

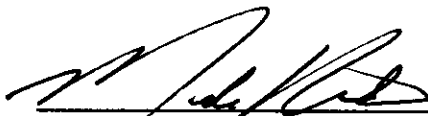
**ORDER: AUTHORIZE CONDITIONAL USE PERMIT TO DEVELOP A  
COMMERCIAL MEDIUM DENSITY (C-2) USE IN A RURAL (A-1) DISTRICT  
ON LAFAYETTE COUNTY PARCEL 171-11-014 WITH VARIANCE ON FIRE  
HYDRANT WITH RECOMMENDATION**

Motion was made by Chad McLarty, duly seconded by Brent Larson, to authorize Conditional Use Permit to develop a Commercial Medium Density (C-2) Use in a Rural (A-1) District on Lafayette County Parcel 171-11-014 with variance on fire hydrant with recommendation.

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 19<sup>th</sup> day of December, 2022.

  
\_\_\_\_\_  
Mike Roberts, President  
Board of Supervisors

  
\_\_\_\_\_  
Sherry Wall, Chancery Clerk

The Planning Commission recommends approval of the Willow Birch Properties, LLC conditional use permit request to install develop a Commercial Medium Density (C-2) use in a Rural (A-1) District on Lafayette County parcel 171-11-014 (447 CR 303) (Planning Commission Case 22-317). In addition to the requirements of Section 2105 of the Lafayette County Zoning Ordinance, the Planning Commission recommends the following:

- Grant a variance from the fire hydrant requirements of Article V Section 5 F of the Lafayette County Land Development Standards and Regulations.
- If Mr. Yancy sells parcel 171-11-014 or 171 -11-011 he must not create a nonconforming lot.

**WILLIAMS ENGINEERING CONSULTANTS, INC.**  
Professional Engineers | Professional Land Surveyors  
724 NORTH LAMAR BOULEVARD, SUITE A  
P.O. BOX 1177, OKTOK, MISSISSIPPI 39365  
601.271.5615

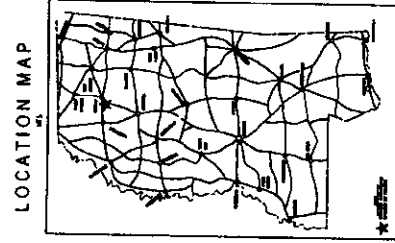


Willow Birch Properties, LLC, Attention  
Construction Plans For:  
447 County Road 303  
Lafayette County, Mississippi

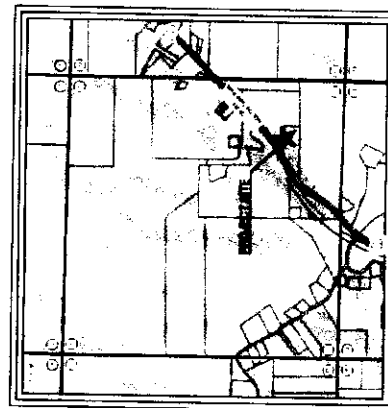
REVISION	DATE
\$630	N.T.S.
Date	#8249002
Civil Engineering for James Vancity Design Inc.	
Proj No.	00James Vancity
Drawn By	JCP
Checked By	APPV

**Cover**

**C.O.D**



Sheet #	Sheet Name
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT
C3.0	UTILITY LAYOUT
C4.0	GRADING PLAN
C5.0	EROSION CONTROL DETAILS



## VICINITY MAP



**NOTE**  
**DEDICATED APPROPRIATE**  
**LOCATION OF PROJECT**



**WILLIAMS ENGINEERING CONSULTANTS, INC.**

Professional Engineers | Professional Land Surveyors

November 4, 2022

Joel Hollowell, Direct of Development Services  
Lafayette County  
300 North Lamar Blvd  
Oxford, MS 38655

Re: Conditional Use Request  
Willow Birch Properties 447 CR 303

Dear Mr. Hollowell,

Willow Birch Properties, LLC is seeking a Conditional Use to construct a warehouse addition onto the existing building located on the east side of CR 303 (PPIN 10649). The property is currently zoned A-1 Rural. The Lafayette County Zoning requires any commercial use in the A-1 Rural zoning districts be granted a conditional use by the Lafayette County Planning Commission.

If you have any questions or need further information, please do not hesitate to contact me

Sincerely,

Jeffery W. Williams, PE/PLS  
Consulting Engineer



**WILLIAMS ENGINEERING CONSULTANTS, INC.**

Professional Engineers | Professional Land Surveyors

November 4, 2022

Joel Hollowell, Direct of Development Services  
Lafayette County  
300 North Lamar Blvd  
Oxford, MS 38655

Re: Variance to Fire Hydrant Requirement  
Willow Birch Properties 447 CR 303

Dear Mr. Hollowell,

Willow Birch Properties, LLC is seeking a Variance to the Fire Hydrant requirement for the warehouse addition onto the existing building located on the east side of CR 303 (PPIN 10649). The property is currently zoned A-1 Rural. There is an existing "Filler" hydrant in front of the existing building. Taylor Water Association cannot provide adequate flow to meet the requirements of fire flow to a 3-way fire hydrant.

If you have any questions or need further information, please do not hesitate to contact me

Sincerely,

Jeffery W. Williams, PE/PLS  
Consulting Engineer



**WILLIAMS ENGINEERING CONSULTANTS, INC.**

Professional Engineers | Professional Land Surveyors

November 4, 2022

Joel Hollowell, Direct of Development Services  
Lafayette County  
300 North Lamar Blvd  
Oxford, MS 38655

Re: Property Line Discussion  
Willow Birch Properties 447 CR 303

Dear Mr. Hollowell,

Willow Birch Properties, LLC ,447 CR 303 (PPIN 10649) adjoins Mr. Jimmy Yancy's property to the north. Mr. Yancy is owner of Willow Birch Properties as well. The "tax map" property lines depict the property line being against the existing building on the Willow Birch site. I have drawn the approximate location on the construction plans. As you can see, there will be no problems with setback lines. We did not perform a boundary survey, however, Mr. Yancy assures that if the properties are ever sold for any reason, care will be taken to insure there are no non-conforming buildings created by the sell if it does not meet the criteria.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

Jeffery W. Williams, PE/PLS  
Consulting Engineer



**WILLIAMS ENGINEERING CONSULTANTS, INC.**

Professional Engineers | Professional Land Surveyors

November 4, 2022

Joel Hollowell, Direct of Development Services  
Lafayette County  
300 North Lamar Blvd  
Oxford, MS 38655

Re: Existing Detention  
Willow Birch Properties 447 CR 303

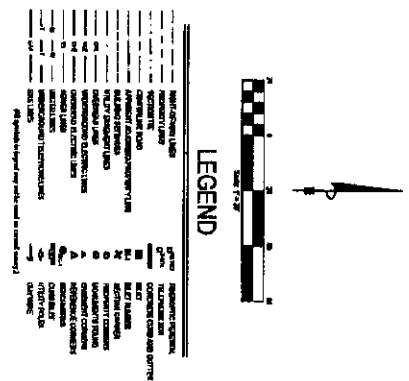
Dear Mr. Hollowell,

Willow Birch Properties, LLC ,447 CR 303 (PPIN 10649) is proposing to construct a warehouse addition to the existing site. The existing site contains approximately 6 acres. The existing building, drives and walks take up approximately 0.27 acres (4,800 sf of building). We are proposing to disturb an additional 0.42 acres (7%) total which includes a 5,760 sf building and also includes the area to be disturbed by the relocated "On-Site" sanitary sewer system. Along with the existing site, there will be a total of 0.79 acres with structures on it (13.2%). The remaining 5.21 acres is pasture land and woods. There is an existing pond located approximately 215 feet southeast of the southeast corner of the new construction that is approximately 0.18 acres in surface size. With such a small additional runoff being produced, along with the fact that the surface water will be traveling through grassed pasture land, the existing pond has sufficient size to handle this runoff before leaving the site.

If you have any questions or need further information, please do not hesitate to contact me.

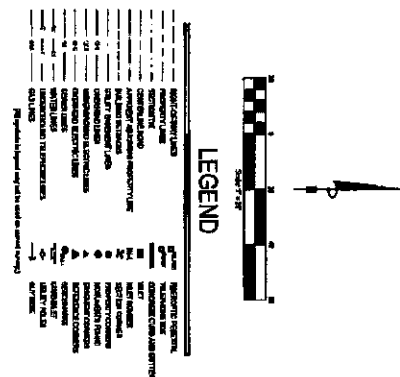
Sincerely,

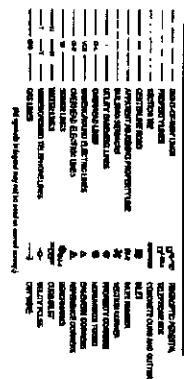
Jeffery W. Williams, PE/PLS  
Consulting Engineer



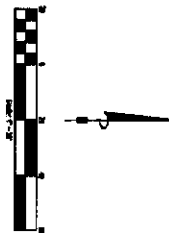
1. Do I need a business card?
2. Should I request a Social Security number?
3. Do I need to provide my own identification?
4. How do I know if I am being scammed?
5. What are the signs of a scam?
6. How do I know if I am being scammed?
7. How do I know if I am being scammed?
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9. How do I know if I am being scammed?
10. How do I know if I am being scammed?





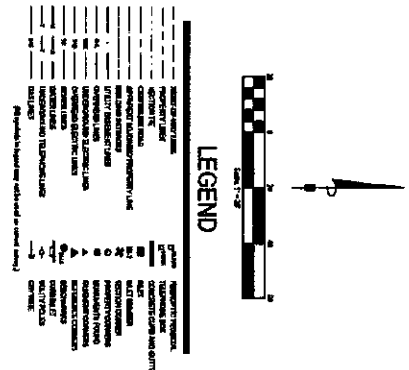
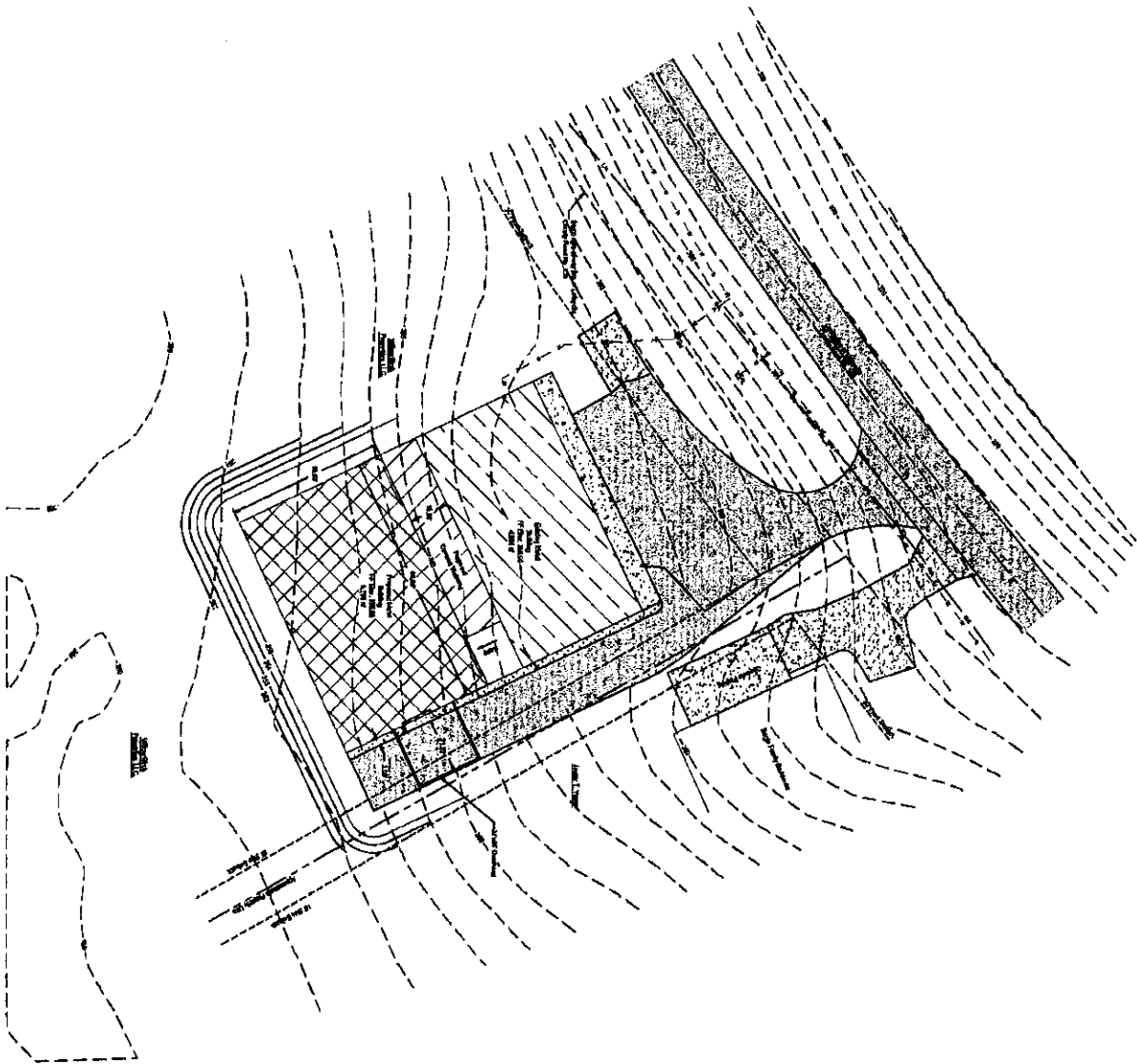


## LEGEND



**the growth is largely may not be used in several ways:**







**For complete background on the 2000 election, visit [www.foxnews.com](http://www.foxnews.com).**

### Understanding the Problem

**Geometric Proof of the**

### THE IMPORTANCE OF THE