



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: October 26, 2026
Case: 26-113

Applicant: Sandy Cox
Request: Conditional Use – Rental Development in Rural District (A-1)

Location: 70 CR 269
Parcel Number(s): 129-32-030.00 and 129-32-030.01
PPIN: 9624 and 43349

Existing Zoning District: Rural (A-1)
Adjacent Zoning Districts: All - Rural (A-1)

Background

Sandy Cox requests a conditional use permit to develop a 3 or 4 unit rental development, depending on wastewater system approval process.

If the conditional use permit is granted, the applicant will be required to receive approval of a preliminary/final site plan for the proposed use.

Conditional Use Permit

Conditional Use Permits shall only be granted if adequate provision and arrangement has been made concerning the following (Article XXI, Section 2105, Lafayette County Zoning Ordinance (LCZO):

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

The property is accessed directly from CR 115. Emergency access considerations will be considered during Site Plan review.

B. Off-street parking and loading areas.

Off-street parking requirements will comply with Article XIX of the Lafayette County Zoning Ordinance and will be considered during Site Plan review.

C. Refuse and service areas.

The property will be served by the Lafayette County Solid Waste Department.

D. Utilities, with reference to locations, availability, and compatibility.

Water is proposed to be provided by the City of Oxford. The Mississippi Department of Health will permit an on-site septic system adequately sized to serve the proposed development.

E. Screening and buffering with reference to type, dimensions, and character.

Buffer and screening requirements shall be in accordance with the LCZO and considered at time of Site Plan review.

F. Required yards and other open space.

Setbacks will comply with the Lafayette County Zoning Ordinance.

G. General compatibility with adjacent properties and other property in the district.

The character of the neighborhood is rural, consisting primarily of large lot single family residential development, including a combination of stick built and modular homes. The proposed rental development generally fits in with the character of the neighborhood.

H. Any other provisions deemed applicable by the Board of Supervisors.

Public Notice/Public Comments

Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, 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.

To date, Planning Staff has not received any written public comment.

Planning Staff Recommendation

Planning Staff recommends approval of the conditional use subject to the following condition:

1. The conditional use authorizes the submission of an up to 4 unit rental development as depicted on the conceptual site plan, the number of authorized rental units will be determined based on wastewater treatment system approval process conducted by the Mississippi Department of Health.
2. The conditional use permit shall expire eighteen (18) months from the date of approval by the Board of Supervisors unless the preliminary/final site plan review process under the Lafayette County Land Development Standards and Regulations has been initiated.

Enc.:

1. Application Materials

Lafayette County Planning Commission
300 N. Lamar Boulevard
Oxford, MS 38655

September 8, 2026

Planning Commission Staff and Directors:

RE: Project Proposal and Conditional Use Application
October 26, Planning Meeting

Please review the attached project proposal for the Cedar Ridge Cottages (NHN) CR 269.
I look forward to hearing your thoughts.

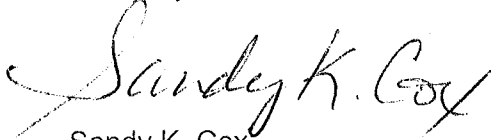
Cedar Ridge Cottages

Proposed project for 3 cottage style homes similar to the existing home located at 70 CR 269. Our proposed project will enhance the existing neighborhood by adding significant value to the surrounding area. Currently there are 2 homes leading up to the proposed projection CR 269. Our current house is to the right which is under renovation. After these 3 homes the area is currently surrounded by mobile homes, some with multiple residences on one parcel.

Cedar Ridge Cottages will feature 2 bedroom-2 Bath single family rental homes geared toward the growing needs for housing in Lafayette County. These will be quality homes built in a manner to attract tenants looking for a positive environment close to the city, but still edify their lifestyle to the wonderful country life that Lafayette County offers.

Thanks for your consideration in our project.

Sincerely

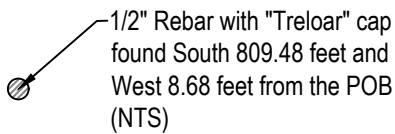
A handwritten signature in cursive script that reads "Sandy K. Cox".

Sandy K. Cox
Cedar Ridge Cottages, LLC

P. S.

4 Units proposed if MS Waste water and County allows per land available





	RIGHT-OF-WAY LINES		SECTION CORNER
	PROPERTY LINES		PROPERTY CORNERS
	SECTION TIE		MONUMENTS FOUND
	CENTERLINE ROAD		UTILITY POLES
	APPARENT ADJOINING PROPERTY LINE		ELECTRIC METERS
	OVERHEAD LINES		WATER METERS
	BUILDING AREAS		POINT OF BEGINNING
	COVERED AREAS		POINT OF COMMENCEMENT
	ASPHALT AREAS	(NTS)	NOT TO SCALE
	CONCRETE AREAS	(N 79°36'00" W 210' 00")	DEED CALLS
		(S 89°57'34" W 210' 00")	MEASURED CALLS

(All symbols in legend may not be used on current survey.)

- Notes:**
1. This is a Class "B" Survey as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
 2. This survey meets the conditions of closure and accuracy for condition "B" as set forth in Appendix "B" of the standards of practice for Land Surveying in the State of Mississippi.
 3. Field survey completed May 13, 2024.
 4. "True" Geodetic Bearings were established from GPS Observation by Williams Engineering.
 5. Subject survey is Zoned A-1 "Rural" as per Lafayette County Zoning Map Dated January 18, 2018 and is subject to the regulations, setbacks, and easements found in the Lafayette County Zoning Ordinance latest addition.
 6. All property corners set are 1/2" rebar with survey cap, unless otherwise stated.
 7. No underground utilities requested or shown on subject survey.
 8. This project subject to the permissive use or prescription easement to Lafayette County Road No. 269.
- Deed References:**
- | | | |
|-----------------------------|-----------------------------|-----------------------------|
| A. Deed Book-448, Page-633 | B. Deed Book-445, Page-7 | C. Instrument No. 201106243 |
| D. Instrument No. 202106500 | E. Instrument No. 200806560 | F. Instrument No. 201906576 |
| G. Instrument No. 202210299 | | |

Description Tract 2: A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi; being described in more detail as follows:

Commencing at a 6' x 6' concrete marker found marking the Northwest corner of the Southeast Quarter (SE 1/4), Section 32, Township 8 South, Range 2 West, Latitude County, Mississippi; run thence S 87° 44' 31" E for a distance of 62.36 feet to a point, said point being the Point of Beginning of this description; run thence N 0° 11' 07" W for a distance of 25.69 feet to a 1" iron pipe found; run thence N 89° 51' 26" E for a distance of 281.71 feet to a Maginal with survey washer set on the centerline of Lafayette County Road No. 269, said Maginal also being at the beginning of a circular curve to the right; run thence along said centerline as follows: along said curve having an arc length of 165.85 feet, a chord bearing of S 05° 42' 57" E, a chord length of 164.52 feet, and a radius of 378.16 feet to a Maginal with survey washer set; run thence 1° 00' 34" W for a distance of 66.67 feet to a Maginal with survey washer set; run thence N 88° 08' 09" W leaving said centerline for a distance of 68.31 feet to a point; run thence N 88° 43' 03" W for a distance of 290.86 feet to the Point of Beginning of the herein described tract of land. Said tract contains 1.00 acre, more or less.

Description Tract 1: A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi; being described in more detail as follows:

Cornering at a 6' x 6' concrete marker found marking the Northwest corner of the Southeast Quarter (SE 1/4) Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi; run thence S 87° 47' 44" E for a distance of 62.36 feet to a point; said point being the Point of Beginning of this description; run thence S 48° 53' 03" E for a distance of 20.86 feet to a point; run thence S 80° 08' 20" E for a distance of 68.31 feet to a Magnail with survey washer set on the centerline of Lafayette County Road No. 269; run thence S 10° 03' 34" W along said centerline for a distance of 85.14 feet to a Magnail with survey washer set; run thence S 89° 50' 17" W leaving said centerline for a distance of 25.39 to a 1" iron nail set on the West line of Lafayette County Road No. 269 (25.00 feet from centerline); run thence along said West line as follows: S 10° 00' 34" W for a distance of 1.63 feet to a 1" iron pipe found along the bearing and distance line; said pipe also being at the beginning of a circular curve to the left, run thence along said curve having an arc length of 92.20 feet, a chord bearing of S 4° 25' 19" W, a chord length of 92.19 feet, and a radius of 1,693.93 feet to a 1" iron pipe found (23.65 feet from centerline); run thence S 89° 52' 07" W leaving said West line for a distance of 236.52 feet to a 1" iron pipe found run thence N 80° 11' 07" W for a distance of 386.96 feet to the Point of Beginning of the herein described tract of land. Said tract contains 1.63 acres, more or less.

Description Tract 1: A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi; being described in more detail as follows:

Commencing at a 6" x 6" concrete marker found marking the Northwest corner of the Southeast Quarter (SE 1/4) Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi; run thence S 87°47'43" E for a distance of 627.36 feet to a point, said point being the Point of Beginning of this description; run thence S 48°53'03" E for a distance of 290.86 feet to a point; run thence S 80° 08' 20" E for a distance of 68.31 feet to a Magnail with survey washer set on the centerline of Lafayette County Road No. 269; run thence S 10° 00' 34" W along said centerline for a distance of 85.14 feet to a Magnail with survey washer set; run thence S 89°58'01" W leaving said centerline for a distance of 25.39 to a 1/2" rebar set on the West line of Lafayette County Road No. 269 (25.00 feet from centerline); run thence along said West line as follows: S 10°00'34" W for a distance of 7.80 feet to a 1/2" rebar set (25.00 feet from centerline), said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 92.20 feet, a chord bearing of S 4°25'19" W, a chord length of 92.19 feet, and a radius of 1,639.03 feet to a 1" iron pipe found (23.65 feet from centerline); run thence S 89° 52' 07" W leaving said West line for a distance of 236.52 feet to a 1" iron pipe found; run thence N 00° 11' 07" W for a distance of 386.96 feet to the Point of Beginning of the herein described tract of land. Said tract contains 1.63 acres, more or less.



Permit/Recommendation

This document is proof that a Notice of Intent has been filed as per
Section 41-67-5, Mississippi Code of 1972, Annotated

The Mississippi State Department of Health has examined the soil and terrain of the property indicated below. The following recommendations are made using soil and site analysis principles and our best efforts. The Mississippi State Department of Health makes no warranty or representation as to any wastewater system installed. **Recommendations may be voided if grading or fill changes the soil characteristics or if plat (dwelling or private water well) is changed and/or relocated.**

If you have any questions about your Permit/Recommendation, please contact the environmentalist of record. Current Certified Installers can be verified from www.healthysms.com/wastewater or verified by environmentalists.

Applicant:	Property:	Soil and Site Evaluation:
Sandy Cox (Refunded)	COMMERCIAL NHN County Rd 269 (70 County Rd. 269)	Slope: 4 %
P. O. Box 1471	Oxford 38655	Soil Textures:
Ocean Springs MS 39566	Section: Township: Range:	Top Soil: Sandy Clay Loam
	Subdivision Name	Sub Soil: Sandy Clay Loam
	Lot Number:	Seasonal High Water 15 Inches
	Lot Size: 1.63 Acres 0 sq. ft.	Restriction 15 Inches
		Sensitive Water No

Application:	Water Supplier:	Soil and Site Evaluation:
Type of Residence	Drinking Public	ID: 353536/270499
Estimated Usage: 260 GPD		Date Issued: 9/16/2026
Application Type:		Expiration Date: 9/16/2028
Notice Of Intent (Residential)		Non-transferrable, valid for one (1) year from date issued.
Notice Of Intent (Residential) + Final Approval (\$197.50)		Notice of Intent filed: 09/08/2026

GPD = Gallons Per Day N/A = Not Available H = Horizontal T = Triangular

Treatment:		
Septic Tank (with baffles): N/A	Septic Tank (without baffles): N/A	Advanced Treatment System (ATS): 400 GPD

Disposal:		
Maximum Depth 3 inches	Backfill Required :	12 inches minimum above the top of aggregate or prod

Aggregate (Gravel/Tire Chips) Options		
Trench (2 ft wide) N/A	Trench (3 ft wide) N/A	Absorption Bed N/A

Aggregate Replacement Options		
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Large Diameter Pipe Double 6 inch N/A 8 inch N/A 10 inch N/A	Chambers Total Coverage Area Required N/A Linear Footage Required for Selected Chamber Widths 16": N/A 22": N/A 34": N/A
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Expanded Polystyrene System (EPS) 3-10H: N/A 1-12H: N/A 3-10T: N/A 2-12H: N/A 3-12H: N/A	Multi-Pipe System (MPS) MPS - 9 N/A MPS 3609 N/A MPS - 11 N/A MPS 3611 N/A MPS - 13 N/A MPS 3613 N/A MPS - 14 N/A
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ATS Specific Disposal Options Drip Irrigation 434 Feet Backfill Require 3 Inches Spray Irrigation 2774 Square Feet Backfill Require 0 Inches Overland Discharge 1 Point N/A 2 Point N/A 4 Point N/A	Additional Disposal Options Elevated Sand Mound Basal N/A Absorption N/A
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General Placement/Location of Soil Boring(s):

Notes:

Author: BRENT JOHNS

This for a 2 bedroom

Next Steps:

Please make several copies of this document (Permit/Recommendation), and supply to the following if applicable:

- * Public utility supplying water, to receive a water meter
- * Certified well driller, if water source is from a private well
- * County Code Office (Planning Department), placement/building permit
- * Certified Installer, for installation

REMINDER: Approval of the design, construction or installation of an Individual On-site Wastewater Disposal System by the Department is required. The Certified Installer is responsible for notifying the Department 24-hours before beginning installation of your Individual On-site Wastewater Disposal System and, at that time, to schedule a time for inspection of the system with the Department.

After the inspection, you must provide the Department with the following to obtain Final Approval:

- * Affidavit - Installation (From the Certified Installer)
- * Affidavit - Maintenance (From you, if an Advanced Treatment System was installed)
- * An additional fee of \$97.50 may be required for Final Approval, if not paid with initial application (Please see "Application" box on this form).

PLEASE BE AWARE, the Department cannot give Final Approval to any installation that occurs without inspection by the Department at the time of installation.

REMINDER: If any person or Certified Installer fails to obtain Final Approval or submit an Affidavit of proper installation to the Department in the installation of the system, the Department, after due notice and hearing, may levy an administrative fine not to exceed \$10,000.00. Also, if any person is operating in the state as an installer without certification by the Department, the Department, after due notice and opportunity for an administrative hearing, may impose a monetary penalty not to exceed \$10,000.00 for each violation as per Section 41-67-7(4) and 41-67-25(8) of the Mississippi Individual On-site Wastewater Disposal System Law.

Environmentalist Signature:

Date:

Permit/Recommendation

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Section 41-67-5, Mississippi Code of 1972, Annotated

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Applicant:	Property:	Soil and Site Evaluation:
Sandy Cox (Refunded)	COMMERCIAL NHN County Rd 269 (70 County Rd. 269)	Slope: 4 %
P. O. Box 1471	Oxford 38655	Soil Textures:
Ocean Springs MS 39566	Section: Township: Range:	Top Soil: Sandy Clay Loam
	Subdivision Name	Sub Soil: Sandy Clay Loam
	Lot Number:	Seasonal High Water 15 Inches
	Lot Size: 1.63 Acres 0 sq. ft.	Restriction 15 Inches
		Sensitive Water No

Application:	Water Supplier:	Soil and Site Evaluation:
Type of Residence	Drinking Public	ID: 353536/270498
Estimated Usage: 780 GPD		Date Issued: 9/16/2026
Application Type:		Expiration Date: 9/16/2028
Notice Of Intent (Residential)		Non-transferrable, valid for one (1) year from date issued.
Notice Of Intent (Residential) + Final Approval (\$197.50)		Notice of Intent filed: 09/08/2026

GPD = Gallons Per Day N/A = Not Available H = Horizontal T = Triangular

Treatment:		
Septic Tank (with baffles): N/A	Septic Tank (without baffles): N/A	Advanced Treatment System (ATS): 780 GPD

Disposal:		
Maximum Depth 3 inches	Backfill Required :	12 inches minimum above the top of aggregate or prod

Aggregate (Gravel/Tire Chips) Options		
Trench (2 ft wide) N/A	Trench (3 ft wide) N/A	Absorption Bed N/A

Aggregate Replacement Options	
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Large Diameter Pipe Double 6 inch N/A 8 inch N/A 10 inch N/A	Chambers Total Coverage Area Required N/A Linear Footage Required for Selected Chamber Widths 16": N/A 22": N/A 34": N/A
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Expanded Polystyrene System (EPS) 3-10H: N/A 1-12H: N/A 3-10T: N/A 2-12H: N/A 3-12H: N/A	Multi-Pipe System (MPS) MPS - 9 N/A MPS 3609 N/A MPS - 11 N/A MPS 3611 N/A MPS - 13 N/A MPS 3613 N/A MPS - 14 N/A
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ATS Specific Disposal Options Drip Irrigation 1302 Feet Backfill Require 3 Inches Spray Irrigation 8322 Square Feet Backfill Require 0 Inches Overland Discharge 1 Point N/A 2 Point N/A 4 Point N/A	Additional Disposal Options Elevated Sand Mound Basal N/A Absorption N/A
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General Placement/Location of Soil Boring(s):

Notes:

Author: BRENT JOHNS

This is for 6 bedrooms

Next Steps:

Please make several copies of this document (Permit/Recommendation), and supply to the following if applicable:

- * Public utility supplying water, to receive a water meter
- * Certified well driller, if water source is from a private well
- * County Code Office (Planning Department), placement/building permit
- * Certified Installer, for installation

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Environmental Signature

Date