

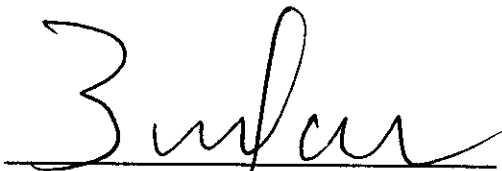
**ORDER: AUTHORIZE CONDITIONAL USE PERMIT TO INSTALL A  
MANUFACTURED HOME IN COMMERCIAL MEDIUM DENSITY (C-2)  
DISTRICT ON LAFAYETTE COUNTY PARCEL 132-09-048**


Motion was made by Greg Bynum, duly seconded by Tim Gordon, to authorize Conditional Use Permit to install a manufactured home in a Commercial Medium Density (C-2) District on Lafayette County parcel 132-09-048.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes  
Supervisor John Morgan, voted yes  
Supervisor Tim Gordon, voted yes  
Supervisor Scott Allen, voted yes  
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 20<sup>th</sup> day of May, 2024.

  
Brent Larson, President  
Board of Supervisors

  
Mike Roberts, Chancery Clerk

## Kate Victor

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**From:** Joel Hollowell  
**Sent:** Friday, May 17, 2024 1:23 PM  
**To:** Brent Larson; Greg Bynum; John Morgan; Scott Allen; Tim Gordon  
**Cc:** Kate Victor; David O'Donnell (DODonnell@ClaytonODonnell.Com)  
**Subject:** Development Services agenda items

Everyone:

Please see my comments below regarding the Development Services agenda items. Let me know if you have any questions.

Have a great weekend.

Thanks,

Joel

### **(District 2) Conditional use permit request to install a manufactured home in a Commercial Medium Density (C-2) District on Lafayette County parcel 132 -09-048, 19 CR 181**

This one-acre parcel is located at 19 CR 181. The owner is Tressie Johnson. Along with several brothers and sisters, Ms. Johnson inherited this property in 1984. This property as well as the surrounding area is designated as Commercial Medium Density (C-2) District. Ms. Johnson wants to install a manufactured home on the property.

Manufactured homes are not permitted outright in the C-2 District but may be permitted as a conditional use. To be considered for a conditional use permit, the request must be able to meet the following provisions:

- The owner or a close relative must have owned the property prior to the adoption of the Lafayette County Zoning Ordinance.

*Ms. Johnson has owned this property since 1984. The Lafayette County Zoning Ordinance was adopted on January 18, 2018.*

- There must be a minimum of a half-acre of property for each unit on the property.

*The proposed manufactured home would be the only unit on the one-acre parcel.*

- There must be other manufactured homes in close proximity.

*There are multiple manufactured homes along the entire length of CR 181.*

- The Mississippi State Health Department must approve an on-site wastewater system.

*Ms. Johnson has received a permit from the Health Department to install a 400 GPD ATS with 8346 feet of spray irrigation disposal.*

This proposal meets the minimum requirements for approval. The Planning Commission recommends approval of the conditional use permit.

The Planning staff supports this recommendation.

