

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: WESBALL PROPERTIES

Property Address: FRANKLIN FARMS FRANKLIN STREET

Phone Number: 662-769-2259 Email Address: Wesley.ball@FMC.com

Current Zoning District: A-1 RURAL

(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

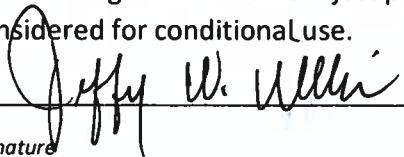
Requirements for Granting a Conditional Use Permit: (Section 2405.01- Zoning Ordinance)

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.

Signature



Date

4-14-26

Yocona Springs Subdivision

Conditional Use Variance

Wesball Properties, LLC plans to develop a 22 lot residential subdivision. The current zoning for the property is A-1 Rural. According to Article V: Rural District (A-1) Section 502 – Conditional Uses and Structures as Provided in 2105 B: Single Family Residential Subdivision is required to request a Conditional Use Permit.

The property is joined to the north by two (2) Residential Subdivisions; Yocona Ridge and Franklin Farms. The subject subdivision will consist of 22 residential lots on 11.43 acres. This is 1.92 units per gross acre. The regulations allow for a maximum density of 2.6 units per gross acre.

Dimensional Use Variance

Wesball Properties, LLC respectfully requests a variance to the minimum ROW width from 50' to 30' along the first 400'. The total width of 50' is achieved along all proposed lots. The entrance off of Franklin Drive has an established ROW of 30'



WILLIAMS ENGINEERING CONSULTANTS, INC.

Professional Engineers | Professional Land Surveyors

May 20, 2026

Mr. Joel Hollowell, Director
Lafayette County Development Services
300 North Lamar Boulevard
Oxford, MS 38655

Re: Conditional Use Narrative
Yocona Springs Subdivision
Lafayette County, Mississippi

Mr. Hollowell,

Wesball Properties LLC plans to develop a 22-lot residential subdivision. The current zoning for the property is A-1 Rural. According to Article V: Rural District (A-1) Section 502 – Conditional Uses and Structures as Provided in 2105 B: Single Family Residential Subdivision is required to request a Conditional Use Permit.

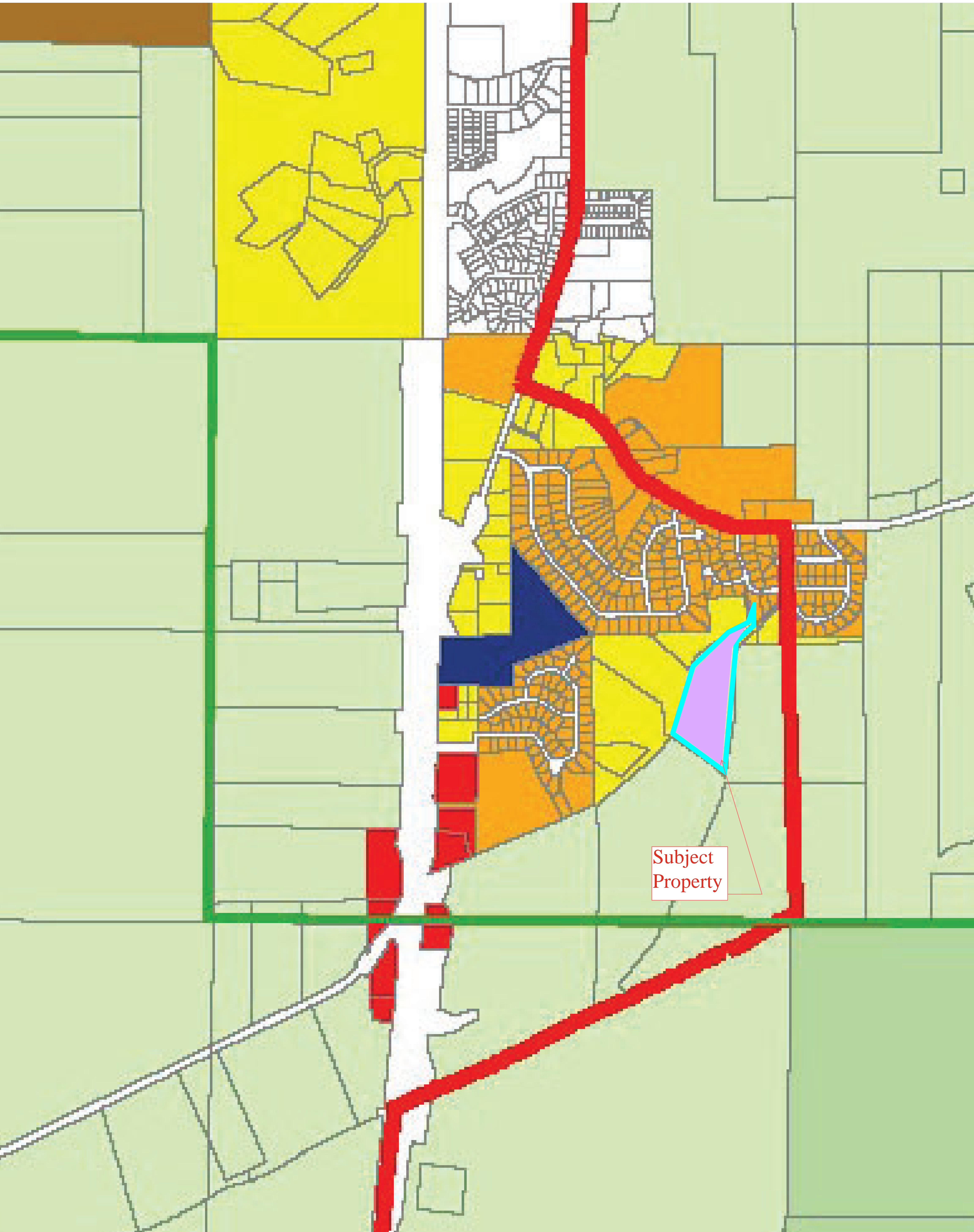
The property is joined to the north by two (2) Residential Subdivisions; Yocona Ridge and Franklin Farms. The subject subdivision will consist of 22 residential lots on 11.43 acres. This is 1.92 units per gross acre. The regulations allow for a maximum density of 2.6 units per gross acre. Wesball Properties is requesting a variance to the minimum ROW width from 50' to 30' along the first 254'. The total width of 50' is achieved along all proposed lots. The entrance off Franklin Drive has an established ROW of 30'. See attached exhibit.

According to the requirements for a Conditional Use Permit, we have established Ingress/Egress to all lots. The street section is designed with hot mix asphalt, concrete curb and gutter with a five-foot (5') sidewalk on both sides of the street ending with a cul-de-sac with a radius that will allow garbage trucks and fire trucks to easily turn around. Any off-street parking and loading areas will be taken care of on individual property owner driveways. All refuse will be collected on street by the Lafayette County Sanitation department. Water and Sewer will be provided by the City of Oxford. These facilities were designed to meet or exceed City and County requirements. The east property line is in the center of a drainage ditch. The adjacent property is A-1. This development will provide natural screening materials such as fast-growing evergreens spaced so as to provide screening from the adjoining A-1 property. The lots and homes to be built are compatible with the neighboring subdivisions.

Thank you,

Jeffery W. Williams, PE/PLS
Consulting Engineer

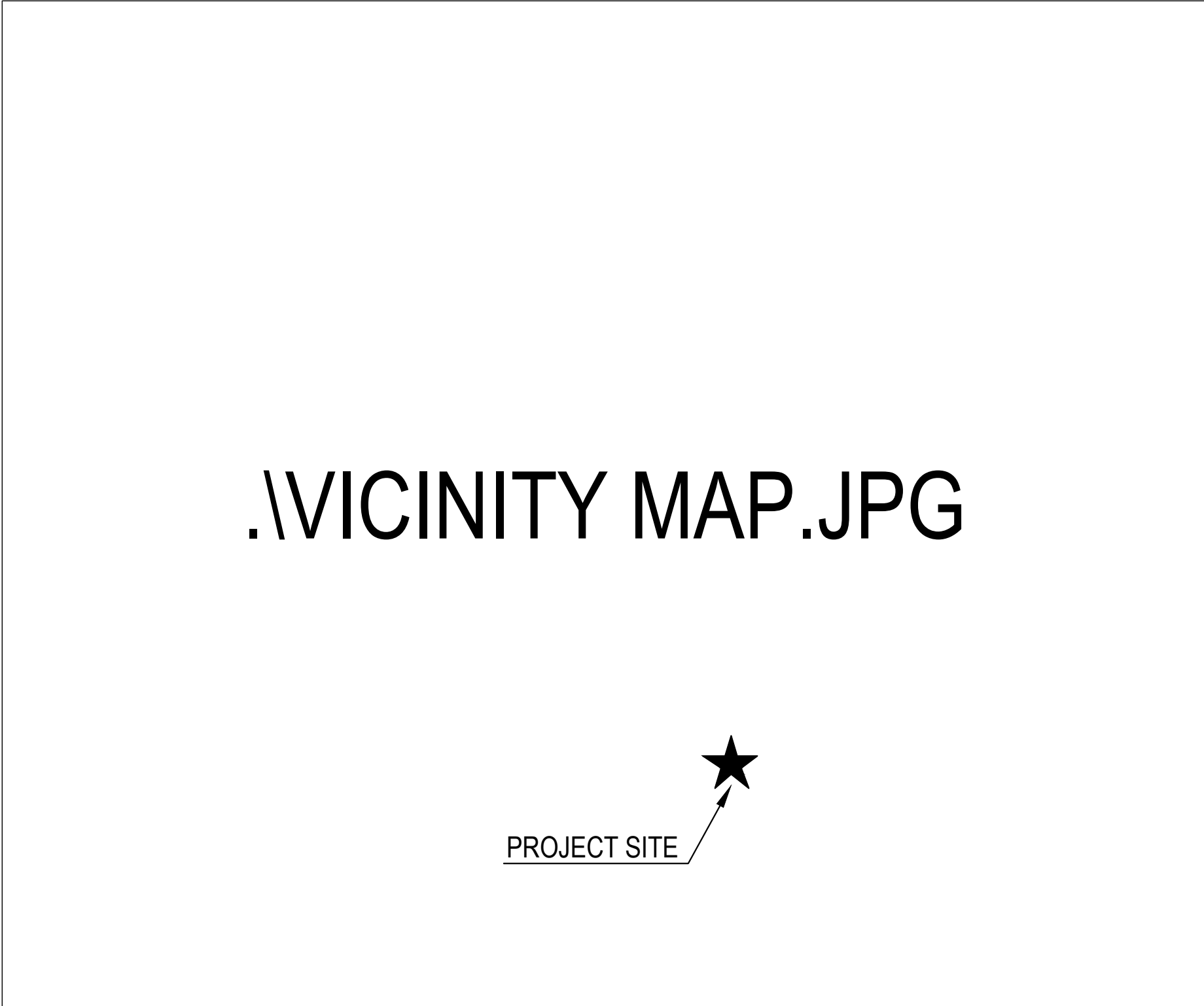
Yocona Springs Subdivision



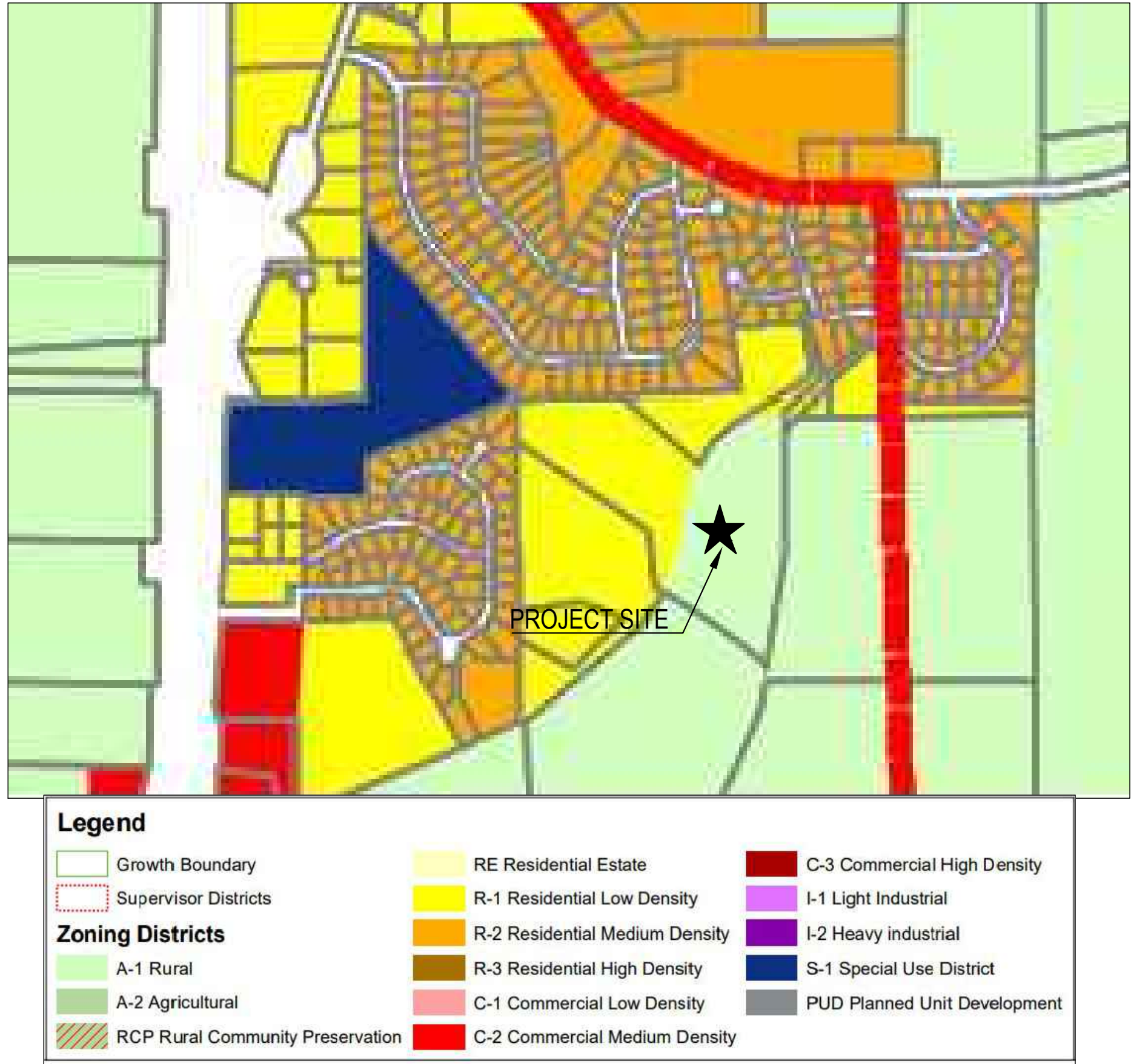
Subject
Property



AERIAL PHOTO OF SURROUNDING AREAS



GENERAL MAP OF SURROUNDING AREAS



ZONING MAP OF SURROUNDING AREAS

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Construction Plans For:
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale: N.T.S.
Date: 04/13/2026
File: SB-264349 (Yocoma Ridge - Ball)\\Design\\Yocoma Ridge Design.dwg
Proj.No.: SB-264349
Drawn By: JWW
Checked By: JWW

Sheet Title:

Maps

Sheet No.:

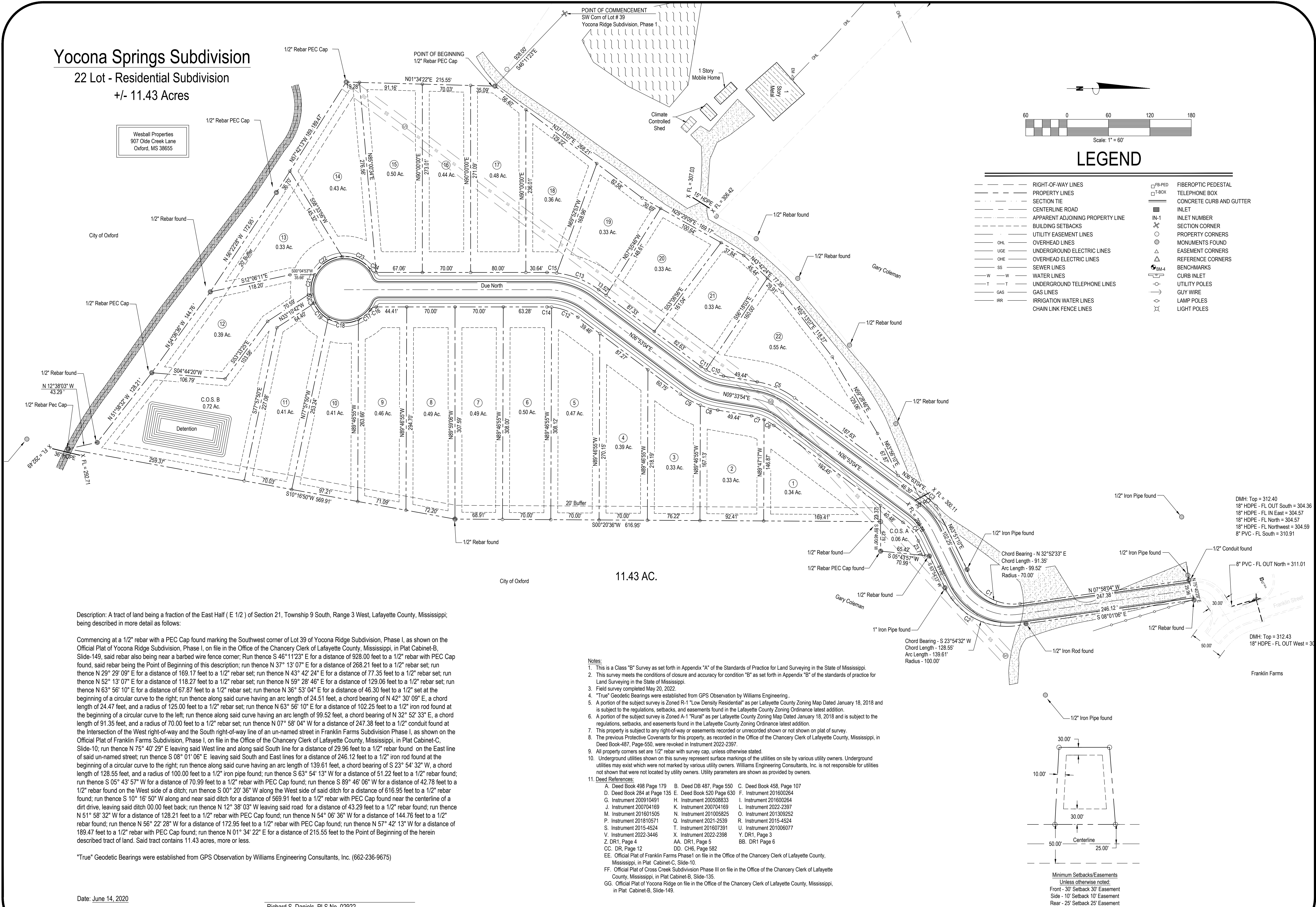
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Yocona Springs Subdivision

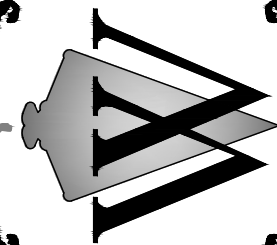
22 Lot - Residential Subdivision

+/- 11.43 Acres

Wesball Properties
907 Olde Creek Lane
Oxford, MS 38655



WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors



Subdivision Plat For:
Yocona Springs Subdivision
A tract of land being a fraction of the East Half
(E 1/2) of Section 21, Township 9 South, Range 3 West,
Lafayette County, Mississippi

REVISION	DATE

Scale: 1" = 60'
Date: 04/13/2026
File: SB-264349 (Yocona Springs - Bell County Submittal 4-14-2026) (Yocona Springs Subdivision Plat.dwg)
Proj.No.: SB-264349
Drawn By: JWW
Checked By: JWW

Sheet Title:

Subdivision
Plat

Sheet No.:

Yocona Springs Subdivision

22 Lot - Residential Subdivision

+/- 11.43 Acres

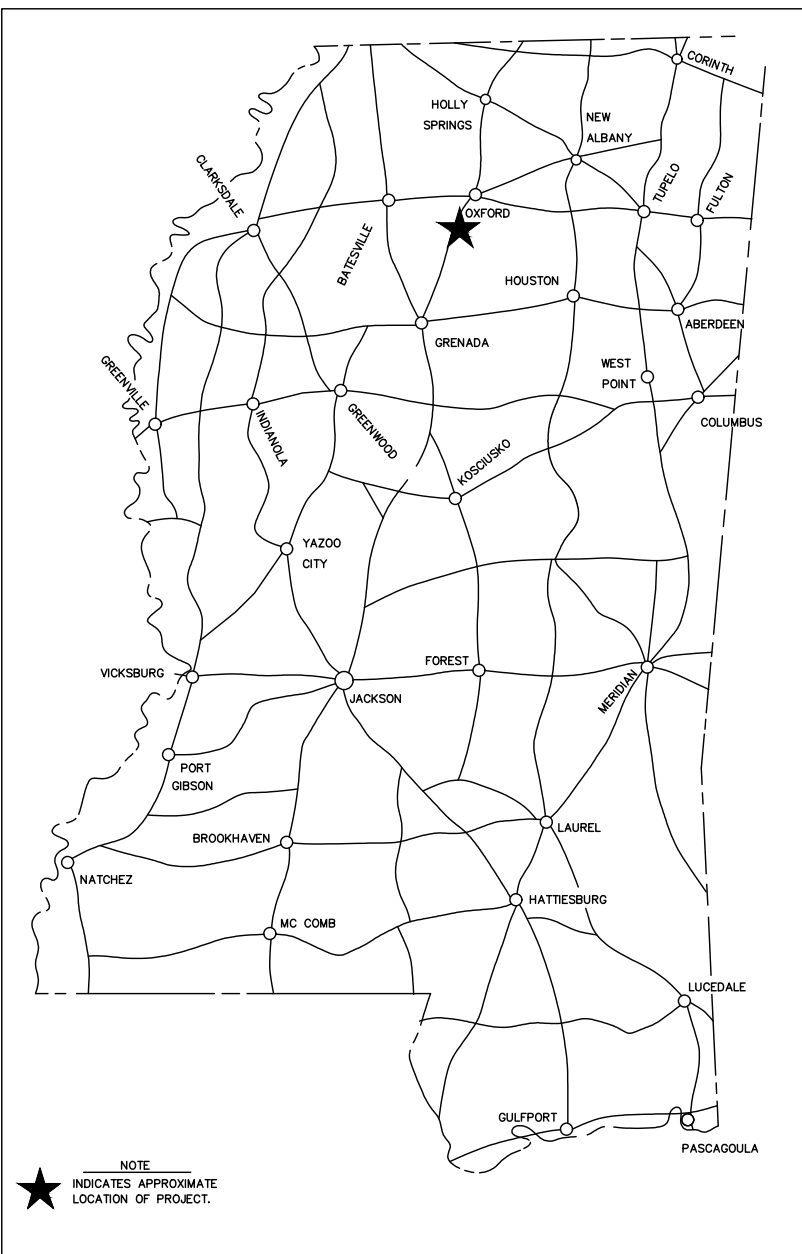
Westball Properties
907 Olde Creek Lane
Oxford, MS

VICINITY MAP



(NOT TO SCALE)

LOCATION MAP



OWNERS CERTIFICATE:

I, Wesley Ball, Managing Member of Westball Properties, LLC., certify that I am the owner in fee simple of the +/- 11.43 Acres property shown hereon, and also certify that I did cause said land to be subdivided as shown on this plat of Yocona Springs Subdivision and that no taxes have become due and payable. This the _____ day of _____, 20____.

Wesball Properties, LLC
Wesley Ball

NOTARY'S CERTIFICATE:

State of _____
County of _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 20____ within my jurisdiction, the within named Wesley Ball, who acknowledged that he is the Managing Member of Westball Properties, LLC., and owner of the described Yocona Springs Subdivision and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized to do so.

My Commission Expires _____

Notary Public

BUILDING SETBACKS AND UTILITY EASEMENT:

Building Setbacks as shown on this Plat and are also to be dedicated as Utility Easements

CERTIFICATE OF ACCEPTANCE:

LAFAYETTE COUNTY PLANNING COMMISSION:

Approved and recommended for acceptance by the LAFAYETTE COUNTY PLANNING

COMMISSION, this the _____ day of _____, 20____.

SIGNED: _____
CHAIRMAN
LAFAYETTE COUNTY PLANNING COMMISSION

LAFAYETTE COUNTY BOARD OF SUPERVISORS:

Accepted and approved by the Lafayette County Board of Supervisors, this the _____ day of _____, 20____, by order of the Board of Supervisors.

SIGNED: _____
PRESIDENT, BOARD OF SUPERVISORS
LAFAYETTE COUNTY, MISSISSIPPI

ATTEST: _____
CHANCERY CLERK
LAFAYETTE COUNTY, MISSISSIPPI

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT _____ HAS COMPLIED WITH ONE OF THE FOLLOWING ALTERNATIVES FOR YOCONA SPRINGS SUBDIVISION:

- ALL IMPROVEMENTS HAVE BEEN INSTALLED BY THE SUB-DIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE BOARD OF ALDERMEN, GIVING APPROVAL OF THE PRELIMINARY PLAT, AND ACCEPTING MAINTENANCE OF UTILITIES AND STREETS.
- A BOND OR CERTIFIED CHECK HAS BEEN POSTED BY THE SUB-DIVIDER WHICH IS AVAILABLE TO THE CITY IN A SUFFICIENT AMOUNT TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

AS OF THIS THE _____ DAY OF _____, 20____.

JOHN CRAWLEY,
CITY ENGINEER, CITY OF OXFORD

CITY OF OXFORD PLANNING COMMISSION APPROVAL:

CITY OF OXFORD
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD PLANNING COMMISSION, THIS THE _____ DAY OF _____, 20____.

SIGNED: _____
CHAIRMAN
CITY OF OXFORD PLANNING COMMISSION

CITY OF OXFORD BOARD OF ALDERMEN APPROVAL:

CITY OF OXFORD
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD, BOARD OF ALDERMEN, THIS THE _____ DAY OF _____, 20____.

SIGNED: _____
ROBYN TANNEHILL
MAYOR, CITY OF OXFORD

ATTEST: _____
CITY CLERK

FILING CERTIFICATION BY CHANCERY CLERK:

PERSONALLY APPEARED BEFORE ME, MIKE ROBERTS, CHANCERY CLERK, IN AND FOR LAFAYETTE COUNTY, MISSISSIPPI, WHO EXECUTED THE ATTACHED OWNER'S CERTIFICATE THAT WAS SIGNED AND DELIVERED OF HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND SIGNATURE ON THIS, THE _____ DAY OF _____, 20____.

SIGNED: _____
MIKE ROBERTS - CHANCERY CLERK
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

I, SHERRY WALL, CHANCERY CLERK IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____, AND WAS DULY RECORDED IN PLAT CABINET _____, SLIDE _____.

WITNESS MY HAND AND SIGNATURE ON THIS, THE _____ DAY OF _____, 20____.

SIGNED: _____
SHERRY WALL - CHANCERY CLERK

RESTRICTIVE COVENANTS

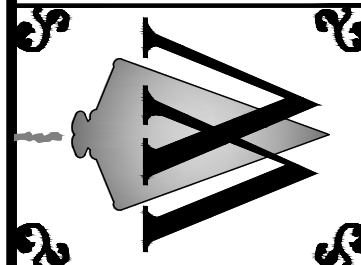
RECORDED IN INSTRUMENT NUMBER _____, OF LAND RECORDS IN THE CHANCERY CLERK'S OFFICE OF LAFAYETTE COUNTY, MISSISSIPPI.

FEMA FLOOD ZONE INFORMATION:

SUBJECT PROPERTY IS LOCATED WITHIN AN AREAS OF MINIMAL FLOOD HAZARD BEING ZONED "AE" AND "A" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 28071C020C HAVING AN EFFECTIVE DATE OF NOVEMBER 26, 2010 LAFAYETTE COUNTY COMMUNITY NUMBER 280094, IN LAFAYETTE COUNTY, STATE OF MISSISSIPPI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9675



Subdivision Plat For:

Yocona Springs Subdivision

A tract of land being a fraction of the East Half
(E 1/2) of Section 21, Township 9 South, Range 3 West,
Lafayette County, Mississippi

REVISION	DATE

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Sheet Title:

Signature
Sheet

Sheet No.:

