



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: September 28, 2026
Case: 26-417

Applicant: Terry Warren

Request:

1. Conditional Use – C-2 Use in A-1 District
2. Site Plan

Location: 1012 Hwy 6 West
Parcel Number(s): 157-25-007.00
PPIN: 15025

Existing Zoning District: Rural (A-1)
Adjacent Zoning Districts: All – Rural (A-1)

Background

Terry Warren requests a conditional use permit authorizing a Commercial Medium Density (C-2) use within a Rural (A-1) district and the approval of the associated site plan.

The conditional use request would authorize the applicant to use the site for open-air storage of golf carts and trailers. The storage area will be a gravel surface, surrounded by a chain link fence topped with barbed wire. The enclosed area totals approximately 1.50 acres.

The area will be solely used to store the golf carts and trailers no customers, tenants or other third parties will be permitted access to the use of site.

1. Conditional Use Permit

Conditional Use Permits shall only be granted if adequate provision and arrangement has been made concerning the following (Article XXI, Section 2105, Lafayette County Zoning Ordinance (LCZO):

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 property is accessed directly from MS Hwy 6 West from an existing driveway. Based on the proposed use of the property a new encroachment permit may be required from Mississippi Department of Transportation.

B. Off-street parking and loading areas.

There is no requirement for public off-street parking as the requested use is for personal storage and access by the applicant. No customer traffic will be generated from the use.

C. Refuse and service areas.

The property will be served by the Lafayette County Solid Waste Department.

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

The proposed use will not require water or sewer. No new utilities are proposed.

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

The proposed fence will serve as screening for the storage area.

F. Required yards and other open space.

Setbacks will comply with the Lafayette County Zoning Ordinance.

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

Adjacent properties to the west are currently used for residential purposes. The property located directly to the east is agricultural. The location of the proposed storage area is at the southeastern portion of the property and will not impact those existing residential uses to the west. The use is generally compatible with properties in the vicinity.

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

Public Notice/Public Comments

Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, LCZO). Notice of this public hearing was posted on the subject property and printed in the Northeast Mississippi Daily Journal.

Adjacent landowners were properly notified by certified mail. To date, Planning Staff has not received any written public comment. Planning staff did field numerous phone calls from interested parties inquiring about the proposed use. No specific objections were presented.

Planning Staff Recommendation

Planning Staff recommends approval of the conditional use request subject to the following condition:

1. The applicant shall provide evidence that the Mississippi Department of Transportation has been contacted regarding site access. Should a new encroachment permit be required, said permit shall be obtained prior to the use of the property.
2. Prior to construction of the site fencing, the applicant shall obtain a commercial building permit for the Lafayette County Development Services Department.

2. Final Site Plan Approval

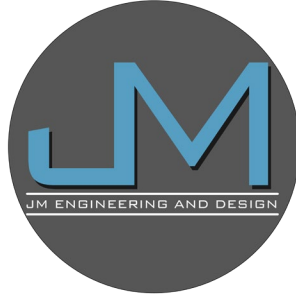
The Warren – Golf Cart and Trailer Storage Final Site Plan conforms with the requirements of the Lafayette County Land Development Standards and Regulations (LCLDSR) (Article II, Section 2 and Appendix 2, LCLDSR)).

Planning Staff Recommendation

Planning Staff recommends approval of the final site plan.

Enc.:

1. Application Materials



JM ENGINEERING AND DESIGN, LLC

Oxford, Mississippi • (662) 801-8803

CONDITIONAL USE APPLICATION

Narrative & Justification

TERRY WARREN – GOLF CART & TRAILER STORAGE

1012 Hwy 6 West
Lafayette County, Mississippi

Prepared for: Terry Warren
Prepared by: JM Engineering and Design, LLC
Date: August 2026



1. Introduction

This narrative is submitted on behalf of Terry Warren in support of an application for Conditional Use (Special Exception) approval from the Lafayette County Board of Supervisors to allow a private trailer storage use on a 55.64-acre tract located at 1012 Hwy 6 West, Lafayette County, Mississippi. The property is zoned A-1 (Rural District), and the proposed trailer storage use is not a use permitted outright within the A-1 district. As set forth in Section 502.A of the Lafayette County Zoning Ordinance, C-1 and C-2 Commercial uses — the classification under which a trailer storage use falls — are permitted in the A-1 district only upon approval of a Conditional Use by the Board of Supervisors. This narrative describes the property, the proposed use, and the basis on which the request satisfies the standard for a Conditional Use under the Ordinance.

2. Site Data

Project Name	Terry Warren – Golf Cart & Trailer Storage
Property Address	1012 Hwy 6 West, Lafayette County, Mississippi
Property Area	± 55.64 acres
Current Zoning	A-1 (Rural District)
Requested Action	Conditional Use (Special Exception) – private trailer storage, per Section 502.A
Existing Site Features	One existing building; remainder of tract undeveloped/wooded
Proposed Improvements	Perimeter fence and gated entrance enclosing the golf cart & trailer storage area; no new buildings proposed
Site Access	Existing access drive from MS Hwy 6 (South property frontage)
Applicant / Owner	Terry Warren
Engineer of Record	JM Engineering and Design, LLC, Oxford, MS

3. Existing Conditions and Surrounding Land Use

The subject property is an irregularly-shaped, ±55.64-acre tract fronting MS Hwy 6 along its southern boundary, with the balance of the tract extending north through wooded and open agricultural land. An existing building is located near the Hwy 6 frontage and is proposed to remain and be incorporated into the trailer storage area. Adjoining properties are held by Jerrod Campbell, Sylvia Campbell, Jerold A. Campbell, and Don Waller, and are characteristic of the surrounding A-1 Rural District — low-intensity agricultural and rural residential land uses. The proposed use is consistent in scale and character with this rural setting.



4. Description of Proposed Use

The applicant proposes to use a portion of the property, located near the existing building at the Hwy 6 frontage, for the private storage of golf carts & trailers owned by the applicant. The area will be enclosed by a perimeter fence with a single gated entrance, as shown on the site plan (Sheet C-100/C-100-A). Access to the storage area will be restricted to the property owner only — the use is not a public or commercial storage rental operation, and no customers, tenants, or other third parties will be permitted access to or use of the site. No new structures are proposed; the existing building on site will be retained and utilized in connection with the storage use.

5. Access and Traffic

Site access will continue to be provided via the existing driveway connection to MS Hwy 6 along the property's southern frontage. Because the use is restricted to the property owner and does not involve customer, tenant, or public traffic, the proposed use will generate minimal vehicular trips — substantially less than a commercial storage facility open to the public or other conditional commercial uses permitted in the A-1 district. No new curb cuts, turn lanes, or roadway improvements are anticipated to be necessary as a result of this use.

6. Compatibility with Surrounding Properties

The proposed use has been designed to minimize any impact on adjoining properties. Key compatibility features include:

- Restricted, owner-only access — the site will not be open to the public, and no customer or tenant traffic will be generated.
- A perimeter fence and single gated entrance will enclose the storage area, screening stored golf carts & trailers from view of MS Hwy 6 and adjoining properties.
- No new structures, lighting, signage, or site disturbance beyond the fence, gate, and existing building are proposed.
- The scale and passive nature of the use — the private storage of golf carts & trailers, with no processing, retail, or industrial activity conducted on site — is consistent with the low-intensity character of the surrounding A-1 Rural District.
- The tract is large (±55.64 acres) relative to the proposed storage area, providing substantial separation between the use and adjoining property lines.

7. Conditional Use Justification

Section 201 of the Lafayette County Zoning Ordinance defines a Conditional Use (Special Exception) as “a land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgment of the Board of Supervisors promote the public health, safety, morals, or general welfare of the County and would not adversely affect adjacent properties.” The proposed private golf carts & trailer storage use satisfies this standard for the following reasons:



- **Public Health, Safety, and General Welfare:** The use involves no processing, manufacturing, retail sales, or public operations. Restricting access to the property owner eliminates the traffic, noise, and activity typically associated with a commercial storage facility open to the public.
- **No Adverse Effect on Adjacent Properties:** The perimeter fence and gate will screen the storage area from adjoining properties and from MS Hwy 6. The size of the tract provides substantial buffer distance between the storage area and adjoining property lines held by the Campbell and Waller families.
- **Consistency with District Character:** The A-1 Rural District is intended to “preserve areas for non-intensive agricultural uses and to permit a wide variety of other uses in rural sections of the County” (Section 500). A privately-restricted golf carts & trailer storage use, enclosed and screened, is consistent with this low-intensity, rural intent.
- **No Change to Underlying Zoning:** Approval of the Conditional Use will not rezone the property; the tract will remain zoned A-1, and the conditional use will remain valid only so long as the specific use granted continues, per the Ordinance's definition of Conditional Use.

8. Response to Section 2105.01 Approval Criteria

Section 2105.01 of the Lafayette County Zoning Ordinance requires that the Board of Supervisors find satisfactory provision and arrangement has been made for each of the following items before granting a conditional use. The table below addresses each in turn as it relates to the proposed golf carts & trailer storage use.

Criterion (§ 2105.01)	Response
A. Ingress and Egress	Access is provided by the existing driveway connection to MS Hwy 6. Because the site is restricted to the owner only, vehicular activity is minimal and does not raise traffic flow, pedestrian safety, or emergency-access concerns.
B. Off-Street Parking and Loading	No public parking or loading is required; the use consists of golf carts & trailers parked within the fenced storage area by the owner. No customer or employee parking beyond the owner's own vehicle is generated.
C. Refuse and Service Areas	The use generates no refuse, waste, or service demand beyond incidental maintenance of the existing building and storage area.
D. Utilities	No new utility service is required for the storage use. The existing building retains whatever service already exists on site.
E. Screening and Buffering	A perimeter fence with a single gated entrance will enclose the storage area, screening stored golf carts & trailers from MS Hwy 6 and from adjoining properties, consistent with the intent of Section 404 of the Ordinance.
F. Required Yards and Open Space	The storage area is sited on a 55.64-acre tract with substantial open acreage surrounding it, providing yard and open-space separation well in excess of the A-1 district's 30-foot front and 10-foot side/rear setbacks.



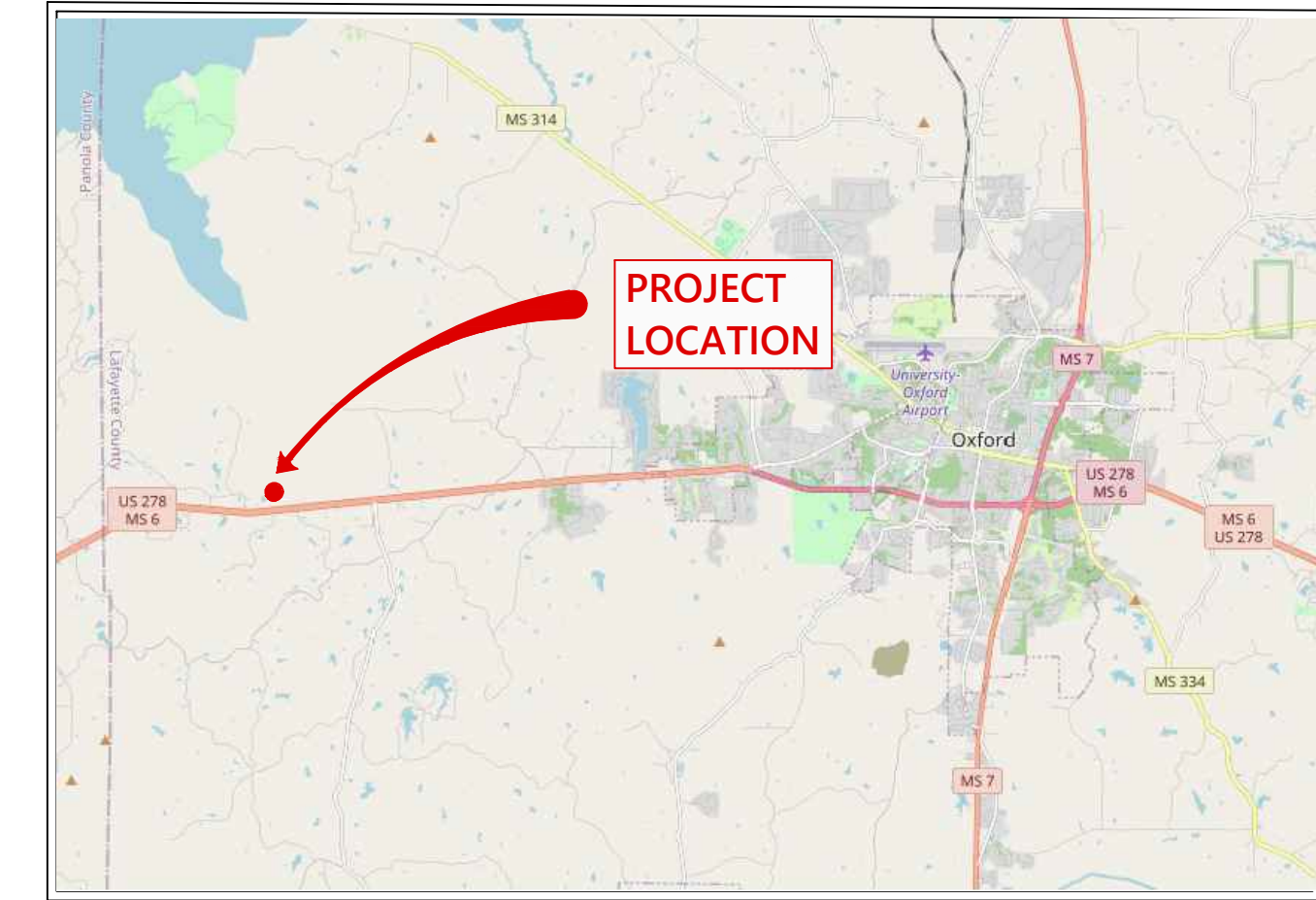
Criterion (§ 2105.01)	Response
G. Compatibility with Adjacent Properties	The restricted, owner-only, fenced, and screened nature of the use is compatible with the low-intensity agricultural and rural residential character of the surrounding A-1 properties held by the Campbell and Waller families.
H. Other Provisions	JM Engineering and Design, LLC is available to address any additional conditions the Board of Supervisors deems appropriate to attach to the conditional use approval.

In accordance with Section 2105.02, a site plan for the proposed use is submitted concurrently with this narrative. The applicant understands that, per Section 2105.03, a public hearing before the Board of Supervisors is required prior to action on this application.

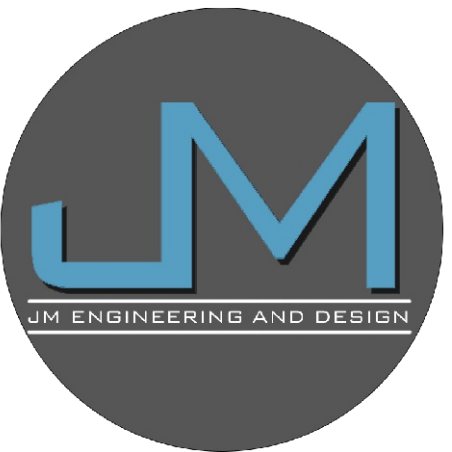
9. Conclusion

The applicant respectfully requests that the Lafayette County Board of Supervisors approve a Conditional Use (Special Exception) permitting private golf carts & trailer storage on the subject property, as depicted on the accompanying site plan. The proposed use is restricted to the property owner, will be fully enclosed by a fence and gate, requires no new structures, and is compatible with the surrounding A-1 Rural District. JM Engineering and Design, LLC is available to provide any additional information the County may require in its review of this application.

TERRY WARREN - GOLF CART & TRAILER STORAGE
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP



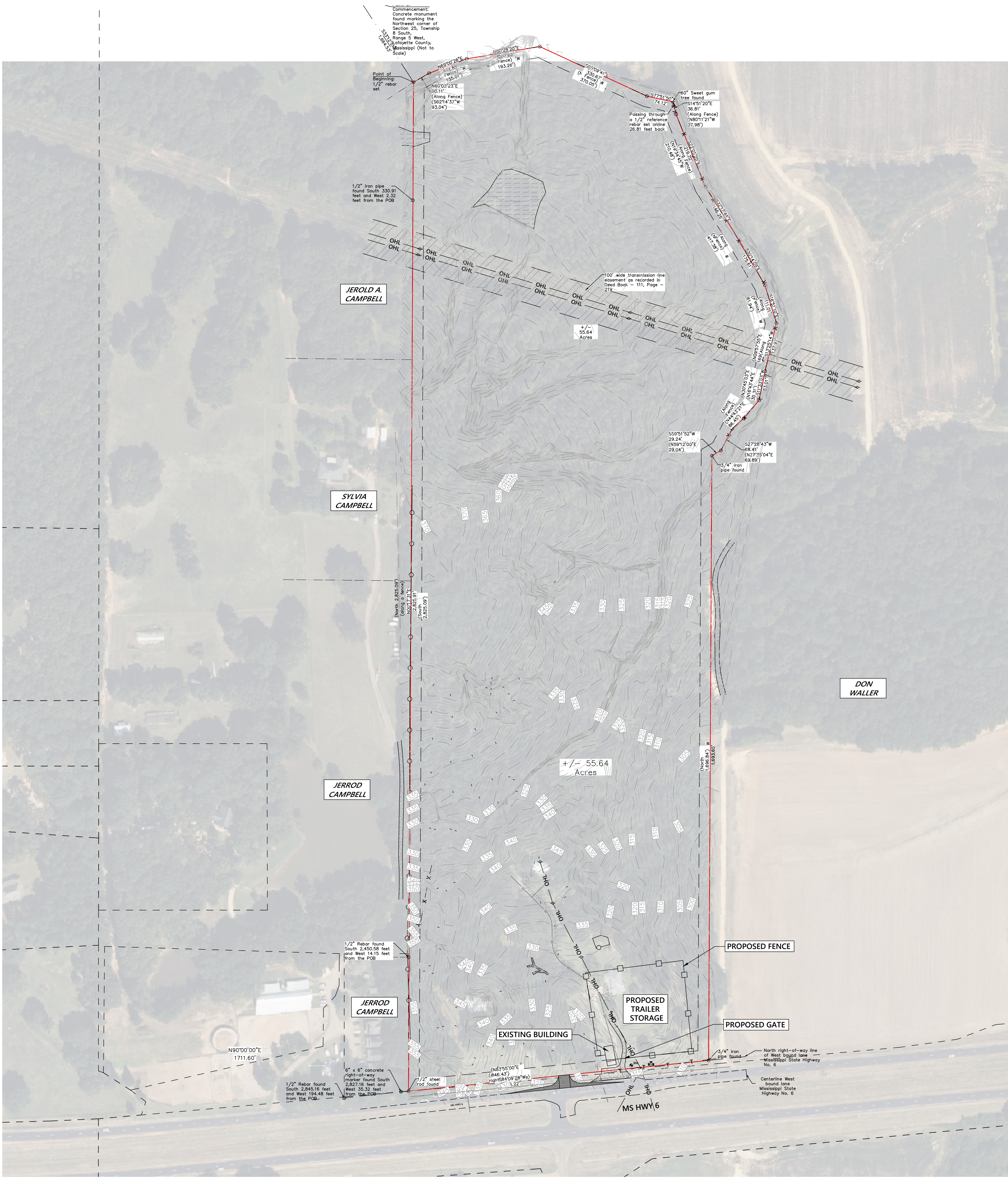
**JM ENGINEERING
AND DESIGN, LLC**
OXFORD, MS
(662) 801-8803

TERRY WARREN - GOLF CART & TRAILER STORAGE
1012 HWY 6 WEST
 LAFAYETTE COUNTY, MISSISSIPPI

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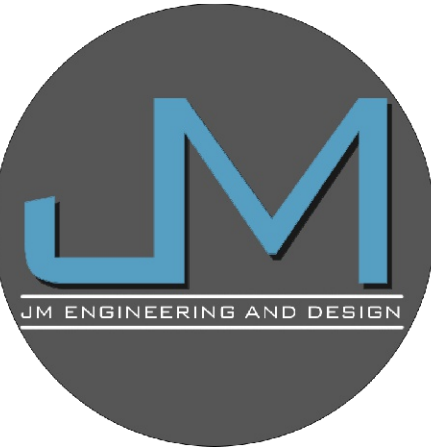
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CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	05/10/2023
SCALE	
REVISION	09/15/2026

C-000



SITE DATA TABLE

PROPERTY AREA: 55.64 AC
ZONING: A-1

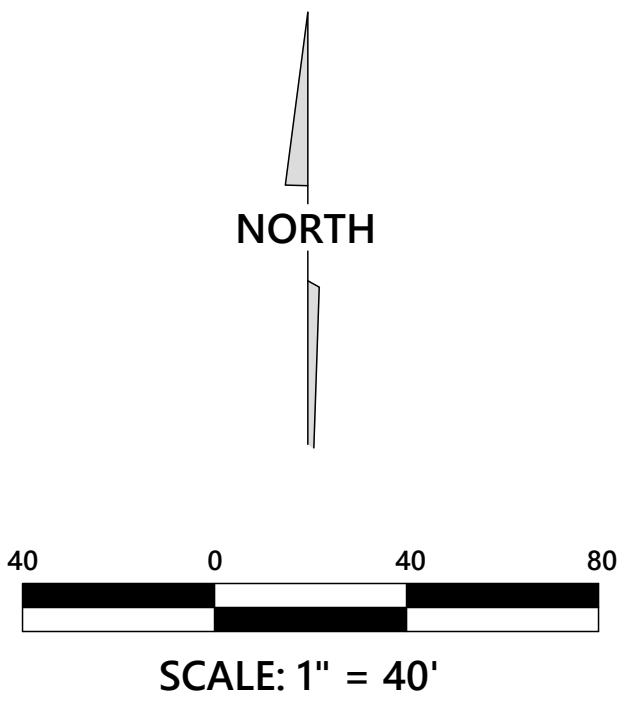
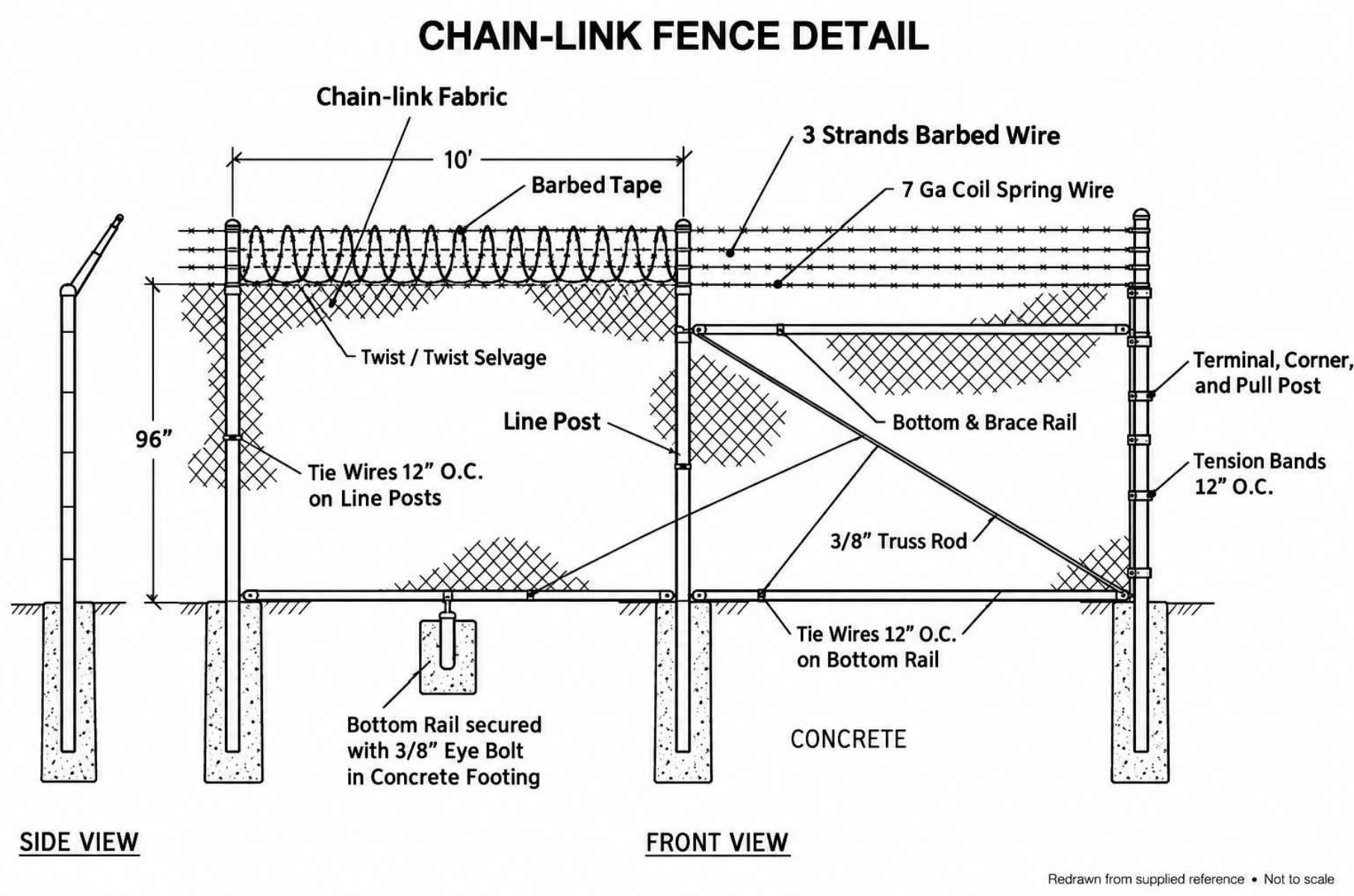
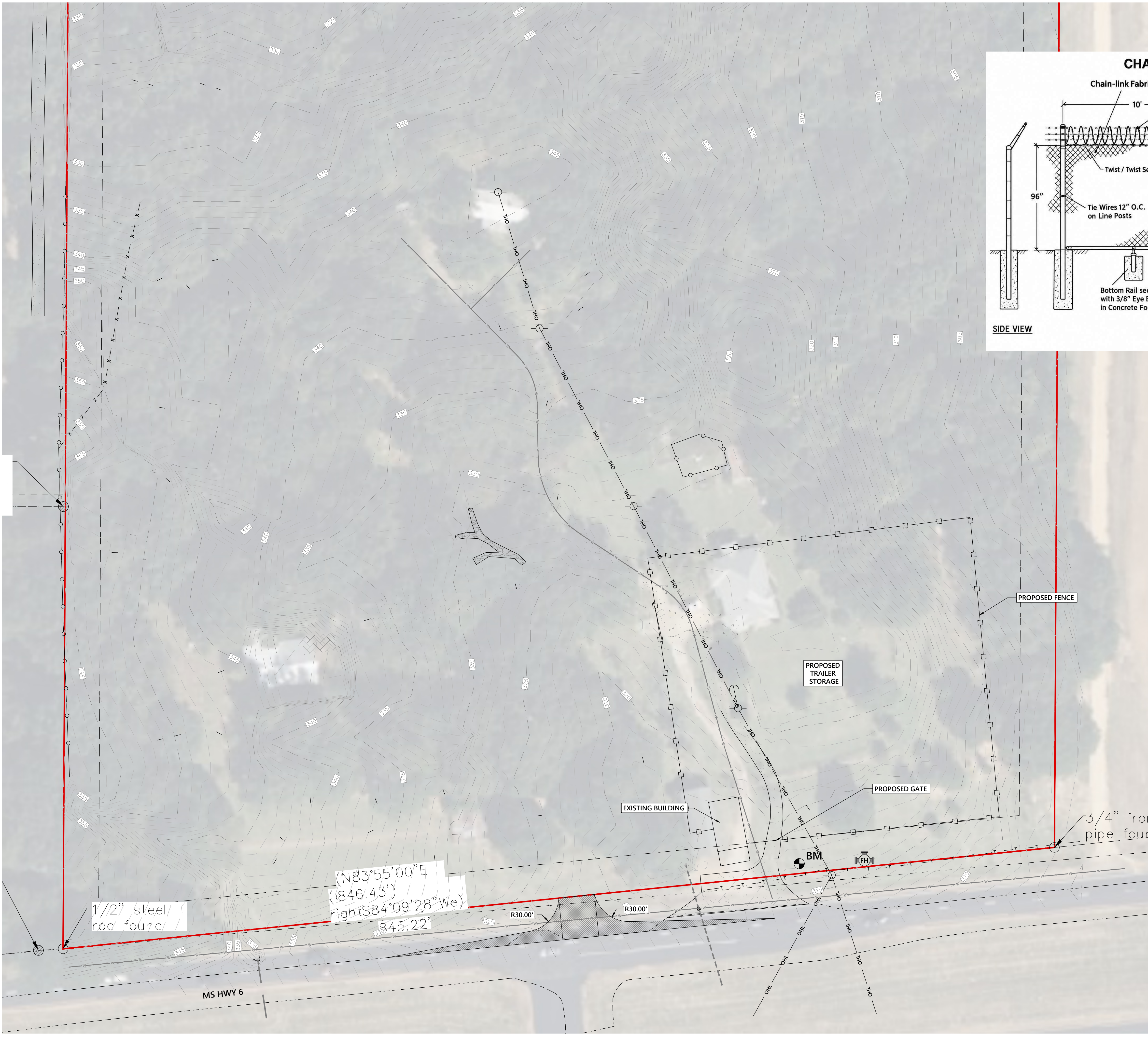


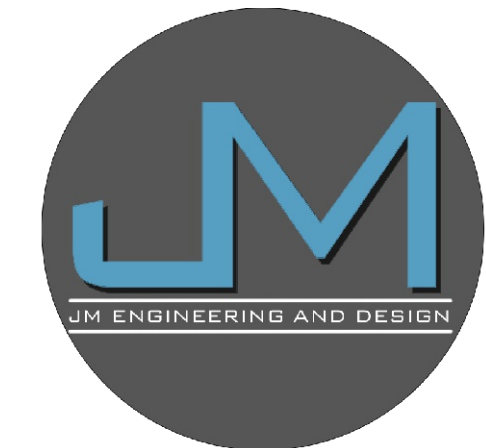
JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE PLAN
TERRY WARREN - GOLF CART & TRAILER STORAGE
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	05/10/2023
SCALE	1" = 150'
REVISION	09/15/2026

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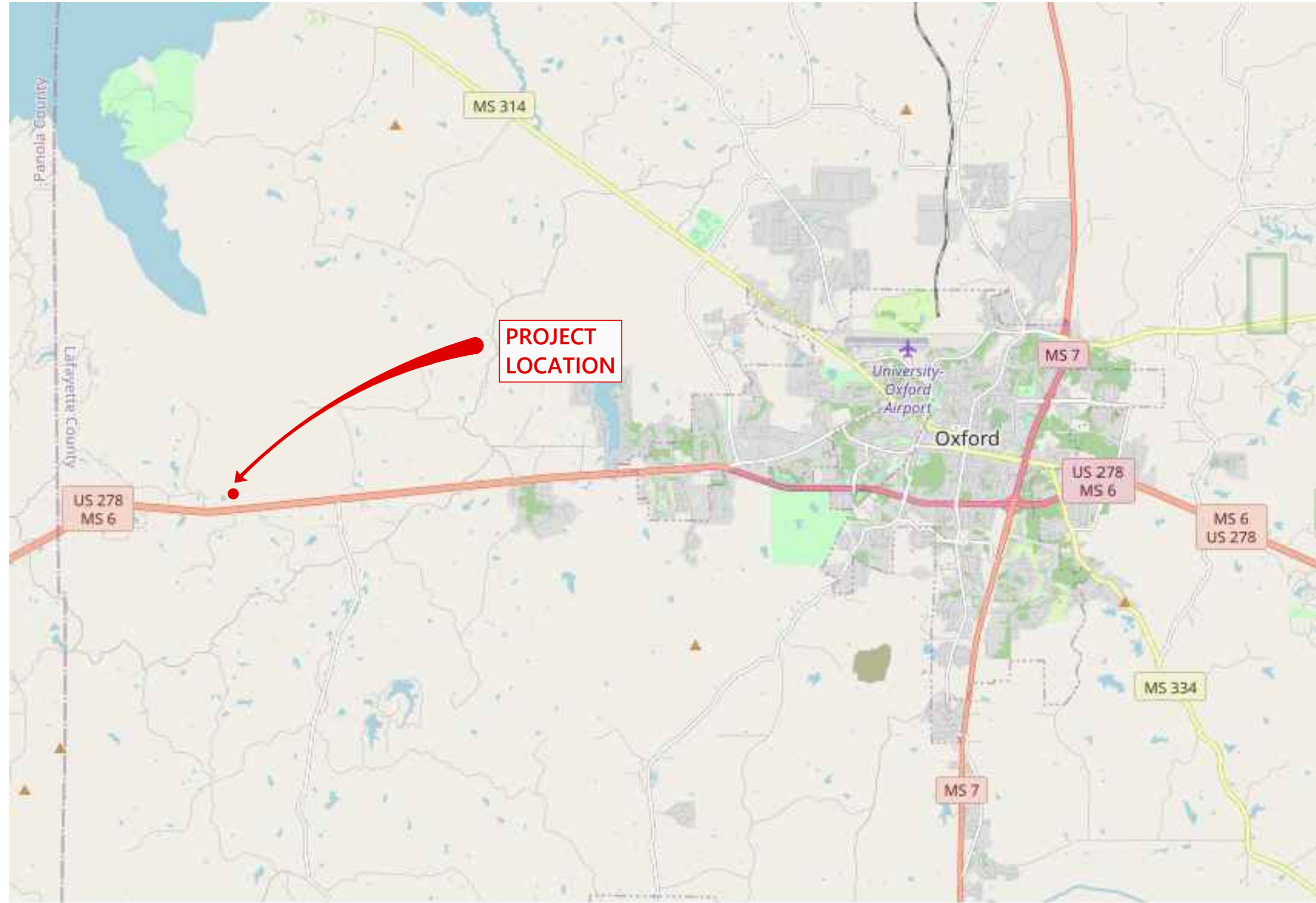
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SITE PLAN

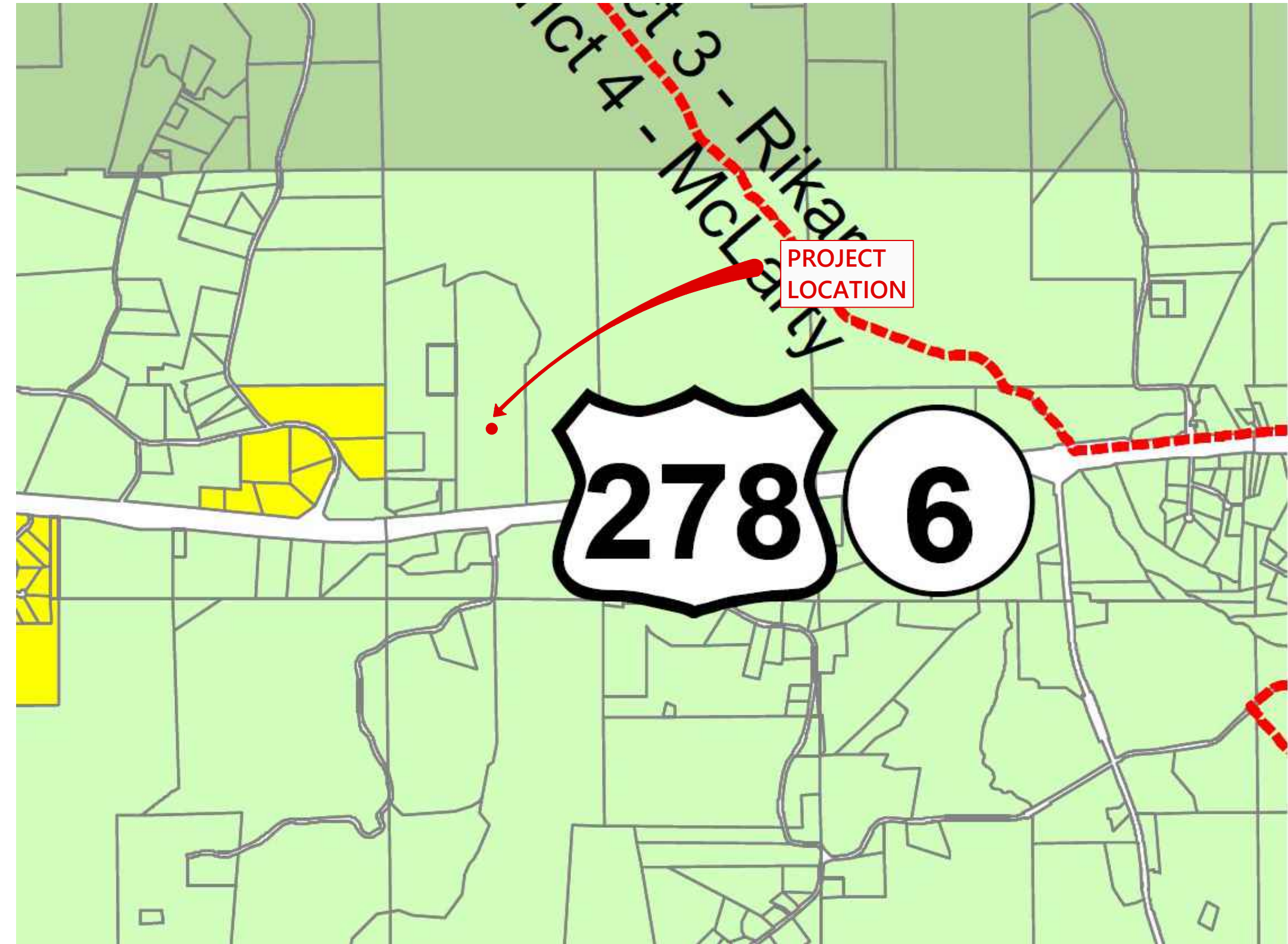
TERRY WARREN - GOLF CART & TRAILER STORAGE
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

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REVISION	09/15/2026

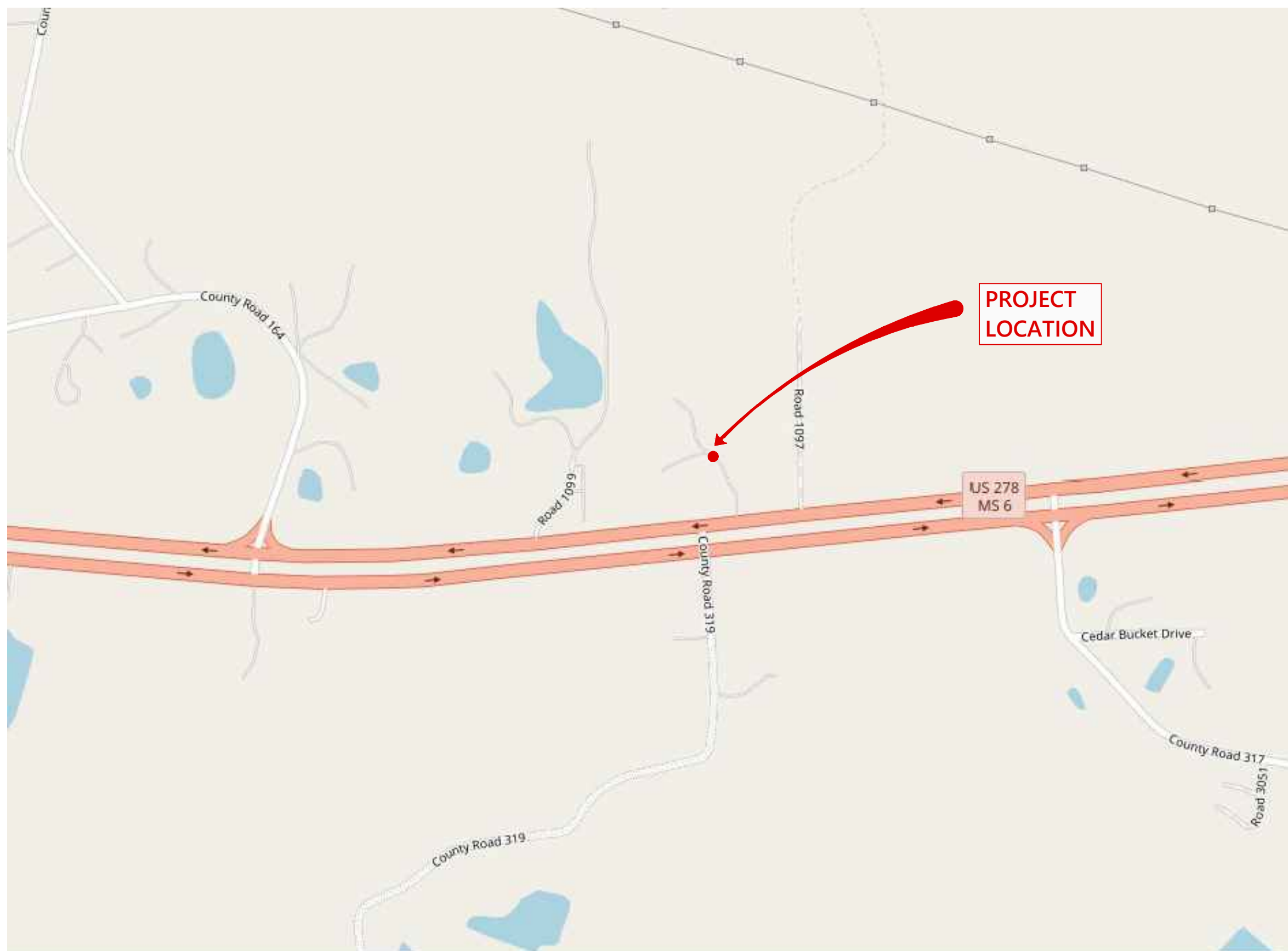
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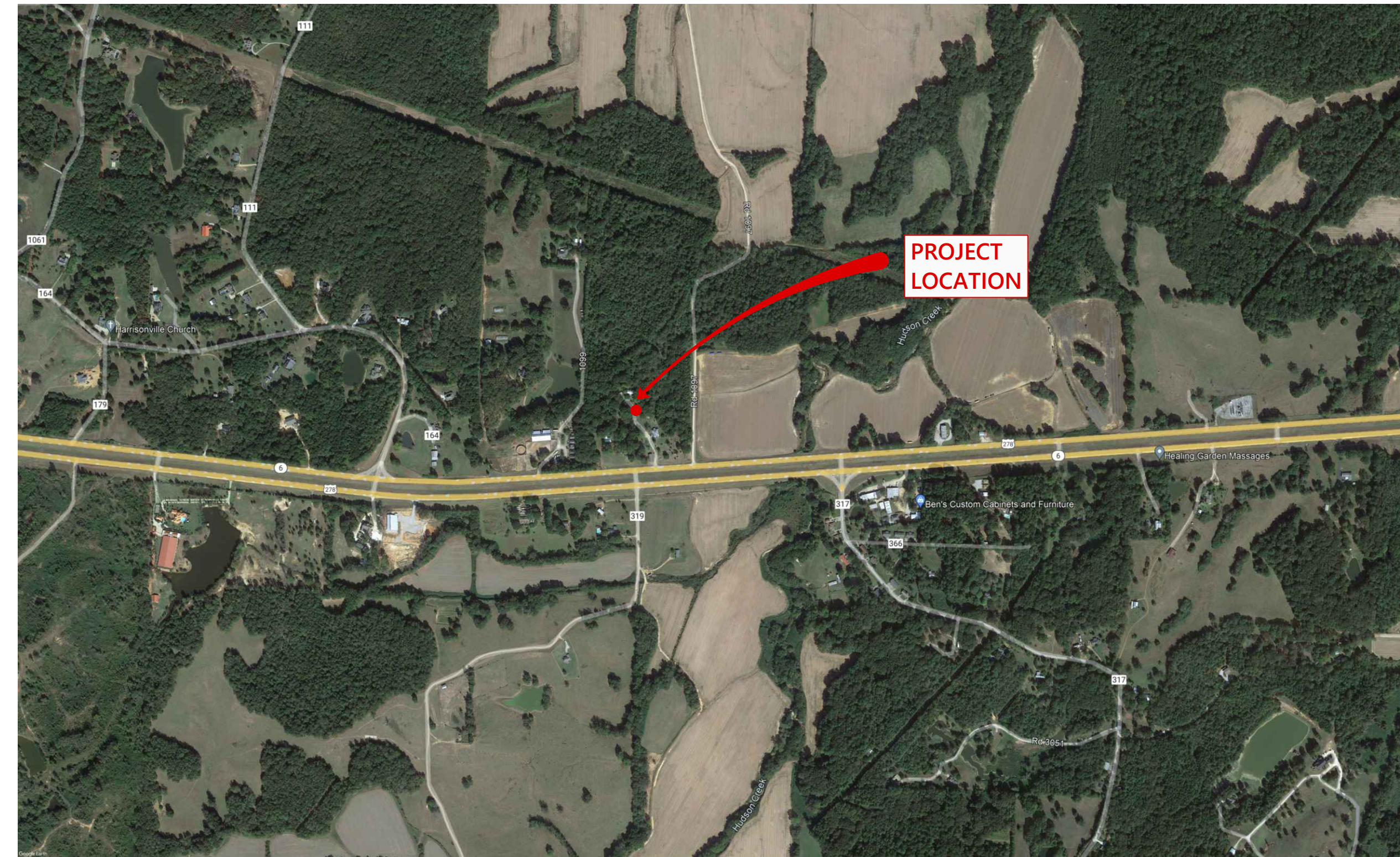
OVERALL LOCATION MAP



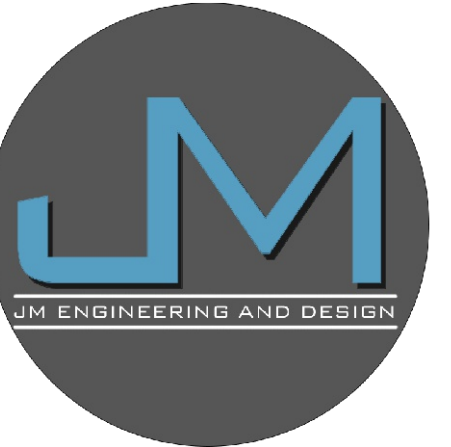
ZONING MAP (ZONING: SCN)



LOCATION MAP



AERIAL MAP



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SITE MAPS

TERRY WARREN - GOLF CART & TRAILER STORAGE
1012 HWY 6 WEST
LAFAYETTE COUNTY, MISSISSIPPI

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