



## **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](http://www.lamarcountymiss.gov)

### **Planning Commission Agenda**

Date: October 14<sup>th</sup>, 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 September 2025 meeting.
- 6) Old Business
- 7) New Business

**CU 25-10-01:** Approval is being requested for a Conditional Use Permit to permit the placement of a manufactured home on a parcel zoned RE (Residential Estate). It is situated on the East side of Parker Rd between Old Hwy 24 and the end of the road. PPIN 10906. This is in Supervisor District 4.

**RZ25-10-01:** Approval is being requested to re-classify the zoning of a parcel from RE (Residential Estate) to R1 (Low Density Residential). It is situated generally on the east and west sides of MS HWY 589, with Ford Loop transecting and Elias Whiddon bordering part of the south property line. PPIN 7133. This is Supervisor District 4.

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



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

### Agenda/ Hand Notes for Commission Meeting

Date: September 9<sup>th</sup>, 2025 Roll Call Present MB, JC, JS, \_\_\_\_\_, \_\_\_\_\_  
Time: 2:00 PM Absent JH, JR, \_\_\_\_\_

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

Pledge to the Flag: ALL Prayer: MB Opening Comments

1) Approval of the minutes from Month AUGUST Year 2025,  
1<sup>st</sup> JC, 2<sup>nd</sup> JS, Tally: 3-0

2) Old Business

Case: \_\_\_\_\_ Motion 1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_  
Determination: Approval/Denial/ Tabling

3) New Business

Case: CU25-09-01 Motion 1<sup>st</sup> JC, 2<sup>nd</sup> MB, Tally: 3-0  
Determination: Approval/Denial/ Tabling

8) Public Comment

9) Staff Comments

10) Training- ZONING CHANGE JUSTIFICATION THRESHOLDS

10) Motion to Adjourn 1<sup>st</sup> JC 2<sup>nd</sup> JS Tally: 3-0



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### PLANNING COMMISSION CONDITIONAL USE STAFF REPORT

**Petition Number:** CU25-10-01

**Current Zoning Classification:** RE (Residential Estate)

**PPIN Number:** 10906

This property is located on the EAST side of Parker Rd and lies just past the midway point to the end.

#### Adjacent properties zoning classification and current use:

**NORTH:** Zoning Classification: RE

Current Use: Residential

**SOUTH:** Zoning Classification: RE

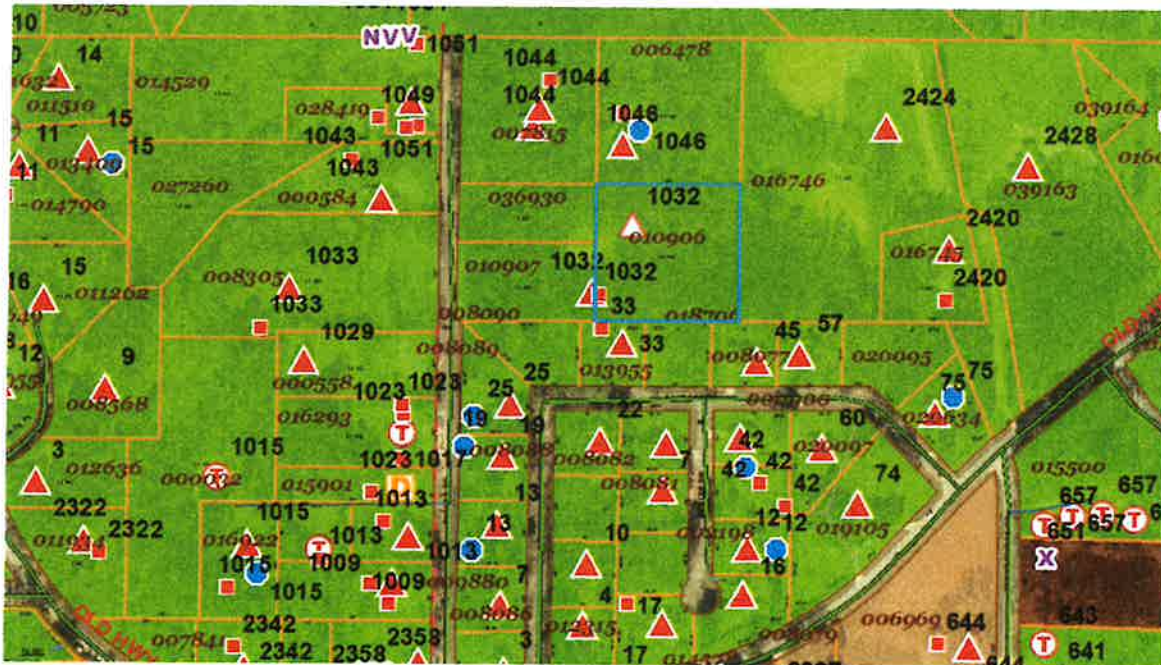
Current Use: Residential Subdivision (Ashborough)

**EAST:** Zoning Classification: RE

Current Use: Residential

**West:** Zoning Classification: RE

Current Use: Residential



#### Current Property Data:

**Lot Frontage:** 330'

**Lot Depth:** 330'

**Square Footage/ Acreage:** 2.5 +/- acres

**Any Current Violations:** No

**Flood Zone:** No

**Flood Panel:** 145E

**Shape:** Rectangular

**Improved:** Yes

**If improved, number of existing buildings:** 2

**Use of buildings?** Residential and Storage

**The applicant's purpose of the request:** The applicant is requesting a conditional use permit for a manufactured home to be placed on the parcel.

### **General Comments:**

The subject parcel is located within a predominantly residential area characterized by traditional homes on estate-sized parcels. Three existing manufactured homes gain access from Parker Road. One is situated to the south near Old Highway 24 on the west side of Parker Road and is clearly visible from the roadway. The other two are located on a shared private driveway on the west side of Parker Road, positioned closer to Old Highway 24 than the visible unit; these two are not visible from the public right-of-way.

The parcel itself is square in shape and accessed via adjacent land also owned by the petitioner. Along Parker Road, there is a single duplex located on the west side between the visible manufactured home and the two units on the private drive.

To the south, the property adjoins the Ashorough Subdivision, which consists of 27 platted lots developed with traditional single-family homes.

The proposed placement of a manufactured home on the subject parcel falls under the “allowed with conditions” category within the Residential Estate (RE) zoning district, requiring approval of a Conditional Use Permit. The nearest existing manufactured home is approximately 300 feet away (driveway to driveway), and about 600 feet structure to structure. The existing manufactured homes along Parker Road were established before the adoption of zoning regulations in 2010. These units are permitted to be replaced with newer structures over time, provided the use is not discontinued for more than one year.

### **Comprehensive Plan Comments:**

- **Policy 1** states: “Single-family site-built homes will continue to be located in separate areas from manufactured homes.” (Chapter 6, p. 35)
- **Policy 2** states: “The County will continue to establish separate zoning districts to allow manufactured homes to be located in manufactured home parks and manufactured home subdivisions away from single-family site-built homes.” (Chapter 6, p. 35)

Beyond these policies, the Comprehensive Plan does not provide additional guidance regarding the placement of individual manufactured homes on parcels outside of designated manufactured home parks or subdivisions.

### **Specific Request Comments**

The property owner is in the process of setting up a manufactured home on the parcel, with the intention of relocating from their current residence located on the same property. The manufactured home has already been placed on-site.

The owner initially visited the Addressing Department to obtain documentation and was subsequently referred to the Planning Department. During this interaction, the owner explained that they are currently residing in a portion of a structure originally intended for long-term storage and use as a personal workshop. After reconsidering their plans to construct a traditional site-built residence, the owner opted instead to purchase and install a manufactured home on the parcel.



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**GENERAL APPLICATION FORM**

(Staff will help you fill out an additional worksheet)

Date: Aug 2025

Case No.: 2025-00-01

Current Zoning District: RE

PPIN Number: 10906

Type of Petition

( ) Rezoning (Change)

☒ Conditional Use

( ) Variance

( ) Comprehensive Plan Amendment

Plan Commission Hearing Date: Oct 14

Action: \_\_\_\_\_

Board of Supervisors Hearing Date: Nov 6

Action: \_\_\_\_\_

Style Payment: Cash/ CH/ CC

CC Transaction #: 5418

Request: To Place a manufactured Home on the parcel

Property Location: East side of Parker Rd North of OLD HWY 24

**IMPORTANT NOTES:**

- ( ) Due to advertising and hearing deadlines, all applications must be submitted by noon on the deadline date.
- ( ) **The Owner, Applicant or Representative(s) must be present at the Planning Commission meeting to address any questions or comments relative to the project.**
- ( ) All appeals of an action of the Planning Commission must be filed within 15 days of the vote of the Commission.
- ( ) A printed and digital copy of the entire **Deed** for the property needs to be submitted.
- ( ) **1 site drawing, survey, or plat needs to be submitted for all petitions no larger than 11" x 17".**

**APPLICANT/ REPRESENTATIVE (if different than owner):**

Name: Rebecca Downing

Mailing Address: 1032 Parker Rd City: Hattiesburg State: MS Zip: 39402

Primary Telephone: 601-408-5780 Email: rdementdowning40@yahoo.com

**CURRENT OWNER(S) OF PROPERTY**

Name: Richard & Rebecca DOWNING

Mailing Address: 1032 Parker Rd City: Hattiesburg State: MS Zip: 39402

Primary Telephone: 601-408-5780 Email: rdementdowning40@yahoo.com

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

on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Rebecca Downing

**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 Rebecca Downing 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 8th day of September, 2025



Kristy Gipson  
NOTARY PUBLIC

My Commission Expires: Oct 12, 2028  
(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)





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### CONDITIONAL USE WORKSHEET

(To be included with the General Application Form)

PETITION NUMBER: 142540-01

CURRENT ZONING CLASSIFICATION:

PPIN NUMBER: 10906

RE

This property is located on the East side of Parker Rd  
North/South/East/West Street Name

and lies between OLD HWY 24 and end of Road  
Street Name Street Name

Adjacent properties zoning classification and current use:

Property(s) to the NORTH: Zoning Classification: RE Current Use: Residential  
(Agricultural, Residential, Commercial, Industrial, Vacant)

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

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

Property(s) to the West: Zoning Classification: RE Current Use: Residential  
(Agricultural, Residential, Commercial, Industrial, Vacant)

Current Property data:

Lot Frontage: 330 feet Lot Depth: 330 feet

Square Footage/ Acreage: 2.5 Improved or Unimproved: Improved

If improved, number of existing buildings: 1

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

#### For All Applications:

A. Is the property in a Special Flood Hazard Area? Yes / NO Per Panel: 145E

B. What is the purpose of the request? to place a manufactured home on the property

C. Are there any Zoning Ordinance violations on this property? YES or NO

If YES, please explain: \_\_\_\_\_

D. Screening or buffering being provided: YES or NO

If YES, please explain: \_\_\_\_\_

E. Other Permits Required:

Lamar County Site Plan (if non-residential): YES or NO

MS Department of Transportation (State HWY / Longleaf Trace) Driveway Permit? YES or NO

MS Department of Health On-Site Wastewater? YES or NO

MS Department of Environmental Quality New Community Sewer? YES or NO

MS Department of Environmental Quality Stormwater (5 acres or larger disturbed)? YES or NO

Local Water Association Provider Name if available: West Lamar Water

Local Sanitary Sewer Provider Name if available: Septic

Electric Power provider Name if available: Pearl River Valley Electric

Any other not listed immediately above: \_\_\_\_\_

F. Provide a written statement describing your proposed use. Include any information you may believe is pertinent to the review and consideration of your proposal.

**For Proposed Residential (Manufactured Homes):**

- A. Distance to nearest residentially used manufactured home? 200' +/- FT  
B. Direction to the nearest residentially used manufactured home? NORTH/ SOUTH/ EAST/ WEST

**For Non-Residential:**

- A. Will there be any pedestrian or vehicular traffic generated? YES or NO  
If YES, how will pedestrians and parking be accommodated: \_\_\_\_\_  
B. How many employees per shift? \_\_\_\_\_  
C. Any discharge of air, liquid, or solids? YES or NO.  
If YES, please explain: \_\_\_\_\_  
D. How will trash be disposed of? \_\_\_\_\_  
*Note: Lamar County does not provide Sanitation Service to non-residential uses.*  
E. Will there be any outside Storage? YES or NO.  
If YES, please explain: \_\_\_\_\_  
F. Operational hours: \_\_\_\_\_ Days of the week: Mon, Tue, Wed, Thu, Fri, Sat, Sun

**Applicant Comments or Additional Notes:**

**STAFF ONLY (For Record Purposes)**

The Lamar County Planning Commission does hereby find that the proposed conditional use satisfies the following provisions:

- A. General Compatibility with the surrounding area.  
B. Appropriate utilities are available.  
C. Trash and other discharges are properly being disposed of.  
D. Pedestrian and Vehicular traffic is being accounted for.  
E. Screening, buffering, and required yards or open space are adequate for the proposed use.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote Count: \_\_\_\_\_  
Last Name Last Name For Against Abstain

Conditions placed on the request by the Planning Commission: \_\_\_\_\_

The Board of Supervisors does hereby find that the proposed conditional use satisfies \_\_\_\_\_ of the  
above required criteria and decided to \_\_\_\_\_ the petition. *All/Part/None*  
*Approve/ Deny*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote Count: \_\_\_\_\_  
Last Name Last Name For Against Abstain

Conditions placed on the approval by the Board of Supervisors: \_\_\_\_\_

Staff Notes: \_\_\_\_\_



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### Planning Commission Rezoning Staff Report

**Petition Number:** RZ25-10-01

**Current Zoning Classification:** RE (Residential Estate)

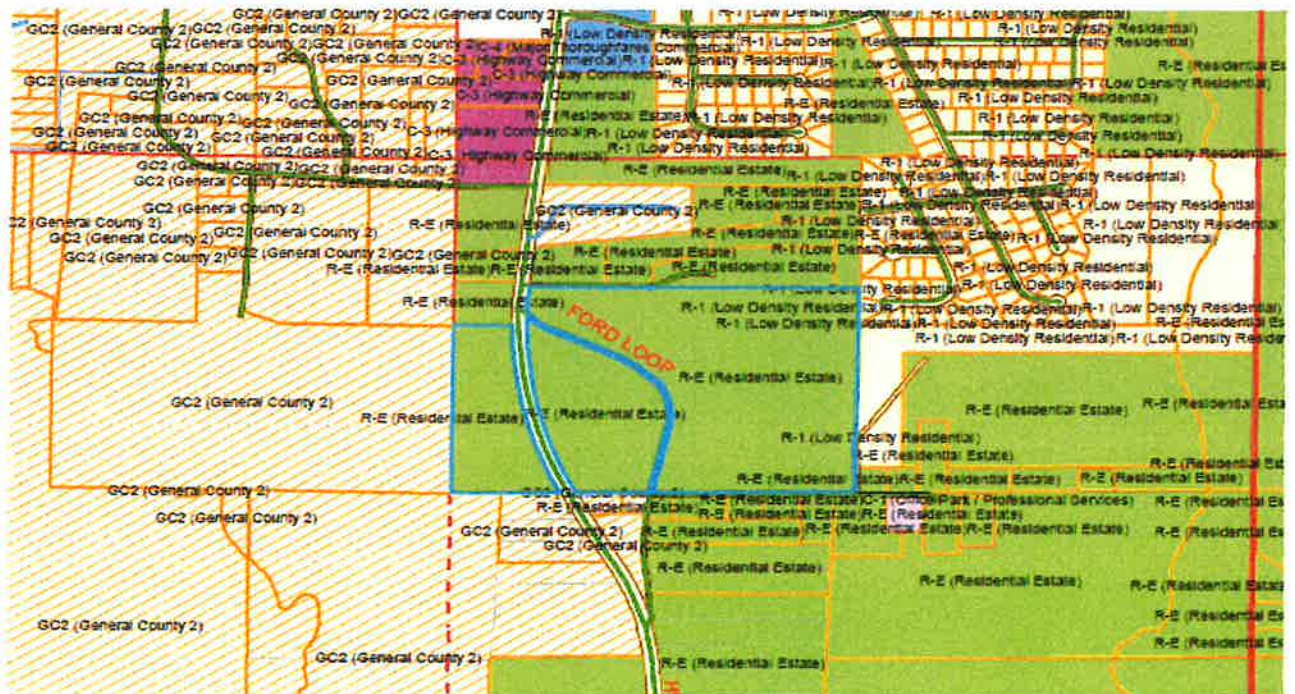
**Proposed Zoning Classification:** R1 (Low Density Residential)

**PPIN Number:** 7133

This property is located generally on the west and east sides of MS HWY 589, with Ford Loop transecting a portion and lying on the north side of Elias Whiddon Rd.

### Adjacent property zoning classification and current use

NORTH:	Zoning Classification: RE	Current Use: UNDEVELOPED & RESIDENTIAL HOUSES
SOUTH:	Zoning Classification: RE	Current Use: UNDEVELOPED & RESIDENTIAL HOUSES
EAST:	Zoning Classification: R1 & RE	Current Use: UNDEVELOPED/ SCATTERED RESIDENTIAL
West:	Zoning Classification: GC2	Current Use: UNDEVELOPED



### Current Property data:

*Frontage:* 1675 +/- feet

*Depth:* 2675 +/- feet

*Square Footage/ Acreage:* 93 +/-

*Any Current Violations:* NO

*Flood Zone:* NO *Flood Panel:* 140E

*Shape:* Rectangular

*Improved:* NO

*If improved, number of existing buildings:*

*Use of buildings?*



**The applicant's or owner's purpose of the request:** The owner is requesting a change in the classification to reduce the minimum lot size potential from ½ acre to as low as 10,000 square feet to develop the property with residential lots.

**The reason(s) why the applicant or owner feels the property could not be reasonably used without the requested change in zoning:** The applicant states that the availability of centralized sewer provides an opportunity to more efficiently develop the parcel and that this is an extension of the existing R-1 classification east of this parcel, containing a portion of Dandridge.

**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 area has grown and developed extensively over the past 15-20 years. Developments such as Bellegrass, Dandridge, Bent Creek, Harmony, and others have transformed the area into a more compact, residential environment. The proposed rezoning is adjacent to an R-1 District. There is a public need for the rezoning, as well. Several adjacent or nearby properties are vacant and/ or blighted, and the rezoning will encourage investment in the area. The Comprehensive Plan discourages inefficient use of infrastructure."

### **General Comments:**

The subject parcel is located on the southern edge of an area that has experienced residential subdivision development. The rear of the parcel adjoins land that is part of the Dandridge subdivision. The parcel itself is rectangular in shape, with a State Highway crossing its western boundary and a county road transecting it from the highway. While the County roadway may require upgrades to support future development, any such improvements would be evaluated during the design phase, following approval of the zoning request.

Residential development in the surrounding area over the past 20 years primarily consisted of parcels ranging from 15,000 square feet and larger, consistent with R-1 and Residential Estate (RE) zoning classifications. A limited number of parcels have been developed at the Patio Home scale. These developments are primarily located to the north along MS Highway 589 and Old Highway 24.

To the south, the area is part of the J.R. Beaty Property subdivision plat, originally recorded in November 1959. This subdivision included a mix of large parcels ranging from 2.56 acres to 83 acres. Most of the land to the south is classified as Residential Estate, with all parcels on the south side of Elias Whiddon Road falling within this platted area. Subsequent divisions within this area have resulted in parcels ranging from approximately ½ acre to several acres, with predominantly residential uses. One parcel within this area is zoned for light commercial use and currently operates as a professional law office.

The area to the remainder of the southern portion and to the west is General County 2 and mostly undeveloped land with a few large residential parcels mainly along Highway 589.

### **Comprehensive Plan Comments:**

The Comprehensive Plan map and accompanying narrative currently designate the subject parcel and surrounding area as Residential Estate, characterized by parcel sizes generally around ½ acre. These parcel sizes are typically determined by the Mississippi State Department of Health, based on the need for individual on-site wastewater systems (Chapter 7, p. 54). Accordingly, the existing designation does not support the proposed rezoning to R-1 in its current context.

However, the requested rezoning to R-1 (Low-Density Residential) aligns with the Comprehensive Plan's Low-Density Residential classification, which permits parcels of 10,000 square feet or larger, provided they are served by a central sanitary sewer system by the year 2030. This classification is also identified as a transitional category, supporting a gradual shift toward smaller-lot residential development (Chapter 7, p. 54).

Additionally, Policy 12 of the Comprehensive Plan states:

"The County will examine the incompatible land uses along Highway 589 and impose appropriate zoning where necessary to protect residential property values." (Chapter 6, p. 37)

Highway 589 currently features a prominent area of commercial zoning extending southward from U.S. Highway 98, terminating just north of the subject parcel. South of the parcel, the corridor transitions into an established subdivision and rural large-parcel residential development. The proposed R-1 zoning could serve as a logical buffer between the commercial corridor and the existing low-density residential areas. Given that the parcel straddles both sides of Highway 589, it may also represent a natural breakpoint for future commercial expansion heading south toward Black Creek.

### **Specific Request Comments:**

As a condition of R-1 zoning, connection to a central sanitary sewer system is required. The property owner also owns a regional sanitary sewer treatment facility, which can provide service to this parcel via a connection from the adjoining Dandridge development located to the east (rear) of the site.

Design components—including lot configuration, infrastructure improvements, and green space allocation—will be reviewed during the subdivision approval process. This process is administered by the Planning Department upon submission.

The conceptual plan submitted with the rezoning request depicts a general layout of slightly more than 200 residential lots. This plan is preliminary and subject to revision based on market conditions and other development factors over time. It does not fully address drainage considerations or the extent of required or proposed green space. Consequently, the final number of lots may be reduced from what is currently shown.



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**GENERAL APPLICATION FORM**

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

Type of Petition

(X) Rezoning (Change)

( ) Conditional Use

( ) Variance

( ) Sign Design Standards

Date: 9-9-25

Case No.: RZ 25-10-01

Current Zoning District: RE

PPIN Number: 7133

Plan Commission Hearing Date: Oct 14

Action:

Board of Supervisors Hearing Date:

Action:

Style Payment: Cash/ CC

CK#/ CC Transaction #: 150

Request Rezone approximately 93 acres R-E to R-1

Property Location: Property is located along Hwy 589 and Ford Loop and South of Edna Lane

**IMPORTANT NOTES: (initial each)**

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

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

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

DA 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: 228-348-1315 Email: donovan@scruggsplanning.com

**CURRENT OWNER(S) OF PROPERTY**

Name: Dennis Pierce, Inc. Dennis D. Pierce, Pres

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 9<sup>th</sup> day of September, 20 25

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 Dennis D 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 9<sup>th</sup> day of September, 20 25

NOTARY PUBLIC

My Commission Expires: June 11, 2027  
(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)





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### REZONING WORKSHEET

(To be included with the General Application Form)

PPIN NUMBER: 7133

CURRENT ZONING CLASSIFICATION:  
R-E (Residential Estate)

PROPOSED ZONING CLASSIFICATION:  
R-1 (Low Density Residential)

This property is located on the East & West Sides side of Hwy 589  
North/South/East/West Street Name  
and lies between Edna Lane and Elias Whiddon Rd  
Street Name Street Name

#### 1) Adjacent properties' zoning classification and current use

Property(s) to the NORTH: Zoning Classification: R-E Current Use: Undeveloped and Residential  
(Agricultural, Residential, Commercial, Industrial, Vacant)  
R-E/GC2 Residential and Vacant

Property(s) to the SOUTH: Zoning Classification: \_\_\_\_\_ Current Use: \_\_\_\_\_  
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the EAST: Zoning Classification: R-1/R-E Current Use: Residential  
(Agricultural, Residential, Commercial, Industrial, Vacant)  
R-E/GC2 Vacant Commercial & Residential/Agricultural

Property(s) to the West: Zoning Classification: \_\_\_\_\_ Current Use: \_\_\_\_\_  
(Agricultural, Residential, Commercial, Industrial, Vacant)

#### 2) Current Property data: (approximately)

Lot Frontage: (east side of Hwy 589) 1675 feet +/- Lot Depth: (approx. east-west width) 2675 feet +/-  
Square Footage/ Acreage: 93 acres +/- Improved or Unimproved: unimproved  
If improved, number of existing buildings: \_\_\_\_\_  
Use of buildings? Agricultural, Residential, Commercial, Industrial, Other

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

A. What is the purpose of the request? (can be provided in the narrative.) Owner intends to rezone the property to R-1 to develop the property for single-family residential purposes

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: (can be provided in the narrative.) The availability of centralized sewer provides the opportunity to develop the property more efficiently with R-1 zoning. This reduces the need for development in more rural areas. The existing R-1 to the east can be extended to include this parcel making it consistent with the adjacent property to the east (Dandridge II).

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. Developments such as Bellegrass, Dandridge, Bent Creek, Harmony and others have transformed the area into a more compact, residential environment. The proposed rezoning is adjacent to an R-1 District. There is a public need for the rezoning, as well. Several adjacent or nearby properties are vacant and/or blighted and the rezoning will encourage investment in the area. The Comprehensive Plan discourages inefficient use of infrastructure.

*Dennis R. Pura*, Pres. 9-9-25



**Land Use Report for a Zoning Map Amendment for  
A Parcel of Land Located along East and West Sides of  
Highway 589 and South of Edna Lane**

Prepared by: S. Donovan Scruggs, AICP

Date: September 8, 2025

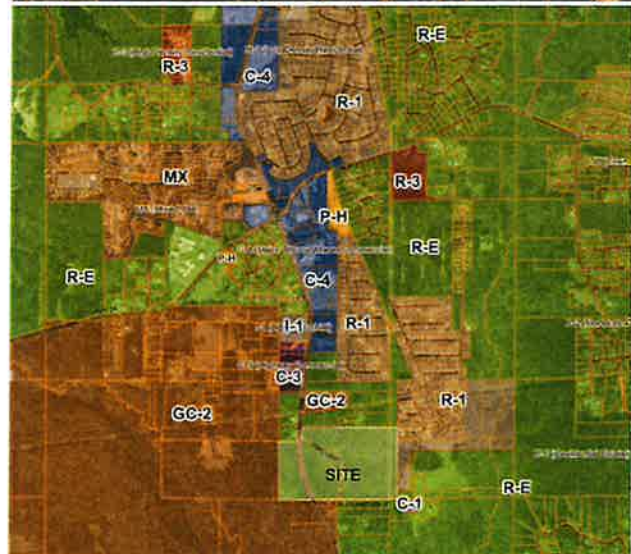
Dennis Pierce, Inc. recently purchased approximately 93 acres of land situated along the east and west sides of Highway 589. The property is generally south of Edna Lane, and the eastern portion of the property (east side of Highway 589) is along the east and west sides of Ford Loop. The southern boundary of the property, generally, is Elias Whiddon Road. The property is currently designated as Residential Estate (R-E) District, and the owner is seeking a zoning amendment to classify the site as Low Density Residential (R-1) District. The property is adjacent to an existing R-1 District and the 'rezone' should be considered the extension of an existing zone. The area has experienced significant residential growth over the past 20 years, and the requested amendment is consistent with the growth within the area which is primarily single-family residential uses. Additionally, there has been some neighborhood commercial uses permitted to the north and southeast of the site that have contributed to the change in character.

The applicant is requesting a rezoning from Residential Estate (R-E) to Low Density Residential (R-1) District based on changes in neighborhood character and a public need. The request is also consistent with Lamar County's Comprehensive Plan.

**Zoning and Land Use.**

The surrounding area or neighborhood has changed greatly over the years. As detailed on the upper image, single-family residential growth within the area is generally occurring to the north of the site and within the neighborhood. These land patterns are noticeable with the smaller lot sizes and residential streets as demonstrated on the maps to the right. Larger lot patterns are evident to the south of the site. Growth is generally pushing towards the south and the subject property is within the path of growth.

These maps indicate a wide variety of zoning districts within the area. Most importantly, the area immediately east of the site is designated as R-1. This is important because it permits the extension or expansion of an existing district. Furthermore, this removes any possibility of being considered a "spot zoning" or out of character with the neighborhood. While the immediate area to the north maintains a R-E District designation, additional areas to the north are designated as MX (Mixed Use District), PH (Patio Home District), R-E (Residential Estate District), GC-2 (General County Two District), R-1 (Low Density Residential District), R-3 (High Density Residential District), C-3 (Highway Commercial District), I-1 (Light Industrial District), and C-4 (Major Thoroughfare Commercial). Areas to the west are GC-2 and R-E, and areas to the south are R-E, GC-2, and C-1 (Office Park/Professional Services District). While areas to the west and south have maintained a rural character, the growth pressures and change in character are present to the north and east.



The existing zoning of the property is Residential Estate District (R-E). The zoning ordinance describes this 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.***

The applicant is requesting a rezoning to Low Density Residential District (R-1) which is described in the zoning ordinance as follows:

*The purpose of this district is to provide areas for the development of **low density, single-family detached dwellings** and related compatible uses in relatively spacious surroundings which provide ample, usable open space for leisure time activities. **No area shall be zoned R-1 unless it has either public sewer service or a central wastewater treatment facility.** These zones are sometimes used as a transitional residential density between Residential Estate areas and smaller lot residential areas.*

Both districts are classified as "low density" residential uses. As indicated in both districts, a main determinant of lot sizes or areas, according to the zoning ordinance, is the availability of a public sewer system or wastewater treatment. Property cannot be zoned to R-1 unless sewer is available to the site. While R-E District may or may not be served by a public system, the minimum lot area with on-site septic is determined by the Health Department. Because a water and sewer system is available to the subject site, the rezoning to R-1 can be considered. On this basis alone (the extension of a centralized wastewater system into the area), a significant change in neighborhood character and basis for rezoning is evidenced.

The site and the R-E District is bordered by the General County Two (GC2) District to the west, R-E (Residential Estate) District to the southeast and north, and R-1 (Low Density Residential) District to the east. The GC2 District permits a number of uses that are not always consistent with single-family residential areas. Specifically, the GC2 District permits auto salvage yards, body shops, automobile sales, and similar uses. By encouraging the residential development, the western areas could be prompted to rezone to R-E or R-1 and be developed as a residential development. Developing as a GC2 District could have adverse impacts on nearby residential areas. As mentioned in the description of the R-1 District, this district could be viewed as a transitional district between the R-E District to the southeast and the CG2 District to the west or commercial and single family residential areas to the north.

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 R-E District permits the construction of lots that are served by on-site septic systems. 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 (even modestly to R-1 requirements) in areas served by centralized sewer, growth pressures are removed or decreased in more rural areas. Encouraging developing areas to grow naturally outward from a center or along a roadway is more preferred than "leap frog" or sprawling growth that allows development into areas that are not ripe for growth or into areas where the proposed growth would not fit the character.

Another stated objective of the R-E District is the preservation of housing values and associates this with larger lots. While larger lots may be assumed to foster increased values in houses and properties, this is not always the case. Surrounding properties that are zoned R-1 have a higher value than the majority of adjacent or nearby R-E properties that are not within a subdivision. Several properties that are adjacent to the subject site have commercial or blighted characteristics. The blighted or vacant structures pre-date the zoning ordinance. The R-E District permits manufactured homes through a Conditional Use permit. While this requires an application and public hearing for an approval, it is less restrictive than the R-1 District that only allows manufactured homes as a temporary use follow a disaster, a medical emergency or short-term care, or similar situation.



### Change in Character.

The area along Highway 589 has grown significantly over the past 15 to 20 years. This is evidenced largely by the growth along Highway 98 as the commercial corridor has intensified over the past 10 years. As more 'rooftops' are developed to the west of Hattiesburg, commercial development occurs to capture or accommodate this new growth. Uses such as banks, automobile dealerships, fast-food restaurants, medical offices, and other commercial businesses have intensified along Highway 98 near its intersection with Highway 589.

The images on this page demonstrate the growth within the neighborhood. While many of the existing subdivisions were constructed between 2005 and 2010, many of the lots were slower to develop and with the recession of 2008, many of the lots sat undeveloped for several years. In fact, a limited number of residential lots remain in the developments such as Worthington and Dandridge. While these lots may have certain limitations, it demonstrates that construction of new homes within this area continues and that the "change in character" is ongoing.

Recently, several lots within Worthington were purchased for the construction of new single-family homes. These lots (identified above) are situated within a Residential Estate (R-E) District, but play a part in the change in neighborhood

character towards a more suburban character. Adjacent to the Worthington is a more compact and on-going development of Harmony Retirement Community. Despite the differences in densities or lot sizes, the developments are compatible as both



Upper images show progression of growth within the area over the years. Lower right images show the 'build out' of Dandridge II adjacent to the site and within the proposed R-1 District.





Images along left represent ongoing construction within Worthington Subdivision. Images to right include Harmony Retirement Village. This is an ongoing development that includes lot sizes as small as 7,000 square feet. The area, specifically to the north of the site, has demonstrated strong residential growth in R-1, R-E, PH, and MX Districts.

are single-family residential in nature. Harmony includes lots with minimum areas of approximately 7,000 square feet with the majority of lots having areas of approximately 7,400 square feet. These lots are much smaller than the R-E and R-1 lots of adjacent or nearby areas. Size of lots are not as important as the quality of the development that occurs on the lots. Also, new construction tends to add value to an area specifically when adjacent areas consist of blighted or vacant lots.

Recently, a new Dollar Tree was constructed at the corner of Highway 589 and Old Highway 24. This retail/convenience store represents a response to the local need for convenient shopping for the on-going residential development within the area. This was developed within the existing C-4 District along the Highway. It provides evidence of the overall change in character and variety of uses and districts within the area.

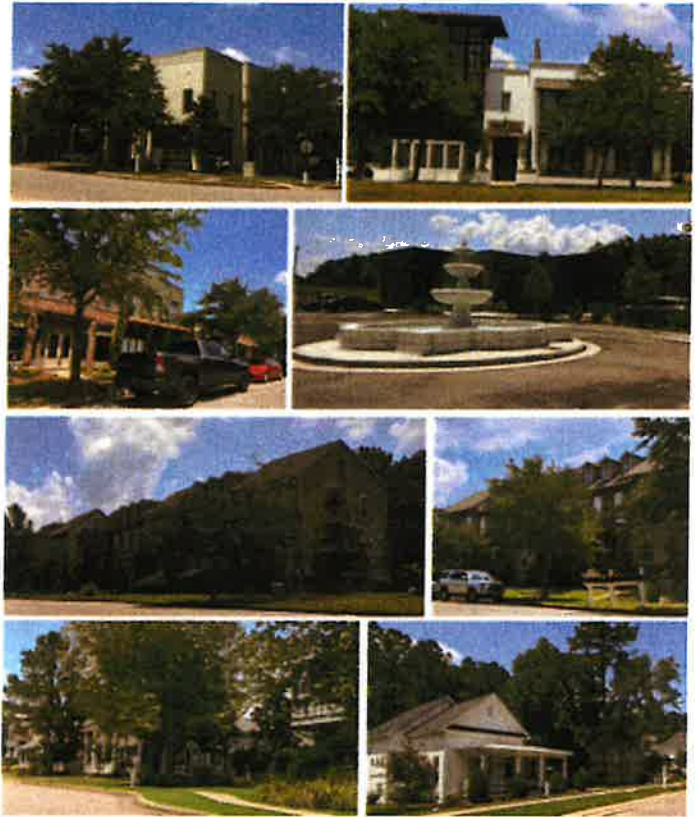


Heritage Self Storage along Highway 589 is a commercial use that existed prior to the adoption of the zoning ordinance, but the use has expanded. Additional storage buildings have been added, the facility changed to offer storage of recreational vehicles.

To the south and just north of Stuart Feed Store is Smith Small Engine Repair and Welding Services. This property is situated within an R-E District. It has expanded with additions to the south and west sides. The site includes outdoor storage of lawn mowers and tractors.



Additional changes to the north include the development of Belle Grass (images below) which is located along the west side of Highway 589. This area is zoned MX (Mixed Use) District which permits commercial, single-family, and multi-family residential uses. Residential lot sizes within the neighborhood are generally denser or more compact in nature and include townhouses, condominiums and cottage lots. Along the eastern portion of the property are commercial establishments. This is the more visible portion of the development as it is adjacent to Highway 589. The residential phases of the project are located to the rear (west) of the development. The emerging commercial phase includes the Eclipse Steakhouse restaurant which was recently constructed and opened in 2024. The 'front phase' along the Highway includes several office/commercial spaces. The offices, in several cases, include upper-floor residential uses. There are available lots within the commercial and residential phases and new construction is on-going.



While there has been a tremendous amount of change in character based on residential growth patterns to the north that includes more compact lot sizes, change has also occurred immediately southeast of the site. At 97 Elias Whiddon Road a small parcel, less than two acres, was rezoned from R-E (Residential Estate District) to C-1 (Office Park/Professional Services District). The application was submitted by James McHugh with a payment from the McHugh Fuller Law firm. This zone change permitted a commercial use within an area and prompted the construction of the law office. The zone change could be designated as a "spot zoning" but more importantly the Board of Supervisors determined that there was a "...material change in the circumstances and conditions of the neighborhood and area surrounding the petitioned property since the enactment of the Zoning Ordinance".



This rezoning request is based on a "change in character" of the neighborhood, and was established several years earlier within an area immediately adjacent to the site. According to Lamar County GIS information, this subject site of this application is less than 250 feet from the commercial zoning change of the McHugh Fuller Law office. With the previous application and its approval, the site was rezoned from R-E (Residential Estate District) to C-1 (Office Park/Professional Services District) based on a change in neighborhood character. This change in zoning supports a shift or change away from Residential Estate within in the neighborhood.



Because some portion, if not all, of the subject site is within the neighborhood, it should be understandable that change in character has been recognized. When considered with changes in the neighborhood character within the areas to the north and northeast, it is obvious that the site meets the criteria for a rezoning.

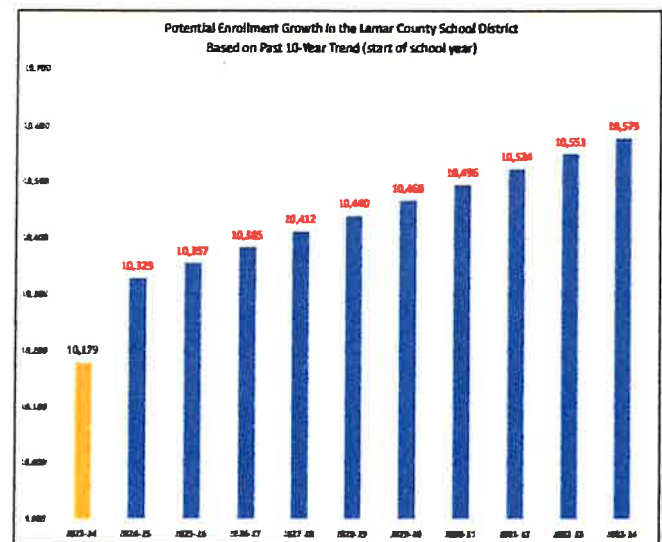
A primary reason for the residential growth within the County is an excellent school system. Lamar County School District routinely ranks among the top school districts in Mississippi. The School District has continued to improve the quality of education and the facilities that, consequently, attracts more residents. Currently the Lamar County School District includes more than 10,000 students, and it is expected to continue this growth. Quality education has always been a leading factor for homebuying decisions and has resulted in an increased demand for houses within Lamar County.

In approximately 2005, the School District initiated the construction of the Bellevue Elementary School along Old Highway 24 and west of Highway 589. This new school provided a significant change in the character of the area. In addition to increases in traffic in the immediate area, it lessened the commute times to other schools. As seen on the image below (page 6), the new elementary school was under construction in 2006 and adjacent to the proposed Bellegrasso development. Both projects had a significant impact on the neighborhood creating more change and intensities.



Growth within the Lamar County School District is expected to continue. The image above (left) demonstrates the on-going construction at Bellevue Elementary in 2006. As a result, a \$112 million school bond issue was passed in 2024. Above is a rendering of the Oak Grove Middle School.

To accommodate this growth, in 2024 the residents of the County passed a \$112 million school bond issue. This bond will fund the construction of new high schools in Sumrall and Purvis. It will also fund a new Oak Grove Middle School. The investment will accommodate existing students and encourage the continuation of residential growth in the County. The bond also reflects the on-going increases in population growth of the County and School District with the need for continued expansions.



### Change in Character: Centralized/Off-site Wastewater and Utilities

As referenced earlier, both the Zoning Ordinance and Comprehensive Plan provide significant weight on the availability of public or centralized utilities for the determination of lot sizes and zoning designation. While R-E lots may be serviced by centralized sewer systems, or on-site septic systems, lot sizes must be determined by the Health Department for on-site systems. This could require lot sizes significantly greater than the minimum required lot size of 21,780 square feet. Lots within an R-1 District and other residential districts such as PH, TH and R-3 must be on a centralized system. Sewer services are available to the subject site, and preliminary approvals of been provided by the Mississippi Department of Environmental Quality and the Mississippi State Department of Health. Letters indicating these approvals are included (Exhibit 7). These approvals indicate that centralized utilities can be provided to the site and that the rezoning to R-1 is consistent with this requirement of the County.



### Public Need.

The R-1 rezoning will encourage the development of the site and will likely encourage the investment in surrounding properties. A review of the area demonstrates certain properties within the R-E District that are adjacent to or within close proximity to the subject site are not well maintained. In some cases, the structures can be considered a blighting influence within the area. The zoning ordinance defines 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.*

The proposed rezoning is not adjacent to any existing large lot subdivisions. While it is within "proximity to existing large lot subdivisions" such as Worthington, the development pattern to the north demonstrates that the County has encouraged low and moderate density residential development within this area. The zoning within the area includes to PH, C-4, C-3, R-3, R-E, C-1, G-2, MX, and R-1 Districts. Furthermore, the rezoning along Elias Whiddon mentioned above could cause the expansion of the commercial expansion or "commercial creep" (as referenced in the Comprehensive Plan) within the area. The variety of districts and intensity of uses indicates that this is a growing area of the County. While there are adjacent R-E areas, these properties are not within subdivisions. The R-E properties vary uses and include several sites that would be considered vacant or blighted.

Along the west side of Highway 589 are structures associated with Stuart Farm Supply. This site includes a dilapidated commercial structure and fuel pumps (images 1 and 4) and an abandoned residential structure (image 2). To the northeast and at the end of Edna Lane is a dilapidated structure that is overgrown (image 3). The site also includes a manufactured home. Another dilapidated structure is located along the north side of the same roadway (PPIN 34959). Along the south side of Elias Whiddon Road and south of Ford Loop is another vacant structure (image 5). Finally, along the east side of the property and power easement and on the east side of the roadway immediately is another vacant structure (image 6). These blighted or vacant properties or structures are situated within an R-E District and demonstrate that zoning designations have little to do with property values. The R-E designation

does not necessarily protect the values of property within the area and there are examples where much smaller lots (Harmony Retirement Community, for example) have much higher values. In general, the size of lots do very little to determine values. The area includes other properties that vary from a similar state of those mentioned to much improved, well-kept properties. Specifically, along the east end of Elias Whiddon significant investment has been made in the larger residential and commercial structures.



A brief review of adjacent and nearby properties indicates several factors should be considered in the rezoning related to potential impact on property values. According to the zoning ordinance, a key reason for the R-E zoning is to preserve property values of large lot parcels. As detailed in Exhibit 1: Surrounding Values, the County's assessed values within the area show that R-E properties have much lower values, in general, when compared to adjacent or nearby R-1 properties. The vast majority of R-E properties have values of \$100,000 or less for lots with structures. In many cases, these values are less than \$50,000. Several parcels without structures have values that are less than \$1000. Comparatively, values with R-1 subdivisions (Dandridge II) have values that range from \$150,000 to \$205,000. It should be noted that these are not true values for the purchase or selling of properties but it does provide a good indicator that R-1 values in this area exceed the values of R-E properties. The proposed rezoning will result in the development of the property and will encourage investment on the subject property and potentially on the adjacent or nearby parcels, as well.

Within the immediate area and specifically to the west and southwest are GC2 areas. Several uses that are permitted with the GC2 District may no longer fit the area. These uses include: Shops, barns, sheds, car and truck repair shops; sawmills; Body Shops; Chicken Houses; Meat Processing; Auto Salvage Yards; Car Sales, and similar uses. The development of some of the uses within the GC2 Districts within the area could have negative impacts on nearby residential areas. As this area has intensified with residential and commercial investment, some of the more rural commercial and residential uses may no longer be appropriate for the area. By encouraging residential development within the area, the existing and vacant GC2 areas could be rezoned and developed as a more compatible uses.

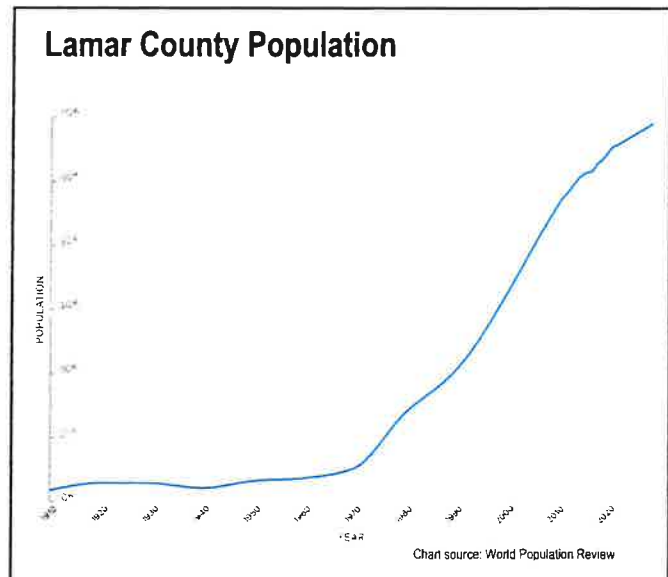
The requested R-1 District is one of the more restricted districts with the treatment of manufactured homes. In this district and some other residential districts, manufactured homes are only permitted as a hardship for certain medical conditions or as a temporary structure resulting from a fire, tornado, or other disasters. Within the A-1, A-2 and GC2 Districts, manufactured homes are permitted 'by right'. This requires no special consideration by the Planning Commission or Board of Supervisors. Within the A-3 and R-E District, manufactured homes are permitted as 'conditional uses'. This is a much lower level of consideration for placement of a manufactured home than required within the R-1 District. Manufactured housing is suitable housing option, but unlike traditional homes, they tend to decline or depreciate in value over years. This could negatively impact adjacent properties. The R-1 District designation limits the use of manufactured housing as a principal, permanent dwelling unit.

#### **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. Current (2024 Census estimates) indicates the population is approximately 66,734. Based on this growth, the County will likely approach a population of 70,000 by 2030. These are very favorable growth rates that show a strong inflow of new residents and a need for new housing.

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

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).

*Residential Estate (Chartreuse): This classification generally includes 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 a 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. This classification would allow manufactured homes if they are no closer than 500 feet from a site-built single-family residence. Manufactured homes that are presently closer than 500 feet to a single-family residence or proposed to be closer would require a conditional use permit under zoning regulations. This classification should allow certain agricultural-related uses, such as raising of horses and other animals provided sufficient acreage is provided for each such animal. Also, other uses should be considered as conditional uses on a case-by-case basis, such as plant nurseries.*

*Low Density Residential (Yellow): This classification includes subdivisions with lots generally ranging from 10,000 square feet in area to less than .5 acre. **Areas shown on the Land Use Plan as low density residential either have sewer service or are expected to have sewer service by 2030.** This land use classification is sometimes used as a transitional residential density between Residential Estate areas and smaller lot residential areas. [Comment: It is important to note that sewer services will be provided to this site with the development of the property. Services are available for connection to the east (Dandridge) and along Highway 589.]*

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).

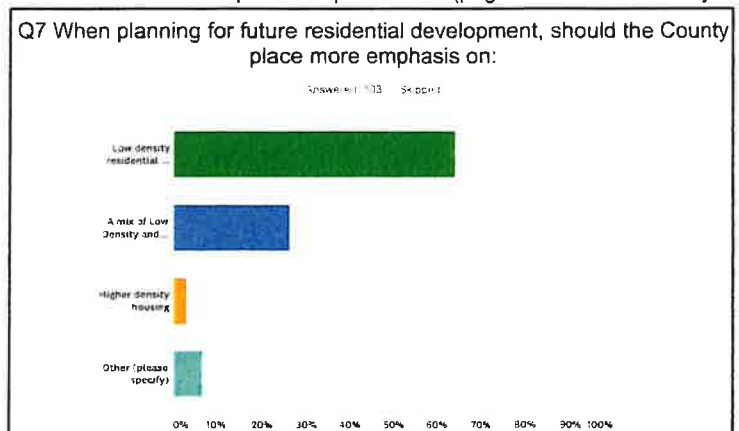
**GOAL:** Continue to manage the rapidly increasing residential growth of the County by establishing a residential density pattern that will prevent overcrowding of population, and a residential density pattern that will not overburden County public facilities or cause traffic congestion.

**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.)

The Comprehensive Plan indicates that the development of 'low density residential' is overwhelming the preferred housing type of residents of Lamar County. Participants in the Comprehensive Plan development indicated by approximately 64 percent of the respondents that the County should place more emphasis on 'low density residential' development. The next highest category was 'a mix of low density residential and medium density residential' at 24 percent. Low Density Residential is defined by



the Comprehensive Plan as parcels that range between 10,000 square feet and .5 acres.

**Summary.**

The applicant is requesting a rezoning from Residential Estate (R-E) District to Low Density Residential (R-1) District. The request represents only a minor shift in density and maintains the single family residential emphasis of both districts. The proposed R-1 District will serve as a transitional district or area between the R-E and Commercial District to the southeast and the variety of residential and commercial districts to the north. As demonstrated in this report, the site is adjacent a R-1 District to the east, and the proposed rezoning is an extension of an existing R-1 District. The R-1 District is more restrictive in the requirements for manufactured housing than the R-E District. The rezoning could limit new manufactured housing placement in the subject area.

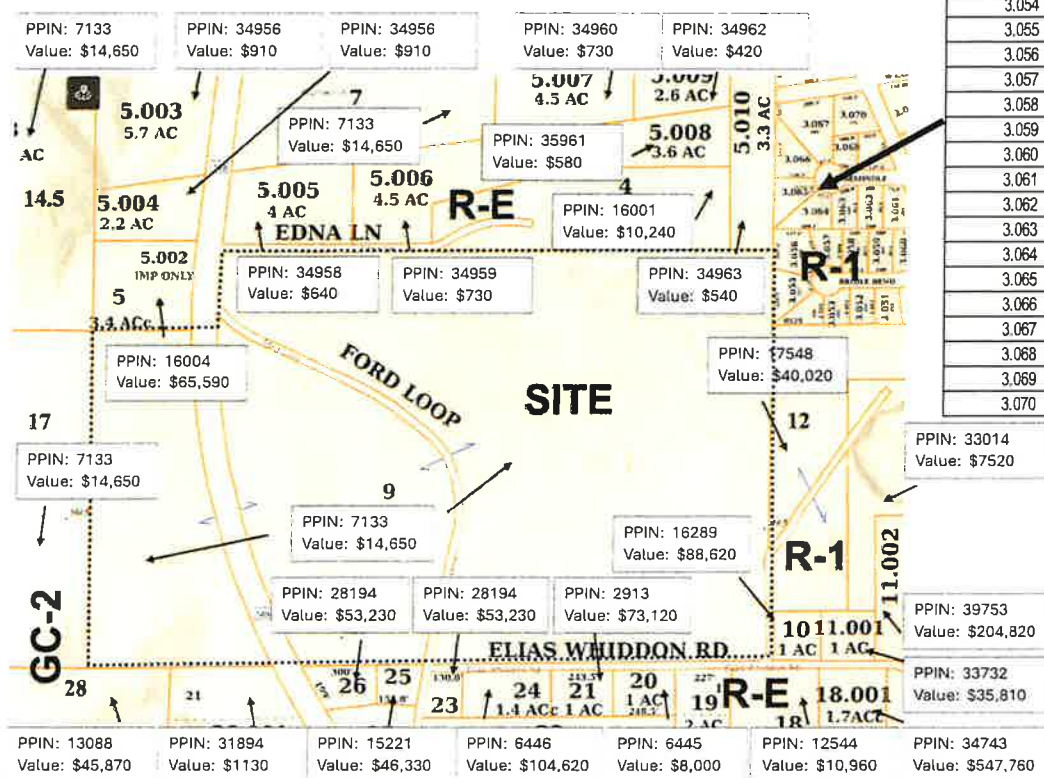
The proposal is consistent with the Comprehensive Plan in recognizing that low density residential should be located along primary roadways and within close proximity to urban or commercial areas. By developing in an area that is already experiencing significant single-family residential development, encroachment into areas that are not ready for more intense development could be lessened. This proposed rezoning could discourage sprawl and leap-frog development, as outlined in the Comprehensive Plan. The Plan also indicates that low-density residential should be limited to areas that are served by a centralized sewer system, and this site meets the requirement.

Lamar County is one of the fastest growing counties in Mississippi, and the subject area is one of the faster growing areas in Lamar County. With the various phases of the Belle Grass on-going, the surrounding area continues to grow and develop. Many of the adjacent and nearby subdivisions such as Dandridge, Worthington, and Bent Creek are either built out or approaching this status. The local and state approvals of infrastructure and utilities plans associated with a development and the subsequent construction can easily require 18 to 24 months. While there may be an immediate supply of lots, without the development of new lots within the area, there could be a lack of available lots for new homes in the near future. The continued need for additional residential lots to accommodate growth demonstrates the area has changed significantly over the past 20 years with residential lots replacing larger agricultural and wooded areas. The area to north of the site is now primarily single-family residential in character consisting of low density residential lots.

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. The R-1 District addresses this item and does so in an area that is suited for growth. The availability of public water and sewer is an important determinant in the size of lots. In areas that are served by public systems, increasing density can remove undesired growth pressures in more rural areas. While there may be some belief that smaller lot sizes relate to value of houses, a review of the surrounding area demonstrates that several structures on larger residential lots are blighted or vacant. In contrast, new R-1 and PH developments reflect higher values than values of many larger tract R-E housing or lots within the area. The area also includes vacant and blighted commercial properties along Highway 589. Investment on adjacent properties, such as the subject site, will enhance the values within 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. The Comprehensive Plan states the County should "prevent the inefficient use of land and public facilities". Allowing the rezoning encourages a more efficient use of land within an appropriate area of the County that is adjacent to an existing R-1 District. 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 Low Density Residential (R-1) District.

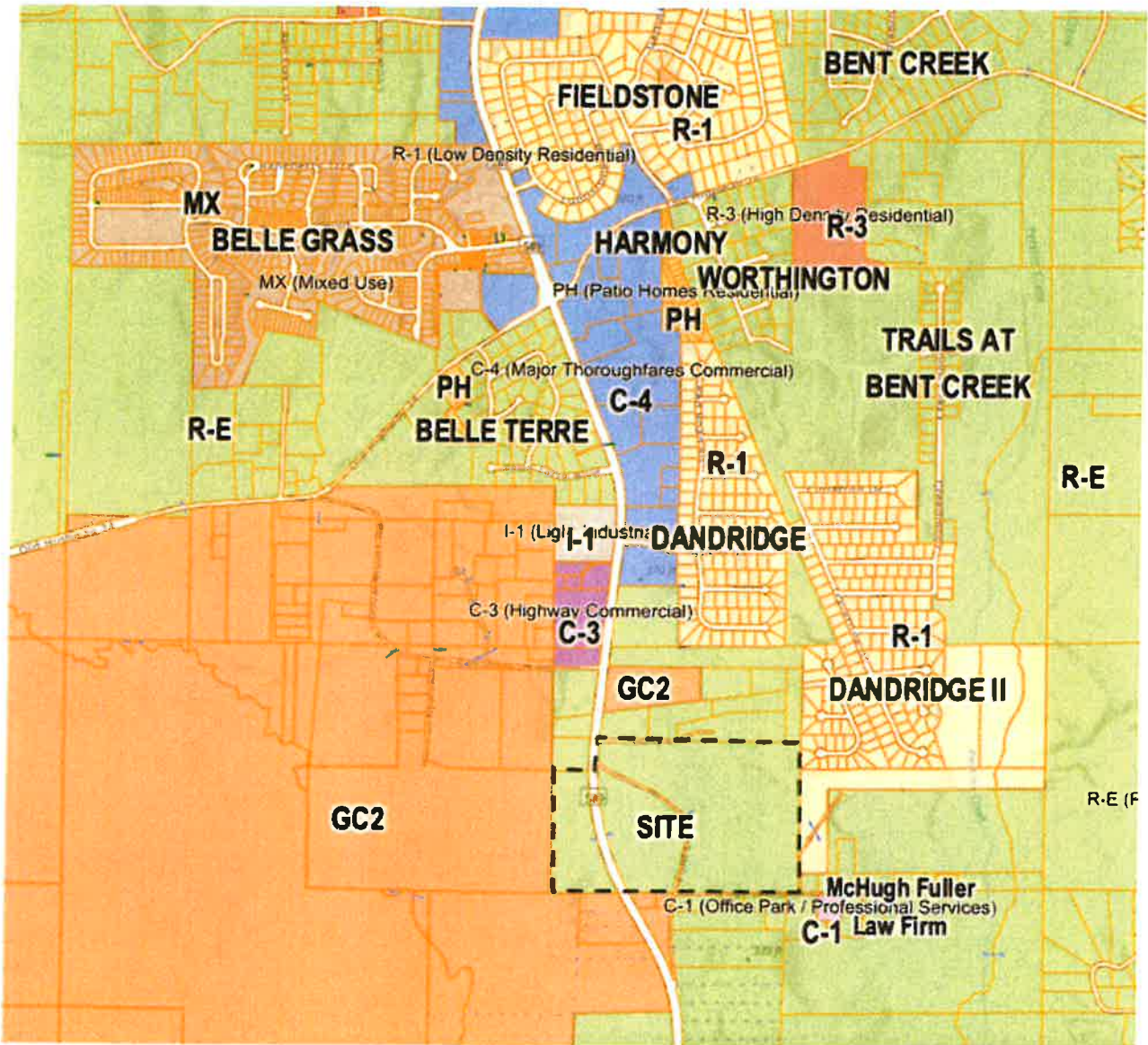
Dandridge II		
Map I.D.	PPIN	Assessed Value
3.051	33278	\$ 179,170
3.052	33279	\$ 169,410
3.053	33280	\$ 183,290
3.054	33281	\$ 197,820
3.055	33282	\$ 213,460
3.056	33283	\$ 203,760
3.057	33284	\$ 199,220
3.058	33285	\$ 182,000
3.059	33286	\$ 171,660
3.060	33287	\$ 179,750
3.061	33288	\$ 176,930
3.062	33289	\$ 173,700
3.063	33290	\$ 180,380
3.064	33291	\$ 182,440
3.065	33292	\$ 158,350
3.066	33293	\$ 198,120
3.067	33294	\$ 153,380
3.068	33295	\$ 193,990
3.069	33296	\$ 200,780
3.070	33297	\$ 183,400



11



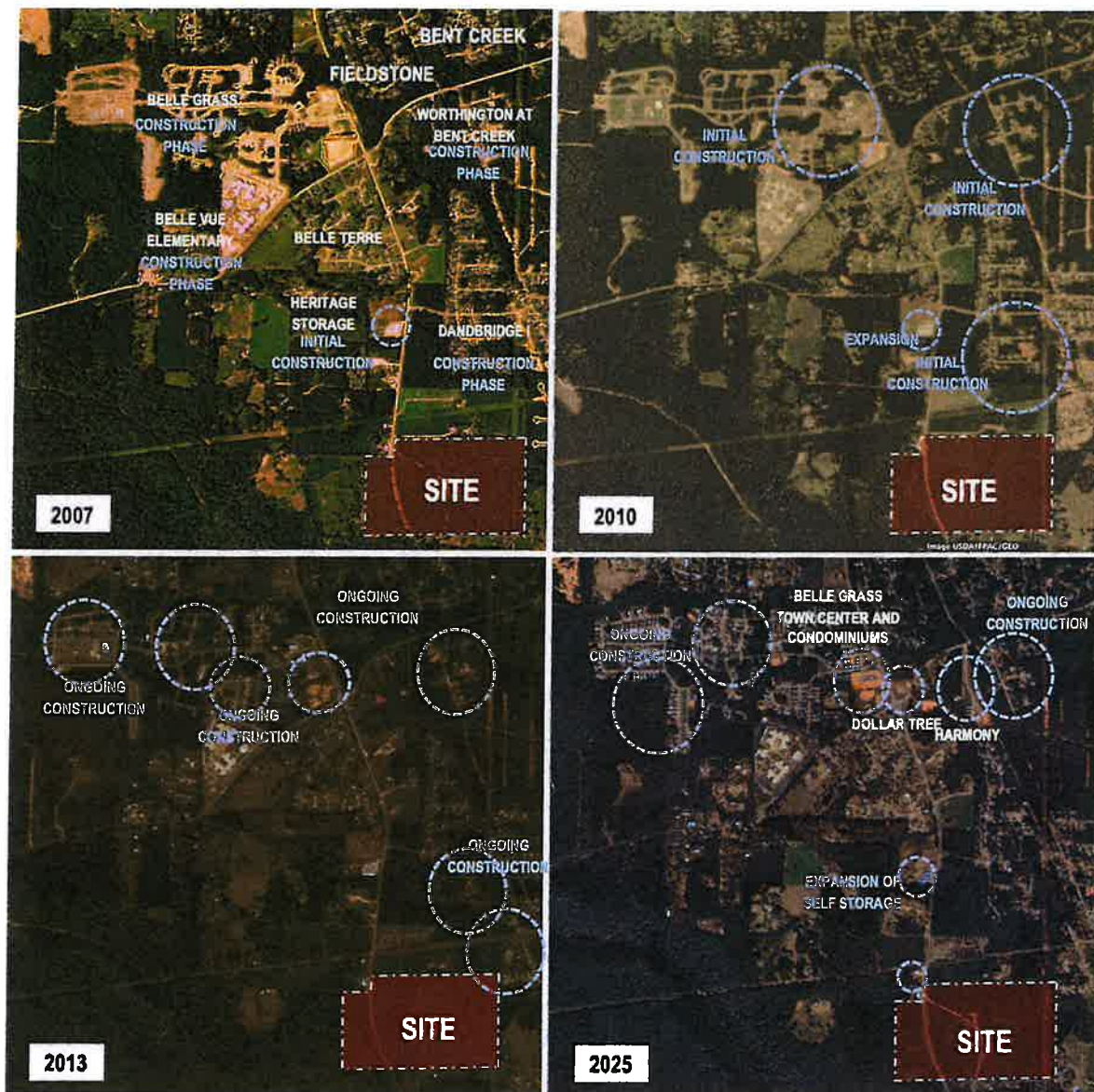
## Exhibit 2: Area Zoning



Areas to the north of the proposed rezone site include a number of subdivisions and variety of zoning classifications. The growth continues to expand southward. Dandridge II is within a R-1 District that is proposed to be expanded to include the subject site.



### Exhibit 3: Recent Growth



Google Earth imagery can track growth over the years. In 2007 Bellegrass, Worthington, Dandridge and other developments were underway but relatively undeveloped or with numerous available lots. Bellevue Elementary was also in the early stages of construction at that time. In 2010, the lots within these subdivisions were being developed, but development remained slow due to the earlier recession. Bellegrass was underway, but remained largely undeveloped [The zoning ordinance was first implemented in 2010]. In 2013 construction of new homes on available lots was ongoing. By 2025 the subdivisions were primarily 'built out'. Bellegrass had developed some of the commercial and condominium areas along the east (Hwy 589) phases.



## Exhibit 4: Adjacent R-1 Development



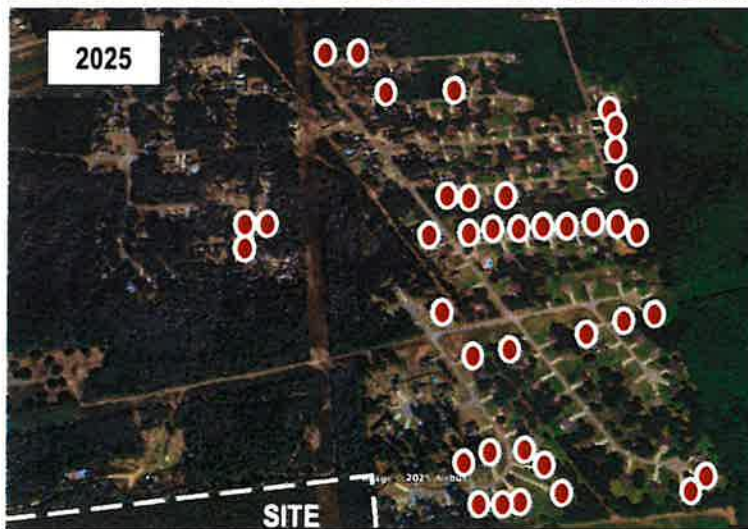
Dandridge Phase II had completed the infrastructure phase of construction in 2007 and began the construction of new homes.



Numerous new homes within the subdivision were constructed after 2010 (adoption of Zoning Ordinance).

The bottom image reflects the new homes (red circles) that were constructed within Dandridge Phase II after the adoption of the zoning regulations. The site or subject parcel is located to the southwest and adjacent to the residential growth area of Dandridge Phase II.

The significant residential growth within an R-1 District demonstrates change in character.



## Exhibit 5: Elias Whiddon Rezone

<p>Prepared by: Lamar County Board of Supervisors Lamar County Planning Department P.O. Box 1240 Purvis, MS 39475 (601) 794-1024</p> <p>FILED 2011 AUG 12 AM 10 18 WAYNE SMITH CLERK</p> <p><b>AN ORDINANCE CHANGING AND AMENDING THE OFFICIAL ZONING MAP: LAMAR COUNTY MISSISSIPPI, ADOPTED AS PART OF THE ZONING ORDINANCE AND THE LAND USE AND THOROUGHFARES PLAN ADOPTED AS PART OF THE COMPREHENSIVE PLAN OF LAMAR COUNTY, MISSISSIPPI SO AS TO CHANGE THE ZONING CLASSIFICATION AND THE LAND USE CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 97 ELLAS WIDDON ROAD ON THE SOUTH SIDE OF ELLAS WHIDDON ROAD EAST OF FORD LOOP (PARCEL OUT OF PPINS 12544 AND 11324, SUPERVISOR DISTRICT 1) FROM RE/RESIDENTIAL ESTATES DISTRICT, TO C-1 (RESTRICTED COMMERCIAL) DISTRICT AND FROM RESIDENTIAL ESTATE TO RESTRICTED COMMERCIAL</b></p> <p><b>BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF LAMAR COUNTY, MISSISSIPPI:</b></p> <p>SECTION 1: That the Official Zoning Map, adopted as part of the Zoning Ordinance of Lamar County, Mississippi and the Land Use and Thoroughfares Plan adopted as a part of the Comprehensive Plan be and the same is hereby changed and amended. The Lamar County Planning Commission recommendation to APPROVE said change in zoning for the following reasons:</p> <p>A material change in the circumstances and conditions of the neighborhood and area surrounding the petitioned property since the enactment of the Zoning Ordinance:</p> <p>A parcel of land located in the NW ¼ of the SE ¼ of Section 36, Township 4 North, Range 15 West, Lamar County, Mississippi, and being more particularly described as follows:</p> <p>Commence at the Northwest corner of the NE ¼ of the SW ¼ of said Section 36; thence run North 89 degrees 58 minutes 58 seconds East along the north boundary line of the NW ¼ of the SE ¼ for 1553.16 feet to and for the Point of Beginning; thence leaving said north boundary line run South for 310.75 feet; thence run East for 262.62 feet; thence run North for 310.83 feet to the north line boundary line of said NW ¼ of the SE ¼; thence run South 89 degrees 58 minutes 58 seconds West along said north boundary line for 262.62 feet back to the Point of Beginning. Said parcel contains 1.87 acres more or less.</p>	<p>also known as certain property located at 97 Elias Whiddon Road.</p> <p>SECTION 2: Except as hereby expressly changed and amended, the aforesaid Official Zoning Map, adopted as part of the Zoning Ordinance of Lamar County, and the Land Use and Thoroughfares Plan adopted as a part of the Comprehensive Plan of Mississippi, shall be and remain in full force and effect as adopted.</p> <p>SECTION 3: That this Ordinance take effect and be in force thirty (30) days from and after passage as provided by law.</p> <p>SECTION 4: The following condition was placed on the property. The property is only to be used as an office.</p> <p>The foregoing Ordinance having been reduced to writing, the same was introduced by Supervisor Fred Hatten seconded by Supervisor Ben Winston and was adopted by the following vote to wit:</p> <table border="0"> <tr> <td>YEAS</td> <td>NAYS</td> </tr> <tr> <td>Mike Blackstream</td> <td></td> </tr> <tr> <td>Ben Winston</td> <td></td> </tr> <tr> <td>Dale Lucas</td> <td></td> </tr> <tr> <td>Fred Hatten</td> <td></td> </tr> <tr> <td>Joe Bouquard</td> <td></td> </tr> </table> <p>p. 2</p> <p>THE President hereby declared the motion carried and the foregoing Ordinance adopted and approved this 10th day of June A.D. 2011.</p> <p>ATTEST <i>Wayne Smith</i> CLERK</p> <p>ADOPTED <i>Joe Bouquard</i> BOARD PRESIDENT</p> <p>RECORD OF PLANS AND RECORDS JUL 14 2011 Lamar County - Lamar County RECORDS - RECORDS CLERK RECORDED JUL 14 2011 RECORDS - RECORDS CLERK RECORDED</p> <p>p. 3</p>	YEAS	NAYS	Mike Blackstream		Ben Winston		Dale Lucas		Fred Hatten		Joe Bouquard	
YEAS	NAYS												
Mike Blackstream													
Ben Winston													
Dale Lucas													
Fred Hatten													
Joe Bouquard													

In 2011 the owners of the site at 97 Elias Whiddon requested a zone change for the construction of a small law office on a 1.9-acre parcel from R-E to C-1.

According to the Comprehensive Plan Amendment Worksheet related to the 2011 rezone, it was stated "The character of the area has changed from residential to a mix of office and residential."

Since the Site Plan was approved and property was rezoned, an additional larger building has been constructed.

Easements - Mississippi Electric Power Association listed on the warranty deed (see attached).

### Section 2:

Warranty Deed - Attached

Summary of Restrictions or Covenants - We are aware of no restrictions or covenants placed on the property other than listed in the warranty deed.

Solid waste disposal - The method of solid waste disposal is county solid waste collection.

General design, style, and architecture of the building - Rectangular building with a hipped roof. See pictures attached.

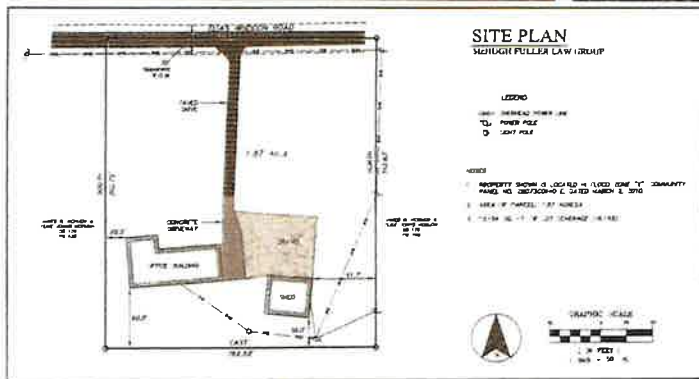
Proposed material and color schemes - The building is fiber cement board siding, asphalt shingle roof, and central heat and air. The color is yellowish-beige with white trim and brown roof. See pictures attached.

Number of stories and total square feet - 1 story with a total square footage of 1440

Height - 8.5' to the bottom of the eave, 9' to the top of the eave/edge of the roof. Since the roof is hipped on all sides, the total height is estimated at approximately 18 to 20 feet. See pictures attached.



## Exhibit 5A: Elias Whiddon Rezone



The 2011 rezone and site plan included a smaller, single story building. Since the rezoning, a new two-story structure has been constructed on the site.

This is consistent with the C-1 zoning but demonstrates a further change in the character of the area.

The site of the C-1 District and the Law Firm is approximately 250 feet from the subject site.



## Exhibit 6: Adjacent or Close Commercial Uses



Along the west side of Highway 589 are two examples of changes in character. First, Smith Small Engine and Welding Services sells and repairs lawn equipment and tractors. Based on the 2013 image above, it appears the operation was not active. It is evident that the business has, at minimum, expanded and intensified in use. Stuart Feed Store appears to have been operating in 2013, and the residential structure located on the same parcel and behind the store appeared to be occupied. Even within the 2023 image, the business and house appeared to be occupied. Today the building and house are both vacant.

Both structures indicate a change in character. Both are within the R-E District. Smith's Small Engine Repair demonstrates that the corridor is growing or intensifying like the surrounding area. Stuart Feed Store demonstrates that some of the R-E areas are in decline and investment is needed in the area. Zoning properties correctly (such as a commercial designation for both of these uses, could improve investment within these properties.

## Exhibit 7: Initial Water and Wastewater Approvals



### State of Mississippi

TATE REEVES  
Governor

#### MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

July 21, 2025

Mr. Dennis Pierce, President  
Dennis Pierce, Inc.  
23 Liberty Place  
Hattiesburg, MS 39402

Dear Mr. Pierce:

Re: Ford Crossing Phase I  
Lot Nos. 1-39  
Lamar County  
Project No. 89051-PLA20250001

Our technical review of the plans and specifications for the referenced wastewater collection project has been finalized and initial approval for construction is hereby given.

You are reminded that the owner is responsible for proper planning, design, construction, operation, maintenance, replacement, performance, and fiscal integrity of the project. The Department's approval of any document does not relieve the owner or any others of any liabilities or responsibilities. Department approval of any document is for administrative purposes only, and does not establish or convey any such liability or responsibility.

Please be reminded that it is the full responsibility of the owner to ensure all other approvals, permits, clearances, easements, agreements, etc., which may be required prior to or during construction of the project have been or will be obtained.

**No later than 60 days after the completion of the project, the owner must, through a letter signed by a professional engineer, certify to the department that the project has been constructed in accordance with submitted plans and specifications.** If any changes to the approved plans and specifications are made, "as-built" drawings with a list of all changes must also be submitted. We strongly encourage the submission of Final Plans and Specifications in an electronic file format such as PDF, TIFF on CD or DVD. Please note this is a change from the past procedure of requiring "hard-copy" plans. A signed and stamped cover letter should be included with any electronic files indicating that the plans and specifications submitted electronically were developed by a professional engineer who holds a valid certificate of registration as a professional engineer issued by the Mississippi State Board of Registration for Professional Engineers and Land Surveyors. **Final approval will not be granted until our office has received the engineer's certification of completeness and our office has finalized review of any significant changes to the initial plans.**

Should you have any questions, please contact me at (601) 961-5171.

OFFICE OF POLLUTION CONTROL  
POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL (601) 961-5171 • FAX (601) 351-6612 • [www.indeq.ms.gov](http://www.indeq.ms.gov)  
Facebook [@indeq.ms](#) • Twitter [@MDEQ](#) • Instagram [@MDEQ](#)  
AN EQUAL OPPORTUNITY EMPLOYER





MISSISSIPPI STATE DEPARTMENT OF HEALTH

28 August 2025

Marc A. Broome, P.E., P.L.S.  
Landmark Surveying, LLC  
109 Main Avenue North  
P.O. Box 580  
Magee, Mississippi 39111

RE: **Ford Crossing, Phase 1 Lots 1-39**  
**West Lamar Water Assn #1, Lamar County**  
**PWS ID 0370011, Plan # 121901**

Dear Mr. Broome:

We have reviewed the information submitted for the above referenced project and hereby issue Mississippi State Department of Health approval.

The Bureau of Water Supply, Mississippi State Department of Health must be notified of the final inspection. To assure that a Bureau representative can be present, please notify the Bureau in writing two weeks prior to the inspection. When this project is completed, we will need:

Certification from you that the project has been constructed in substantial accordance with the approved specifications,

Records of satisfactory bacteriological results from an approved laboratory included with your certification. and

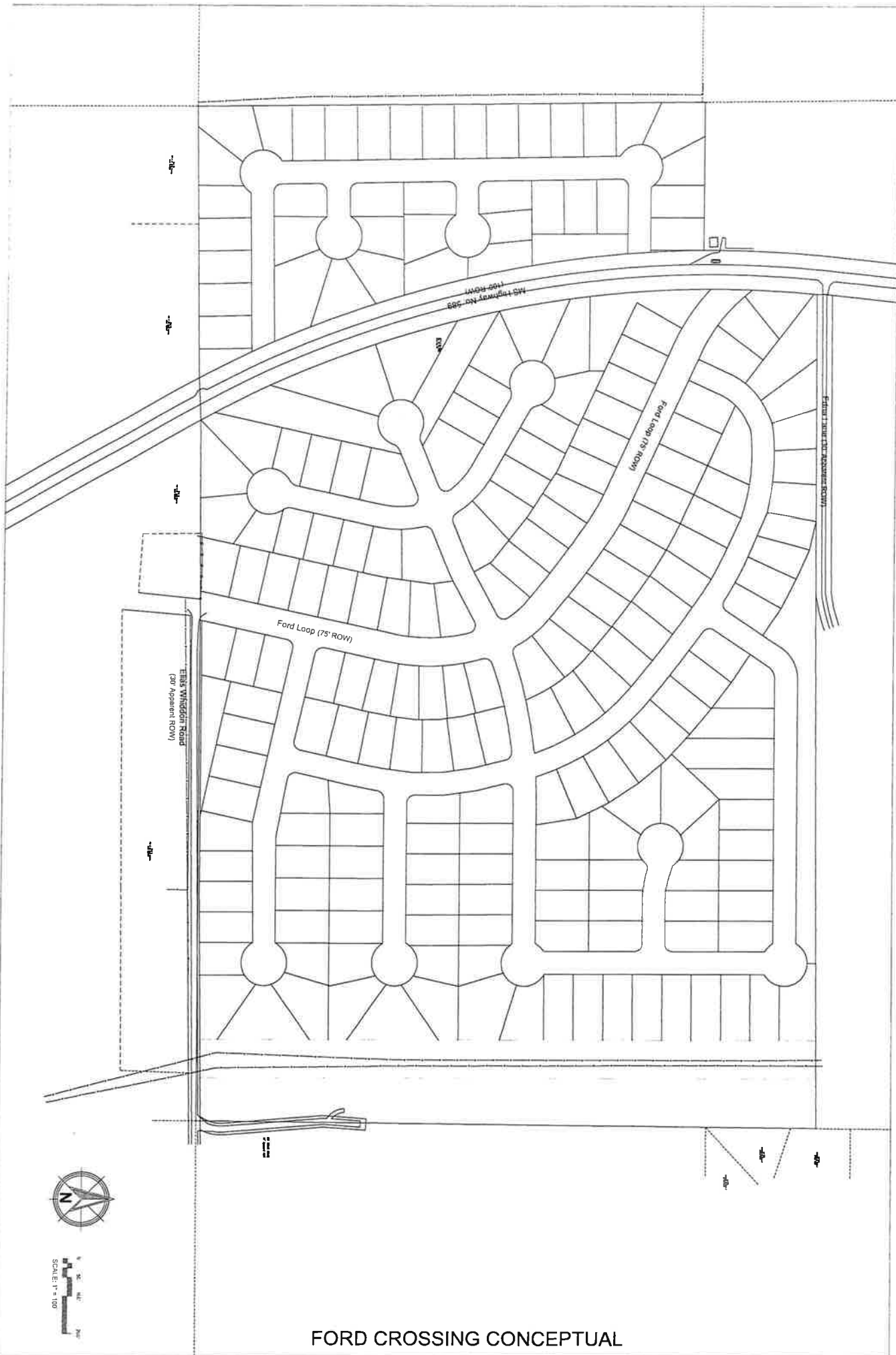
One set of as-built plans.

If construction of this project has not been initiated within one year from this date, then this approval will be invalid and the project must be resubmitted. We are retaining two sets of plans and specifications for our files.

Sincerely,

*Caraway, Greg*

Greg Caraway, P.E.  
Bureau of Public Water Supply  
Mississippi State Department of Health



FORD CROSSING CONCEPTUAL



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: October 14<sup>th</sup>, 2025 Roll Call  
Time: 2:00 PM

Present \_\_\_\_\_  
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 SEPTEMBER Year 2025,  
1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_

2) Old Business

Case: \_\_\_\_\_ Motion 1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_  
Determination: Approval/Denial/ Tabling

3) New Business

Case: **RZ25-10-01** Motion 1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_  
Determination: Approval/Denial/ Tabling

Case: **CU25-10-01** Motion 1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_  
Determination: Approval/Denial/ Tabling

8) Public Comment

9) Staff Comments

10) Training

10) Motion to Adjourn 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Tally: \_\_\_\_\_