

**ORDER: DENY RECOMMENDATION TO APPROVE THE SUBTEXT
ACQUISITIONS LLC REQUEST TO REDESIGNATE LAFAYETTE COUNTY
PARCEL 139P-31-199 FROM RESIDENTIAL LOW DENSITY (R-1) DISTRICT TO
RESIDENTIAL HIGH DENSITY (R-3) DISTRICT**

Motion was made by Tim Gordon, duly seconded by John Morgan, to deny recommendation to approve the Subtext Acquisitions LLC request to redesignate Lafayette County Parcel 139P-31-199 from Residential Low Density (R-1) District to Residential High Density (R-3) District.

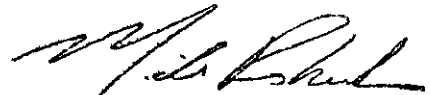
The vote on the motion was as follows:

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 19th day of May, 2025.



**Brent Larson, President
Board of Supervisors**



Mike Roberts, Chancery Clerk

REQUEST FOR REZONING APPLICATION

Name of Applicant: Subtext

Property Address: TBD, CR 303 (PPIN: 24507)

Phone Number: 636-218-1205 _____ Email Address: mswedenburg@subtextliving.com

Current Zoning District: R-1

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

03/16/2025
Date

SUBTEXT REZONING REQUEST

PPIN 24507, OLD TAYLOR ROAD



JM Engineering and Design is pleased to submit the rezoning application for PPIN 24507, located on Old Taylor Road in Oxford, Mississippi. The property is currently zoned R-1 and is approximately 26.655 Acres. The owner would like to rezone the property to R-3 to accommodate a denser use to help with the needs of the growing community.

Please describe what has changed or the changing conditions that make the passage of this zoning amendment necessary?

1. Shift in Neighborhood Character: Overtime, neighborhoods evolve, and it is crucial for zoning regulations to reflect these changes. In the case of the property in question, the character of the surrounding area has shifted substantially. The City of Oxford has recently expanded its city limits significantly in and around the area. Although the property is near the city limits, the expansion has created a more integrated and comprehensive urban landscape. This growth necessitates an update to the zoning to ensure cohesive development and proper utilization of the newly incorporated areas.
2. Completion of Oxford Way Construction: Another significant factor contributing to the changed character of the neighborhood is the completion of Oxford Way and the development adjacent to the area. Oxford Way provides a crucial east-west connection between S. Lamar Avenue and Old Taylor Road. This roadway significantly improves accessibility and traffic flow in the area, making the subject property more viable and attractive for multi-family residential development. Rezoning the property to a higher residential density will align with the enhanced connectivity and support the increased residential demand anticipated from this new infrastructure.

What other circumstances justify the proposed change?

1. University of Mississippi Growth: The University of Mississippi has experienced substantial growth in recent years, increasing its student enrollment, faculty, and staff numbers. This expansion has led to a heightened demand for housing options that are conveniently located near the campus. The subject property is ideally situated to meet this demand, providing a strategic location for multi-family residential development.
2. Increased Enrollment and Housing Demand: As enrollment at the University of Mississippi continues to rise, the need for nearby housing options has become more pressing. The existing housing market is struggling to keep pace with the influx of students, leading to higher rental prices and limited availability. Rezoning the property to R-3 will help address this shortfall by increasing the supply of housing units, thereby easing the pressure on the housing market.

3. Proximity to Campus The subject property's proximity to the University of Mississippi makes it an ideal location for R-3 housing. The short commute to campus will be highly attractive to students, faculty, and staff, providing convenient and accessible living options. This proximity supports the university community by reducing travel times and improving the overall quality of life for residents.
4. Economic and Social Benefits The influx of university students and staff will bring economic benefits to the area, including increased local spending and job creation. The development of R-3 housing will cater to this demographic, providing affordable and accessible living options. Additionally, the diverse population will contribute to the social fabric of the community, enhancing its vibrancy and inclusivity.

What error(s), if any, in the Zoning Map would be corrected by the proposed amendment?

We not believe there is an error in the zoning map.

Sincerely,

Joey Moore, P.E.
JM Engineering and Design, LLC
Oxford, MS 38655
662-801-8803