

Employees in the Industrial Park subject to toxic substances and “objectionable odor, smoke, fumes, vibration or excessive noise,” from Heavy Industrial uses:

Winchester
1300

Good Day Farm
90

Plus all *future* employees at the SMW Location and nine (9) additionally planned parcels to be developed into “a campus that portrays the image typical of Lafayette, Oxford and the University of Mississippi.”

Lafayette County, MS Max D. Hipp Industrial Park Master Plan



Project Details



LOCATION

Oxford, Mississippi



CLIENT

Oxford-Lafayette County Economic Development Foundation



MARKET

Civic, Industrial



SERVICES

Planning, Civil Engineering



RECOGNITION

A2H was engaged by the Oxford-Lafayette County Economic Development Foundation (EDF) to lead a master planning effort to clarify its vision to transform the Max D. Hipp Industrial Park. The goal is to transform it from a typical industrial environment into a campus that has an image that will attract the best high quality and technical industries that are entering the workforce today.

The synergistic community of Lafayette, Oxford, and the University offer people that are innovative and qualified for the types of job opportunities these high-tech companies need to operate. The transformed campus will enable the community to grow into a position that will continue to attract the high-quality businesses that look to benefit from the quality workforce offered and that MDA and TVA wish to recruit.

The EDF will capitalize on the already planned and funded West Oxford Loop roadway improvements that will bring better connections to assets that complement these high-tech industries.

Currently, the western 165 acres has very little road access. The West Oxford Loop will connect Highway 7 and the industrial park to west side of Oxford and Highway 6. This will give existing industries and new industries and their employees much better access to wide ranging residential areas. This also opens opportunities for existing and new industries to have direct routes to other major markets and metropolitan areas. Perhaps the best asset the new road brings is the connection to the rest of the community.

The new West Oxford Loop and other roads in the park will be lined with street trees and evergreen trees to buffer the views of the larger existing industrial buildings. This route will become an asset as it brings the community to and through the transformed high-tech campus. The undeveloped 165 acres on the west side is fully wooded. It has some severe topography and deep ravines and streams.

These features are typically seen as undesirable for an industrial setting, as they are unbuildable, especially for businesses requiring large buildings. The plan for the transformed campus, however, is to capitalize on these natural features. Trees will be selectively thinned, and trails will be developed along the streams. This will create the environment of a park instead of an industrial area. Not only will those that work here enjoy it, but it will become a place that invites the community to come and enjoy.

The industrial park will no longer be a place on the outskirts of town that is perceived as a place of unsightly industry but will be a campus that portrays the type of image typical of Lafayette, Oxford, and the University of Mississippi.



Development Master Plan

- A. 30,157 SF
- B. 50,000 SF
- C. 45,000 SF
- D. 158,400 SF
- E. 47,000 SF
- F. 30,157 SF
- G. 46,000 SF (Office Building)
- H. 48,000 SF (Production Building)
- I. 504,100 SF
- J. 30,157 SF



Featured Projects



Oxford's Winchester facility to begin manufacturing 50-caliber ammunition

Published 2:55 pm Friday, October 11, 2019

By **Jake Thompson** (<https://oxfordeagle.com/author/jake-thompson/>).



Winchester Ammunition's Centerfire Ammunition Plant in Oxford,.

The world leader in ammunition manufacturing is expanding its 50-caliber capacity to better meet global demand for 50-caliber military products.

Winchester's decision to expand is Oxford's gain, with the announcement of the added 50-caliber capacity being manufactured in the company's Oxford facility. The company made the announcement earlier this week.

The expanded 50-caliber ammunition should be available to ship to U.S. military installations around the world by middle to late 2020.

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(<https://oxfordeagle.com/2026/03/15/rebethon-dance-marathon-raises-300k/>)

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(<https://oxfordeagle.com/2026/03/02/retail-restaurant-developments-headed-to-oxford-commons/>)

The ammunition manufacturer opened its plant in Oxford in 2005, and then expanded it with a \$100 million plant that added 1,000 jobs to the plant’s already 300 employees. It initially began manufacturing .22 caliber rimfire ammunition and industrial power tool loads.

Winchester was founded over 150 years ago and is based in Illinois. It is the largest commercial manufacturer of small-caliber ammunition for the U.S. military, providing advanced small caliber capabilities to the American warfighter with state-of-the-art manufacturing and engineering expertise.

A request for further comment from Winchester regarding the ammunition expansion, and if it will bring in new jobs, was not returned.

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Good Day Farm Supplying Medical Cannabis to Dispensaries from Lafayette County Facility

BY ALYSSA SCHNUGG • February 6, 2023

By Alyssa Schnugg

News editor

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Photos by Alyssa Schnugg

When Good Day Farm received its medical cannabis cultivation license in August, no time was wasted to get seeds into dirt at the company's new growing facility in the Lafayette County Max

D. Hipp Industrial Park.

It became the first cultivator to sell its product to local dispensaries.

“We’re super excited about that,” said Zach Wilson, vice president of operations at Good Day Farm.

The company is only about 18 months old, but already has growing facilities in Arkansas, Louisiana, Missouri and now, Mississippi.

Good Day Farm is currently supplying about 20 dispensaries in Mississippi, including the two that are currently open for business in Oxford – Hybrid Relief and Starbuds.

Wilson said Good Day Farm choose Lafayette County to build its 150,000-square-foot facility to avoid the congestion of businesses around the Jackson area.

“We wanted to be on the outskirts,” he said. “We found this property and it worked for us and what we needed it to for and we were able to work with county officials.”

Good Day currently employs about 90 people and Wilson said that number will continue to grow as the business of medical cannabis grows.

The company relied on its experts to get things rolling in Lafayette County as quickly as the company could. The former SWM building in the industrial park needed to be completely gutted and rebuilt to provide the space for growing cannabis as well as packing areas and a kitchen for edible products that should arrive on dispensary shelves in the near future.

“We were able to bring a lot of expertise down here from other states that have already been operating for a while,” Wilson said. “And that helped us to be able to get to market first and train our employees. There’s little access to this type of agricultural work. There’s a big learning curve.”

Good Day Farm currently is growing about 55 different strains of cannabis. It’s all grown inside, per state law.

“We have about six to 10 strains growing in every room,” Wilson said.

Each person entering the area where the cannabis is grown, including all employees, wears plastic scrubs for biosecurity.

“Sometimes insects or mold can come in, whether it’s on your shoes or clothes,” Wilson said, “so we just try to mitigate that as best as possible.”

The growing process starts with large “mom” plants that are cut, cloned and planted, then those cuttings are in the veg stage for about five weeks until they reach two feet in height. Then they go into the flowering room to be cultivated, allowing the plants to know it’s time to produce fruit.

The plants are then allowed to grow and flower for about 9 weeks before they are harvested.

The smell of the cannabis is controlled using a high-tech air filtration system that uses two types of carbon filters, or air scrubbers.

The plants are fed nutrients and water through an automated system using software to align schedules of each strain's needs.

After the plants are harvested, the product goes through quality control and heads into the dry rooms. There the harvesters remove fruit from stems and everything is weighed and measured to comply with state laws.

The cannabis is then put into "burping" bags where they are turned each day to allow natural gases to escape.

Eventually, the product winds up in the green vault where it is weighed out to be packed.

Packing Manager Yolanda Gutierrez has been in the industry for 10 years. Starting in Colorado, she also worked in California and Maine before relocating to Mississippi to work for Good Day Farm.

"I'm very happy I could bring my skills to help them with this launch," she said. "If you don't have experience, there could be a lot of things that you're not aware of that really impact everything from making sure all the potency levels are exactly what the state says they should be. We have to pay close attention to all details."

The product is then taken to the packing room where it remains to fill orders.

Currently, Good Day Farm only provides flower cannabis to dispensaries, but they are working on other types of products.

"We are getting ready to create and make what we believe to be the first gummies in the state," Wilson said. "Eventually we will be producing chocolate."

The gummies will allow patients to receive the medical benefits they need, without having to smoke cannabis.

Good Day Farm is producing a minimum of 300 pounds of flower product a week.

"We have the capabilities to double that if the market calls for it," Wilson said.

Wilson said the idea of medical cannabis can be a bit scary or unsettling because marijuana was completely illegal not very long ago.

"We want to do as much education and exposure on what we do here. We don't people afraid to talk about cannabis," Wilson said.