide Lafayette County with information regarding team composition, the equipment used, and information concerning response times.
7. Wellery Farms must construct an 8' tall perimeter fence. All openings must be gated. Certificates of occupancy will not be issued until the fence is complete.
8. Wellery Farms must provide funding to purchase material for completing the paving of County Road 316. Material to match existing County Road 316 pavement.



GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM

1685 York Avenue, Memphis, TN 38104
(662) 312-9672

April 18, 2022

Joel Hollowell
Lafayette County Planning/Building Department
300 North Lamar
Oxford, MS 38655

RE: CONDITIONAL USE LETTER REQUEST
172.63-Acre Property Located on CR 316 (Parcel ID #: 184-18-014.00)
Lafayette County, MS

Dear Joel:

On behalf of Wellery Farms Oxford, LLC, I am responding to your letter dated April 11th regarding our application for a Conditional Use Permit for a 172.63-acre parcel with Parcel ID#'s: 184-18-014.00. By the time of the Public Hearing on April 25th, 2022, SBN Wellery Farms, LLC will have purchased the property and will have full rights to acquire a Conditional Use Permit on the proposed property. SBN Wellery Farms, LLC is an affiliate entity of Wellery Farms Oxford, LLC and was recently formed by Paige York to purchase the property. SBN Wellery Farms, LLC will lease the real property to Wellery Farms Oxford, LLC, who will own and operate the proposed facility described herein on the leased real property.

The property is more specifically located immediately adjacent (north) of CR 316 and approximately 3,775' east of the intersection of CR 316 and CR 323 in Lafayette County. **Please use this letter as the most current description and overview of the proposed project for distribution to the Lafayette County Planning Board of Commissioners and the Lafayette County Board of Supervisors and the Lafayette County Review Staff.**

According to Lafayette County's Zoning Map, the proposed property is currently zoned A-1: Rural District. We are requesting a Conditional Use Permit to operate a farm-based, 150-bed **voluntary** residential customized treatment and detox facility for substance use disorders, process addictions and co-occurring mental health disorders for **adults aged 18 and older** in a healing, natural environment that leads to sustained long-term personal recovery and well-being. The proposed name of the facility is "Wellery Farms."

PROPOSED USES:

The current proposed preliminary Conceptual Site Plan (attached) will be developed in phases. The plan consists of structures to be designed and constructed comprising the following uses:

- Administrative Offices
- Counseling Offices
- Group Therapy Rooms
- Medical Care and Detox
- Kitchen and Food Preparation
- Dining and Cooking Demonstration
- Communal Residential Dwellings
- Lake-front Residential Cottages
- Recreational Sports Courts
- Recreational Lake
- Walking Trails
- Certified Ropes Course
- Fitness Studio
- Yoga and Meditation Studio
- Spa, Sauna, Steam Rooms
- Indoor Therapy and Fitness Pool and a Cold Plunge Pool
- Multipurpose Rooms for Music, Art, Games and other Activities
- Patios, Pavilions and Fire Pits

The development will also incorporate existing farm-based structures and a maintenance/woodworking shop currently located on the property that will be improved for ongoing operations of the farm and holistic programs for the residents such as gardening, animal rehabilitation and training and animal therapy. There will also be several large garden areas, greenhouses, orchards and chicken coops for the residences to participate in farm-based living. Attached is a Conceptual Site Plan which depicts a preliminary conceptual layout of the property including all of the features as mentioned above.

The requirements for granting a Conditional Use Permit, as defined by the Lafayette County Zoning Ordinance, and our conformance with those requirements are as follows:

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 shall be provided to the site by two entrances/driveways connecting to existing CR 316. The first driveway off of CR 316 is located approximately 3,775' east of the intersection CR 316 and CR 323 and the second driveway off of CR 316 is located approximately 6,075' east of the intersection CR 316 and CR 323. Once we enter onto the property, a series of internal private roads will convey traffic around the community.
- A 20' wide emergency access road (which will be used primarily as a bike and golf cart trail when not in use by emergency vehicles) will provide necessary access to structures that are not adjacent to the main access drive. We have revised the layout of the perimeter around the main "Medical Care, Dining Lodge, Administration, & Counseling" building so that it connects to the main access road. On all other roads that are dead-end, there are significant topographic challenges that will prohibit the roads to be connected and maintain a 10% grade. However, at the ends of these dead-end roads there are "Y" or "T" turnarounds that conform to the Appendix D of the latest edition of the IFC.
- We have revised the location of all Fire hydrants to ensure the distance is 500 or fewer feet to all structures.
- There will be very little internal vehicular traffic, and most internal traffic will be either pedestrian, bike or golf cart traffic. The community will have an extensive trail system on which to provide internal circulation of the residents.
- At a minimum, the roads will all have a permanent, all-weather surface of a minimum of 6" of crushed limestone, when not paved. The final design of the roads will be subject to geotechnical investigations/conditions, final topographic conditions based on survey data, and we will address all of these issues during Site Plan Review.
- Per the County's request, 40' of ROW from the centerline of CR 316 has now been shown and a note was added to the Conceptual Site Plan.

B. *Off-street parking and loading areas:*

- Off-street parking shall be constructed of asphalt or concrete and contain the required number of parking spaces according to the Lafayette County Zoning Ordinance. See the Conceptual Site Plan for location of parking areas. There are two designated parking areas for visitors and employees. The larger of the two areas contains 120 parking spaces, is located off of the access drive, and is the point where employees and visitors will park and be shuttled into the Community. Loading areas shall be located such that flow and safety of pedestrian and vehicular traffic is not compromised.

C. *Refuse and service areas:*

- A proposed Refuse Storage location will consist of dumpsters, compactors and recycling as shown on the Conceptual Site Plan (off of the western most access drive) for the storage, collection and handling of all refuse from the site. The Refuse Storage location will conform to the screening, structure, and location requirements of Lafayette County (we understand that the location of the compactor may be revised through the Site Plan review process). The refuse from all operations and residences will be collected privately by the Wellery Farms Maintenance staff and they will convey the garbage to the approved Refuse Storage location where the County will pick it up for disposal.

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

- **Water:** Water supply will be provided by the Taylor Water Association from lines located on CR 316. There is a current 6" waterline located along CR 316 which we plan to tie into for water supply. We are aware that Taylor Water Association has water supply issues in and around the area. Knowing these issues exist, we have performed fire flow testing at several hydrants in and around the area. From those flow tests, we have modeled the existing 6" waterline on CR 316 which we will be connecting to, and the results do confirm that there is a lack of sufficient flow and pressure to support an adequate fire flow demand. Since the water supply issues are not one of capacity, rather of pressure and flow rate, we have designed an internal system that will utilize a booster pump station with a ground mounted compression tank to increase the pressure and flow rate of the water lines located on our site to meet the necessary fire flow and potable water demands of our community.
- **Sanitary Sewer:** Sanitary sewer shall be collected in a series of PVC gravity lines and concrete sanitary sewer manholes and conveyed southwest across our site to a proposed sewer treatment and pump station site. At this location the sewer will be chemically treated and then pumped to a spray irrigation field where the post-treated "greywater" will percolate into the soil where the soil will provide the last layer of "polishing" to the effluent wastewater. Recognizing that there is a chance that the area we have chosen may have some high water table issues, we are prepared to make improvements to the existing ground by way of importing in material and creating an engineered designed soil mixture that will provide the necessary separation between the water table and the topically applied wastewater. The on-site wastewater treatment system shall be approved and permitted by the MDEQ and MSDH, as applicable.

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

- The property borders A-1: Rural district on all sides of the property. The north, east, and west side shall all have the required minimum buffer width of 30' with a minimum height of 6 feet. Currently all sides of the property consist of dense forest vegetation and/or densely vegetated fence rows along the property lines and these will not be disturbed. Any property lines that lack the necessary vegetation and/or screening will have additional vegetation and screening installed to provide the required vegetative buffer.

F. *Required yards and other open space:*

- The front yard setback shall be forty (40) feet with the first ten (10) feet open and landscaped, except for the entrance/exit driveway. Side yards and rear yards shall have a setback of twenty (20') feet. All other open areas that do not include any impervious surface will be appropriately landscaped and meet the requirements of Lafayette County Zoning Ordinance.

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

- As previously described, the properties immediately adjacent to our site are all zoned A-1: Rural and all of the properties around the proposed property are rural in nature and have a very low density of development. The area is one that has always been centered around a farm and agricultural lifestyle. By developing such a large parcel of property and greatly limiting the density of our development, we will create a farm setting comparable to other properties in our community. The density permitted by right of typical residential development (what one can expect to see in this area and on similar properties) of A-1 zoned property is 2.6 units per acre. By using the impervious coverage of a residential development and the impervious coverage of our "commercial" development, we can compare apples to apples. The equivalent impervious coverage of a residential development with 2.6 units per acre is approximately 30% impervious coverage. A calculation of the impervious coverage of our development yields 6.0% impervious coverage. By comparing the two impervious coverages, one can clearly see that our development provides a much more suitable/comparable developed property and provides a far less impervious density than what is permitted by right in this zoning.

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

We believe that the following additional factors should be considered by the Planning Commission and the Board of Supervisors:

Accreditation, Licensing and Staffing:

The Wellery Farms Recovery Community will be certified by the State Department of Mental Health and accredited by the Joint Commission and operated in strict accordance with the National Guidelines of the American Society of Addiction Medicine (ASAM). Wellery Farms will employ a highly-experienced professional Staff consisting of a Board-certified Addiction Medicine Doctor, highly trained and licensed Clinicians and Nurses and an experienced professional Executive Team to manage all aspects of the operations of the Community.

Economic Impact:

It is anticipated that the initial construction cost to develop the Wellery Farms community will be in excess of \$20,000,000. As such, the anticipated annual property tax creation will be in excess of \$325,000 each year. Also, the ratio of residents to staff will be an estimated 1:1 ratio, thus creating an estimated 150 Jobs at full capacity.

Safety, Security and Privacy Initiatives:

Wellery Farms will implement numerous measures across all operational disciplines to ensure the safety and wellbeing of its residents, staff and the surrounding community.

Fencing:

Along all sides of the 172.63-acre Wellery Farms Community property, a high fence will be constructed to ensure the safety and privacy of its residents. Along the front portion of the property, along CR-316, a decorative, aesthetically pleasing, architect-designed fence system will be constructed to enhance and beautify the streetscape along the entry road.

Gates:

There will be a Main entrance and a secondary Service entrance to the Wellery Farms Community. Both entrances will be gated with an ornamental mechanized and controlled gate system to ensure the privacy and safety of its residents. The gates will be closed at all times and entry will only be allowed for authorized staff, visitors and deliveries. The gates will be monitored by video surveillance at all times.

Security and Surveillance System:

Each residential dwelling unit at Wellery Farms will be equipped with a wireless Fire and Security Alarm System that notifies the Staff and the monitoring company of any breach at night. All residential dwelling units will also have exterior motion detection lights and video surveillance for added safety and security.

Resident Departure:

In the event a Resident elects to leave the campus "AMA" (against medical advice) the administrator-on-call will immediately be contacted to formulate an appropriate plan of action. Transportation for the Resident will be arranged immediately after discussing the discharge with the Resident's family and the Primary Counselor. In the event the Resident needs transportation to a Family Member or to be transferred to another treatment facility, the Wellery Farms staff will provide licensed and trained drivers and escorts, as needed, to provide a resident's safe discharge from the Wellery Farms campus.

Storm Shelters:

The day-to-day safety of the residents of Wellery Farms is our primary concern. Given our rural environment, we concur that it is important to fortify a community space on the property to serve as a storm shelter in the event of extreme inclement weather. The Developer is willing to increase the structural integrity of a portion of the main building for sheltering the residents in accordance with FEMA and our structural engineer's recommended professional design. The remaining buildings will be designed and constructed in accordance with the most current Lafayette County building codes.

Paving of CR 316:

The Developer is willing to assist in the paving of the unpaved portions of CR 316 to bring it to the same standard as the existing paved portion of CR 316 by providing financial assistance to pay for the cost of the materials to pave the Road. It would be expected that the County would provide the labor and equipment to pave the road.

The Wellery Farms Mission:

Wellery Farms' MISSION is to help transform and save lives through the customized treatment of substance use disorders, process addictions and co-occurring mental health disorders in a healing, natural environment that leads to sustained long-term personal recovery and well-being.

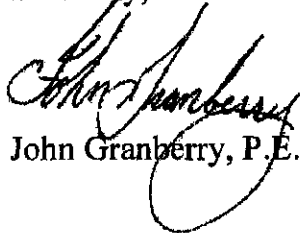
Almost 21 million Americans have at least one addiction, yet only 10% of them receive treatment. Without an increased presence of comprehensive treatment solutions, thousands of Americans will continue to die each year and millions of lives will unnecessarily be devastated. Addiction also costs the US economy over \$600 billion every year. Wellery Farms is a proposed project with a purpose that will help stop the ravaging cycles of addiction and provide mental well-being to create an even stronger community.

In closing, we fully understand that this Conditional Use Permit is in no way approval of a Site Plan or allows for any new construction activities to take place on the property. If approved for the Conditional Use, the Development of the property will follow all applicable Lafayette County Ordinances and Regulations.

Please be advised that Proof of Notification of adjoining property owners of Action and the Planning Commission Meeting is provided herewith for your records.

If any other information is needed, please do not hesitate to contact me at 662-321-9672.

Sincerely,

A handwritten signature in black ink, appearing to read "John Granberry", with a large, stylized flourish at the end.

John Granberry, P.E.