



Lamar County

Dept. of Planning of Development
P.O. Box 1240 – 144 Shelby Speights Dr.
Purvis, Mississippi 39475
Phone: 601.794.1024
www.lamarcountymiss.gov

Planning Commission Agenda

Date: November 12th, 2025
Time: 2:00 pm

Board Room, Pete Gamble Chancery Courthouse
403 Main Street, Purvis, Mississippi

- 1) Roll Call
- 2) Pledge of Allegiance
- 3) Prayer
- 4) Opening Comments
- 5) Approval of the minutes of the October 2025 meeting.
- 6) Old Business
- 7) New Business

RZ25-11-01: Approval is being requested to re-classify the zoning of a parcel from RE (Residential Estate) & C-3 (Highway Commercial) to C-3 (Highway Commercial) . It is situated generally at the southeast corner of Old Hwy 11 and Oak Grove Rd. PPIN 3840 and a Part of 15496. This is in Supervisor District 3.

RZ25-11-02: Approval is being requested to reclassify the zoning of a parcel from RE (Residential Estate) to R-2 (Moderate Density Residential). It is generally on the east of Old Hwy 11, south of Oak Grove Road, behind current uses and proposed commercial zoning. A part of PPIN 15496 and 15498. This is in Supervisor District 3.

- 8) Public Comment
- 9) Staff Comments
- 10) Training
- 11) Adjourn



Lamar County Planning Commission
Department of Planning & Development
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Agenda/ Hand Notes for Commission Meeting

Date: October 14th, 2025 Roll Call Present JC, MB, JH, _____, _____
Time: 2:00 PM Absent JR, JS, _____

Location: Board Room, Pete Gamble Chancery Courthouse, 403 Main Street, Purvis, Mississippi

Pledge to the Flag: JC Prayer: MB Opening Comments

1) Approval of the minutes from Month SEPTEMBER Year 2025,
1st MB, 2nd JH, Tally: 3-0

2) Old Business

Case: _____ Motion 1st _____, 2nd _____, Tally: _____
Determination: Approval/Denial/ Tabling

3) New Business

Case: RZ25-10-01 Motion 1st JH, 2nd MB, Tally: 1-2
Determination: Approval/**Denial**/ Tabling

Case: CU25-10-01 Motion 1st JH, 2nd MB, Tally: 3-0
Determination: **Approval**/Denial/ Tabling

8) Public Comment

9) Staff Comments

10) Training- ZONING CHANGE JUSTIFICATION THRESHOLDS

10) Motion to Adjourn 1st JH 2nd MB Tally: 3-0



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Planning Commission Rezoning Staff Report

Petition Number: RZ25-11-01

Current Zoning Classification: RE (Residential Estate) & C-3 (Highway Commercial)

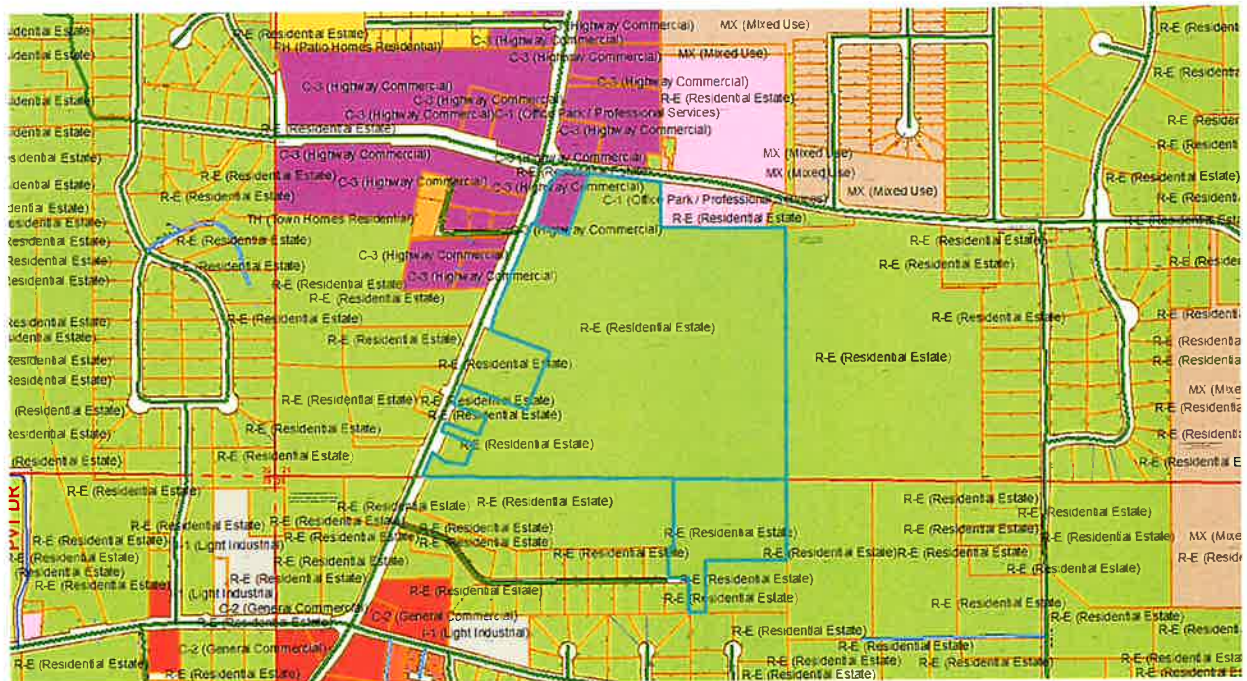
Proposed Zoning Classification: C-3 (Highway Commercial)

PPIN Number: 38480 & A part of 15496

This property is located generally on the southeast corner of Old Hwy 11 and Oak Grove Rd.

Adjacent property zoning classification and current use

NORTH:	Zoning Classification: RE, C-3, MX, C-1	Current Use: UNDEVELOPED, OFFICE, MULT-FAMILY, COMMERCIAL, SINGLE-FAMILY
SOUTH:	Zoning Classification: RE	Current Use: UNDEVELOPED & RESIDENTIAL HOUSES
EAST:	Zoning Classification: RE	Current Use: UNDEVELOPED/ SCATTERED RESIDENTIAL
WEST:	Zoning Classification: C-3, RE	Current Use: COMMERCIAL, PRIVATE RECREATIONAL, RELIGIOUS



Current Property data:

Frontage: 500+/- feet

Depth: 250+/- feet

Square Footage/ Acreage: 8.35 +/-

Any Current Violations: NO

Flood Zone: NO **Flood Panel:** 145E

Shape: Irregular Rectangular

Improved: PARTIAL

If improved, number of existing buildings: 2

Use of buildings? COMMERCIAL

The applicant's or owner's purpose of the request: The owner is requesting a change in the classification to expand the current C-3 located at the corner outward along both Old Hwy 11 and Oak Grove Road as part of a multi-use development in its concept stages.

The reason(s) why the applicant or owner feels the property could not be reasonably used without the requested change in zoning: The applicant notes that Old Highway 11 functions as an arterial roadway and currently supports existing C-3 commercial uses. They assert that the development of large estate-style residential lots would not be compatible with the surrounding commercial character of the area.

Petitioners choose A or B of the following Criteria: No amendment to the Official Zoning Map shall be approved unless the proposed rezoning meets one of the following criteria.

- A. A mistake in the original zoning of the property (Scriber's error only).

At the time of application, the owner is not claiming this option.

- B. A material change in the circumstances and conditions of the neighborhood and area surrounding the petitioned property since the enactment of the Zoning Ordinance, and there is a public need for the change in question.

The applicant chooses B as the option. Stating, "The basis for the rezoning is a change in neighborhood character and public need. The area has grown and developed extensively over the past 15 to 20 years. There are on-going improvements and new commercial developments along Old Highway 11 to support a change in character. Similarly, to the north is a MX District that is being developed as a higher density, single-family residential site. These developments have changed the character of the area and R-E is no longer appropriate. The property is currently vacant and in-fill development helps to deter sprawl into more rural areas."

General Comments:

The subject parcel is situated in a rapidly evolving area that has experienced notable growth and development over the past decade. It is surrounded by a mix of commercial, residential, and multi-family uses, reflecting the area's transition toward more diverse land use.

North Side (Oak Grove Road):

This frontage includes the North Lamar Water Association office and shop, single-family homes across the roadway, a multi-family apartment complex near the intersection with Old Highway 11, an ice vending machine, and a closed drive-thru food establishment. There are also plans underway for additional single-family residential, commercial, and religious developments along this corridor.

South Side:

As one moves farther from Old Highway 11, the area transitions into predominantly single-family residential. Beyond the initial residential lots, there are mini-warehouses and a commercial center, indicating a blend of uses even in the southern portion.

East Side (Wilson Road):

This area remains largely undeveloped, with a cluster of single-family homes along Wilson Road, suggesting potential for future residential expansion.

West Side (Old Highway 11):

This corridor features a variety of commercial and institutional uses, including a private soccer recreation club operating under a conditional use permit, a closed car sales lot, a used tire center, and several institutional facilities such as a library, county tax office, voting precinct, and religious institutions.

This diverse mix of surrounding uses supports the rationale for a mixed-use development on the subject parcel, aligning with both existing land use patterns and the vision outlined in the Comprehensive Plan.

Comprehensive Plan Comments:

The proposed rezoning is consistent with the goals outlined in the Lamar County Comprehensive Plan:

Policy 28 (Chapter 6, pp. 39–40) states:

“...commercial areas only along arterial streets, roads and highways that are capable of handling the increased traffic loads generated by commercial land uses.”

Policy 32 (Chapter 6, p. 40) encourages:

“Mixed-use districts (large-scale developments containing a mixture of office, retail, and residential use) to locate along arterial highways, roads, and streets in Lamar County.”

Both policies support the development of commercial and mixed-use areas along major roadways such as Oak Grove Road and Old Highway 11. The Old Highway 11 corridor, which has recently undergone infrastructure upgrades, is one of Lamar County’s key areas for commercial growth.

While the Land Use and Thoroughfares Plan Map currently designates the parcel for residential use, it does not fully reflect the existing commercial activity along these corridors. This proposal, along with the accompanying residential rezoning request being considered at this meeting, aligns with the intent and direction of the Comprehensive Plan by promoting appropriate mixed-use development in a strategically located area.

Specific Request Comments:

This proposed rezoning consists of two key components and is the first part of the two. The first involves rezoning a portion of the parcel to C-3 (Highway Commercial) along the primary corridors of Oak Grove Road and Old Highway 11, which border the parcel on its north and west sides. The intent is to establish a commercial frontage that supports a broader mixed-use development.

The proposed C-3 designation aligns with the existing character of the Old Highway 11 corridor, which already features a blend of commercial and other uses. This rezoning would extend westward from the current C-1 district, beginning at the North Lamar Water Association office and continuing toward the intersection with Old Highway 11. A portion of the development area is already zoned C-3, including parcels currently occupied by a closed snowball stand and an ice vending business. Therefore, this proposal can be viewed as an expansion of the existing commercial zone. Enlarging the C-3 area may encourage redevelopment and revitalization of underutilized commercial properties within the project area.

At this time, no conceptual site plan has been developed for the overall project. However, the proposed zoning is consistent with development patterns along Oak Grove Road and Old Highway 11, where commercial uses are typically located along the roadway frontage, with residential uses situated to the rear.

Additionally, central sewer service is available to the property via a system located directly across Oak Grove Road. This system is owned and operated in part by a separate corporation affiliated with the owner and developer of the parcel.



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GENERAL APPLICATION FORM

(Answer as many fields as possible, staff may assist upon request)

Type of Petition

- ☒ Rezoning (Change)
- ☐ Conditional Use
- ☐ Variance
- ☐ Sign Design Standards

Plan Commission Hearing Date: Nov 12 Action: _____
 Board of Supervisors Hearing Date: _____ Action: _____
 Style Payment: Cash/ CK/ CC CK#/ CC Transaction #: _____

Date: 10.15.25
 Case No.: 02-25-11-01
 Current Zoning District: CSE
 PPIN Number: _____

Request: Rezone 45 ac. +/- from R-E to R-2 (as attached).

Property Location: Property is the interior portion of located east of Old Hwy 11 and south of Oak Grove Road

IMPORTANT NOTES: (initial each)

- ☒ The Owner, Applicant, or Representative(s) must be present at the Planning Commission meeting to address any questions or comments about the project.
- ☒ All appeals of a Planning Commission action must be filed within 15 days of the Commission's vote.
- ☒ A copy of the entire Deed for the property must be submitted; the owner listed below shall match.
- ☒ A site layout or plan shall be submitted for all Variances and Conditional Uses. A site layout plan is required if a specific use is identified for Rezonings.

APPLICANT/ REPRESENTATIVE (if different than owner):

Name: Donovan Scruggs (Donovan Scruggs Town Planning) for Dennis Pierce Inc.

Mailing Address: 317 Pine Drive City: Ocean Springs State: MS Zip: 39564
 Primary Telephone: 228-818-1315 Email: donovan@scruggstplanning.com

CURRENT OWNER(S) OF PROPERTY

Name: Dennis Pierce, Inc.
 Mailing Address: 23 Liberty Place City: Hattiesburg State: MS Zip: 39402
 Primary Telephone: 601-291-8901 Email: dennis@dennispierce.com

WITNESS THE SIGNATURE(S) of the OWNER(S) of the subject property referenced above

on this the 15th day of October, 20 25 Danielle Pierce for Dennis Pierce, Inc.

Owner(s) Signature- (Representative/ Applicant is not allowed unless same as owner. Corporate owners shall provide position or title.)

STATE OF Mississippi

COUNTY OF Lamar

Personally, came and appeared before me, within named Danielle Pierce who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and the year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Petition Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF NOTICE, thus the 15th day of Oct., 20 25

Robt R. Patterson, III
 NOTARY PUBLIC
 My Commission Expires: Jan. 13, 2029
 (NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)





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REZONING WORKSHEET

(To be included with the General Application Form)

PPIN NUMBER: 15496 and 38480

CURRENT ZONING CLASSIFICATION:
C-3 (Hwy Commercial) and R-E (Residential Estate)

PROPOSED ZONING CLASSIFICATION:
C-3 (Hwy Commercial)

This property is located on the East side of Old Highway 11
North/South/East/West *Street Name*

and lies between Oak Grove Road and Shadow Ridge Drive
Street Name *Street Name*

1) Adjacent properties' zoning classification and current use

Property(s) to the NORTH: Zoning Classification: C-3, C-1, MX Current Use: Commercial, Utility (Water Assoc), Resid.
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the SOUTH: Zoning Classification: R-E Current Use: Residential
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the EAST: Zoning Classification: R-E Current Use: Residential
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the West: Zoning Classification: R-E, C-3 Current Use: Commercial, Private Recreation, Religious
(Agricultural, Residential, Commercial, Industrial, Vacant)

2) Current Property data: (approximately)

Lot Frontage: 1400 +/- Old Hwy 11 / Oak Gr. Rd feet

Square Footage/ Acreage: 8 acres +/-

Lot Depth: (approx. depth-commercial) 350+/- feet

Improved or Unimproved: unimproved (with exception of NW corner)

If improved, number of existing buildings: 4

Use of buildings? Agricultural, Residential, Commercial, Industrial, Other
Self service, small portable buildings

3) For All Applications: (provide additional information in a narrative if more information is needed.)

A. What is the purpose of the request? Rezoning for commercial development.
Residential with commercial uses along Old Highway 11 and Oak Grove Road.

B. Are there any violations on this property? No If yes, please explain. _____

C. List the reasons why you feel that the property could not be reasonably used without the requested zoning change:
Old Highway 11 is a primary arterial with C-3 District on opposite side of the street. Residential
(can be provided in the narrative.)
Uses (especially estate sized lots) would not be appropriate for the location which is commercial in nature.

4) No amendment to the Official Zoning Map shall be approved unless the proposed rezoning meets one of the following TWO criteria: (Explain in a narrative which of the two criteria and how it would apply to your request below. Your narrative may contain as much information as you think is appropriate.)

- A mistake in the original zoning of the property (Scriber's error only).
- 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 basis for the rezoning is a change in neighborhood character and public need. The area has grown and developed extensively over the past 15 to 20 years. There are on-going improvements and new commercial developments along Old Highway 11 to support a change in character. Similarly, to the north is a MX District that is being developed as a higher density, single-family residential site. These developments have changed the character of the area and R-E is no longer appropriate. The property is currently vacant and in-fill development helps to deter sprawl into more rural areas.

**Land Use Report for a Zoning Map Amendment for
A Parcel of Land Located along East Side of Old Highway 11 and
South Side of Oak Grove Road:
Supplement Documentation for Two (2) Applications for Zoning Map Amendments**

Prepared by: S. Donovan Scruggs, AICP

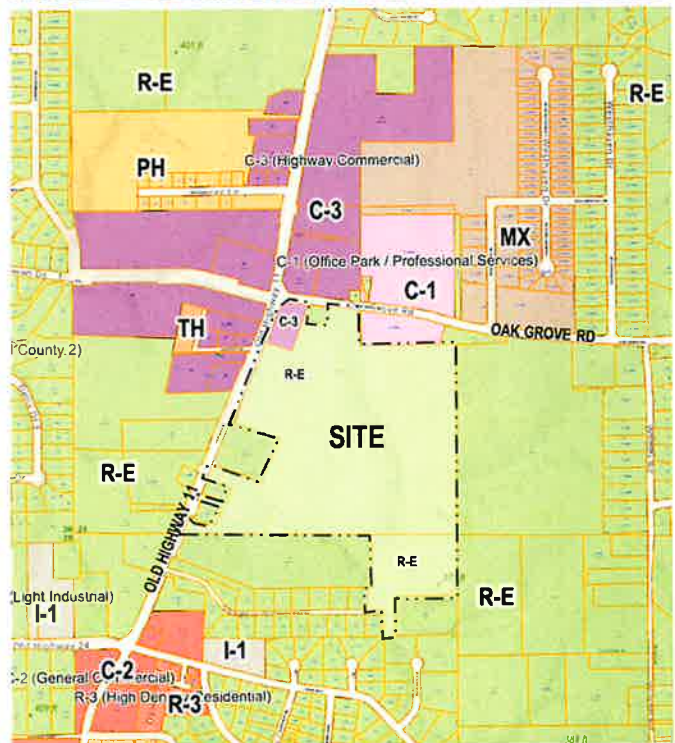
Date: October 15, 2025

Dennis Pierce, Inc. is requesting the rezoning of approximately 53.5 acres of land located along the south side of Oak Grove Road and along the east side of Old Highway 11. The site is located within an area that includes a variety of uses and zoning designations. As a result, the applicant is submitting two applications for the property. One application will address the approximately eight (8) acres along Old Highway 11 and Oak Grove Road, and the request includes a Highway Commercial (C-3) District designation. The other application includes the rezoning of the 'internal' areas of the property to Moderate Density Residential (R-2) District.

The site serves as a transitional area between commercial and medium density residential areas to the north and west and suburban residential areas to the south and east. There are commercial and institutional uses along Old Highway 11, and this area is slowly intensifying. The subject property occupies the majority of the area between Oak Grove Road and the residential areas to the south. The surrounding area includes C-1, C-2, C-3 and I-1 Commercial and Industrial Districts and R-E, R-3, TH, and P-H Residential Districts. The area to the northeast of the site includes the Mixed Use (MX) District which has been developed as medium density residential. The applicant is requesting a commercial designation of C-3 (Highway Commercial) along Old Highway 11 (north of the Oak Grove Library, County Tax Collector and Offices) and eastward along Oak Grove Road to the Oak Grove Water Association Building. A small site that includes a multi-family structure along the south side of Oak Grove Road is not included in the application to rezone. The requested rezoning is based on a change in neighborhood character and public need.

Zoning and Land Use.

The surrounding area or neighborhood has changed greatly over the years. The site is approximately 53.5 acres in size and is the largest property within the immediate area. The property serves as a transitional area between a well-defined residential area to the east and a mix of commercial, recreational, and institutional uses to the north and west. To the south are a mix of residential uses to include single-family residential and high-density residential. These areas include a subdivision designated as R-E with a number of lots that fail to meet the minimum requirements of the district and an older apartment complex. Because several of the lots within the R-E District to the south are



smaller than permitted, the area does not have a distinct 'large lot' character that is associated with the R-E District. The southern area also includes some commercial uses with a small shopping and office complex.

The subject property is primarily designated as R-E with a small area within the northwest corner that is part of a C-3 District. This commercial designation is located at the southeast corner of Oak Grove Road and Old Highway 11. Properties directly north of the property (and north of Oak Grove Road) and west of the property (and west of Old Highway 11) are also designated as C-3. The proposed C-3 District is substantially adjacent to other C-3 Districts or properties and represents an extension of these existing districts. The Properties immediately west of the site and south of the C-3 District have recently developed as a private soccer and recreational complex. The proposed rezoning to commercial areas or uses with the subject property will not be adjacent to any existing single-family residential areas or uses. The only residential property that is adjacent to the rezoning is a small, multi-family, four-plex located along the south side of Oak Grove Road.



The property owner is requesting a C-3 Highway Commercial District designation along Old Highway 11 and Oak Grove Road as reflected on this page. This expands the C-3 District on the southeast corner to approximately 8 acres (this does not include the small multi-family structure along the south side of Oak Grove Road). The applicant is requesting that the remainder of the property (approximately 45.5 acres) be rezoned from R-E to R-2. This district will provide larger lot sizes or less density per acre than some of the surrounding districts such as the MX to the north, the PH and TH Districts west of Old Highway 11, or the multifamily district to the south.

Districts Overview

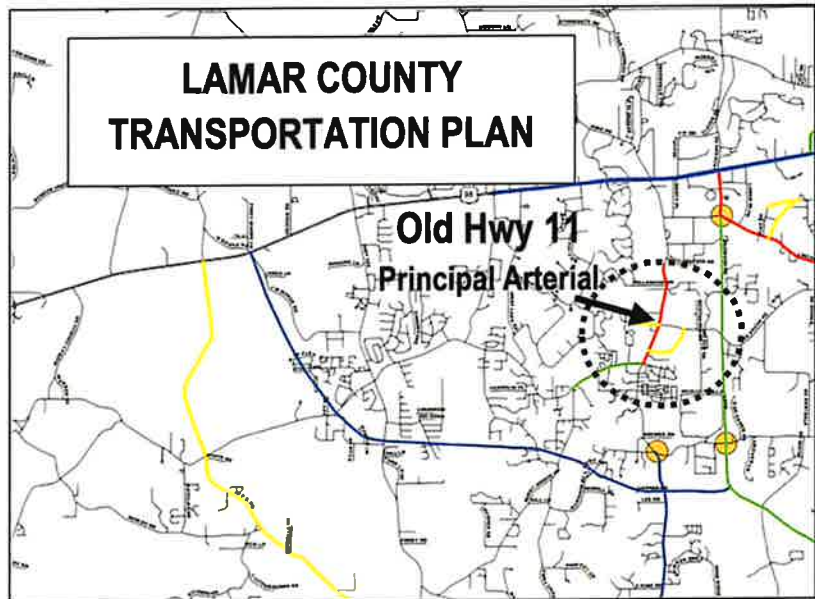
The existing zoning of the property is Residential Estate District (R-E) with a small portion in the northwest corner designated as Highway Commercial (C-3). The zoning ordinance describes the R-E District as follows:

*The purpose of this district is to provide for large lot, low density residential development including existing subdivisions containing lots with a minimum area of .5 acre (21,780 square feet) or areas of the County that should remain Residential Estate due to their proximity to existing large lot subdivisions. **The preservation of these neighborhoods for large lot development is important in order to protect the property values of people living in existing Residential Estate subdivisions or other large lot developments.** Areas classified as Residential Estate may or may not have public sewerage or central treatment plant, but if they do not, they should have a minimum lot size as determined by the State Health Department for on-site wastewater disposal systems.*

While the property is designated as R-E District, the area has changed and the site is no longer consistent with the requirements of the ordinance. As Old Highway 11 continues to develop and growth pressures extend along Oak Grove Road to include non-residential and higher density residential uses, the subject site should reflect a more transitional designation than the rural, large lot district (R-E). At present, properties immediately adjacent to either corridor do not fit the above definition of R-E. Areas to the east of the site, however, have characteristics that are more consistent with this zoning classification. Areas to the south, though designated as R-E District, are not completely consistent with the R-E requirements. The proposed moderate density residential can serve as a transitional area between the corridors and commercial activities along Old Highway 11 and Oak Grove Road near their intersection and the more established residential areas to the east. This 'buffering' is consistent with the County's Comprehensive Plan and established planning principles.

The requested zoning designation within the northwest section of the site and along Old Highway 11 and Oak Grove Road is Highway Commercial (C-3) District that is defined in Section 1800 of the Zoning Ordinance as follows:

*The purpose of this district is to provide relatively spacious areas for the development of vehicle-oriented commercial activities which typically require **direct auto traffic access and visibility from highways or other major thoroughfares**. It is the intent of this Ordinance that shopping centers and independent commercial uses be developed so that vehicular circulation is coordinated with the circulation patterns of adjacent properties in the vicinity that are also affected. In order to facilitate access between adjoining properties and to reduce the number of curb cuts onto arterial streets, The installation of a service drive or a connecting driveway shall be considered in connection with any independent commercial use (i.e., a commercial use that is not a part of a shopping center) proposed in this district.*



As indicated within the Transportation Plan of the County's Comprehensive Plan, Old Highway 11 is identified as a Principal Arterial. To the south Old Highway 24 is classified as a Minor Arterial. While Oak Grove Road is not classified, it is a roadway with significant volumes of traffic. Highway Commercial Districts are intended to be located along these primary arterials or corridors, and the required C-3 area is consistent with the zoning ordinance.

The area immediately east and south of the proposed commercial areas is being requested to rezone to R-2. Section 900 of the Zoning Regulations establishes this as the Moderate Residential (R-2) District. This district is described within the zoning ordinance as follows:

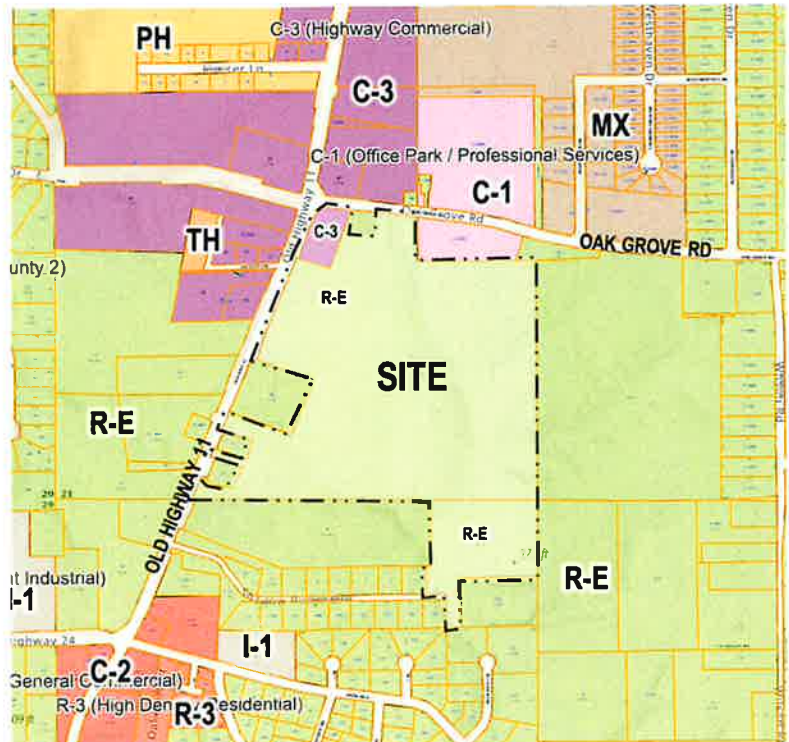
The purpose of this district is to offer a development option for moderate density residential subdivisions in areas served by public sewer or a central wastewater treatment facility at a net density of approximately 3.2 units to 4 units per acre.

While the R-2 District permits more compact or denser neighborhoods than the R-E or R-1 District, it is similar in that single-family residential is the primary permitted uses. The minimum lot sizes within the district are 8,000 square feet which is substantially larger than the minimum district requirements of the Patio Home (PH) District and the Townhouse (TH) District there permits lots sizes of 4,500 and 3,000 square feet, respectively, but allows slightly smaller lots than the 10,000 square foot requirements of the R-1 District. The R-3 (High Density Residential) District permits up to 30 units for a 4 acres site (or approximately 7.5 units per acre). The MX District permits various sized single-family residential lots including those consistent with R-2 and PH and TH densities, as well. With the exception of some residential areas to the south and east, there is an assortment of residential zoning districts within the immediate area. The requested R-2 District requires larger lots and less densities than these more dense districts. The R-2 District will provide a transitional area between the districts with greater densities and the Old Highway 11 corridor.

Existing Zoning.

One of the primary purposes of the R-E District is to permit the subdivision of property and single-family residential lots in areas where wastewater services may not be available. The subject site has water and sewer services available, and encouraging growth in areas where these services are available provides a number of positive results. First, it provides additional revenues to the utility provider to maintain, operate, and improve the system. Further, the infrastructure provides a more efficient use of land in these areas. By increasing densities in areas served by centralized sewer, growth pressures are removed or reduced in more rural areas.

The proposed site is large and includes approximately 53.5 acres of land. The site is within a transitional area that includes higher density residential and commercial uses to the north and west sides. This is especially present at the intersections of Oak Grove Road and Highway 24. The area along Old Highway 11 between these intersections is primarily non-residential with religious institutions, recreational facilities, governmental facilities, and commercial uses. Many of these non-residential uses are situated within the R-E District. These non-residential uses are also present immediately north of the site and along Oak Grove Road with public facilities such as telecommunications and water association uses. To the northeast in a more intensive or denser residential neighborhood. Areas to the north include a variety of districts such as Highway Commercial (C-3), Office Park/Professional Services (C-1), and Mixed Use (MX) Districts. Areas east and to the immediate south of the site are more traditional, single-family residential uses within the Residential Estate (R-E) District.



The applicant is requesting a rezoning to C-3 and R-2 to be compatible with the existing lands uses and transitional between different intensities of areas. They wish to establish a C-3 District along Old Highway 11 to permit commercial uses. As indicated in the image above, the northwest corner of the property is currently zoned C-3 District and the requested amendment will change or extend this district to the south and east along the corridors. The remaining area is proposed to be designated as Moderate Density (R-2) District to permit more compact, residential uses that are similar to but larger than the nearby uses along Oak Grove Road. The proposed amendments will allow the site to transition from commercial and non-residential uses along Old Highway 11 to residential uses along the east side of the property. These residential areas will provide a buffer for the larger lot or less dense neighborhoods to the east.

Change in Character.

The subject property or site is located within an area that has changed greatly over the past 20 years. To the north, the overall character of Old Highway 11 has changed toward a more intense, commercial character due to pressures associated with the westward expansion of commercial areas along Highway 98. As this corridor continues to expand and develop, more pressure is placed on intersecting roadway such as Old Highway 11. While much of this growth has not extended southward to the subject property, the growth pressures are present with increased traffic and activity within the area. While many of the existing commercial structures have been present for some time, these pressures have encouraged infill development of vacant areas or the redevelopment of older, underutilized sites.

More obvious changes can be recognized within the immediate area of the site. These changes have been ongoing within the subject area for several years (as detailed in images to the right). The development of The Plantation and Copperfield (1) to the west and northwest of the site started in the mid-2000s. Recently, Southern States Soccer (2) developed its site along the west side of Old Hwy 11. Earlier, the North Lamar Water Association (3) rezoned and developed the site along the south side of Oak Grove Road for its complex. Across the street and north of the site, Westhaven (4) was developed. To the east, Cuevas Estates (5) developed as a more traditional, subdivision.

In more recent years, the extension of Plantation Drive (6) which is a short extension of Oak Grove Road was developed. The Lead Dispensary (7) recently developed along Plantation Drive and northwest of the site. Finally, immediately east of the site (8) a new home was constructed on a larger lot. All of these 'changes' are consistent with the proposal with placing commercial and non-residential uses along Old Highway 11, and residential development more removed from the corridor. The proposal permits a transition from the more intense commercial areas to larger-lot residential areas.

Public Need.

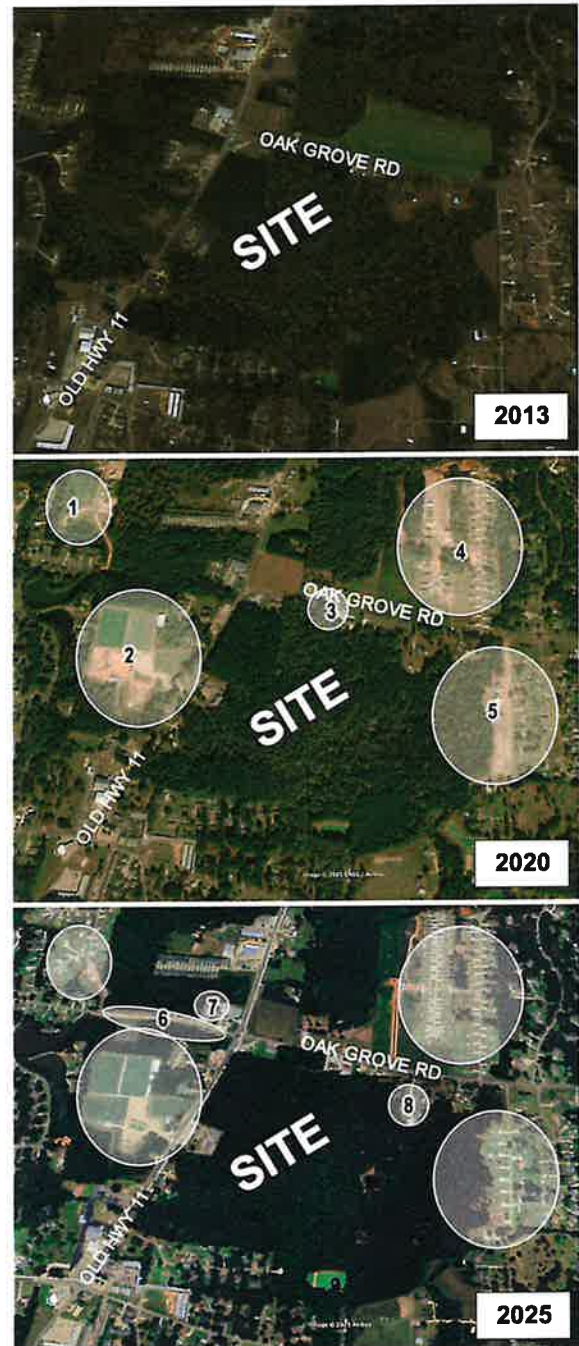
There are a number of 'public needs' that are addressed with the current proposal. The site represents a fairly large tract that is mostly vacant and within an area that has developed. This is an example of in-fill development. The site is developed on all sides with varying levels of intensity. There are non-residential or commercial uses along the west and north sides of the site and residential uses along the east sides. Much of this "change" is a direct result of the residential growth within Lamar County. Much of this growth is within the immediate area or broader northeast corner of the county. This residential growth increases demand of both residential and commercial areas.

The proposal includes different land uses with a commercial designation along Old Highway 11 and residential uses along the eastern three-fourths of the property. This will buffer and protect the residential uses to the east and discourage incompatible uses along the Old Highway 11 corridor that are no longer ideal for residential uses.

Lamar County is one of the fastest growing counties in Mississippi, and population growth is thriving due to excellent schools and a higher quality of life. The subject area subject property is located within close proximity the commercial corridor of Highway 98. This project demonstrates a methodical growth pattern from these "centers" instead of furthering sprawl or leap frog development into areas that are more agricultural or rural in nature (see Comprehensive Plan Policy 19). In fact, the Oak Grove node and the intensification along Highway 98 is converging along Old Highway 11. This corridor is well established, but new infill development and redevelopment is occurring within the area. This area has a suburban-commercial character with primarily commercial and institutional uses along Old Highway 11 and more suburban residential areas to east of the subject site. While it is important for the County to maximize its arterial corridor area for appropriate commercial development, it should also encourage suburban-type residential development within areas that can accommodate the traffic and infrastructure demands. By encouraging more intense development within 'core' areas, growth pressures in less urban areas could be reduced.

Consistency with the Comprehensive Plan.

According to the Comprehensive Plan, Lamar County is one of the top 5 fastest growing Counties in Mississippi. By 2010, the County demonstrated a 38 percent increase in population from 2000 to a population of 55,658. The 2020 Census indicated the County's population increased to 64,222. This demonstrates a growth of approximately 16 percent over the last decade. The current population estimate of 2025 is 67,159 which shows a continued growth within the County. These are very favorable numbers that shows a strong inflow of new residents and a need for new housing.



Commercial:

The following of excerpts from the Comprehensive Plan are consistent with the proposed rezoning for the commercial area:

GOAL: Meet the future needs of business and industry by making land available for new commercial and industrial development within the County (planning and zoning, where permitted by the Lamar County Zoning Ordinance); and to maintain property values throughout the County by carefully planning the location and design of all commercial and industrial development

Objective: Produce a desirable land use pattern by guiding the location and design of commercial development through proper planning of commercial sites (page 39 Lamar County Comprehensive Plan).

Policy 28: In areas subject to County Zoning, Lamar County shall plan/zone commercial areas only along arterial streets, roads and the highways that are capable of handling the increased traffic loads generated by commercial land uses. (pages 39-40 Lamar County Comprehensive Plan).

GOAL: Encourage the stabilization of existing commercial areas and the development of new commercial nodes in locations that have (1) good vehicular access to local residential market areas and/or regional market areas; and (2) minimal conflict encroachment with either existing or newly developing residential land use areas in the vicinity (pages 40-41 Lamar County Comprehensive Plan).

Objective: Provide areas for commercial and general business uses that are primarily intended to serve the Lamar County community (page 41 Lamar County Comprehensive Plan).

Residential:

The following excerpts of the Comprehensive Plan apply to the commercial rezoning request:

It is recommended that the higher density dwelling units be located where the infrastructure (water, sewer, road, and police and fire protection) can support this type of development, generally on the outskirts of the municipalities.... As to the location of certain types of housing development, Lamar County is growing to the North. Development, both commercial and residential, will follow transportation routes and centralized sewer or sewer districts where developers can build higher density developments and where residents can have better access to transportation. Higher density residential developments should consider locating in areas with access to transportation corridors than can handle the increase in traffic flow (page 34 Lamar County Comprehensive Plan).

It is important to offer a choice of residential options for the varied population. As the population ages, they may require less space (family downsize and less ability to maintain property) while still demanding quality housing (page 34 Lamar County Comprehensive Plan).

GOAL: Continue to manage the rapidly increasing residential growth of the County by establishing a residential density pattern that will prevent overcrowding of population, and a residential density pattern that will not overburden County public facilities or cause traffic congestion.

Objective: Continue to locate higher density residential developments only in areas where the infrastructure will support such development (page 35 Lamar County Comprehensive Plan).

Objective: Prevent the inefficient use of land and public facilities. Public facilities such as roads, water, sewer and storm drainage should be provided to areas of the County in the most cost-efficient manner. Vacant properties with underutilized facilities are a waste of public funds and redevelopment of such properties should be encouraged.

Policy 19: In areas subject to County Zoning, the County will encourage orderly patterns that minimize "leap frog" type of developments, which leave large vacant spaces between subdivisions and commercial development that must be traversed by road, public utilities, and facilities that necessitate public expenditures (page 38 Lamar County Comprehensive Plan.)

Summary.

The applicant is requesting a rezoning from Residential Estate (R-E) District and Highway Commercial (C-3) District to two different zoning classifications: Highway Commercial (C-3) District and Moderate Density Residential (R-2) District. The proposed rezonings are consistent with the Comprehensive Plan and Zoning Regulations.

First, the proposed C-3 area is along Old Highway 11 (a primary arterial) and Oak Grove Road. This is a commercial intersection or node and should not be developed as large-lot or low density residential. A portion of the proposed site is currently zoned C-3 and properties located along the opposite sides of these corridors are designated as C-3. The zoning should be considered the expansion or enlargement of existing C-3 Districts. This includes approximately 8 acres of land.

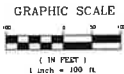
Areas immediately south and east of the proposed 'corridor zoning' is requested to be designated as R-2. The intent is for this district to provide a residential use and area between the more intense commercial uses along the corridor and the larger Residential Estate (R-E) lots to the east. The proposed R-2 District will serve as a transitional district or area between the proposed C-3 District to the along the corridors and the residential areas to the east and south.

The proposal is consistent with the Comprehensive Plan in recognizing that low density residential should be located along and within close proximity to urban or commercial areas. This provides decreased commute times and preserves more open, rural areas. New commercial development should be encouraged in established areas to form more compact centers and not 'sprawling' into new, undeveloped areas. This is an example of infill development which is correctly encouraged by the County's Comprehensive Plan.

Lamar County is one of the fastest growing counties in Mississippi, and the subject area of the County is one of the primary areas of this growth. More 'compact' or developments with densities of more than 5 units per acre have occurred in recent years. This includes Westhaven located within a Mixed Use (MX) District along the north side of Oak Grove Road and the Plantation and Cooperfield Subdivisions located to the northwest of the site. These developments have changed the neighborhood significantly over the past 20 years with more suburban oriented residential densities and subdivision layouts. Similarly, a well-established non-residential corridor along Old Highway 11 supports the rezoning. Recent construction within the immediate area includes Southern States Soccer and the Lead Dispensary that are commercial in nature. Old Highway 11 is not well suited for R-E type uses and the proposed rezoning will permit more appropriate commercial uses. With the existing and expected increases in traffic, the corridor is not suited for large-lot development as associated with the R-E District.

The rezoning is also based on a public need. The County is growing and additional housing is needed to accommodate this growth. The housing should be compatible with surrounding houses and neighborhoods. In areas that are served by public systems, increasing density can remove undesired growth pressures in more rural areas. In recent years, more compact developments within the area have occurred in districts that permit smaller, more compact developments such as PH, TH and MX. Because land and infrastructure can be considered fixed costs, housing costs can be reduced with a more efficient or smaller lots sizes and widths. This can permit more money to be allocated towards the costs of the house for additional square footage and upgrades. Homeowners are able to spend more money on the house and less on the lot and infrastructure. The area, in general, is transitional and not consistent with the R-E designation. Several lots to the south within this R-E District are too small and nonconforming. As a result, the proposed zoning of R-2 should be considered compatible with the area.

The area has changed and there is a definite need for additional housing in the County, but new housing should be located appropriately. By rezoning the corridor commercial and situating a moderate density district to the east, a desirable and logical growth pattern is encouraged. The subject site meets the requirements for a rezoning, and the request is consistent with the Comprehensive Plan. For this reason, the applicant is requesting that the site be rezoned from Residential Estate (R-E) District to Moderate Density Residential (R-2) District and Highway Commercial (C-3) as demonstrated in this report and accompanying material.

[illegible][illegible][illegible]

Parcel 4 is a portion of the SW 1/4 of the SW 1/4 of Section 25 and the NE 1/4 of the NW 1/4 of Section 28, Township 4 North, Range 14 West, Larimer County, Colorado, having bearings based upon
Ground Network based on GPS observations and referenced to NAD83 State Plane Coordinate System (East Zone, NAD 83) with a convergence angle of +100' 15.39" and using grid distances
with a combined factor of 0.00002473 determined at the Point of Commencement and being more accurately determined as follows

[illegible]

REZONING SKETCH

PART OF THE SW 1/4 OF SECTION 21 AND PART OF THE
NE 1/4 OF THE NW 1/4 OF SECTION 28, T-4-N, R-14-W,

CE CLEARPOINT ENGINEERS
1051 Jackson Road | Hattiesburg, MS 39402
t 601.261.2609 | clearpointengineers.com

DRAFT

CAD FILE: T4422118_Reasoning.dwg
CCE PROJ.: T4422118
SCALE: 1"=100'
SURVEYED: 05/21/2025
SURVEYED BY: R.A.



Lamar County Planning Department

P.O. Box 1240 – 144 Shelby Speights Dr.

Purvis, Mississippi 39475

Phone: 601.794.1024

www.lamarcountymiss.gov

Planning Commission Rezoning Staff Report

Petition Number: RZ25-11-02

Current Zoning Classification: RE (Residential Estate) &

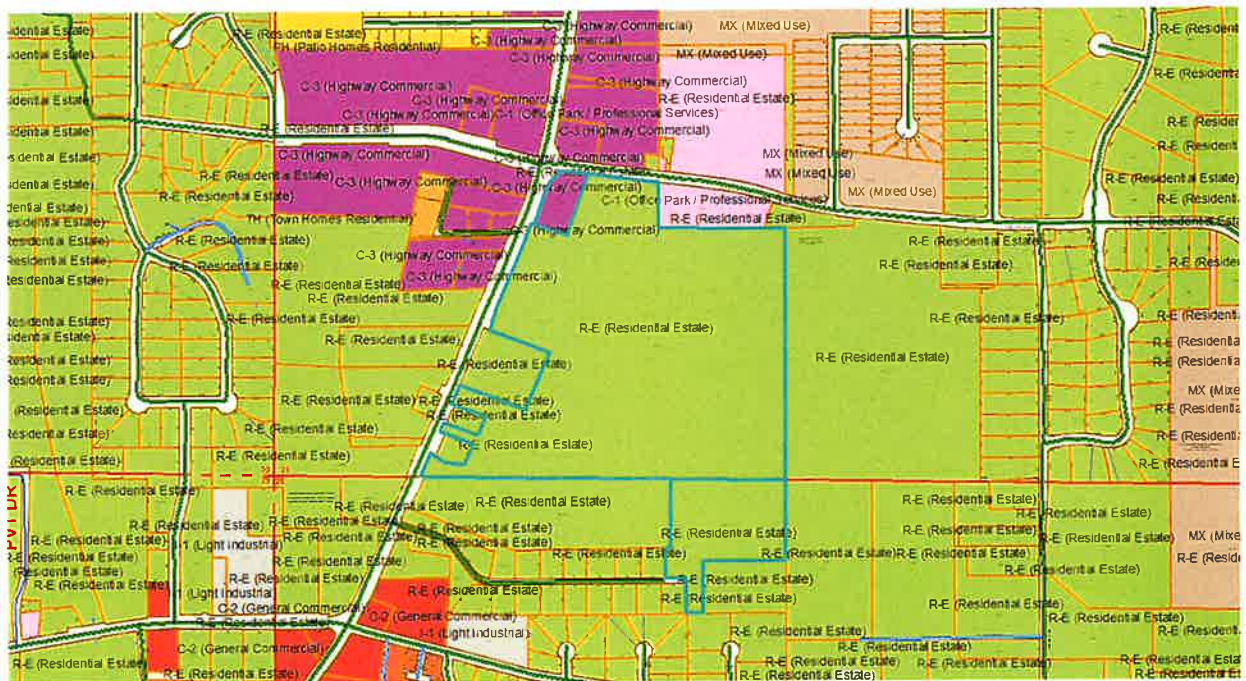
Proposed Zoning Classification: R-2 (Moderate Density Residential)

PPIN Number: A part of 15496, & 15498

This property is located generally on the southeast corner of Old Hwy 11 and Oak Grove Rd.

Adjacent property zoning classification and current use

NORTH:	Zoning Classification: RE, C-3, MX, C-1	Current Use: UNDEVELOPED, OFFICE, MULT-FAMILY, COMMERCIAL, SINGLE-FAMILY
SOUTH:	Zoning Classification: RE	Current Use: UNDEVELOPED & RESIDENTIAL HOUSES
EAST:	Zoning Classification: RE	Current Use: UNDEVELOPED/ SCATTERED RESIDENTIAL
WEST:	Zoning Classification: C-3, RE	Current Use: COMMERCIAL, PRIVATE RECREATIONAL, RELIGIOUS



Current Property data:

Frontage: 150+/- feet

Depth: 400+/- feet

Square Footage/ Acreage: 45 +/-

Any Current Violations: NO

Flood Zone: NO **Flood Panel:** 145E

Shape: Irregular Rectangular

Improved: Not Improved

If improved, number of existing buildings: 0

Use of buildings?

The applicant's or owner's purpose of the request: The owner intends to develop this portion of the overall property into a R-2 residential development behind the prior proposed C-3.

The reason(s) why the applicant or owner feels the property could not be reasonably used without the requested change in zoning: The applicant notes that Old Highway 11 functions as an arterial roadway and currently supports existing C-3 commercial uses. They assert that the development of large estate-style residential lots would not be compatible with the surrounding commercial character of the area.

Petitioners choose A or B of the following Criteria: No amendment to the Official Zoning Map shall be approved unless the proposed rezoning meets one of the following criteria.

- A. A mistake in the original zoning of the property (Scriber's error only).

At the time of application, the owner is not claiming this option.

- B. A material change in the circumstances and conditions of the neighborhood and area surrounding the petitioned property since the enactment of the Zoning Ordinance, and there is a public need for the change in question.

The applicant chooses B as the option. Stating, "The basis for the rezoning is a change in neighborhood character and public need. The area has grown and developed extensively over the past 15 to 20 years. There are on-going improvements and new commercial developments along Old Highway 11 to support a change in character. Similarly, to the north is a MX District that is being developed as a higher density, single-family residential site. These developments have changed the character of the area and R-E is no longer appropriate. The property is currently vacant and in-fill development helps to deter sprawl into more rural areas."

General Comments:

The subject parcel is situated in a rapidly evolving area that has experienced notable growth and development over the past decade. It is surrounded by a mix of commercial, residential, and multi-family uses, reflecting the area's transition toward more diverse land use.

North Side (Oak Grove Road):

This frontage includes the North Lamar Water Association office and shop, single-family homes across the roadway, a multi-family apartment complex near the intersection with Old Highway 11, an ice vending machine, and a closed drive-thru food establishment. There are also plans underway for additional single-family residential, commercial, and religious developments along this corridor.

South Side:

As one moves farther from Old Highway 11, the area transitions into predominantly single-family residential. Beyond the initial residential lots, there are mini-warehouses and a commercial center, indicating a blend of uses even in the southern portion.

East Side (Wilson Road):

This area remains largely undeveloped, with a cluster of single-family homes along Wilson Road, suggesting potential for future residential expansion.

West Side (Old Highway 11):

This corridor features a variety of commercial and institutional uses, including a private soccer recreation club operating under a conditional use permit, a closed car sales lot, a used tire center, and several institutional facilities such as a library, county tax office, voting precinct, and religious institutions.

This diverse mix of surrounding uses supports the rationale for a mixed-use development on the subject parcel, aligning with both existing land use patterns and the vision outlined in the Comprehensive Plan.

Comprehensive Plan Comments:

The proposed rezoning is consistent with several key policies outlined in the Lamar County Comprehensive Plan, which collectively supports the development of mixed-use and commercial areas along major corridors:

Policy 19 (Chapter 6, p. 38) states:

“...the County will encourage orderly patterns that minimize ‘leapfrog’ type of developments, which leave large vacant spaces between subdivisions and commercial development that must be traversed by road, public utilities, and facilities that necessitate public expenditures.”

This proposal promotes a contiguous development pattern, avoiding gaps between residential and commercial areas and supporting efficient infrastructure use.

Policy 23 (Chapter 6, p. 39) encourages:

“...the County shall use transitional zoning to buffer the impact of higher intensity commercial development upon residential neighborhoods; this shall be accomplished by zoning areas for office-type uses.”

The proposed mixed-use approach allows for appropriate transitions between commercial and residential zones, helping to mitigate potential land use conflicts.

Policy 32 (Chapter 6, p. 40) states:

“Mixed-use districts (large-scale developments containing a mixture of office, retail, and residential uses) are encouraged to locate along arterial highways, roads, and streets in Lamar County.”

The subject parcel’s location along Oak Grove Road and Old Highway 11, both arterial corridors, makes it well-suited for the type of development encouraged by this policy.

While the Land Use and Thoroughfares Plan Map currently designates the parcel for residential use, it does not fully account for the existing commercial activity along these corridors. This rezoning proposal—alongside the accompanying commercial request—reflects the evolving character of the area and aligns with the Comprehensive Plan’s vision for strategic, mixed-use growth in Lamar County.

Specific Request Comments:

This proposed rezoning represents the second component of a two-part request. It involves rezoning the rear portion of the parcel to R-2 (Moderate Density Residential), complementing the previously considered commercial rezoning along Oak Grove Road and Old Highway 11, which border the parcel on the north and west sides. The intent is to establish a residential component that supports a broader mixed-use development, consistent with the area’s evolving land use patterns.

The proposed R-2 designation is appropriate given the existing character of the surrounding area, which includes a mix of patio home-sized parcels, multi-family units, and single-family residences, primarily located behind the commercial frontage.

This rezoning would extend eastward from the rear of the proposed commercial district, creating a natural transition from higher-intensity commercial uses to moderate-density residential development.

At present, no conceptual site plan has been developed for the overall project. However, the proposed zoning reflects established development patterns along Oak Grove Road and Old Highway 11, where commercial uses typically front the roadway, with residential uses situated to the rear.

Central sewer service is available to the property via a system located directly across Oak Grove Road. This system is owned and operated in part by a separate corporation affiliated with the parcel’s owner and developer. Sewer infrastructure was introduced to the area during the development of the mixed-use project on the north side of Oak Grove Road in the 2017–2018 timeframe and has only recently become capable of supporting expansion to this site.



Lamar County Planning Department

P.O. Box 1240 - 144 Shelby Speights
Purvis, Mississippi 39475
Phone: 601.794.1024
www.lamarcountymiss.gov

GENERAL APPLICATION FORM

(Answer as many fields as possible, staff may assist upon request)

Type of Petition

() Rezoning (Change)

() Conditional Use

() Variance

() Sign Design Standards

Date: 10.15.25

Case No.: R225-11-02

Current Zoning District: RE

PPIN Number: _____

Plan Commission Hearing Date: 10/12 Action: _____

Board of Supervisors Hearing Date: _____ Action: _____

Style Payment: Cash/ CK/ CC CK#/ CC Transaction #: _____

Request: Rezone 45 ac. +/- from R-E to R-2 (as attached).

Property Location: Property is the interior portion of located east of Old Hwy 11 and south of Oak Grove Road

IMPORTANT NOTES: (initial each)

JP The Owner, Applicant, or Representative(s) must be present at the Planning Commission meeting to address any questions or comments about the project.

JP All appeals of a Planning Commission action must be filed within 15 days of the Commission's vote.

JP A copy of the entire Deed for the property must be submitted; the owner listed below shall match.

JP A site layout or plan shall be submitted for all Variances and Conditional Uses. A site layout plan is required if a specific use is identified for Rezonings.

APPLICANT/ REPRESENTATIVE (if different than owner):

Name: Donovan Scruggs (Donovan Scruggs Town Planning) for Dennis Pierce Inc.

Mailing Address: 317 Pine Drive City: Ocean Springs State: MS Zip: 39564

Primary Telephone: 888-213-1313 Email: donovan@scruggstplanning.com

CURRENT OWNER(S) OF PROPERTY

Name: Dennis Pierce, Inc.

Mailing Address: 23 Liberty Place City: Hattiesburg State: MS Zip: 39402

Primary Telephone: 601-264-6800 Email: dennis@dennispierce.com

WITNESS THE SIGNATURE(S) of the OWNER(S) of the subject property referenced above

on this the 15th day of October, 20 25 *Danielle Pierce for Dennis Pierce, Inc.*

Owner(s) Signature- (Representative/ Applicant is not allowed unless same as owner. Corporate owners shall provide position or title.)

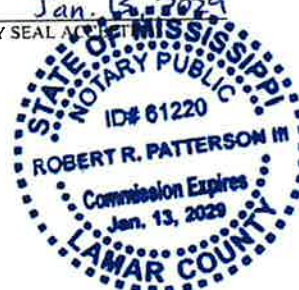
STATE OF Mississippi

COUNTY OF Lamar

Personally, came and appeared before me, within named Danielle Pierce who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and the year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Petition Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF NOTICE, thus the 15th day of Oct., 20 25

Robt R. Patterson III
NOTARY PUBLIC
My Commission Expires: Jan. 13, 2029
(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)





Lamar County Planning Department

P.O. Box 1240 – 144 Shelby Speights Dr.

Purvis, Mississippi 39475

Phone: 601.794.1024

www.lamarcountymiss.gov

REZONING WORKSHEET

(To be included with the General Application Form)

PPIN NUMBER: 15496

CURRENT ZONING CLASSIFICATION:
R-E (Residential Estate)

PROPOSED ZONING CLASSIFICATION:
R-2 (Moderate Density Residential)

This property is located on the East side of Old Highway 11
North/South/East/West Street Name

and lies between Oak Grove Road and Shadow Ridge Drive
Street Name Street Name

1) Adjacent properties' zoning classification and current use

Property(s) to the NORTH: Zoning Classification: C-3, C-1, MX Current Use: Commercial, Utility (Water Assoc), Resid.
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the SOUTH: Zoning Classification: R-E Current Use: Residential
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the EAST: Zoning Classification: R-E Current Use: Residential
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the West: Zoning Classification: R-E, C-3 Current Use: Commercial, Private Recreation, Religious
(Agricultural, Residential, Commercial, Industrial, Vacant)

2) Current Property data: (approximately)

Lot Frontage: 50 Old Hwy 11 feet

Lot Depth: (approx. east-west width commercial) 1,300 ft.

Square Footage/ Acreage: 45 acres +/-

Improved or Unimproved: unimproved

If improved, number of existing buildings: 0

Use of buildings? Agricultural, Residential, Commercial, Industrial, Other

3) For All Applications: (provide additional information in a narrative of your request.)
A. What is the purpose of the request? (can be provided in the narrative.) Owner intends to rezone the property to R-2 for single-family residential development.

B. Are there any violations on this property? No If yes, please explain. _____

C. List the reasons why you feel that the property could not be reasonably used without the requested zoning change. Old Highway 11 is a primary arterial with C-3 District on opposite sides of the street. Residential uses (especially estate sized lots) would not be appropriate for the location which is commercial in nature.

4) No amendment to the Official Zoning Map shall be approved unless the proposed rezoning meets one of the following TWO criteria: (Explain in a narrative which of the two criteria and how it would apply to your request below. Your narrative may contain as much information as you think is appropriate.)

- A mistake in the original zoning of the property (Scriber's error only).
- 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 basis for the rezoning is a change in neighborhood character and public need. The area has grown and developed extensively over the past 15 to 20 years. There are on-going improvements and new commercial developments along Old Highway 11 to support a change in character. Similarly, to the north is a MX District that is being developed as a higher density, single-family residential site. These developments have changed the character of the area. The property is currently vacant and in-fill development helps to deter sprawl into more rural areas.

**Land Use Report for a Zoning Map Amendment for
A Parcel of Land Located along East Side of Old Highway 11 and
South Side of Oak Grove Road:
Supplement Documentation for Two (2) Applications for Zoning Map Amendments**

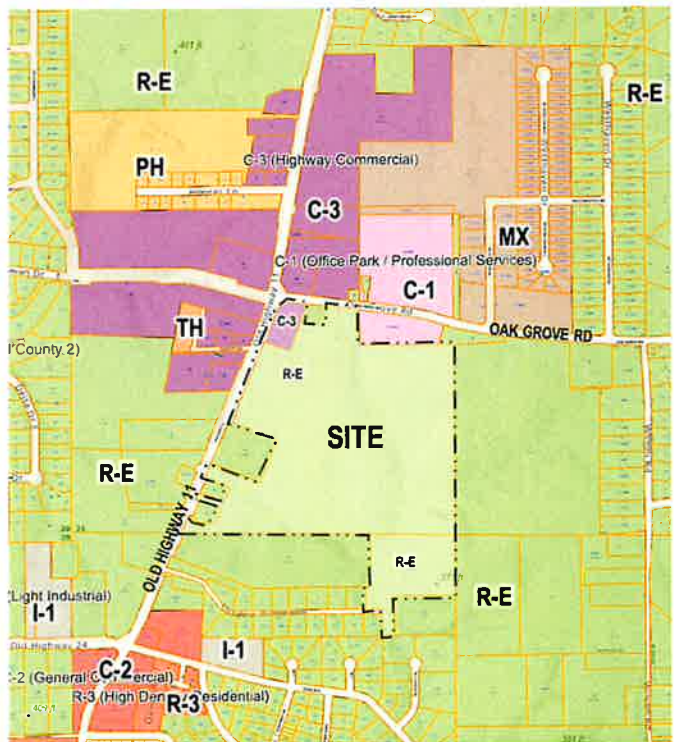
Prepared by: S. Donovan Scruggs, AICP
Date: October 15, 2025

Dennis Pierce, Inc. is requesting the rezoning of approximately 53.5 acres of land located along the south side of Oak Grove Road and along the east side of Old Highway 11. The site is located within an area that includes a variety of uses and zoning designations. As a result, the applicant is submitting two applications for the property. One application will address the approximately eight (8) acres along Old Highway 11 and Oak Grove Road, and the request includes a Highway Commercial (C-3) District designation. The other application includes the rezoning of the 'internal' areas of the property to Moderate Density Residential (R-2) District.

The site serves as a transitional area between commercial and medium density residential areas to the north and west and suburban residential areas to the south and east. There are commercial and institutional uses along Old Highway 11, and this area is slowly intensifying. The subject property occupies the majority of the area between Oak Grove Road and the residential areas to the south. The surrounding area includes C-1, C-2, C-3 and I-1 Commercial and Industrial Districts and R-E, R-3, TH, and P-H Residential Districts. The area to the northeast of the site includes the Mixed Use (MX) District which has been developed as medium density residential. The applicant is requesting a commercial designation of C-3 (Highway Commercial) along Old Highway 11 (north of the Oak Grove Library, County Tax Collector and Offices) and eastward along Oak Grove Road to the Oak Grove Water Association Building. A small site that includes a multi-family structure along the south side of Oak Grove Road is not included in the application to rezone. The requested rezoning is based on a change in neighborhood character and public need.

Zoning and Land Use.

The surrounding area or neighborhood has changed greatly over the years. The site is approximately 53.5 acres in size and is the largest property within the immediate area. The property serves as a transitional area between a well-defined residential area to the east and a mix of commercial, recreational, and institutional uses to the north and west. To the south are a mix of residential uses to include single-family residential and high-density residential. These areas include a subdivision designated as R-E with a number of lots that fail to meet the minimum requirements of the district and an older apartment complex. Because several of the lots within the R-E District to the south are



smaller than permitted, the area does not have a distinct 'large lot' character that is associated with the R-E District. The southern area also includes some commercial uses with a small shopping and office complex.

The subject property is primarily designated as R-E with a small area within the northwest corner that is part of a C-3 District. This commercial designation is located at the southeast corner of Oak Grove Road and Old Highway 11. Properties directly north of the property (and north of Oak Grove Road) and west of the property (and west of Old Highway 11) are also designated as C-3. The proposed C-3 District is substantially adjacent to other C-3 Districts or properties and represents an extension of these existing districts. The Properties immediately west of the site and south of the C-3 District have recently developed as a private soccer and recreational complex. The proposed rezoning to commercial areas or uses with the subject property will not be adjacent to any existing single-family residential areas or uses. The only residential property that is adjacent to the rezoning is a small, multi-family, four-plex located along the south side of Oak Grove Road.



The property owner is requesting a C-3 Highway Commercial District designation along Old Highway 11 and Oak Grove Road as reflected on this page. This expands the C-3 District on the southeast corner to approximately 8 acres (this does not include the small multi-family structure along the south side of Oak Grove Road). The applicant is requesting that the remainder of the property (approximately 45.5 acres) be rezoned from R-E to R-2. This district will provide larger lot sizes or less density per acre than some of the surrounding districts such as the MX to the north, the PH and TH Districts west of Old Highway 11, or the multifamily district to the south.

Districts Overview

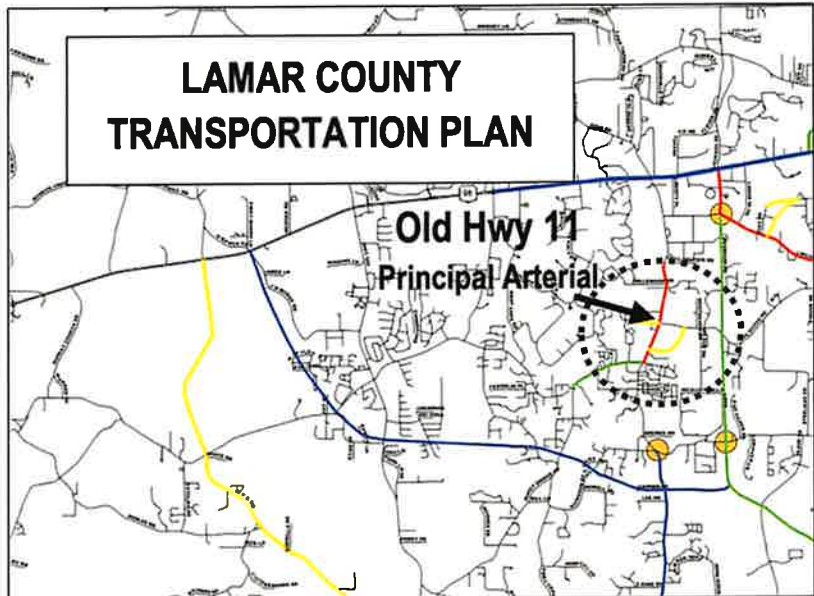
The existing zoning of the property is Residential Estate District (R-E) with a small portion in the northwest corner designated as Highway Commercial (C-3). The zoning ordinance describes the R-E District as follows:

*The purpose of this district is to provide for large lot, low density residential development including existing subdivisions containing lots with a minimum area of .5 acre (21,780 square feet) or areas of the County that should remain Residential Estate due to their proximity to existing large lot subdivisions. **The preservation of these neighborhoods for large lot development is important in order to protect the property values of people living in existing Residential Estate subdivisions or other large lot developments.** Areas classified as Residential Estate may or may not have public sewerage or central treatment plant, but if they do not, they should have a minimum lot size as determined by the State Health Department for on-site wastewater disposal systems.*

While the property is designated as R-E District, the area has changed and the site is no longer consistent with the requirements of the ordinance. As Old Highway 11 continues to develop and growth pressures extend along Oak Grove Road to include non-residential and higher density residential uses, the subject site should reflect a more transitional designation than the rural, large lot district (R-E). At present, properties immediately adjacent to either corridor do not fit the above definition of R-E. Areas to the east of the site, however, have characteristics that are more consistent with this zoning classification. Areas to the south, though designated as R-E District, are not completely consistent with the R-E requirements. The proposed moderate density residential can serve as a transitional area between the corridors and commercial activities along Old Highway 11 and Oak Grove Road near their intersection and the more established residential areas to the east. This 'buffering' is consistent with the County's Comprehensive Plan and established planning principles.

The requested zoning designation within the northwest section of the site and along Old Highway 11 and Oak Grove Road is Highway Commercial (C-3) District that is defined in Section 1800 of the Zoning Ordinance as follows:

The purpose of this district is to provide relatively spacious areas for the development of vehicle-oriented commercial activities which typically require **direct auto traffic access and visibility from highways or other major thoroughfares**. It is the intent of this Ordinance that shopping centers and independent commercial uses be developed so that vehicular circulation is coordinated with the circulation patterns of adjacent properties in the vicinity that are also affected. In order to facilitate access between adjoining properties and to reduce the number of curb cuts onto arterial streets, The installation of a service drive or a connecting driveway shall be considered in connection with any independent commercial use (i.e., a commercial use that is not a part of a shopping center) proposed in this district.



As indicated within the Transportation Plan of the County's Comprehensive Plan, Old Highway 11 is identified as a Principal Arterial. To the south Old Highway 24 is classified as a Minor Arterial. While Oak Grove Road is not classified, it is a roadway with significant volumes of traffic. Highway Commercial Districts are intended to be located along these primary arterials or corridors, and the required C-3 area is consistent with the zoning ordinance.

The area immediately east and south of the proposed commercial areas is being requested to rezone to R-2. Section 900 of the Zoning Regulations establishes this as the Moderate Residential (R-2) District. This district is described within the zoning ordinance as follows:

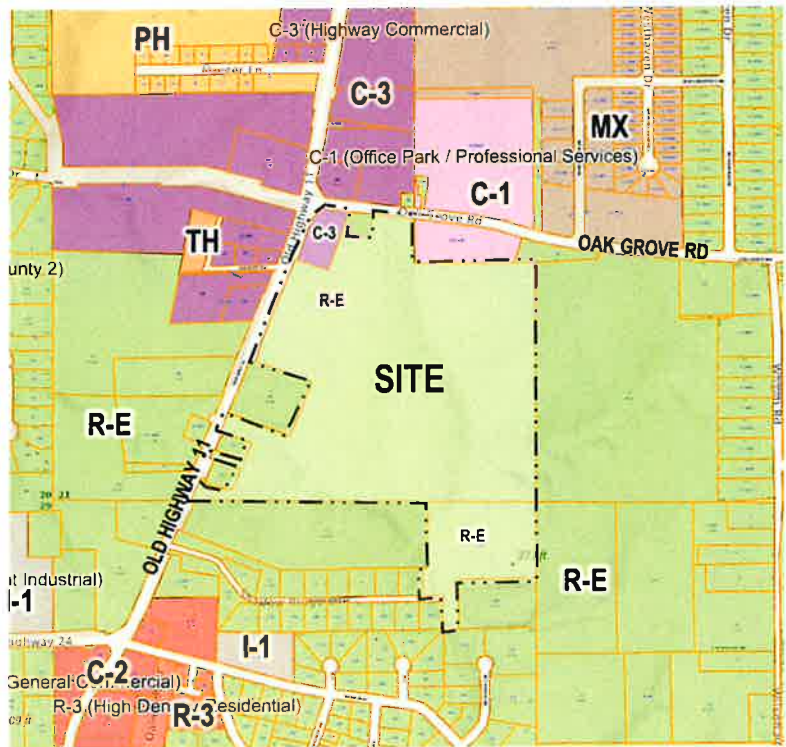
The purpose of this district is to offer a development option for moderate density residential subdivisions in areas served by public sewer or a central wastewater treatment facility at a net density of approximately 3.2 units to 4 units per acre.

While the R-2 District permits more compact or denser neighborhoods than the R-E or R-1 District, it is similar in that single-family residential is the primary permitted uses. The minimum lot sizes within the district are 8,000 square feet which is substantially larger than the minimum district requirements of the Patio Home (PH) District and the Townhouse (TH) District there permits lots sizes of 4,500 and 3,000 square feet, respectively, but allows slightly smaller lots than the 10,000 square foot requirements of the R-1 District. The R-3 (High Density Residential) District permits up to 30 units for a 4 acres site (or approximately 7.5 units per acre). The MX District permits various sized single-family residential lots including those consistent with R-2 and PH and TH densities, as well. With the exception of some residential areas to the south and east, there is an assortment of residential zoning districts within the immediate area. The requested R-2 District requires larger lots and less densities than these more dense districts. The R-2 District will provide a transitional area between the districts with greater densities and the Old Highway 11 corridor.

Existing Zoning.

One of the primary purposes of the R-E District is to permit the subdivision of property and single-family residential lots in areas where wastewater services may not be available. The subject site has water and sewer services available, and encouraging growth in areas where these services are available provides a number of positive results. First, it provides additional revenues to the utility provider to maintain, operate, and improve the system. Further, the infrastructure provides a more efficient use of land in these areas. By increasing densities in areas served by centralized sewer, growth pressures are removed or reduced in more rural areas.

The proposed site is large and includes approximately 53.5 acres of land. The site is within a transitional area that includes higher density residential and commercial uses to the north and west sides. This is especially present at the intersections of Oak Grove Road and Highway 24. The area along Old Highway 11 between these intersections is primarily non-residential with religious institutions, recreational facilities, governmental facilities, and commercial uses. Many of these non-residential uses are situated within the R-E District. These non-residential uses are also present immediately north of the site and along Oak Grove Road with public facilities such as telecommunications and water association uses. To the northeast in a more intensive or denser residential neighborhood. Areas to the north include a variety of districts such as Highway Commercial (C-3), Office Park/Professional Services (C-1), and Mixed Use (MX) Districts. Areas east and to the immediate south of the site are more traditional, single-family residential uses within the Residential Estate (R-E) District.



The applicant is requesting a rezoning to C-3 and R-2 to be compatible with the existing lands uses and transitional between different intensities of areas. They wish to establish a C-3 District along Old Highway 11 to permit commercial uses. As indicated in the image above, the northwest corner of the property is currently zoned C-3 District and the requested amendment will change or extend this district to the south and east along the corridors. The remaining area is proposed to be designated as Moderate Density (R-2) District to permit more compact, residential uses that are similar to but larger than the nearby uses along Oak Grove Road. The proposed amendments will allow the site to transition from commercial and non-residential uses along Old Highway 11 to residential uses along the east side of the property. These residential areas will provide a buffer for the larger lot or less dense neighborhoods to the east.

Change in Character.

The subject property or site is located within an area that has changed greatly over the past 20 years. To the north, the overall character of Old Highway 11 has changed toward a more intense, commercial character due to pressures associated with the westward expansion of commercial areas along Highway 98. As this corridor continues to expand and develop, more pressure is placed on intersecting roadway such as Old Highway 11. While much of this growth has not extended southward to the subject property, the growth pressures are present with increased traffic and activity within the area. While many of the existing commercial structures have been present for some time, these pressures have encouraged infill development of vacant areas or the redevelopment of older, underutilized sites.

More obvious changes can be recognized within the immediate area of the site. These changes have been ongoing within the subject area for several years (as detailed in images to the right). The development of The Plantation and Copperfield (1) to the west and northwest of the site started in the mid-2000s. Recently, Southern States Soccer (2) developed its site along the west side of Old Hwy 11. Earlier, the North Lamar Water Association (3) rezoned and developed the site along the south side of Oak Grove Road for its complex. Across the street and north of the site, Westhaven (4) was developed. To the east, Cuevas Estates (5) developed as a more traditional, subdivision.

In more recent years, the extension of Plantation Drive (6) which is a short extension of Oak Grove Road was developed. The Lead Dispensary (7) recently developed along Plantation Drive and northwest of the site. Finally, immediately east of the site (8) a new home was constructed on a larger lot. All of these 'changes' are consistent with the proposal with placing commercial and non-residential uses along Old Highway 11, and residential development more removed from the corridor. The proposal permits a transition from the more intense commercial areas to larger-lot residential areas.

Public Need.

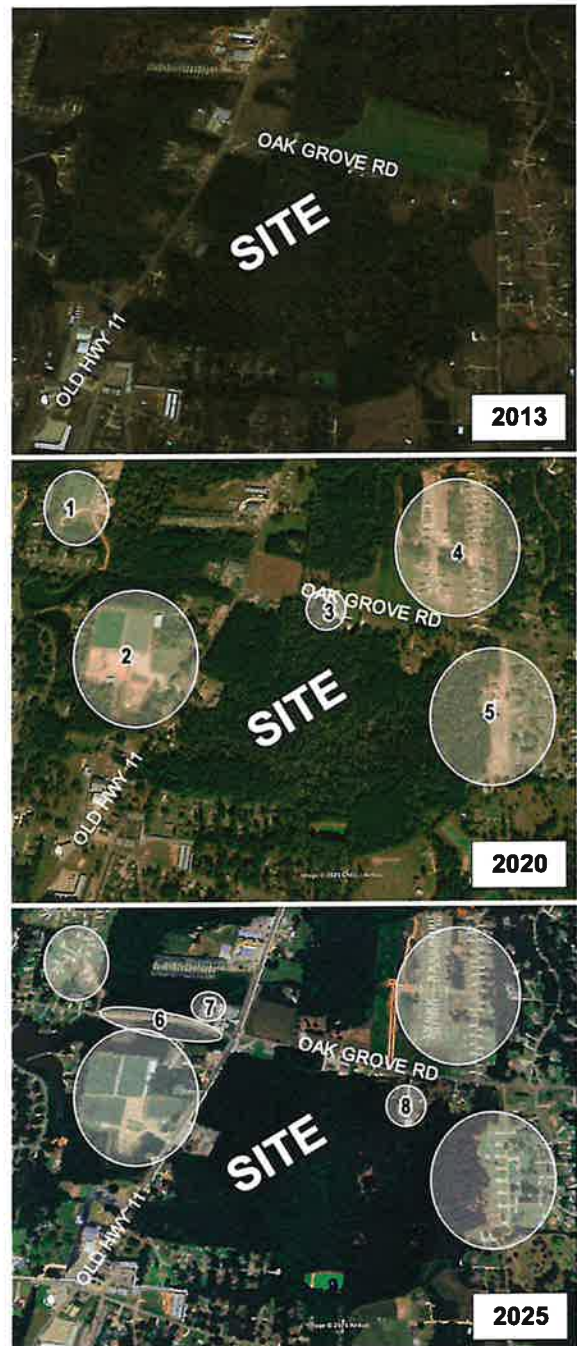
There are a number of 'public needs' that are addressed with the current proposal. The site represents a fairly large tract that is mostly vacant and within an area that has developed. This is an example of in-fill development. The site is developed on all sides with varying levels of intensity. There are non-residential or commercial uses along the west and north sides of the site and residential uses along the east sides. Much of this "change" is a direct result of the residential growth within Lamar County. Much of this growth is within the immediate area or broader northeast corner of the county. This residential growth increases demand of both residential and commercial areas.

The proposal includes different land uses with a commercial designation along Old Highway 11 and residential uses along the eastern three-fourths of the property. This will buffer and protect the residential uses to the east and discourage incompatible uses along the Old Highway 11 corridor that are no longer ideal for residential uses.

Lamar County is one of the fastest growing counties in Mississippi, and population growth is thriving due to excellent schools and a higher quality of life. The subject area subject property is located within close proximity the commercial corridor of Highway 98. This project demonstrates a methodical growth pattern from these "centers" instead of furthering sprawl or leap frog development into areas that are more agricultural or rural in nature (see Comprehensive Plan Policy 19). In fact, the Oak Grove node and the intensification along Highway 98 is converging along Old Highway 11. This corridor is well established, but new infill development and redevelopment is occurring within the area. This area has a suburban-commercial character with primarily commercial and institutional uses along Old Highway 11 and more suburban residential areas to east of the subject site. While it is important for the County to maximize its arterial corridor area for appropriate commercial development, it should also encourage suburban-type residential development within areas that can accommodate the traffic and infrastructure demands. By encouraging more intense development within 'core' areas, growth pressures in less urban areas could be reduced.

Consistency with the Comprehensive Plan.

According to the Comprehensive Plan, Lamar County is one of the top 5 fastest growing Counties in Mississippi. By 2010, the County demonstrated a 38 percent increase in population from 2000 to a population of 55,658. The 2020 Census indicated the County's population increased to 64,222. This demonstrates a growth of approximately 16 percent over the last decade. The current population estimate of 2025 is 67,159 which shows a continued growth within the County. These are very favorable numbers that shows a strong inflow of new residents and a need for new housing.



Commercial:

The following excerpts from the Comprehensive Plan are consistent with the proposed rezoning for the commercial area:

GOAL: Meet the future needs of business and industry by making land available for new commercial and industrial development within the County (planning and zoning, where permitted by the Lamar County Zoning Ordinance); and to maintain property values throughout the County by carefully planning the location and design of all commercial and industrial development

Objective: Produce a desirable land use pattern by guiding the location and design of commercial development through proper planning of commercial sites (page 39 Lamar County Comprehensive Plan).

Policy 28: In areas subject to County Zoning, Lamar County shall plan/zone commercial areas only along arterial streets, roads and the highways that are capable of handling the increased traffic loads generated by commercial land uses. (pages 39-40 Lamar County Comprehensive Plan).

GOAL: Encourage the stabilization of existing commercial areas and the development of new commercial nodes in locations that have (1) good vehicular access to local residential market areas and/or regional market areas; and (2) minimal conflict encroachment with either existing or newly developing residential land use areas in the vicinity (pages 40-41 Lamar County Comprehensive Plan).

Objective: Provide areas for commercial and general business uses that are primarily intended to serve the Lamar County community (page 41 Lamar County Comprehensive Plan).

Residential:

The following excerpts of the Comprehensive Plan apply to the commercial rezoning request:

It is recommended that the higher density dwelling units be located where the infrastructure (water, sewer, road, and police and fire protection) can support this type of development, generally on the outskirts of the municipalities.... As to the location of certain types of housing development, Lamar County is growing to the North. Development, both commercial and residential, will follow transportation routes and centralized sewer or sewer districts where developers can build higher density developments and where residents can have better access to transportation. Higher density residential developments should consider locating in areas with access to transportation corridors than can handle the increase in traffic flow (page 34 Lamar County Comprehensive Plan).

It is important to offer a choice of residential options for the varied population. As the population ages, they may require less space (family downsize and less ability to maintain property) while still demanding quality housing (page 34 Lamar County Comprehensive Plan).

GOAL: Continue to manage the rapidly increasing residential growth of the County by establishing a residential density pattern that will prevent overcrowding of population, and a residential density pattern that will not overburden County public facilities or cause traffic congestion.

Objective: Continue to locate higher density residential developments only in areas where the infrastructure will support such development (page 35 Lamar County Comprehensive Plan).

Objective: Prevent the inefficient use of land and public facilities. Public facilities such as roads, water, sewer and storm drainage should be provided to areas of the County in the most cost-efficient manner. Vacant properties with underutilized facilities are a waste of public funds and redevelopment of such properties should be encouraged.

Policy 19: In areas subject to County Zoning, the County will encourage orderly patterns that minimize "leap frog" type of developments, which leave large vacant spaces between subdivisions and commercial development that must be traversed by road, public utilities, and facilities that necessitate public expenditures (page 38 Lamar County Comprehensive Plan.)

Summary.

The applicant is requesting a rezoning from Residential Estate (R-E) District and Highway Commercial (C-3) District to two different zoning classifications: Highway Commercial (C-3) District and Moderate Density Residential (R-2) District. The proposed rezonings are consistent with the Comprehensive Plan and Zoning Regulations.

First, the proposed C-3 area is along Old Highway 11 (a primary arterial) and Oak Grove Road. This is a commercial intersection or node and should not be developed as large-lot or low density residential. A portion of the proposed site is currently zoned C-3 and properties located along the opposite sides of these corridors are designated as C-3. The zoning should be considered the expansion or enlargement of existing C-3 Districts. This includes approximately 8 acres of land.

Areas immediately south and east of the proposed 'corridor zoning' is requested to be designated as R-2. The intent is for this district to provide a residential use and area between the more intense commercial uses along the corridor and the larger Residential Estate (R-E) lots to the east. The proposed R-2 District will serve as a transitional district or area between the proposed C-3 District to the along the corridors and the residential areas to the east and south.

The proposal is consistent with the Comprehensive Plan in recognizing that low density residential should be located along and within close proximity to urban or commercial areas. This provides decreased commute times and preserves more open, rural areas. New commercial development should be encouraged in established areas to form more compact centers and not 'sprawling' into new, undeveloped areas. This is an example of infill development which is correctly encouraged by the County's Comprehensive Plan.

Lamar County is one of the fastest growing counties in Mississippi, and the subject area of the County is one of the primary areas of this growth. More 'compact' or developments with densities of more than 5 units per acre have occurred in recent years. This includes Westhaven located within a Mixed Use (MX) District along the north side of Oak Grove Road and the Plantation and Cooperfield Subdivisions located to the northwest of the site. These developments have changed the neighborhood significantly over the past 20 years with more suburban oriented residential densities and subdivision layouts. Similarly, a well-established non-residential corridor along Old Highway 11 supports the rezoning. Recent construction within the immediate area includes Southern States Soccer and the Lead Dispensary that are commercial in nature. Old Highway 11 is not well suited for R-E type uses and the proposed rezoning will permit more appropriate commercial uses. With the existing and expected increases in traffic, the corridor is not suited for large-lot development as associated with the R-E District.

The rezoning is also based on a public need. The County is growing and additional housing is needed to accommodate this growth. The housing should be compatible with surrounding houses and neighborhoods. In areas that are served by public systems, increasing density can remove undesired growth pressures in more rural areas. In recent years, more compact developments within the area have occurred in districts that permit smaller, more compact developments such as PH, TH and MX. Because land and infrastructure can be considered fixed costs, housing costs can be reduced with a more efficient or smaller lots sizes and widths. This can permit more money to be allocated towards the costs of the house for additional square footage and upgrades. Homeowners are able to spend more money on the house and less on the lot and infrastructure. The area, in general, is transitional and not consistent with the R-E designation. Several lots to the south within this R-E District are too small and nonconforming. As a result, the proposed zoning of R-2 should be considered compatible with the area.

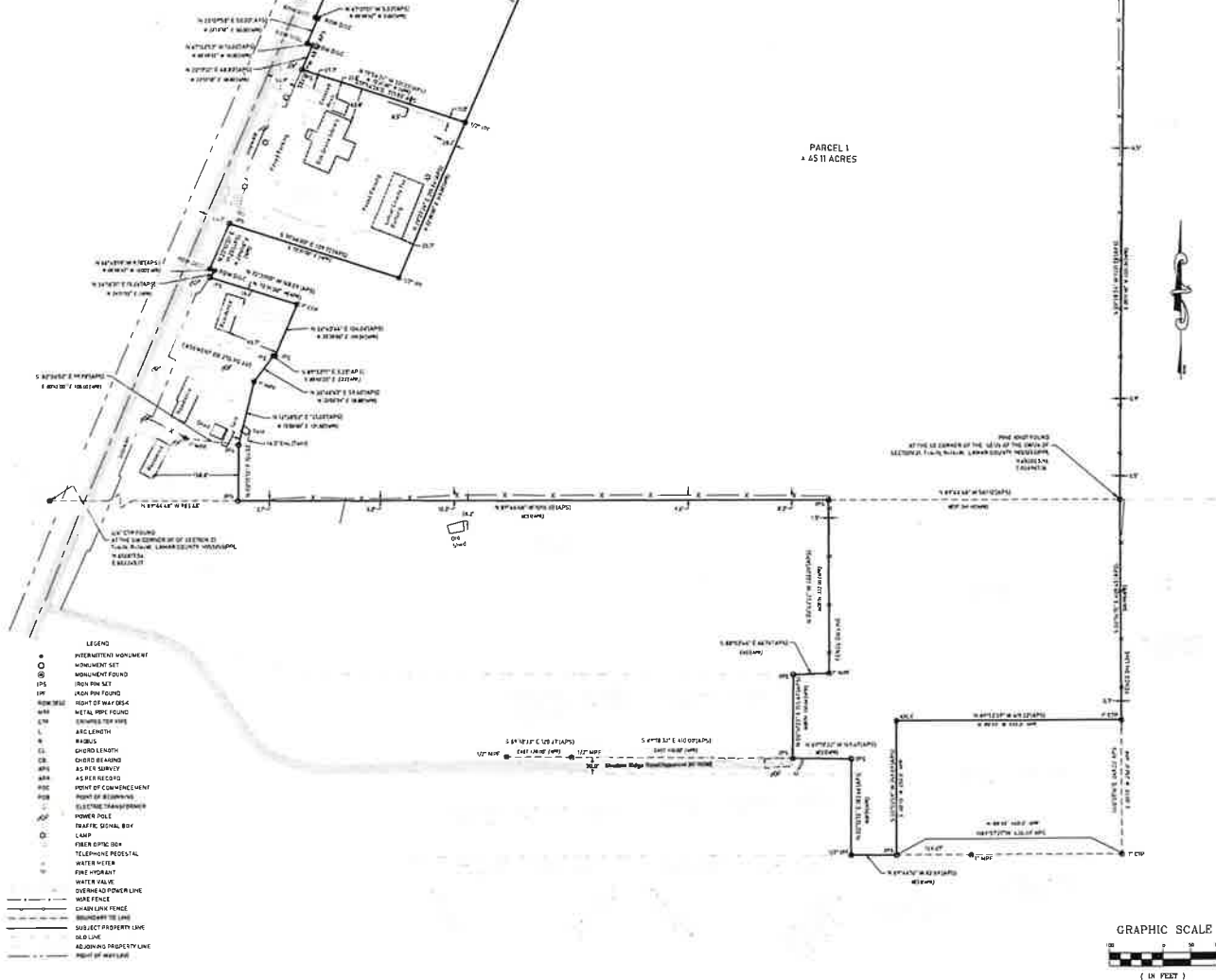
The area has changed and there is a definite need for additional housing in the County, but new housing should be located appropriately. By rezoning the corridor commercial and situating a moderate density district to the east, a desirable and logical growth pattern is encouraged. The subject site meets the requirements for a rezoning, and the request is consistent with the Comprehensive Plan. For this reason, the applicant is requesting that the site be rezoned from Residential Estate (R-E) District to Moderate Density Residential (R-2) District and Highway Commercial (C-3) as demonstrated in this report and accompanying material.

NOTE

1. Clear 10' Survey
2. Total area of surveyed property Parcel 1 & Parcel 2 is 4.5 acres
3. Measurements are 1/4" = 10' with a tolerance of 1/4" = 10' unless noted otherwise
4. North is based upon GPS observation, referenced to Mississippi State Plane Coordinate System
5. The location of adjacent owners is shown for reference and does not constitute a warranty of accuracy. The location of adjacent owners is shown for reference and does not constitute a warranty of accuracy. The location of adjacent owners is shown for reference and does not constitute a warranty of accuracy.
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REFERENCE MATERIAL

1. Survey by Daniel L. Thompson for PIERCE & FENNER SMITH, Inc. dated 10/1/2011
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DESCRIPTION

Parcel 1: A portion of land being part of the NW 1/4 of Section 21, Township 4 North, Range 10 West, Laramie County, Nebraska, having bearings based upon the 1983 National Survey of the Mississippi River, and having a total area of 45.11 acres, more or less, and being more particularly described as follows:

Parcel 2: A portion of land being part of the NW 1/4 of Section 21, Township 4 North, Range 10 West, Laramie County, Nebraska, having bearings based upon the 1983 National Survey of the Mississippi River, and having a total area of 8.35 acres, more or less, and being more particularly described as follows:

LEGEND

- MONUMENT SET
- MONUMENT FOUND
- IRON PIPE SET
- IRON PIPE FOUND
- RIGHT OF WAY
- METAL PIPE FOUND
- CHAIN LINK FENCE
- ARCS LENGTH
- RADIUS
- CHORD LENGTH
- CHORD BEARING
- AS PER SURVEY
- AS PER RECORD
- POINT OF COMMENCEMENT
- QUARTER SECTION
- ELECTRIC TRANSMISSION
- POWER POLE
- RAILROAD SIGNAL BOX
- LAMP
- TELEPHONE PEDestal
- WATER TOWER
- PIPE
- WATER VALVE
- DRAINAGE POWER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- BOUNDARY LINE
- SUBJECT PROPERTY LINE
- OLD LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY LINE



Lamar County Planning Commission
Department of Planning & Development
P.O. Box 1240 – 144 Shelby Speights Dr.
Purvis, Mississippi 39475
Phone: 601.794.1024

Hand Notes for Commission Meeting

Date: November 12th, 2025 Roll Call Present , , , ,
Time: 2:00 PM Absent , ,

Location: Board Room, Pete Gamble Chancery Courthouse, 403 Main Street, Purvis, Mississippi

Pledge to the Flag: Prayer: Opening Comments

1) Approval of the minutes from Month OCTOBER Year 2025,
1st , 2nd , Tally:

2) Old Business

Case: Motion 1st , 2nd , Tally:
Determination: Approval/Denial/ Tabling

3) New Business

Case: **RZ25-11-01** Motion 1st , 2nd , Tally:
Determination: Approval/Denial/ Tabling

Case: **RZ25-11-01** Motion 1st , 2nd , Tally:
Determination: Approval/Denial/ Tabling

8) Public Comment

9) Staff Comments

10) Training

10) Motion to Adjourn 1st 2nd Tally: