



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: September 28, 2026
Case: 26-112

Applicant: Blue Sky Development, LLC
Request: Final Plat Revision – Highlands Phase III

Location: Intersection of Highlands Circle and CR 409 (Entrance to Highlands Subdivision)
Parcel Number(s): 129-31-018.03 and 129-31-089.00
PPIN: 30049 and 40873

Existing Zoning District: Residential Medium Density (R-2)

Background

Blue Sky Development, LLC requests to amend the Highlands Phase III Subdivision Plat, specifically the parcel delineated as Common Area #1.

The Highlands Phase III final plat was filed with Lafayette County in 2006. The original plat depicts Common Area #1 totaling 1.531 acres. The proposed revision adjusts Common Area #1 lot by reducing it by approximately 0.643 acres, resulting in a lot totaling 0.888 acres.

The revised plat for the Highlands Phase III will require a signature block for parties affected by the revision. The affected parties in this instance are those subject to the Highlands Homeowners Association.

Final Plat Amendment – Highlands Phase III

Article VI, Section 2 of the Lafayette County Land Development Standards and Regulations governs revisions to recorded plats. The Board of Supervisors may grant revisions on the recommendation of the Planning Commission and subject to terms and conditions deemed necessary.

Planning Staff Recommendation

Planning Staff recommends the revision to the Highlands Phase III plat be authorized subject to approval and signature from the Highlands Homeowners Association prior to recording.

08/14/2026

The Highlands Ph. III

PLAT AMENDMENT NARRATIVE

This plat amendment is being submitted to revise the previously recorded Phase III plat for The Highlands subdivision, originally submitted in 2006.

The original Phase III plat depicted a total area of **27.999 acres**. The proposed amended plat will revise the overall boundary of the Phase III property, resulting in a total acreage of approximately **27.356 acres**. This represents a reduction of approximately **0.643 acres** from the acreage shown on the original 2006 plat.

The proposed amendment specifically involves **Common Area #1** and revises the boundary of the common area as shown on the original plat. No additional lots are being created as part of this amendment. The purpose of the amendment is to accurately reflect the revised property boundary and corresponding acreage of the Phase III development.

All other aspects of the previously approved Phase III plat are intended to remain unchanged unless specifically shown on the amended plat.

07/22/2026

REVISED LEGAL DESCRIPTION OF THE HIGHLANDS-PHASE III (For Plat Amendment Approval)

THIS PROPERTY IS A FRACTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS FRACTION CONTAINS 27.356 ACRES, MORE OR LESS, AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

STARTING AT AN EXISTING 1/2" IRON PIN ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 31, RUN THENCE NORTH 00°06'31" EAST A DISTANCE OF 311.40 FEET TO A 1/2" IRON PIN SET MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION.

FROM THIS POINT OF BEGINNING, RUN THENCE NORTH 00°06'31" EAST A DISTANCE OF 1659.13 FEET TO A 1/2" IRON PIN SET ON THE SOUTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY #6; THENCE NORTH 71°12'34" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 292.77 FEET TO AN EXISTING CONCRETE RIGHT OF WAY MARKER ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD #409; THENCE SOUTH 79°53'29" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 259.52 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 15°16'08" EAST LEAVING SAID RIGHT OF WAY A DISTANCE OF 235.52 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 53°21'18" EAST A DISTANCE OF 195.14 FEET TO A 1/2" IRON PIN SET ON THE WEST RIGHT OF WAY OF HIGHLANDS CIRCLE AT THE PC OF A 145.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 32.52 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 26°55'36" WEST AND A CHORD DISTANCE OF 32.46 FEET, TO A 1/2" IRON PIN SET; THENCE SOUTH 33°21'08" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 97.62 FEET TO A 1/2" IRON PIN SET AT THE PC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 78.97 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 26°29'47" WEST AND A CHORD DISTANCE OF 78.79 FEET, TO A 1/2" IRON PIN SET; THENCE SOUTH 19°38'26" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 86.23 FEET TO A 1/2" IRON PIN SET AT THE PC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 63.81 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 23°31'49" WEST AND A CHORD DISTANCE OF 63.76 FEET, TO A 1/2" IRON PIN SET; THENCE SOUTH 27°25'11" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 414.56 FEET TO A 1/2" IRON PIN SET AT THE PC OF A 630.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 77.87 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 23°52'44" WEST AND A CHORD DISTANCE OF 77.82 FEET, TO A 1/2" IRON PIN SET; THENCE SOUTH 20°20'17" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 129.68 FEET

TO A 1/2" IRON PIN SET AT THE PC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 99.49 FEET, SAID
CURVE HAVING A CHORD BEARING OF SOUTH 30°53'40" WEST AND A CHORD DISTANCE
OF 98.93 FEET, TO A 1/2" IRON PIN SET; THENCE SOUTH 41°27'04" WEST ALONG SAID
RIGHT OF WAY A DISTANCE OF 152.86 FEET TO A 1/2" IRON PIN SET AT THE PC OF A
180.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT OF WAY CURVE
AN ARC DISTANCE OF 334.76 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH
11°49'37" EAST AND A CHORD DISTANCE OF 288.56 FEET, TO A 1/2" IRON PIN SET;
THENCE SOUTH 65°06'18" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 263.67 FEET
TO A 1/2" IRON PIN SET AT THE PC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 100.02 FEET, SAID
CURVE HAVING A CHORD BEARING OF SOUTH 48°15'00" EAST AND A CHORD DISTANCE
OF 98.58 FEET, TO A 1/2" IRON PIN SET; THENCE SOUTH 31°23'41" EAST ALONG SAID
RIGHT OF WAY A DISTANCE OF 93.48 FEET TO A 1/2" IRON PIN SET; THENCE NORTH
58°36'19" EAST LEAVING SAID RIGHT OF WAY A DISTANCE OF 60.00 FEET TO A 1/2" IRON
PIN SET ON THE EAST RIGHT OF WAY OF HIGHLANDS CIRCLE AT THE PC OF A 280.00
FOOT RADIUS CURVE TO THE RIGHT; THENCE LEAVING SAID RIGHT OF WAY AND ALONG
SAID CURVE AN ARC DISTANCE OF 34.51 FEET, SAID CURVE HAVING A CHORD BEARING
OF SOUTH 27°51'49" EAST AND A CHORD DISTANCE OF 34.51 FEET, TO A 1/2" IRON PIN
SET; THENCE SOUTH 82°35'30" EAST A DISTANCE OF 235.46 FEET TO A 1/2" IRON PIN SET;
THENCE NORTH 30°21'14" EAST A DISTANCE OF 330.40 FEET TO THE POINT OF
BEGINNING.





