



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: December 9th, 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 November 2025 meeting.
- 6) Old Business
- 7) New Business

RZ25-12-01: Approval is being requested to re-classify the zoning of a parcel from GC-2 (General County Two) to RE (Residential Estate). It is situated generally on the east side of WPA Rd between Nobles Rd and Derry Drive. PPIN 5312. This is in Supervisor District 4.

CU25-12-01: Approval is being requested to construct and operate an assisted living facility in the RE (Residential Estate). It is generally on the north side of Richburg between Tatum Camp Rd and Ivey Lane. PPIN 14226, 14227, & 659. This is in Supervisor District 1.

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



Lamar County Planning Commission
Department of Planning & Development
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Purvis, Mississippi 39475
Phone: 601.794.1024

Minutes for Commission Meeting

Date: November 12th, 2025 Roll Call Present JC, MB, JS, _____, _____
Time: 2:00 PM Absent JR, JH, _____

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 OCTOBER Year 2025,
1st MB, 2nd JC, Tally: 3-0

2) Old Business

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

3) New Business

Case: **RZ25-11-01** Motion 1st MB, 2nd JS, Tally: 3-0
Determination: **Approval**/Denial/ Tabling

Case: **RZ25-11-02** Motion 1st MB, 2nd JS, Tally: 3-0
Determination: **Approval**/Denial/ Tabling

8) Public Comment

9) Staff Comments

10) Training- NONE PROVIDED

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

The reason(s) why the applicant or owner feels the property could not be reasonably used without the requested change in zoning: The ability to provide affordable housing, considering the infrastructure needed to facilitate a residential subdivision.

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. This parcel adjoins a current development, Trevor Trails which is being developed by the same developer in a similar nature with ½ acre parcels. That parcel is RE zoned. There are also other developments in the area with less than 1 acre lots developed in the last 10 years.

General Comments:

The subject parcel is in an area that has experienced a notable increase in residential development in recent years. The property is generally rectangular in shape, with a few acres situated on the west side of WPA Road and the majority on the east side.

Over the past two decades, surrounding development has primarily consisted of parcels of ½ acre or larger, consistent with the Residential Estate (RE) zoning classification. These developments are concentrated along WPA Road and Nobles Road to the south.

The area's first major subdivision occurred in the early 2000s with the development of Derry Subdivision, which is virtually adjacent to the north along WPA Road. This was followed in the 2010s by Wilkerson and Adeline subdivisions off Nobles Road, both of which are nearing completion of their structure buildouts. More recent projects include Nobles Boundary, located at the corner of Nobles Road and Bounds Road, and Trevor Trails. Nobles Boundary is currently in the building phase, while Trevor Trails is in the final stages of infrastructure installation and approaching formal platting.

Comprehensive Plan Comments:

The Comprehensive Plan map and accompanying narrative designate the subject parcel and surrounding area as Residential Estate, characterized by parcel sizes generally around ½ acre. These sizes are typically determined by the Mississippi State Department of Health based on requirements for individual on-site wastewater systems (Chapter 7, p. 54). Accordingly, the proposed request aligns with the long-range planning objectives of Lamar County.

Comprehensive Plan Policy 15 states:

"...densities of new residential development should be compatible with the existing, adjoining residential areas..." (Chapter 6, p. 37). This policy invites consideration of whether the proposed development is similar in nature to surrounding uses. The area includes multiple residential developments, both formally platted subdivisions and non-formal parcels created by metes and bounds, with lot sizes generally ranging from ½ acre and larger.

Specific Request Comments:

At present, a contract to purchase the parcel is active. The petitioner has not yet developed any formal concept plans or detailed design for the proposed development.

In 2024, Trevor Trails received Planning Commission approval and subsequent Board of Supervisors approval for reclassification from GC-2 to RE. The subject parcel adjoins Trevor Trails and could reasonably be considered an extension of the established Residential Estate zoning granted to that development. The same developer of Trevor Trails is developing looking to develop this parcel. There is consideration of modifying Trevor Trails to aid in connectivity between the two developments for emergency access purposes. The property lies between Derry Subdivision and the

newly constructed Trevor Trails. Additionally, one single-family home was completed earlier this year on the tract located between the subject parcel and Derry Subdivision.



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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: Dec 9th, 2025 Action: _____
Board of Supervisors Hearing Date: _____ Action: _____
Style Payment: Cash/ ☒ CC CK#/ CC Transaction #: _____

Date: 11/13/25
Case No.: RZ25-12-01
Current Zoning District: GC-2
PPIN Number: 5312

Request: To change from GC-2 to RE

Property Location: East and West side of WPA between Nobles Rd + Derry Drive

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 Rezoning.

APPLICANT/ REPRESENTATIVE (if different than owner):

Name: Craig Flanagan
Mailing Address: P.O. Box 15033 City: Hickory State: MS Zip: 39404
Primary Telephone: 601-408-3682 Email: cflanagan@comcast.net

CURRENT OWNER(S) OF PROPERTY

Name: The Estate of Wiley Davis Joint Revocable Trust by Anita Jane Davis Faulkner
Mailing Address: _____ City: _____ State: _____ Zip: _____
Primary Telephone: _____ Email: _____

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

on this the 12th day of November, 2025

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

STATE OF Mississippi
COUNTY OF Forrest

Personally, came and appeared before me, within named Anita Jane Davis Faulkner
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 12th day of November, 2025



Teresa C Brannan
NOTARY PUBLIC
My Commission Expires: Feb 13, 2029
(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)

V2508

Fee: \$325.00 Planning/ \$25.00 City/ \$1.00 Chancery Document Fee- Total \$351.00



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REZONING WORKSHEET

(To be included with the General Application Form)

PPIN NUMBER: 5312

CURRENT ZONING CLASSIFICATION:

RE GC 2

PROPOSED ZONING CLASSIFICATION:

RE

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

and lies between Nobles Rd and Derry Drive
Street Name Street Name

1) Adjacent properties' zoning classification and current use

Property(s) to the NORTH: Zoning Classification: GC-2 Current Use: Vacant
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the SOUTH: Zoning Classification: RE GC-2 Current Use: Residential/mining
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the EAST: Zoning Classification: GC-2 Current Use: Vacant
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the West: Zoning Classification: GC-2/GC Current Use: Residential
(Agricultural, Residential, Commercial, Industrial, Vacant)

2) Current Property data: (approximately)

Lot Frontage: _____ feet Lot Depth: 2750+ feet

Square Footage/ Acreage: _____ Improved or Unimproved: Improved

If improved, number of existing buildings: 2

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.) In order to facilitate the development of the parcel into a residential subdivision with parcels less than 1 full acre.

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.)

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.



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PLANNING COMMISSION CONDITIONAL USE STAFF REPORT

Petition Number: CU25-12-01

Current Zoning Classification: RE (Residential Estate)

PPIN Number: 14226,14227,659

This property is located on the NORTH side of RICHBURG RD and lies between Tatum Camp Rd and Ivey Ln.

Adjacent properties zoning classification and current use:

NORTH: Zoning Classification: RE

Current Use: Undeveloped

SOUTH: Zoning Classification: RE

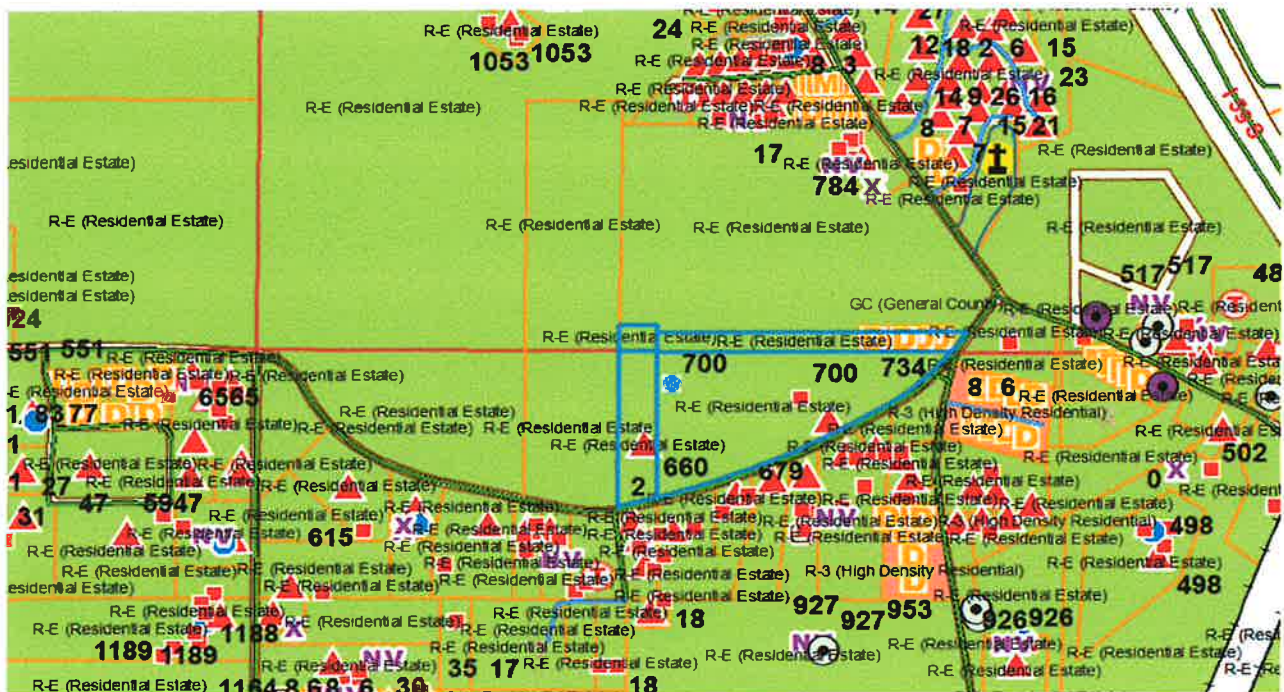
Current Use: Single Family Residential

EAST: Zoning Classification: RE

Current Use: Single Family and Multi-Family Residential

West: Zoning Classification: RE

Current Use: Undeveloped



Current Property Data:

Lot Frontage: 1,800+ feet

Lot Depth: Varies

Square Footage/ Acreage: 2.43 +/- acres

Any Current Violations: No

Flood Zone: No **Flood Panel:** 163E

Shape: Triangular

Improved: Yes

If improved, number of existing buildings: 8

Use of buildings? Duplexes, Single Family, Storage

The applicant's purpose of the request: The applicant is requesting a conditional use permit to construct and operate an assisted living facility on the parcel.

General Comments:

The subject parcel is situated within a mixed residential area that includes traditional single-family homes, multi-family dwellings, and scattered undeveloped tracts. The parcel itself is generally triangular in shape and is accessed via Richburg Road. Currently, the property consists primarily of a pecan orchard, along with two single-family houses and four duplexes.

The proposed development involves the construction and operation of an assisted living facility on the parcel. This use falls under the “Allowed with Conditions” category within the Residential Estate zoning district, requiring approval of a Conditional Use Permit. The project envisions approximately 24 two-unit structures, designed with varying styles to accommodate different levels of assistance. This configuration will provide an estimated 48 living units, excluding existing structures, with potential for future expansion. At least one of the existing houses will be repurposed as the site office, while the existing duplexes will remain in place. The overall design and operation of the facility will closely mirror a similar, successfully operating facility located in Columbia, Mississippi, near Marion General Hospital.

Comprehensive Plan Comments:

The Comprehensive Plan addresses Public and Quasi-Public Facilities primarily in terms of minimizing their impact on essential services such as sanitary sewer, storm drainage, roads, and emergency services. However, it does not provide specific guidance regarding the appropriateness or preferred locations of individual uses within this category across the County.

The Plan emphasizes the importance of offering a range of residential options to meet the needs of a diverse population. As noted: *“It is important to offer a choice of residential options for the varied population. As the population ages, they may require less space while still demanding quality housing. This group of individuals may want smaller housing units, but not standard apartments...”* (Chapter 5, p. 34).

Consistent with this guidance, the Comprehensive Plan calls for Lamar County to explore a variety of housing options to ensure reasonable accommodations for all demographic groups. The proposed assisted living facility directly supports this objective by providing additional housing units in a market area where availability is currently limited.

Specific Request Comments

A preliminary site layout for the proposed use has been submitted. The request raises several considerations regarding the suitability of the location, particularly in terms of potential impacts on available services.

The proposed facility may result in increased vehicular traffic along Richburg Road near the Tatum Camp/Sullivan Kilrain intersection. However, the anticipated volume of additional vehicles is expected to have only a limited impact on the State Aid roadway. While the overall level of service for Richburg Road should not be significantly degraded, traffic implications should be monitored.

The water association serving the area maintains a well and storage tank across Richburg Road from the site. It is recommended that all new structures be equipped with internal fire suppression systems, if feasible. Additionally, the facility should include an internal water supply capable of supporting fire hydrant service, given the proximity of buildings and the vulnerability of the assisted living population.

Lamar County will not provide sanitation (garbage) service to the facility. The site will be required to implement a centralized sewer system in accordance with MSDH and MDEQ standards, either by connecting to an existing system or constructing its own. These infrastructure requirements should be addressed during the Site Plan Review phase.

The development is proposed under the County’s Site Plan Review Ordinance rather than Subdivision Regulations, meaning the property will remain a single large parcel. This raises potential concerns regarding future land use if the facility ceases operations. Given its size, location outside commercial areas, and resemblance to a subdivision or multi-family complex, any future conversion—such as to multi-family housing or a commercial office park—would require careful review to ensure compatibility with surrounding land uses. This facility would not operate as an intensive caretaking facility. This facility, being proposed, would be assistive only. It would provide intermediate style housing between fully independent and fully dependent.



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GENERAL APPLICATION FORM

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

Type of Petition

() Rezoning (Change)

(X) Conditional Use

() Variance

() Sign Design Standards

Date: 11.12.25

Case No.: 6A 25-12-01

Current Zoning District: RE

PPIN Number: 14226, 14227, 659

Plan Commission Hearing Date: 12-09-25 Action:

Board of Supervisors Hearing Date: 01-05-26 Action:

Style Payment: Cash/ ☒ CC CK# CC Transaction #: 1833

Request: Conditional Use Permit to develop and operate an independent living facility for individuals 55 and older.

Property Location: Property is located on north side of Richburg Road and west of Tatum Camp Road

IMPORTANT NOTES: (initial each)

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

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

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

(MS) 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 Rezoning.

APPLICANT/ REPRESENTATIVE (if different than owner):

Donovan Scruggs (Donovan Scruggs Town Planning) for Pecan View Properties, LLC (Michael Bradshaw, Mgr.)

Name:

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

Primary Telephone: 228-348-1315

Email:

CURRENT OWNER(S) OF PROPERTY

Name: Pecan View Properties, LLC (Michael Bradshaw, Mgr.)

Mailing Address: 327 Tatum Camp Road City: Purvis State: MS Zip: 39475

Primary Telephone: 601-325-3297

Email:

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

on this the 11 day of November, 20 25

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

STATE OF

COUNTY OF

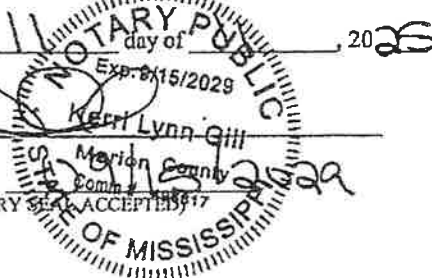
Personally, came and appeared before me, within named Michael A Bradshaw who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and the year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF NOTICE, this the 11 day of November, 20 25

NOTARY PUBLIC

My Commission Expires:

(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)





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CONDITIONAL USE WORKSHEET

PPIN NUMBER: 14226, 14227, 659

(To be included with the General Application Form)

This property is located on the North side of Richburg Road
North/South/East/West Street Name
and lies between Tatum Camp Road and Ivey Lane
Street Name Street Name

1) Adjacent properties' zoning classification and current use:

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

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

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

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

2) Current Property data: (approximately)

Lot Frontage: 2000 feet Lot Depth: 750 feet
Square Footage/ Acreage: 23 acres Improved or Unimproved: partially improved
If improved, number of existing buildings: 5 – Residential, two-family
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? Develop an independent living facility for seniors
B. Are there any violations on this property? YES or NO If YES, please explain: No
C. Screening or buffering being provided: YES or NO, If YES, please explain: Setbacks
D. Other Permits Required:

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

MS DEQ Stormwater (5 acres or larger disturbed)? YES or NO N. Lamar Water Assoc

Local Water Association Provider Name if available: NA

Local Sanitary Sewer Provider Name if available: (septic if applicable)

Electric Power Provider Name if available: Pearl River Valley Electric Power Assoc

Any other not listed immediately above: _____

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

4) All applications are **REQUIRED** to provide a property layout plan of the approximate layout, including the location of the parts of the project. {Driveway(s), Structure(s), Parking, Setback Distance(s), If non-residential, also provide buffering area, and refuse} Non-residential project layout plans will be considered preliminary and still be required to obtain appropriate other permits with appropriate plans.

5a.) For Proposed Residential (Manufactured Homes):

A. Distance to nearest residentially used manufactured home? _____ FT

B. Direction to the nearest residentially used manufactured home? NORTH/ SOUTH/ EAST/ WEST

5b.) For Non-Residential: (provide a narrative addressing the following points)

- A. Will there be any pedestrian or vehicular traffic generated?
B. How many employees per shift?
C. Any discharge of air, liquid, or solids?
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?
F. Operational hours: # of Days of the week: Mon, Tue, Wed, Thu, Fri, Sat, Sun

6) All Applications should have a narrative providing, at a minimum, the nature of the requested use and how the proposed use is appropriate for the location.

Land Use Report for a Conditional Use Permit for an Independent Living Facility (Convalescent Facility)

Prepared by: S. Donovan Scruggs, AICP

Date: November 12, 2025

Orchard Park is an independent living facility located in Columbia, Mississippi. The facility operates as 12 dwelling units established in two-family structures (images to the right) that are designed to accommodate individuals that are over the age of 55 years. Despite being in two-family structures, the units are situated on a single parcel with shared access, parking and common areas. Orientation is toward an interior 'front yard' that permits residents direct access from their front porches to the common area. The cottages include numerous accommodations for individuals that may have access limitations. Orchard Park provides health checks and care and meals for the residents daily, or as required, based on the needs of the residents. The owners are seeking a Conditional Use Permit to construct a similar 'independent living facility' along Richburg Road and west of Tatum Camp Road. The use is not consistent with the Townhouse Residential (TH) District because the units are not located on individual lots with at least one common wall. Further, although there are examples of multifamily units in the area, the High Density Residential (R-3) District is too intense for the use and could permit multifamily developments. The Conditional Use Permit provides the most appropriate designation to properly constrain the development to the requested use of an independent living facility within the existing Residential Estate (R-E) District.

Proposed Use and Zoning.

The site is located in a Residential Estate (R-E) District. "Independent Living" is not a use that is specifically listed or permitted within the Lamar County Zoning Ordinance. However, based on the Ordinance and definitions, therein, the request is consistent with a "Convalescent Home". This item is defined within the Zoning Ordinance as "Those health facilities where persons are housed and furnished with meals and continuing nursing services for a fee." The development will meet these requirements as an *independent living facility for individuals that are 55 years of age or older that will include minimal health services, as necessary,*



based on the needs of the residents. The facility will include daily meals, housekeeping, medicine management and delivery, and similar services to the residents.

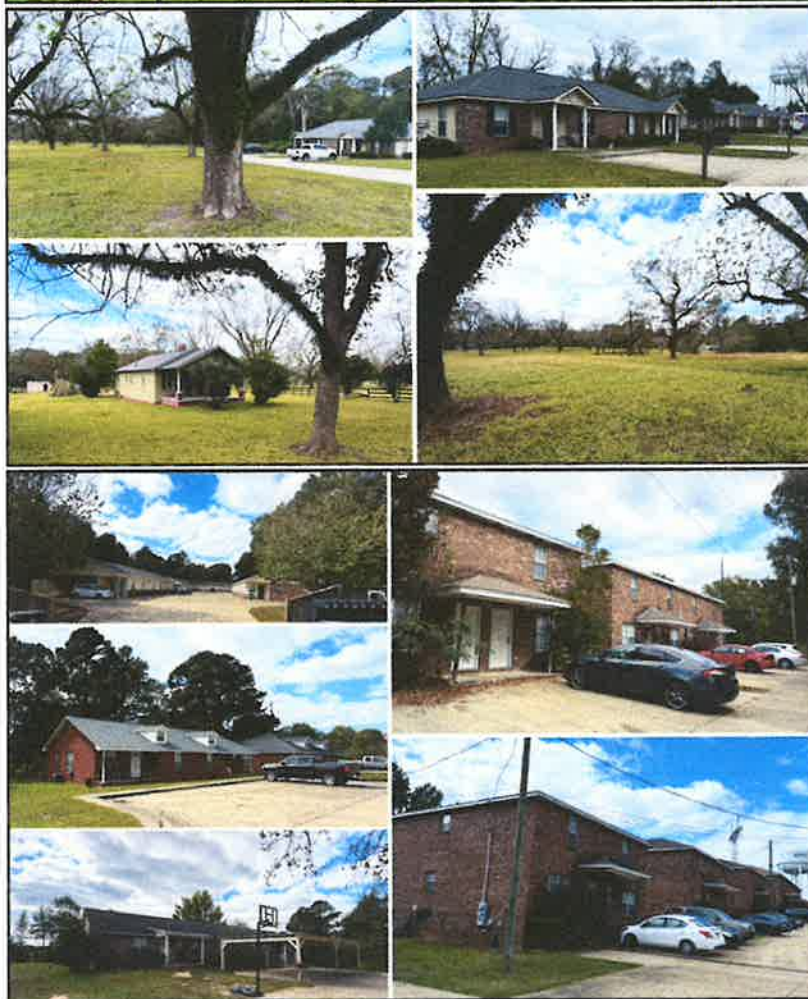
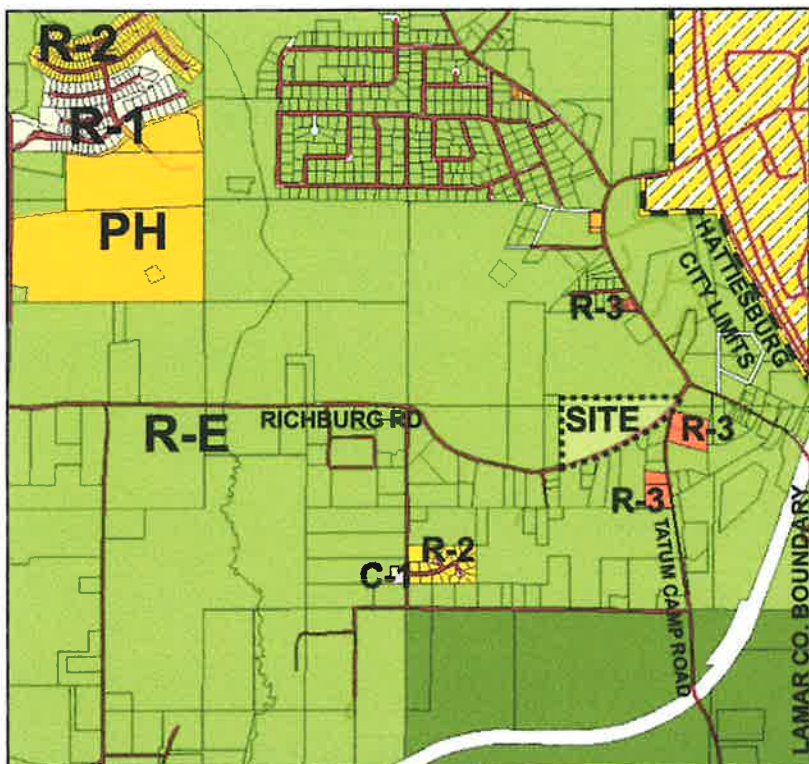
The proposed Orchard Park facility on Richburg Road will limit the age of all residents to 55 years or older (see application and requirements attached), and units are sized for a single person or couple. The size of the units and occupancy restrictions do not allow youths or individuals under the age of 55 to reside at Orchard Park. The cottages have two-bedrooms and one-bath with a single car garage, and the units will be accessed by private drives (not public) with shared off-street parking for guests or additional vehicles. The units are not designed as ADA compliant but will include measures to enhance accessibility. This will include accessible showers, no slip and flush floors, grab bars, and similar improvements.

Surrounding Area.

The surrounding area or neighborhood is located within the eastern portion of Lamar County and within close proximity to the Lamar/Forrest County Boundary and the Hattiesburg's City Limits. The area is primarily designated as Residential Estate (R-E) District. However, within the area there are a number of small, isolated High Density Residential (R-3) Districts. These areas include duplex or multifamily dwelling units. Also, there are similar structure-types that are situated within R-E District. Specifically, there are four two-family residential units located along the north side of the subject property that are within the R-E District.

The site is approximately 21 acres and consists primarily of undeveloped areas and a pecan orchard. Along the south side of the property, there is a small, single family residential unit that is currently used as rental property. Along the northernmost property line are four (4) two-family residential units that are rented. The center images to the right are related to the site.

Within the area are a number of two-family and multifamily structures. These are rental properties that are located along Sullivan Kilrain Road, Tatum Camp Road, and Richburg Road. There are also four units on the subject site. While the proposed use is not considered multifamily or two-family rental, the images to the right (lower grouping) demonstrate that the immediate area is not comprised strictly of residential estate lots or single-family residential properties. These multi-family units should not be considered comparable in quality or



design because of the nature of the proposed development as an 'independent living facility'. Similarly, the activities and family sizes associated with the surrounding multi-family units are different and more intense. The subject project will be restricted to seniors that are 55 years of age or older and function as a 'independent living facility' with services provided to the residents.

Immediately south of the property and along Richburg Road are some single family residents. These units are setback from the street. The lots sizes range from less than one acre (3) to approximately three acres (2) and 6 acres. To the north is a large wooded parcel that consists of 38 acres that is not developed or occupied. To the west are additional parcels consisting of approximately 25 acres owned by the applicant/owner. The owner does not intend to develop the western parcels with this site.

Conditional Use Permit Application.

The applicant is requesting a Conditional Use Permit to operate an independent living facility that is consistent with the requirements for 'convalescent homes or nursing homes' as defined in the zoning ordinance. The use is permitted as a Conditional Use within the existing R-E District. Within Article 5, Section 602, Conditional Uses and Structures, the zoning ordinance permits as a Conditional Use "Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance." Within Article 4, Section 402 Public/Quasi-Public Facilities and Utilities indicates that these facilities are defined within Article 2 of the ordinance, and these facilities or uses "may be located in ANY district in the County" in accordance with applicable state, federal and County requirements and procedures.

Article 2 defines Public/Quasi-Public Facilities and Utilities "Any building, structure, system, use, or combination of uses, which is customarily and ordinarily provided by either public or private agencies, groups, societies, corporations, or organizations, whose purpose is the provision of necessary and desirable goods and/or services for the general public health, safety, and welfare. Such uses shall include, but not be limited to: (f) **Convalescent homes or nursing homes**. These facilities are further defined as: **Convalescent Home (Rest Home or Nursing Home)**: Those health facilities where persons are housed and furnished with meals and continuing nursing services for a fee.

The definition, as provided above, is consistent with the proposed use of an independent living facility where care and meals are provided. Furthermore, the uses included within the definition of Public/Quasi-Public Facilities and Utilities indicates that included uses are "not be limited to" those within the definition. Independent Living should be considered consistent or included within the definition of a Convalescent Home or, at minimum, be deemed so similar that it should satisfy the criteria of Public/Quasi-Public Facilities and Utilities.

Section 2905.01 outlines the requirements or standards associated with the granting of a Conditional Use permit. These standards are specifically required within the zoning ordinance and are addressed, as follows:

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The site will include two access points along Richburg Road. Access to individual units will be along internal, private drives. The site will be gated to limit access to residents and guests. A Knox-box or similar control will be provided to allow emergency providers access to the site. NOTE: Final design and layout, to include access to Richburg Road, will be coordinated with Lamar County Planning and Engineering staff.

B. Off-street parking and loading areas. *All parking and loading areas will be along internal drives. Service vehicles will have access the site for loading and unloading purposes to avoid traffic conflicts on Richburg Road.*



C. Refuse and service areas. *The site will have a common dumpster for use of residents and will be accessed along the private drives.*

D. Utilities, with reference to locations, availability, and compatibility. *The site will be serviced by North Lamar Water Association and Pearl River Valley Electric Power Association. It is expected that a private septic system will be designed and approved by the Mississippi Department of Environmental Quality.*

E. Screening and buffering with reference to type, dimensions, and character. *The site will be setback from Richburg Road and surrounded by a perimeter private road or access around the 'cluster' of cottages. Generally the site will be buffered from adjacent properties with setbacks and existing vegetation or trees. The subject site or adjacent property of the owner will provide a buffer along the west side of the site. The site will include large amounts of open space or green space to maintain the rural character.*

F. Required yards and other open space. *The site will include large amounts of open space or green space to maintain the rural character. Setbacks along all property lines will be met or exceeded.*

G. General compatibility with adjacent properties and other property in the district. *The site is located within an area that includes a mix of uses. There are single-family residential dwelling along the south side of Richburg Road. However, there are a number of multifamily and duplex type developments within the immediate area. Additionally, the site is adjacent to the North Lamar Water Association storage tank and a large timber tract. To the northeast is the Pearl River Valley Electric Association substation. Based on the surrounding properties and uses, the proposed development should be considered compatible.*

H. Any other provisions deemed applicable by the Planning Commission or the Board of Supervisors. *Not applicable at present.*



Consistency with the Comprehensive Plan.

While the Comprehensive Plan does not provide significant direction for the housing of the aging population, within the Land Use section related to housing, it does recognize the need for a 'balance of housing opportunities responsive to a diverse market.'

GOAL: Foster and encourage a balance of housing opportunities responsive to diverse market preferences and needs, and **emphasize quality design** and development through fair, objective standards and regulations.

Objective: Allow a variety of dwelling types and to **provide housing opportunities for a wide cross-section of the population.**

Policy 17: In areas subject to County Zoning, **property owners** proposing to amend this Plan, must change the classification of their property, or **secure approval of a planned development plan** or subdivision plan. All such plans will be reviewed by the Planning Commission to determine the proposal's conformance with the Comprehensive Plan. The County planning staff will work closely with applicants of proposed developments to review the extent of impacts of the plan's elements. The evaluation of the proposal's impact on individual elements of this Plan will be prepared by the appropriate county departments and will reflect the goals, objectives, and policies, map elements contained in the Land Use Plan, data, criteria, and any other information available to County departments.

With concerns and potential conflicts related to high density, multifamily residential developments, the use of a zone change to R-3 or a similar district could provide long term problems or unintended uses. The use of "Conditional Use Permit" constrains the development to the intended use: an independent living facility. Amending the County's zoning map to permit high density residential reduces the County's oversight. Additionally, the R-3 or similar designation is too intense for the requested use. The 'families' within the development will consist exclusively of one or two person households and while the individuals will live independently of others, they will be provided limited care and services.

The plan for the site is not without precedence. The applicant has owned and operated a similar facility in Columbia, Mississippi, since 2017 (images to the right). Because of the quality in design and development, the site maintains a 'new' look. As the landscaping material has matured, the site is attractive and adds value to the community. In addition, the site and facility provides a housing option for senior citizens.

Summary.

The applicant is requesting a Conditional Use Permit to develop an independent living facility for seniors aged 55 years and older. The owners currently operate a similar facility in Columbia, Mississippi, (images to the right), and the proposed facility on Richburg Road will include 24 two-family structures or 48 independent living units that will likely be developed in two phases. The units will be designed to include accessible and safety features to accommodate its older residents, and restrictions will be in place (and included with the Conditional Use Permit) that limit the facility to an independent living facility for seniors.

The site is included within an area with two-family and multi-family units. While this site similar to a multi-family or two-family development, the services and care provided and the overall development strategy is more consistent with a convalescent or nursing home. The site currently includes four two-family structures (8 dwelling units) that demonstrates the use is consistent with character of the area. These units are intended to remain with no change in use or occupancy. Unlike the existing units, the proposed dwellings will be limited to one or two residents that will generate much less traffic than surrounding units. The proposed project is consistent with the zoning ordinance and Comprehensive Plan of Lamar County and is compatible with the area. The applicant is requesting a Conditional Use Permit based on the application and site plan for an Independent Living Facility at the subject site on Richburg Road, accordingly.



Images of Orchard Park in Columbia, Mississippi. A similar plan is proposed for the Richburg Road site.

PierCon, Inc.
GENERAL CONTRACTOR
23 LIBERTY PLACE HATTIESBURG, MS 39402
PHONE (601) 264-7437 FAX (601) 261-0081

DESIGN / CONSTRUCTION
DRAWN BY: ABF
CHECKED BY: KENN CONNELLY
SCALE: AS NOTED
DATE: 8/19/2025
LOCATION: HATTIESBURG, MS
CLIENT: PVP
PRIM SITE



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Orchard
Park

Application
For Residence



Confidential Application for Occupancy

Please complete all information on this application. All information is confidential.
If you need more space, attach another page. Thank you.

PERSONAL HISTORY

Name _____ Social Security No. ____/____/____
Last First Middle

Spouse _____ Social Security No. ____/____/____
Last First Middle

Address _____ City _____ State _____ Zip _____

Years at this address _____ Circle One: Own Rent

Previous Address _____ City _____ State _____ Zip _____

Years at this address _____ Circle One: Own Rent

Telephone Number (____) _____ Alternate Number (____) _____

Age _____ Birth Date _____ Circle One: Married Single Widow/Widower

Children and/or Close Relatives:

1. Name _____ Relationship _____ Age _____

Address _____ City _____ State _____ Zip _____

2. Name _____ Relationship _____ Age _____

Address _____ City _____ State _____ Zip _____

3. Name _____ Relationship _____ Age _____

Address _____ City _____ State _____ Zip _____

PERSONAL INFORMATION

Whom shall we contact in case of an emergency?

1. Name _____ Relationship _____ Phone (____) _____

Address _____ City _____ State _____ Zip _____

2. Name _____ Relationship _____ Phone (____) _____

Address _____ City _____ State _____ Zip _____

Do you currently have a Power of Attorney (POA) for Property and Health? (Circle One) Health Property Both

If Yes: POA's Name _____ Phone (____) _____

Address _____ City _____ State _____ Zip _____

Relationship _____

POA's Name _____ Phone (____) _____

Address _____ City _____ State _____ Zip _____

Relationship _____

In case of death, who would handle your affairs?

Name _____ Relationship _____ Phone (____) _____

Address _____ City _____ State _____ Zip _____

Approximate date of occupancy: _____

Will you be needing any transportation as an add-on service? _____ Yes _____ No

Will there be a second tenant living with you in your cottage? _____ Yes _____ No

If so, whom? _____ Relationship _____

Will you be bringing an automobile to your cottage? _____ Yes _____ No

If so, do you still drive? _____ Yes _____ No

For the purposes of this transaction, must your present home be sold? _____

Will you be bringing a pet to live with you? _____ Yes _____ No

If yes, what kind? _____

Do you smoke? _____ Yes _____ No

HEALTH INFORMATION

Current physical condition: _____

HEALTH INFORMATION (CONTINUED)

Do you currently use:

☐ Walker

☐ Electric wheelchair

☐ Wheelchair

☐ None (walk independantly)

Do you currently receive assistance in your home?

Please check all that apply below

☐ Sitter

☐ Medicaid Waiver programs

☐ Housekeeper

☐ Home Health Services

☐ Meals on wheels

☐ Call alert system

What health issues have you had or do you currently have? _____

Please check any of the following conditions that apply to your health:

☐ Blindness

☐ Diabetes

☐ Physical Deformity

☐ Use of Crutch or Cane

☐ Deafness

☐ Paralysis

☐ Use of Oxygen

☐ Epilepsy

Name of Physician _____

Address _____ City _____ State _____ Zip _____

Phone () _____ Fax (Required) () _____

Have you been a patient in a hospital for the mentally ill or a related institution? _____ Yes _____ No

If yes, what was the nature of the illness? _____

Are you able to walk without assistance? _____ Yes _____ No

Are you able to dress yourself? _____ Yes _____ No

Are you able to care for your own daily needs? _____ Yes _____ No

Are you able to administer your own medications? _____ Yes _____ No

Please list all medications (or attach separate list): _____

Do you have Medicare? _____ Yes _____ No

If yes, Medicare # _____

Do you have Medicare Supplement Insurance? _____ Yes _____ No

If yes, company _____ Policy # _____

FINANCIAL INFORMATION AND WORKSHEET

Please attach copies of supporting documentation: Bank Statements, Policy, Financial Statements, etc.

Assets:

Cash		\$ _____
Checking Account		\$ _____
Savings Account		\$ _____
U.S. Government Securities	Total current market value	\$ _____
Certificates of Deposit	Total current market value	\$ _____
Money Market Certificates	Total current market value	\$ _____
Stocks, Bonds, Mutual Funds	Total current market value	\$ _____
Profit Sharing, Retirement Plans, IRA and/or KEOGH	Total current market value	\$ _____
Real Estate	Total current market value	\$ _____
Businesses Owned	Total current market value	\$ _____
Life Insurance	Total current market value	\$ _____
Personal Property	Total current market value	\$ _____
Other Assets	Total current market value	\$ _____

Total Assets \$ _____

Liabilities:

Monthly Payment

Loans Payable	\$ _____
Notes Payable	\$ _____
Unpaid Taxes and Interest	\$ _____
Real Estate Mortgage(s)	\$ _____
Other Debts	\$ _____

Total Liabilities \$ _____

Net Worth: (Total Assets - Total Liabilities = Net Worth) \$ _____

Fixed Monthly Income:

Social Security	\$ _____
Pensions (i.e., government, private sources)	\$ _____
Interests from stocks and bonds	\$ _____
Other Income	\$ _____

Total Fixed Monthly Income: \$ _____



Independent Living Admission Criteria

1. All applicants are required to submit a Physician Statement signed by their primary care physician and dated not more than two (2) months before residency summarizing their general health and indicating their ability to live in an independent living setting.
2. All applicants are required to submit a completed admission application outlining personal information, which includes a confirmation of monthly income. When there is more than one occupant in a cottage a separate application may be required for each applicant. A second occupant in a cottage will be subject to a second occupancy monthly fee and may be subject to other community and service fees.
3. The applicant(s) must be functionally independent - physically and mentally self - sufficient and able to manage personal needs in addition to the routine requirements of maintaining rental type housing.
4. The applicant's household must be comprised of individuals, that are 55 years of age or older.
5. The household must be comprised of US citizens.
6. Individuals must be able to conduct themselves in a socially acceptable manner, which promotes harmony within the community living environment.
7. The individual(s) must be able to safely evacuate building independently in case of emergency.
8. An applicant who wishes to be considered for residency at Orchard Park should submit a \$500 deposit.
9. Applicant agrees that bank draft is the only form of payment accepted.

A cottage is considered reserved when a deposit is made and an admission agreement is signed and returned. Once the reserved cottage is ready to be occupied, we will notify applicant and she will have 30 days to move into the available cottage. If the applicant chooses not to move in within the 30 days they forfeit cottage and we will go to the next applicant on the waiting list.

I understand that if this application for occupancy is approved by Orchard Park the information supplied will become part of the agreement I will make with Orchard Park at the time I become a resident and that any misrepresentation, concealment or omission may cause the agreement to be voided at the option of Orchard Park.

Applicant signature _____ Date _____

Witness signature _____ Date _____

OFFICE USE ONLY

Application received _____

Physician's statement received _____

Deposit received _____

Auto Bank Draft Auth _____

Reviewed by Orchard Park board _____ Date _____

Recommended _____

Not recommended _____



Physician Statement

Primary Physician's Name: _____

Address _____ City _____ State _____ Zip _____

Telephone: (____) _____

Applicant Authorization :

I hereby authorize any physician, medical clinic, hospital or other person that has any records or knowledge of my health to provide full information to Orchard Park.

Applicant signature _____ Date _____

To Attending Physician:

- This medical information is required by Orchard Park to applicants seeking admission into an independent living senior citizen's cottage. All information must be current within a six month time frame.
- This form is to supplement other information determining the Applicant's ability to physically live independently in an unstaffed accommodation.
- Any charge for the completion of this form is the responsibility of the Applicant.
- Once the Applicant has signed the authorization, please return to:

Orchard Park
1626 Sumrall Rd.
Columbia, MS 39429

Name of Applicant _____ Address _____

1. Is the applicant physically and cognitively able to maintain him/herself in a private independent living cottage? _____ Yes _____ No
2. Date of last contact with the Applicant to substantiate this information: _____
3. Please detail any medical information which you feel would be important to the Applicant's application for independent living accommodation: _____

Signature of Physician: _____ Date _____



Cost Comparison Worksheet

Expenses	Current Monthly Costs	Orchard Park
Mortgage Payment/Rent		MOVE-IN SPECIAL \$2,200.00 \$1,999.00
City/ County Taxes		Included
Property Insurance		Included
Home Maintenance		Included
Pest Control		Included
Lawn Maintenance		Included
Electricity		Included
Internet		Included
Water/Sewer		Included
Trash Removal		Included
Cable TV		Included
Housekeeping/Laundry		Included
Home Security		Included (Gated)
Daily Meal		Included
Errand Service/Local Transportation		Included

Total



Orchard
Park

Application
For Residence



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Applicant signature _____ Date _____

Witness signature _____ Date _____

OFFICE USE ONLY

Application received _____

Physician's statement received _____

Deposit received _____

Auto Bank Draft Auth _____

Reviewed by Orchard Park board _____ Date _____

Recommended _____

Not recommended _____



55+ Active Adult Community



Model Cottage Open!
Schedule a tour today!

Move in by Oct 1st + receive

\$1,000.00

towards moving expenses!

1626 Sumrall Rd, Columbia MS 39429

601.736.4747

info@orchardparkcolumbia.com

orchardparkcolumbia.com

- Over 900 sq ft
- Two bedroom/One bath
- 13 ft ceilings in living room
- Granite in kitchen and bath
- 1 car garage
- Large front porch
- Full-size kitchen with appliances
- Pet friendly
- No smoking
- Sidewalks
- Gated community
- Common areas
- Manager on property daily
- Planned outings and activities
- Less than 1/4 mile from local hospital

**Monthly rates are \$1,999.00
and include the following:**

- ALL Utilities
- City/County Taxes
- Cottage Insurance
- Pest Control
- Home and Lawn Maintenance
- Weekly Housekeeping/Laundry
- Daily Check-Ins
- Meals Provided 7 Days a Week
- Medication Management & Delivery
- Errand Services
- Onsite Healthcare
(NP & Therapy Services offered in house)



Orchard
Park

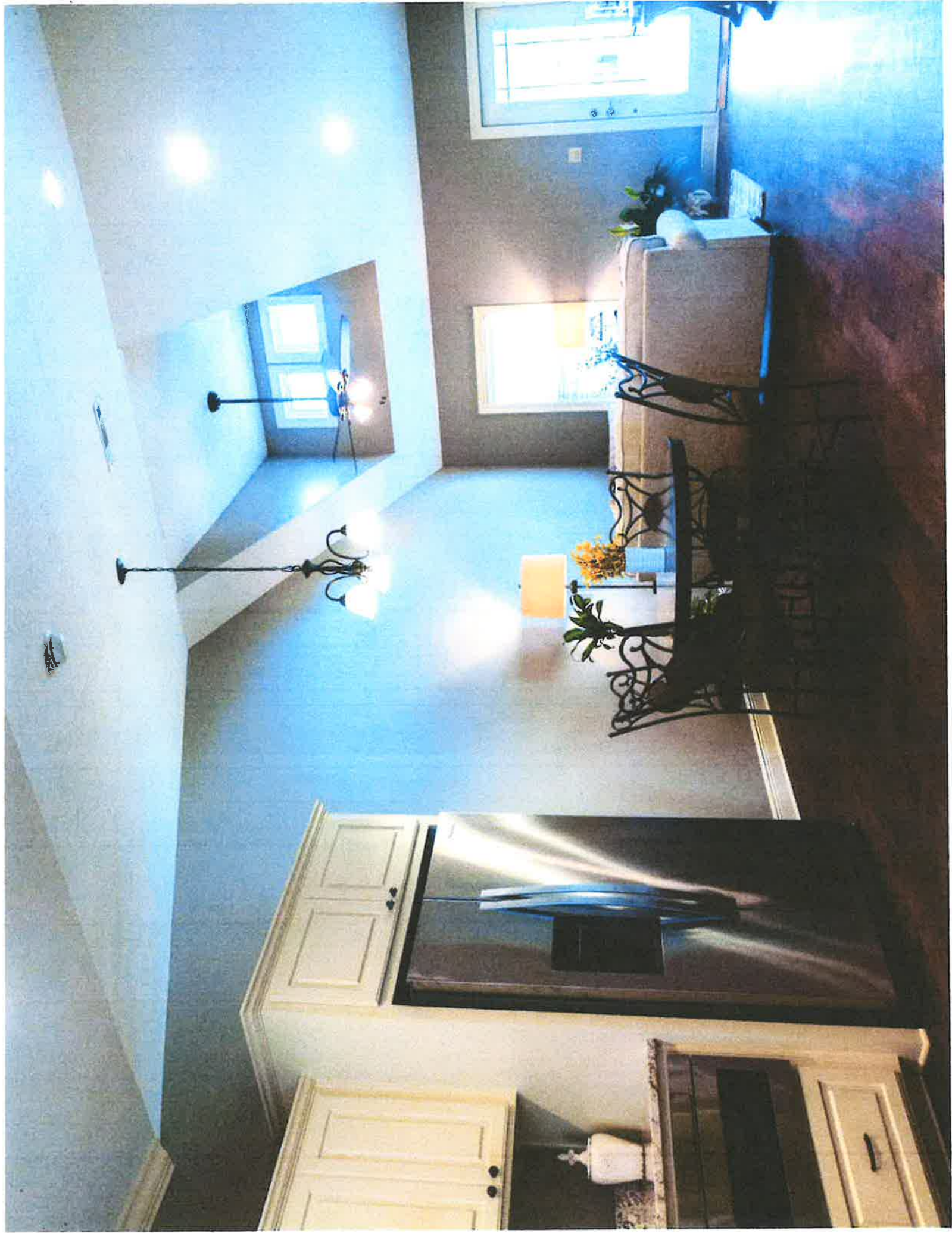


Independent Living

- Meals 7 days a week
- Daily check-ins
- Errand Services
- Weekly housekeeping
- Medicine management
& delivery

1626 Sumrall Rd. • Columbia, MS
601.736.4747 • orchardparkcolumbia.com













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/ Agenda for Commission Meeting

Date: DECEMBER 9TH, 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 NOVEMBER Year 2025,
1st _____, 2nd _____, Tally: _____

2) Old Business

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

3) New Business

Case: RZ25-12-01 Motion 1st _____, 2nd _____, Tally: _____
Determination: Approval/Denial/ Tabling

Case: CU25-12-01 Motion 1st _____, 2nd _____, Tally: _____
Determination: Approval/Denial/ Tabling

8) Public Comment

9) Staff Comments

10) Training

10) Motion to Adjourn 1st _____ 2nd _____ Tally: _____