

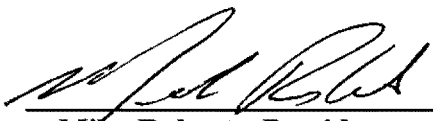
**ORDER: AUTHORIZE JHM TINY HOUSE RENTALS, LLC CONDITIONAL USE
PERMIT TO INSTALL A MODULAR HOME IN A RESIDENTIAL
MEDIUM DENSITY (R-2) DISTRICT ON LAFAYETTE COUNTY
PARCEL 136W-13-231**

Motion was made by Larry Gillespie, duly seconded by Brent Larson, to authorize JHM Tiny House Rentals, LLC Conditional Use Permit to install a modular home in a Residential Medium Density (R-2) District on Lafayette County Parcel 136W-13-231.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor Larry Gillespie, voted yes
Supervisor David Rikard, voted no
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

After the vote, President Roberts, declared the motion carried, this the 19th day of September, 2022.



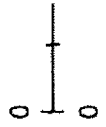
Mike Roberts, President
Board of Supervisors

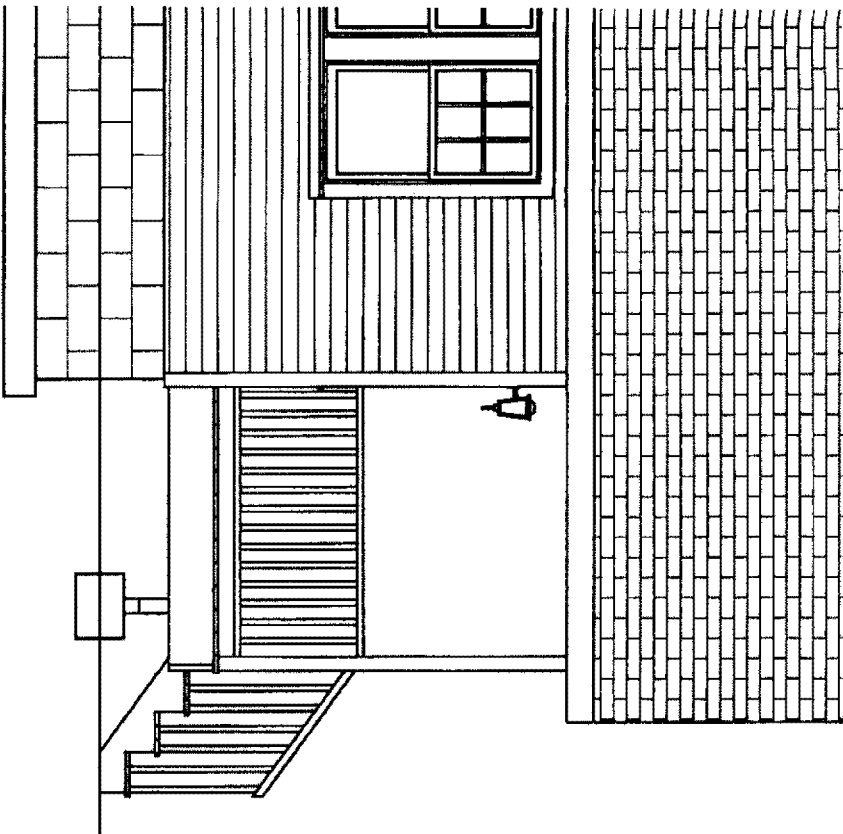


Sherry Wall, Chancery Clerk

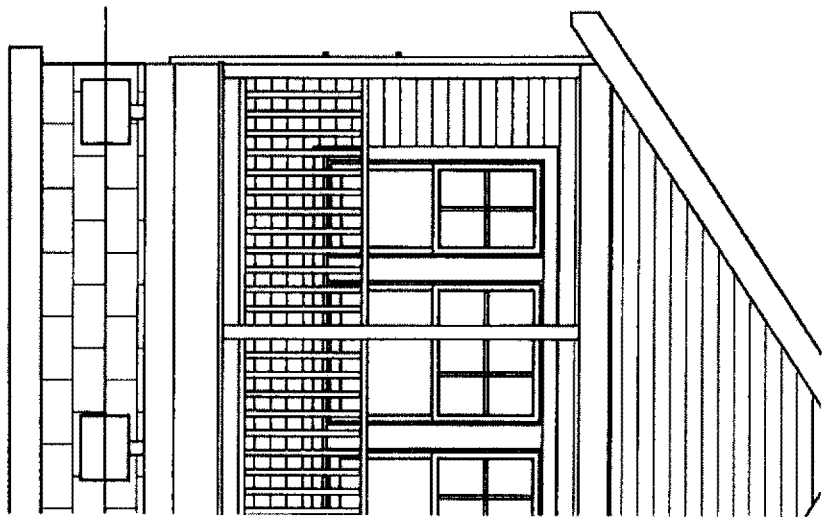
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Imagery2019



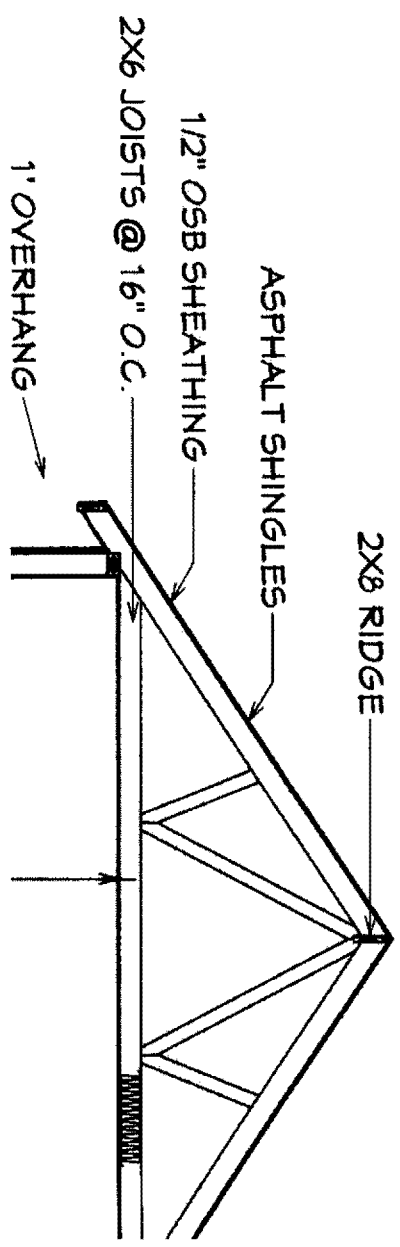


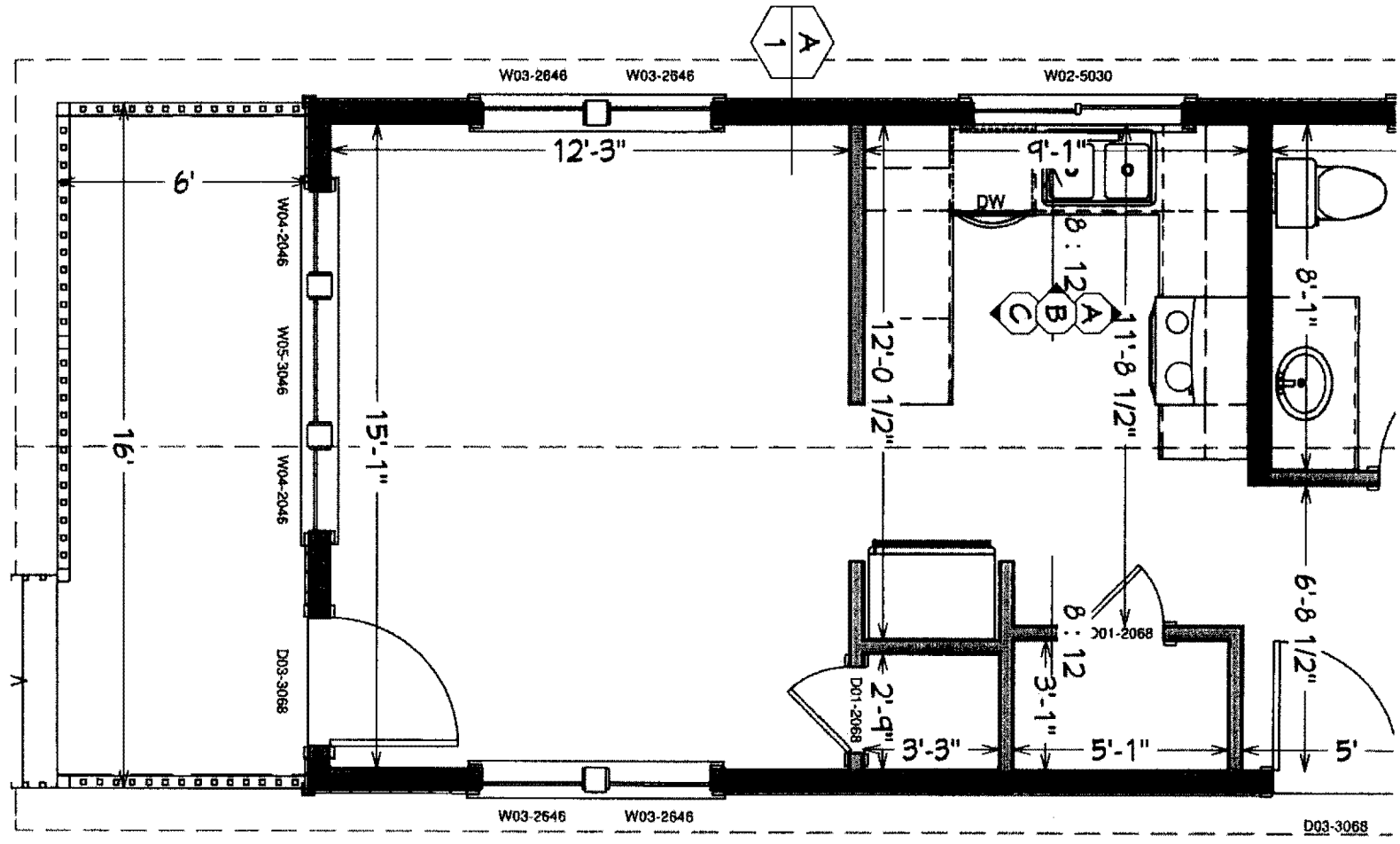
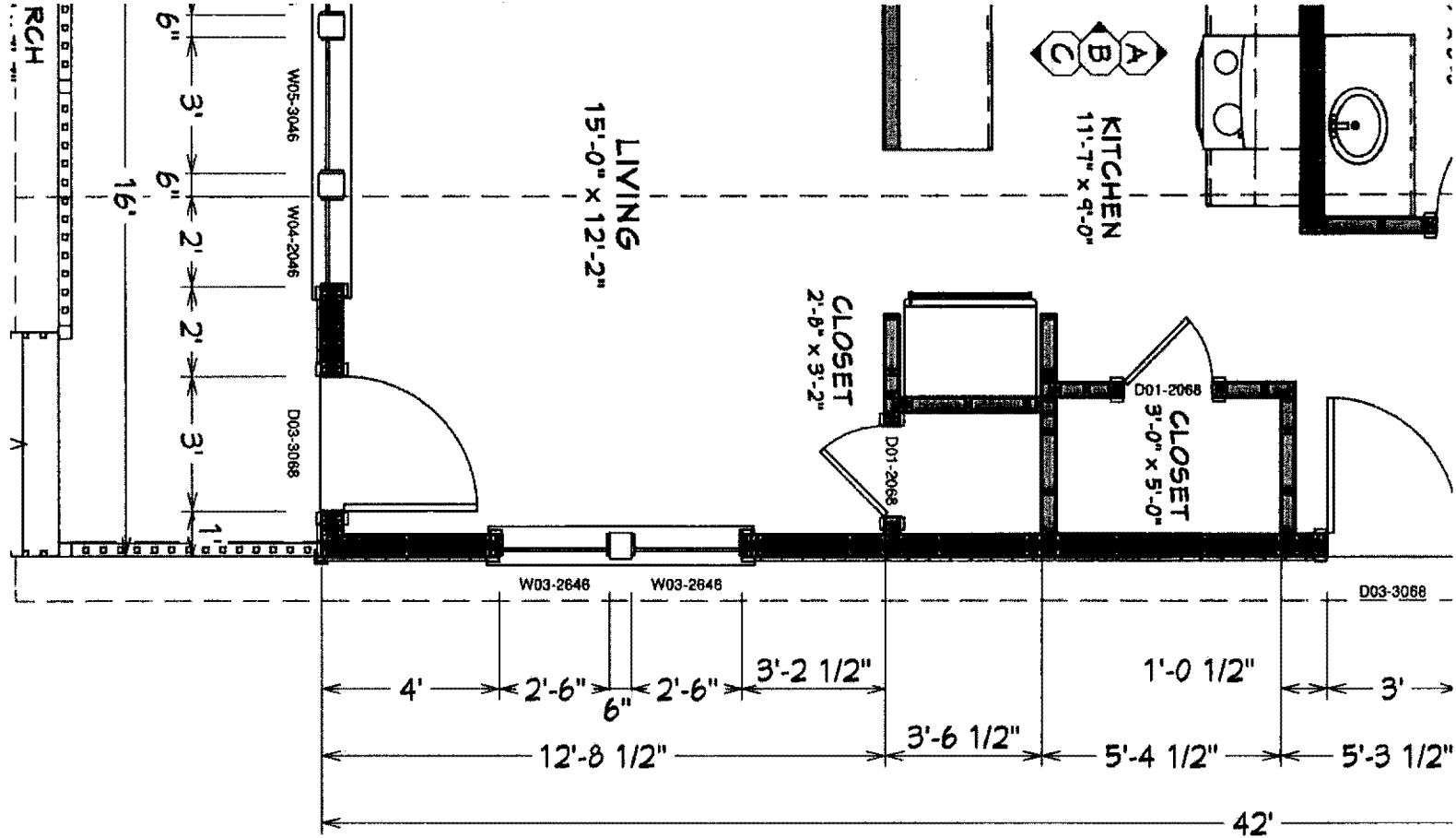
3'-4"
2'-8"
8"



FRONT ELE

SCALE: 1/4" = 1'





JHM-Tiny House Rentals, LLC

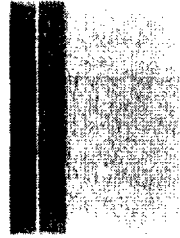
EIN: 88-3001392 LLC:1348427

Jimmy H. McGlawn

198 A County Road 217

Oxford, MS 38655

Telephone - 662.638.3317 jhmtinyhouserentals@gmail.com



July 11, 2022

Lafayette County Building & Planning Commission
300 N Lamar, Blvd
Oxford, MS 38655

Dear Lafayette County Building & Planning Commission,

This letter provides documentation relative to my Request For Conditional Use (Special Exception).

The reason I am requesting an exception is that I am in the process of developing affordable housing rentals on land that I own on County Road 217. My initial project is a single unit that will be marketed to individuals in Lafayette-Oxford-University community, LOU.

According to a study done by the Housing Insecurity Lab, University of Mississippi and LOU-Home, *'the need for affordable housing in Oxford is severe and has only increased over time'* (see attached article in The Daily Messapian, March 2021). An additional report published in US News (see attached), states that there is a -90.9 (US -64.4) affordable housing shortfall in the LOU community.

While my project is expected to provide minimal impact on the problem, the overall objective is to develop a model that can be replicated throughout the community.

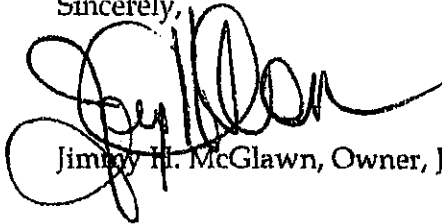
Requirements:

- A. There will be a dedicated access road off of CR 217 leading to the home. No other homes or buildings will use this road.
- B. Off access road parking will be available adjacent to the home.

- C. Refuse and service areas will be designated. Refuse container will be located at the intersection of CR 217 and the access road.
- D. Utilities will be provided by: NE Power (electric), Campground Water Assn (water), CenterPoint (natural gas).
- E. Screening trees and shrubs will be installed on the east and north sides of the home.
- F. Treatment plant will be located west of the home at the required distance.
- G. Greenspace will be maintained on all sides of the home
- H. Two other rental properties are adjacent to the site for this home.

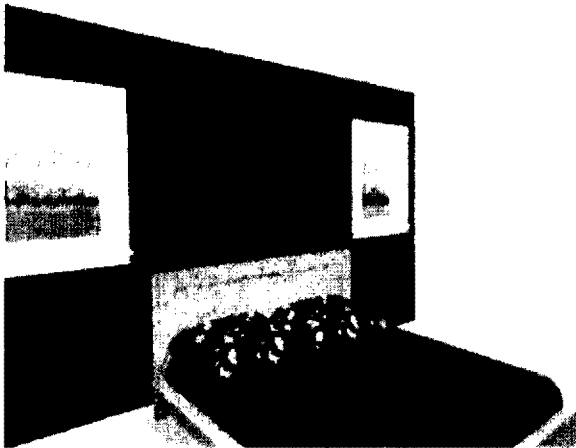
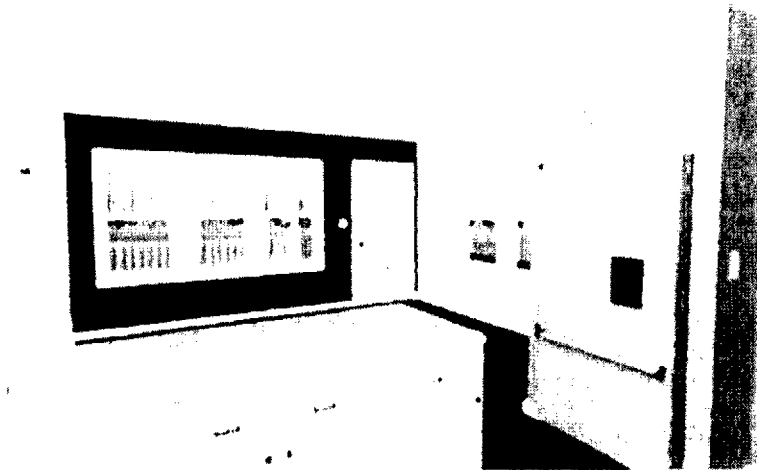
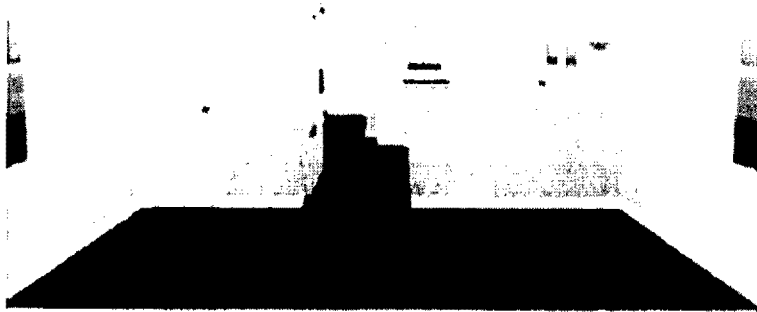
Thank you in advance for your consideration of my request

Sincerely,

A handwritten signature in black ink, appearing to read "Jimmy H. McGlawn", written over the printed name.

Jimmy H. McGlawn, Owner, JHM Tiny House Rentals.

JHM – TINY HOUSE RENTALS PROPOSED FINISHES



OPERATIONAL PLAN



JHM Tiny House Rentals, LLC, #1348427

JUNE 2022

EXECUTIVE SUMMARY

- **Opportunity:** During the last year there were discussions among family members about the scarcity of affordable housing in the Lafayette, Oxford, University (LOU) community. Having owned rental property for many years ideas were developed on how best to explore a business option that would create an investment opportunity and impact the housing shortfall.

According to a study done by the Housing Insecurity Lab, University of Mississippi and LOU-Home, *"the need for affordable housing in Oxford is severe and has only increased over time."*

- **Solution:** To address this unmet demand, JHM Tiny House Rentals, LLC was established in July 2022. The initial pilot, Project 1, will consist of a single space efficient home that will be rented to individuals in the LOU community. Project 1 will also be used as a model for future builds and may be shared with others who wish to invest or construct their own home.
- **Market Focus:** Individuals who reside in the LOU community.
- **Expected Outcome:** Pilot project to construct and rent a space efficient home by mid-2023.

COMPANY OVERVIEW

- **Company Summary:** JHM Tiny House Rentals is a sole owned LLC formed in July 2022. The business is primarily focused on developing and renting affordable housing in the LOU area.
- **Locations and Management:** Project 1 will be managed from office at 198 A CR 217, Oxford, Ms.

OPERATING PLAN OUTLINE

- Develop business/operational plan
- Design plans building exterior and interior
- Project startup and first year costs
- Acquire property
- Obtain required approvals, address, and permits from Lafayette County Building Commission, Mississippi Department of Health and any other regulatory authorities.
- Site prep including access road and building location
- Develop plan for drainage and watershed
- Contract with builder for construct and delivery projected delivery March 2023
- Bring in utilities
 - Water – Campground Water Assn
 - Electric – Northeast Power Assn
 - Gas – CenterPoint
- Building delivered
- Install treatment plant (upon approval by Mississippi Board of Health)
- Buildout interior including required insulation
- Anchor building with tie down every 8 ft
- Install HVAC and appliances
- Market for rental projected July 2023

MARKETING PLAN

- Advertise
 - Internet – digital marketing and social media
 - Local newspaper
 - Local Housing Authority
 - Word of mouth and fixed signage

上海外灘 100 號

- EXISTING MEMBERS
1/2" STEEL SET
BATCH NO. 10
APPROX. 1961
LARGE PILES
REINFORCED CONCRETE
PILING LINE

GRAPHIC SCALE 1"=50'

LEGAL DESCRIPTION

A PRACTICE OF THE SCIENTIFIC METHOD OF REASONING, COMPARE & CONTRAST, ANALYSIS, SYNTHESIS, CLASSIFICATION, AND REASONING IN MORE DETAIL, AS FOLLOWS:

[illegible]

~SURVEY OR NOTES~

[illegible]

CERTIFICATE

* COUNTRY: THAT THE FOREGOING SERVICE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON PREVIOUS BUSINESS PATTERNS AND AVAILABLE INFORMATION ON PREVIOUSLY TRADED SECURITIES OF THIS AREA.



MATT SCALLY
P.O. Box 5000, Pittsburg, KS 66066

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PAGE NO.

**PLAT OF SURVEY
FOR
MCGLAWN
TRACTS I & II**

54 U4 OF SEC. 13, T-8-S, R-3-W
LAFAYETTE COUNTY, MISSISSIPPI

