



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: August 24, 2026
Case: 26-110

Applicant: Joel Lyons
Request: Dimensional Variance – Front Yard Setback

Location: 3015 Highlands Circle, Highlands Lot 100
Parcel Number(s): 193-06-001.97
PPIN: 40379

Existing Zoning District: Residential Estate (RE)
Adjacent Zoning Districts: Residential Estate (RE) and Residential Low Density (R-1)
Minimum Yard/Setback: Front Yard: 30 feet

Background

Joel Lyons requests a dimensional variance from front yard setback requirements (Article VIII, Section 803, Lafayette County Zoning Ordinance (LCZO)) to allow for the installation of a retaining wall within the required 30-foot front yard setback. A retaining wall is deemed a structure in accordance with the LCZO and must conform to minimum yard setback requirements. The lot has an adequate building envelope to allow for the planned home to conform with required minimum yard setbacks.

Dimensional Variance Requirements - Article XXI, Section 2104

Dimensional variances shall not be granted unless the applicant demonstrates:

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district.
- B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
- C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

The applicant states that due to the steep topography and substantially smaller buildable area of the subject lake front property the dimensional variance is necessary to engineer the site to allow an adequate building envelope. The installation of the retaining wall will allow for the reasonable use of the property, consistent with neighboring properties within the Highlands Subdivision, by

creating a building envelope to allow for the construction of a home to fit the character of the neighborhood.

As noted by the applicant, the unique topography and shape of the lot (rear lot line is waterfront) will benefit from the granting of the dimensional variance, to establish a building envelope that provides adequate space for the construction of a home consistent with the neighborhood development pattern. The property slopes towards the rear lot line and the retaining wall will not be visible from the adjacent roadway. The civil engineering plans for the retaining wall have been reviewed by Lafayette County.

Public Notice/Public Comment

Dimensional variance requests are required to be heard during a properly notified public hearing (Article XXI, Section 2104.03, LCZO). Notice of this public hearing was posted on the subject property and printed in the Northeast Mississippi Daily Journal.

Adjacent landowners were properly notified by certified mail in advance of the Planning Commission meeting. To date, Planning Staff has not received any written public comment.

Planning Staff Recommendation

Planning Staff recommends approval of the dimensional variance to allow the construction of the retaining wall as proposed on the civil site plans submitted with the application.

Enc.:

1. Application Materials



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REQUEST FOR DIMENSIONAL VARIANCE

APPLICATION

Name of Applicant: Highland Lake Lot 100
Property Address: 3015 Highlands Circle
Phone Number: 615 804 8789 Email Address: jlyons@chandelierdevelopment.com
Current Zoning District: R-1

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? ☒ YES ☐ NO

(If YES, please attach a copy of restrictive covenants)

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE?
YES ☒ NO (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors)

Requirements of Applicant:

1. Letter stating reason for requested dimensional variance
2. Copy of the written legal description
3. Site plan of property
4. Complete set of plans

Requirements for Granting Dimensional Variance: (Section 2404.01- Zoning Ordinance)

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district
- B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
- C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

Applicant shall be present at the Planning Commission meeting. Documents shall be submitted thirty (30) days prior to the Planning Commission meeting. Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

By signing this application, it is understood that permission is given to the Zoning Administrator to have a sign erected on subject property, given notice to the public that said property is being considered for dimensional variance.



Signature

6/16/26

Date

CIVIL SITE PLANS FOR LOT 100 LAKE SHORE - SRW PLAN OXFORD, MS

Sheet List Table	
Sheet Title	Sheet Description
G1.0	COVER
G2.0	GENERAL NOTES
C1.0	SITE RETAINING WALL PLAN
C1.1	RETAINING WALL ELEVATION PLAN
C1.2	RETAINING WALL ELEVATION PLAN
C1.3	RETAINING WALL ELEVATION PLAN
D2.0	RETAINING WALL DETAILS
D3.0	RETAINING WALL DETAILS



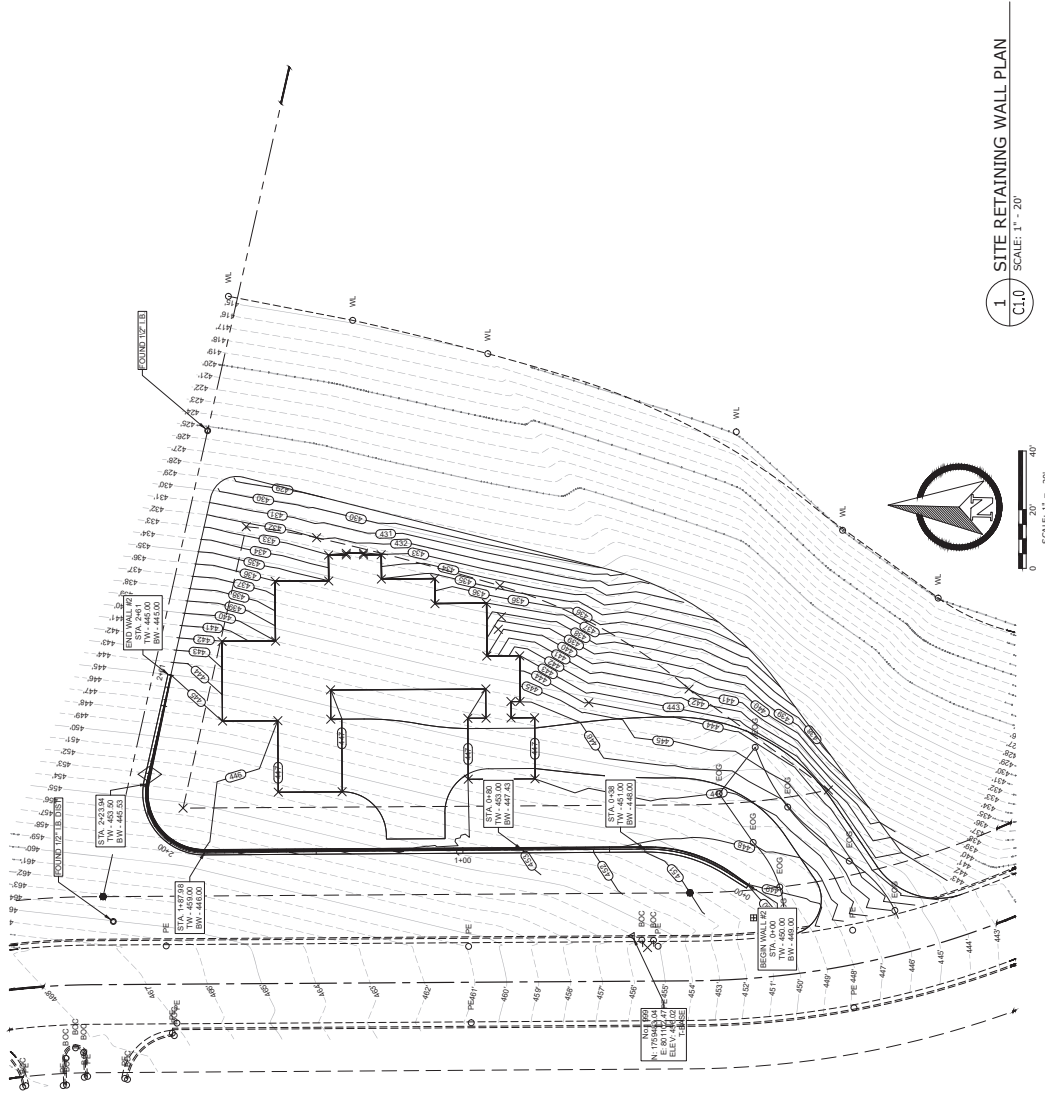
HOUSTON ENGINEERING
Engineering, Surveying, and Environmental Services
P.O. Box 3087
Oxford, Mississippi 38655
Phone: (662) 647-1312
E-mail: Byron@houstoneng.com

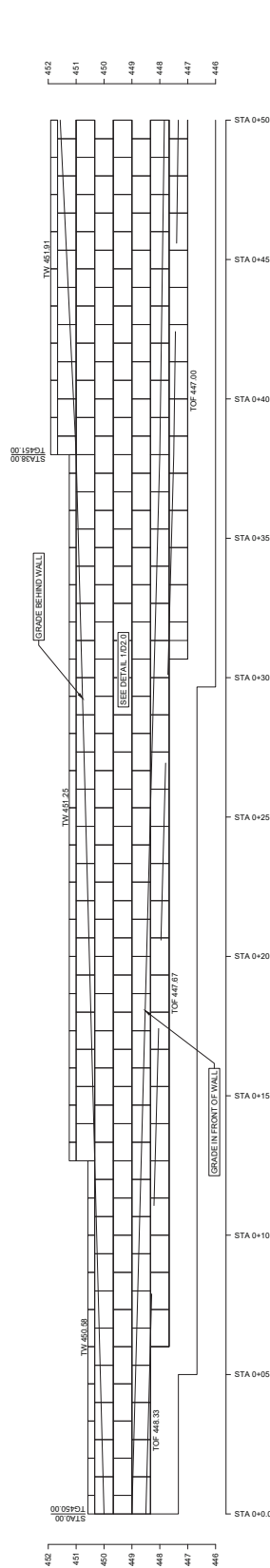


HE JOB NO. 226-332.001
REV A - ISSUED FOR REVIEW
Engineer - J. Byron Houston, P.E., P.S.

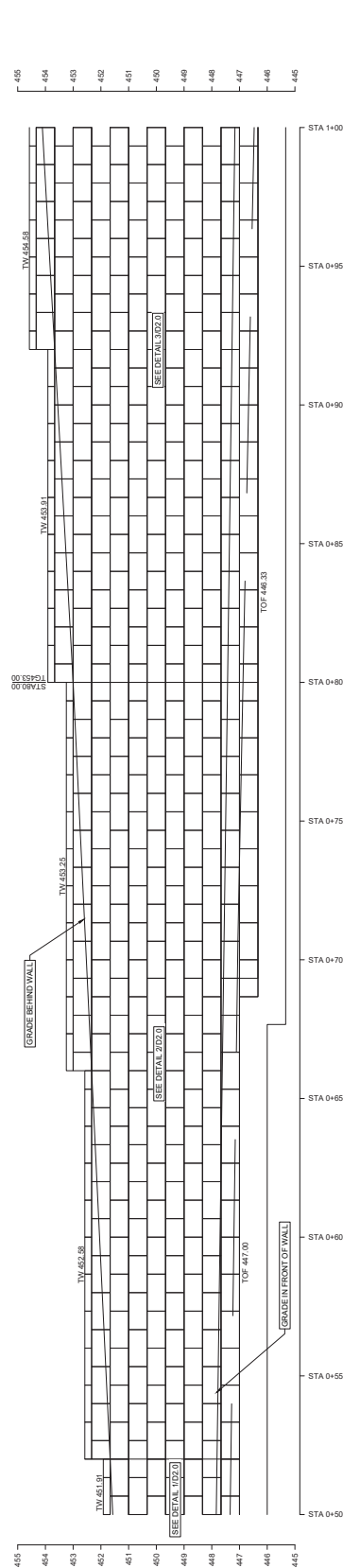
SHEET NUMBER

G1.0





1 RETAINING WALL ELEVATION PLAN
C1.1 SCALE: 1" = 2'



2 RETAINING WALL ELEVATION PLAN
C1.1 SCALE: 1" = 2'



JOEL LYONS
LOT 100 LAKE SHORE - SRW PLAN

SCALE:	AS SHOWN
JOB NO.:	226-332.001
DATE:	4/2/26
DSGN.:	B. HOUSTON
DWG. BY:	A.R. McCACHREN
CHK.:	B. HOUSTON
APVD.:	B. HOUSTON

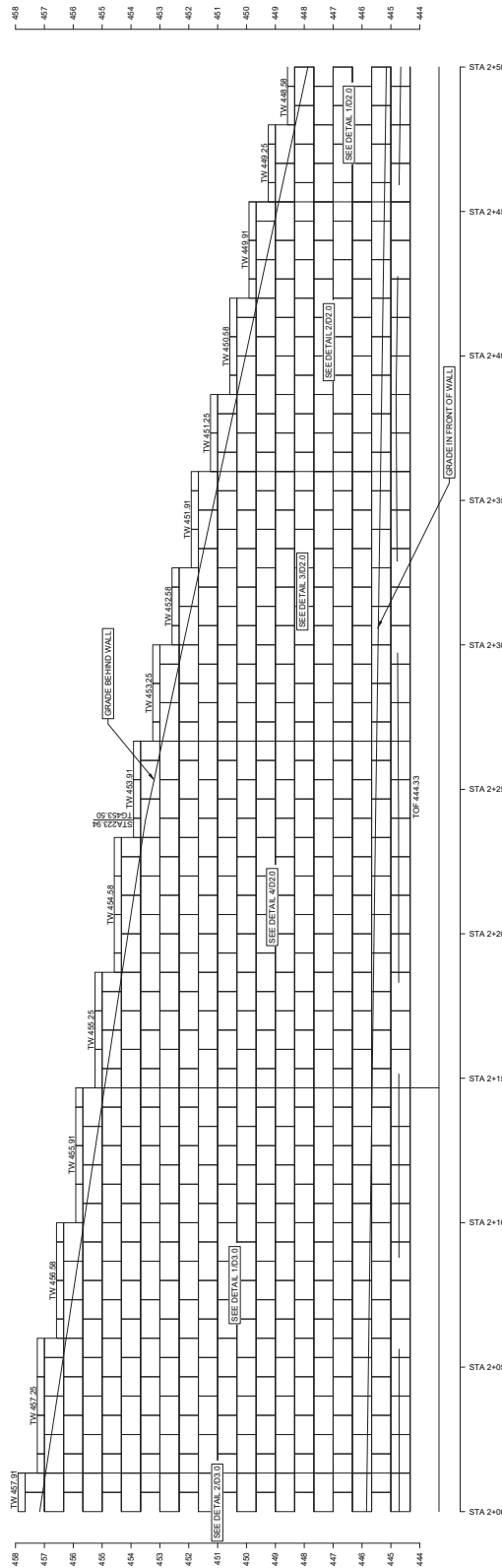
VERIFY SCALES

BAR IS ONE INCH ON
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

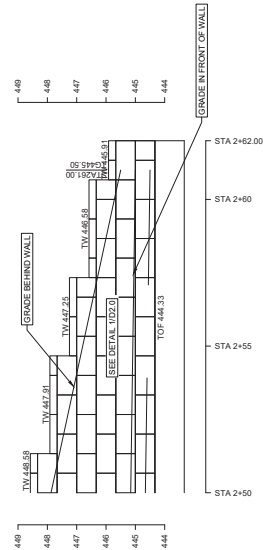
C1.2

SHEET 5 OF 8

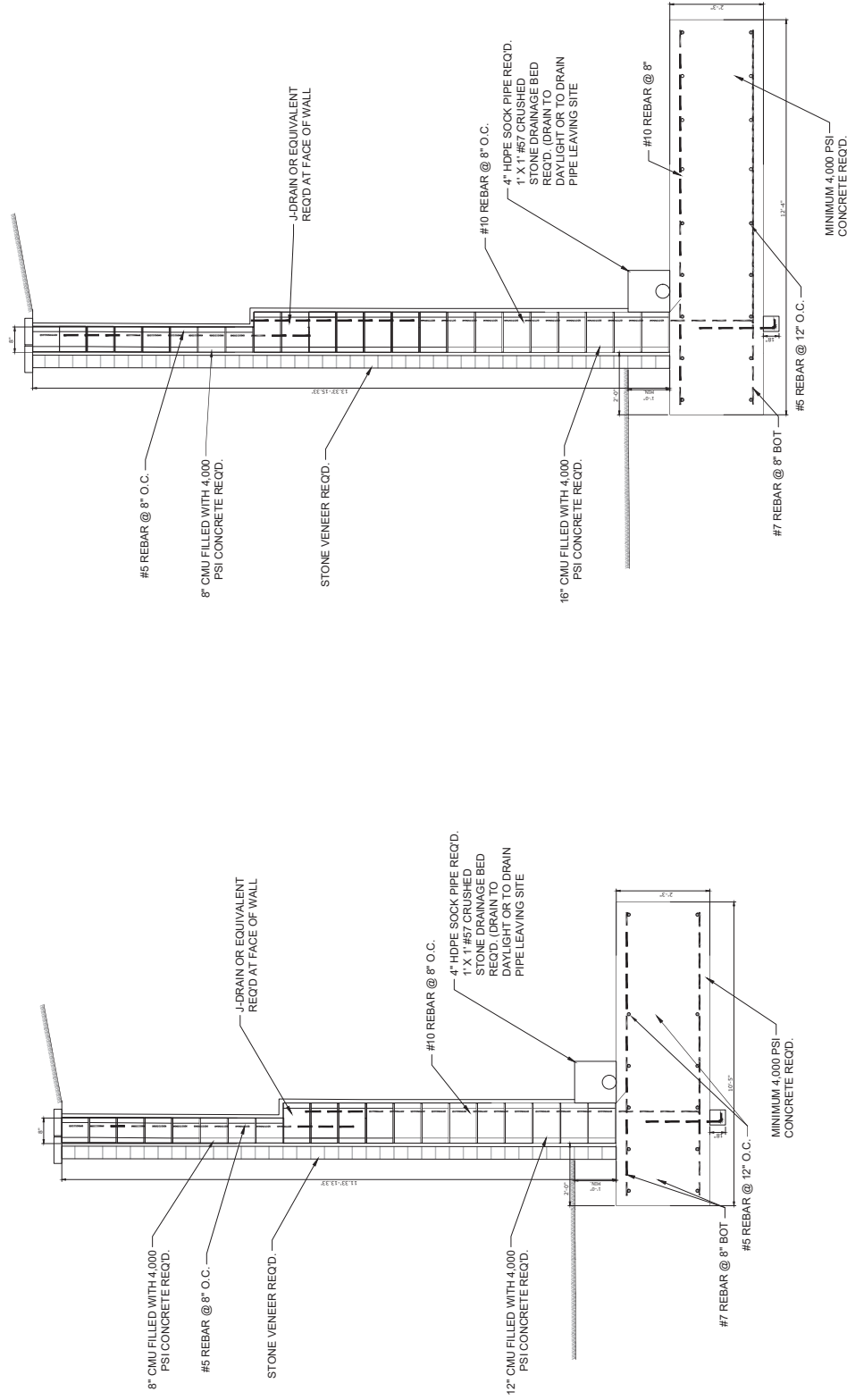




1 RETAINING WALL ELEVATION PLAN
C1.3 SCALE: 1" = 2'



2 RETAINING WALL ELEVATION PLAN
C1.3 SCALE: 1" = 2'



11.33 FT. - 13.33 HT. MASONRY
WALL TYPICAL SECTION
SCALE: NTS

13.33 FT. - 15.33 HT. MASONRY
2 WALL TYPICAL SECTION
D3.0 SCALE: NTS