



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: August 24, 2026
Case: 26-314

Applicant: Ferguson & Associates Architects and Vernacular Oxford II, LLC
Request: Rezone from Residential Low Density (R-1) to Residential Medium Density (R-2)

Location: 150 Block County Road 102
Parcel Number(s): 133Y-07-284.00
PPIN: 3109

Existing Zoning District: Rural (R-1)
Adjacent Zoning Districts:

- West – Residential Low Density (R-1) and Residential Medium Density (R-2)
- East – Residential Medium Density (R-2) and Rural (A-1)
- North – Rural (A-1) and Commercial Medium Density (C-2)
- South – Residential Low Density (R-1) and Residential Medium Density (R-2)

Background

Ferguson & Associates Architects and Vernacular Oxford II, LLC requests the rezoning of approximately 30 acres of property currently zoned Residential Low Density (R-1) to Residential Medium Density (R-2). The subject property is located on the east side of College Hill Road/County Road 102 approximately a mile from its intersection with Golf Club Drive.

The applicant previously sought a rezone before the Planning Commission during its August 2025 meeting. The Planning Commission split a vote on the project 2-2. Following the Planning Commission public hearing, the applicant decided to reconsider the project and not pursue a decision from the Lafayette County Board of Supervisors.

Criteria for Rezoning

In accordance with Article XXI, Section 2106.03, Lafayette County Zoning Ordinance (LCZO), a rezone of property shall only be approved if:

- A. There was a mistake in the original zoning; or
- B. 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.

Furthermore, as outlined in Article XXI, Section 2106.04, LCZO, all rezoning requests shall be consistent with all four elements of the Lafayette County Comprehensive Plan.

The applicant states that the rezoning request is necessary to provide for more efficiently sized homes that are accessible to first time homebuyers, working families and retirees. The applicant further states that rezoning the property will allow for a higher density of smaller lot development, which in turn minimizes overall site disturbance, preserving common space and reducing stormwater impacts.

There has been an increase in residential development in the neighborhood, which was already an established mix of low and medium density neighborhoods prior to the adoption of the zoning ordinance. The Fieldstone Farms Subdivision, which abuts the eastern boundary of the subject property is zoned R-2 and continues to be built out. The rezone of the subject property and its future development at the R-2 density would be compatible with the surrounding neighborhood.

Rezoning must also be consistent with the Lafayette County Comprehensive Plan (LCCP). The Future Land Use Plan does not project a change in the zoning designation for the subject property but does project the need for denser residential development in the general neighborhood, with projected changes to properties to the east and northeast from Rural (A-1) to R-2. Although the subject property itself is not projected for higher density development, the fact that higher density residential development is projected as a need in the close vicinity, helps justify the rezone.

In addition to the Future Land Use Plan, any rezone request must be consistent with the goals and objectives set forth in Chapter III, LCCP. Planning Staff finds the proposed rezone is consistent with applicable goals and objectives:

Land Use Development:

Goal 1: Be a community for all people.

Objective: Encourage affordable housing opportunities that will also address the County's high poverty rate and housing cost burden.

Objective: Promote a variety of housing types that will attract a wide range of household incomes.

Goal 3: Protect property values for future growth and assessed values for tax revenue.

Objective: Identify and determine a distribution of land uses that guide and control future residential, commercial and industrial growth.

Public Notice/Public Comments

Rezone requests shall be heard at a properly notified public hearing (Article XXI, Section 2106.05, 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. To date, Planning Staff has not received any written public comment.

Planning Staff has fielded a few calls inquiring about the proposed rezone. Information provided in the application and details about the public hearing were shared with the inquiring individuals.

Planning Staff Recommendation

Due to the general change in character of the neighborhood and the consistency with the Lafayette County Comprehensive Plan, specifically the above referenced Goals and Objectives and the Future Land Use Plan, Planning Staff recommends approval of the rezone request.

Enc.:

1. Application Materials

REQUEST FOR REZONING APPLICATION

Name of Applicant: G.G. Ferguson, Dwell OZ Development, llc

Property Address: CR 1057, Oxford, 38655, parcel 133Y-07-284.00 and 133Y-07-285.00

Phone Number: 601-613-4402 Email Address: ggf@fergusonarchitecture.net

Current Zoning District: R-1 Residential

Please select the type of amendment requested

(1) Amendment to the text ☒ (2) Amendment to the Official Zoning Map

(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) 2-2 VOTE, NO DECISION.

Requirements of Applicant:

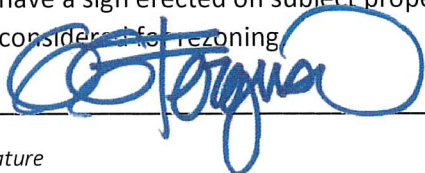
1. Letter stating reason for requested zoning action
2. Copy of the written legal description
3. Site plan of property *(must be in accordance the Lafayette County Subdivision Regulations)*

Criteria for Rezoning: (Section 2406.03- Zoning Ordinance)

- A. That there was a mistake in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error, such as a mistake of draftsmanship on the Official Zoning Map or incorrectly reflecting the Board of Supervisors' decision in the minutes. "Mistake" does not mean that the Board of Supervisors made a mistake in judgment in their prior zoning, such as not realizing the full import of the zoning classification or mistakenly placing the property in one classification when the evidence indicated that another would have been more appropriate.
- B. That 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.

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 rezoning.



Signature

7-15-2026

Date



100 Calumet Gardens
Suite 200
Madison, MS 39110
410 Enterprise Drive, Suite 101
Oxford, MS 38655
ggf@fergusonarchitecture.net
Ph: 601-607-7933
Fax: 601-607-7936

July 11, 2025

Lafayette County Planning Commission

Lafayette County Courthouse
300 N. Lamar Blvd., Suite 208
Oxford, MS 38655

RE: Zoning Change Request for 28 Acres +/- in Parcels 133Y-07-284.00 and 133Y-07-285.00 — From R-1 (Low-Density Residential) to R-2 (Medium-Density Residential)

Dear Members of the Lafayette County Planning Commission,

On behalf of Ferguson & Associates Architecture, I respectfully submit this request to rezone approximately 28 acres—specifically parcels 133Y-07-284.00 and 133Y-07-285.00—from R-1 (Low-Density Residential) to R-2 (Medium-Density Residential). This request reflects current housing needs, site suitability, and responsible land-use planning.

Intent:

The intent of this development is to provide high-quality, high-end, efficient, and affordable housing options with desired community amenities that meet current demand while maintaining architectural excellence and neighborhood character.

Reasoning:

1. Lack of Available Housing in the Area

Lafayette County continues to experience steady residential growth, yet much of the existing zoning is tailored toward large-lot, estate-style homes. R-1 zoning is more appropriate for such developments, which are less aligned with the types of housing needed in today's market. R-2 zoning allows for more efficiently sized homes and lot configurations, offering a better fit for both land use and community needs.

At the time of this letter, there are only six residential units listed for sale within a one-mile radius of the subject property—and the newest of these was built over 20 years ago. This illustrates a clear lack of supply and outdated inventory in the immediate area.

2. Lack of Affordable Housing Options

Affordability remains one of the most urgent challenges in the Oxford area. R-2 zoning provides the flexibility to develop efficiently sized homes that are more accessible to first-time homeowners, working families, and retirees. This helps support a more balanced housing market without introducing high-intensity development or compromising quality. As of this writing, there are no new construction homes available under \$500,000 within a 3-mile radius of the site. This demonstrates a significant affordability gap in the local market—one that this rezoning could help address.

3. Adjacency to Existing R-2 Zoning

The subject parcels are directly adjacent to land already zoned R-2, making this request a logical and contextually appropriate extension. The proposed rezoning supports continuity in land use and creates a seamless transition in residential scale—without disrupting surrounding properties.

4. Reduced Environmental Impact Through Efficient Design

By allowing smaller lots and more efficient building footprints, R-2 zoning helps minimize overall site disturbance. This means more natural areas can be preserved, grading can be reduced, and stormwater impacts can be more effectively managed. A well-designed medium-density development can achieve greater environmental sensitivity than large-lot sprawl.

5. Bedroom Density as a Measure of Impact

Although the Lafayette County zoning ordinance does not use bedroom count as a formal criterion, it remains a useful tool for understanding real occupancy impact. The preliminary site plan for this development proposes a density of approximately 5.34 bedrooms per acre, which is significantly lower than the surrounding developments, which range from 6.45 to 19 bedrooms per acre. This suggests that, even under R-2 zoning, the site will generate less intensity than many nearby projects and will fit comfortably within the existing residential context.

Conclusion:

This zoning change supports Lafayette County's goals of increasing housing access, minimizing environmental disruption, and promoting balanced, responsible growth. Based on the above reasoning, we feel there have been material changes in the local area—including market demand, affordability, development context, and housing availability—that warrant a zoning change for these parcels. The proposed R-2 designation reflects a logical and appropriate evolution of land use that will benefit both the community and the county.

Thank you for your time and consideration. I would be happy to provide additional documentation or meet with staff to discuss this request further.

Sincerely,

A handwritten signature in black ink, appearing to read "G.G. Ferguson", with a stylized, cursive script.

G.G. Ferguson, President
Ferguson & Associates Architecture

DESCRIPTION OF SURVEY

A FRACTIONAL PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BUGGY AXLE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI AND BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S 00°04'26" W A DISTANCE OF 632.66' TO A FOUND 1/2" REBAR; THENCE N 88°29'52" W A DISTANCE OF 667.42' TO A SET 1/2" REBAR; THENCE S 51°09'07" W A DISTANCE OF 119.00' TO A FOUND 1/2" REBAR; THENCE S 14°35'07" W A DISTANCE OF 91.00' TO A FOUND 1/2" REBAR; THENCE S 15°26'07" W A DISTANCE OF 247.00' TO A FOUND 1/2" REBAR; THENCE S 15°03'07" W A DISTANCE OF 373.00' TO A FOUND 3" PIPE; THENCE N 88°05'29" W A DISTANCE OF 523.34' TO A SET 1/2" REBAR; THENCE N 24°58'00" W A DISTANCE OF 6.82' TO A SET 1/2" REBAR; THENCE S 88°04'15" E A DISTANCE OF 298.86' TO A FOUND T-POST; THENCE N 10°25'27" E A DISTANCE OF 889.80' TO A FOUND T-POST; THENCE N 89°36'52" W A DISTANCE OF 380.21' TO A FOUND T-POST; THENCE S 10°22'49" W A DISTANCE OF 402.64' TO A FOUND 1" PIPE; THENCE N 82°15'22" W A DISTANCE OF 60.00' TO A SET 1/2" REBAR; THENCE N 87°56'50" W A DISTANCE OF 317.92' TO A FOUND COTTON PICKER SPINDLE; THENCE S 24°40'40" W A DISTANCE OF 55.00' TO A SET 1/2" REBAR; THENCE S 38°50'40" W A DISTANCE OF 94.88' TO A 1/2" REBAR SET ON THE EASTERN LINE OF COUNTY ROAD 102 (40' FROM CENTERLINE); THENCE N 10°26'01" W ALONG SAID EASTERN LINE OF COUNTY ROAD 102 A DISTANCE OF 565.76' TO A 1/2" REBAR SET ON THE WESTERN BANK OF A CREEK; THENCE N 31°04'09" E LEAVING SAID EASTERN LINE OF COUNTY ROAD 102 A DISTANCE OF 52.45' TO A 1/2" REBAR SET ON THE WESTERN BANK OF A CREEK; THENCE N 19°59'09" E A DISTANCE OF 74.33' TO A 1/2" REBAR SET ON THE WESTERN BANK OF A CREEK; THENCE N 51°01'09" E A DISTANCE OF 71.06' TO A 1/2" REBAR SET ON THE WESTERN BANK OF A CREEK; THENCE N 28°56'09" E A DISTANCE OF 62.65' TO A 1/2" REBAR SET ON THE WESTERN BANK OF A CREEK; THENCE N 03°32'51" W A DISTANCE OF 34.66' TO A 1/2" REBAR SET ON THE WESTERN BANK OF A CREEK; THENCE N 37°42'26" E A DISTANCE OF 307.33' TO A SET 1/2" REBAR; THENCE S 87°50'54" E A DISTANCE OF 156.62' TO A SET 1/2" REBAR; THENCE S 00°00'00" W A DISTANCE OF 343.22' TO A SET 1/2" REBAR; THENCE S 46°55'41" W A DISTANCE OF 290.31' TO A SET 1/2" REBAR; THENCE S 06°13'48" W A DISTANCE OF 177.57' TO A SET 1/2" REBAR; THENCE S 28°19'26" W A DISTANCE OF 170.61' TO A SET 1/2" REBAR; THENCE S 87°58'20" E A DISTANCE OF 44.61' TO A SET 1/2" REBAR; THENCE N 28°19'26" E A DISTANCE OF 341.21' TO A SET 1/2" REBAR; THENCE N 46°55'41" E A DISTANCE OF 408.80' TO A SET 1/2" REBAR; THENCE S 87°50'54" E A DISTANCE OF 371.51' TO A SET 1/2" REBAR; THENCE N 00°00'00" W A DISTANCE OF 282.97' TO A SET 1/2" REBAR; THENCE S 87°54'13" E A DISTANCE OF 983.53' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 30.45 ACRES.

August 12, 2025

Re: Rowland Sumner Lewis et al
Parcel 133Y-07-284 and Parcel 133Y-07-285
Property Located on County Road #102
Lafayette County, Mississippi

To Whom It May Concern:

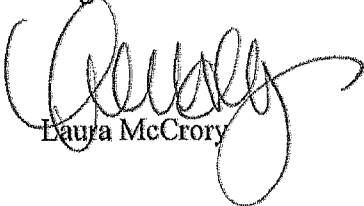
On behalf of Ferguson & Associates Architecture, a representative of the owner, and in accordance with the Lafayette County Subdivision Regulations, you are being notified, as an adjacent property owner, of their intent to present an Application for Zoning Map Amendment.

This application is being submitted to amend the current zoning of approximately 30 acres of land lying east of County Road #102 and being a fraction of Section 7, Township 8 South, Range 3W, Lafayette County, Mississippi. (See attached survey). The zoning amendment would be from its current zoning of R-1 Residential to R-2 Residential.

The Application for Zoning Map Amendment will be presented for approval at the August meeting of the Lafayette County Planning Commission. This meeting will be held in the Board of Supervisor's room on the second floor of the Lafayette County Chancery Building on Monday, August 25, 2025, at 5:30 pm.

If you have any questions or comments, please contact Laura McCrory at laura@fergusonarchitecture.net. Additionally public comments, or concerns can be submitted to the planning department in writing or via email at planning@lafayettecoms.com.

Sincerely,
Ferguson & Associates Architecture



Laura McCrory

