



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: August 24, 2026
Case: 26-310

Applicant: Eagle Tee, LLC
Request: Final Site Plan

Location: Just west of the western Taylor corporate limits. A majority of the project sits within the Taylor corporate limits and fronts Main Street.

Parcel Number(s): 178-27-015.01

PPIN: 31543

Existing Zoning District: Rural (A-1)

Adjacent Zoning Districts: Rural (A-1) and Taylor Corporate Limits

Background

Eagle Tee, LLC (previously Farrell, LLC) was granted a Conditional Use Permit to construct a quasi-public facility (golf course) in a Rural (A-1) District at the March 16, 2026, Lafayette County Board of Supervisor meeting. The applicant now seeks Final Site Plan approval in accordance with Article II of the Lafayette County Land Development Standards and Regulations (LCLDSR).

Public Notice

Notice of this action was posted on the property in accordance with the LCLDSR.

Final Site Plan Approval

The Final Site Plan conforms with the requirements of the Lafayette County Land Development Standards and Regulations (Article II, Section 2, LCLDSR).

Planning Staff Recommendation

Planning Staff recommends approval of the final site plan subject to the following item being addressed prior to final approval by the Board of Supervisors:

1. Show that discharge velocities and outlet protection are adequately designed to protect adjacent properties.

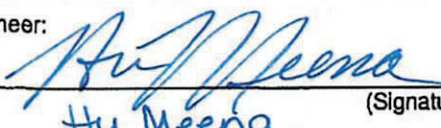
Enc.:

1. Application Materials

APPENDIX 1B
APPLICATION FOR SITE PLAN APPROVAL PRELIMINARY AND OR FINAL
for
CONDOMINIUM, APARTMENT, COMMERCIAL COMPLEX DEVELOPMENT
LAFAYETTE COUNTY PLANNING COMMISSION

X Preliminary

Final

1. NAME OF DEVELOPMENT: TBD TYPE OF PROJECT: Golf Course		
2. LOCATION: The proposed development is located on the <u>west</u> side of <u>Main Street</u> Road and the <u>north</u> side of <u>Hwy 328</u> Road, In Section <u>26 & 27</u> Township <u>9 south</u> , and Range <u>4 west</u> .		
3. Are there existing structures on the property? <u>no</u> If so, please list on separate sheet.		
4. Property owner: VLV Properties, LLC Bonnie Varner Meadows Address: 3982 E. Forrest Ridge Lane 8809 Raspberry Lane Telephone: Rogersville, MO 65742 Cordova, MS 38016 Fax: (417) 886-8487 (901) 757-1284		
5. Developer: Farrell, LLC Address: 1018 Highland Colony Pkwy, Ste. 310, Ridgeland, MS 39157 Telephone: (601) 974-7846 Fax:		
6. Engineer/Surveyor: Greg Bonds, Benchmark Engineering & Surveying, LLC Address: 660 Katherine Dr., Suite 302, Flowood, MS 39232 Telephone: (601) 627-7786 Fax:		
7. Gross Acreage <u>272.417</u>	8. Number of Lots or Units <u>N/A</u>	9. Average Frontage <u>N/A</u>
10. Are Community or Public Sewers Provided? Yes ___ No <u>✓</u> By Whom: _____		
11. Is Community or Public Water Provided? Yes ___ No <u>✓</u> By Whom: _____		
12. Fee: \$150 + \$5 per unit = \$ <u>paid</u> Construction Inspection Fees per Article VII, Section = \$ _____		
Signature of Owner, Developer, Agent, or Engineer:  _____ (Signature) Hu Meena (Printed) _____ (Date)		

APPENDIX 2
CHECKLIST FOR EITHER PRELIMINARY OR FINAL SITE PLAN

Application date:	December 8, 2025
Development:	Golf Course
Developer:	Farrell, LLC
Engineer:	Greg Bonds – Benchmark Engineering & Surveying

Instructions:

Place checkmark in left column for each item included in the application packet.

If an item is not required, write "NR" in the left column.

Developer's Check off	County Verification	Item
		Site Plan Features
NR		1 Title of proposed development (Article II, Sect. 2, F, Number 14)
NR		2 Graphic scale (Article II, Sect. 2, F, Number 14)
NR		3 North arrow (Article II, Sect. 2, F, Number 14)
NR		4 Graphic survey plot of the development boundary <i>*including metes and bounds</i> (Article II, Sect. 2, F, Number 1)
NR		5 Proposed right-of-ways to be dedicated to Lafayette County (Article II, Sect. 2, F, Number 2)
NR		6 Proposed easements (Article II, Sect. 2, F, Number 3)
NR		7 Proposed structure locations with number of units per structure (for assignment of E-911 addresses) (Article II, Sect. 2, F, Number 4)
NR		8 Vicinity map <i>*one (1) inch = one thousand (1,000) feet</i> (Article II, Sect. 2, F, Number 5)
NR		9 Location of points of ingress and egress (Article II, Sect. 2, F, Number 6)
NR		10 Adjacent property boundaries with existing structures (Article II, Sect. 2, F, Number 7)
NR		11 Water courses and marshes <i>*Corps of Eng. Sect. 404 Clean Water Act</i> (Article II, Sect. 2, F, Number 8)
NR		12 Wetlands identified (Article II, Sect. 2, F, Number 9)
NR		13 Flood elevation information <i>*one hundred (100) year Flood Contour</i> (Article II, Sect. 2, F, Number 10)
NR		14 Manner of drainage on the property (Article II, Sect. 2, F, Number 11)
NR		15 Location of existing and proposed utilities (Article II, Sect. 2, F, Number 12)
NR		16 Illustration of paving on site plan (Article II, Sect. 2, F, Number 20)
NR		17 Landscape Plan (Article II, Sect. 2, F, Number 22)
NR		18 Floor Plans and Elevations (Article II, Sect. 2, F, Number 21)
NR		19 Illustration of utilities (Article II, Sect. 2, E, Number 5)
		Supporting documents:
✓		1 Application for Site Plan Approval (Appendix 1B)
NR		2 Seven (7) copies of Site Plan <i>*one (1) inch = one hundred (100) feet</i> (Article II, Sect. 2, C, Number 3)
NR		3 Two (2) copies of construction plans (Article II, Sect. 2, C, Number 4)
NR		4 Variance requests (Article VII, Sect. 2)
NR		5 Utility provided agreement – water; where applicable application to State Agency approved (Article II, Sect. 2, F, Number 13)
NR		6 Utility provided agreement – sewer; where applicable application to State Agency approved (Article II, Sect. 1, F)
NR		7 Gated community permit (Appendix 8)

NR		8	Covenants for assessments and maintenance (Article II, Sect. 1, D); (Article II, Sect. 2, F, Number 15)
NR		9	Erosion and Sediment Control Plan and Storm Water and Pollution Permit from Mississippi Department of Environmental Quality must be submitted to County Planner before Board of Supervisors approval. According to MDEQ: Less than 1 acre – No requirement 1 acre to 4.99 acres – Small In house SWPPP required Greater than 5 acres – MDEQ permit required
NR		10	Vegetation and Tree Plan – Use Aerial Photo (Article II, Sect. 2, F, Numbers 17 & 18)
NR		11	Contact relevant to government agency having an interest in the development (Article II, Sect. 1, F)
✓		12	The developer shall provide the names and addresses of all adjacent property owners and notify them by U.S. mail of the appearance before the Planning Commission. (Article II, Sect. 1, H)
✓		13	Zoning Verification Letter (Article II, Sect. 1, I)
NR		14	Traffic Study Results <i>*only applicable for residential developments having more than 50 units</i> (Article II, Sect. 1, E)
NR		15	Provisions regarding ownership and maintenance of common areas. Must conform to Appendix 9. (Article II, Sect. 2, E, Number 4)

PROJECT NAME: TBD TAYLOR, MISSISSIPPI | 3 DECEMBER 2025



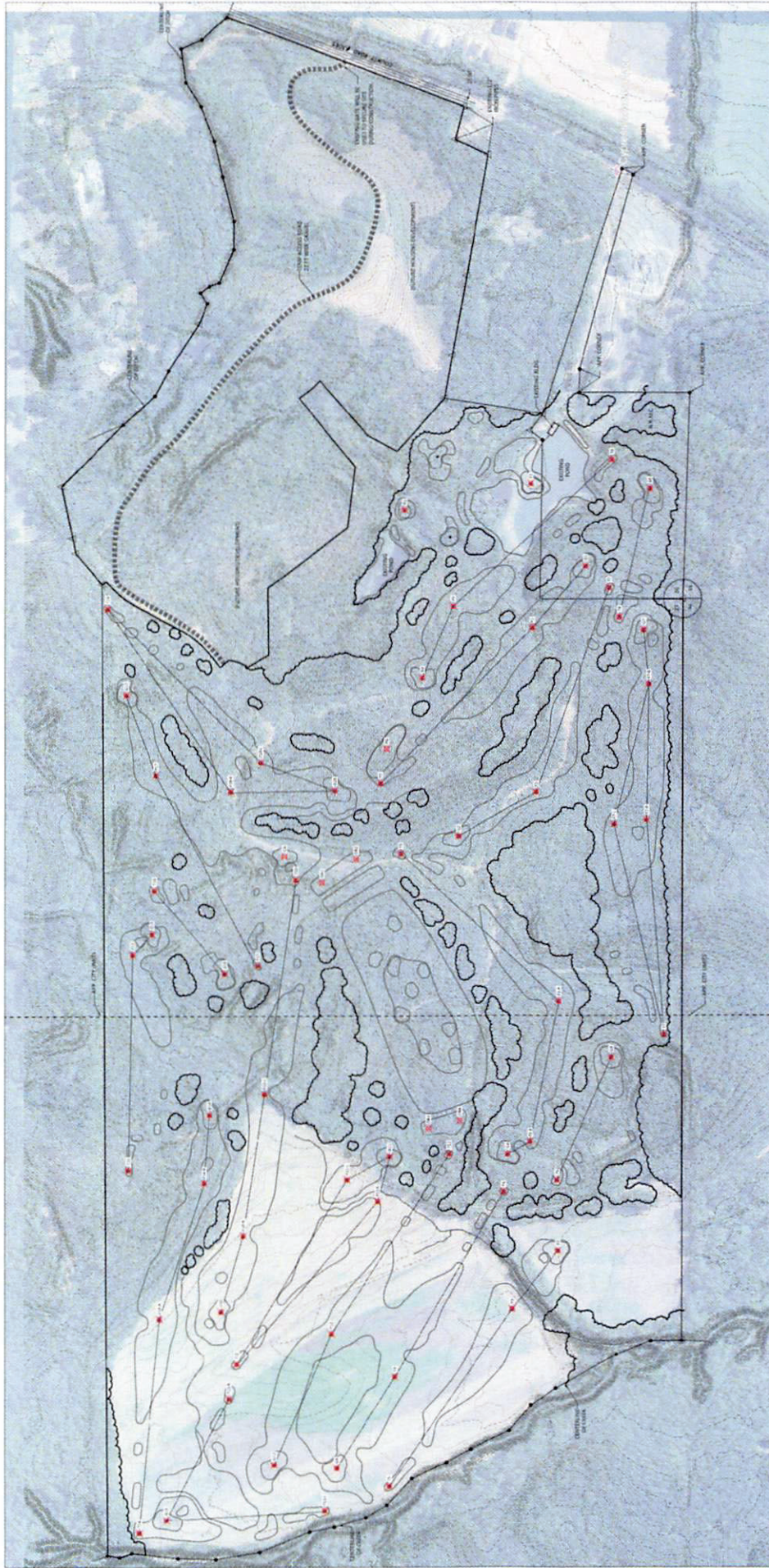
POST OFFICE BOX 1250 | MACGEE, MS | 39

watermarking@corn | watermarking.co.uk

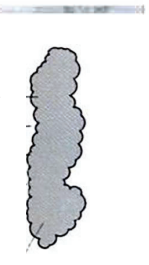


SITE CONTEXT

The major data deficits in ecological management of the wetlands and riparianity to the golf course and the fact it is not intended to be a natural wetland (regulation is strictly prohibited) method the riparian wetland character of the wetland habitat. The same wetland character as that of a wetland. The water in this wetland habitat area are not intended to be a natural wetland habitat area and the flow.



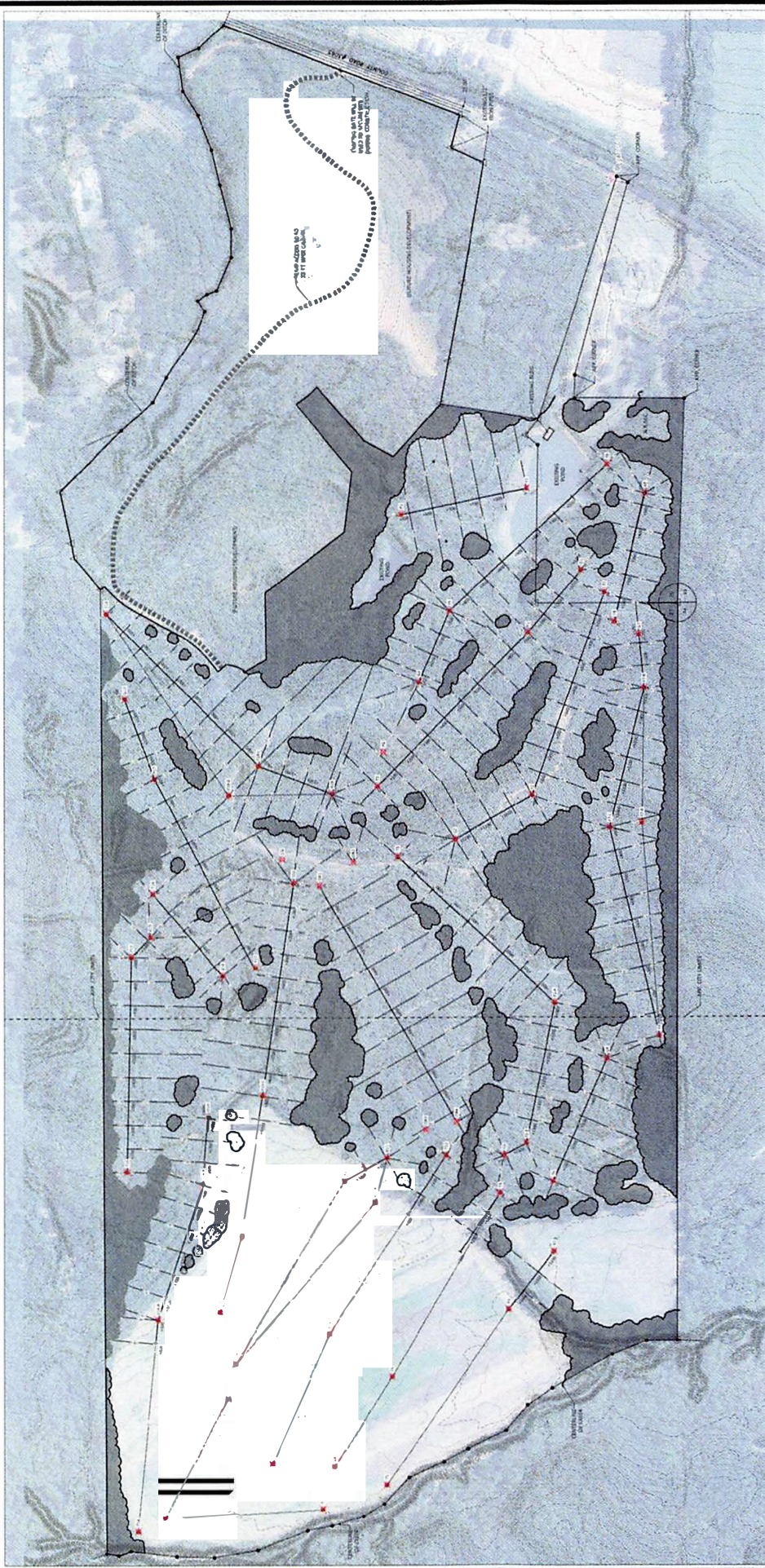
- PLAN LEGEND**
- TEE CENTER POINT | HOLE # T7
 - FAIRWAY TURN POINT | HOLE # F7
 - GREEN CENTER POINT | HOLE # G7

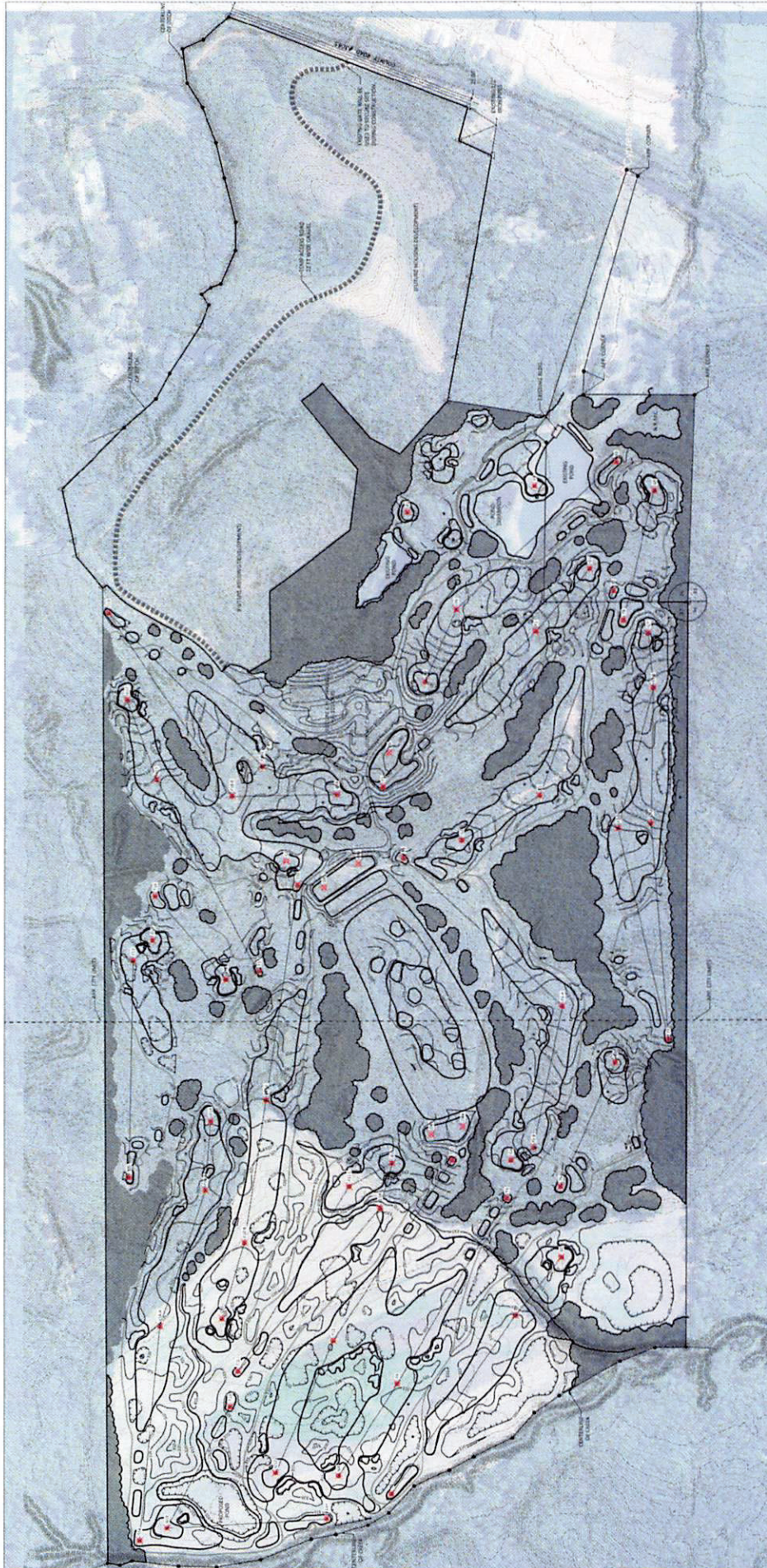


PLAN LEGEND

STAKING POINTS
 CLEARING LIMIT DIMENSIONS

DIMENSION
 STATION

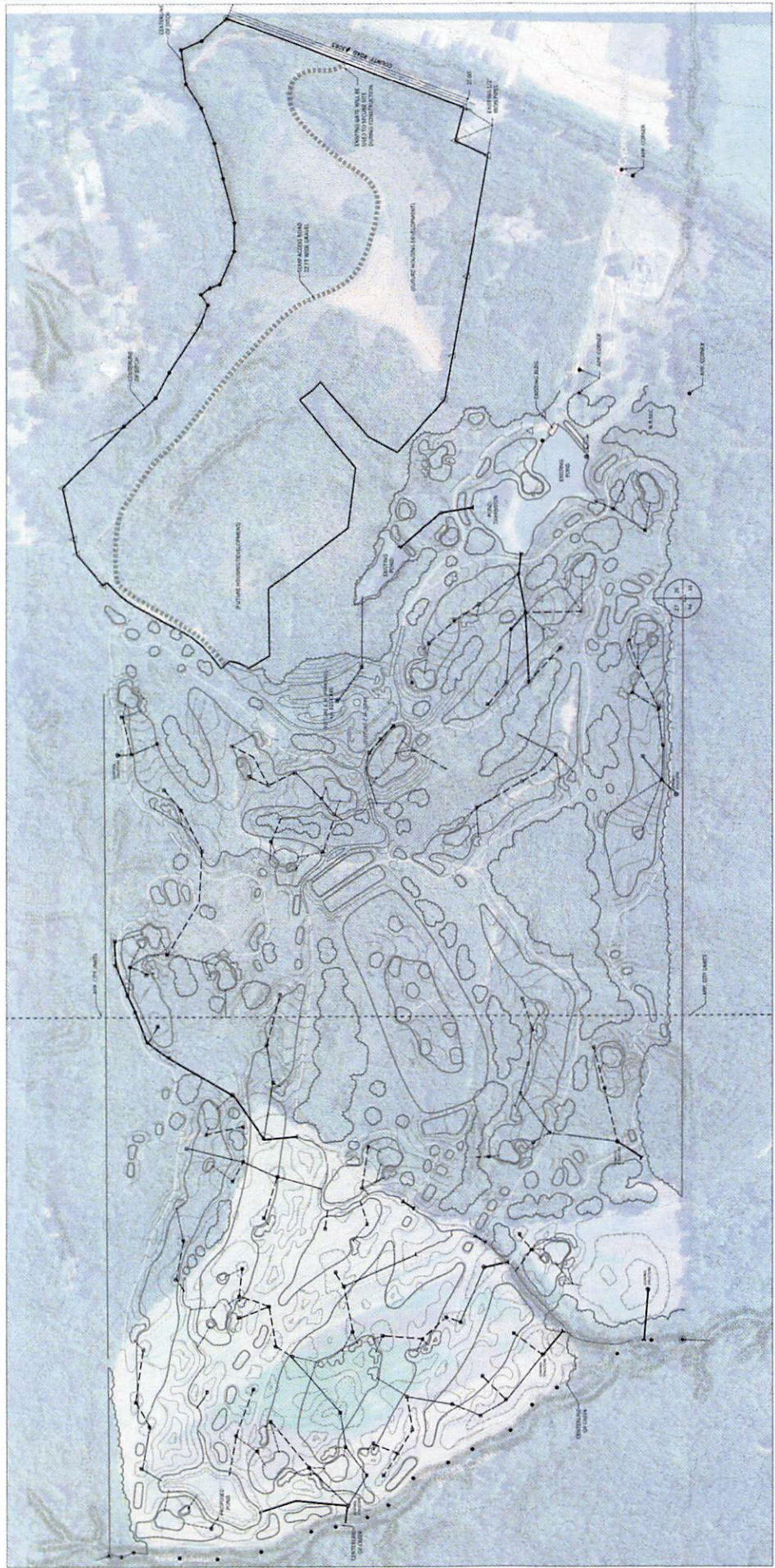
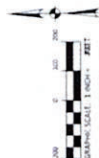




PRELIMINARY EARTHWORK CALCS
 MASS CUT: 249,000 CY
 MASS FILL: 278,000 CY *
 (*FINAL GRADES TO BE ADJUSTED FOR SITE BALANCE)

PLAN LEGEND
 STAKING POINTS
 EXISTING 5FT CONTOURS
 PROPOSED 5FT CONTOURS





PLAN LEGEND

- EXISTING 5FT CONTOURS
- PROPOSED 5FT CONTOURS
- FEATURE DRAINAGE 4"
- MINOR DRAINAGE 6"
- MAJOR DRAINAGE 8"
- MAJOR DRAINAGE 12" +
- DRAINAGE BASIN
- CONTROL STRUCTURE

Sheet No.	1
Date	12/12/2023
Drawn By	12/12/2023
Checked By	12/12/2023
Approved By	12/12/2023

PROJECT NAME / LOCATION: TAYLOR TRACT GOLF COURSE
DATE OF DRAWING: MAY 5, 2026
SHEET NAME: ACCESS PLAN

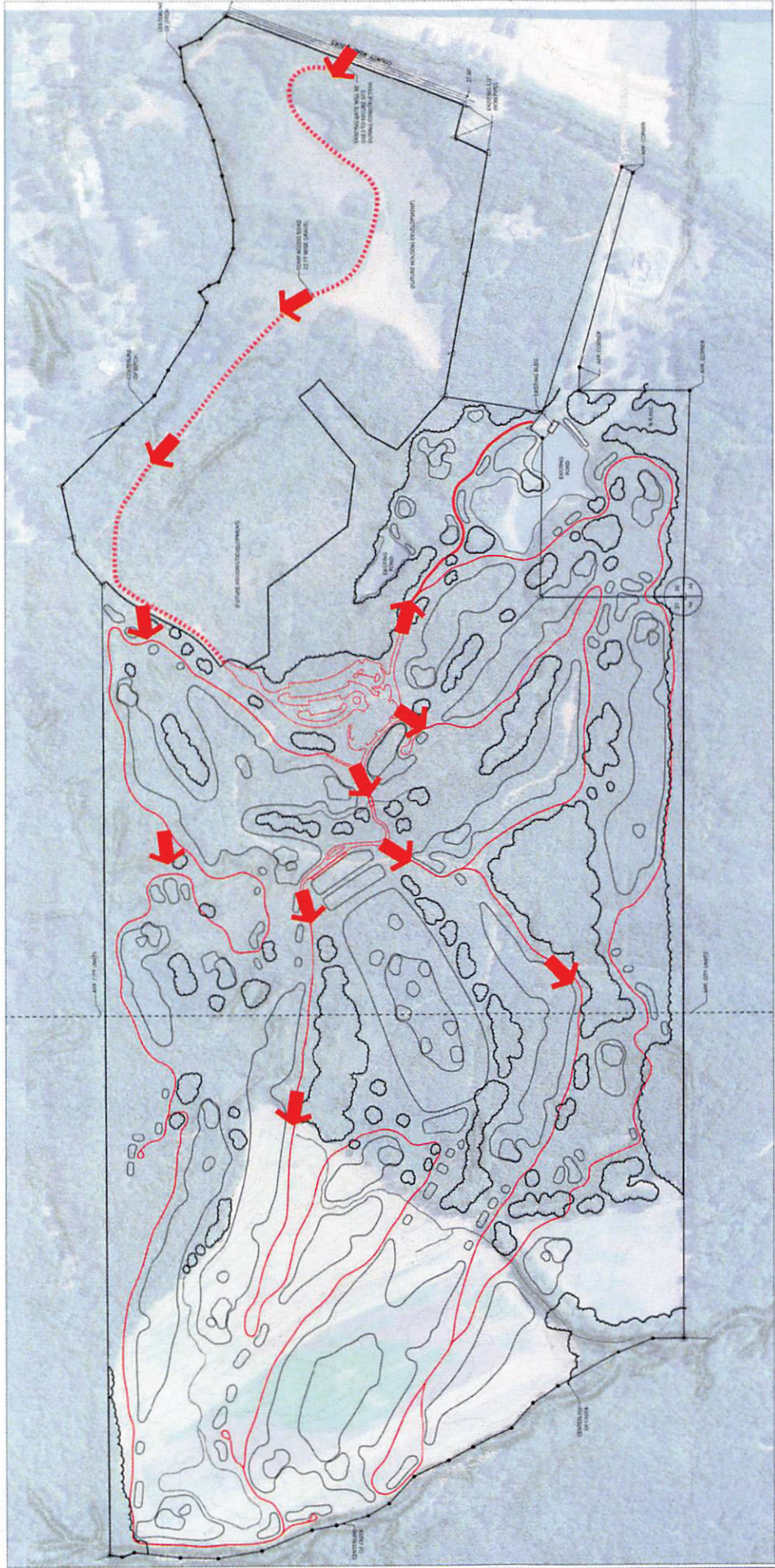
ACCESS PLAN
MAY 5, 2026
TAYLOR TRACT GOLF COURSE

WATKINS GOLF & COUNTRY CLUB, INC.
1000 SOUTH MAIN STREET, SUITE 100
MAY 5, 2026
1000 SOUTH MAIN STREET, SUITE 100
MAY 5, 2026
1000 SOUTH MAIN STREET, SUITE 100
MAY 5, 2026



PLAN LEGEND

- CARTPATHS
- SERVICE DRIVES
- ROAD ACCESS
- EMS ACCESS



Golf Project Adjacent Landowners

Name	Mailing Address
Hiram Frank Cooper	26 County Road 3065, Taylor, MS. 38673-4563
Ellen B Meacham	Po Box 135, Taylor, MS, 38673-0135
Daniel J Barfield	60 County Road 3065, Taylor, MS, 38673-4563
Briscoe Properties Llc	268 County Road 313, Oxford, MS, 38655-8511
Four Sisters Investment Club Llc	8879 Johnston Cove, Cordova, TN, 38016-4078
Gary W Hale	26 Hurdle Lane, Taylor, MS, 38673
Hale Properties Llc	26 Hurdle Lane, Taylor, MS, 38673
Thomas Ray Thornton	27 First Street, Taylor, MS, 38673
Charles Lee Mars	Po Box 181, Taylor, MS, 38673-0181
Manfred Rottler	18 Main Street, Taylor, MS, 38673-4501
Main Street Taylor Llc	P.O. BOX 118 TAYLOR, MS 38673
Jones Elizabeth Dollarhide	P.O. Box 70, Taylor, MS 38673
Daigle John N.	P.O. Box 57, Taylor, MS 38673