

C2.0  
SHEET 6 OF 12

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

**APPLICATION**

Name of Applicant: Vista Pointe Properties, Inc.

Property Address: County Road 349

Phone Number: 678-522-4988 Email Address: ken.vistaproperties@outlook.com

Current Zoning District: A-2 Agricultural

(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)

**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.

Cheryl M. Mayberry

Signature



3/16/2026

Date

March 16, 2026

Lafayette County Building & Planning Department  
300 N. Lamar Blvd.  
Oxford, MS 38655

**RE: Request for Conditional Use for Martin Meadows Subdivision, County Road 349, Taylor, MS**

Dear Mr. Hollowell,

This letter is to provide justification for the conditional use application by Vista Pointe Properties, Inc., to develop a 25-lot residential subdivision located on County Road 349 in Lafayette County.

According to the Lafayette County, Mississippi Zoning Map, dated January 18, 2018, the subject property is currently zoned A-2 Agricultural. As referenced in Section 502 of the Lafayette County Zoning Ordinance, Single Family Residential subdivisions may be permitted as a Conditional Use within the A-2 Rural Zoning District, so long as satisfactory arrangement has been made concerning items A through H in Section 2405.01 of the Lafayette County Zoning Ordinance. The list below addresses items A through H.

**Item A** – *Ingress and egress to property and proposed structures thereon with particular reference to vehicular traffic and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

The property is split approximately in half by County Road 349, with the North half of the property (Phase 1) containing 20.18 acres, and the South half of the property (Phase 2) containing 25.94 acres. The proposed roads will cross County Road 349 in two locations, creating two (2) four-way intersections, allowing each phase to have two access points to County Road 349. Each of these intersections will be lighted. Additionally, County Road 349 shall be widened along the property frontage to conform with Lafayette County design standards, and all roads shall be designed to conform with International Fire Code for emergency vehicle access. Roads in each phase will create a “loop” for continuous traffic flow, with turnarounds to be provided in accordance with Lafayette County Land Development Standards and Regulations.

**Item B** – *Off-street parking and loading areas.*

Off-street parking shall be provided for each lot.

**Item C** – *Refuse and service areas*

No refuse or service areas will be required.

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

1. Water will be provided by Taylor Water Association. A “Will-Serve” has been received from Taylor Water Association. An 8” water main is located at the intersection of County Road 338 and County Road 349, approximately 2,700 feet from the site. This 8” line will be extended to the site to provide necessary fire flow and drinking water requirements.



2. All lots shall be serviced by on-site wastewater disposal systems. Preliminary approval has been provided by Mississippi Department of Health on the proposed layout.
3. North East Mississippi Electric Power Association provides power to the area. There is an existing single-phase line located approximately 500 feet from the site.

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

Screening and buffering will be provided in accordance with Residential Estate District (RE) requirements. A 20'-wide vegetative buffer will be maintained along all property lines at a minimum height of 6 feet. Any existing vegetation within the proposed 20-foot buffer shall be maintained to the fullest extent possible.

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

Yards and open spaces will be provided in accordance with Residential Estate District (RE) requirements. Each lot will have a 30-foot front building setback, 10-foot side building setback, and a 25-foot rear building setback.

The Lafayette County Zoning Ordinance does not explicitly state a minimum requirement for open space for Residential Estate District (RE). The proposed site plan provides for 2.75 acres of open space to consist of 1.06 acres of green space and 1.69 acres to be dedicated to stormwater detention.

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

A significant majority of the surrounding residential properties are located on tracts larger than one (1) acre. The proposed development of 1.5-acre lots would remain consistent with the surrounding residential density.

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

At the time this letter was written, there were no additional provisions deemed applicable. Should further information be needed, we will happily provide it.

Please see the attached site plan for your review. Should you have any questions or need further information please reach out to Dylan Walker at (615) 892-1610. Thank you for your consideration in this matter and we look forward to hearing from you.

Sincerely,



Dylan Walker  
Engineer Intern



**TAYLOR WATER ASSOCIATION, INC.**

**PO Box 8  
Taylor, MS 38673**

March 6, 2025

**Re: Martin Meadows Subdivision  
CR 349  
Lafayette County, MS**

**To Whom it May Concern:**

**Taylor Water Association agrees to provide (27) ¾" water service lines/meters to "Martin Meadows Subdivision" on CR 349 within the terms and conditions of the Association's Policies and Procedures Manual. The developer will be responsible for all necessary line upgrades to existing lines.**

Sincerely,



**Tim Bridges, Water System Manager  
Taylor Water Association, Inc.**



MISSISSIPPI STATE DEPARTMENT OF HEALTH

May 16, 2025

Ken Mayberry  
Vista Point Properties  
5480 Vendelay Ln  
Cumming, GA 30040

RE: S/D Review Complete – Martin Meadows S/D (Lots 1-26), CR 349, Lafayette County

Mr. Mayberry:

The Mississippi Department of Health, Division of On-site Wastewater has completed the review of your proposed subdivision. This review satisfies the requirement of Mississippi Code of 1972, Annotated, Section 41 – 67- 4 (2) and authorizes the Mississippi State Department of Health to accept Notices of Intent. This does not imply or guarantee that each lot will support an individual on-site wastewater disposal system, but that the area is generally suitable for the use of individual on-site wastewater disposal systems as platted for single family residences with one residence per lot.

No owner, lessee or developer shall construct or place any mobile, modular or permanently constructed residence, building or facility, which may require the installation of an individual on-site wastewater disposal system, without having first submitting a Notice of Intent to the Mississippi State Department of Health. The developer, owner, or their agent must provide a plot plan, legal description, and fee to the Mississippi State Department of Health for a soil and site evaluation. A soil and site evaluation shall be conducted with the results returned to the applicant as each Notice of Intent is filed.

As the developer, you must ensure that all local, county or state requirements are met with regard to this development. This includes but is not limited to Mississippi State Department of Health, Bureau of Water Supply and Mississippi State Department of Environmental Quality regulations.

Please be aware that should this development be reconfigured in any way, the Department may require additional review prior to acceptance of Notices of Intent for this development.

If you have any questions, please contact the Division of On-site Wastewater at (601) 576 – 7150.


Respectfully,

*Noah Killebrew*

Noah Killebrew, E.I.

cc: Les Herrington  
Randy Jones  
Harry Lockhart  
Brent Johns  
Traci McQuary



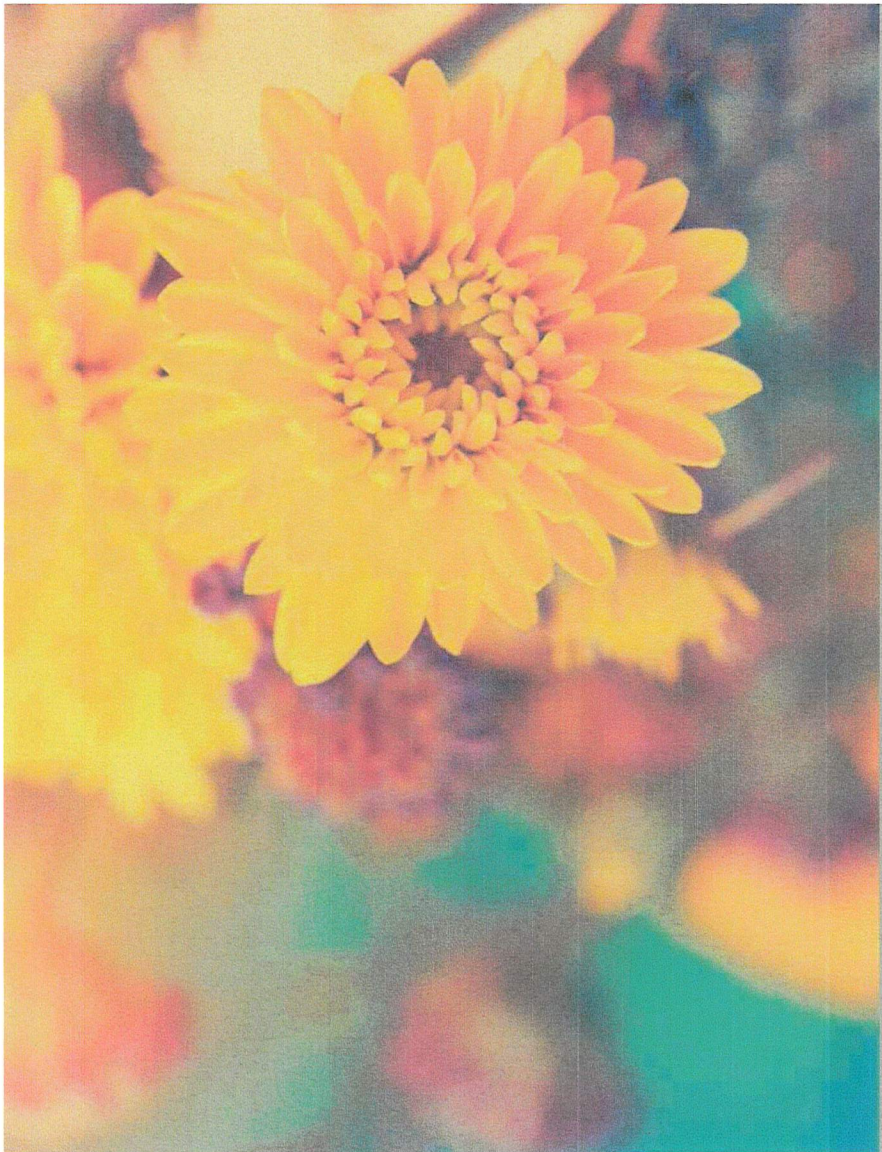


# Martin Meadows Subdivision

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Vista Pointe Properties, Inc.





# Agenda

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## Introduction

**26 Luxury, Energy-Efficient, Ranch-Style Homes**

**Located in Taylor, Mississippi 38673**

**The property is approximately 12-15 minutes from Ole Miss.**

**All home plans are 3 Br, 2 ½ Bath, 2 Car garage, single story on 1.5+ acres.**

**Home sites are currently priced \$461,000 to \$630,600.**

Martin Meadows Subdivision









Sundial Plan









Shadowbrook Plan





Beechwood Plan



## MARKET STUDY CONCLUSION AND RECOMMENDATION –FOR SALE

The Primary Market Area (PMA) is experiencing population growth, which is driving the formation of new households. This influx of residents and households signals a clear need for additional housing units. In our demand calculations, we applied a conservative 5% annual turnover rate for existing housing stock. While household formation and turnover alone do not guarantee that the proposed development will achieve the targeted sales prices, our analysis of qualified buyers provides more substantial evidence of market viability. By quantifying the number of existing and new households with sufficient income to afford the required mortgage payments, we confirm a robust potential market for your project at the proposed price points. Furthermore, your pricing aligns competitively with recent sales and listings in the area, where most transactions involve older homes on smaller lots than those you are proposing, giving your development a distinct advantage in appeal and value.

Given the relatively low calculated capture rate, we anticipate that the homes will sell within six months or less of being listed on the market. To capitalize on this momentum, we strongly recommend an aggressive pre-sales strategy, coupled with opportunities for buyers to upgrade premium features such as flooring, cabinetry, and appliances.