

**ORDER: APPROVE THE J W MCCURDY REQUEST TO REDESIGNATE
LAFAYETTE COUTNY PARCELS 184-17-001.00 AND 184-17-001.01 FROM RURAL
A-1 DISTRICT TO RESIDENTIAL HIGH-DENSITY R-3 DISTRICT**

Motion was made by John Morgan, duly seconded by Greg Bynum, to approve the J W McCurdy request to redesignate Lafayette County Parcels 184-17-001.00 and 184-17-001.01 from Rural A-1 District to Residential High-Density R-3 District.

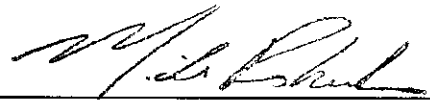
The vote on the motion was as follows:

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

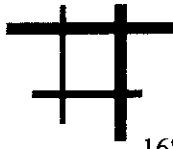
After the vote, President Larson, declared the motion carried, this the 20th day of October, 2025.



**Brent Larson, President
Board of Supervisors**



Mike Roberts, Chancery Clerk



GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM

1686 Paddington Park Lane, Germantown, TN 38138
(662) 312-9672

August 14, 2025

Joel Hollowell
Lafayette County Planning/Building Department
300 North Lamar
Oxford, MS 38655

RE: REZONING REQUEST LETTER
185.79 Acres of Property Located on Located on CR 321 (Parcel IDs: 184-17-001.00
and 184-17-001.01)
Lafayette County, MS

Dear Joel:

On behalf of JWM Development (JW McCurdy), we are submitting the attached Rezoning Application for a ±185.79 acres of property comprised of Parcel IDs 184-17-001.00 and 184-17-001.01. JWM Development, LLC currently owns both parcels outright and has legal authority to request the rezoning. The property is in Lafayette County, west of MS Hwy 7, and east of CR 321 (Pea Ridge Road).

According to Lafayette County's Zoning Map, the property is currently zoned A-1: Rural/Agricultural. We are requesting to rezone the property to R-3: High Density Residential. The proposed use following rezoning is the development of a residential common interest development. The final layout and design of the development will be dictated by market demand and will conform to Lafayette County requirements.

As required by Section 2406.03 of the Zoning Ordinance, rezoning must meet one of the following criteria:

- A. That there was a mistake in the original zoning.
- 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.

We do not believe that there was a mistake in the original zoning or future land use planning; however, we do believe that the character of the neighborhood in which this property is located has undergone significant changes, justifying its reclassification. Furthermore, a clear public need exists for additional housing in the County. The following key factors support this request:

1. Shift in Neighborhood Character:

Over time, 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 once-distant city limits have moved significantly closer and are now immediately adjacent to the subject property on two sides. This changes the area from predominantly rural to one influenced by urban development patterns.

2. Widening of MS Highway 7:

Another significant factor contributing to the changed character of the neighborhood is the planned widening of the adjacent MS Highway 7. The expansion of the roadway from a two-

lane to a four-lane highway brings with it increased traffic flow, accessibility, and enhance connectivity for residents. Such infrastructure improvements alter the dynamics of the area, warranting a reassessment of the property's zoning.

3. Increased Demand and Public Need:

With the City of Oxford and Lafayette County experiencing exponential growth and development, the demand for residential housing is outpacing the current supply, causing a housing shortage in the County.

The Comprehensive Plan identifies a shortage of affordable and workforce housing despite recent multifamily construction, particularly in unincorporated areas adjacent to Oxford. Comprehensive Plan goals explicitly call for promoting “a variety of housing types that will attract a wide range of household incomes” and prioritizing workforce housing when planning for expanded services. Rezoning to R-3 supports these goals by allowing a range of dwelling types at higher densities, improving housing availability, and aligning with market demand.

4. Public Need and Economic Benefit:

There is a clear public need for increased competition and capacity in the local asphalt production market. Rezoning this site for industrial use will allow for the development of a hot mix asphalt plant that will reduce material transportation distances, lower costs for local municipalities and contractors, and enhance regional construction competitiveness. The facility will also contribute to Lafayette County's economic base through job creation and increased tax revenue.

5. Compatible Land Use, Location, and Comprehensive Plan Consistency:

This rezoning request is consistent with the Lafayette County Comprehensive Plan in that it:

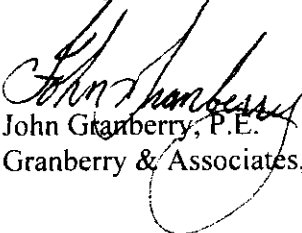
- Supports Goal 1: Be a community for all people by encouraging a variety of housing types and affordability options.
- Implements Land Use Objectives by placing high-density residential development in proximity to municipal services, major transportation routes, and existing urbanized areas.
- Advances Smart Growth Principles by concentrating growth adjacent to Oxford, thereby reducing sprawl and preserving rural areas further from the city.

The Future Land Use Map designates Residential High Density as an appropriate category for areas with proximity to urban services and infrastructure, particularly near major transportation routes. The property's location, and its proximity to the City of Oxford and to MS Hwy 7 make it well-suited for the proposed development.

In conclusion, rezoning this property from A-1 to R-3 is consistent with the County's Comprehensive Plan, responds to clear demographic and market trends, utilizes planned infrastructure improvements, and meets the identified public need for diverse housing options. Approval will ensure that growth in this rapidly developing area is guided, sustainable, and beneficial to Lafayette County's residents and economy. Attached is an exhibit titled “Changes in Neighborhood Character” that provides further context and identifies recent changes and developments in the area.

We appreciate your consideration of this request and are available to answer any questions or provide additional documentation as needed.

Sincerely,



John Granberry, P.E.
Granberry & Associates, LLC

REQUEST FOR REZONING APPLICATION

Name of Applicant: JWM Development, LLC

Property Address: PPIN:11034 & 34540

Phone Number: (662) 816-2700 Email Address: jw@mrconstructionoxford.com

Current Zoning District: A-1: Rural

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.



Signature

08/13/2025

Date

Description Tract 1 (Parcel ID#: 184-17-001.00): A tract of land being a fraction of the North Half (N 1/2) of Section 17, Township 9 South, Range 3 West, Lafayette County, Mississippi; being described in more detail as follows:

Beginning at a 2" iron pipe found marking the common corner between Sections 8, 9, 16, & 17, Township 9 South, Range 3 West, Lafayette County, said pipe being further defined by Mississippi East State Plane Coordinates of N: 1749477.95 and E: 774835.90; run thence S 00° 18' 25" E partially along the East side of a barbed wire fence line for a distance of 932.22 feet to a 1/2" rebar found, said rebar being further defined by Mississippi East State Plane Coordinates of N: 1748545.74 and E: 774840.90, passing the beginning of said fence line 870.89 feet back; run thence S 89° 52' 28" W leaving said fence line for a distance of 574.48 feet to a 1/2" rebar found; run thence S 00° 08' 00" E for a distance of 594.51 feet to a 1/2" rebar found; run thence S 89° 58' 53" W for a distance of 1,532.07 feet to a 1/2" rebar found; run thence N 00° 00' 43" W for a distance of 923.02 feet to a 1/2" rebar found; run thence N 89° 57' 38" W for a distance of 1,424.77 feet to a 1/2" rebar found on the East line of Lafayette County Road No. 321 (24.98 feet from centerline); run thence along said East line as follows: N 12° 39' 25" E for a distance of 90.87 feet to a 1/2" rebar set (24.21 feet from centerline) at the beginning of a circular curve to the left; run thence along said curve having an arc length of 161.67 feet, a chord bearing of N 06° 15' 51" E, a chord length of 161.34 feet, and a radius of 725.00 feet to a 1/2" rebar set (24.82 feet from centerline); run thence N 00° 07' 27" W for a distance of 270.24 feet to a 1/2" rebar set (25.35 feet from centerline) at the beginning of a circular curve to the right; run thence along said curve having an arc length of 83.57 feet, a chord bearing of N 03° 25' 22" E, a chord length of 83.52 feet, and a radius of 675.00 feet to a 1/2" rebar found (25.23 feet from centerline); run thence N 89° 58' 12" E leaving said East line and partially along and near a barbed wire fence line for a distance of 3,483.22 feet to the Point of Beginning of the herein described tract of land, passing the beginning of said fence line 1,202.98 feet back, and leaving said fence line 140.61 feet back. Said tract contains 85.24 acres, more or less.

Description Tract 2 (Parcel ID#: 184-17-001.01): A tract of land being a fraction of the North Half (N 1/2) of Section 17, Township 9 South, Range 3 West, Lafayette County, Mississippi; being described in more detail as follows:

Commencing at a 2" iron pipe found marking the common corner between Sections 8, 9, 16, & 17, Township 9 South, Range 3 West, Lafayette County, said pipe being further defined by Mississippi East State Plane Coordinates of N: 1749477.95 and E: 774835.90; run thence S 00°18'25" E partially along the East side of a barbed wire fence line for a distance of 932.22 feet to a 1/2" rebar found, passing the beginning of said fence line 870.89 feet back, said rebar being further defined by Mississippi East State Plane Coordinates of N: 1748545.74 and E: 774840.90, said rebar also being the Point of Beginning of this description; run thence S 00° 02' 29" E near and along said fence line for a distance of 1,699.43 feet to a 1" iron pipe found, leaving said fence line 1,332.58 feet back; run thence S 89° 52' 42" W for a distance of 2,630.93 feet to a 1" iron pipe found; run thence N 00° 03' 35" W for a distance of 1,365.49 feet to a 1" iron pipe found; run thence S 89° 58' 04" W for a distance of 1,021.83 feet to a 3/4" iron pipe found on the East line of Lafayette County Road No. 321 (25.04 feet from centerline); run thence along said East line as follows: N 09°58'49" E for a distance of 521.12 feet to a 1/2" rebar set (25.08 feet from centerline) at the beginning of a circular curve to the right; run thence along said curve having an arc length of 91.95 feet, a chord bearing of N 11° 18' 50" E, a chord length of 91.94 feet, and a radius of 1975.00 feet to a 1/2" rebar set (25.49 feet from centerline); run thence N 12° 38' 52" E for a distance of 66.06 feet to a 1/2" rebar found (24.98 feet from centerline); run thence S 89° 57' 38" E leaving said East line for a distance of 1,424.77 feet to a 1/2" rebar found; run thence S 00° 00' 43" E for a distance of 923.02 feet to a 1/2" rebar found; run thence N 89° 58' 53" E for a distance of 1,532.07 feet to a 1/2" rebar found; run thence N 00° 08' 00" W for a distance of 594.51 feet to a 1/2" rebar found; run thence N 89° 52' 28" E for a distance of 574.48 feet to the Point of Beginning of the herein described tract of land. Said tract contains 100.55 acres, more or less.



October 3, 2025

To: Mr. Brent Larsen, President
Board of Supervisors, Lafayette County, Mississippi
c/o Mr. Joel Hollowell, Director of Development Services, Lafayette County, Mississippi

From: Mike Slaughter, P.E., AICP
Nathan Willingham, DPA, AICP
Slaughter & Willingham, PLLC

Re: *JW McCurdy, Parcel ID 184-17-001.00 & 184-17-001.01
A-1 (Rural) to R-3 High Density Residential Rezoning*

Thank you for the opportunity to review the proposed rezoning request. Based on our experience assisting Lafayette County with the preparation of its Comprehensive Plan and Zoning Ordinance, adopted on November 6, 2017, and January 18, 2018, respectively, we find that the proposed rezoning is generally consistent with the Comprehensive Plan's goals and objectives for expanding housing opportunities in Lafayette County, as well as with the stated purpose and intent of the Zoning Ordinance.

Project Summary

The proposed rezoning request involves 185.79 acres of land presently zoned A-1 (Rural). The proposal would rezone the property from A-1 (Rural) to R-3 (High-Density Residential). Adjacent land uses include rural residential development in Lafayette County and neighborhood residential development in the City of Oxford. The subject property will be connected to MS Highway 7 and served by the City of Oxford's utilities, including water and sewer, when developed.

Discussion

The Comprehensive Plan is a general guide for development, not a strict regulatory plan. As such, it provides a holistic framework for reviewing development to determine how it creates opportunities for development consistent with an overall guiding framework. It is common to find areas of consistency and concern that require interpretation.

- *Goal 1: Be a community for all people. Objective: Promote a variety of housing types that will attract a wide range of household incomes.* The proposed rezoning is consistent with this goal and objective.
- *Goal 5: Serve Lafayette County with the highest feasible level of public water and public sewer available in order to sustain and direct future growth and higher density developments in an effort to reduce sprawl and conserve land resources.* The proposed rezoning is consistent with this goal and objective.
- **Future Land Use Compatibility:** The future land use classification is Agricultural, which is the lowest density of development in Lafayette County's Future Land Use classification,


whereas the requested R-3 zoning would allow the highest residential density. However, since the original plan was adopted, there have been significant changes in the vicinity, including annexation by the City of Oxford adjacent to the subject property. Adjacent property in Oxford is planned to be a Traditional Neighborhood Development. It is zoned Neighborhood Residential under the City of Oxford's zoning, which is most compatible with the R-3 designation under county zoning. Extending a consistent development density throughout the neighborhood will enable a more uniform character of residential development and increase housing opportunities in the county.

- Sewer Service: The Comprehensive Plan states that adequate sewer service must support residential development at medium density and above. The site does not presently have sewer service available, but the developer indicates it will be served by the City of Oxford's sanitary sewer. The Agricultural future land use category states that it is appropriate in areas without access to sewer service, and the Zoning Ordinance states that R-1 (Rural) zoned property should be evaluated as a candidate for increased density of development as utilities become available. As sewer service expands, both the comprehensive plan and zoning ordinance contemplate changes in zoning consistent with new development.
- The Plan identifies a need for transportation planning to alleviate dangerous intersections and roadways that are inadequate for traffic volumes. The site is located on County Road 321, with access to MS Highway 7 across adjacent property owned by the same developer.

Conclusion

The applicant identifies several changing conditions relevant to future planning and development in the vicinity of the site, including expansion and improvements on MS Highway 7, the expansion of city limits, and adjacent development proposals. These are relevant considerations for future planning as the character of the neighborhood evolves and transportation and utilities expand to accommodate higher-density development safely. In conjunction with the plan's goals related to housing and growth in the vicinity of sewer service, we determined that the proposal is generally consistent with the comprehensive plan.

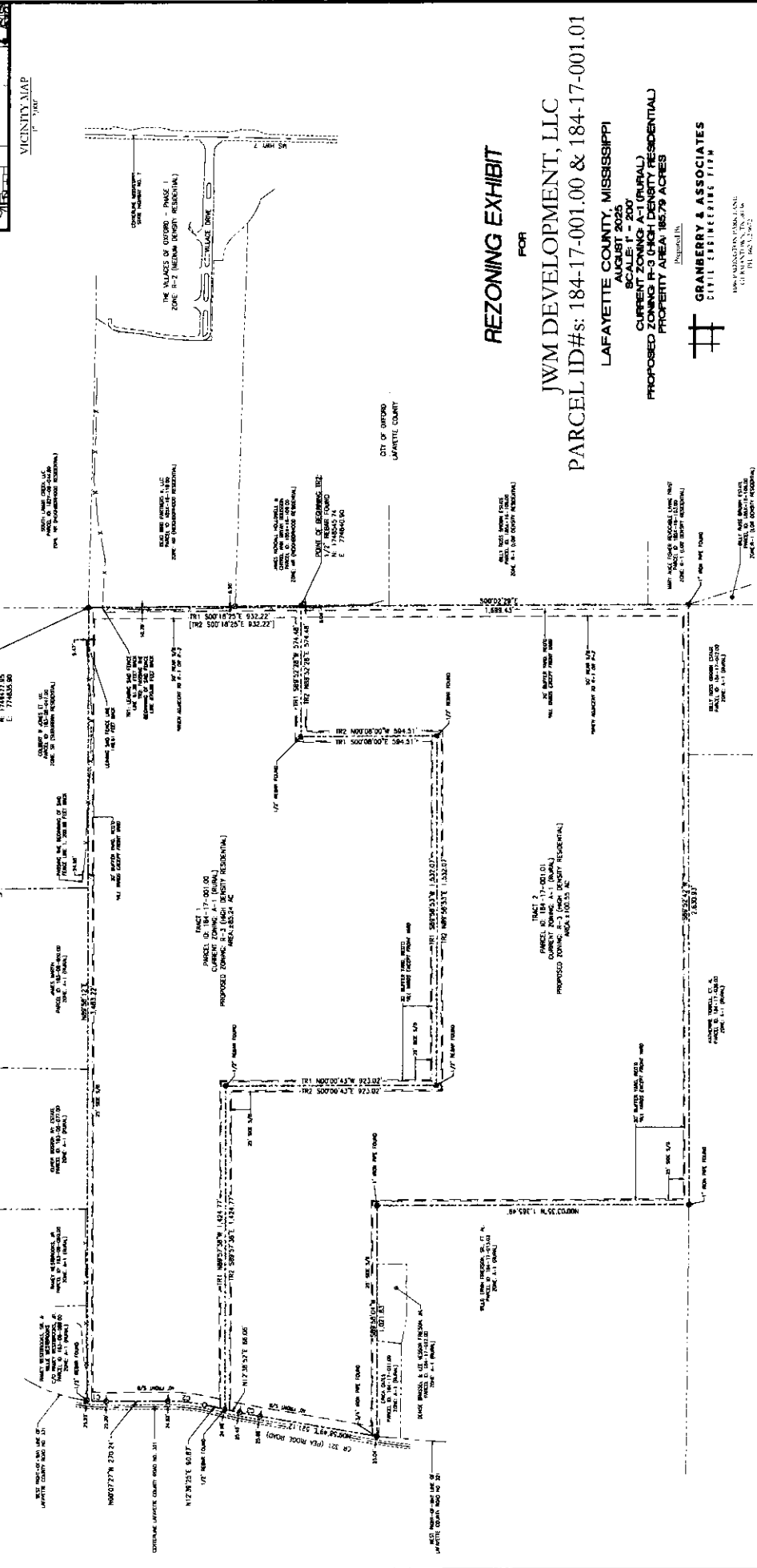
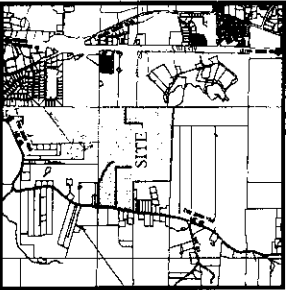
Sincerely,


Mike Slaughter, P.E., AICP
President


Nathan Willingham, DPA, AICP
Principal Planner



- LEGEND**
- PROPERTY CORNERS
 - HIGH PILE/PIV
 - CONCRETE MONUMENT
 - PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - SETBACK
 - EXISTING ASPHALT
 - EXISTING ROAD CENTERLINE
 - CITY LIMITS
 - LANDSCAPING AND/OR BUFFER ZONE AREA



REZONING EXHIBIT

FOR

JWM DEVELOPMENT, LLC
PARCEL ID#s: 184-17-001.00 & 184-17-001.01

LAFAYETTE COUNTY, MISSISSIPPI

SCALE: 1" = 200'
 AUGUST 1, 2025
 CURRENT ZONING: A-1 (RURAL)
 PROPOSED ZONING: R-3 (HIGH DENSITY RESIDENTIAL)
 PROPERTY AREA: 185.79 ACRES



Granberry & Associates
 CIVIL ENGINEERS, P.A.
 1100 PADDINGTON PARKWAY
 SUITE 100
 OXFORD, MISSISSIPPI 38655

DEVELOPER:
 JWM DEVELOPMENT, LLC
 OXFORD, MS 38655

CLAIM BILL:
 THIS PROPERTY IS LOCATED PARTLY IN ZONE 'X' SPECIAL HAZARD AREA WHICH IS DEPICTED AS AREAS TO BE DETERMINED OUTSIDE THE 500-YR FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NO. 2807102200C, EFFECTIVE DATE: NOVEMBER 28, 2010.