

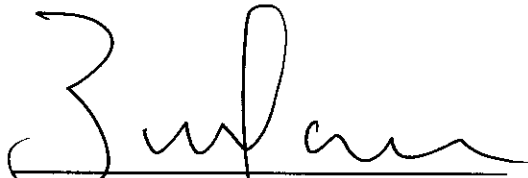
**ORDER: OPEN PUBLIC HEARING ON CONDITIONAL USE PERMIT TO DEVELOP
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN A RURAL (A-1) DISTRICT ON
LAFAYETTE COUNTY PARCELS 088-33-007 AND 088-28-013**

Motion was made by Tim Gordon, duly seconded by Greg Bynum, to open Public Hearing on Conditional Use Permit to develop a single-family Residential Subdivision in a Rural (A-1) District on Lafayette County Parcels 088-33-007 and 088-28-013.

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 18th day of November, 2024.


**Brent Larson, President
Board of Supervisors**
Mike Roberts, Chancery Clerk

REQUEST FOR REZONING APPLICATION

Name of Applicant: Chris Thornton

Property Address: TBD, Old Hwy 7 N (PPIN: 15684)

Phone Number: 501-733-1133 Email Address: jct.thor@gmail.com

Current Zoning District: I-2

Please select the type of amendment requested

(1) Amendment to the text (2) Amendment to the Official Zoning Map

(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 requested zoning action
2. Copy of the written legal description
3. Site plan of property (*must be in accordance the Lafayette County Subdivision Regulations*)

Criteria for Rezoning: (Section 2406.03- Zoning Ordinance)

- A. That there was a mistake in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error, such as a mistake of draftsmanship on the Official Zoning Map or incorrectly reflecting the Board of Supervisors' decision in the minutes. "Mistake" does not mean that the Board of Supervisors made a mistake in judgment in their prior zoning, such as not realizing the full import of the zoning classification or mistakenly placing the property in one classification when the evidence indicated that another would have been more appropriate.
- B. That the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for the rezoning.

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 rezoning.

Joseph Moore
Signature

09-16-2024
Date

1. Letter stating reason for requested zoning action

THE HAMLET AT METTS MEADOWS

REQUEST FOR ZONING CHANGE

September 16, 2024

Joel Hollowell
Director of Development Services
300 North Lamar Boulevard
Oxford, MS 38655

RE: Zoning Change Request for PPIN 15684

Dear Mr. Hollowell,

I would like to request a Zoning Change on behalf of the owner of PPIN 15684 on Old Hwy 7 North. This property is approximately 70.00 AC and is currently zoned I-2 Heavy Industrial. The owner is seeking a zoning change from I-2 Heavy Industrial to A-1 Rural. Section 2106.3.A in the Lafayette County Zoning Ordinance states "that the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for the rezoning."

The applicant is seeking to construct a residential development on the property. The owner would like to match the existing zoning of his adjacent property to the north (PPIN 2463) which is zoned A-1 Rural.

We believe the character of the neighborhood has changed since the Lafayette County zoning map was created in 2017. The county is currently constructing a new road from College Hill Road to CR 166. This road will significantly change the area allowing for a direct traffic route from this area over to Hwy 6 and Jackson Avenue. Due to the tremendous growth of the University of Mississippi and Lafayette County, there is a tremendous need for more housing. The increase in population has driven the demand and prices of homes up in the area creating a need for more housing.

Sincerely,

Joseph Moore, P.E.
Owner / Senior Engineer
JM Engineering and Design, LLC

Single Family Housing Data

Lafayette County

Population July 2023: 58,467

Average household size: 2

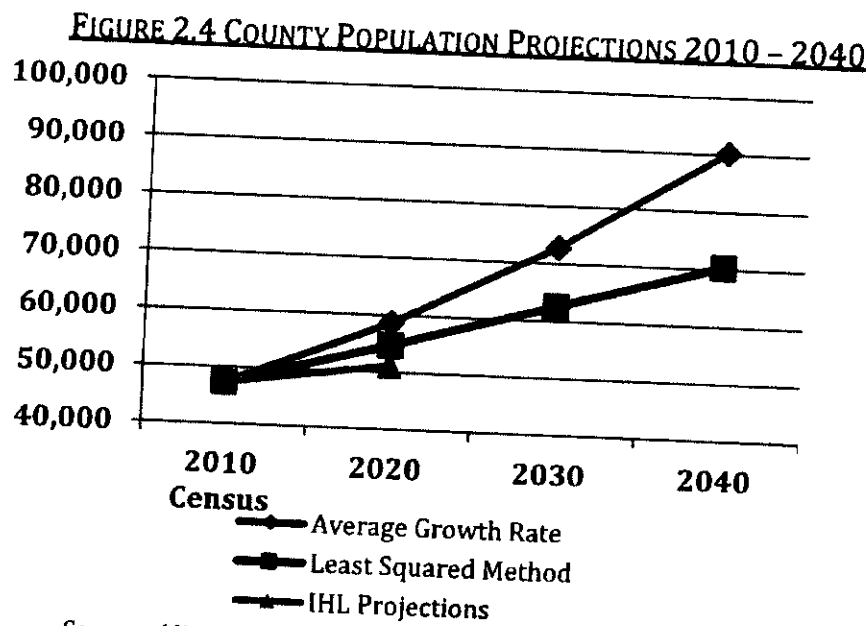
Housing units needed: 29,233 (58,467/2)

Housing units as of July 2022: 28,625 (608 units shortage)

SF new house construction permits 2022: 225

Projected Population in 2030 (per County Comp. Plan 2017 p 12): 62,595 to 72,807 (depending on calculation method)

Housing units needed in 2030: 31,297 to 36,403



Source: Mississippi Institute of Higher Learning, US Census Bureau, and Slaughter & Associates calculations

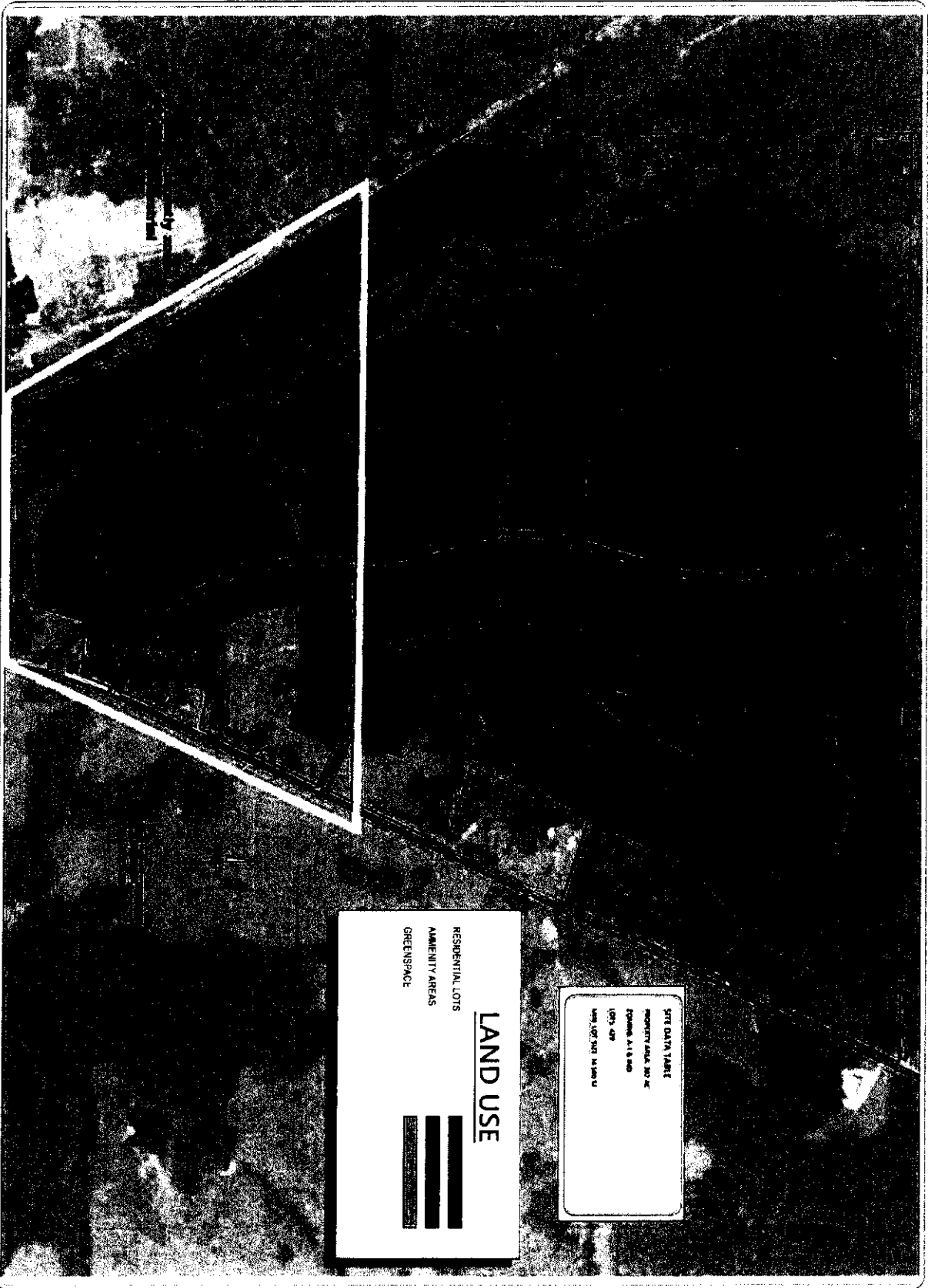
Sources

<https://www.census.gov/quickfacts/fact/table/lafayettecountymississippi,MS,US/PST045223#PST045223>

Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters

are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

https://www.city-data.com/country/Lafayette_County-MS.html#google_vignette



SITE DATA TABLE	
PROPERTY AREA, AC	20.26
SPONSOR, A. J. & M. S.	
LOT#	429
MAP, LOT 502, 1/4 SEC 10	

LAND USE

RESIDENTIAL LOTS
 AMENITY AREAS
 GREENSPACE

C-100

DESIGNED BY	J&M
CHECKED BY	J&M
PROJECT NO.	2002
DATE	8/10/2004
SCALE	1" = 250'
REVISION	

MASTER PLAN
THE HAMLET AT METTS MEADOWS
 OLD HWY 7
 LAFAYETTE COUNTY, MISSISSIPPI

J&M ENGINEERING
 AND DESIGN, LLC
 16421 201 2003

