



## **Lamar County**

**Dept. of Planning and 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: January 13th, 2026  
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 December 2025 meeting.
- 6) Old Business
- 7) New Business

**CU26-01-01:** Approval is being requested to place a manufactured home on a RE (Residential Estate) zoned parcel. Located on the north side of Edna Lane. PPIN: 34958. This is in Supervisor District 4.

**CU26-01-02:** Approval is being requested to construct an agricultural barn before a residence on a parcel. Located on the north side of Ballantrae Drive. PPIN: 30159. This is in Supervisor District 3.

**RZ26-01-01:** Approval is being requested to re-classify the zoning of a parcel from RE (Residential Estate) to C-3 (Highway Commercial). It is situated on the east side of Old Hwy 11 between Richburg Road and Brewer Road. Part of PPIN 3441. This is in Supervisor District 3.

**RZ26-01-02:** Approval is being requested to reclassify the zoning of a parcel from RE (Residential Estate) to R-1 (Low Density Residential). It is generally on the south side of US HWY 98, with Peal Bennett Lane lying within its western edge. Part of PPIN: 9981, 9984, 16328. This is in Supervisor District 4.

**RZ26-01-03:** Approval is being requested to reclassify the zoning of a parcel from RE (Residential Estate) to C-4 (Major Thoroughfares Commercial). It is located on the south side of US Hwy 98, generally across from Graham Road. PPIN: 5383. This is in 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.  
Purvis, Mississippi 39475  
Phone: 601.794.1024

### Minutes for Commission Meeting

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

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 NOVEMBER Year 2025,  
1<sup>st</sup> MB, 2<sup>nd</sup> JH, 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: RZ25-12-01 Motion 1<sup>st</sup> JC, 2<sup>nd</sup> MB, Tally: 3-0  
Determination: **Approval**/Denial/ Tabling

Case: CU25-12-01 Motion 1<sup>st</sup> JH, 2<sup>nd</sup> MB, Tally: 3-0  
Determination: **Approval**/Denial/ Tabling

8) Public Comment

9) Staff Comments

10) Training

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



## Lamar County Planning Department

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

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### PLANNING COMMISSION CONDITIONAL USE STAFF REPORT

**Petition Number:** CU26-01-01

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

**PPIN Number:** 34958

This property is located on the NORTH side of Edna Lane and lies between MS Hwy 589 and the end of the roadway.

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

**NORTH:** Zoning Classification: GC-2

**Current Use:** Vacant former Manufactured Home Park

**SOUTH:** Zoning Classification: R1

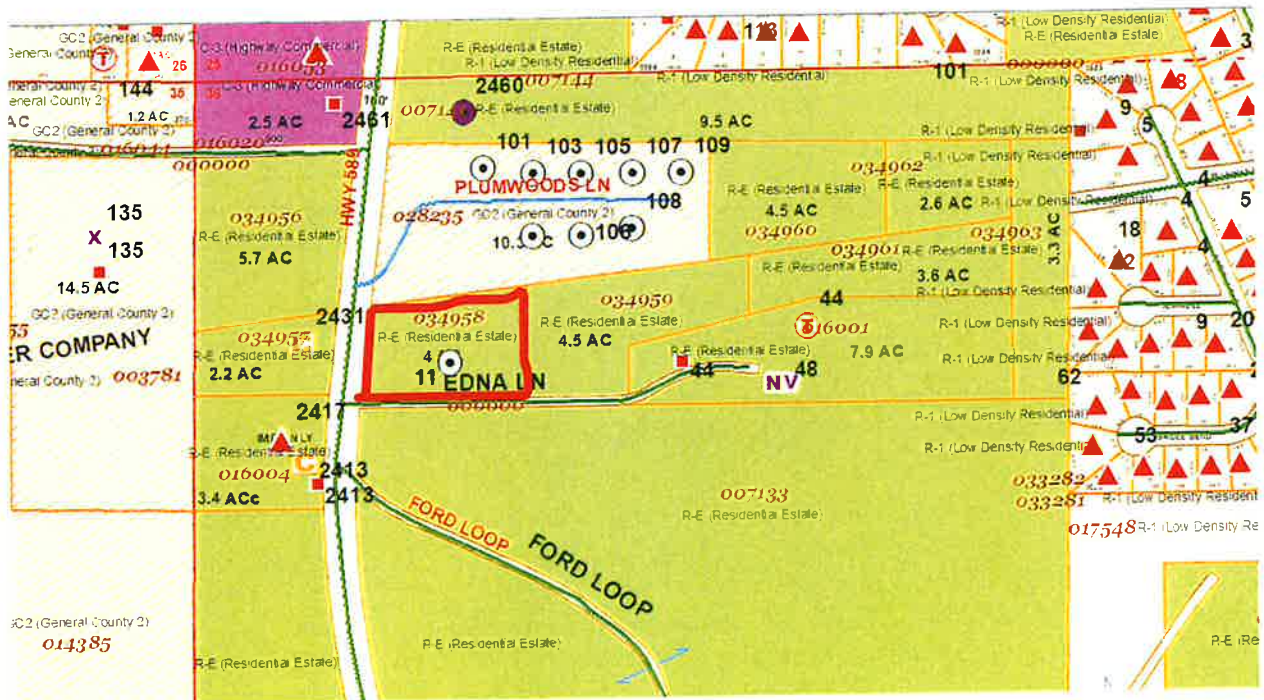
**Current Use:** Undeveloped, Pending Single Family Development

**EAST:** Zoning Classification: RE

**Current Use:** Undeveloped and Manufactured Home

**West:** Zoning Classification: RE

**Current Use:** Small Engine Repair and Former Fuel Station



#### Current Property Data:

*Lot Frontage:* 500+/- feet

*Lot Depth:* 350+/- feet

*Square Footage/ Acreage:* 4 +/- acres

*Any Current Violations:* No

*Flood Zone:* No

*Flood Panel:* 140E

*Shape:* Square

*Improved:* No

*If improved, number of existing buildings:* 0

*Use of buildings?* N/A

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

### **General Comments:**

The subject parcel is located within a transitioning area that features a mix of traditional single-family homes, commercial uses, and undeveloped tracts. Two manufactured homes are present nearby, one situated at the end of Edna Lane since 2013, and another along Duval Stuart Road near MS Highway 589, also established in 2013. The parcel itself is roughly square in shape and accessed via Edna Lane, with MS Highway 589 forming its western boundary. Currently, the property remains wooded, though portions have been recently thinned. The proposed manufactured home will utilize Edna Lane for access, which currently serves only one other residence at the roadway's end.

### **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 petitioner seeks approval to place a manufactured home on family-owned property that has been passed down for residential use. The parcel adjoins a former manufactured home park that has lost its grandfathered status under GC-2 zoning. Notably, Edna Lane has contained a manufactured home at its end since 2013.

The property lies on the north side of Edna Lane, which will form the boundary of a new single-family development proposed for the south side of the roadway. This development successfully obtained a rezoning from RE (Residential Estate) to R1 (Low Density) in late 2025. Although this change is not yet reflected on the zoning map due to processing timelines, it is noted in the accompanying table above the map.



**Lamar County Planning Department**

P.O. Box 1240 - 144 Shelby Speights

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

**GENERAL APPLICATION FORM**

(Staff will help you fill out an additional worksheet)

Date: 12/3/25

Case No.: 24-26-01-01

Current Zoning District: RE

PPIN Number: 34958

Type of Petition

( ) Rezoning (Change)

(☒) Conditional Use

( ) Variance

( ) Comprehensive Plan Amendment

Plan Commission Hearing Date: 11/13/26

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

Board of Supervisors Hearing Date: \_\_\_\_\_

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

Style Payment: Cash/ CH CC

CK# CC Transaction #: 1111

Request: Conditional use for placing a mobilehome on property.

Property Location: Edna Lane

**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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**CURRENT OWNER(S) OF PROPERTY**

Name: Jerry Norman Stuart

Mailing Address: 24 Pine Ridge Rd. City: Purvis State: MS Zip: 39475

Primary Telephone: 6017318761 Email: lazyreb@protonmail.com

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

on this the 3rd day of December, 20 25

Jerry Norman Stuart

**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 Jerry Norman Stuart 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 3rd day of December, 20 25



Kristy Gipson

NOTARY PUBLIC

My Commission Expires: Oct. 12.29

(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)





## Lamar County Planning Department

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

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### CONDITIONAL USE WORKSHEET

(To be included with the General Application Form)

PETITION NUMBER: 2426-01-01  
PPIN NUMBER: 34958

CURRENT ZONING CLASSIFICATION:  
re

This property is located on the North side of Edne Ln  
North/South/East/West Street Name

and lies between MS HWY 589 and End of Road  
Street Name Street Name

Adjacent properties zoning classification and current use:

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

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

Property(s) to the EAST: Zoning Classification: RE Current Use: Undeveloped / residential home  
(Agricultural, ~~Residential~~, Commercial, Industrial, ~~Vacant~~)

Property(s) to the West: Zoning Classification: RE Current Use: Small engine repair / home sales  
(Agricultural, Residential, ~~Commercial~~, Industrial, ~~Vacant~~)

Current Property data:

Lot Frontage: 500 +/- feet Lot Depth: 350 +/- feet

Square Footage/ Acreage: 4 acres +/- Improved or Unimproved: unimproved

If improved, number of existing buildings: 0

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: \_\_\_\_\_

B. What is the purpose of the request? \_\_\_\_\_

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 Association

Local Sanitary Sewer Provider Name if available: N/A

Electric Power provider Name if available: Pearl River Valley

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? \_\_\_\_\_ 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: \_\_\_\_\_

RE: Jerry Norman Stuart  
Property off Hwy 589 and Edna Ln  
PPIN: 34958

12/04/2025

Our intentions are to place a mobile home on this property and make this our homesite. The property is family land that was handed down to me for this purpose.

Thanks,  
Jerry Norman Stuart





**Current Property Data:**

*Lot Frontage:* 267 feet  
*Lot Depth:* 430 to 560 feet  
*Square Footage/ Acreage:* 2.9+/- acres  
*Any Current Violations:* No  
*Flood Zone:* No      *Flood Panel:* 145E

*Shape:* Rectangular  
*Improved:* No  
*If improved, number of existing buildings:* 0  
*Use of buildings?*

**The applicant's purpose of the request:** The applicant is requesting a conditional use permit to construct and agricultural use being a barn on the parcel prior to the primary residence.

**General Comments:**

The subject parcel is Lot 2 of the Ballantrae Subdivision. It is just under 3 acres and adjoins the petitioner's property. The petitioner seeks to construct a barn to store his tractor and other equipment used to maintain his two lots, as well as adjoining acreage where he keeps farm animals.

The subdivision consists of eight lots, six of which contain single-family residences. One lot includes an accessory structure without a residence, owned by the adjoining property owner. That structure appears to function as an observatory for viewing stars and planets.

**Comprehensive Plan Comments:**

The Comprehensive Plan does not address agricultural uses directly. Its primary objective is to minimize overall impacts on the County. As a result, the Plan provides no specific guidance or statements regarding the future growth of agricultural activities. However, in general, the Comprehensive Plan emphasizes promoting cohesion among land uses that are compatible with one another.

**Specific Request Comments**

The owner proposes to construct a barn for storing equipment used to maintain his adjoining parcels. The owner has a single-family residence located on Lot 1 and also owns several acres adjoining the rear of this parcel, which are currently used for agricultural purposes.

The Residential Estate (RE) district requires that agricultural accessory structures be established after the primary residence. Since the primary residence is located on an adjoining lot rather than on this parcel, a Conditional Use Permit is required to allow the barn to be constructed and to have utilities. Earlier in 2025, the Commission considered and recommended approval of a similar petition for a barn on Richburg Road prior to a residence. That request was also for equipment storage. However, unlike that petition, this parcel is a platted lot within a recorded subdivision. The RE district requires a minimum of one acre to qualify for agricultural use.



**Lamar County Planning Department**

P.O. Box 1240 - 144 Shelby Speights

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

**GENERAL APPLICATION FORM**

(Staff will help you fill out an additional worksheet)

Date: 12/5/25

Case No.: CU28-01-02

Current Zoning District: RE

PPIN Number: 30151

Type of Petition

( ) Rezoning (Change)

☒ Conditional Use

( ) Variance

( ) Comprehensive Plan Amendment

Plan Commission Hearing Date: JAN 13, 2026 Action: \_\_\_\_\_

Board of Supervisors Hearing Date: FEB 2nd 2026 Action: \_\_\_\_\_

Style Payment: Cash/ CK/ CC CK#/ CC Transaction #: \_\_\_\_\_

Request: TO PLACE A POLE BARN/AGRICULTURAL USE PRIOR TO A RESIDENCE

Property Location: North side of Ballantree Drive west of Steeleman

**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 about 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: David Perez

Mailing Address: 8 Ballantree Dr. City: Hattiesburg State: MS Zip: 39402

Primary Telephone: 979-492-8297 Email: david\_perez77@hotmail.com

**CURRENT OWNER(S) OF PROPERTY**

Name: David Perez

Mailing Address: 8 Ballantree Dr. City: Hattiesburg State: MS Zip: 39402

Primary Telephone: 979.492.8297 Email: david\_perez77@hotmail.com

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

on this the 05 day of December, 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 David Perez 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 5th day of December, 20 25



Kristy Gipson  
NOTARY PUBLIC

My Commission Expires: Oct. 12, 2029  
(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)





## Lamar County Planning Department

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

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### CONDITIONAL USE WORKSHEET

(To be included with the General Application Form)

PETITION NUMBER: 4426-01-02

CURRENT ZONING CLASSIFICATION:

PPIN NUMBER: 30159

RE

This property is located on the North side of Ballentree Dr  
North/South/East/West Street Name

and lies between Steelemen Rd and End of Road  
Street Name Street Name

Adjacent properties zoning classification and current use:

Property(s) to the NORTH: Zoning Classification: RE/MX Current Use: Residential / Agricultural  
(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/RI Current Use: Residential / Vacant  
(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: \_\_\_\_\_ feet Lot Depth: \_\_\_\_\_ feet

Square Footage/ Acreage: \_\_\_\_\_ Improved or Unimproved: Unimproved

If improved, number of existing buildings: 0

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: \_\_\_\_\_

B. What is the purpose of the request? Build a Barn prior to a residence

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: NORTH LAMAR

Local Sanitary Sewer Provider Name if available: N/A

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? \_\_\_\_\_ 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:**

Planning to construct a pole barn prior to residence on the property.

**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

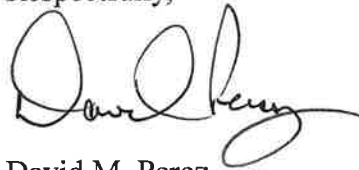
Conditions placed on the approval by the Board of Supervisors: \_\_\_\_\_

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

Dear Lamar County Planning Department,

I am requesting approval for conditional use of the property I own to build a 30x50 ft enclosed pole barn to properly store my tractor, mowers, and other outdoor equipment. The proposed build site on Lot 2 is directly adjacent to my residence on Lot 1 Ballantrae Drive, making it a practical and visually cohesive location for this structure. Housing these items in a dedicated structure will protect them from weather damage, extend their lifespan, and greatly reduce outdoor clutter. This improvement will help maintain the subdivision's aesthetics at the highest level by keeping equipment out of sight and preserving a clean, orderly appearance. Additionally, relocating this equipment will free up my existing garage so I can park my vehicles inside as intended. Overall, the enclosed pole barn will enhance both the functionality of my property and the overall appearance of the neighborhood and community.

Respectfully,

A handwritten signature in black ink, appearing to read "David M. Perez", with a stylized, flowing script.

David M. Perez

8 Ballantrae Dr.

Hattiesburg, MS 39402

979-492-8297





## Lamar County Planning Department

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

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### Planning Commission Rezoning Staff Report

**Petition Number:** RZ26-01-01

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

**Proposed Zoning Classification:** C-3 (Highway Commercial)

**PPIN Number:** A part of 3441

This property is located generally on the east side of Old Hwy 11 being between Richburg Road and Brewer Road.

### Adjacent property zoning classification and current use

**NORTH:** Zoning Classification: Re & MHP Current Use: RESIDENTIAL & MANUFACTURED HOME PARK

**SOUTH:** Zoning Classification: RE & R3 Current Use: VACANT, MULTI-FAMILY, RESIDENTIAL

**EAST:** Zoning Classification: RE Current Use: MANUFACTURED HOME & SINGLE FAMILY

**West:** Zoning Classification: C-2 & RE Current Use: GENERAL RETAIL, MULTI-FAMILY, UTILITIES



**The reason(s) why the applicant or owner feels the property could not be reasonably used without the requested change in zoning:** Petitioner states that with the increasing commercial in the area, that additional residential uses would not complement the current trend of the area.

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

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

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

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

The applicant chooses B as the option. Petitioner states the parcel would serve as a transition from the growing commercial to the existing residential and that with the completed upgrades at the intersection of Old Hwy 11 and Richburg, the parcel is strategically located.

### **General Comments:**

The parcel is the southern portion of what was a larger parcel at one time. The parcel is in an estate trying to be settled out asset wise. The proposed change would be due to a possible interest in constructing a fuel station on a part of the parcel. The parcel general is has residential uses immediately adjoining on the north, east and south sides. The west side is commercial, and multi-family. Part of the northern residential is a manufactured home park.

### **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 27 states:

*"Commercial uses will be located in areas in close proximity to their service population..."* (Chapter 6, p. 39). This policy invites consideration of whether the proposed change would be considerate of the proximity to the population of the area it would serve. Currently there has been recent commercial development servicing this area that has grown. 'Dollar General' general retail as well as an expansion of 'Southern Fire' offices along Richburg Road.

Comprehensive Plan Policy 28 states:

*"...shall plan zone commercial areas only along arterial streets, roads, and the highways that are capable of handling the increased traffic loads generated by commercial land uses."* (Chapter 6, p. 39-40). This policy aligns with the proposal since Old Hwy 11 is a major roadway under our classification system for the County. The roadway underwent an upgrade at the intersection with Richburg by which the County added turn lanes and a stop light at the intersection. This has increased the level of service and decreased the accident rate at the intersection. Both Old Hwy 11 and Richburg Roads are considered State Aid assisted roadways, which means Lamar County has classified them in a category which allows for direct State funds for upgrades and certain upkeep projects along the roadways.

Comprehensive Plan Policy 29 states:

*"...office-type commercial uses shall be used as a transition between higher intensity commercial uses and all residential areas."* (Chapter 6, p. 40). This policy means that consideration should be taken regarding potential uses of the commercial intensity-wise and the relation to the existing residential versus commercial. Typical national planning thought is to have a stepped downgrading in intensity of uses between current and future especially as it relates to Residential and Commercial next to each other. This does not mean that automatic dismissal of a higher use is not appropriate to be considered. It is generally accepted thought nationwide. Consideration would be if a trend in the area is building in demand, and the Commission believes that a greater intensity use would not pose any real harm to the existing values, and uses.

### **Specific Request Comments:**

The parcel proposed for rezoning is immediately surrounded by residential uses of varying intensities. Across Old Highway 11, a general retail store, has been developed. Along Richburg Road, a professional service company appeared before this Commission earlier in 2025 and received approval to convert an existing residence into an office building to support business expansion further down the road. Additionally, the recently vacated parcel at the corner of Old Highway 11 and Richburg Road is currently being marketed for potential commercial use, despite its existing RE (Residential Estate) zoning classification.

Traffic volumes along Old Highway 11 and Richburg Road have increased significantly in recent years. In response, the County upgraded Old Highway 11 during resurfacing and improved the intersection at Old Highway 11 and Richburg Road by adding turn lanes, adjusting turn angles, and installing a traffic signal.

The subject parcel has been on the market for a few years, and a potential purchaser has expressed interest in acquiring a portion of it for a fuel station. A fuel station would require a minimum C-3 (Highway Commercial) zoning classification due to the outdoor nature of fueling islands and canopies. Given the current traffic volumes and turning movements at this location, any future development may require mitigation measures, which would be addressed during the Site Plan Review process prior to construction. Consideration of both current and potential future uses would be factored into that review.

If the zoning classification is changed, the County's screening and buffering requirements would apply to minimize visual impacts on adjoining residential properties. C-3 (Highway Commercial) does not have the visual structural protection like C-4 (Major Thoroughfares Commercial) has with the non-metallic appearance.

It is important to note that existing commercial uses in the area are limited to indoor general retail and office operations. Introducing C-3 zoning could significantly increase the intensity and type of businesses permitted near the Old Highway 11 and Richburg Road intersection, potentially opening the area to heavier commercial uses. Currently, the C-2 (General Commercial) district across Old Highway 11 provides some assurance to nearby residential properties by restricting certain high-impact uses.



**Lamar County Planning Department**

P.O. Box 1240 - 144 Shelby Speights  
Purvis, Mississippi 39475  
Phone: 601.794.1024  
[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

**GENERAL APPLICATION FORM**

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

Type of Petition

☒ Rezoning (Change)

☐ Conditional Use

☐ Variance

☐ Sign Design Standards

Date: 12/8/25

Case No.: RE 26-01-01

Current Zoning District: RE

PPIN Number: 3441 PART 05

Plan Commission Hearing Date: Jan 13, 2026 Action: \_\_\_\_\_

Board of Supervisors Hearing Date: Feb 2, 2026 Action: \_\_\_\_\_

Style Payment: Cash/ ☒ CC CK# CC Transaction #: 1143

Request: To Rezone from RE to C-3

Property Location: East side of Old Hwy 11 between Brewer and Richburg

**IMPORTANT NOTES: (initial each)**

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

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

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

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

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

Name: Merlin Russell Cagle

Mailing Address: 961 Purvis Old Rd City: Purvis State: MS Zip: 39475

Primary Telephone: 601-520-5693 Email: grampeegr4@gmail.com

**CURRENT OWNER(S) OF PROPERTY**

Name: same as above

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Merlin Russell Cagle

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 Merlin Russell Cagle, 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 December, 20 25



Kristy Gipson  
NOTARY PUBLIC

My Commission Expires: Oct 12, 2029  
(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)





## Lamar County Planning Department

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

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### REZONING WORKSHEET

(To be included with the General Application Form)

PPIN NUMBER: PAATOF 3441

CURRENT ZONING CLASSIFICATION:

RE

PROPOSED ZONING CLASSIFICATION:

C-3

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

and lies between Richburg Rd and Brewer Rd  
Street Name Street Name

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

Property(s) to the NORTH: Zoning Classification: MHP/RE Current Use: Residential / Manufacture Homes  
(Agricultural, ~~Residential~~, Commercial, Industrial, Vacant)

Property(s) to the SOUTH: Zoning Classification: RE/R3 Current Use: Residential / Multi Family  
(Agricultural, ~~Residential~~, Commercial, Industrial, Vacant)

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

Property(s) to the West: Zoning Classification: C2/R3 Current Use: Dollar General / Multi Family  
(Agricultural, ~~Residential~~, ~~Commercial~~, Industrial, Vacant)

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

Lot Frontage: 241' 41" .32' feet Lot Depth: 613.18' feet

Square Footage/ Acreage: 4.81 ACRES Improved or Unimproved: Improved  
If improved, number of existing buildings: Old shed

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.)

See Narrative

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.)

See 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.

December 2, 2025

To the Lamar County Planning Development:

As the spouse of the executor of the estate of Bethel Cagle, we respectfully submit this request to rezone the property located on Old Highway 11 in Purvis, Mississippi from its current Residential R-1 designation to Commercial C-3. This request is made with the intent of establishing a gas station, storage facility or a small retail business.

This property is strategically located along Old Hwy 11, a corridor that has seen steady growth and increasing commercial activity in recent years. Rezoning this parcel to Commercial aligns with the evolving character of the area and supports the county's long-term development goals. The proposed use will complement existing businesses nearby and contribute to the economic vitality of the community.

The transition from residential to commercial zoning will offer several benefits:

- **Economic Development:** The proposed business will create local jobs and generate additional tax revenue for the county.
- **Community Services:** Locating a gas station farther down Old Highway at our site will offer convenient access to goods and services and help reduce traffic congestion during busy school and commuting hours.
- **Traffic and Infrastructure:** The property has direct access to Old Hwy 11, a well-traveled route capable of supporting increased traffic without significant infrastructure changes. Notably, a traffic signal is positioned at the intersection of Richburg Road and Old Hwy 11 which is adjacent to the property.

Thank you for your time and consideration regarding our rezoning request. We believe this change will serve the best interests of both the property owners and the broader community.

Sincerely,

Robyn Cagle  
Merlin Russell Cagle, Executor  
961 Purvis Oloh Road  
Purvis, MS 39475



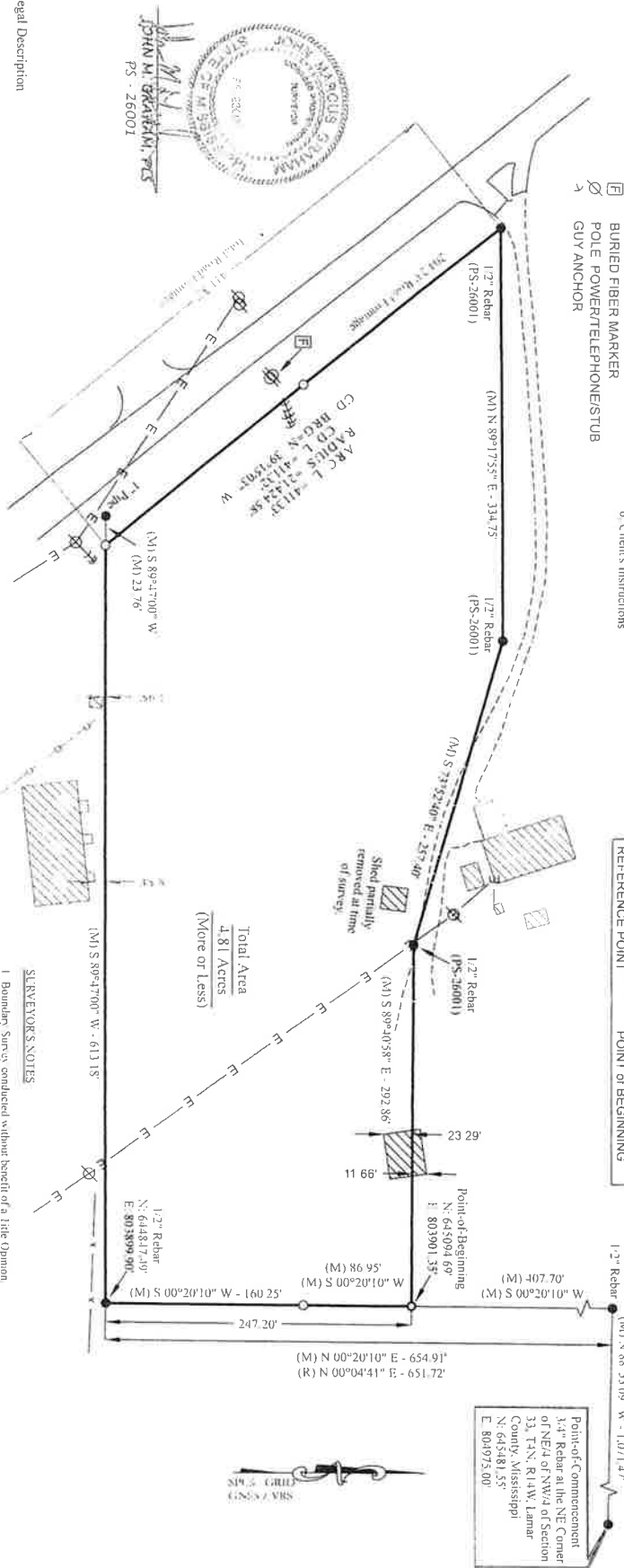
- FOUND MONUMENT
- SET 1/2" REBAR (P.S.-26001)
- WOOD FENCE

1. DB 11.01.70.247; DB 14.01.70.283; DB 14.1.70.311
2. OSARC Road Construction Plans, S 1163 (1)B
3. [unintelligible] (unintelligible)

6. Client's Instructions:

STATE PLANE DATA	
UTILIZED	GNS/VS Observations
E ZONE	MS East - 2301
L DATUM	NAD 1983 (2011)
FACTOR	0.9999872574
CE ANGLE	-00° 17' 59"
POINT	POINT OF BEGINNING

☒ BURIED FIBER MARKER  
☐ POLE POWER/TELEPHONE/STUB  
☐ GUY ANCHOR



Legal Description

A parcel being located in the North 1/2 of the Northwest 1/4 of Section 33, Township 14 North, Range 14 West, Larima County, Mississippi, having bearing based upon the NAD 83 (2011) Mississippi State Plane Coordinate System, Zone East, with a combined scale factor of 0.9999972574, a convergence angle of  $40^{\circ} 1' 15.97''$ , being referenced from the POINT OF BEGINNING, and being more particularly described as follows:

COMMENCING at the northeast corner of the Northeast 1/4 of Section 33, Township 4 North, Range 14 East, Laramie County, Mississippi, being a 3<sup>rd</sup> Rebut, also having the following coordinates: N 65.181.51 S, E 80.973.50 W, thence run South 88.53.09 West for 1,071.43 feet to an AxiC, thence run South 00.70 West for 40.70 feet to the POINT-OF-BEGINNING, being a 1<sup>st</sup> Rebut (PS 26.001) and having the following coordinates: N 65.490.41 E, E 80.970.41 W, thence continue running South 00.20.10 West for 86.95 feet to a 1<sup>st</sup> Rebut (PS 26.001); thence continue running South 00.70 West for 160.25 feet to a 1<sup>2d</sup> Rebut and having the following coordinates: N 64.842.47 E, E 80.809.97 W, thence run South 89.17.00 West for 160.25 feet to a 1<sup>2d</sup> Rebut (PS 26.001) on the easterly right-of-way of Old Highway 11, thence along the said easterly right-of-way, run along a curve to the right for 411.33 feet to a 1<sup>2d</sup> Rebut (PS 26.001), said curve having a Radius of 21,452.58 feet, a Chord Bearing of N 34.75 E for 39.5105 feet, and a Chord Distance of 411.32 feet, thence leaving said easterly right-of-way, run North 89.17.35 East for 134.75 feet to a 1<sup>2d</sup> Rebut (PS 26.001), thence run South 53.52.40 West for 235.40 feet to a 1<sup>2d</sup> Rebut (PS 26.001), thence run North 89.10.50 East for 292.36 feet, back to the POINT-OF-BEGINNING. Said parcel having an area of 18.4 acres. More or Less South 89.10.50 East for 292.36 feet, thence run South 53.52.40 West for 235.40 feet to a 1<sup>2d</sup> Rebut (PS 26.001), thence run North 89.10.50 East for 292.36 feet, back to the POINT-OF-BEGINNING. Said parcel having an area of 18.4 acres. More or Less

SURVEYORS' NOTES

1. Boundary, surety, induced without benefit of a life (Donation)
2. All monuments set are 12" x 30" Capri Reform survey 55,2600;
3. Bearing are Grit, NAD 1983 (2011), Mississippi Zone East 2501 and grid distances determined by GNSS VRS observations
4. This survey, did not locate and does not follow the following:
  - a. Restricive covenants, setback lines, zoning or other land use regulations
  - b. Subsurface features such as underground utilities or any other underground encumbrance
  - c. Wetlands or floodplain localities
5. Paper located near SW corner of subject parcel is only approximately 30' from centerline of Old Highway 11
6. Plans filed 1986-1961 and acquired from CS&ATC show 97' feet from centerline. New right-of-way plans set a 50' from Old Highway 11 centerline
7. Property subject to any recorded or unrecorded easements and/or Right-of-Way's
8. Possession and use are consistent with covey monuments shown; exceptions are
9. Shovel across northern parcel line shown to client at time of field survey.

Witness Tree Surveying, LLC 35 Blueberry Lane Seminling, MS 39479 Phone: 601-441-4359	Part of N/2 of NW/4 of Sec. 33, T-4-N, R-14-W, Lamar County, Mississippi	SURVEY CLASS		B	
		SCALE		1" = 60'	
		FIELD WORK:		11/22/2025	
		PLAT DATE:		12/03/2025	
PROJECT No.	2514E	CHECKED BY	JMG	PAGE	1 of 1
CLIENT	MEDLIN CAGLE		JMG		



## Lamar County Planning Department

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

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### Planning Commission Rezoning Staff Report

**Petition Number:** RZ26-01-02

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

**Proposed Zoning Classification:** R-1 (Low Density Residential)

**PPIN Number:** 9981, 16328, 9984

This property is located generally on the south side of US HWY 98 generally across from the intersection with Graham Road and has Peel Bennett Road on its west parcel line.

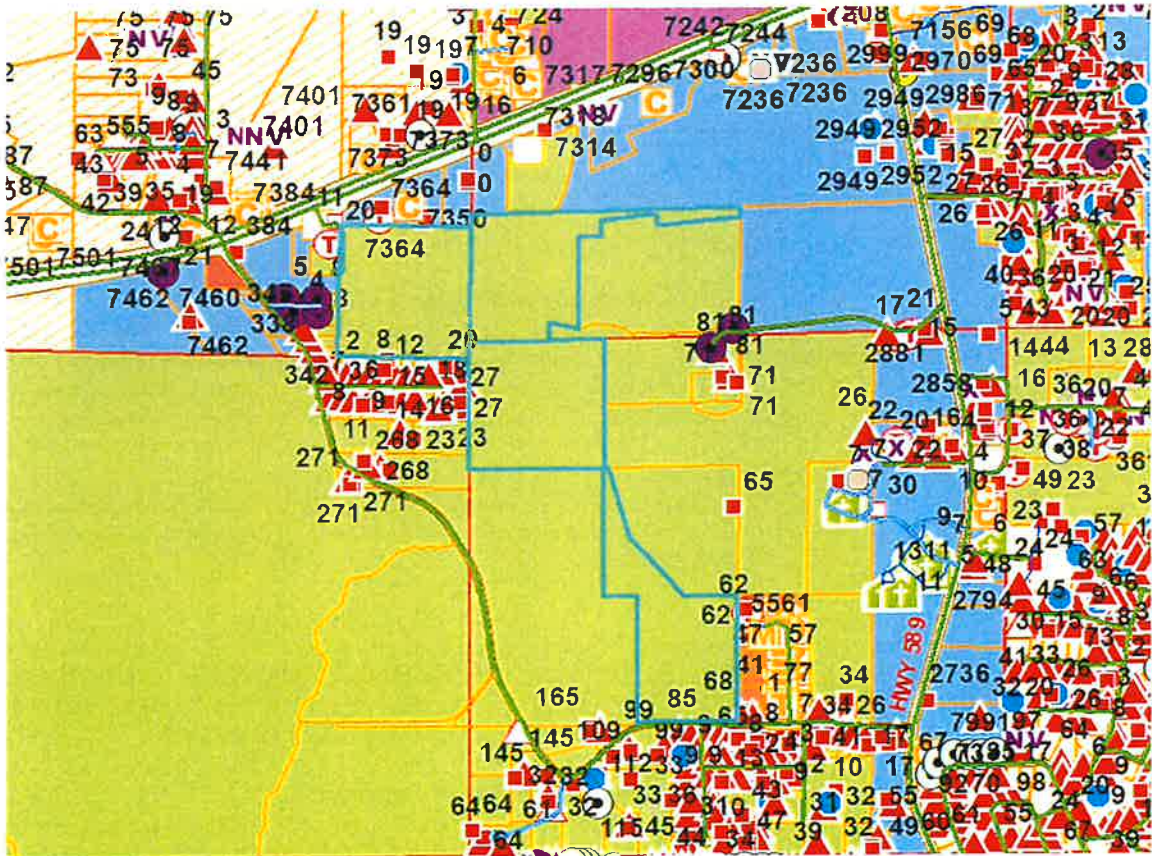
### Adjacent property zoning classification and current use

**NORTH:** Zoning Classification: C-4 & I-1 Current Use: COMMERCIAL & LIMITED INDUSTRIAL

**SOUTH:** Zoning Classification: RE & R3 Current Use: VACANT, MULTI-FAMILY, RESIDENTIAL

**EAST:** Zoning Classification: RE Current Use: REGIONAL SANITARY SEWER SYSTEM, MANUFACTURED HOME & SINGLE FAMILY

**West:** Zoning Classification: C-2 & RE Current Use: RESIDENTIAL & UNDEVELOPED



### Current Property data:

*Frontage:* 4,000 +/- fee

*Depth:* 5,200 +/- feet

*Square Footage Acreage:* 116 +/- ACRES

*Shape:* Rectangular

*Improved:* NO

*If improved, number of existing buildings:* 0

*Any Current Violations:* NO

*Use of buildings?*

*Flood Zone:* YES      *Flood Panel:* 140E

**The applicant's or owner's purpose of the request:** The owner is requesting a change in the classification to the next smaller lot size to facilitate a residential development that they are stating is in line with the character, scale, and size of other developments in the area over the last two decades.

**The reason(s) why the applicant or owner feels the property could not be reasonably used without the requested change in zoning:** The owner states that the RE (Residential Estate) classification does not support the development scale consistent with other recent developments in the Bellevue area, creates higher price points do to overall cost per lot, and does not reflect the current demands of the market.

**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. Owner states that over the last 25 years this area of Lamar County has seen residential growth of the same character in size, subdivision style of which most fall in the R-1 (Low Density Residential) classification.

### **General Comments:**

The petition area includes all or portions of three parcels, with frontage along the north side of U.S. Highway 98, which is characterized by existing commercial development. To the east, across a flood zone area, lies a regional sanitary sewer system. The southern portion of the proposed area consists of scattered residential uses, undeveloped land, and some multi-family development. The western boundary includes scattered residential properties and an older subdivision located off JM Burge Road.

The proposal is part of a larger development concept that includes a commercial component along U.S. Highway 98, where the primary entrance to the development would be located.

### **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 lot sizes are typically determined by Mississippi State Department of Health requirements for individual on-site wastewater systems (Chapter 7, p. 54). Accordingly, the proposed request is consistent with Lamar County's long-range planning objectives.

Comprehensive Plan Policy 15 states:

"...densities of new residential development should be compatible with existing, adjoining residential areas..." (Chapter 6, p. 37). This policy emphasizes that new development should reflect the character of surrounding areas and maintain compatibility with existing residential patterns.

Comprehensive Plan Policy 19 states:

"...encourage orderly patterns that minimize 'leapfrog' type developments, which leave large vacant spaces between subdivisions and commercial development that must be traversed by road, public utilities, and facilities that necessitate public expenditure." (Chapter 6, p. 38). This policy directs the County to prioritize infill development and reduce gaps of undeveloped land, thereby minimizing fiscal impacts on public services and infrastructure.

### **Specific Request Comments:**

The parcel is in an area that is largely surrounded by existing development. The north side features commercial uses along the U.S. Highway 98 corridor, while the remaining surroundings include scattered residential properties, undeveloped land, and religious facilities. Over the past 20 years, this area has evolved into a mix of uses.

The property's eastern boundary includes a flood zone and a regional sewer treatment facility. The parcel has access to central sewer service, which is a requirement for the R-1 (Low Density Residential) zoning classification.

The proposed zoning change would allow for residential growth behind the existing and planned commercial development along U.S. Highway 98. When viewed in the context of the overall area, the proposal could be considered infill development, as this is one of the last remaining large parcels that has not yet been developed.





Lamar County Planning Department

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

GENERAL APPLICATION FORM

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

Type of Petition

(x) Rezoning (Change)

( ) Conditional Use

( ) Variance

( ) Sign Design Standards

Plan Commission Hearing Date:

Board of Supervisors Hearing Date:

Style Payment: Cash/ CK/ CC

Date: 11/25/25

Case No.: R226-01-02

Current Zoning District: R224

PPIN Number:

Action:

Action:

CK#/ CC Transaction #:

Request: Rezone from R-E to R-1

Property Location: Parcel ID's: 105-15-044.000 1062-14-012.00 1063-23-022.000

IMPORTANT NOTES: (initial each)

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

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

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

(x) 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:

Mailing Address:

Primary Telephone:

Austin Courtney

204 Pinehills Dr

City: Hattiesburg

State: MS

Zip: 39402

Email: austin.courtney@yorkdevelopments.com

CURRENT OWNER(S) OF PROPERTY

Name:

Mailing Address:

Primary Telephone:

Bennett York - President - Southgate Timber Co

112 Sheffield Ln

City: Hattiesburg

State: MS

Zip: 39402

Email: yorkdevconference@gmail.com

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

on this the 11th day of December, 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

Bennett York

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.

GIVE UNDER MY HAND AND OFFICIAL SEAL OF NOTICE, thus the 11th day of December, 20 25



Barbara W Wilson

NOTARY PUBLIC

My Commission Expires:

4-27-28

(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)



## Lamar County Planning Department

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

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### REZONING WORKSHEET

(To be included with the General Application Form)

PPIN NUMBER: 9981

16328  
9984

CURRENT ZONING CLASSIFICATION:

RE

PROPOSED ZONING CLASSIFICATION:

R-1

This property is located on the South side of US-98  
North-South East-West Street Name

and lies between Highway 589 and J M Burge Rd  
Street Name Street Name

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

Property(s) to the NORTH: Zoning Classification: C-4 Current Use: Vacant  
(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: R-3 & R-E Current Use: Residential & Vacant  
(Agricultural, Residential, Commercial, Industrial, Vacant)

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

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

Lot Frontage: 4,000 East to West feet Lot Depth: 5,200 ft North to South feet

Square Footage/ Acreage: 1556 Acres Improved or Unimproved: Unimproved

40 x 36.67 + 40 = 116.67 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.) See Attached

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.) See Attached

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.

See Attached



## NARRATIVE

### **Request to Rezone Three Parcels from R-E (Residential Estate) to R-1 (Low Density Residential)**

**Owner:** Southgate Timber Co.

**Parcel 1:** PPIN 9981 — Parcel ID 105-15-044.000

**Parcel 2:** PPIN 16328 — Parcel ID 1062-14-012.000

**Parcel 3:** PPIN 9984 — Parcel ID 1063-23-022.000

---

The purpose of this application is to rezone three parcels totaling approximately 116 acres (County may insert precise acreage) from R-E (Residential Estate) to R-1 (Low Density Residential). All parcels are owned by Southgate Timber Co. and identified as PPINs 9981, 16328, and 9984.

Southgate Timber seeks to develop a high-quality single-family subdivision consistent with the character, scale, and lot sizes that Lamar County has successfully supported over the last two decades. The requested R-1 zoning will allow appropriately sized residential lots that reflect current housing demand in the Bellevue area and the broader Lamar County market.

---

#### 1. Purpose of the Request

We request rezoning from R-E to R-1 to facilitate the development of a thoughtfully designed residential subdivision that aligns with the County's modern development patterns and the types of neighborhoods that have proven successful in Lamar County over the last 25 years.

R-1 zoning allows for smaller residential lots than R-E, enabling a development that:

- Supports high-quality housing,
- Reflects market preferences,
- Optimizes infrastructure investment, and
- Enhances the Bellevue area with a product type that is consistent with nearby subdivisions.

---

#### 2. Reasons the Property Cannot Be Reasonably Used Without the Zoning Change

A. R-E zoning requires lot sizes that are incompatible with the desired development pattern

The current R-E district requires significantly larger lots than what is achievable or appropriate for the type of subdivision we intend to build. These larger lot sizes:

- Do not support a development scale consistent with modern residential communities in Lamar County that are similar in design to our planned community
- Create housing products with higher price points that reduce attainability for many older people looking to downsize and young professionals to have high quality housing
- Do not reflect the demand for smaller, manageable lots for downsizing households, young professionals, and growing families.

B. R-1 zoning allows a lot pattern consistent with the County's successful neighborhoods

R-1 zoning permits lot sizes that:

- Are smaller than R-E but still very much in line with the character of the Bellevue area,
- Allow us to deliver high-quality single-family homes at a price point supported by the market because of the smaller lots
- Fit seamlessly within the established development trajectory observed in comparable Lamar County subdivisions.

Without the zoning change, the land cannot be used in a manner that meets modern residential demand or supports a feasible subdivision layout.

---

### 3. Character of the Neighborhood Has Changed (and Public Need)

#### A. Changed Character of the Area

Over the past twenty-five years, Lamar County, particularly the Bellevue area, has experienced extensive residential growth characterized by smaller-lot, high-quality subdivisions, most of which fall under R-1 zoning. These neighborhoods have consistently demonstrated strong market acceptance and community support.

Examples of comparable and successful R-1 developments include:

- Tuscan Lane Subdivision: 30+ homes, 5,000–10,000 SF lots
- Maison Rue: 35+ homes, 6,500–8,000 SF lots
- Bridgefield Court: 80+ homes, lots averaging 3,500+ SF
- Sandstone: 70+ homes, smallest lots approx. 7,000 SF
- Canebrake: Over 700 homes, including several pockets with lots around 7,000+ SF
- Bent Creek Communities: 150+ homes, 7,000+ SF lots
- Bellegrass: Over 200 homes, smallest lots around 7,000+ SF

These subdivisions collectively demonstrate that Lamar County has evolved toward smaller, high-quality residential lots, and these communities have proven both successful and popular with homeowners.

Our firm has had direct experience with this success through the Canebrake development, which remains one of the County's most well-regarded neighborhoods and shows strong community support for this residential pattern.

#### B. Public Need for the Rezoning

This rezoning supports an important public need for additional housing options. Nationwide, and locally, there is a well-documented need for diverse, attainable residential products for:

- Older generations looking to downsize,
- Young professionals seeking entry-level or mid-range homes, and
- Families desiring high-quality neighborhoods without the higher land costs associated with large estate lots.

Rezoning to R-1 will allow our firm to provide high-quality, appropriately scaled homes that meet this demand while contributing to the County's tax base and long-term residential stability.

---

#### Conclusion

The requested rezoning from R-E to R-1 is justified based on:

- The inability of the property to be reasonably or feasibly developed under current R-E standards,
- The clear trend toward smaller-lot, high-quality subdivisions in Lamar County over the past two decades, and
- The strong public need for additional attainable, well-designed housing options in the Bellevue area.

We respectfully request approval of this rezoning so the property may be developed in a manner consistent with the County's residential growth patterns and the needs of its residents.

See below for map of other developments that are similar in design to what we are looking to accomplish here.

# AREA SUBDIVISIONS – LOT SIZES



SUBDIVISION	LOT SIZES	HOMES
Tuscan Ln Subdivision	5,000-10,000 SF	30+
Maison Rue	6,500-8,000 SF	35+
Bridgefield Court	3,500+ SF	80+
Sandstone	7,000+ SF	70+
Canebrake	7,000+ SF	700+
Bent Creek (all communities)	7,000+ SF	150+
Bellegrass	7,000+ SF	200+



## Lamar County Planning Department

P.O. Box 1240 – 144 Shelby Speights Dr.  
Purvis, Mississippi 39475  
Phone: 601.794.1024  
[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### Planning Commission Rezoning Staff Report

**Petition Number:** RZ26-01-03

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

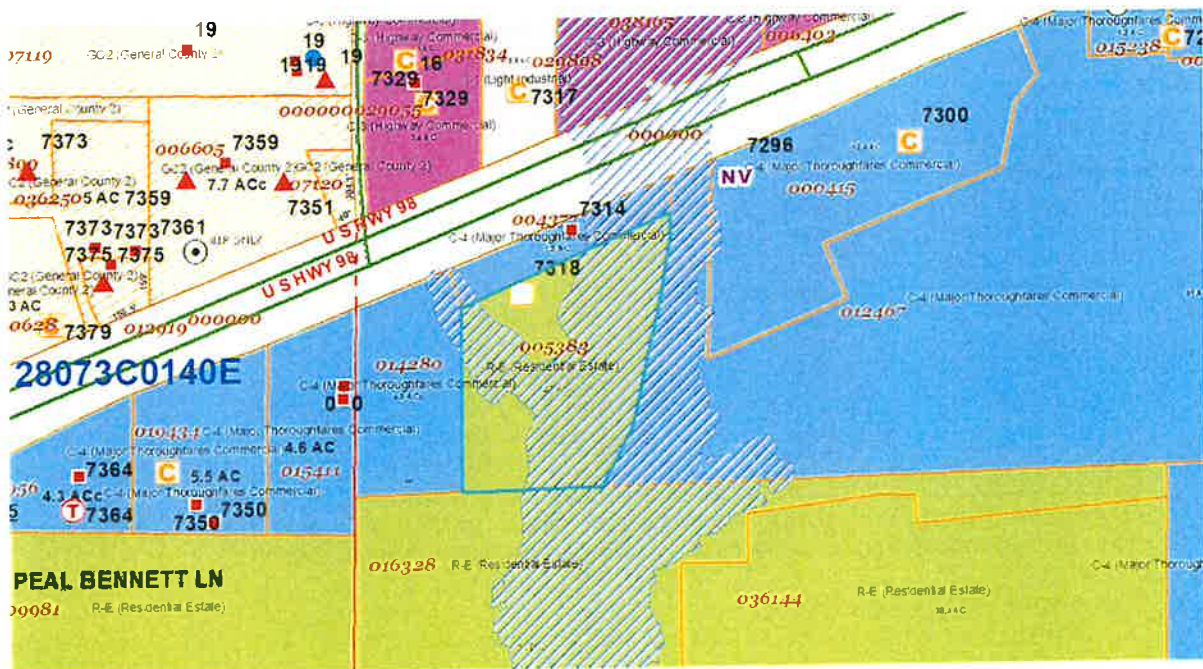
**Proposed Zoning Classification:** C-4 (Major Thoroughfares Commercial)

**PPIN Number:** 5383

This property is located generally on the south side of US HWY 98 generally across from the intersection with Graham Road.

### Adjacent property zoning classification and current use

NORTH:	Zoning Classification: C-4 & I-1	Current Use: COMMERCIAL & LIMITED INDUSTRIAL
SOUTH:	Zoning Classification: RE	Current Use: UNDEVELOPED
EAST:	Zoning Classification: C-4	Current Use: CAR SALES DEALERSHIP
West:	Zoning Classification: C-4	Current Use: UNDEVELOPED AND OFFICE



### Current Property data:

Frontage: 750 +/- feet  
Depth: 900 +/- feet  
Square Footage: 10.7 +/- ACRES  
Any Current Violations: NO  
Flood Zone: YES Flood Panel: 140E

Shape: Rectangular  
Improved: NO  
If improved, number of existing buildings: 0  
Use of buildings?

**The applicant's or owner's purpose of the request:** The owner is requesting a change in the classification to align this parcel with the adjoining parcels along US HWY 98.

**The reason(s) why the applicant or owner feels the property could not be reasonably used without the requested change in zoning:** The owner states it would create a logical, functional, and contiguous

commercial development site that aligns with established character and planned vision of US Hwy 98 corridor.

**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. The current C-4 (Major Thoroughfares Commercial) along US Hwy 98 owned by the petitioner is not deep enough to allow for development of any commercial use. The Current frontage parcel is 800 feet long and only 1.9 acres in size overall.

### **General Comments:**

The petition area consists of approximately 11 acres, with roughly 50% located within a flood zone. The parcel is situated along the U.S. Highway 98 corridor, aligning with Lamar County's long-term focus on promoting commercial development in this area. It is surrounded on three sides by existing commercial and light industrial uses, all of which are accessed from the Highway 98 corridor.

The proposed parcel would serve as a primary entrance to a planned residential development located to the rear. Additionally, the parcel would accommodate a limited amount of commercial development near the entrance, providing a transitional buffer between the highway frontage and the residential component of the overall project.

### **Comprehensive Plan Comments:**

The Comprehensive Plan map and accompanying narrative designate the subject parcel and surrounding area as Highway Commercial. Accordingly, the proposed request aligns with the long-range planning objectives of Lamar County.

Comprehensive Plan Policy 27 states:

"Commercial uses will be located in areas in close proximity to their service population..." (Chapter 6, p. 39). This policy invites consideration of whether the proposed change would be considerate of the proximity to the population of the area it would serve. Currently there has been recent commercial development servicing this area that has grown. 'Dollar General' general retail as well as an expansion of 'Southern Fire' offices along Richburg Road.

Comprehensive Plan Policy 28 states:

"...shall plan/zone commercial areas only along arterial streets, roads, and the highways that are capable of handling the increased traffic loads generated by commercial land uses." (Chapter 6, p. 39-40). This policy aligns with the proposal since Old Hwy 11 is a major roadway under our classification system for the County. The roadway underwent an upgrade at the intersection with Richburg by which the County added turn lanes and a stop light at the intersection. This has increased the level of service and decreased the accident rate at the intersection. Both Old Hwy 11 and Richburg Roads are considered State Aid assisted roadways, which means Lamar County has classified them in a category which allows for direct State funds for upgrades and certain upkeep projects along the roadways.

Comprehensive Plan Policy 29 states:

"...office-type commercial uses shall be used as a transition between higher intensity commercial uses and all residential areas." (Chapter 6, p. 40). This policy means that consideration should be taken regarding potential uses of the commercial intensity-wise and the relation to the existing residential versus commercial. Typical national planning thought is to have a stepped downgrading in intensity of uses between current and future especially as it relates to Residential and Commercial next to each other. This does not mean that automatic dismissal of a higher use is not appropriate to be considered. It is generally accepted thought nationwide. Consideration would be if a trend in the area is building in demand, and the Commission believes that a greater intensity use would not pose any real harm to the existing values and uses.

### **Specific Request Comments:**

The parcel could be considered an outlier, as it is currently zoned RE (Residential Estate) while being surrounded on three sides by C-4 (Major Thoroughfares Commercial). Due to the presence of flood zone areas on the property, the amount of land available for commercial development will be limited. However, leaving this parcel residentially zoned could constrain the potential development of both the frontage parcel and this site.

Granting the requested zoning change could allow for a more cohesive commercial development pattern between the two parcels. Given the proposed entrance to the adjoining residential development to the south and the flood zone constraints, the parcel will likely be limited to small-scale commercial uses based on the available developable area..





Lamar County Planning Department

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

GENERAL APPLICATION FORM

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

Type of Petition

(X) Rezoning (Change)

( ) Conditional Use

( ) Variance

( ) Sign Design Standards

Plan Commission Hearing Date: \_\_\_\_\_

Board of Supervisors Hearing Date: \_\_\_\_\_

Style Payment: Cash/ ☒ CC

Date: 11/20/2025

Case No.: R226-01-03

Current Zoning District: 4

PPIN Number: 5383

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

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

CK#/ CC Transaction #: \_\_\_\_\_

Request: Rezone from R-E to C-4

Property Location: Parcel ID: 1062-14-011.000

IMPORTANT NOTES: (initial each)

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

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

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

(AC) 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: Austin Courtney

Mailing Address: 204 Pinehills Dr City: Hattiesburg State: MS Zip: 39402

Primary Telephone: 501 551 2969 Email: austin.courtney@yorkdevelopments.com

CURRENT OWNER(S) OF PROPERTY

Name: Bennett York-President-Southgate Timber

Mailing Address: 112 Sheffield Ln City: Hattiesburg State: MS Zip: 39402

Primary Telephone: 601 264 0403 Email: yorkdevconference@gmail.com

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

on this the 20<sup>th</sup> 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 Lamar

Personally, came and appeared before me, within named Bennett V York 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 20<sup>th</sup> day of November, 2025



Barbara W Wilson  
NOTARY PUBLIC  
My Commission Expires: 4-27-28  
(NO PHOTOCOPY OF NOTARY SEAL ACCEPTED)



## Lamar County Planning Department

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

Purvis, Mississippi 39475

Phone: 601.794.1024

[www.lamarcountymiss.gov](http://www.lamarcountymiss.gov)

### REZONING WORKSHEET

(To be included with the General Application Form)

PPIN NUMBER: 6081 5383

CURRENT ZONING CLASSIFICATION:

RE

PROPOSED ZONING CLASSIFICATION:

C4

This property is located on the South side of US-98 West  
North/South/East/West Street Name

and lies between Hwy 589 and J M Burge Rd  
Street Name Street Name

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

Property(s) to the NORTH: Zoning Classification: C-4 Current Use: Vacant  
(Agricultural, Residential, Commercial, Industrial, Vacant)

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

Property(s) to the EAST: Zoning Classification: C-4 Current Use: Vacant  
(Agricultural, Residential, Commercial, Industrial, Vacant)

Property(s) to the West: Zoning Classification: C-4 Current Use: Vacant  
(Agricultural, Residential, Commercial, Industrial, Vacant)

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

Lot Frontage: 750 feet Lot Depth: 900 feet

Square Footage/ Acreage: 10.7 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.) see attached

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.) see Attached

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.

see Attached

## **NARRATIVE**

### **Request to Rezone 10.7 Acres from R-E (Residential Estate) to C-4 (Major Thoroughfare Commercial)**

**Owner:** Southgate Timber Co.

**PPIN:** 5383

**Parcel ID:** 1062-14-011.000

---

The purpose of this application is to rezone approximately 10.7 acres of property currently zoned R-E (Residential Estate) to C-4 (Major Thoroughfare Commercial). The subject property is owned by Southgate Timber Co. and identified as PPIN 5383 and Parcel ID 1062-14-011.000.

This rezoning request is consistent with the County's longstanding planning direction for the Highway 98 corridor, where Lamar County has demonstrated a clear and intentional desire for commercial land-use patterns along this major arterial. The proposed zoning will allow the property to be used in a manner compatible with surrounding development, consistent with market demand, and supportive of the County's economic-development goals for the corridor.

---

#### **1. Purpose of the Request**

The purpose of this request is to rezone the subject property from R-E to C-4 to create a logical, functional, and contiguous commercial development site that aligns with the established character and planned vision for the Highway 98 corridor.

Southgate Timber Co. owns a small 1.9-acre parcel fronting Highway 98 with nearly 800 feet of frontage, but that parcel alone is not deep enough to support viable commercial development. Rezoning the rear 10.7-acre tract will allow the parcels to function together as a single, appropriately sized commercial site, suitable for the type of high-quality commercial projects that Lamar County has continually encouraged along Highway 98.

---

#### **2. Reasons the Property Cannot Be Reasonably Used Without the Zoning Change**

##### **A. The configuration of the parcel prevents reasonable use under current zoning**

The 1.9-acre frontage parcel on Highway 98 is extremely shallow, making commercial development impractical without additional depth. However, the rear 10.7 acres, which would logically provide that depth, remains zoned residential (R-E).

As currently zoned,

- No commercial project can be built deep enough to meet modern site-planning requirements,
- The frontage parcel will remain functionally undevelopable, and
- The 10.7-acre tract cannot feasibly be used as residential due to surrounding commercial uses.

Rezoning is necessary to allow these parcels to be used in a manner that is economically viable and consistent with the County's vision for Highway 98.

##### **B. The existing R-E zoning is incompatible with surrounding development patterns**

The subject property is surrounded on the east, north, and west by commercially zoned land. As these surrounding commercial properties continue to develop, the 10.7-acre tract in its current R-E designation would become an island of residential zoning in the middle of a commercial corridor. This situation is undesirable for several reasons:

- Future residential occupants would be negatively impacted by being boxed in on three sides by commercial uses.
- Lamar County would not typically intend residential zoning to be surrounded entirely by commercial districts, as it creates long-term land-use conflicts.
- Current zoning prevents any practical, compatible use of the property.

The most reasonable and responsible use of the property, both for the County and the owner, is commercial.

---

### 3. Required Justification: Mistake in Zoning OR Change in Neighborhood Character (Public Need)

This application satisfies both alternative grounds for rezoning:

#### A. A mistake in the original zoning

When Lamar County designated nearly all property along Highway 98 as commercial, the small frontage parcel (1.9 acres) was rezoned to commercial, but the rear 10.7-acre tract was left R-E solely because it did not physically touch Highway 98.

Since that time:

- Commercial development has expanded far deeper than just the parcels immediately touching the highway.
- The subject property is now surrounded on three sides by commercial zoning, extending to the rear boundary of the tract.
- The depth of the rear parcel closely matches the depth of other commercially zoned properties in the corridor.

Given the County's clear intent to create a commercial corridor along Highway 98, the omission of this 10.7-acre tract was an oversight, and the current request corrects that inconsistency.

---

#### B. Change in neighborhood character AND public need for rezoning

##### Change in Character

The Highway 98 corridor has undergone significant commercial growth and transformation in recent years. Notable nearby developments include:

- Pine Belt Chevrolet & Buick dealership
- Mississippi Construction Supply (recently opened)
- USA Storage Centers self-storage facility
- Alan's A/C & Heating Repair
- A newly constructed Sonic restaurant
- Additional commercial sites currently in planning or under construction

The clear trajectory of this corridor is continued commercial expansion. The subject property is already functioning as part of a commercial area, even though its zoning has not yet been updated to reflect reality.

##### Public Need

Rezoning the 10.7 acres to C-4 will:

- Support continued commercial growth along Highway 98, one of the County's most important commercial arteries.
- Prevent the 1.9-acre frontage parcel from remaining vacant, as its development potential is currently constrained without the depth provided by the rear tract.
- Enable a unified commercial development that meets market demands and aligns with the County's planning goals.

- Create tax base, employment opportunities, and additional services desired by Lamar County residents.

By contrast, continuing to restrict the tract to residential use serves no public purpose and is inconsistent with modern and planned land-use patterns in this area.

---

#### Conclusion

For the reasons stated above, including the inability of the property to be reasonably used under its current zoning, the mistake in prior zoning classification, the significant change in neighborhood character, and the clear public need for commercial land along Highway 98, we respectfully requests approval to rezone the 10.7-acre tract from R-E (Residential Estate) to C-4 (Major Thoroughfare Commercial).

This rezoning will bring the property into alignment with the County's vision for the Highway 98 commercial corridor and will enable high-quality development that benefits the citizens of Lamar County.





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: JANUARY 13<sup>TH</sup>, 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 DECEMBER 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: CU26-01-01 Motion 1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_  
Determination: Approval/Denial/ Tabling

Case: CU26-01-02 Motion 1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_  
Determination: Approval/Denial/ Tabling

Case: RZ26-01-01 Motion 1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_  
Determination: Approval/Denial/ Tabling

Case: RZ26-01-02 Motion 1<sup>st</sup> \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_, Tally: \_\_\_\_\_  
Determination: Approval/Denial/ Tabling

Case: RZ26-01-03 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: \_\_\_\_\_