

LAFAYETTE COUNTY BOARD OF SUPERVISORS  
March 16<sup>th</sup>, 2026  
9:00 AM

1. Call to Order
2. Approve Agenda
3. Approve minutes of regular meeting April 6<sup>th</sup>, 2026.
4. Accept jail meal log and affidavit from Jail Administrator per section 19-25-74.

**AFFIDAVIT OF JOHNNY MCDONALD**

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Before me personally appeared the undersigned, Johnny McDonald, who being known to me and first duly sworn, deposes and says as follows:

1. My name is Johnny McDonald. I am currently the Jail Administrator of the Lafayette County Detention Center. I was appointed to this position by Sheriff F.D. "Buddy" East on June 1, 2013.
2. As required by Miss. Code Ann. § 19-25-74, the Lafayette County Sheriff's Department maintains a log, showing the name of each prisoner, the date and time of incarceration and release, to be posted daily, which shall record the number of meals served to prisoners at each mealtime, and the hours of the day served (the "meal log").
3. I have reviewed invoice numbers 2000269462 and 2000269990 from Summit Foods in the amount of \$7,488.45 and \$7,654.52. These invoices are for the feeding of prisoners from 03/21/2026 to 04/03/2026.
4. To the best of my knowledge, I find this invoice to be a true and correct match to the meal log in accordance with Mississippi Code Annotated § 19-25-74.
5. The meal log is being stored in the County Administrator's office and can be reviewed at any time.

Dated: 04/08/2026



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Johnny McDonald

Sworn and subscribed before me this the 8<sup>th</sup> day of April, 2026.



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NOTARY PUBLIC

My commission expires:

September 23, 2026



5. Approve claims docket for claim numbers .

New Business

6. Consent Agenda:
  - a) Authorize adjustment of Solid Waste accounts for January. (Jody Harrison)

LAFAYETTE COUNTY SOLID WASTE  
 ACCOUNT ADJUSTMENT REGISTER  
 FOR PERIOD ENDING 03/24/26

RUN-DATE 03/24/26 08:25

PAGE 0001

CY	ACCT	N A M E	ADDRESS1	ADDRESS2	CITY, ST ZIP	DATE	ADJUSTM
03	-031703	SURRETTE, R L	C/O BECKY ROSS	216 COUNTY ROAD 430	PARIS, MS 38949	LRW322 03/16/26	105.70CR
03	-047664	BISHOP, KIM	1632 HIGHWAY 80 E		FLOWOOD MS 39232	SRE320 03/11/26	212.00CR
03	-048139	VISSER, BARBARA	2405 OLD TAYLOR RD # 37		OXFORD MS 38655	LRW320 03/10/26	216.00CR
03	-058814	DANIELS PROPERTY MGMT	C/O JUDY METTIS (RENTER)	209 RIDGEWAY CV	OXFORD MS 38655	LRW322 03/10/26	21.60CR
03	-071646	RUTLEDGE, TONY	PO BOX 2548		OXFORD, MS 38655	SRE322 03/02/26	4.00CR
03	-071646	RUTLEDGE, TONY	PO BOX 2548		OXFORD, MS 38655	SRE320 03/17/26	20.00CR
03	-083808	TURNER, CHRIS & RONICA (R	68 COUNTY ROAD 318		OXFORD, MS 38655	SRE322 03/19/26	30.80CR
03	-083808	TURNER, CHRIS & RONICA (R	68 COUNTY ROAD 318		TAYLOR, MS 38673	LRW320 03/11/26	220.00CR
03	-128218	BOGGS, DOUG (RENTAL)	C/O PATRICK HILL	51 BUSINESS 7 N	ABBEVILLE, MS 38601	LRW320 03/13/26	390.00CR
03	-128218	BOGGS, DOUG (RENTAL)	C/O PATRICK HILL	51 BUSINESS 7 N	ABBEVILLE, MS 38601	LRW322 03/13/26	32.96CR
03	-142859	RESPESS, MILES	849 HIGHWAY 334		OXFORD MS 38655	ABE322 03/01/26	360.00CR
03	-142859	RESPESS, MILES	849 HIGHWAY 334		OXFORD MS 38655	ABE322 03/01/26	36.00CR
03	-143019	MEANS, TOMASSINA	12 COUNTY ROAD 503		WATERFORD, MS 38685	LRW320 03/06/26	364.00CR
03	-143019	MEANS, TOMASSINA	12 COUNTY ROAD 503		WATERFORD, MS 38685	LRW322 03/06/26	32.40CR
03	-143323	ALLEN, LATOYA	11 COUNTY ROAD 2062		ABBEVILLE, MS 38601	LRW320 03/17/26	220.00CR
03	-143323	ALLEN, LATOYA	11 COUNTY ROAD 2062		ABBEVILLE, MS 38601	LRW322 03/17/26	18.00CR
03	-147944	YOKIE, KATIE	7166 RAILROAD STA		HERNANDO, MS 38632	LRW320 03/16/26	20.00CR
						TOTAL	2,681.46CR

1879795 000019

b) Approve deletion of fixed assets from inventory. (Kate Victor)

# LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 4/6/26  
DEPARTMENT: Chancery Clerk

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):  
Dell Computer

LOCATION: \_\_\_\_\_

MODEL NUMBER: \_\_\_\_\_  
SERIAL NUMBER: \_\_\_\_\_  
STICKER NUMBER: 101625

REASON FOR DELETION: \_\_\_\_\_

Mike Roberts by ap \_\_\_\_\_ DATE 4/6/2026  
SIGNATURE OF DEPARTMENT HEAD

Kel Vic \_\_\_\_\_ DATE 4/6/2026  
COUNTY ADMINISTRATOR

**FOR INVENTORY CLERK ONLY**  
Retirement has been approved on the Board Minutes: \_\_\_\_\_  
Retirement has been entered on Ledger: \_\_\_\_\_  
Inventory Number: \_\_\_\_\_ 101625  
Minute Book Number & Page: \_\_\_\_\_

**IF ASSET SOLD, TRADED, OR JUNKED**  
Sold/Traded To: Junked  
Amount Received: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_  
Junked-Received By: Dwayne IT Guy

c) Spread on the minutes monthly statement for FNB Credit Card Services. (Kate Victor)



Corporate Account Name: LAFAYETTE CO PURCHASING  
Account Name: KATE VICTORY

Corporate Number: 00022409  
Account Ending In: 0918

### Summary of Account Activity

Previous Account Balance	\$0.00	<b>Statement Closing Date</b>	<b>04/01/2026</b>
Payments and Credits	\$0.00	Days This Period	31
Purchases and Debits	\$1,840.99	Credit Limit	\$15,000.00
Cash Advances	\$0.00	Available Credit	\$13,159.00
<b>Fees</b>	\$0.00	Cash Limit	\$3,750.00
<b>Finance Charges</b>	\$0.00	Available Cash	\$3,750.00
New Ending Balance	\$1,840.99	<b>Payment Due Date</b>	<b>04/26/2026</b>
		Payment Amount Due	\$111.00
Total Amount of Disputes	\$0.00		

**Questions?** View your account information online at [business.cardservices.bank](http://business.cardservices.bank) or call our Customer Service Center toll free at 1-888-999-3340 or 1-531-233-6621.

**Send Billing Inquiries and Correspondence to:**  
P.O. Box 2087, Omaha, NE 68103-2087

**Mail Payments to:** P.O. Box 2711, Omaha, NE 68103-2711

### Important Information

Cybercriminals have been texting, calling and emailing cardholders posing as bank employees to "confirm fraud attempts". If you receive communication, you were not expecting, do not respond or click on any links. If someone calls and asks for information, hang up! You can call the number on the back of the card or your personal banker for assistance. These communications can look very real, often spoofing real phone numbers. They will try to create a false sense of urgency. Don't be tricked into making a rushed decision.

THANK YOU FOR CHOOSING CREDIT CARD SERVICES FOR YOUR CREDIT CARD NEEDS.

Credit Card Services  
PO Box 1508  
Birmingham AL 35201-1508



Account Ending In 0918  
**Payment Due Date** 04/26/2026  
**New Balance** \$1,840.99  
**Minimum Payment Due** \$111.00

Make Check Payable To: \$

KATE VICTORY  
300 N LAMAR BLVD  
OXFORD MS 38655-3248

00044176  
R202

Credit Card Services  
P. O. Box 2711  
Omaha, NE 68103-2711



487370115010400700000011100000001840997



**Important Information (continued)**

**Please note the new payment address:** If you pay this bill by check, please include your payment stub with your check. All payments should be mailed to **Card Services, P.O. Box 2711, Omaha, NE 68103-2711**. To ensure there is no interruption in automated payments, update your billpay provider with your new card number and payment address **Card Services, P.O. Box 2711, Omaha, NE 68103-2711**. Please call 1-888-999-3340 (toll free U.S.) or 1-531-233-6621 (International) for balance inquiries, payment information, transaction history, statement requests or to dispute.

**Transactions**

Post Date	Tran Date	Reference Number	Transaction Description	\$Amount
03/04	03/04	2405522EFKEK7MRPF	KNOX COMPANY 623-687-2300 AZ	\$559.00
03/20	03/20	2439900EZELEK6GLW	BESTBUYMKT807156795842 888BESTBUY MN	\$1,281.99
			<b>Total Activity</b>	\$1,840.99
			<b>Total Fees This Period</b>	\$0.00
04/01	04/01		Interest Charge on Purchases	\$0.00
04/01	04/01		Interest Charge on Cash Advances	\$0.00
			<b>Total Interest This Period</b>	\$0.00

**Finance Charges**

Type of Balance	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charge
Purchases	18.75% (v)	\$0.00	\$0.00
Cash Advance	18.75% (v)	\$0.00	\$0.00
Balance Transfer	18.75% (v)	\$0.00	\$0.00

(v) = variable rate

**2026 Total Year-to-Date**

Total fees charged in 2026	\$0.00
Total interest charged in 2026	\$0.00

**Kate Victor**

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**From:** Best Buy Notifications <BestBuyInfo@emailinfo.bestbuy.com>  
**Sent:** Friday, March 20, 2026 9 11 AM  
**To:** Kate Victor  
**Subject:** Thanks for your order.

You don't often get email from bestbuyinfo@emailinfo.bestbuy.com. Learn why this is important

View: Web



## Thanks for shopping with us.

Your order includes an item sold and shipped by a Marketplace Seller. When it's ready, you'll get a separate email with tracking details.



Track your orders faster with real-time updates in the **Best Buy app**.  
Continue in the app

Order number: **BBY03-807156795842**

[View order details](#)

Status:

**Waiting to be shipped**

Shipping to:

Oxford, MS 38655

**Product Details**

Frigidaire - 24.8 Cu. Ft. Chest Freezer - White

**\$999.12**

**Save \$250.87**

Comp. Value \$1,249.99

**Model #: FFCL2542AW**

**Qty: 1**

Sold & shipped by **Electronic Express**

## Your Order Summary.

Subtotal	\$999.12
Shipping	\$199.00
Estimated Sales Tax	\$83.87
<b>Total</b>	<b>\$1,281.99</b>

[View order details](#)

## What you should know.

For Shipping

### When Your Order Ships.

We'll send a separate email with tracking details.



# FIRE • EMS • LAW ENFORCEMENT • GOVERNMENT AUTHORIZATION ORDER FORM

800.566.9269 • orders@knoxbox.com • Fax: 623.687.2290 • knoxbox.com

**EFFECTIVE  
JANUARY 1, 2025**

**25-004429**

**SECTION 1 ORDERED BY:**  CONTRACTOR  PROPERTY OWNER  GOVERNMENT | MILITARY

COMPANY / AGENCY ORDER DATE (MM/DD/YY)

Lafayette County 02-24-26

STREET SUITE / BUILDING  
300 North Lamar Blvd. 222

CITY, STATE, ZIP CODE  
Oxford, MS 38655

CONTACT NAME P.O. NUMBER (GOV. AGENCIES ONLY)  
Anne Marie Tutor 27072

PHONE NUMBER EMAIL ADDRESS  
6622342152 aconerly@lafayetteco.ms

**NEED RUSH SHIPPING?**  
Call 800.566.9269 for rates.

OFFICE USE ONLY  
O/N  
REC'D

Email completed form to:  
**Orders@KnoxBox.com**  
or mail to:  
**KNOX COMPANY**  
1601 W. Deer Valley Rd  
Phoenix, AZ 85027  
Payment info must be included.

**SECTION 2 AUTHORIZED FIRE DEPARTMENT  
OFFICIAL USE ONLY SIGNATURE REQUIRED**

Incomplete orders will not be processed

Lafayette Co Fire Dept  
50 County Road 1032

Oxford MS 38655  
*Justin Sreed* 2/10/2026  
Fire Department/Authorized Agency Signature and Date Clearly Print Authorized Name

**PS-19-0065-06-09**  
System Code

**IMPORTANT NOTE:** Knox Master Keys are provided to authorized agencies or other registered entities on an as needed basis solely for use with the Knox Rapid Access System. No other use of the Knox Master Keys or their associated codes is authorized or permitted. Knox Master Keys and Key Codes associated with Knox Master Keys and Keyways remain the exclusive property of the Knox Company. Key Codes associated with the Knox Master Keys and Keyways are maintained by the Knox Company. For questions regarding this policy, contact Knox at 800-566-9269.

**AUTHORIZED AGENCY SIGNATURE REQUIRED FOR ALL SUB-MASTER PRODUCTS**

Check here to Sub-Master  
Sub-master fee \$7.00 per keyed item. Authorized Agency Signature

**SECTION 3 PAYMENT INFORMATION REQUIRED**

Make Checks payable to:  
KNOX COMPANY Federal I.D. #95-3617858

EXP. DATE (MM/YY)  
12-28

CARD NUMBER  
4873 7011 5040

NAME ON CARD  
Kate Victory

Credit Card Orders can be FAXED or scanned and emailed to: orders@knoxbox.com

*Kate Victory*  
Cardholder Signature

**SECTION 4 ORDER ENTRY (See attached product sheet)**

Quantity	Model #	Weight Ea.	Price Ea.	Extended Price
01	3262	10	\$506.00	\$506.00
			\$	\$
			\$	\$

Sub-Master Fee (if required, \$7.00 ea) \$

Shipping and Handling \$ 36.00

Subtotal \$ 542.00

TAX Required Sales Tax \$ 0.00

Pre-Payment Total \$ 542.00

**SECTION 5 INSTALLATION ADDRESS - REQUIRED BY AUTHORIZED AGENCY**

BUILDING NAME (WHERE ITEM WILL BE INSTALLED) - LIST AND ATTACH ADDITIONAL INSTALL ADDRESSES ON A SEPARATE SHEET (REQUIRED BY FIRE DEPT.)

Lafayette Co Animal Shelter

STREET ADDRESS (NO P.O. BOXES)  
50 county road 105

CITY, STATE, ZIP CODE  
Oxford, MS 38655

**Ground Shipping & Handling**

1 lb to 7 lb \$24.00  
8 lb to 16 lb \$36.00  
17 lb to 30 lb \$52.00  
31 lb to 50 lb \$63.00  
51 lb to 75 lb \$73.00

**SECTION 6 SHIP TO ADDRESS IS REQUIRED**  SAME AS INSTALL ADDRESS

SHIP TO CONTACT NAME  
Anne Marie Tutor

COMPANY NAME SUITE  
Lafayette Co. St 222

STREET ADDRESS (NO P.O. BOXES)  
300 North Lamar Blvd

CITY, STATE, ZIP CODE  
Oxford, MS 38655

**PRODUCT FOR:** (Select one)

- Commercial Property
- Campus | Schools
- Government
- Hospitality | Hotels
- Military
- Healthcare
- Residential  Other

- d) Authorize travel for election commissioners to ECAM Annual Summer training in Philadelphia, MS on June 16-17, 2026. (Election Commission)

P

ECAM ANNUAL SUMMER TRAINING  
GOLDEN MOON HOTEL  
PHILADELPHIA, MS  
JUNE 16-17, 2026

001  
180  
571

\$1030.

REGISTRATION AND PAYMENT DUE BY MAY 15th

(PLEASE PRINT LEGIBLY)

Print Name: Laura Antonow Phone: 662 801-3034

Address: 3342 Whippoorwill Ln City: Oxford ZIP: 38655

EMAIL (email to send confirmation to): lantonow4@gmail.com

County: Lafayette Congressional District: 1 Supervisor District: 4

Arriving Tuesday (16<sup>th</sup>) – leaving Wednesday (17<sup>th</sup>) – Due \$130.00 \$           

Arriving Monday EXTRA NIGHT (15th) leaving Wednesday (17<sup>th</sup>) – Due \$225.00 \$ 225.00

Extra night payment must be included in the county check or by personal check)

Attending with NO HOTEL ROOM – \$35.00 \$           

TOTAL AMOUNT ENCLOSED (registration not processed without full payment) \$ 225.00

ALL ROOMS WILL BE BOOKED AT THE GOLDEN MOON HOTEL

Single/King  Double/Queen  Smoking  No Smoking  Handicap  No Preference

\*\*Return completed registration forms as soon as possible because space is limited for Summer Training.

Registration forms can be emailed to [mkimzey@valleytoolinc.com](mailto:mkimzey@valleytoolinc.com) for those that will attend. Please be sure to make a copy of all the registration forms (especially if you plan to mail them).

Mail all checks to:

Missy Kimzey  
ECAM TREASURER  
4344 HWY 315  
Water Valley, MS 38965

☛ Reminder: The Table Decoration Contest will take place during this year's Summer Session. May the best table take the trophy home and bragging rights for the year!

\*\*For more information email Jacqueline Thompson, Co-Chairperson of the Training/Education Committee at [jthompson2395@gmail.com](mailto:jthompson2395@gmail.com)

ECAM ANNUAL SUMMER TRAINING  
GOLDEN MOON HOTEL  
PHILADELPHIA, MS  
JUNE 16-17, 2026

REGISTRATION AND PAYMENT DUE BY MAY 15th

(PLEASE PRINT LEGIBLY)

Print Name: Tiffany Babb Phone: 662 232 2887  
Address: 20 CR 484 City: Oxford, MS ZIP: 38655  
EMAIL (email to send confirmation to): tiffany\_babb@yahoo.com  
County: Lafayette Congressional District: 1 Supervisor District: 5

Arriving Tuesday (16<sup>th</sup>) – leaving Wednesday (17<sup>th</sup>) – Due \$130.00

\$ \_\_\_\_\_

Arriving Monday EXTRA NIGHT (15<sup>th</sup>) leaving Wednesday (17<sup>th</sup>) – Due \$225.00

\$ 225.00

Extra night payment must be included in the county check or by personal check)

Attending with NO HOTEL ROOM – \$35.00

\$ \_\_\_\_\_

TOTAL AMOUNT ENCLOSED (registration not processed without full payment)

\$ 225.00

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Single/King  Double/Queen \_\_\_\_\_ Smoking \_\_\_\_\_ No Smoking  Handicap \_\_\_\_\_ No Preference \_\_\_\_\_

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**ECAM ANNUAL SUMMER TRAINING  
GOLDEN MOON HOTEL  
PHILADELPHIA, MS  
JUNE 16-17, 2026**

**REGISTRATION AND PAYMENT DUE BY MAY 15th**

**(PLEASE PRINT LEGIBLY)**

Print Name: Lisa Barber Phone: 662-816-4719  
Address: 442 Cherokee Dr. City: Oxford MS ZIP: 38655  
EMAIL (email to send confirmation to): sansandlisa@bellsouth.net  
County: Lafayette Congressional District: 1 Supervisor District: 2

Arriving Tuesday (16<sup>th</sup>) – leaving Wednesday (17<sup>th</sup>) – Due \$130.00 \$ \_\_\_\_\_

Arriving Monday EXTRA NIGHT (15<sup>th</sup>) leaving Wednesday (17<sup>th</sup>) – Due \$225.00 \$ 225.<sup>00</sup>

**Extra night payment must be included in the county check or by personal check)**

Attending with NO HOTEL ROOM – \$35.00 \$ \_\_\_\_\_

**TOTAL AMOUNT ENCLOSED** (registration not processed without full payment) \$ 225.<sup>00</sup>

**ALL ROOMS WILL BE BOOKED AT THE GOLDEN MOON HOTEL**

Single/King  Double/Queen \_\_\_\_\_ Smoking \_\_\_\_\_ No Smoking  Handicap \_\_\_\_\_ No Preference \_\_\_\_\_

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Mail all checks to:

**Missy Kimzey  
ECAM TREASURER  
4344 HWY 315  
Water Valley, MS 38965**

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ECAM ANNUAL SUMMER TRAINING  
GOLDEN MOON HOTEL  
PHILADELPHIA, MS  
JUNE 16-17, 2026

REGISTRATION AND PAYMENT DUE BY MAY 15th

(PLEASE PRINT LEGIBLY)

Print Name: Lola Pearson Phone: 662-607-2069  
Address: P.O. Box 58 City: Oxford ZIP: 38655  
EMAIL (email to send confirmation to): lolapearson@yahoo.com  
County: Lafayette Congressional District: 1 Supervisor District: 3

Arriving Tuesday (16<sup>th</sup>) – leaving Wednesday (17<sup>th</sup>) – Due \$130.00 \$ \_\_\_\_\_

Arriving Monday EXTRA NIGHT (15<sup>th</sup>) leaving Wednesday (17<sup>th</sup>) – Due \$225.00 \$ 225.00

Extra night payment must be included in the county check or by personal check)

Attending with NO HOTEL ROOM – \$35.00 \$ \_\_\_\_\_

TOTAL AMOUNT ENCLOSED (registration not processed without full payment) \$ 225.00

ALL ROOMS WILL BE BOOKED AT THE GOLDEN MOON HOTEL

Single/King \_\_\_ Double/Queen  Smoking \_\_\_ No Smoking  Handicap \_\_\_ No Preference \_\_\_

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**ECAM ANNUAL SUMMER TRAINING**  
**GOLDEN MOON HOTEL**  
**PHILADELPHIA, MS**  
**JUNE 16-17, 2026**

**REGISTRATION AND PAYMENT DUE BY MAY 15th**

(PLEASE PRINT LEGIBLY)

Print Name: Faye Phillips Phone: 662-832-8507  
Address: 126 CR 429 City: Oxford MS ZIP: 38655  
EMAIL (email to send confirmation to): faye.p1952@gmail.com  
County: Lafayette Congressional District: 1 Supervisor District: 1

Arriving Tuesday (16<sup>th</sup>) – leaving Wednesday (17<sup>th</sup>) – Due **\$130.00** \$ 130  
Arriving Monday EXTRA NIGHT (15<sup>th</sup>) leaving Wednesday (17<sup>th</sup>) – Due **\$225.00** \$ \_\_\_\_\_  
**Extra night payment must be included in the county check or by personal check)**  
Attending with NO HOTEL ROOM – **\$35.00** \$ \_\_\_\_\_  
**TOTAL AMOUNT ENCLOSED** (registration not processed without full payment) \$ 130.00

**ALL ROOMS WILL BE BOOKED AT THE GOLDEN MOON HOTEL**

Single/King \_\_\_ Double/Queen  Smoking \_\_\_ No Smoking  Handicap \_\_\_ No Preference \_\_\_

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Mail all checks to:

**Missy Kimzey**  
**ECAM TREASURER**  
**4344 HWY 315**  
**Water Valley, MS 38965**

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**\*\*For more information email Jacqueline Thompson, Co-Chairperson of the Training/Education Committee at [jthompson2395@gmail.com](mailto:jthompson2395@gmail.com)**

e) Spread on the minutes employment of full time dispatcher. (Sheriff Joey East)



# Lafayette County

MISSISSIPPI

## New Hire/Change in Position Form

Department: E911

Employee Name: Cheyenne Bryant

- New Employee       Existing  
 Full Time               Part Time

Current Salary: \_\_\_\_\_

Current Position: ~~Dispatcher~~

New Salary: 21.38 / 44,480.00

New Position: Dispatcher

Effective Date of Hire: May 1 2026

Signature of Department Head: Paul Lyke

Date Board approved: \_\_\_\_\_

f) Spread on the minutes position changes in E-911. (Sheriff Joey East)



# Lafayette County

MISSISSIPPI

## New Hire/Change in Position Form

Department: EA11

Employee Name: Debbie Harsh

New Employee       Existing

Full Time       Part Time

Current Salary: 22.88 / 47,600.00

Current Position: Dispatcher

New Salary: 25.57 / 53,200.00

New Position: Asst Supervisor

Effective Date of Hire: Mar 1 2026

Signature of Department Head: Pat Lytle

Date Board approved: \_\_\_\_\_



# Lafayette County

MISSISSIPPI

## New Hire/Change in Position Form

Department: E911

Employee Name: Taylor Mc Nece

New Employee       Existing

Full Time       Part Time

Current Salary: 25.57

Current Position: Asst Supervisor

New Salary: 28.46

New Position: 911 Coordinator

Effective Date of Hire: May 1 2026

Signature of Department Head: Dan Lytle

Date Board approved: \_\_\_\_\_

- g) Authorize travel for Chief Deputy and deputy to attend National Alliance on Mental Illness in Hattiesburg on 4/30/26-5/1/26. (Sheriff Joey East)



**Together Toward**  
TOMORROW

ANNUAL STATE CONFERENCE

**April 30 - May 1, 2026**

**Lake Terrace Convention Center  
Hattiesburg, Mississippi**

# 2026 NAMI Mississippi Annual Conference on Mental Health & CIT



Thu, Apr 30, 7am - Fri, May 1, 1:30pm CDT  
[Add to calendar](#)



Lake Terrace Convention Center  
Hattiesburg MS, United States



NAMI Mississippi  
49 followers • [Contact host](#)

## Description

This premier statewide conference brings together voices from mental health, law enforcement, healthcare, and advocacy to explore innovative strategies, strengthen collaboration, and improve crisis response and mental health outcomes in Mississippi.

<https://events.humanitix.com/2026-nami-mississippi-conference/tickets> Get tickets



**Tickets for good, not greed**

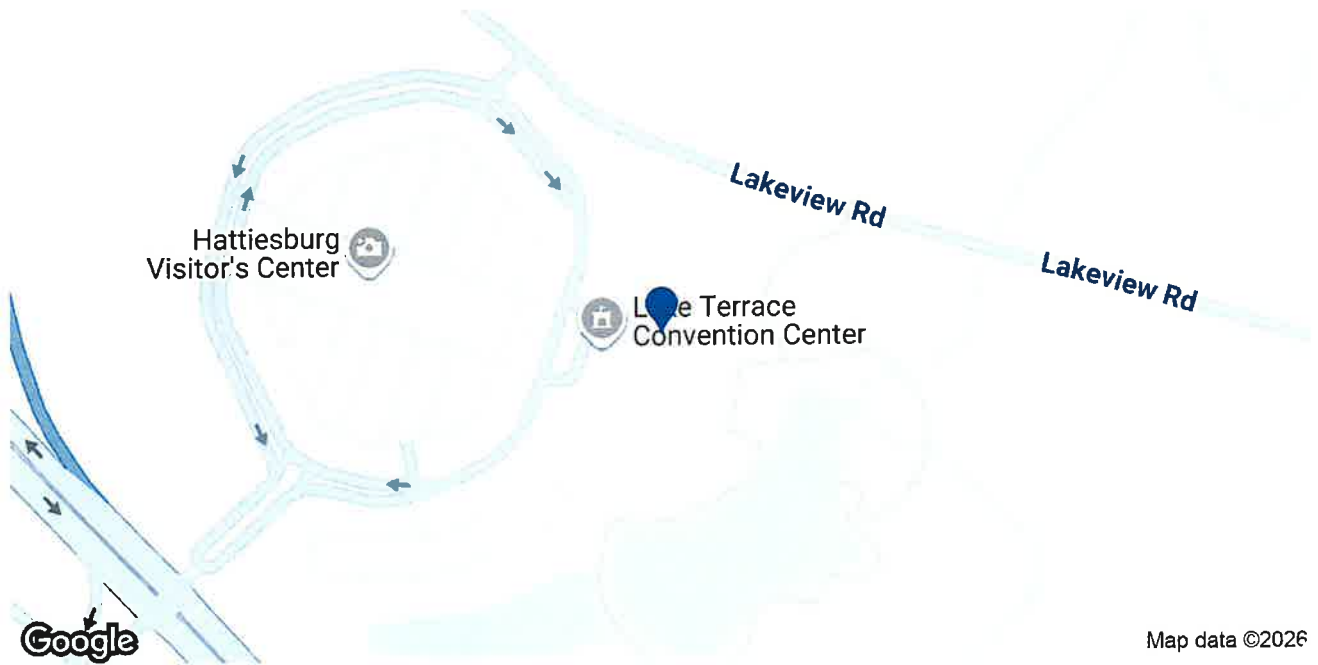
Humanitix dedicates 100% of profits from booking fees to charity

## Location

**Lake Terrace Convention Center**

1 Convention Center Plaza, Hattiesburg, MS 39401, USA

[Get directions](#)



<https://events.humanitix.com/2026-nami-mississippi-conference/tickets> Get tickets

- h) Authorize travel for Supervisors, Road Manager, County Administrator, Board Attorney and Engineer to attend the 2026 MAS Annual Conference in Biloxi, MS on June 15-18<sup>th</sup>, 2026.



MISSISSIPPI ASSOCIATION OF SUPERVISORS

★★ JUNE 15 - 18 ★★  
**ANNUAL  
CONVENTION & EXPO**

**FIGHTING AS ONE!**

HONORING OUR FIRST  
RESPONDERS, MILITARY &  
EMERGENCY RESPONSE  
PARTNERS

## Monday, June 15

10:00 AM – 4:00 PM	Exhibitor Check-In
1:00 PM – 4:00 PM	Registration Desk Open
1:30 PM – 1:45 PM	Afternoon Refreshments
2:00 PM – 4:00 PM	<b>GENERAL ASSEMBLY</b>
2:00 PM – 2:30 PM	Welcome & Overview of Convention
2:30 PM – 4:00 PM	<b>EDUCATION SESSIONS</b>
5:00 PM – 7:30 PM	Early Bird Reception <i>Sponsored by Pac-Mac at Sacred Heart Center</i>

## Tuesday, June 16

8:30 AM – 1:00 PM	Registration Desk Open
8:30 AM	Exhibit Hall Opens
8:30 AM – 3:00 PM	Kids Zone Open
8:30 AM – 9:00 AM	Light Breakfast - <i>Join us for breakfast sandwiches &amp; coffee</i>
9:00 AM – 10:45 AM	Partner Showcase Sessions on Expo Hall
10:45 AM – 12:00 PM	<b>EDUCATION SESSIONS</b>
12:00 PM – 1:00 PM	Networking Lunch on Expo Hall
1:00 PM – 3:00 PM	Guest Activity: Door Hanger Painting Class <i>(Must be pre-registered)</i>
1:00 PM – 3:00 PM	<b>CONCURRENT EDUCATION SESSIONS</b>
3:00 PM – 4:00 PM	<b>Afterhours Social on Expo Hall Networking Lounge</b> <i>Make a stop at the lounge for some food, fellowship and door prizes</i>





★★ JUNE 15 - 18 ★★  
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PARTNERS

## Wednesday, June 17

7:30 AM – 12:00 PM	Registration Desk Open
7:30 AM – 8:45 AM	Breakfast on Expo Hall
7:30 AM – 12:00 PM	Kids Zone Open
7:30 AM – 1:00 PM	Exhibit Hall Hours
7:30 AM – 9:15 AM	Expo Hall Activities
9:15 AM – 10:45 AM	<b>EDUCATION SESSIONS</b>
10:45 AM – 12:00 PM	<b>*NEW DAY* Honors Ceremony &amp; Transition of Officers</b>
12:00 PM – 1:00 PM	Networking Lunch on Expo Hall
1:00 PM – 2:30 PM	<b>CONCURRENT EDUCATION SESSIONS</b>
1:30 PM – 5:00 PM	Exhibitor Breakdown
6:00 PM – 8:00 PM	Presidents Celebration Cookout <i>Hardrock Hotel Pool</i>

## Thursday, June 18

8:30 AM – 12:00 PM	Breakfast <i>Beau Rivage Hotel</i>
9:15 AM – 10:00 AM	<b>2026 Regular Legislative Session Recap</b>
10:00 AM – 10:30 AM	Supervisor Graduation Ceremony
10:30 AM – 11:15 AM	<b>*NEW DAY*</b> MAS Annual Membership Meeting/Elections MASIT Annual Membership Meeting/Election



FIRST RESPONSE STARTS LOCAL



MISSISSIPPI ASSOCIATION OF SUPERVISORS

★★ JUNE 15 - 18 ★★

**ANNUAL  
CONVENTION & EXPO**

## Affiliate Group Meetings

**FIGHTING AS ONE!**

HONORING OUR FIRST  
RESPONDERS, MILITARY &  
EMERGENCY RESPONSE  
PARTNERS

### Tuesday, June 16

9:00 AM – 5:00 PM  
L 1-4

MS Association of County Engineers

9:00 AM – 12:00 PM  
D Hall 10 – 12

MS Association of County Administrators & Comptrollers

### Wednesday, June 17

9:00 AM – 5:00 PM  
L 1 – 4

MS Association of County Board Attorneys

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TBD

MS Association of County Road Managers



7. Public hearing on the question of approving a conditional use permit request to develop a quasi-public facility, a wireless communication tower, in a Rural (A-1) District on Lafayette County parcel 124 -20-007, 62 CR 286. (Joel Hollowell)
8. Consider the Planning Commission recommendation to approve The Towers, LLC, DBA Vertical Bridge conditional use permit request to develop a quasi-public facility, a wireless communication tower, in a Rural (A-1) District on Lafayette County parcel 124 -20-007, 62 CR 286. (Joel Hollowell)
9. Public hearing on the question of approving a dimensional variance request on Lafayette County parcel 124 -20-007, 62 CR 286. (Joel Hollowell)
10. Consider the Planning Commission recommendation to approve The Towers, LLC, DBA Vertical Bridge height variance to construct a wireless communication tower on Lafayette County parcel 124 -20-007, 62 CR 286. (Joel Hollowell)
11. Consider the Planning Commission recommendation to approve The Towers, LLC, DBA Vertical Bridge request for final site plan approval, 62 CR 286. (Joel Hollowell)

**(District 1) Consider the Planning Commission recommendation to approve The Towers, LLC, DBA Vertical Bridge conditional use permit request to develop a quasi-public facility, a wireless communication tower, in a Rural (A-1) District on Lafayette County parcel 124 -20-007, height variance and final site plan. (62 CR 286)**

This is 15-acres on the north side of CR 286. This property is designated as Rural (A-1) District. The only outright permitted uses in the A-1 District are single-family residential and farming uses. The developer is proposing to develop a wireless communication tower. Communication towers are classified as a public/quasi-public facility or use and may be permitted as a conditional use in any district.

According to the developer, the tower is needed to address existing and ongoing wireless coverage deficiencies in this portion of the county and to support critical telecommunications services for residents, businesses, and public safety agencies. According to the developer, the feasibility of co-locating on existing towers in the vicinity is not a viable option as the nearest tower is located approximately 1.7 miles to the northeast of the proposed site. Coverage limitations, antenna height constraints, terrain and line-of sight issues along with network design requirements were cited as impediments for co-locating.

According to Article II Section 2 F 19 of the Lafayette County Land Development Standards and Regulations, cell tower setbacks shall be the height of the tower from all property lines. The proposed height of the tower is 311 feet. According to the proposed site plan the center of the tower would be 50 feet from the western property line, 205 feet from the eastern property line and 298 feet from Lafayette County Road 286. During the February 23, 2026, the developer provided an engineer's report stating that in the event of failure the tower is designed to collapse within a 50' radius from the base of the structure. However, the Planning Commission members were concerned about potential damage to adjacent properties in the event of catastrophic failure. The Commission voted to table the proposed conditional use permit and site plan approval request until the developer submitted a dimensional variance request application and a letter stating that the tower owner would assume all responsibility in the event of damage to adjacent properties.

The developer submitted the dimensional variance application and provided a letter, included in your packet, stating that the owner accepts responsibility should any damage result to adjacent properties.

With no one attending the Planning Commission meeting in opposition of the proposed tower and with the developer having provided sufficient proof of need, the dimensional variance application, the liability letter, and with the proposal meeting all other requirements

of the Lafayette County Zoning Ordinance and Land Development Standards and Regulations, the Planning Commission voted to recommend approval of the conditional use permit, dimensional variance, and final site plan.

The Planning staff supports this recommendation.



November 20<sup>th</sup>, 2025

Jeff Blume  
The Towers, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487

B+T Group  
1717 S. Boulder, Suite 300  
Tulsa, OK 74119  
(918) 587-4630  
[btwo@btgrp.com](mailto:btwo@btgrp.com)

**Subject:** Fall Certification Letter

**Arcosa Designation:** Arcosa Project Number: C088  
Arcosa Site Name: Yellow Leaf Creek (US-MS-5418)

**Engineering Firm Designation:** B+T Group Project Number: 25-009043

**Site Data:** Yellow Leaf Creek (US-MS-5418)  
300' Self Support Tower

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 300' Self Support Tower to be constructed at the **Yellow Leaf Creek (US-MS-5418)** site.

This tower will be designed in accordance with the TIA 222-H standard for Lafayette County, MS. The tower will be designed to support antennas and transmission lines for four wireless carriers. The design criteria are more particularly described as follows:

**Design Wind Speed:** 106 mph 3-sec gust (no ice), 30mph 3-sec gust (1.5" ice)  
**Structure Class:** II  
**Exposure Category:** C  
**Topographic Category:** 1

- 295'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines)
- 284'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines)
- 274'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines)
- 245'—Wireless Carrier 4 (1) 6' MW Dishes w/ (1) 1 5/8" transmission lines

It is our understanding that this Self Support Tower structure will be designed such that, if a failure were to occur due to a significant storm or other event, the tower would fall within a radius of 50' from the base of the structure with the top portion of the tower buckling over on the tower. Although the tower would not be designed to fail, stronger sections required by analysis would be provided in the lower sections of the tower, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this tower was to experience operational failure due to catastrophic wind loading, the design would enable the tower to fail through compression buckling. Failure in this manner would result in the upper portion of the tower buckling and folding over the lower portion, resulting in a fall radius of 50' from the base of the tower.

This opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the tower failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the self-support tower.

Letter prepared by: Tharun T. Cheriyan, E.I.T.

Brad R. Milanowski, P.E.



The Towers, LLC  
c/o Vertical Bridge Development, LLC  
22 West Atlantic Ave. Suite 310  
Delray Beach, FL 33444  
VerticalBridge.com



Lafayette County Planning Commission  
Lafayette County, Mississippi

Re: Liability for Potential Tower Failure – Vertical Bridge Facility

Dear members of the Planning Commission,

At the request of the Lafayette County Planning Commission, The Towers, LLC (“Vertical Bridge”) submits this letter regarding responsibility associated with the proposed telecommunications tower located on County Road 286, Lafayette County, MS 38655.

Vertical Bridge owns, constructs, and maintains the tower and associated equipment. As part of that responsibility, Vertical Bridge ensures that the tower is designed and engineered by qualified professionals and constructed in accordance with applicable safety, structural, and wind-load standards. Vertical Bridge also maintains liability insurance customary for the operation of telecommunications towers.

Additionally, Vertical Bridge has also provided the County with engineering documentation demonstrating that the tower is designed with a fall radius engineered to collapse within approximately 50 feet under a catastrophic failure scenario.

In the unlikely event that the tower were to fail and such failure resulted in damage to adjacent property, Vertical Bridge would take responsibility for addressing such damage and responding to any resulting claims in accordance with its obligations as the tower owner and under all applicable laws.

This letter is provided to confirm Vertical Bridge’s understanding of its responsibilities as the facility owner and to support the County’s review and approval process. Please include this letter in the official record for the pending zoning matter.

Sincerely,

The Towers, LLC

By:   
5FZ30FE153FD40Z

Name: John Stevens

Title: Vice President

Date: 2/27/2026



**TOWER ENGINEERING, INC.**  
 556 JEFFERSON ST.  
 SUITE 201  
 LAFAYETTE, LA 70501  
 (571) 988-7176 TEL.  
 2920 KINGMAN ST.  
 SUITE 201  
 METairie, LA 70006  
 (847) 786-3112 TEL.  
 TEL PROJECT # 2125-225-1003-1007

**YELLOW LEAF CREEK**  
 SITE # US-MS-5418  
 TBD COUNTY ROAD 288  
 OXFORD, MS 38655  
 TOWNSHIP 8 SOUTH  
 RANGE 2 WEST  
 LAFAYETTE COUNTY

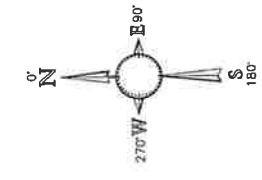
REVISIONS

NO.	DATE	DESCRIPTION	BY



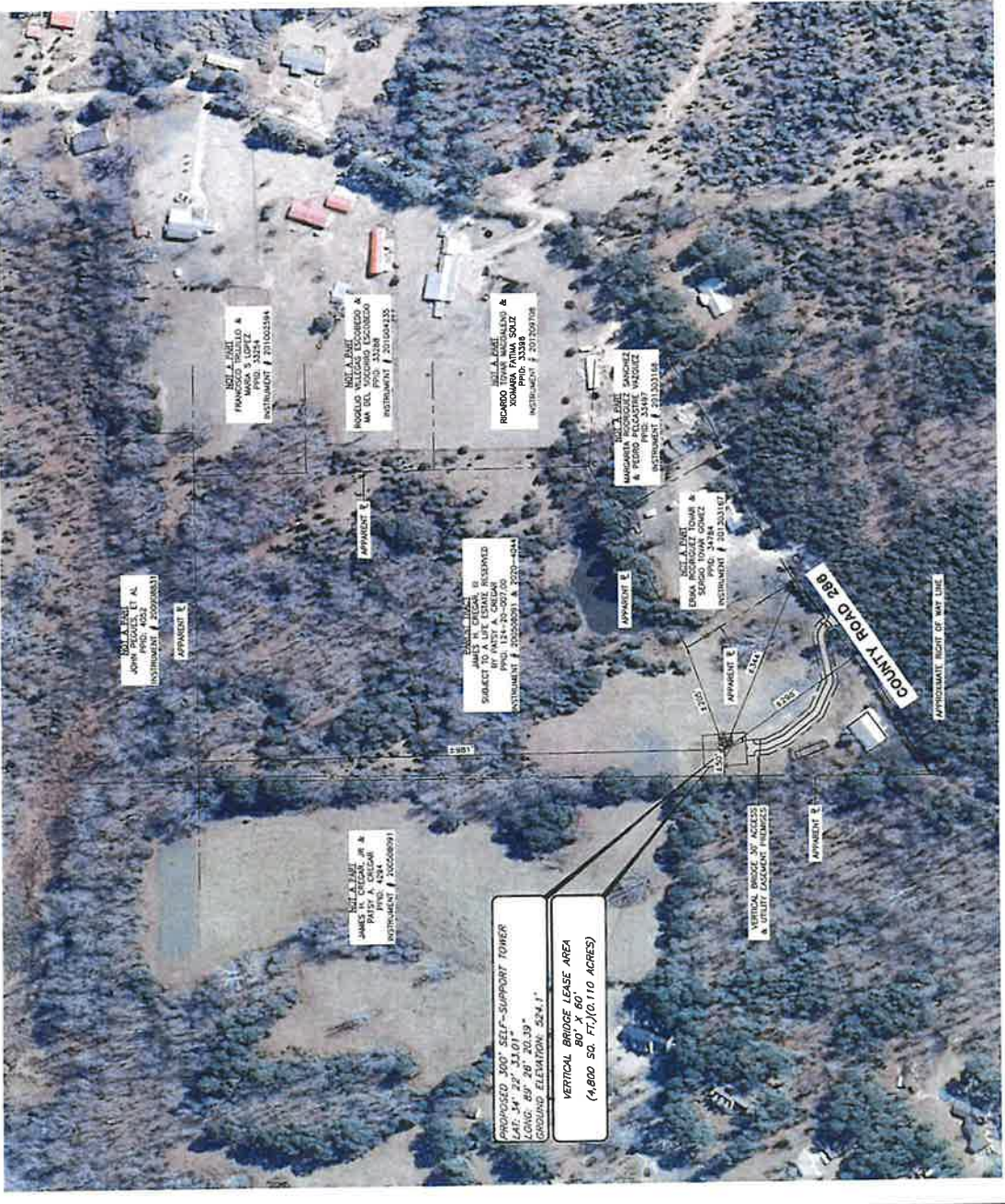
11-14-25  
 AERIAL OVERLAY

SHEET NUMBER  
**C-1A**



SECTION 20  
 TOWNSHIP 8 SOUTH  
 RANGE 2 WEST  
 LAFAYETTE COUNTY  
 MISSISSIPPI

FLOOD ZONE "X"  
 (AREA OF MINIMAL FLOOD HAZARD)





**TOWER ENGINEERING, INC.**  
 558 JEFFERSON ST.  
 SUITE 201  
 LAFAYETTE, LA 70501  
 (337) 885-7178 TEL  
 2920 KINGMAN ST.  
 SUITE 201  
 MEMPHIS, LA 70008  
 (904) 756-3112 TEL  
 TEL PROJECT # 212-720-1003-007

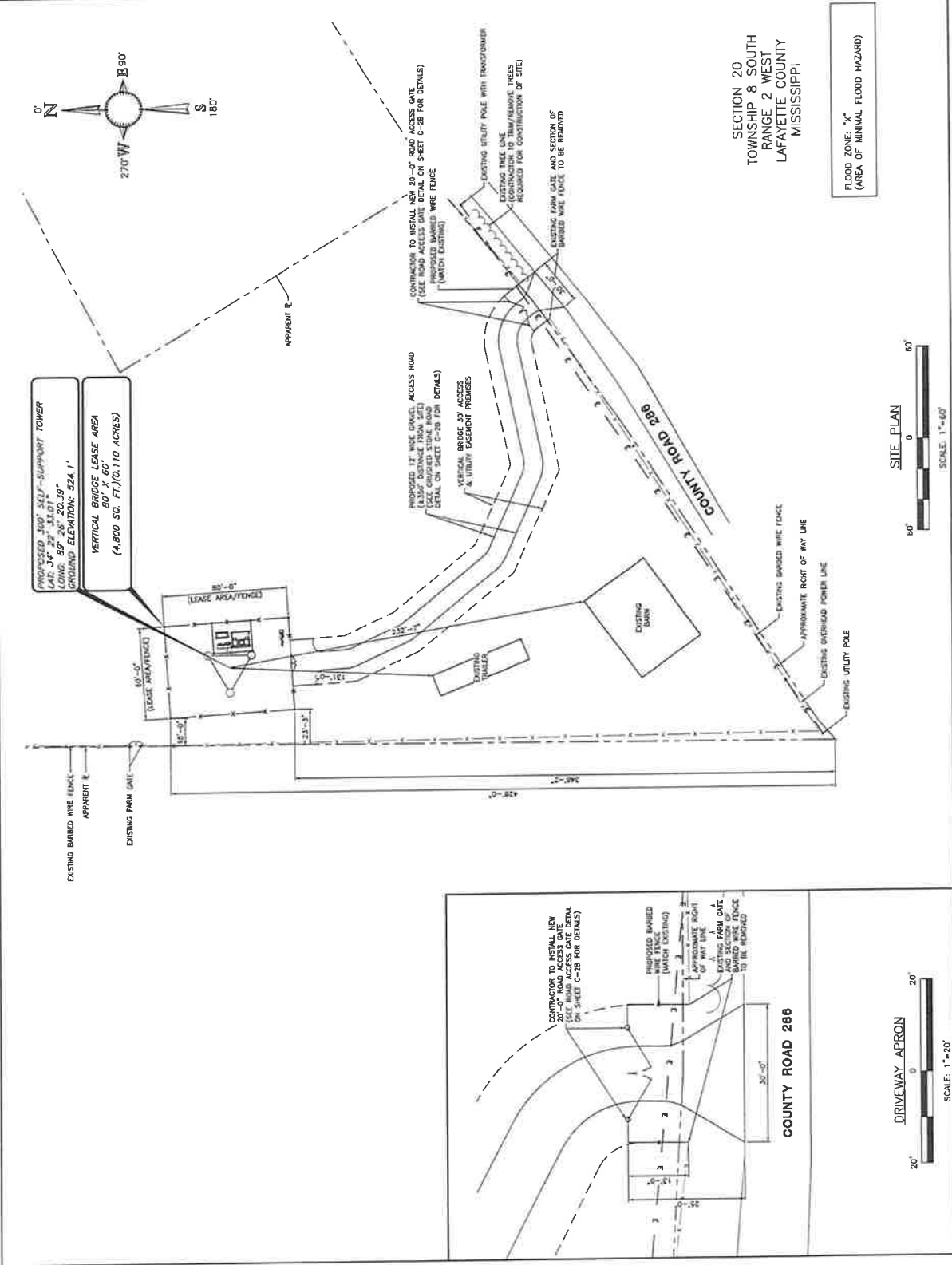
**YELLOW LEAF CREEK**  
 SITE # US-MS-5418  
 TBD COUNTY ROAD 286  
 OXFORD, MS 38655  
 TOWNSHIP 8 SOUTH  
 RANGE 2 WEST  
 LAFAYETTE COUNTY

REVISIONS	
#	DATE
1	11/14/17
2	11/14/17
3	11/14/17
4	11/14/17
5	11/14/17
6	11/14/17
7	11/14/17
8	11/14/17
9	11/14/17
10	11/14/17



11-14-25

SHEET NUMBER  
**C-2**



APPLICANT	PREPARED FOR	ENGINEER	SITE INFORMATION	DESIGN RECORD	PROFESSIONAL STAMP	SHEET TITLE	SHEET NUMBER
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**TOWER ENGINEERING, INC.**  
 556 JEFFERSON ST.  
 SUITE 201  
 LAFAYETTE, LA 70501  
 (337) 886-7176 TEL.  
 2920 KINGMAN ST.  
 SUITE 201  
 METairie, LA 70008  
 (849) 758-3112 TEL.  
 TEL PROJECT # 212-72-1003-007

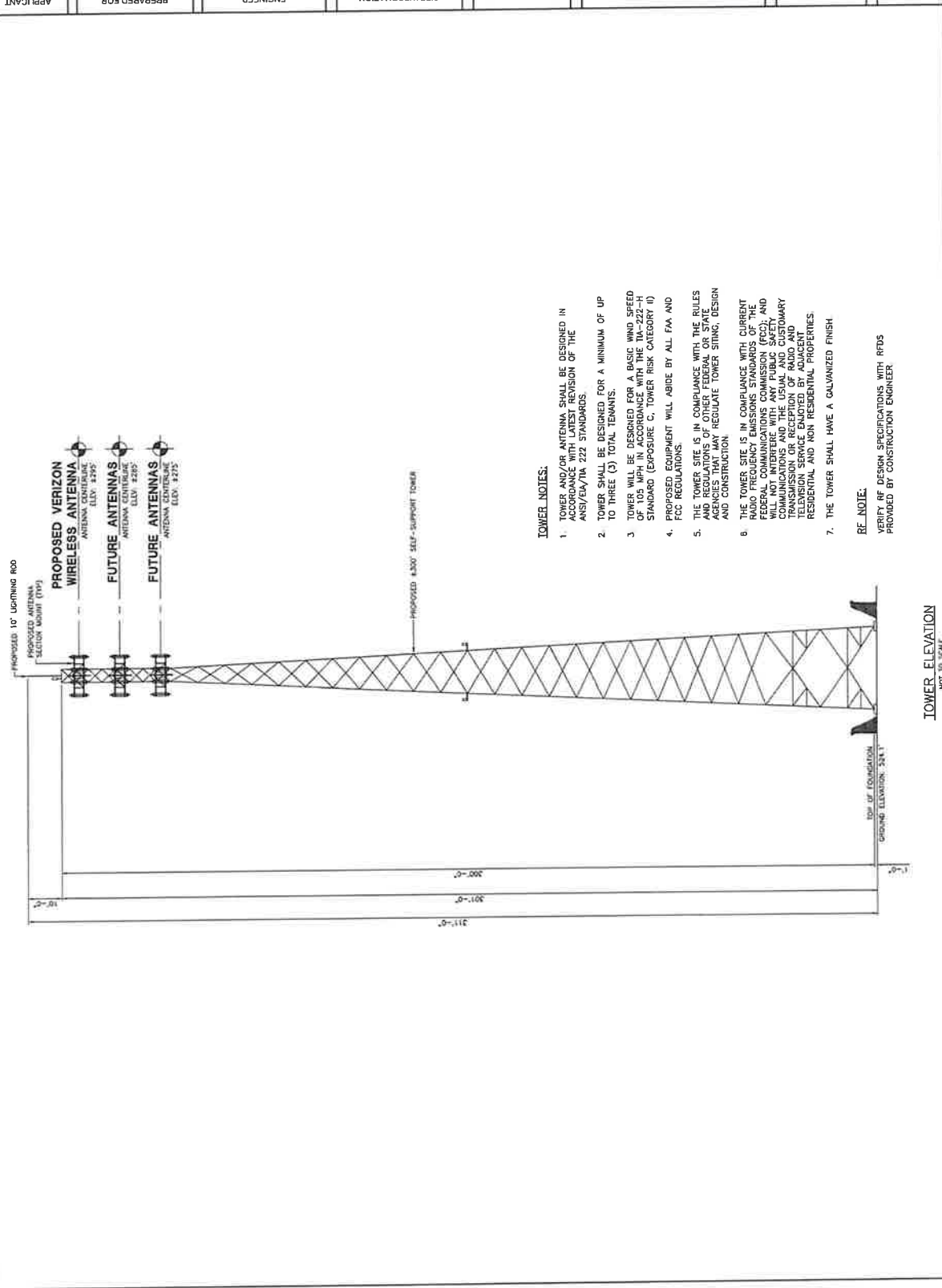
**YELLOW LEAF CREEK**  
 SITE # US-MS-5418  
 TBD COUNTY ROAD 286  
 OXFORD, MS 38655  
 TOWNSHIP 8 SOUTH  
 RANGE 2 WEST  
 LAFAYETTE COUNTY

REVISIONS	
NO.	DESCRIPTION



TOWER ELEVATION

SHEET NUMBER  
**C-5**



**TOWER NOTES:**

1. TOWER AND/OR ANTENNA SHALL BE DESIGNED IN ACCORDANCE WITH LATEST REVISION OF THE ANSI/EIA/TIA 222 STANDARDS.
2. TOWER SHALL BE DESIGNED FOR A MINIMUM OF UP TO THREE (3) TYPICAL TENANTS.
3. TOWER WILL BE DESIGNED FOR A BASIC WIND SPEED OF 103 MPH IN ACCORDANCE WITH THE TIA-222-F1 STANDARD (EXPOSURE C, TOWER RISK CATEGORY II).
4. PROPOSED EQUIPMENT WILL ABIDE BY ALL FAA AND FCC REGULATIONS.
5. THE TOWER SITE IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES THAT MAY REGULATE TOWER SITES, DESIGN AND CONSTRUCTION.
6. THE TOWER SITE IS IN COMPLIANCE WITH CURRENT RULES AND REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION (FCC); AND WILL NOT INTERFERE WITH ANY PUBLIC SAFETY COMMUNICATIONS AND THE USUAL AND CUSTOMARY TELEVISION SERVICE ENJOYED BY ADJACENT RESIDENTIAL AND NON RESIDENTIAL PROPERTIES.
7. THE TOWER SHALL HAVE A GALVANIZED FINISH.

**RE NOTE:**

VERIFY RF DESIGN SPECIFICATIONS WITH RFDS PROVIDED BY CONSTRUCTION ENGINEER

12. Public hearing on the question of approving a conditional use permit to install a manufactured home in a Residential Low Density (R-1) District on Lafayette County parcel 131-12-040, 61 CR 215. (Joel Hollowell)
13. Consider the Planning Commission recommendation to approve the Phyllis Johnson conditional use permit request to install a manufactured home in a Residential Low Density (R-1) District on Lafayette County parcel 131-12-040, 61 CR 215. (Joel Hollowell)

**(District 2) Consider the Planning Commission recommendation to approve the Phyllis Johnson conditional use permit request to install a manufactured home in a Residential Low Density (R-1) District on Lafayette County parcel 131-12-040. (61 CR 215)**

This is approximately 9 acres that belongs to the Adleaner and Lula Houston estate. The executor of the estate is Nicole Moore. This property is designated as Residential Low Density (R-1) District. The applicant, Phyllis Johnson, is proposing to install a manufactured home on the property. Manufactured homes are not an outright permitted use in the R-1 district but may be permitted as a conditional use if the following criteria applies:

1. The property must have belonged to the applicant or a close relative of the applicant prior to the adoption of the Lafayette County Zoning Ordinance on January 18, 2018.

*Adleaner and Lula Houston are the applicant's grandparents. Nicole Moore is the applicant's sister.*

2. There must be a half-acre per each unit.

*There is only one other home on this 9-acre parcel.*

3. There must be manufactured homes in close proximity.

*The existing home on the property is a manufactured home. There are other manufactured homes along this portion of CR 215.*

4. The applicant must be able to obtain Health Department approval for an onsite wastewater system.

*There is plenty of room for an on-site wastewater system.*

The Planning Commission recommends approval of the conditional use permit contingent upon Mississippi Health Department approval of an on-site wastewater system.

The Planning staff supports this recommendation.

To La Fayette County I  
Phyllis Johnson Planning to move  
mobile Home on homestead property  
that belongs to Charlie Boone my  
uncle and the other person that lives  
on that property is my sister  
Nicole Moore. Applying on ~~to~~  
Waste Water disposal site on.

3/11/26

Thank You!  
Phyllis L. Johnson  
662-371-2992.

# Phyllis Johnson Property - CR 215



3/18/2026, 8:17:26 AM

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, GeoTechnology, Inc., USGS, EPA

Esri, HERE, Garmin, GeoTechnology, Inc., USGS, EPA | Copyright © 2013 National Geographic Society, I-cubed | USGS The National Map, National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures GIS

14. Public hearing on the question of approving a conditional use permit to develop a Commercial Medium Density (C-2) use, a building supply distribution center, on lot 2 of the Hwy 328 Commercial Subdivision, 85 Hwy 328. (Joel Hollowell)
15. Consider the Planning Commission recommendation to approve the JWM Development, LLC conditional use permit request to develop a Commercial Medium Density (C-2) use, a building supply distribution center, on lot 2 of the Hwy 328 Commercial Subdivision, 85 Hwy 328. (Joel Hollowell)

**(District 4) Consider the Planning Commission recommendation to approve the JWM Development, LLC conditional use permit request to develop a Commercial Medium Density (C-2) use, a building supplies distribution center, on lot 2 of the Hwy 328 Commercial Subdivision. (85 Hwy 328)**

This property is designated as Rural (A-1) District. The proposed use is a pipe supply distribution laydown area. No structures are proposed. This use is most closely related to building supply sales with open storage. Building supply sales with open storage are first permitted in the Commercial Medium (C-2) District as a conditional use. C-2 uses are not an outright permitted use in an A-1 district but may be permitted as a conditional use.

The Hwy 328 Commercial Subdivision was approved on June 19, 2023, with the knowledge that commercial uses are not outright permitted uses in an A-1 district and that each proposed use in this subdivision would require conditional use permit approval. On June 19, 2023, the Board of Supervisors approved a conditional use permit and the final site plan to develop a Light Industrial (I-1) use in an (A-1) district for Roostas belt manufacturing and distribution on Lot 1 of the Hwy 328 Commercial Subdivision.

According to Section 2105.01 of the Lafayette County Zoning Ordinance, the Board of Supervisors shall not grant a conditional use permit unless satisfactory provision and arrangement has been made concerning all of the following:

- 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.

*Access to Lot 2 is provided via an access road parallel to Hwy 328 with connections at Lot 1 and Lot 3. These connections were approved by MDOT during the subdivision plat approval process.*

- B. Off-street parking and loading areas.

*As stated previously, the developer is not proposing a building at this time. Material will be stored on the lot for shipment upon sale. Off-street parking should not be an issue, but will be addressed during site plan approval.*

- C. Refuse and service areas.

*With this being a material storage area only, refuse should be limited. Dumpster locations and access will be addressed during site plan approval.*

- D. Utilities, with reference to locations, availability, and compatibility.

*No potable water or sewer is proposed at this time. Fire hydrants will be served by the City of Oxford water service.*

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

*With no building being proposed that could serve as a screen for the laydown area, screening and buffering will be important during site plan approval.*

F. Required yards and other open space.

*Although no building is proposed, the laydown area will be required to comply with the required setbacks. No material shall be permitted to be stored in the setbacks.*

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

*This subdivision was approved knowing that this is a developing commercial/industrial node. Other than several residential uses located across Hwy 328 from the subdivision, residential uses are sparse.*

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

The Planning Commission voted unanimously to recommend approval of the conditional use permit with the following conditions:

1. The laydown area must be fenced along the front and sides. The fence must include aesthetically pleasing opaque screening.
2. Vegetative screening must be provided along the fence in all areas visible from Hwy 328.
3. Material stored on the lot must be kept in a neat orderly manner. For example, material shall be palletized or stored in racks.

The Planning staff supports this recommendation.

**REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)**

**APPLICATION**

Name of Applicant: JWM Development

Property Address: located on/adjacent to and South of MS Hwy 328, West of MS Hwy 7, and East of CR 321

Phone Number: (662) 816-2700 Email Address: jw@mrconstructionoxford.com

Current Zoning District: A-1: Rural District

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? YES  NO

(If YES, please attach a copy of restrictive covenants)

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE?

YES  NO (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors) (Conditional Use for subdivision of the property, where this site is proposed Lot #2 of said subdivision, CUP for subdivision was approved on 5/22/2023)

**Requirements of Applicant:**

1. Letter stating reason for conditional use
2. Copy of the written legal description
3. Site plan of property

**Requirements for Granting a Conditional Use Permit: (Section 2405.01- Zoning Ordinance)**

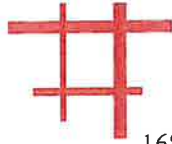
**A.** Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. **B.** Off-street parking and loading areas. **C.** Refuse and service areas. **D.** Utilities, with reference to locations, availability, and compatibility. **E.** Screening and buffering with reference to type, dimensions, and character. **F.** Required yards and other open space. **G.** General compatibility with adjacent properties and other property in the district. **H.** Any other provisions deemed applicable by the Board of Supervisors.

Applicant shall be present at the Planning Commission meeting. Documents shall be submitted thirty (30) days prior to the Planning Commission meeting. **Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

By signing this application, it is understood that permission is given to the Zoning Administrator to have a sign erected on subject property, given notice to the public that said property is being considered for conditional use.

\_\_\_\_\_  
Signature

2/13/2026  
Date



**GRANBERRY & ASSOCIATES**  
CIVIL ENGINEERING FIRM

1686 Padington Park Lane, Germantown, TN 38138  
(662) 312-9672

February 13, 2026

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

**RE: CONDITIONAL USE LETTER REQUEST**  
*Lot #2 of Hwy 328 Subdivision*  
*(Parcel ID#: 189-29-002.05)*  
**Lafayette County, MS**

Dear Joel:

On behalf of JW McCurdy, we are submitting the attached Request for Conditional Use Application for an 5.24-acre parcel of land owned by JW and is Lot #2 of the Hwy 328 Subdivision. The property is more specifically located on MS Hwy 328, on the south side of the road, West of MS Hwy 7, and East of CR 321 in Lafayette County.

According to Lafayette County's Zoning Map, the property is currently zoned A-1: Rural District. We are requesting a Conditional Use permit to construct and operate an outdoor storage area for construction materials. Attached is a Conceptual Site Plan which depicts the proposed property in question. (The majority of the excavation work was performed as part of the proposed Hwy 328 Subdivision project.)

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 connecting directly to MS Hwy 328. This proposed driveway connection is part of a small frontage road for the MS Hwy 328 Subdivision. The access drive will be of sufficient width and alignment (vertical and horizontal) to provide necessary emergency vehicular access as required by Lafayette County and the International Fire Code and all necessary MDOT permits will be obtained and the driveway/frontage road connection will conform to MDOT and Lafayette County Standards.
- B. Off-street parking and loading areas.*
- All off-street parking spaces will be 90° and shall be constructed to the dimensions as required by the Lafayette County Zoning Ordinance. The required number of parking spaces will also be in according to the Lafayette County Zoning Ordinance; however, there is no need for parking, as the only proposed use will be for storage of construction materials.

- Loading areas shall be located such that flow and safety of vehicular traffic is not compromised. The storage area is large enough that an 18-wheeler can safely navigate the site load/unload materials as needed.

**C. Refuse and service areas.**

- Storage, collection and handling of all refuse will be in approved dumpster location and conform to the screening, structure, and location requirements of Lafayette County, and to the requirements set forth by the garbage collection services provider.

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

- Currently there is no need for utilities on the site as proposed. However, there is adequate water adjacent to the site and provided by the City of Oxford.
- If in the future, sanitary sewer is needed, treatment shall be handled with an Individual Onsite Wastewater Disposal System (IOWDS) and the area for the proposed IOWDS will be shown on a Site Plan which shall be submitted to Lafayette County and all necessary MSDH and MDEQ permits will be acquired prior to installation of said system.

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

- The property borders MS Hwy 328 along the north side of the property and no buffer is required.
- The property borders A-1: Rural district zoned property on the east, west, and to the south. However, the adjacent property to the west is Lot #1 of the Hwy 328 Subdivision and a C-2 use is permitted as a Conditional Use and a 5' landscaped buffer yard is required. The property to the east is currently in the process of a Conditional Use Permit approval for a C-2 use and, if it is approved, a 5' landscaped buffer yard is required.
- The property to the south is agricultural property and is located across the Yocona River and is row crop, agricultural property. The screening and buffering on the south shall have a 30' width minimum landscaped buffer with a minimum height of 6 feet. This southern border is the Yocona River and it creates a natural boundary and buffer between the two properties. In areas along the south property line where the existing, vegetated buffer is not sufficient, supplemental vegetation and/or screening will be proposed.

**F. Required yards and other open space.**

- The front yard setback shall be forty (40) feet, the side yard setbacks along the east and west property line shall be fifteen (15) feet (unless the CUP is not approved for Lot #3 – in which case a thirty (30) feet side yard shall be required; the rear yard shall have a setback of thirty (30) 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.**

- The properties on Lot #1 and adjacent to Lot #1 of Hwy 328 Subdivision (located to our west) and properties located approximately 1,500' to the east of the site are

existing commercial use sites on parcels of property similar in size to the size of this lot. As previously mentioned Lot #3 is currently in the process of a site plan and CUP being approved and a similar type of commercial use is being proposed.

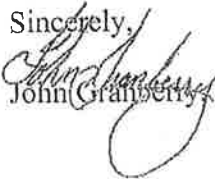
- Other properties in the area are agricultural and have not been developed. The lack of utility infrastructure (water and sanitary sewer) has played a major factor in the lack of development in the area. However, with the recent City expansion of the water certificated area and the widening of MS Hwy 7, development will assuredly follow.

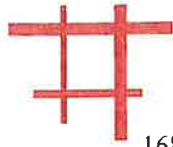
**H. Any other provisions deemed applicable by the Board of Supervisors.**

- We believe that the following additional factors should be considered by the Board of Supervisors:
  - o *Location of the property on/adjacent to MS Hwy 328 and proximity to MS Hwy 7, a major arterial roadway.* As development occurs throughout the County, a major goal of the County is to preserve and protect the existing roadway infrastructure of local County roads. With direct access to MS Hwy 328 and then MS Hwy 7, the traffic generated by this development would have minimal impact on the County's existing road system.
  - o *The expansion of the City of Oxford's water infrastructure and Water Certificated Area.* The City of Oxford is in the process of completing the expansion of its certificated area to the property and water infrastructure has already been extended to the property. The expanded area will encompass this property and a large portion of the surrounding properties and also provides other properties in the area access to necessary water infrastructure to promote development.
  - o *The development of Hwy 328 Subdivision.* The Conditional Use Permit and subdivision that has been developed has also contributed to change the character of the surrounding area from an existing rural, agricultural area to a more commercialized and developed area.
  - o *The current demand and lack of inventory for large, commercial/industrial lots in Lafayette County.* With the City of Oxford and Lafayette County experiencing exponential growth and development, the demand for supporting commercial business development and expansion is outpacing the current supply causing a need for commercial/industrial development parcels in the County.

We understand that this Conditional Use Permit in no way is approval of a Site Plan or allows for any construction activities to take place on the property. If approved for the Conditional Use, development of the property will follow all applicable Lafayette County Ordinances and Regulations and shall begin with application and submittal of a Site Plan to Lafayette County. If any other information is needed, please do not hesitate to contact me.

Sincerely,

  
John Granberry, P.E.



**GRANBERRY & ASSOCIATES**  
CIVIL ENGINEERING FIRM

1686 Padington Park Lane, Germantown, TN 38138  
(662) 312-9672

February 13, 2026

**TO: LAFAYETTE COUNTY RESIDENT AND/OR PROPERTY OWNER**

**RE: LAFAYETTE COUNTY PLANNING COMMISSION**

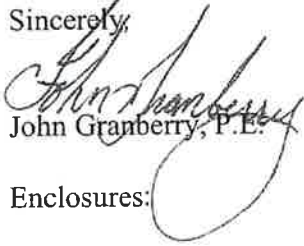
On Monday, March 23, 2026 at 5:30 p.m., the Planning Commission will meet to hear a request by JWM Development for the Conditional Use Permit to operate an outdoor storage area for construction materials on land with the Parcel ID#: 189-29-002.05 and being Lot #2 of the MS Hwy 328 Subdivision. The property is more specifically located on MS Hwy 328, on the south side of the road, West of MS Hwy 7, and East of CR 321 in Lafayette County. A Site Plan is attached for your review.

PLEASE FEEL FREE TO CONTACT THE PLANNING DEPARTMENT AT 662-236-0237 FOR UPDATES AND INSTRUCTIONS ON HOW TO ATTEND THE MEETING. PUBLIC COMMENTS, QUESTIONS OR CONCERNS CAN BE SUBMITTED VIA EMAIL TO [planning@lafayettecoms.com](mailto:planning@lafayettecoms.com) OR IN WRITING TO THE PLANNING DEPARTMENT.

You are hereby notified of this meeting as a neighboring property owner and, as per instructions above, invited to respond accordingly.

If you have any questions or need additional information, please contact Lafayette County at (662) 236-0237 or me at (662) 312-9672.

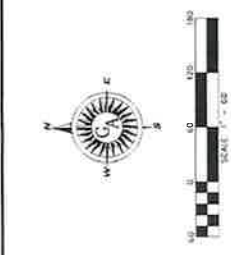
Sincerely,

  
John Granberry, P.E.

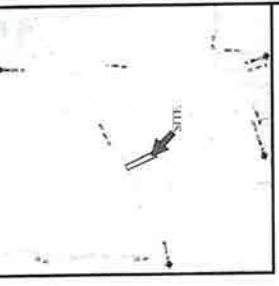
Enclosures:



LANDSCAPE NOTE  
 LANDSCAPING ALONG FRONTAGE OF LOT SHALL COMPLY WITH  
 REQUIREMENTS OF THE CITY OF MEMPHIS AS PER APPROVAL OF THE SUBDIVISION  
 REQUIREMENTS, AS PER APPROVAL OF THE CITY OF MEMPHIS.



ADDITIONAL LANDSCAPING SHALL BE PROVIDED  
 TO MEET THE CITY OF MEMPHIS REQUIREMENTS.  
 SEE ATTACHED MAP FOR THE SITE.



VICINITY MAP  
 1" = 2,000'

**LEGEND**

- PROPERTY CORNERS
- IRON PIPE/PIVOT
- CONCRETE MONUMENT
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- TOUCH-TOWNSHIP
- TOP OF BANK
- UNITS OF DISTURBANCE
- PROPOSED VEGETATION
- EXISTING VEGETATION
- UTILITY AND/OR
- OTHER MARKING

VEGETATION AND TREE PLAN  
 FOR  
**LOT #2 (CONSTRUCTION MATERIALS  
 OUTDOOR STORAGE)**

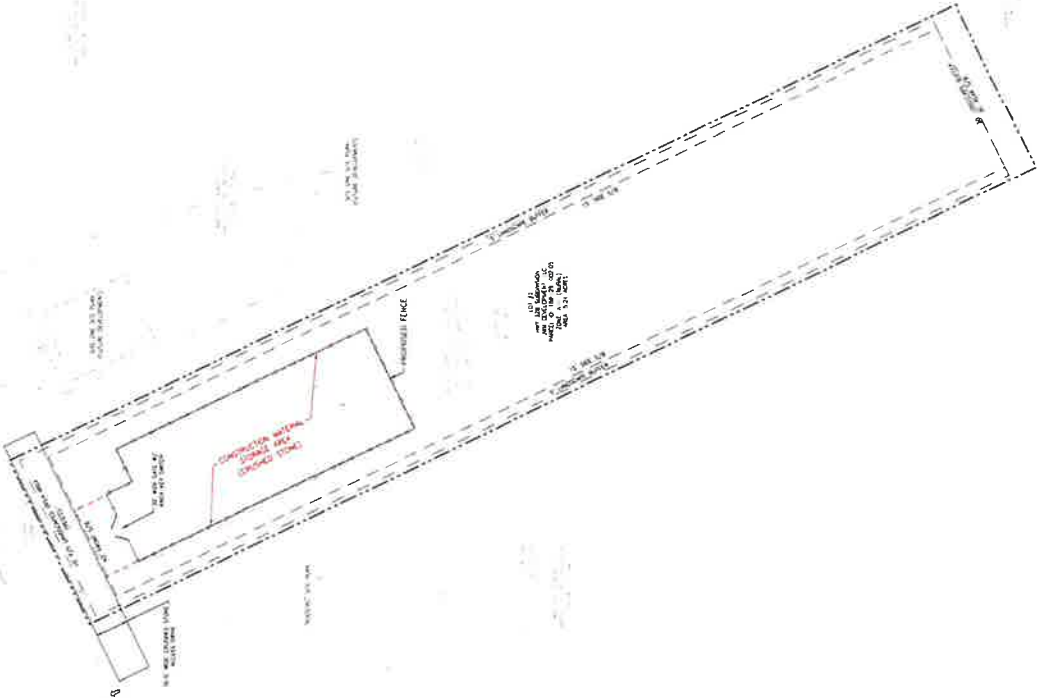
LAFAYETTE COUNTY, MISSISSIPPI  
 FEBRUARY 2026  
 SCALE: 1" = 60'  
 PROPERTY AREA: 15.24 ACRES  
 ZONING: A1 (RURAL)  
 DEVELOPER:  
 J. W. WOODRUFF  
 205 S. MAIN ST., SUITE 100  
 MEMPHIS, TN 38103

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



MS HP# 138  
ACCESS

MS HP# 138  
ACCESS



**LEGEND**

[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	EXISTING CENTRAL
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING PARKING/COURT/YARD
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	MATERIAL STORAGE AREA LIMITS (CRUSHED STONE)
[Symbol]	CONCRETE MASON OUTER WALL AREA

**CONDITIONAL USE  
PERMIT EXHIBIT**

FOR

**LOT #2 (CONSTRUCTION MATERIALS  
OUTDOOR STORAGE)**

LAFAYETTE COUNTY, MISSISSIPPI  
MARCH 2026  
SCALE: 1" = 60'

DEVELOPER:  
M. W. WOOD  
10000 N. W. 100th St.  
OKLAHOMA, OK 73160

**LEGEND**

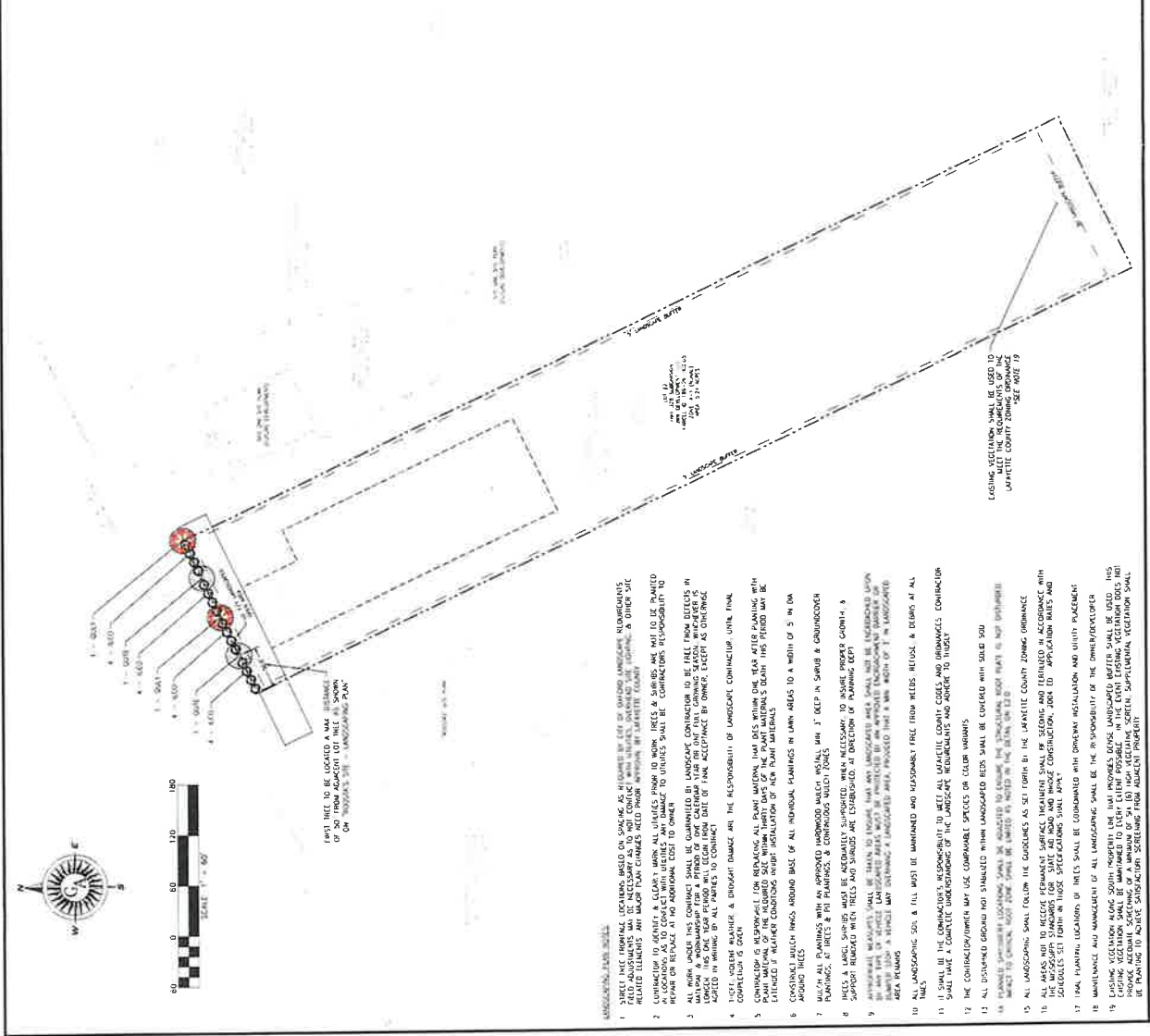
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING CENTURK LINE
- EXISTING BUILDING
- EXISTING TREES/PLANTINGS/CONCRETE
- EXISTING DRIVE
- EXISTING FENCE
- PROPOSED FENCE
- MATERIAL STORAGE AREA (METS)
- (ON-SHED STORAGE)
- LANDSCAPING AND/OR SITE LIGHTING AREA

**PLAN SCALE:** 1" = 20' (SEE NOTE 1)  
**SECTION SCALE:** 1" = 20' (SEE NOTE 1)  
**DATE:** MARCH 2026  
**PROJECT:** LOT #2 (CONSTRUCTION MATERIALS OUTDOOR STORAGE)  
**LOCATION:** LAFAYETTE COUNTY, MISSISSIPPI  
**OWNER:** [REDACTED]  
**DESIGNER:** [REDACTED]

SYMBOL	REF	BOTANICAL NAME	COMMON NAME	QUANTITY	CULTURE	HEIGHT	ROOT	MAX. SPREAD
TREES								
	001	QUERCUS SPINOSA	WHITE OAK	1	7' BALL	10' TO 15'	10' DIA.	30' FT
	002	FRAXINUS SPINOSA	GREEN ASH	1	7' BALL	10' TO 15'	10' DIA.	30' FT
SHRUBS								
	003	SPYRUS SPINOSA	DOGWOOD	1	7' BALL	10' TO 15'	10' DIA.	30' FT

**LANDSCAPING PLAN**  
 FOR  
**LOT #2 (CONSTRUCTION MATERIALS OUTDOOR STORAGE)**  
 LAFAYETTE COUNTY, MISSISSIPPI  
 MARCH 2026  
 SCALE: 1" = 60'

PROPERTY AREA: 3.258 ACRES  
 ZONING: A (INDUSTRIAL)  
**DEVELOPER:**  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]



- LANDSCAPING PLAN NOTES:**
1. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE PROPOSED LANDSCAPING AREA. PLANTINGS SHALL BE INSTALLED AS TO NOT CAUSE OBSTRUCTION TO THE PROPERTY OR TO THE ADJACENT PROPERTY.
  2. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO WORK. TREES & SHRUBS NOT TO BE REMOVED UNLESS NECESSARY FOR UTILITY INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY UTILITIES DAMAGED BY THE CONSTRUCTION PROCESS.
  3. ALL WORK UNDER THIS CONTRACT SHALL BE GUARANTEED BY LANDSCAPE CONTRACTOR TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER, EXCEPT AS OTHERWISE AGREED IN WRITING BY ALL PARTIES TO CONTRACT.
  4. TREE VOLENT DAMAGE & ENOUGH DAMAGE ARE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR. FINAL COMPLETION IS ONE YEAR.
  5. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO WORK. TREES & SHRUBS NOT TO BE REMOVED UNLESS NECESSARY FOR UTILITY INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY UTILITIES DAMAGED BY THE CONSTRUCTION PROCESS.
  6. CONTRACTOR SHALL MAINTAIN AROUND BASE OF ALL INDIVIDUAL PLANTINGS IN LAWN AREAS TO A WIDTH OF 5' IN DIA. AROUND TREES.
  7. MULCH ALL PLANTINGS WITH AN APPROVED HARDWOOD MULCH. MULCH SHALL BE 3" DEEP IN SHRUBS & GRASSCOVER PLANTINGS. IN TREES & 4" IN PLANTINGS. CONTRACTOR SHALL MAINTAIN MULCH LEVEL AS NECESSARY TO MAINTAIN PROPER GROWTH.
  8. CONTRACTOR SHALL MAINTAIN MULCH LEVEL AS NECESSARY TO MAINTAIN PROPER GROWTH.
  9. CONTRACTOR SHALL MAINTAIN MULCH LEVEL AS NECESSARY TO MAINTAIN PROPER GROWTH.
  10. ALL LANDSCAPING SHALL BE MAINTAINED AND REASONABLY FREE FROM WEEDS, RUST, AND DISEASE AT ALL TIMES.
  11. CONTRACTOR SHALL BE RESPONSIBLE TO MEET ALL LAFAYETTE COUNTY CODES AND ORDINANCES. CONTRACTOR SHALL HAVE A COMPLETE UNDERSTANDING OF THE LANDSCAPE REQUIREMENTS AND ADHERE TO THEM.
  12. THE CONTRACTOR/OWNER MAY USE COMPATIBLE SPECIES OR COLOR VARIANTS.
  13. ALL DRAINAGE GROUING NOT STABILIZED WITHIN LANDSCAPED AREAS SHALL BE COVERED WITH SOLE SOLU PLANTS TO PREVENT EROSION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STABILIZATION UNTIL THE AREA IS FULLY ESTABLISHED.
  14. ALL LANDSCAPING SHALL FOLLOW THE GUIDELINES SET FORTH BY THE LAFAYETTE COUNTY ZONING ORDINANCE.
  15. ALL AREAS NOT TO RECEIVE PERMANENT SURFACE TREATMENT SHALL BE SEEDING AND FERTILIZED IN ACCORDANCE WITH THE LAFAYETTE COUNTY ZONING ORDINANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEEDING AND FERTILIZATION UNTIL THE AREA IS FULLY ESTABLISHED.
  16. ALL PLANTING, INCLUDING OF TREES SHALL BE COMPLETED WITHIN ONE YEAR OF THE DATE OF FINAL ACCEPTANCE BY OWNER.
  17. MAINTENANCE AND MANAGEMENT OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
  18. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING UNTIL THE AREA IS FULLY ESTABLISHED.
  19. EXISTING VEGETATION SHALL BE MAINTAINED TO THE EXTENT FEASIBLE. IN THE EVENT EXISTING VEGETATION DOES NOT MEET THE REQUIREMENTS OF THE LAFAYETTE COUNTY ZONING CODE, CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING SUCH VEGETATION WITH VEGETATION THAT MEETS THE REQUIREMENTS OF THE LAFAYETTE COUNTY ZONING CODE.

OPINION

# Opinion | Mississippi Must Prioritize the Preservation of Farmland



by **Andy Gipson**

October 29, 2025



Mississippi Agriculture and Commerce Commissioner Andy Gipson writes about the need to support farmers through farmland preservation legislation. Pictured is Pepper Roberts' farm in Belzoni, Miss. Photo by Nick Judin, Mississippi Free Press

Mississippi is—and has always been—an agricultural state. Agriculture with its related agribusiness, forestry and manufacturing processes constitutes the top industry in Mississippi, as well as our state's

[Give Today](#)

More than that, farming, conservation and the rural way of life are inextricably woven into the very fabric of who we are as Mississippians.

Whether it's the Mississippi Delta, home of the most productive soil on planet Earth, or the beautiful rolling farms of the hills, the pastures and farms of Central Mississippi, the vast woodlands of Southwest Mississippi or the produce farms and nurseries of South Mississippi, the family farm represents nothing less than our way of life. It's a way of life that includes respect for the land, conservation practices, hunting and fishing and raising our families to love the great Mississippi outdoors.

But I hear a recurring theme from the people: the farm as a way of life is at risk in Mississippi. Generational changes, retiring farmers, foreign investors, corporate conglomerates, a global trade imbalance, solar and wind farms and other land use developments have resulted in the constant loss of farmland to other uses. The downturn in global commodity prices has placed our row crop producers in particular risk of loss.

Once lost, that farmland can never be regained. And God isn't making any more land.



Andy Gipson writes that Mississippi must emphasize land use legislation and food security to preserve the state's farmland. Photo by Dan Meyers on Unsplash

As Mississippi's agriculture and commerce commissioner, I have the privilege to represent our farmers, ranchers and landowners across Mississippi and seek to support their ongoing positive agricultural contributions for our state. Land use is a strategic area that is primarily the jurisdiction of local counties and cities, accomplished through the local zoning process. As land use and zoning decisions are made by our local elected officials, we all recognize the critical importance for good planning and I encourage consideration of the agriculture and food supply implications of zoning decisions.

But it's more than a local land use issue, because as I've said for years, food security is national security. Recently, I attended a national conference and heard experts tell us that over the next twenty years, the food production of the United States of America is going to shift to the southeastern United States. The reason for that shift is primarily due to the lack of water resources in California and western and midwestern states. The southeast—including Mississippi—currently have abundant water resources that will be necessary to grow the food, fiber and shelter our nation will desperately need for the future. We must maintain our food independence.

But if we are not careful and if we are not strategic, Mississippi risks losing our farmland and our water resources, and therein, we will lose the opportunity to preserve our way of life, to maintain the food production we must have for future generations of Americans. It's been proven we cannot rely on other nations to feed us. We must first feed ourselves—Americans first, Mississippians first. Now more than ever, we must maintain and preserve our farms and farmland and bring back domestic food production, a goal supported by myself and President Donald Trump. But if we don't have farmland, we can't have domestic production. So, what can Mississippi do to help our farmers?



Andy Gipson writes that Mississippi can model farmland preservation legislation after Tennessee, which has already taken steps to aid farmers. Pictured are Tyrone Grayer and David Allen Hall at their soybean farm in Parchman, Miss. AP Photo/Adrian Sainz, File

Well, just this year, our neighbor to the north—Tennessee—passed a series of legislative bills that supported farmers and recognized this growing need for farmland preservation.

Recognizing the priority of agriculture, the Tennessee Legislature has previously approved an Agricultural Enterprise Fund and a cost-sharing Ag Enhancement Program. More recently, in adopting a Farmland Preservation Act, the Tennessee Legislature established conservation easements for agricultural production, recognizing these efforts “will provide food and fiber security for generations to come.” These kinds of initiatives can provide opportunities for more young farmers to get involved, and they are also designed to help current farmers grow and expand their operations to increase food production and profitability. Additional tax relief should be passed to provide additional relief for our struggling Mississippi farmers and others.

We need to make these issues priorities in Mississippi, for our farmers and our future generations. Working together, we can preserve our farmland, we can reignite the family farm through a domestic local food

economy and we can rebuild Mississippi's food processing, storage and distribution infrastructure. And we will be healthier people as a result.

I promise you this: I will never stop fighting to preserve agriculture as our way of life right here in Mississippi and I welcome the involvement of any policymakers who want to join in this effort. Beginning this December, we will be touring Mississippi farm country with a laser focus on the Future of Agricultural Resiliency for Mississippi, and I welcome your insight and ideas.

*This MFP Voices opinion essay reflects the personal opinion of its author(s). The column does not necessarily represent the views of the Mississippi Free Press, its staff or board members. To submit an opinion for the MFP Voices section, send up to 1,200 words and sources fact-checking the included information to [voices@mississippifreepress.org](mailto:voices@mississippifreepress.org). We welcome a wide variety of viewpoints.*

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16. Public hearing on the question of approving a conditional use permit to develop a Commercial Medium Density (C-2) use, a landscape supply wholesaler, on lot 3 of the Hwy 328 Commercial Subdivision, 79 Hwy 328. (Joel Hollowell)
17. Consider the Planning Commission recommendation to approve the JWM Development, LLC conditional use permit request to develop a Commercial Medium Density (C-2) use, a landscape supply wholesaler, on lot 3 of the Hwy 328 Commercial Subdivision, 79 Hwy 328. (Joel Hollowell)
18. Consider the Planning Commission recommendation to approve the JWM Development, LLC Hwy 328, Commercial subdivision Lot 3 final site plan, 79 Hwy 328. (Joel Hollowell)

**(District 4) Consider the Planning Commission recommendation to approve the JWM Development, LLC conditional use permit request to develop a Commercial Medium Density (C-2) use, a landscape supply wholesaler, on lot 3 of the Hwy 328 Commercial Subdivision and final site plan approval. (85 Hwy 328)**

The proposed use of Lot 3 is a landscape wholesaler. This use is most closely related to building supply sales where some or all such material is stored outdoors. This use is first permitted in the Commercial Medium (C-2) District as a conditional use. C-2 uses are not an outright permitted in an A-1 district but may be permitted as a conditional use.

According to Section 2103.01 of the Lafayette County Zoning Ordinance the Board of Supervisors shall not grant a conditional use permit unless satisfactory provision and arrangement has been made concerning all of the following:

- 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.

*There is a direct connection from Lot 3 to Hwy 328 that was approved by MDOT during the subdivision plat approval process.*

- B. Off-street parking and loading areas.

*The proposed site plan depicts adequate parking.*

- C. Refuse and service areas.

*The proposed site plan meets the needs of the Lafayette County Solid Waste Department.*

- D. Utilities, with reference to locations, availability, and compatibility.

*Fire hydrant and potable water will be served by the City of Oxford water service. An on-site wastewater disposal system is proposed.*

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

*The proposed laydown and outdoor storage is depicted behind the proposed building. This helps with screening from Hwy 328.*

- F. Required yards and other open space.

*The proposed site plan meets the requirements of the Lafayette County Zoning Ordinance and Land Development Standards and Regulations.*

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

*This subdivision was approved knowing that this is a developing commercial/industrial node. Other than several residential uses located across Hwy 328 from the subdivision, residential uses are sparse.*

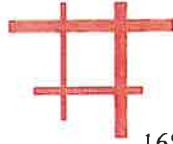
H. Any other provisions deemed applicable by the Board of Supervisors.

The Planning Commission voted unanimously to recommend approval of the conditional use permit with the following conditions:

1. The laydown area must be fenced along the front and sides. The fence must include aesthetically pleasing opaque screening.
2. Vegetative screening must be provided along the fence in all areas visible from Hwy 328.
3. All outdoor storage must be contained within the fenced area and must be kept in a neat orderly manner.

The Planning staff supports this recommendation.





**GRANBERRY & ASSOCIATES**  
CIVIL ENGINEERING FIRM

1686 Paddington Park Lane, Germantown, TN 38138  
(662) 312-9672

February 13, 2026

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

**RE: CONDITIONAL USE LETTER REQUEST**  
*Lot #3 of Hwy 328 Subdivision*  
*(Parcel ID#: 189-29-002.02)*  
**Lafayette County, MS**

Dear Joel:

On behalf of JW McCurdy, we are submitting the attached Request for Conditional Use Application for an 8.064-acre parcel of land owned by JW and is Lot #3 of the Hwy 328 Subdivision. The property is more specifically located on MS Hwy 328, on the south side of the road, West of MS Hwy 7, and East of CR 321 in Lafayette County.

According to Lafayette County's Zoning Map, the property is currently zoned A-1: Rural District. We are requesting a Conditional Use permit to construct and operate a wholesale landscape supply with outdoor storage business. Attached is a Conceptual Site Plan which depicts the proposed layout of the building, drives, parking and other pertinent features to be constructed on the site. (The majority of the excavation work was performed as part of the proposed Hwy 328 Subdivision project.)

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 connecting directly to MS Hwy 328. This proposed driveway connection is part of a small frontage road for the MS Hwy 328 Subdivision. The access drive will be of sufficient width and alignment (vertical and horizontal) to provide necessary emergency vehicular access as required by Lafayette County and the International Fire Code and all necessary MDOT permits will be obtained and the driveway/frontage road connection will conform to MDOT and Lafayette County Standards.
  
- B. Off-street parking and loading areas.*
  - All off-street parking spaces will be 90° and shall be constructed to the dimensions as required by the Lafayette County Zoning Ordinance. The required number of parking spaces will also be in accordance with the Lafayette County Zoning Ordinance and the location of said parking spaces is shown on the Conceptual Site Plan.

- Loading areas shall be located such that flow and safety of pedestrian and vehicular traffic is not compromised. The site is designed such that an 18-wheeler can safely navigate the site and back into (for loading/unloading) the "Loading Bay" as shown on the Conceptual Site Plan.

*C. Refuse and service areas.*

- Storage, collection and handling of all refuse will be in approved dumpster location and conform to the screening, structure, and location requirements of Lafayette County, and to the requirements set forth by the garbage collection services provider. A proposed dumpster location is shown on the Conceptual Site Plan.

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

- Water supply will be provided by the City of Oxford, and a Letter of Intent to Serve from the City is attached to this application.
- Sanitary sewer treatment shall be handled with an Individual Onsite Wastewater Disposal System (IOWDS) and the area for the proposed IOWDS is shown on the Conceptual Site Plan. The type of system will be dependent upon the soil type and all necessary MSDH and MDEQ permits will be acquired and the IOWTS shall be installed according to the approved permits.

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

- The property borders MS Hwy 328 along the north side of the property and no buffer is required.
- The property borders A-1: Rural district zoned property on the east, west, and to the south. However, the adjacent property to the west is a Lot #2 of the Hwy 328 Subdivision and a future commercial or light industrial use is anticipated. The property to the east is currently row crop, agricultural property and the property to the south is located across the Yocona River and is also row crop, agricultural property.
- The screening and buffering on all 3 sides (west, east, and south) shall have a 40' width minimum landscaped buffer with a minimum height of 6 feet. The southern border is the Yocona River and it creates a natural boundary and buffer between the two properties, and the eastern border and adjacent to the eastern property line, also contains a natural boundary and buffer in the form of a vegetive and tree lined drainage ditch. In areas along the south and eastern property lines where the existing, vegetated buffer is not sufficient, supplemental vegetation and/or screening will be proposed.

*F. Required yards and other open space.*

- The front yard setback shall be fifty (50) feet, the side yard setbacks along the east property line shall be ten (15) feet and along the west property line shall be thirty (30) feet (except where a larger side yard is required to meet buffer yard requirements); the rear yard shall also have a setback of thirty (30) 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.**

- The properties on Lot #1 and adjacent to Lot #1 of Hwy 328 Subdivision (located to our west) and properties located approximately 1,500' to the east of the site are existing commercial use sites on parcels of property similar in size to the size of this lot. Although we do not know the uses that will be proposed/developed on Lot #2 of Hwy 328 Subdivision, we anticipate the same type of commercial and industrial uses similar to this one will be constructed.
- Other properties in the area are agricultural and have not been developed. The lack of utility infrastructure (water and sanitary sewer) has played a major factor in the lack of development in the area. However, with the recent City expansion of the water certificated area and the widening of MS Hwy 7, development will assuredly follow.

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

- We believe that the following additional factors should be considered by the Board of Supervisors:
  - o *Location of the property on/adjacent to MS Hwy 328 and proximity to MS Hwy 7, a major arterial roadway.* As development occurs throughout the County, a major goal of the County is to preserve and protect the existing roadway infrastructure of local County roads. With direct access to MS Hwy 328 and then MS Hwy 7, the traffic generated by this development would have minimal impact on the County's existing road system.
  - o *The expansion of the City of Oxford's water infrastructure and Water Certificated Area.* The City of Oxford is in the process of completing the expansion of its certificated area to the property and water infrastructure has already been extended to the property. The expanded area will encompass this property and a large portion of the surrounding properties and also provides other properties in the area access to necessary water infrastructure to promote development.
  - o *The development of Hwy 328 Subdivision.* The Conditional Use Permit and subdivision that has been developed has also contributed to change the character of the surrounding area from an existing rural, agricultural area to a more commercialized and developed area.
  - o *The current demand and lack of inventory for large, commercial/industrial lots in Lafayette County.* With the City of Oxford and Lafayette County experiencing exponential growth and development, the demand for supporting commercial business development and expansion is outpacing the current supply causing a need for commercial/industrial development parcels in the County.

We understand that this Conditional Use Permit in no way is approval of a Site Plan or allows for any construction activities to take place on the property. If approved for the Conditional Use, development of the property will follow all applicable Lafayette County Ordinances and Regulations and shall begin with application and submittal of a Site Plan to Lafayette County. If any other information is needed, please do not hesitate to contact me.

Sincerely,

  
John Granberry, P.E.

JOHN D. CRAWLEY, P.E., CFM  
CITY ENGINEER



ALLISON FERRIS  
OFFICE MANAGER

February 12, 2026

John Granberry, P.E.  
Granberry & Associates, LLC  
1686 Paddington Park Lane  
Germantown, TN 38138

Re: Hwy 328 Subdivision, Lot #3  
Lafayette County, MS

Mr. Granberry:

The City of Oxford has adequate water capacities to serve Lot #3 at the proposed Hwy 328 Subdivision in Lafayette County. As you indicated, the water service would be for a wholesale landscape supply company with outdoor storage, and the onsite wastewater treatment system would provide the sanitary sewer for this site. It was also indicated that the future business would more than likely have an estimated water usage of 200 GPD.

Please be advised that the intent to serve is contingent on all subsequent site plans meeting all conditions and receiving approval from the Lafayette County Subdivision regulations, the Lafayette County Board of Supervisors, and the Lafayette County Development Services Department. This letter is not an agreement to serve the proposed development, but an intent, as approval to serve can only come from the City of Oxford Board of Aldermen.

If you have any other questions, please call (662) 232-2306.

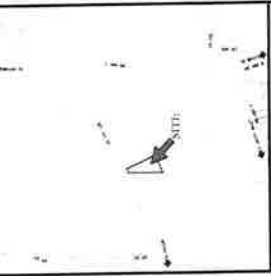
A handwritten signature in black ink, appearing to be "JDC", is written over the typed name and title of John D. Crawley.

John D. Crawley, P.E., CFM  
City Engineer

LANDSCAPE NOTE  
 LANDSCAPING ALONG FRONTAGE OF LOT SHALL COMPLY WITH  
 REQUIREMENTS OF THE CITY OF LANDSCAPE ARCHITECTURE  
 REQUIREMENTS, AS PER APPROVAL OF THE SUBMISSION



SECTIONAL LANDSCAPE ARCHITECTURE  
 FILE LANDSCAPE ARCHITECTURE



**LEGEND**

- PROPERTY CORNERS
- IRON PILE/PPH
- CONCRETE ADJUTANT
- LOT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- TOP OF BANK
- LIMITS OF DISTURBANCE
- LANDSCAPING AREAS
- BUFFER ZONE AREA

**VEGETATION AND TREE PLAN**  
 FOR  
**SITE ONE**  
**LANDSCAPE SUPPLY**  
 LAFAYETTE COUNTY, MISSISSIPPI  
 FEBRUARY 2026  
 SCALE: 1" = 80'  
 ZONING: A-1 (RURAL AGRICULTURE)  
 (UNDESIGNED AREAS, SEE NOTES)

**GRANBERRY & ASSOCIATES**  
 CIVIL ENGINEERS FIRM  
 1000 PARKWAY DRIVE, SUITE 100, MEMPHIS, TN 38117  
 WWW.GRANBERRY.COM  
 OWNER:  
 JIM GRANBERRY, LLC  
 1000 PARKWAY DRIVE, SUITE 100  
 MEMPHIS, TN 38117

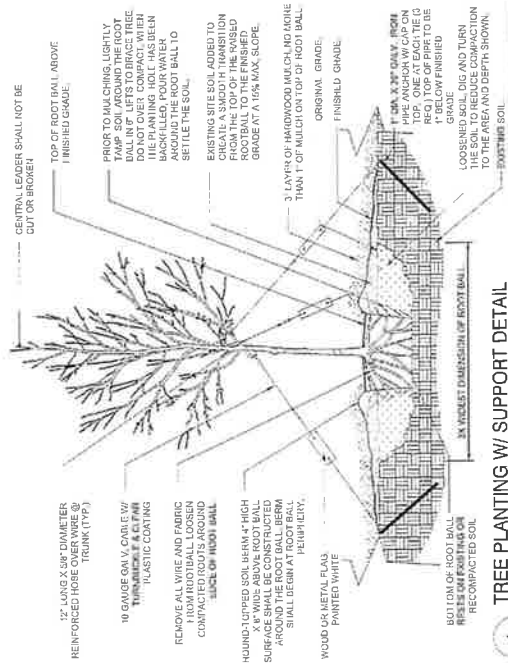
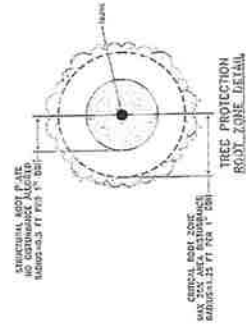
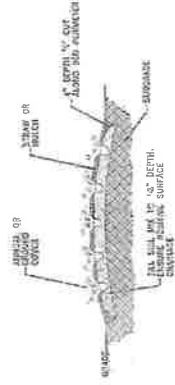
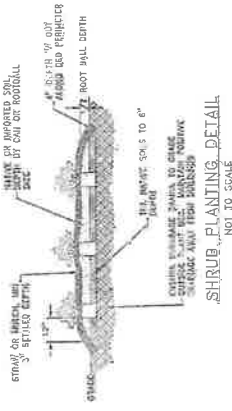
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1 TREE PLANTING W/ SUPPORT DETAIL

FILE NO.	REVISION	APPROVAL
DESCRIPTION OF CHANGE		
SHE 041 LANDSCAPE SUPPLY LOT #3 OF HWY. 32B SUBDIVISION OWNER: JW MCCOY/PTD DESIGNER: J. GANSSLING, P.E. DATE: 7/16/2025 DRAWN BY: J. GANSSLING, P.E. DATE: 7/16/2025 SCALE: A1:2		

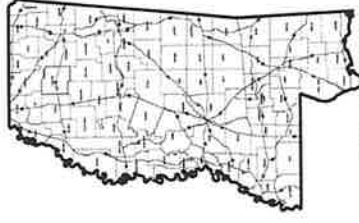
DIVISION OF ENGINEERING  
LANDSCAPE DETAILS

SITE PLAN & CONSTRUCTION PLANS

FOR

# SITE ONE LANDSCAPE SUPPLY: HWY 328 SUBDIVISION - LOT #3

L A F A Y E T T E C O U N T Y , M I S S I S S I P P I



LOCATION MAP  
N.T.S.

INDEX OF SHEETS

COVER SHEET	1
GENERAL NOTES	2
EXISTING CONDITIONS	3
PROPOSED LAYOUT	4
GRADING & DRAINAGE	5
SPOT ELEVATIONS	6
EROSION CONTROL PLAN - PHASE 1	7
EROSION CONTROL PLAN - PHASE 2	8
STRIPING & SIGNING PLAN	9
TRAFFIC CONTROL PLAN	10
CONSTRUCTION DETAILS	11
SAVING DETAILS	12
EROSION CONTROL DETAILS	13
EROSION CONTROL DETAILS - TEMPORARY SHEDMENT BORN #4	14
EROSION CONTROL DETAILS	15
EROSION CONTROL DETAILS	16



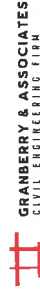
AERIAL MAP  
SCALE: 1" = 100'

VICINITY MAP  
SCALE: 1" = 1/4 MI

DEVELOPER:

JWM DEVELOPMENT  
31 HWY 328  
OXFORD, MS 38655

CIVIL ENGINEER:



GRANBERRY & ASSOCIATES  
1686 PADINGTON PARK LANE  
GERMANTOWN, TN 38138  
PH: 662.312.9672  
jgranberry@ncccutygranberry.com

SURVEYOR:



WILLIAMS ENGINEERING CONSULTANTS, LLC.  
720 NORTH LAMAR BLVD., STE. A  
OXFORD, MS 38655  
PH: 662.236.9675  
rdaniel@williamscc.com

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19. Public hearing on the question of approving a conditional use permit to develop a mini-warehouse facility in a Commercial Medium Density (C-2) District on Lafayette County parcel 132 -09-036, 353 CR 101. (Joel Hollowell)
20. Consider the Planning Commission recommendation to approve the York Developments, LLC conditional use permit request to develop a mini-warehouse facility in a Commercial Medium Density (C-2) District on Lafayette County parcel 132 -09-036, 353 CR 101. (Joel Hollowell)
21. Consider executive session.
22. Adjourn.

**(District 2) Consider the Planning Commission recommendation to approve the York Developments, LLC conditional use permit request to develop a mini-warehouse facility in a Commercial Medium Density (C-2) District on Lafayette County parcel 132 - 09-036**

This is approximately 5.1 acres that belongs to BVL Oxford, LLC. According to the Mississippi Secretary of State website, Bennett V. York is the LLC manager. This property is designated as Commercial Medium Density (C-2) District. On January 6, 2025, the developer received site plan approval to develop SpaceBox, a 22-unit facility providing flexible storage/office space for lease. Because water service is provided by the City of Oxford and the development is within a mile of the city limits, the development also required City of Oxford approval. The city recently approved utility service and the developer began construction. According to the developer, the flex space alone will not be a profitable endeavor. He is now proposing a mini-warehouse facility behind and down the hill from the current development. Mini-warehouse facilities are not an outright permitted use in the C-2 district but may be permitted as a conditional use.

According to Section 2103.01 of the Lafayette County Zoning Ordinance the Board of Supervisors shall not grant a conditional use permit unless satisfactory provision and arrangement has been made concerning all of the following:

- 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.

*The proposed warehouse facility would be accessed from CR 101 via an easement along the Ricky D. Britt property just north of the flex space facility.*

- B. Off-street parking and loading areas.

*The conceptual site plan appears to provide adequate parking and vehicle maneuvering area, but the final determination would be during site plan approval.*

- C. Refuse and service areas.

*This must be addressed during site plan approval.*

- D. Utilities, with reference to locations, availability, and compatibility.

*The City of Oxford has agreed to provide water service for fire hydrants.*

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

*Because the proposed warehouse facility is behind the approved flex space facility and at a much lower elevation, there does not appear to be the need for additional screening from CR 101 but screening from adjacent Rural (A-1) District areas must be addressed during site plan approval.*

F. Required yards and other open space.

*The conceptual site plan depicts features such as the detention pond in the required setback. This will need to be addressed during site plan approval.*

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

*Both sides of CR 101 north of North Oxford Baptist Church are designated as Commercial Medium Density (C-2) District. Further north on the west side of CR 101 is the Lafayette County Industrial Park which is designated as Heavy Industrial (I-2). Several properties along this portion of CR 101 lack in curb appeal. High quality commercial development would be an improvement. With an existing mini-warehouse facility just north of this area, compatibility does not appear to be an issue.*

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

The Planning Commission voted unanimously to recommend approval of the conditional use permit with the following conditions:

1. The proposed site plan must comply with all yard, setback, buffering and screening requirements. Lafayette County reserves the right to determine adequate provisions.

The Planning staff supports this recommendation.

February 12, 2026

To Whom It May Concern:

I am writing to provide clarification regarding the addition of a self-storage component to our proposed flex space development.

As you are aware, the flex space portion of this project has been designed as a first-class development, with a strong emphasis on quality construction, thoughtful architecture, and long-term value to the community. Our goal from the beginning has been to deliver a well-built, attractive, and functional project that meets the needs of local businesses while maintaining a high standard of design.

The decision to include self-storage was made primarily to ensure that the overall project structure is sustainable. Adding this component allows the numbers to work appropriately while supporting the long-term success and viability of the development. In addition, the self-storage units will provide a broader variety of unit types, enabling us to better serve a wider range of users and business needs within the community.

Importantly, the self-storage area has been intentionally designed to minimize visual impact. It will not be visible from the road whatsoever and will have a complete separate entrance from the flex space. This separation ensures that the professional appearance and operational character of the flex space remain unchanged and continue to reflect the high-quality standards already presented to the County.

We appreciate the County's review and consideration of this enhancement to the project. Our intent remains the same: to deliver a first-class development that contributes positively to the area while responsibly aligning with economic realities and market demand.

Thank you for your time and consideration. Please do not hesitate to reach out if additional details or clarification would be helpful.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bennett York', with a long, sweeping underline.

Bennett York

York Developments



**SMITH WALKER**  
ENGINEERING & SURVEYING

To: Lafayette County Planning  
From: Smith Walker Engineering & Surveying, LLC  
Subject: Conditional Use Letter (A-H)  
Date: 11<sup>th</sup> of March 2026

To Whom It May Concern,

I respectfully submit this letter addressing the required considerations for the proposed development located in Lafayette County, Mississippi. The following statements outline how the project addresses each of the applicable planning and safety factors for review and approval.

**A. Ingress and Egress**

The proposed development includes a clearly defined point of ingress and egress designed to promote safe and efficient vehicular and pedestrian movement. This driveway and access point is positioned to ensure adequate visibility and minimize conflicts with through traffic. Traffic flow patterns within the property will allow for safe circulation, and emergency vehicle access will be maintained at all times to ensure adequate response capability in the event of fire or other emergencies.

**B. Off-Street Parking and Loading Areas**

No off-street parking or loading areas are required for the proposed mini storage facility with drive-up units. The design allows customers to access their individual units directly by vehicle. Drive aisles are designed with sufficient width to allow safe passage and maneuvering of vehicles, ensuring smooth traffic flow and minimizing potential conflicts between users.

**C. Refuse and Service Areas**

No refuse collection areas are proposed for the mini storage development. This is intended to prevent customers from filling garbage areas with personal items and to maintain the cleanliness and orderly appearance of the property.

**D. Utilities**

Only water service is necessary for this mini storage development. Sewer and other utilities are not required for the proposed use. Water service will be provided by the City of Oxford, and formal approval and connection arrangements will be obtained following conditional use approval from Lafayette County.



**SMITH WALKER**  
ENGINEERING & SURVEYING

**E. Screening and Buffering**

Appropriate screening and buffering measures will be implemented along property boundaries where the proposed development adjoins neighboring uses. These measures may include landscaping, fencing, or other screening elements designed to reduce noise, visual impact, and light intrusion. The type, dimensions, and character of such buffering will be consistent with the surrounding environment and county guidelines.

**F. Required Yards and Open Space**

The proposed structures will comply with all required yard setbacks and open space provisions established by Lafayette County regulations. Adequate space will be maintained around buildings to ensure proper light, air circulation, and safe access.

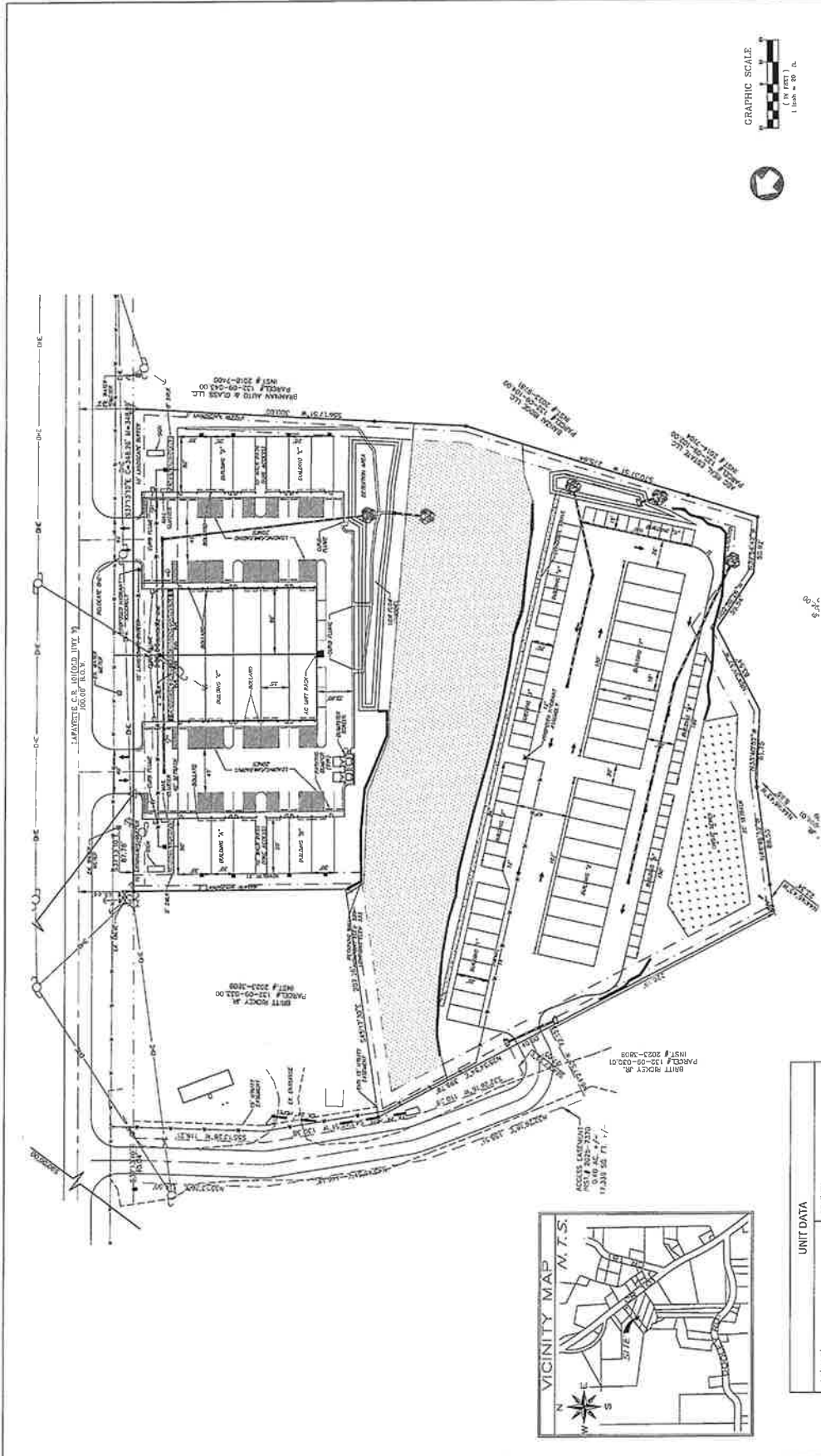
**G. General Compatibility with Adjacent Properties**

The development has been designed with careful consideration of the surrounding land uses and character of the district. Building placement, scale, and site design will maintain compatibility with adjacent properties and contribute positively to the overall development pattern within the area.

**H. Additional Provisions**

The applicant will comply with any additional requirements or provisions deemed applicable by the Lafayette County Board of Supervisors during the review process. The development team is committed to working cooperatively with county officials to ensure that all applicable standards are satisfied.

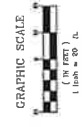
Sincerely,  
Chance Walker  
Smith Walker Engineering & Surveying, LLC.



MISSISSIPPI COUNTY, MISSISSIPPI  
**SITE PLAN**  
**SS9, T-8-S, R-3-WV**  
 PROJECT NO.:  
 SURVEY SW: \_\_\_\_\_  
 RECORD B: SW \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: 1" = 20'  
 REVISIONS: \_\_\_\_\_  
 ENGINEER: W.S. LEE

THE GRAPHIC SCALE IS CORRECT FOR A PLAN SHEET OF 24" X 36" IF THE PLAN SHEET IS PRINTED ON A 24" X 36" SIZE PAPER.  
**SPACE BOX**  
 CONSULTING ENGINEERS  
 1033 COLUMBIAN BLVD., HOLLSBORO, MS 39402  
 ENGINEER: W.S. LEE

**SPECIAL LEGAL WARNING STATEMENT**  
 BY GRAPHIC REPRESENTATION, THE SUBJECT PROPERTY IS HAZARDOUS AREA PER ENVIRONMENTAL MAP NUMBER 2807.00144C, MISSISSIPPI COUNTY, MISSISSIPPI, EFFECTIVE DATE OF NOVEMBER 24, 2011.



UNIT DATA	
10'x10'	27 UNITS
10'x15'	10 UNITS
12'x20'	24 UNITS
14'x30'	9 UNITS
18'x52'	13 UNITS