

Magnolia Materials Admits  
Heavy Industrial  
“Should Avoid Residential  
Areas”

Admits Industrial Park not a  
good heavy industrial site  
because “it is in one of the  
more densely populated  
areas of Oxford near almost  
1,000 homes, schools and  
right next to an existing  
asphalt plant.”



**MAGNOLIA**  
MATERIALS

## INVESTING IN LAFAYETTE COUNTY'S FUTURE

Serving all of Lafayette  
County and putting the  
whole County's future first

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Lower Costs, Better Infrastructure,  
Stronger Growth







to approximately \$37,000 annually (and likely increasing over time). These growth opportunities for the County don't come along every day, and this will immediately impact school funding with an additional estimated \$40,000 in school taxes and general County strength.

Overall, this project is more than an asphalt plant, it is a long-term investment in the County's growth, competitiveness, and self-sufficiency. It provides the infrastructure backbone needed for future development while creating new jobs, increasing the tax base, and keeping millions of dollars circulating locally rather than leaving the community.

## IDEAL SITE LOCATION

Lafayette County has 60,000 residents, and they all deserve respect. Site selection for any new manufacturing venture is challenging as the site should both avoid residential areas but also have easy access to major highways. There are very few sites in any county that thread this needle. Magnolia's site was chosen because it fits these requirements perfectly.

Just over 2,000 feet from Highway 7, where MDOT is set to spend \$138 million in improvements over the next three years, there is no better location in Lafayette County. As a local, Mr. McCurdy has worked with his neighbors and has strong support from the majority of the people who share a property boundary with him.

The vocal minority opposing this growth have sent mass emails to email lists that have nothing to do with Lafayette County and demanding people call Lafayette County officials - with absolutely no regard for whether the people actually even live in Lafayette County.



**\$1,000,000**  
**PAYROLL**  
of new jobs

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**\$93.46**



**\$37,000**  
annual property  
tax increase

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**\$9,500,000**  
**INVESTMENT**  
into Lafayette County







Conversely, Magnolia Materials has the strong support of our County stakeholders and community organizations tasked with considering the interests of the entirety of Lafayette County, not just one neighborhood. It has become a common refrain during this development process that "we want a new asphalt plant, but just put it somewhere else." That "somewhere else" is in one of the more densely populated areas of Oxford near almost 1,000 homes, schools, and right next to an existing asphalt plant.

That type of claim translates to nothing more than "let's do this, but just stick it in their back yard." That's wrong, and that's why this site is right.

For the sake of comparison, while Magnolia Materials will consist of a handful of structures and be able to service, at most, one vehicle at a time, to date, our research shows that Plein Air has introduced 180 cars and trucks to Taylor. 220 more will be added to accompany the 110 homes yet to be built out (plus 12 townhomes and 12-18 loft apartments). Ironically, that equates to 8,660 tons of asphalt and approximately 5.6 new lane miles of roads to be maintained (approximately 4,330 tons and approximately 2.8 lane miles still to come). Plein Air is in the center of Taylor. The proposed site is approximately 2.0 miles from Taylor (but only approximately 0.2 miles from Highway 7).

Thanks to developments like Plein Air, Lafayette County is, in fact, growing, and its needs are growing alongside it. In a year or two when any local municipality or neighborhood goes looking for asphalt (even those who are demanding the County reject this plant), we believe they are going to take the best price with the fastest delivery, and they will look no further than Magnolia Materials. Mark our words.



Mississippi Manufacturers Association

September 11, 2025

To the Lafayette County Board of Supervisors:

The Mississippi Manufacturers Association (MMA) is aware of the proposed asphalt Lafayette County and the accompanying rezoning process under your consideration project.

For over 70 years, MMA has served as the unified voice for industry, and we strongly that strengthen manufacturers and remove unnecessary burdens. Manufacturing Mississippi's economy. In the current fiscal year, through our advocacy and direct have helped create or retain 1,191 jobs, generated \$325.7 million in increased or manufacturers \$53.3 million in costs, and supported \$548.8 million in new client

The proposed asphalt plant aligns with these goals. It would bolster local infrastructure, reduce logistics costs, and help retain resources within the region. These objectives of saving money, promoting investment, and fostering job creation.

We respect the Board's decision-making authority in zoning. MMA limits its role to express projects that align with broader statewide growth and manufacturing resilience. The proposed plant meets those criteria.

Respectfully,

John McKay  
President & CEO

Sep 15, 2025  
Dear Lafayette County Board of Supervisors:

We are the neighbors of the property Mr. McCloudy is asking to rezone for an asphalt plant. Please accept this letter of support for you to APPROVE this rezoning.

The asphalt plant will benefit both our County and our County schools. Our four children and most of our fifteen grandchildren have attended or are now attending Lafayette County Schools. The tax dollars from this local proposed asphalt plant will enable our schools will to advance to remain in the top tier of the state's schools.

Mr. McCloudy recently had the city install an 8 inch water line down the south side of Hwy 328, extending to his west property line. The adjacent property owners were only required to grant an easement for their water line on their respective property. This water line now benefits property owners on BOTH sides of Hwy 328.

A lot of dissatisfaction has been distributed about this proposed asphalt plant. People who are miles away from this property should NOT influence your decision to approve this asphalt plant. This asphalt plant is in the middle of 400 plants can operate this state of the art asphalt plant should be allowed to operate as well.

We know Mr. McCloudy to be a very responsible, reliable businessman who has answered every question posed openly and honestly.

If any problems should occur then you as the Board of Supervisors, and MDEQ will be able to ensure that any problems will be remedied in full.

Thank you for your time. We appreciate your leadership for Lafayette County.

Sincerely,  
Rickay McCloudy-Hamrell



September 24, 2025

Dear Supervisors,

I live right across from JW's place, and our son Andy lives right beside us. JW owns his land, and we believe a man ought to be able to use his own property without having to ask the government for permission. It didn't used to be this way, and folks could put their sweat and money into building a small business without being tangled up in red tape.

JW has already proven himself as a solid neighbor and an honest businessman. If he was ever going to run something poorly, he's had more than enough chances by now. Instead, he's shown time and again that he runs things right and treats people fair.

Our county is growing whether we like it or not, and roads don't build themselves. Asphalt is going to come from somewhere, so why not let it come from a local man who owns the dirt under his feet, nearly forty acres of it, surrounded by his own property, out on a major highway and away from crowded neighborhoods? That's about as good a spot as you'll find.

We strongly support JW's rezoning and his right to build and run his business on his own land.

Sincerely,

Charlie Fortner  
662-832-3730  
Charlie Fortner  
Andy Fortner







“We want an asphalt plant, but just put it at the Industrial Park.”

