



GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM

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

June 13, 2026

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

RE: CONDITIONAL USE LETTER REQUEST
Lot #1 of Yocona Rise Subdivision
Parcel ID#: 189-29-002.04 (part of)
Lafayette County, MS

Dear Joel:

On behalf of Highway 328, LLC, we are submitting the attached Request for Conditional Use Application for an 11.35-acre parcel of land owned by Highway 328, LLC and is Lot #1 of the (proposed) Yocona Rise 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. the property is currently zoned A-1: Rural District. We are requesting a Conditional Use permit to construct and operate a multi-tenant, office/warehouse (flex space) business. Attached is a Conceptual Site Plan which depicts the proposed layout of the buildings, 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 Yocona Rise 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 shared connection/small frontage road for the Yocona Rise Subdivision. The access drive is proposed to be a 26' wide driveway and will have sufficient width and alignment (vertical and horizontal) to provide necessary emergency vehicular access as required by Lafayette County and the International Fire Code. 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 parking calculations along with the location of said parking spaces are shown on the Conceptual Site Plan.

- Each flex space unit will have its own designated “Loading Bay” with 12’ wide roll-up doors for access to the storage area of the units. Loading areas shall be properly striped/marked to prevent unauthorized vehicles from blocking or parking in the loading area. The site is designed such that a medium duty box truck (WB-40) 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 and located behind one of the buildings, which will help in screen the dumpsters from Hwy 328.

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 Lot #3 of the Hwy 328 Subdivision and a Conditional Use for a wholesale landscape supply with outdoor storage business was approved earlier this year and is in the process of being constructed. 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 and western border and adjacent to the eastern and western property lines, also contains a natural boundary and buffer in the form of vegetative and tree lined drainage ditches. In areas along the south, eastern, and western 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 property immediately adjacent to our site on the west (Lot #3 of Highway 328 Subdivision) is an existing commercial use site on a parcel of property similar in size to our lot we are proposed to develop. Although we do not know the use on Lot #2, (located immediately adjacent to and east of our site) that will be proposed/developed on Lot #2, we anticipate the same/similar type of commercial use to be constructed.
- In Highway 328 Subdivision, Lot #2, Lot #1, and property adjacent to Lot #1 of Hwy 328 Subdivision (located to our west) along with properties located approximately 800' to the east of our site are existing commercial use sites on parcels of property similar in size to the size of this lot.
- Other properties in the area are agricultural and have not been developed. The past lack of utility infrastructure 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.

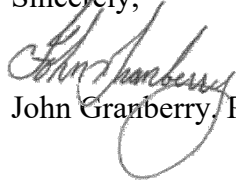
H. Any other provisions deemed applicable by the Board of Supervisors.

- 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, and individual Conditional Use Permits and development on all lots within Hwy 328 Subdivision 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.

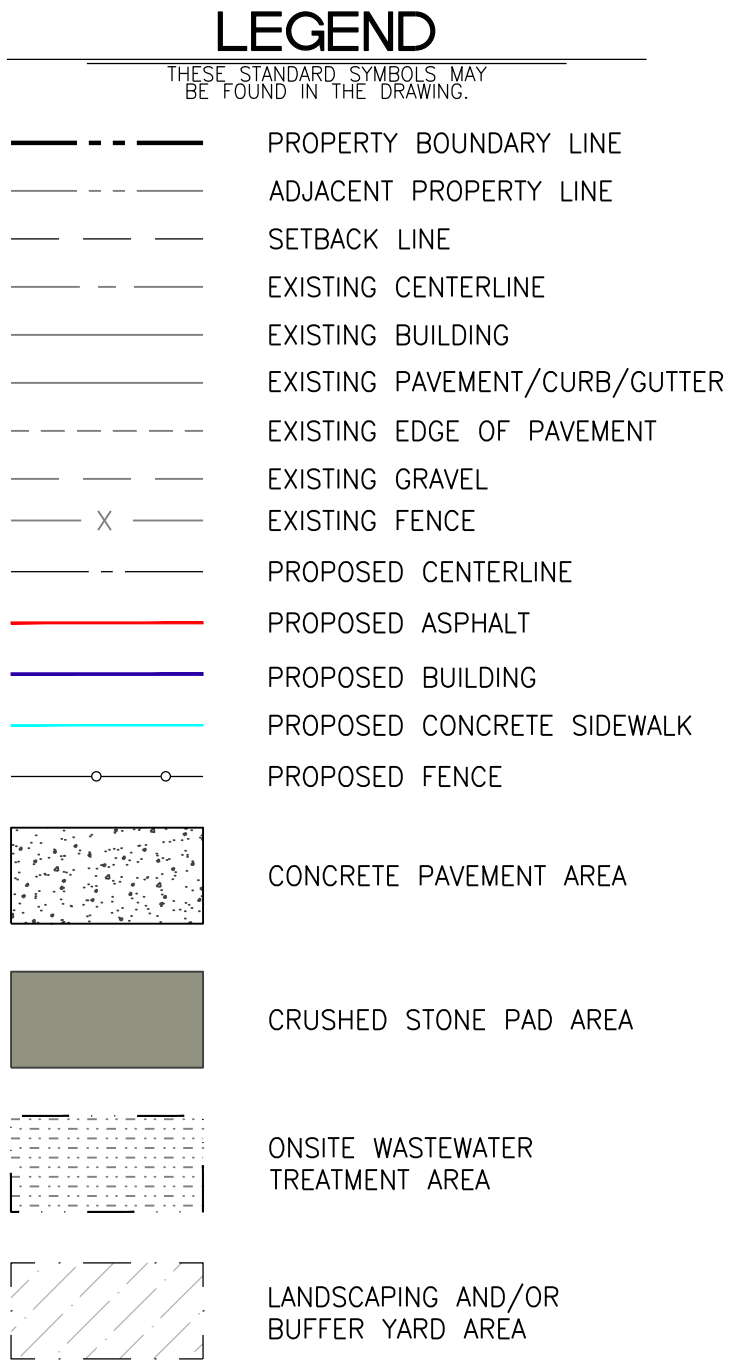
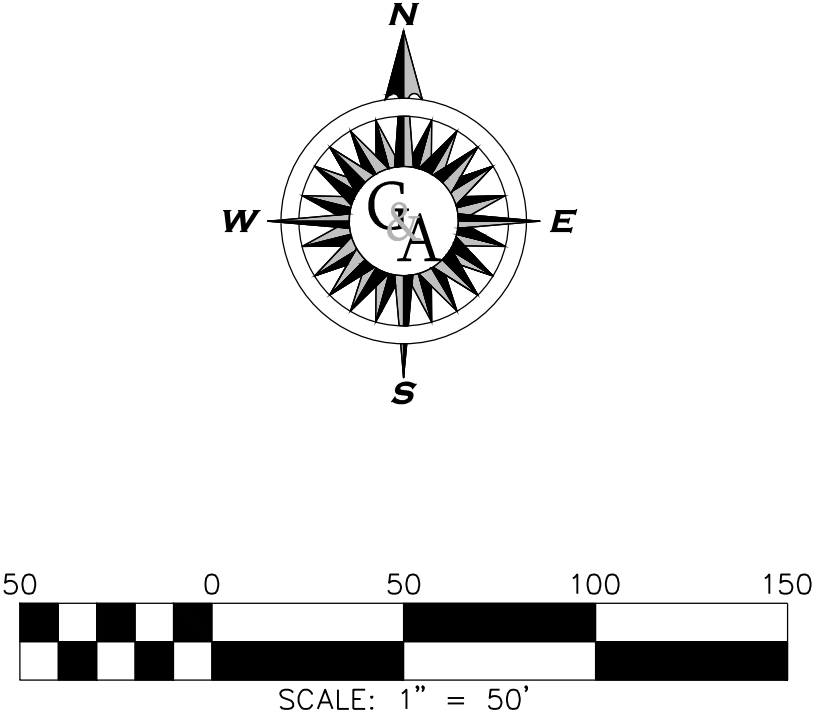
We understand that this Conditional Use Permit in no way is approval of a Site Plan or allows for any construction activities to take place on the property. If approved for the Conditional Use, development of the property will follow all applicable Lafayette County Ordinances and Regulations and shall 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.

DESIGNATED AREA	AREA CLASSIFICATION	UNITS	NUMBER OF UNITS	PARKING REQUIREMENT (PER ZONING ORDINANCE)	NUMBER OF SPACES REQUIRED ^[1]
WAREHOUSE / STORAGE AREA	WAREHOUSE, WHOLESALE AND MANUFACTURING USES	SQUARE FOOT	21,000	1 SPACE / 1,000 SF	21
WAREHOUSE / STORAGE AREA	WAREHOUSE, WHOLESALE AND MANUFACTURING USES	OPERATING VEHICLE	21	1 SPACE / OPERATING VEHICLE ^[2]	21
OFFICE SPACE AND COMMON AREAS	BUSINESS AND PROFESSIONAL OFFICES	SQUARE FOOT	10,500	1 SPACE / 500 SF	21
TOTAL PARKING REQUIRED					73

[illegible]

FOR

LOT #1 @

YOCONA RISE S/D

LAFAYETTE COUNTY, MISSISSIPPI

JUNE 2026

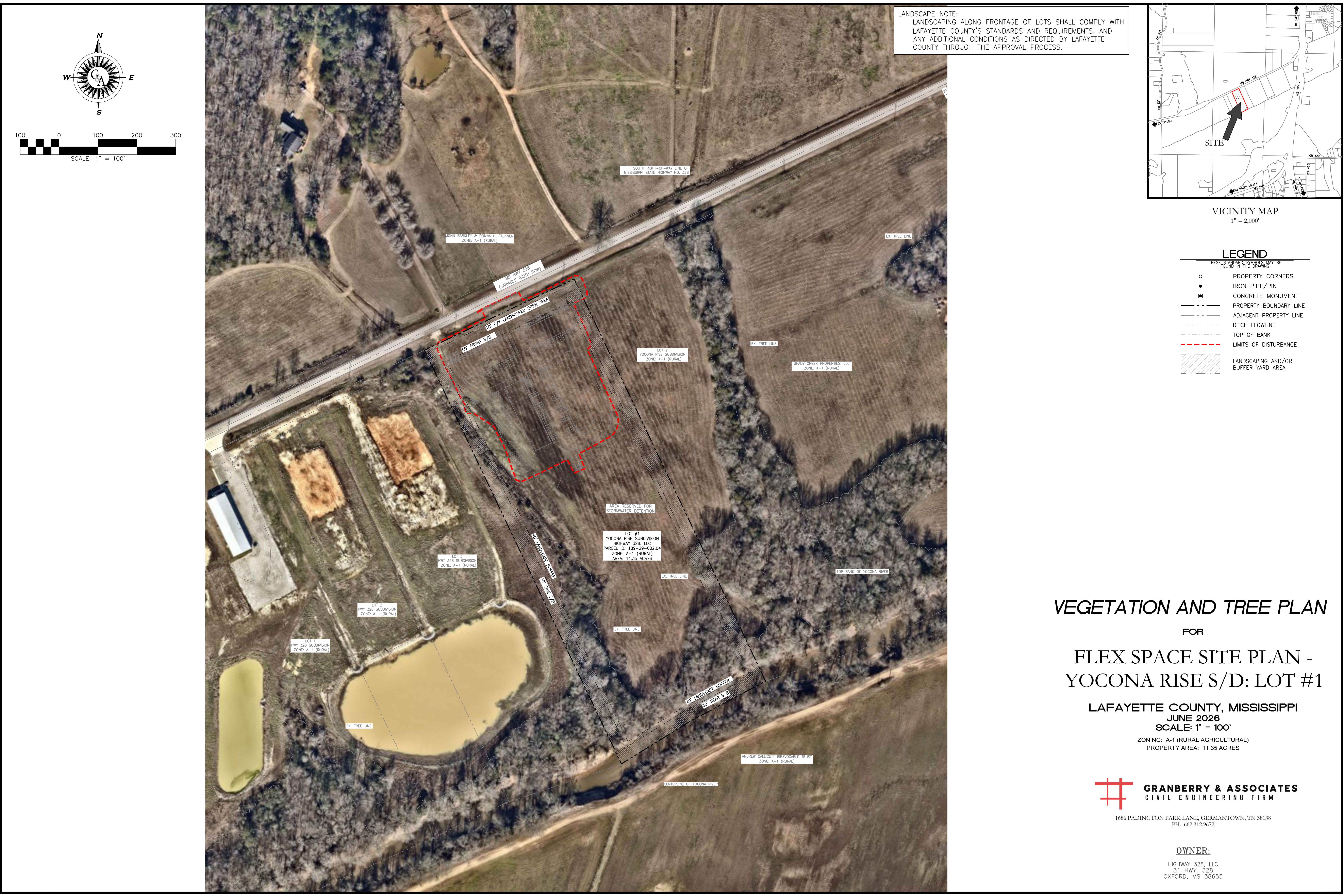
SCALE: 1" = 50'

PROPERTY AREA: ±11.35 ACRES

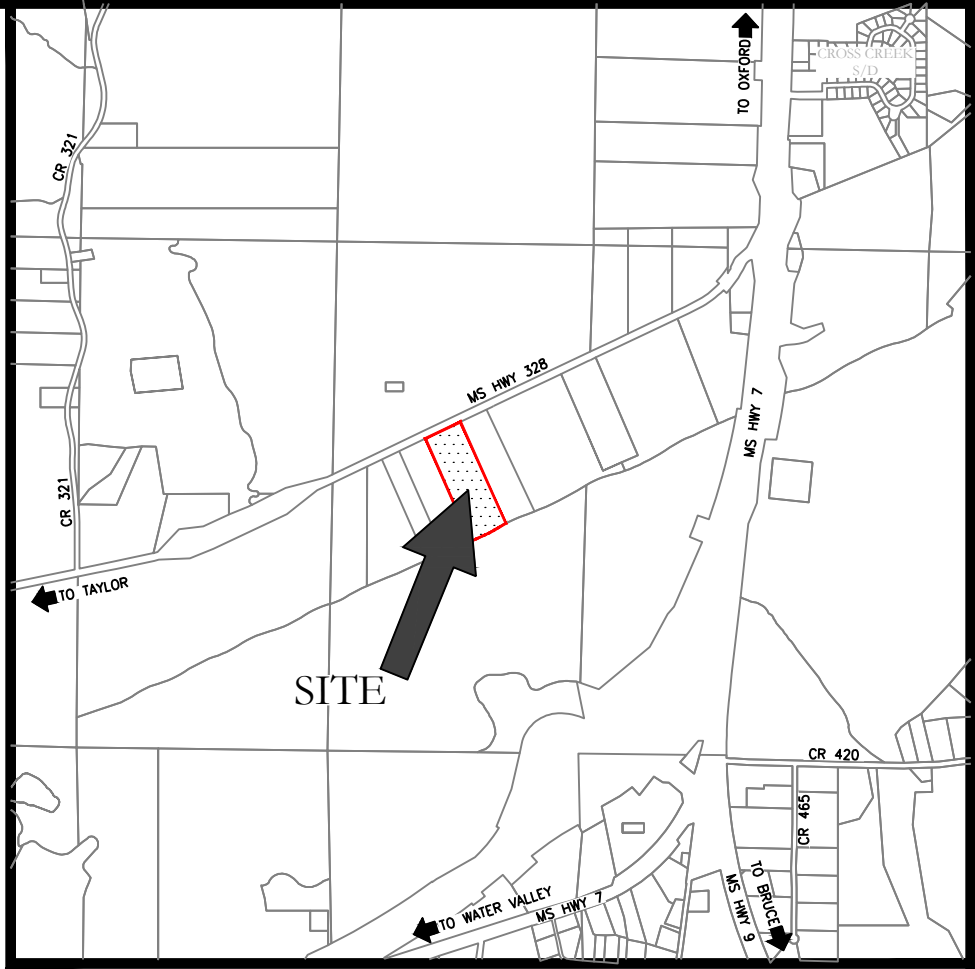
ZONING: A-1 (RURAL)

1686 PADINGTON PARK LANE
GERMANTOWN, TN 38138
PH: 662.312.9672

DEVELOPER:
HIGHWAY 328, LLC
31 HWY 328
OXFORD, MS 38655



LANDSCAPE NOTE:
LANDSCAPING ALONG FRONTAGE OF LOTS SHALL COMPLY WITH LAFAYETTE COUNTY'S STANDARDS AND REQUIREMENTS, AND ANY ADDITIONAL CONDITIONS AS DIRECTED BY LAFAYETTE COUNTY THROUGH THE APPROVAL PROCESS.



VICINITY MAP
1" = 2,000'

LEGEND
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING

○	PROPERTY CORNERS
●	IRON PIPE/PIN
■	CONCRETE MONUMENT
---	PROPERTY BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- . - . -	DITCH FLOWLINE
- - - - -	TOP OF BANK
- - - - -	LIMITS OF DISTURBANCE
▨	LANDSCAPING AND/OR BUFFER YARD AREA

VEGETATION AND TREE PLAN
FOR
FLEX SPACE SITE PLAN -
YOCONA RISE S/D: LOT #1

LAFAYETTE COUNTY, MISSISSIPPI
JUNE 2026
SCALE: 1" = 100'
ZONING: A-1 (RURAL AGRICULTURAL)
PROPERTY AREA: 11.35 ACRES

GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM
1686 PADINGTON PARK LANE, GERMANTOWN, TN 38138
PH: 662.312.9672

OWNER:
HIGHWAY 328, LLC
31 HWY. 328
OXFORD, MS 38655