

**ORDER: REMOVE FROM THE TABLE CONSIDERATION OF A CONDITIONAL
USE PERMIT TO DEVELOP A QUASI-PUBLIC FACILITY, THE WOODLANDS
EVENT VENUE IN A RURAL (A-1) DISTRICT ON LAFAYETTE COUNTY PARCEL
157-25-007 AND 157-25-007.01**

Motion was made by John Morgan, duly seconded by Tim Gordon, to remove from the table consideration of a conditional use permit to develop a Quasi-Public Facility, The Woodlands Event Venue in a Rural (A-1) District on Lafayette County Parcel 157-25-007 and 157-25-007.01.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor John Morgan, voted yes
Supervisor Tim Gordon, voted yes
Supervisor Scott Allen, voted yes
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 5th day of February, 2024.



**Brent Larson, President
Board of Supervisors**



Mike Roberts, Chancery Clerk

THE WOODLANDS

1012 HWY 6 WEST

LAFAYETTE COUNTY, MISSISSIPPI



PROJECT LOCATION

| INDEX OF PLANS | |
|------------------|-------|
| GENERAL NOTES | C-000 |
| FOUNDATION | C-001 |
| ROOF | C-002 |
| WALLS | C-003 |
| CEILING | C-004 |
| FLOORING | C-005 |
| MECHANICAL | C-006 |
| ELECTRICAL | C-007 |
| PLUMBING | C-008 |
| PAINT | C-009 |
| LANDSCAPE | C-010 |
| FINISHES | C-011 |
| SECTION | C-012 |
| DETAILS | C-013 |
| CONSTRUCTION | C-014 |
| PROJECT CONTACTS | C-015 |
| APPENDICES | C-016 |
| INDEX | C-017 |

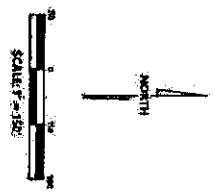
C-000

THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

AN ENGINEERING
AND DESIGN, LLC
LAFAYETTE, MS
(601) 881-1111



SITE DATA TABLE
 PROPERTY AREA: 46.44 AC.
 ZONING: A-1



C-100

SITE PLAN

THE WOODLANDS

1012 HWY 6 WEST

LAFAYETTE COUNTY, MISSISSIPPI

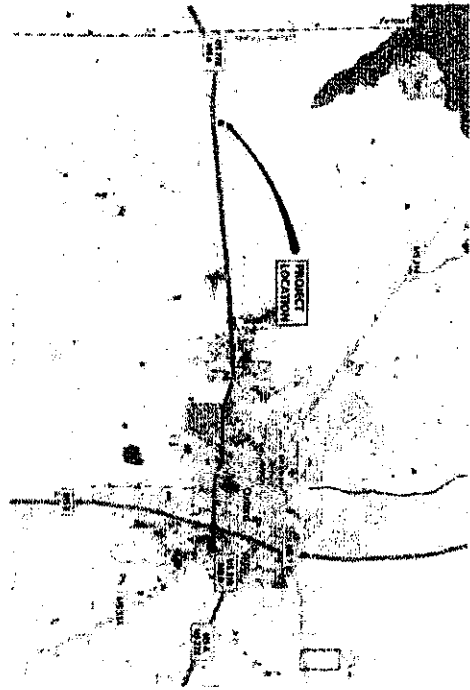
THE ENGINEERING

AND ARCHITECTURAL

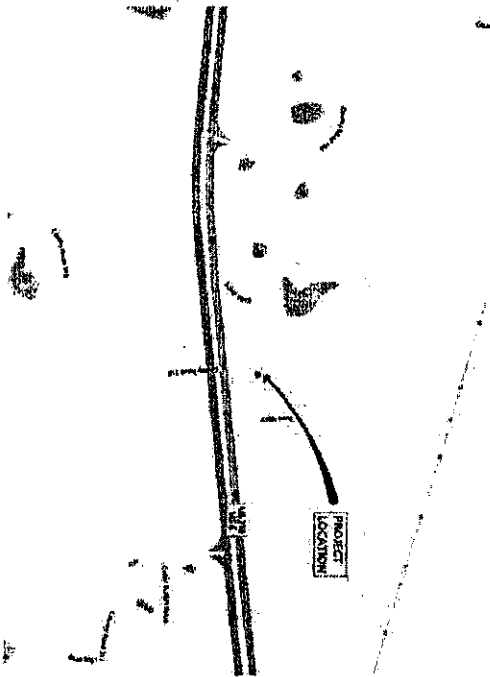
CONSULTANTS, LLC

4023 W. 10TH ST.

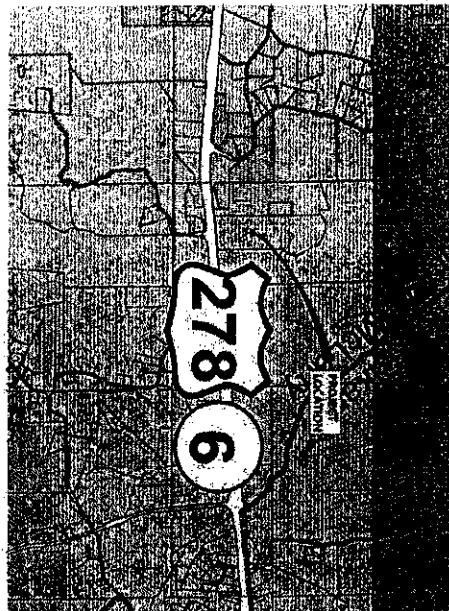
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|------------------------------|---------------|--------------|
| DRAWING BY: JAH | DATE: 12/1/10 | REVISION: 01 |
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| PROJECT NO.: 1012 HWY 6 WEST | DATE: 12/1/10 | REVISION: 01 |
| PROJECT NAME: THE WOODLANDS | DATE: 12/1/10 | REVISION: 01 |



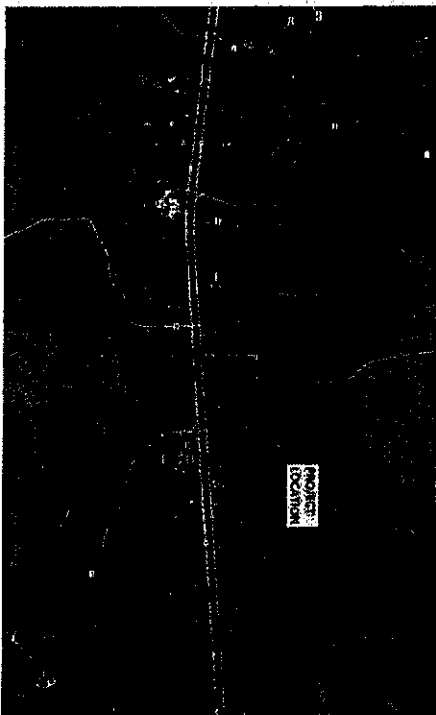
OVERALL LOCATION MAP



LOCATION MAP



ZONING MAP (ZONING: SCN)



AERIAL MAP

SITE MAPS
THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

AN ENGINEERING
AND DESIGN, LLC
DESIGN, INC.
1000 N. 10TH ST.
SUITE 100
TULSA, OK 74103

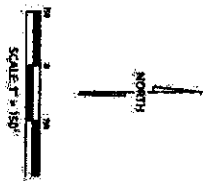


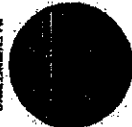
C-101

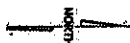
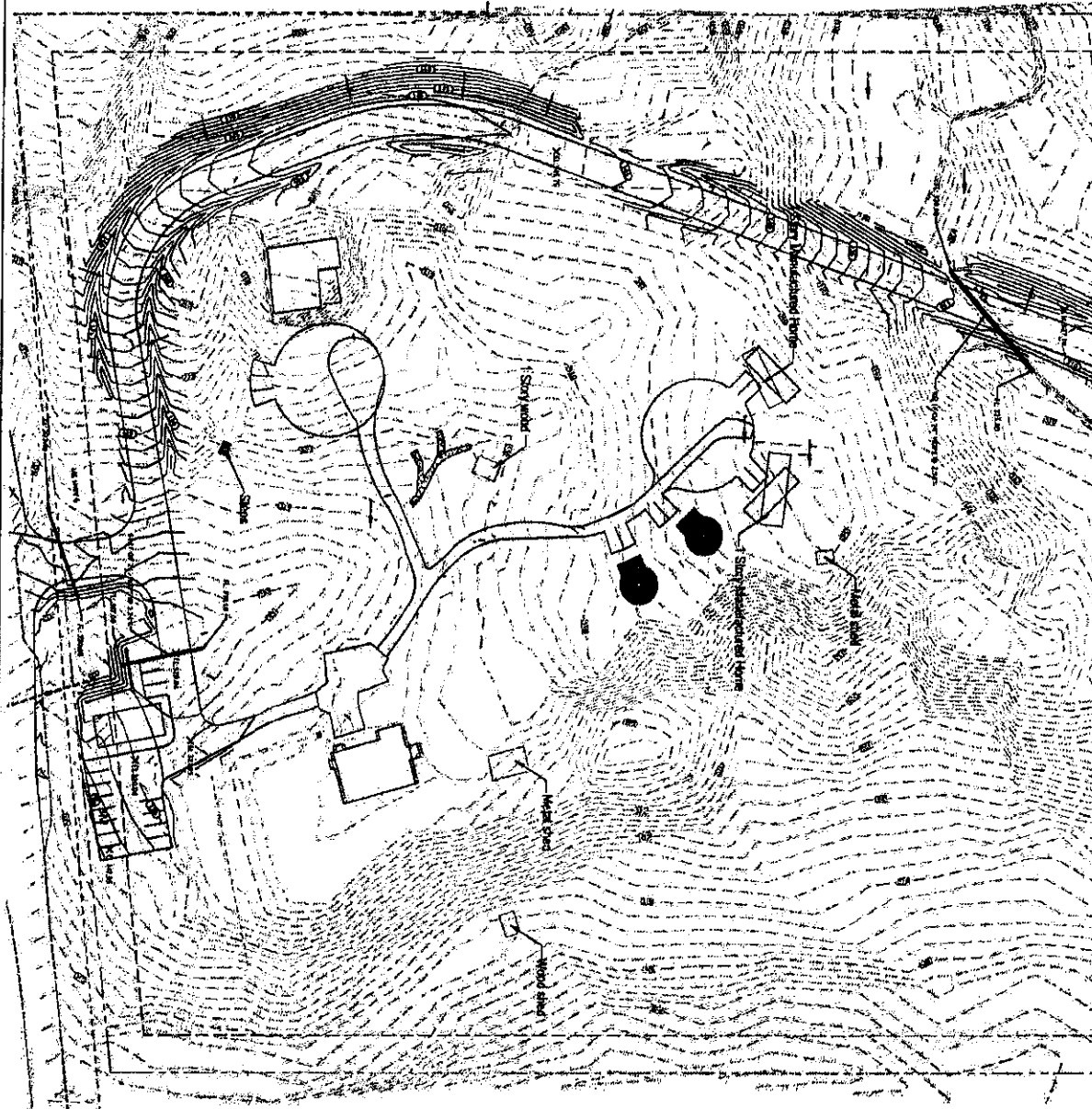
| | |
|-------------|------------|
| DESIGNED BY | JAL |
| CHECKED BY | JAL |
| PROJECT NO. | 2023 |
| DATE | 08/20/2023 |
| SCALE | AS SHOWN |
| REVISIONS | MINOR |



LANDSCAPE PLAN
DISTINGUISHING VEG. PLANTING



| | | | |
|-----------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| LANDSCAPE PLAN | |  <p>AJ ENGINEERING AND DESIGN, LLC Lafayette, MS (504) 885-1111</p> | |
| <p>THE WOODLANDS 1012 HWY 6 WEST LAFAYETTE COUNTY, MISSISSIPPI</p> | | | |
| DESIGNED BY | JAM | DATE | 10/1/2003 |
| CHECKED BY | JAM | PROJECT NO. | 0000 |
| PROJECT NO. | 0000 | DATE | 10/1/2003 |
| SCALE | 1" = 100' | REVISION | 10/1/2003 |
| C-400 | | | |

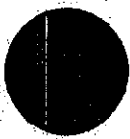


C-601

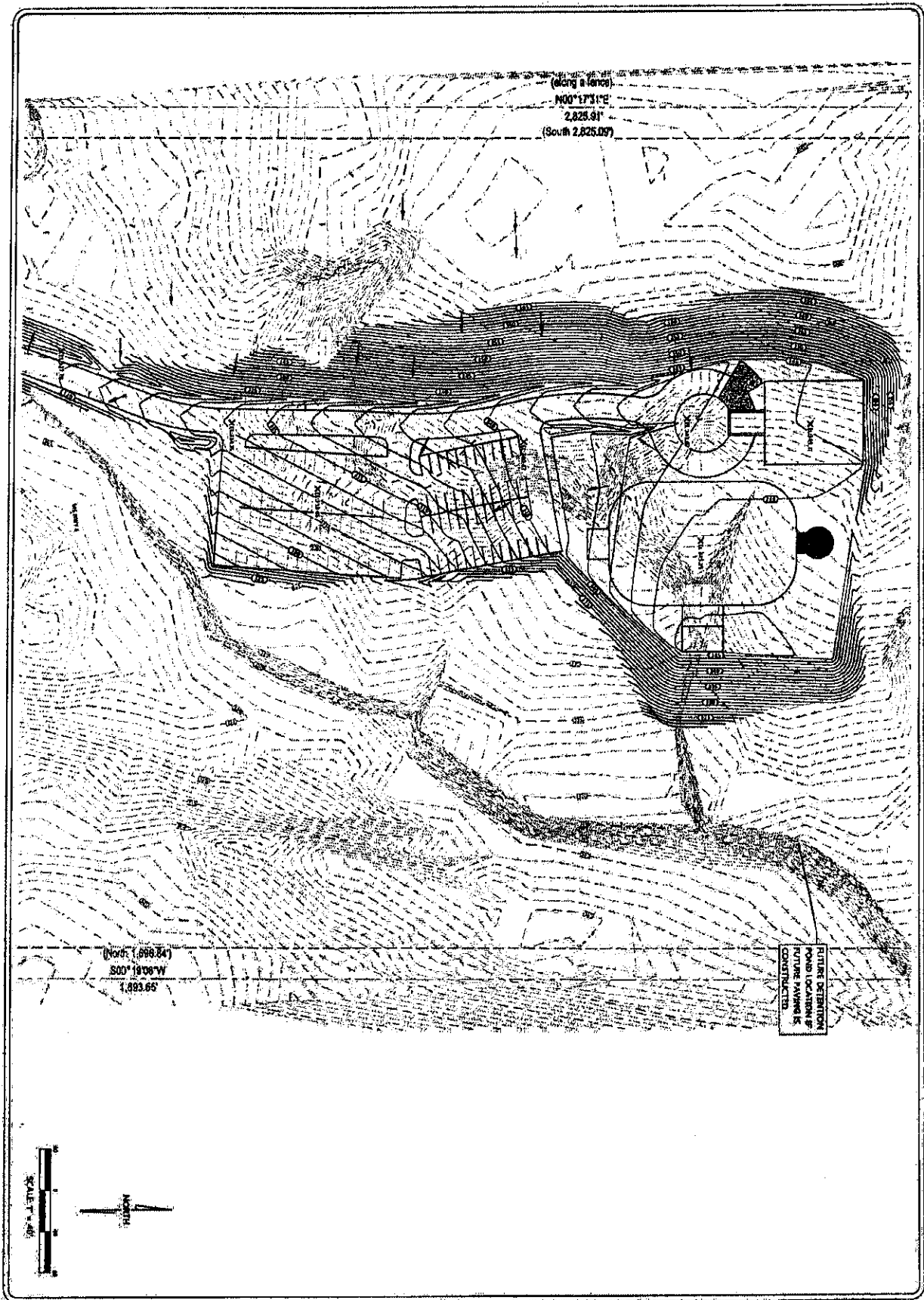
GRADING PLAN

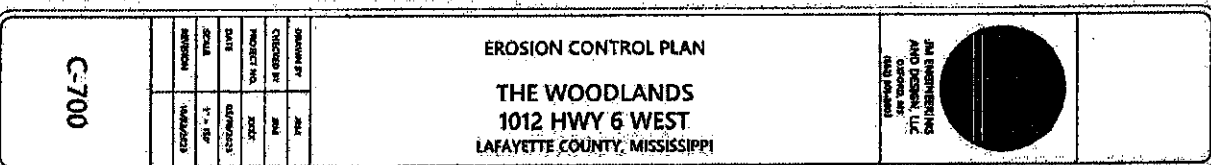
THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

JAY ENGINEERING
AND DESIGN, LLC
Lafayette, MS
(601) 791-1111



| | |
|-------------|-----------|
| DATE | 12/1/2018 |
| BY | JAY |
| CHECKED BY | JAY |
| PROJECT NO. | 10000 |
| SCALE | 1" = 40' |
| REVISION | 1/1/2018 |





Electronics • Components by Design
Aug • Chemical Industry

It is the responsibility of the contractor to protect existing structures and any adjacent utility, easement, or other property. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

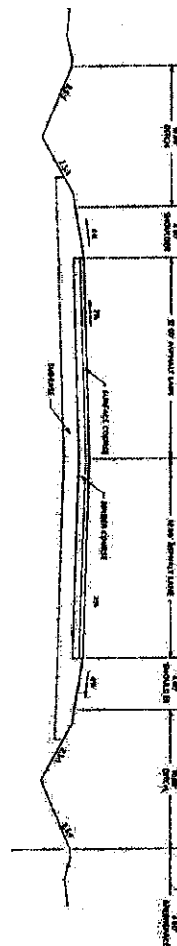
[illegible]

7. In order to meet all the demands of the 1990s, the construction of technical and human resources requires constant updating and growth. UNESCO, ILO, and

5 THE MARK BOOK MUST INCLUDE THE CONTRIBUTION OF THE RESPONSIBILITY OF THE INDIVIDUALS AND THE COMPANY'S MANAGEMENT IN ACCORDANCE WITH THE SAFETY, HEALTH, ENVIRONMENT AND FINANCIAL CRITERIA. STUDIES MUST BE RECORDED DURING THE FOLLOWING RESULTS ARE CONSIDERED AS AN IMPARTIAL OVERSIGHT CHECKS ON THE PROJECT WILL COMPLY WITH COMPANY'S WRITTEN POLICY OF THE ILO'S C2 SAFETY SYSTEM.

THE EFFECTS OF THERMAL STRESS ON THE MECHANICAL PROPERTIES OF POLYMER COMPOSITES

NO ALL SENTENCES USED SHALL MEET ANY OF THE FOLLOWING CRITERIA AND STANDARDS:



Typical Sections - WEDDING VENUE DRIVE AND ENTRANCE

1-800-368-5878
www.merck.com

It is not possible to compare the results of the two studies directly because of differences in the study populations and the methods used. The results of the two studies are, however, consistent in showing that the use of a single question to assess the prevalence of depression is not sufficient to identify all cases of depression. The results of the two studies are also consistent in showing that the use of a single question to assess the prevalence of depression is not sufficient to identify all cases of depression.

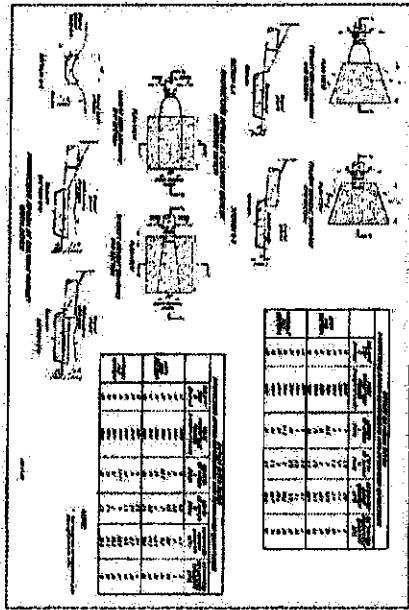
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THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

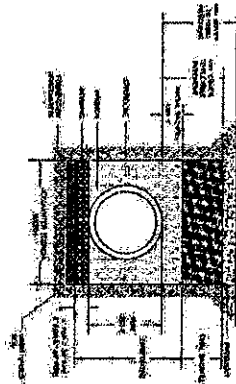
OXFORD, MS.
662/381-0075

| | |
|-------------|-------------|
| ORDERED BY | NAME |
| ORDERED BY | NAME |
| PROJECT NO. | ZONE |
| DATE | 01/02/2025 |
| SCALE | |
| REVISION | NO. 1/25/25 |

C-800



6/3/2019 11:58 AM



6/3/2019 11:58 AM

C-803

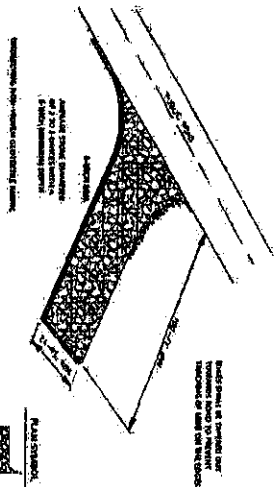
STORM DRAINAGE DETAILS

THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

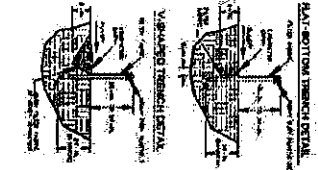
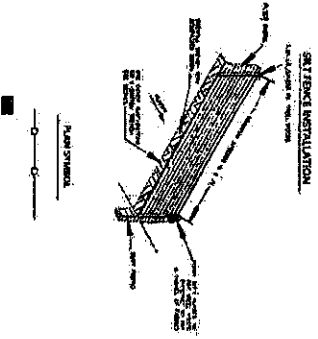
AL ENGINEERING
AND DESIGN, LLC
1012 HWY 6 WEST
LAFAYETTE, MS 39301



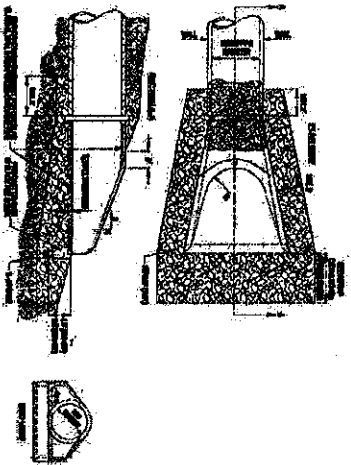
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|---------------------------|---------|
| DATE: 11/11/03 | BY: JMD |
| PROJECT NO.: 03-0000 | BY: JMD |
| PROJECT NAME: 03-0000 | BY: JMD |
| PROJECT LOCATION: 03-0000 | BY: JMD |
| PROJECT OWNER: 03-0000 | BY: JMD |
| PROJECT ADDRESS: 03-0000 | BY: JMD |
| PROJECT PHONE: 03-0000 | BY: JMD |
| PROJECT FAX: 03-0000 | BY: JMD |
| PROJECT E-MAIL: 03-0000 | BY: JMD |
| PROJECT WEBSITE: 03-0000 | BY: JMD |



CONSTRUCTION DETAILS



1. DRAINAGE DITCH: DRAINAGE DITCH
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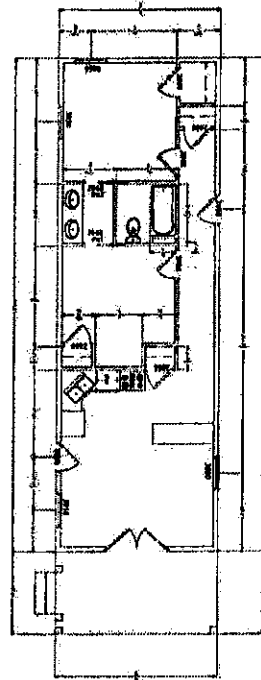
CONSTRUCTION DETAILS

EROSION CONTROL DETAILS
THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

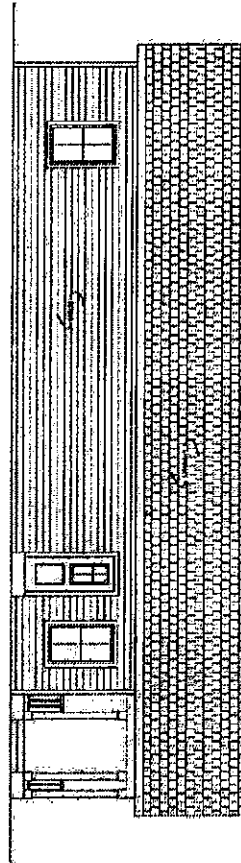
JM ENGINEERING
LAND DESIGN, LLC
6025 811 AVENUE

C-804

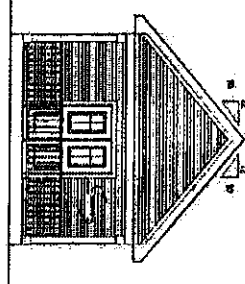
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| DATE | 11/11/03 |
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| REVISION | 11/11/03 |



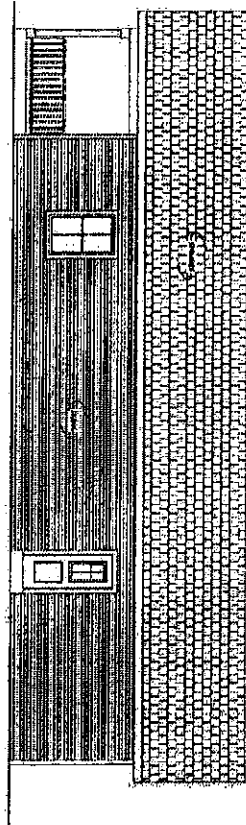
FLOOR PLAN



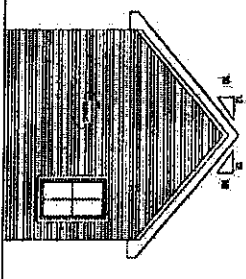
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN A

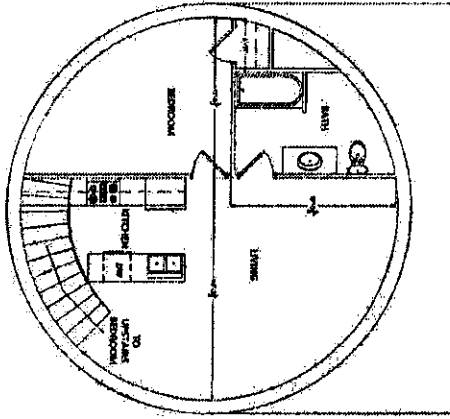
THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

JAM ENGINEERING
AND DESIGN, LLC
1012 HWY 6 WEST
LAFAYETTE, MS 39305

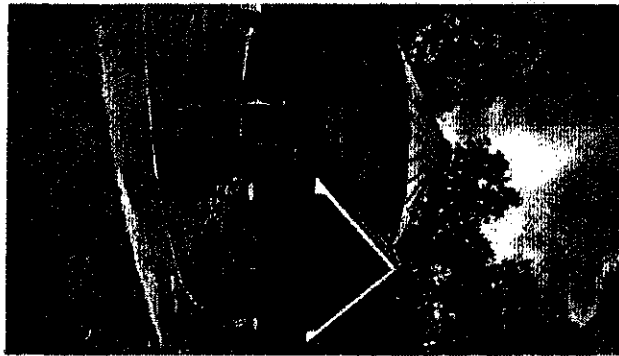


| | |
|-------------|------------|
| DESIGNED BY | JAM |
| CHECKED BY | JAM |
| PROJECT NO. | JAM001 |
| DATE | 04/07/2013 |
| SCALE | 1" = 2'-0" |
| REVISIONS | 1/04/2013 |

A-100



FLOOR PLAN

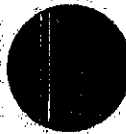


SEE ELEVATION

PLAN B

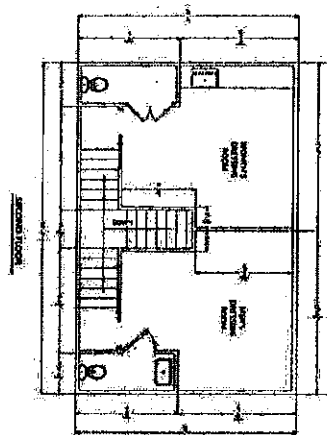
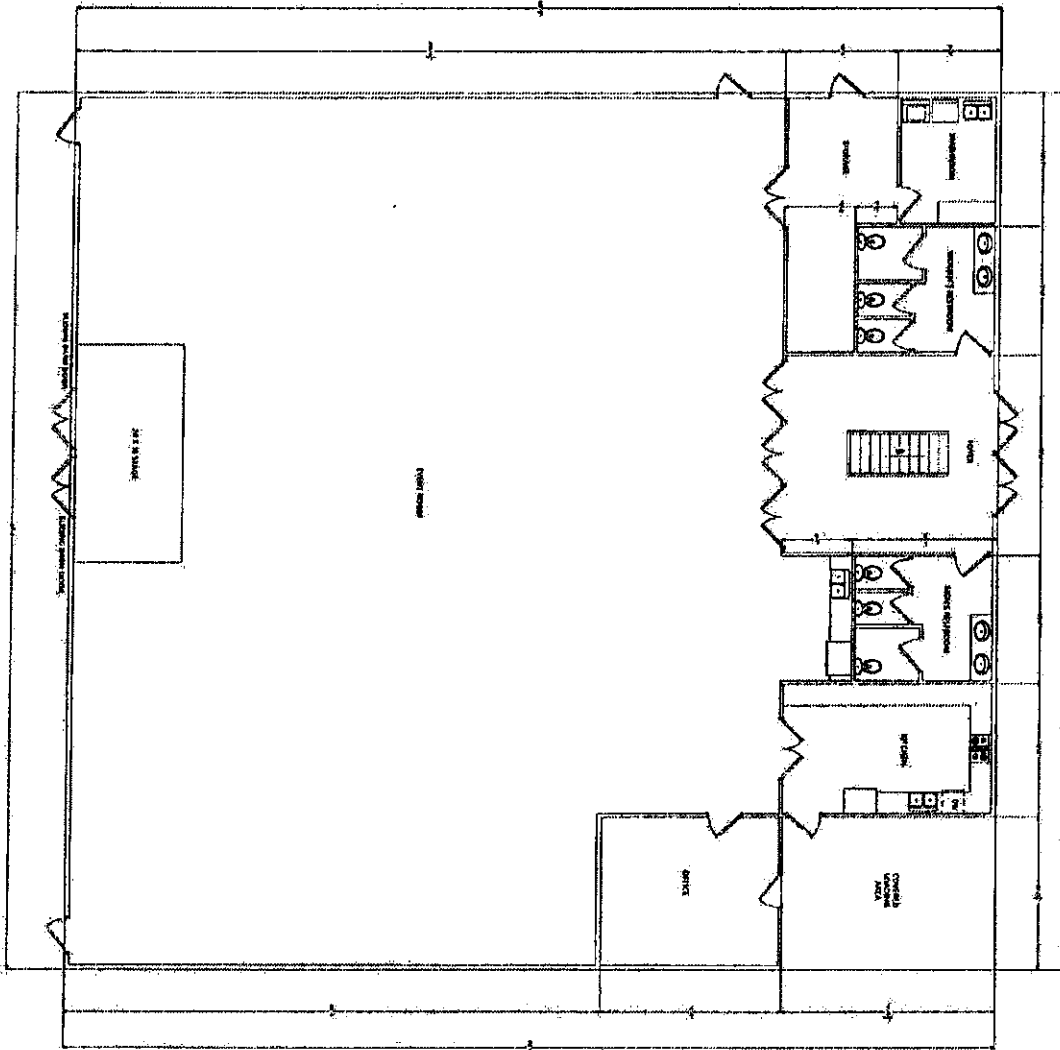
THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

J&B ENGINEERING
AND DESIGN, LLC
1012 HWY 6 WEST
LAFAYETTE, MS 39311

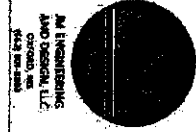


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| CHECKED BY | J&B |
| PROJECT NO. | 2008 |
| DATE | 05/20/2008 |
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| SHEET NO. | 10/10 |

A-101

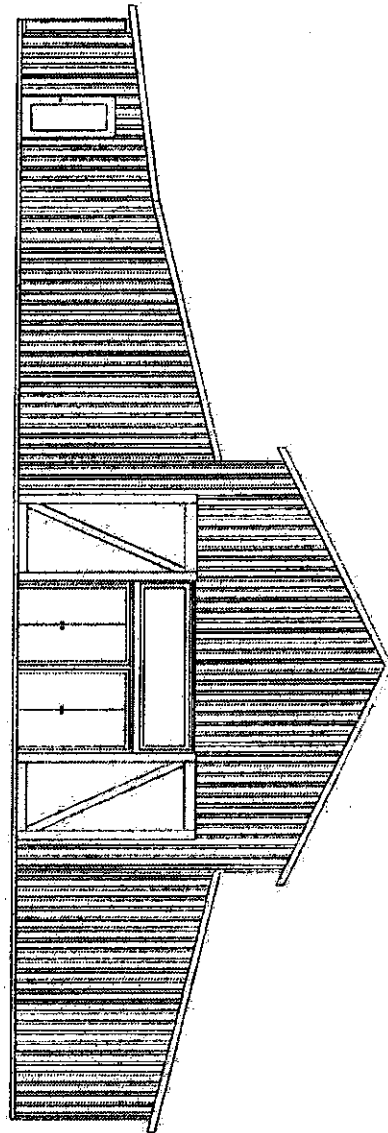


WEDDING VENUE FLOOR PLAN
 THE WOODLANDS
 1012 HWY 6 WEST
 LAFAYETTE COUNTY, MISSISSIPPI

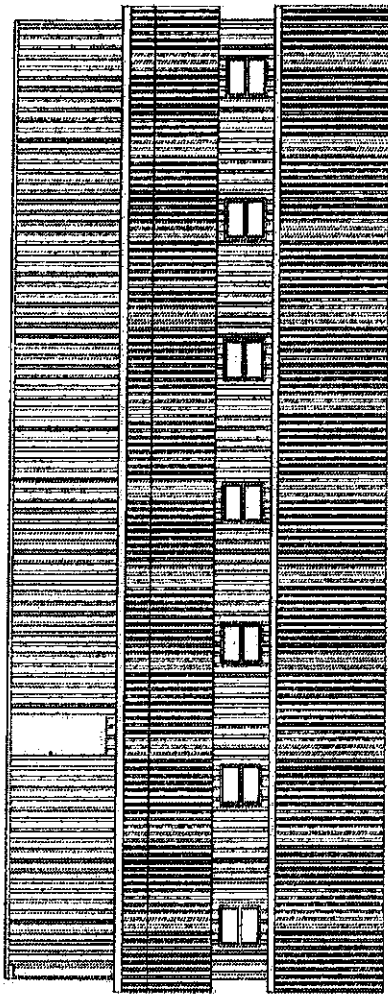


A-102

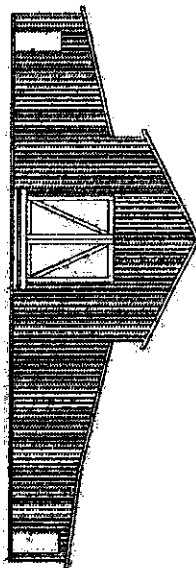
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| Checked by | Rev |
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| Scale | |
| Revised | 01/04/2011 |



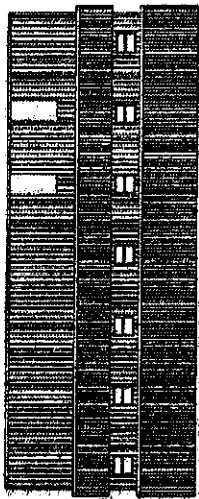
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

WEDDING VENUE ELEVATIONS

THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

PA ENGINEERING
ARCHITECTS, LLC
1000 N. 10TH ST.
LAFAYETTE, MS 39301

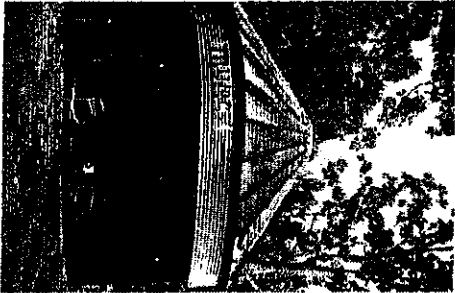


A-103

| | |
|-------------|------------|
| DRAWN BY | JMG |
| CHECKED BY | JMG |
| PROJECT NO. | 2100 |
| DATE | 06/04/2021 |
| SCALE | |
| REVISIONS | NOTED |



THE WOODLANDS



THE WOODLANDS

WEDDING VENUE SAMPLE IMAGES

THE WOODLANDS
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

THE WOODLANDS
AND GARDENS
LAFAYETTE COUNTY, MISSISSIPPI
800-800-8000



| | |
|--------------|------------|
| DESIGNED BY | JMI |
| CHARTERED BY | JMI |
| PROJECT NO. | 2004 |
| DATE | 04/09/2004 |
| SCALE | 1/4"=1'-0" |
| REVISION | 1/4"=1'-0" |

A-104

Operational Plan For:

The Woodlands A Wedding & Event Venue 1012 Highway 6 West Lafayette County, MS

Owner:

TDF Properties, LLC
PO Box 1093
Oxford, MS 38655

Contact Info: Tom Fowlkes, tdfowlkes@gmail.com, cell: 662-801-7508

(I have attempted to provide all the components requested by the county and to fully comply with the requirements of the county. Please review and let me know at the above contact # if you believe any of these items require additional language. I will be happy to edit prior to the meeting.)

The property is approximately 57 acres west of Oxford on Highway 6 West. It presently consists of an old country store at the highway (was the Shipp Store and then Ruffled Feathers Antiques) along with a house, a log cabin and two mobile homes. We are requesting permission to building a wedding venue (the Venue) on the property. We also plan for the two existing houses, along with replacing the existing mobile homes with four "tiny homes", to be used as short-term rentals for wedding guests, game-day and other short-term rentals.

Proposed Use of the Venue

- Primarily weddings
- Rehearsal dinners
- Corporate Events
- Birthday parties
- Family reunions

Hours of Operation

- Sunday-Thursday 8 am-11pm
- Friday & Saturday- 8 am – 12 am

Amplified Music Policy

- Outdoor amplified music will be no more than 100 dB at the stage and outdoor music will be projected to the north in the direction of unoccupied forest and Corps of Engineer land

Event Staff

- All events at the Venue will have at least one event staff member on site and events larger than 150 people will have two event staff 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

- o Answering phone calls
- o Managing social media

Security Policy

- The following security policies pertaining to alcohol would only be implemented should the venues receive "resort status"
- Any event with alcohol served will have at least one hired security guard on site.
- Any event with alcohol will require one security guard per 50 people
- The Lafayette County Sheriff's Office (LCSO) will be notified via a form about any event when alcohol is served.
- Any event with amplified music will have at least one hired security guard on site.
- Any event that exceed 75 people will be required to have one security guard.
- Any event that exceeds 200 people will be required to have two security guards.
- The LCSO will be notified via a form about any event exceeding 50 people.

Alcohol Policy

- We may or may not choose to pursue resort status in the future.
- Distribution of alcohol by clients and guests of the Venue will be prohibited whether or not the Venue receives resort status.
- If we choose to do so and are granted resort status, an alcohol plan will be submitted to the county planner for approval prior to any sale or consumption of alcohol on the premises.
- The plan will meet all State requirements and will be implemented so as to meet all requisite standard and protocols of the state resort status licenses. Said approval from county planner shall not be unreasonably withheld.
- All alcohol provided at the Venue 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 at the Venue 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 at the Venue.

Fireworks Policy

- Fireworks use will not be permitted at any event at the Venue.

Severe Weather Policy

- Emergency lighting will be provided
- An outdoor tornado siren is located near the property on Highway 6 West
- We will determine the most storm-resistant areas/buildings and inform guests of those locations in the event of a tornado warning.

Medical Emergency Policy

- Venue staff will be knowledgeable of emergency procedures and how to notify 911
- A first aid kit and an automated external defibrillator (AED) will be kept on site.