


**ORDER: TABLE APPROVING CONDITIONAL USE PERMIT TO DEVELOP A  
QUASI-PUBLIC FACILITY, HAYNES LAND COMPANY EVENT VENUE, IN AN  
AGRICULTURAL (A-2) DISTRICT ON LAFAYETTE COUNTY PARCEL 121-02-029**

Motion was made by Larry Gillespie, duly seconded by Brent Larson, to table approving Conditional Use Permit to develop a Quasi-Public Facility, Haynes Land Company Event Venue, in an Agricultural (A-2) District on Lafayette County Parcel 121-02-029.

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 17<sup>th</sup> day of April, 2023.

  
Mike Roberts, President  
Board of Supervisors

  
Sherry Wallace, Clerical Clerk

# Haynes Land Co.

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40 County Road 233  
Oxford, MS 38655  
(662)-902-9100  
Barryshaynes@gmail.com

Haynes Land Company is requesting a special exception to use its family lodge, and surrounding areas, as an event venue. The lodge is located in the county, just 8 miles down Highway 30 East. It is currently being used as a place for family gatherings, and game day rentals through VRBO. We believe that it would be a great location for a venue, and would help bring in more business for local stores and hotels. Should we get approval, we would immediately begin multiple improvements to the property.

## **Proposed Uses of the Venue**

- Primarily weddings
  - There will be a room exclusively for brides and bridesmaids
- Rehearsal dinners
- Corporate events
- Birthday parties
- Family reunions

## **Hours of Operation**

- Sunday-Thursday
  - 8AM-11PM
- Friday-Saturday
  - 8AM-12AM

## **Amplified Music Policy**

- No outdoor amplified music will be allowed other than medium volume ceremonial music during an outdoor wedding.
- Any event with amplified music will have at least one security guard stationed at the front door to make sure the doors stay closed as guests enter and exit.

## **Event Staff**

- Events will have at least two staff members on site.
- Staff members will share several responsibilities such as:
  - Answering any questions that a client or guest may have during an event.
  - Keeping an eye on the event.
  - Showing potential clients the property.
  - Answering phone calls.
  - Managing social media.

- Keeping our client's information organized.
  - Lining up cleaning crews and security guards for events.
- Current event staff include:
  - Austin Haynes
    - Phone number- 662-444-8141
    - Email- [austincarterhaynes@gmail.com](mailto:austincarterhaynes@gmail.com)
  - Barry Haynes
    - Phone number- 662-902-8100
    - Email- [barryshaynes@gmail.com](mailto:barryshaynes@gmail.com)
  - Hanna Haynes
    - Phone number- 662-231-3026
    - Email- [hannahaynes22@gmail.com](mailto:hannahaynes22@gmail.com)

### **Security Policy**

- Any event with alcohol will have at least one hired security guard on site.
- Any event with amplified music will have at least one hired security guard on site.
- Any event that exceeds 75 people will be required to have one security guard.
- Any event that exceeds 200 people will be required to have two security guards.

### **Alcohol Policy**

- Client provided alcohol will not be permitted.
- All alcohol provided on site will be required to be sourced by a vendor that is hired by the client. This vendor must have a valid liquor license and bartender.
- Any event with alcohol will have at least one security guard that monitors the behaviors of the consumers. They will also not allow any alcohol to leave the premises or enter a vehicle.
- The bar must close down at least 30 minutes before the stated end of a wedding or other event.

### **Severe Weather Policy**

- The lodge will be outfitted with a generator so that, in the event of a power outage due to severe weather, overhead lighting and select outlets will still be operational.
- Should any trees block the drive, Haynes Land Company is in possession of multiple pieces of heavy machinery that are capable of clearing the drive in a timely manner.
- Event staff will monitor any severe weather so that clients can stay informed.
- Major exits will have lighted exit signs in case evacuation of the building is needed.
- In the event of severe weather during an event, all guests will be asked to stay inside the building, and away from the windows until the danger passes.

### **Medical Emergencies Policy**

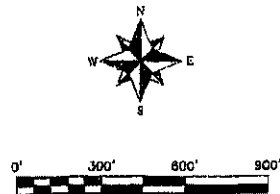
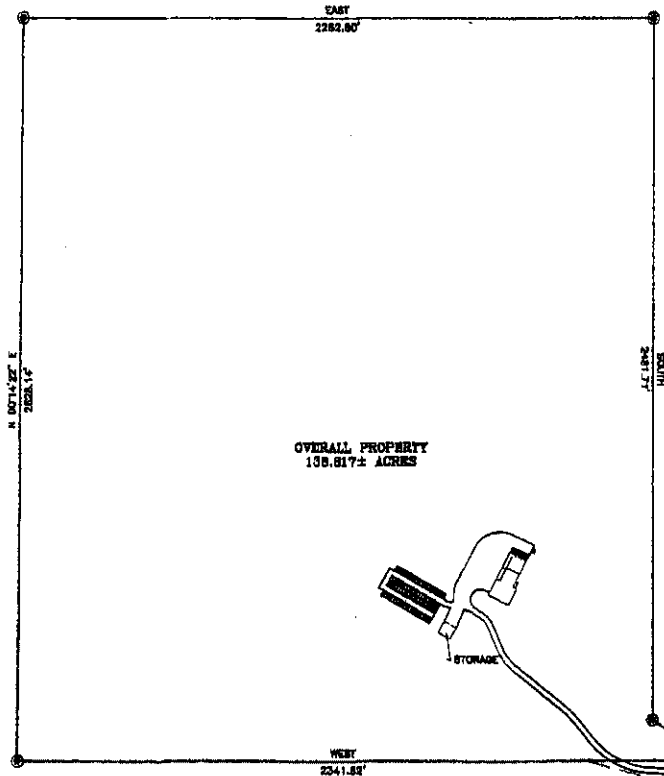
- Event staff will be on site during an event, and can call EMS as soon as a medical emergency is brought to their attention.
- In the event that EMS is called, a staff member will be able to meet EMS at the highway and guide them to the emergency.
- A first aid kit will be kept on site.

### **Phase One Property Improvements**

- Finish out the current warehouse into a large foyer, ADA restrooms, and catering kitchen.
- Build a new 50x50 addition that includes a ballroom, coat closet, and green room.
- Add a FDC at the building and fire suppression to the event space.
- Add a gravel parking lot with overhead LED lighting for pedestrian safety.
- Widen the driveway to 24 feet.
- Build a fenced in enclosure for the commercial dumpster that we will have beside the lodge.
- Add handicap parking next to the lodge.

#### **Future Phases**

- Phase Two
  - Build a chapel in the woods adjacent to the lodge.
  - This would give clients the ability to hold wedding ceremonies completely separate from their reception location.
- Phase Three
  - Clear a road to the nearby lake.
  - This would allow us to offer lakeside wedding ceremonies.
- Phase Four
  - Build small cabins in the woods around the lodge.
  - We would offer these to our clients for them or their guests to stay on site.



ALL BEARINGS ARE REFERENCED TO GRID NORTH AS DETERMINED BY GPS OBSERVATIONS

ALL GPS DATUM DERIVED FROM THE LAFAYETTE COUNTY MAPPING PROGRAM DATED JANUARY-MARCH 2004 BY SEDOTIL, INC. THE CONTROL USED FOR THIS SURVEY IS AS FOLLOWS:

DATUM: HORIZONTAL NAD '83 (1983)  
VERTICAL: NAVD '83  
GEOID: GEOID 1985 (2000 1998 SOUTH CENTRAL)

COORDINATE SYSTEM: US STATE PLANE EAST ZONE, ORIGINATOR OF CONTROL: NATIONAL GEODETIC SURVEY, HARN, '83, '88 8M'S

THIS PROPERTY IS A CLASS "D" SURVEY AS SET FORTH IN APPENDIX A OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

THIS SURVEY MEETS THE CONDITIONS FOR CLOSURE AND ACCURACY FOR CONDITION "B" AS SET FORTH IN APPENDIX B OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

FIELD SURVEY: NOVEMBER 2012

DEED REFERENCE: BN 2206 PG 111834  
BN 441 PG 604  
BN 1228 PG 833  
BN 2209 PG 1000  
BN 1228 PG 454

THIS PROPERTY IS SUBJECT TO ALL EXISTING RIGHT OF WAYS AND EASEMENTS, RECORDED OR UNRECORDED

NOTE: THIS SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL. THIS SURVEY DECLARATION IS MADE ON THE DATE INDICATED. TO THE OWNER LISTED BELOW, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NOTE: ALL CALLS EITHER MATCH THE DEED CALLS OR ARE NEW CALLS CREATED BY THIS SURVEY.

COMMENCING CORNER EXISTING 1-1/2" AXLE ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, T8S, R2W, LAFAYETTE CO., MS

## LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

---	PROPERTY LINES
---	EDGE OF PAVEMENT
---	CENTERLINE OF ROAD
---	BUILDING
⊙	PROPERTY CORNER (1/2" IRON PIN SET)
△	EXISTING MONUMENT (1/2" IRON PIN)
•	SURVEY POINTS

DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE EAST HALF OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS FRACTION CONTAINS 139.817± ACRES, MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET, SAID PIN BEING NORTH 70°16'42" WEST A DISTANCE OF 222.10 FEET FROM AN AN EXISTING 1-1/2" AXLE BEING ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, RUN THENCE DUE SOUTH A DISTANCE OF 930.07 FEET TO A 1/2" IRON PIN SET ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY #30 AT THE PC OF A 3366.86 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID RIGHT OF WAY CURVE AN ARC LENGTH OF 81.28 FEET WITH A CHORD BEARING OF SOUTH 70°57'08" WEST WITH A CHORD LENGTH OF 81.28 FEET, TO A 1/2" IRON PIN SET; THENCE DUE NORTH LEAVING SAID RIGHT OF WAY A DISTANCE OF 902.83 FEET TO AN EXISTING 1/2" IRON PIN; THENCE DUE WEST A DISTANCE OF 2341.82 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 00°14'32" EAST A DISTANCE OF 2082.14 FEET TO A 1/2" IRON PIN SET; THENCE DUE EAST A DISTANCE OF 2282.80 FEET TO A 1/2" IRON PIN SET; THENCE DUE SOUTH A DISTANCE OF 2481.71 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 84°37'31" EAST A DISTANCE OF 181.58 FEET TO THE POINT OF BEGINNING.

## CERTIFICATE

I CERTIFY THAT THE FOREGOING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON PRESENT EXISTING FEATURES AND AVAILABLE INFORMATION ON PREVIOUSLY MADE SURVEYS OF THIS AREA.

Haynes KS, 2023  
DATE



JOSEPH BENNETT HILL  
MISSISSIPPI PROFESSIONAL  
LAND SURVEYOR #22001

REVISION			PLAT OF SURVEY	
NO.	DESCRIPTION	DATE	FOR	
			HAYNES LAND COMPANY	
			HILL LEWIS	
			181 HIGHWAY 8 EAST	
			COTTON, MS 39055	
			PH 662-228-7311	
			Surveying and Engineering	
			DATE: 12-13-2023	148