

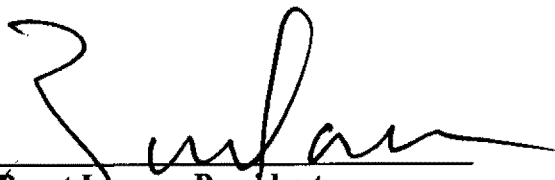
**ORDER: OPEN PUBLIC HEARING ON REZONING LAFAYETTE COUNTY PARCEL  
138Z-34-034.01 FROM RESIDENTIAL ESTATE (RE) DISTRICT TO RESIDENTIAL  
LOW DENSITY (R-1) DISTRICT**

Motion was made by Tim Gordon, duly seconded by John Morgan, to open Public Hearing on the request to rezone Lafayette County Parcel 138Z-34-034.01 from Residential Estate (RE) District to Residential Low District to Residential Low Density (R-1) District.

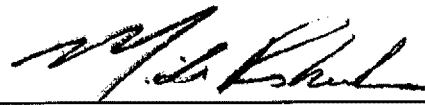
The vote on the motion was as follows:

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 21<sup>st</sup> day of January, 2025.



**Brent Larson, President  
Board of Supervisors**



**Mike Roberts, Chancery Clerk**

# **MIKE HALFORD – 33 CR 403**

## **REQUEST FOR ZONING CHANGE**



**November 15, 2024**

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

RE: Zoning Change Request for PPIN 27396 (33 CR 403)

Dear Mr. Hollowell,

I would like to request a Zoning Change on behalf of the owner of PPIN 27396 at 33 CR 403. This property is approximately 5.234 AC and is currently zoned RE Residential Estate. The owner is seeking a zoning change from R-E Residential Estate to R-1 Residential Low Density. 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 residential lots on the property. The owner would like to match the future zoning of his property and change it to R-1 Residential Low Density.

### **Change in Neighborhood Character:**

We believe the character of the neighborhood has significantly evolved since the Lafayette County zoning map was last updated in 2017. Over the past several years, the area has seen notable changes, including the expansion of the Grand Oaks Development. This development, which features lots of similar size and style, has grown substantially and now extends directly across County Road 403 from the subject property. This growth reflects the changing dynamics of the community, highlighting the increasing demand for residential space and the evolving character of the surrounding area. As such, it is important to consider these developments when planning for the future of the neighborhood.

### **Increased Demand and Public Need:**

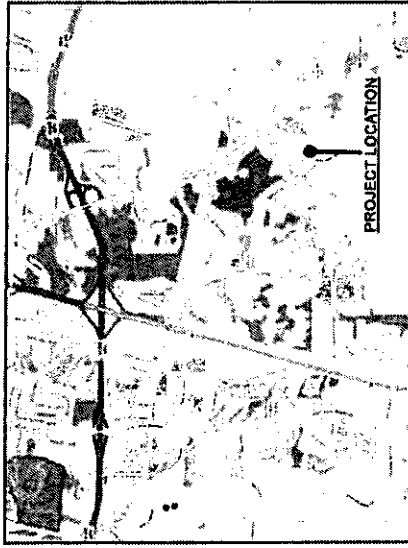
The University of Mississippi and Lafayette County have experienced significant growth, leading to a substantial need for additional housing. As the population increases, the demand and prices of homes have risen, further emphasizing the need for more housing options. Rezoning the property to meet the evolving demands of the community will enhance the neighborhood and support its continued growth. This development will also foster economic growth, create job opportunities, and improve services to better align with the changing needs of the population.

**Compatibility with the Future Land Use Plan and Map:**

Rezoning the property to align with the evolving character of the neighborhood will ensure compatibility with the surrounding areas and promote effective urban planning. The Future Land Use Plan and Map, which serves as a guide for long-term development within the County, designates the property for the R-1 Low Density Residential zoning classification we are requesting. This plan is a comprehensive framework that reflects the County's vision for growth, development, and land use patterns, considering factors such as population trends, infrastructure plans, and community needs. The fact that the property is already designated for the desired zoning classification in the Future Land Use Plan underscores its alignment with the County's broader goals for sustainable development and responsible growth.

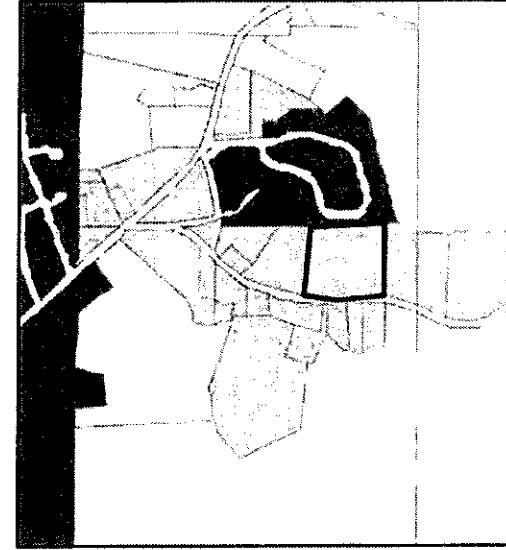
Sincerely,

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

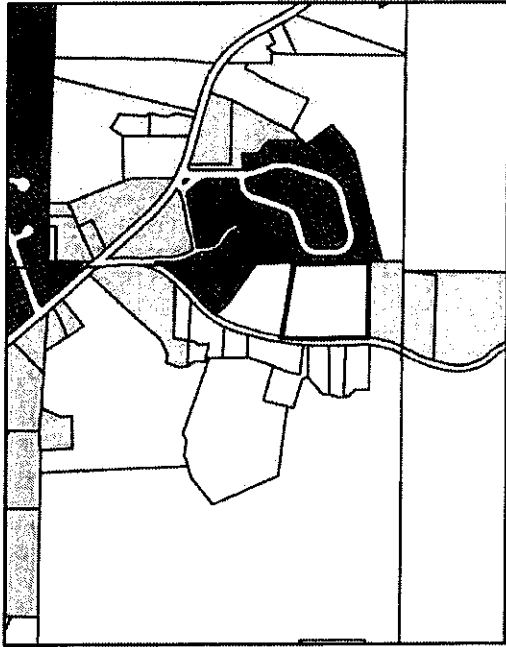


**Legend**

- Urban Growth Boundary
- Municipalities
- Future Land Use
  - Agricultural
  - Rural Community Preservation
- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Medium Density Commercial
- Commercial High Density
- Rural Development District
- Light Industrial
- Heavy Industrial
- Special Use District
- Parks and Open Space
- FLOODWAY



CURRENT ZONING: RESIDENTIAL ESTATE



FUTURE ZONING: LOW DENSITY RESIDENTIAL

# MIKE HALFORD - 33 CR 403 REZONING

MAPS

JM ENGINEERING  
AND DESIGN LLC  
COLUMBIA, MO  
(417) 401-0093

**Single Family Housing Data**

**Lafayette County**

Population July 2023: 58,467

Average household size: 2

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

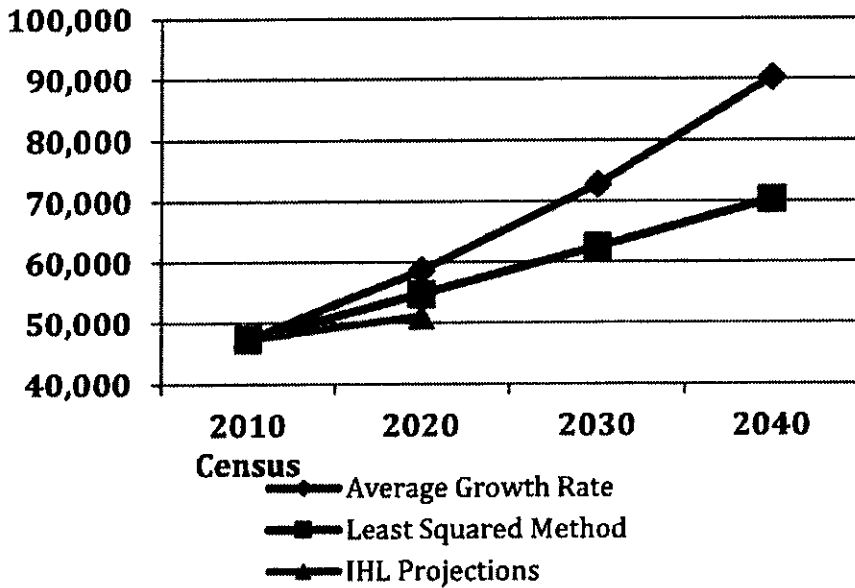
Housing units as of July 2022: 28,625 (608 units shortage)

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

**FIGURE 2.4 COUNTY POPULATION PROJECTIONS 2010 – 2040**



*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/county/Lafayette\\_County-MS.html#google\\_vignette](https://www.city-data.com/county/Lafayette_County-MS.html#google_vignette)