

LAFAYETTE COUNTY BOARD OF SUPERVISORS

June 15th, 2026

9:00 AM

1. Call to Order
2. Approve Agenda
3. Approve minutes of regular meeting June 1st, 2026.
4. Accept jail meal log and affidavit from Jail Administrator per section 19-25-74.

AFFIDAVIT OF JOHNNY MCDONALD

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

Before me personally appeared the undersigned, Johnny McDonald, who being known to me and first duly sworn, deposes and says as follows:

1. My name is Johnny McDonald. I am currently the Jail Administrator of the Lafayette County Detention Center. I was appointed to this position by Sheriff F.D. "Buddy" East on June 1, 2013.
2. As required by Miss. Code Ann. § 19-25-74, the Lafayette County Sheriff's Department maintains a log, showing the name of each prisoner, the date and time of incarceration and release, to be posted daily, which shall record the number of meals served to prisoners at each mealtime, and the hours of the day served (the "meal log").
3. I have reviewed invoice numbers **2000273841 and 2000274350** from Summit Foods in the amount of **\$7,743.36 and \$7,830.14**. These invoices are for the feeding of prisoners from **05/16/2026** to **05/29/2026**.
4. To the best of my knowledge, I find this invoice to be a true and correct match to the meal log in accordance with Mississippi Code Annotated § 19-25-74.
5. The meal log is being stored in the County Administrator's office and can be reviewed at any time.

Dated: 06/03/2026



Johnny McDonald

Sworn and subscribed before me this the 3RD day of June, 2026.



NOTARY PUBLIC

My commission expires:
September 23, 2026



5. Approve claims docket for claim numbers 4297 - 4484.

New Business

6. Consent Agenda:
 - a) Authorize adjustment of Solid Waste accounts for January. (Jody Harrison)

LAFAYETTE COUNTY SOLID WASTE
 ACCOUNT ADJUSTMENT REGISTER
 FOR PERIOD ENDING 05/21/26

RUN-DATE 05/21/26 13:15

PAGE 0001

CY	ACCT	N A M E	ADDRESS1	ADDRESS2	CITY, ST ZIP	DATE	ADJUSTM
03	005959	COFFEY, MIKE	92 COUNTY ROAD 244		ETTA, MS 38627	ANG322 05/01/26	2.00CR
03	027753	BARLOW, JAMES	C/O SAMUEL FISHER	865 HIGHWAY 334	OXFORD, MS 38655	TON322 05/15/26	54.53CR
03	028695	LOCKE, JERRY	% JERRY LOCKE, JR	812 HIGHWAY 6 W	OXFORD MS 38655	ANG320 05/01/26	20.00CR
03	040912	SNEED, MARY JO	260 COUNTY ROAD 418		OXFORD, MS 38655	LRW320 05/01/26	60.00CR
03	050092	WELLS, LEO FRED SR	55 COUNTY ROAD 199		OXFORD MS 38655	LRW320 05/05/26	120.00CR
03	050092	WELLS, LEO FRED SR	55 COUNTY ROAD 199		OXFORD MS 38655	LRW322 05/05/26	3.60CR
03	062671	MCINTOSH, GUY	% HOUSTON ADAMS	622 CARLISLE ST	NEW ALBANY, MS 38652	SPA322 05/05/26	44.00CR
03	105244	LITTLE, JOEL (OWNER)	108 SIVLEY ST		OXFORD, MS 38655	PAN322 05/01/26	2.00CR
03	129292	HARMON, HERSHEL (OWNER)	716 HIGHWAY 9 W		BRUCE, MS 38915	ANG322 05/01/26	2.00CR
03	144066	WOODSON, BESS	PO BOX 1891		OXFORD, MS 38655	LRW320 05/19/26	140.00CR
03	144066	WOODSON, BESS	PO BOX 1891		OXFORD, MS 38655	LRW322 05/19/26	10.00CR
03	145767	GARDNER, JENNIFER (OWNER)	103 WATERFORD RDG		OXFORD, MS 38655	ANG322 05/04/26	2.00CR
03	148335	MCCAINNE, JENNA	46 COUNTY ROAD 184		OXFORD, MS 38655	LRW320 05/06/26	20.00CR
03	148335	MCCAINNE, JENNA	46 COUNTY ROAD 184		OXFORD, MS 38655	LRW322 05/06/26	2.00CR
03	640499	SLATE, WILLIE M & JOHNNY	1033 WILSON RD		OXFORD, MS 38655	PAN322 05/01/26	32.00CR
						REPORT	
						TOTAL	514.13CR

b) Approve deletion of fixed assets from inventory. (Kate Victor)

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 6/8/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
Glock 22

LOCATION: disposed

MODEL NUMBER: Gen 4 FXD
SERIAL NUMBER: BFAY369
STICKER NUMBER: 201265

REASON FOR DELETION: no longer working


SIGNATURE OF DEPARTMENT HEAD

6/8/2026
DATE


COUNTY ADMINISTRATOR

6/12/26
DATE

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes: _____
Retirment has been entered on Ledger: _____
Inventory Number: 201265
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JE

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM



DATE: 4/22/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
Printer

LOCATION: disposed

MODEL NUMBER: HP Printer
SERIAL NUMBER: VNB3L15866
STICKER NUMBER: 201361

REASON FOR DELETION: stopped working

 4/22/2026
SIGNATURE OF DEPARTMENT HEAD DATE
 6/12/26
COUNTY ADMINISTRATOR DATE

FOR INVENTORY CLERK ONLY
Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 201361
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED
Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: CT

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 6/4/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
2014 Dodge Durango

LOCATION: bone yard

MODEL NUMBER: Durango
SERIAL NUMBER: 1C4SDHFXEC387921
STICKER NUMBER: 201027

REASON FOR DELETION: took to bone yard, no longer running


SIGNATURE OF DEPARTMENT HEAD

6/4/2026
DATE


COUNTY ADMINISTRATOR

6/12/26
DATE

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 201027
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JE

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 6/4/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
2015 Dodge Ram

LOCATION: bone yard

MODEL NUMBER: Durango
SERIAL NUMBER: 1C6RR7KTXFS598308
STICKER NUMBER: 201069

REASON FOR DELETION: took to bone yard, no longer running


SIGNATURE OF DEPARTMENT HEAD

6/4/2026
DATE


COUNTY ADMINISTRATOR

6/12/26
DATE

FOR INVENTORY CLERK ONLY
Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 201069
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED
Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JE

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 6/4/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
2012 Dodge Ram

LOCATION: bone yard

MODEL NUMBER: Ram
SERIAL NUMBER: 1C6RD7KT0CS191463
STICKER NUMBER: 200969

REASON FOR DELETION: took to bone yard, no longer running


SIGNATURE OF DEPARTMENT HEAD

6/4/2026
DATE


COUNTY ADMINISTRATOR

6/12/26
DATE

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 200969
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JE

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 6/8/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
Glock 40 caliber

LOCATION: disposed

MODEL NUMBER: Glock
SERIAL NUMBER: KMH-761
STICKER NUMBER: 200729

REASON FOR DELETION: no longer working


SIGNATURE OF DEPARTMENT HEAD

6/8/2026
DATE


COUNTY ADMINISTRATOR

6/12/26
DATE

FOR INVENTORY CLERK ONLY
Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 200729
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED
Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JTE

LAFAYETTE COUNTY

CAPITAL ASSET DELETION FORM

DATE: 6/4/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
2015 Dodge Charger

LOCATION: bone yard

MODEL NUMBER: Charger
SERIAL NUMBER: 2C3CDXAT4FH791306
STICKER NUMBER: 201070

REASON FOR DELETION: took to bone yard, no longer running


SIGNATURE OF DEPARTMENT HEAD

6/4/2026
DATE


COUNTY ADMINISTRATOR

6/12/26
DATE

FOR INVENTORY CLERK ONLY
Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 201070
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED
Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JE

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM


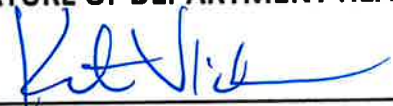
DATE: 6/4/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
2020 Dodge Durango

LOCATION: bone yard

MODEL NUMBER: Durango
SERIAL NUMBER: 1C4RDJEGXL371241
STICKER NUMBER: 201356

REASON FOR DELETION: took to bone yard, no longer running

 6/4/2026
SIGNATURE OF DEPARTMENT HEAD DATE
 6/12/26
COUNTY ADMINISTRATOR DATE

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes: _____
Retirment has been entered on Ledger: _____
Inventory Number: 201356
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JE

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM


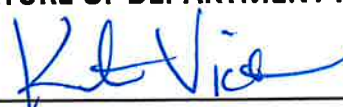
DATE: 6/4/26
DEPARTMENT: Sheriff's Department

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
2019 Dodge Ram

LOCATION: bone yard

MODEL NUMBER: 1500 Classic Tradesman
SERIAL NUMBER: 1C6RR7KT6K5677632
STICKER NUMBER: 233294

REASON FOR DELETION: took to bone yard, no longer running

 6/4/2026
SIGNATURE OF DEPARTMENT HEAD DATE
 6/12/26
COUNTY ADMINISTRATOR DATE

FOR INVENTORY CLERK ONLY
Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 233294
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED
Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JE

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 6/4/26
DEPARTMENT: Sheriff's Department


DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
2020 Dodge Durango

LOCATION: bone yard

MODEL NUMBER: Durango
SERIAL NUMBER: 1C4RDJFGXLC371238
STICKER NUMBER: 201358

REASON FOR DELETION: took to bone yard, no longer running

 6/4/2026
SIGNATURE OF DEPARTMENT HEAD DATE

 6/12/26
COUNTY ADMINISTRATOR DATE

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 201358
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: JE

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 6/12/2026
DEPARTMENT: Sheriff

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
Iphone 12 662-832-8082

LOCATION: _____

MODEL NUMBER: _____
SERIAL NUMBER: 35334288121828
STICKER NUMBER: 20469

REASON FOR DELETION: New Phone/Old

Joey East by [Signature]
SIGNATURE OF DEPARTMENT HEAD

6-12-2026
DATE

[Signature]
COUNTY ADMINISTRATOR

6/12/26
DATE

FOR INVENTORY CLERK ONLY
Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 201469
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED
Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: Jason Dyer

c) Spread on the minutes payment to Chancery Clerk for May term of court. (Mike Roberts)

218-100

REGULAR *May* TERM, 2026

FILED
STATE OF MISSISSIPPI
LAFAYETTE COUNTY

2026 JUN -4 PM 5:01

THE ROBERTS
CHANCERY CLERK

BY DC

IN THE CHANCERY COURT OF LAFAYETTE COUNTY, MISSISSIPPI

REGULAR MAY 2026 TERM

ORDER APPROVING THE ACTIONS OF CHANCERY
COURT CLERK DONE AND PERFORMED IN VACATION

The minutes of the Court as kept by the Clerk of the Chancery Court of Lafayette County, Mississippi, including those signed and entered by him and including all bonds taken and approved by him have now been carefully examined and reviewed.

It appears to the Court that all of the acts of the Clerk, including the entry of vacation judgments and decrees, rendered by this Court, those signed and entered by him, all bonds taken and approved by him in term time or in vacation, are all in due and proper form and amounts and are fully and properly entered and recorded upon the official minutes of this Court and the same should now be approved, subject to the following exceptions:

IT IS, THEREFORE, ORDERED AND ADJUDGED that all of the Chancery Clerk's acts in vacation, including the entry of all vacation judgments, orders and decrees rendered by this Court, all orders and decrees signed and entered by the Clerk during vacation, and all bonds taken and approved by him in term time and in vacation, are in due and proper form and amounts as required by law, and all of the same are hereby approved by the Court as is required by Section 9-5-153, Mississippi Code of 1972.

ORDERED, ADJUDGED AND DECREED, this the 4th day of JUNE 2026

CHANCELLOR

Robert Roberts

REGULAR MAY TERM, 2026

FILED
STATE OF MISSISSIPPI
LAFAYETTE COUNTY

2026 JUN -4 PM 5:01

RE: IN THE MATTER OF THE ALLOWANCES FOR OFFICERS OF
THE COURT FOR SERVICES RENDERED IN THE MAY TERM, 2026 OF THE CHANCERY COURT OF LAFAYETTE COUNTY,
MISSISSIPPI
MIKE ROBERTS
CHANCERY CLERK
BY DC

IT IS HEREBY ORDERED, ADJUDGED AND DECREED, that the following named officers and employees of the Court are hereby allowed the amounts specified below, rendered at the REGULAR, MAY 2026, TERM of this Court and otherwise, as indicated below, to wit:

- (1) Mike Roberts, Chancery Clerk attendance during this term for 8 days FOR THE FIRST CHANCELLOR sitting, for himself and 2 deputies at \$85.00 each, as authorized by Section 25-7-9(g), Mississippi Code of 1972, as amended----- \$ 2040.00
 - (2) Mike Roberts, Chancery Clerk, attendance during this term for 0 days FOR SECOND CHANCELLOR sitting, for the clerk only, at \$85.00, as authorized by Section 25-7-9(g), Mississippi Code Of 1972, as amended----- \$ 0
 - (3) Mike Roberts, Chancery Clerk, attendance for 57 days during VACATION COURT for himself and 2 deputies for one (First) Chancellors sitting at \$85.00 each, as authorized by Section 25-7-9(g), Mississippi Code of 1972, as amended----- \$ 14,535.00
 - (4) Mike Roberts Chancery Clerk and two deputies for 5 days for Getting up the records for this term, at \$85.00 each, and limited to five (5) days, as authorized by Section 25-7-9-(h), Mississippi. Code of 1972, as amended----- \$ 1,275.00
- GRAND TOTAL \$ 17,850.00**

SO ORDERED, ADJUDGED AND DECREED, this the 4th of JUNE, 2026.

Robert Roberts
CHANCELLOR

- d) Spread on the minutes updated list of unmarked vehicles for Sheriff Dept. (Sheriff Joey East)



Lafayette County
Undercover Vehicles

Sheriff East	VIN 1FTFW4L51SFB72240
Scott Mills	VIN 1FTFW2L50RKD99540
Heath Gobbell	VIN 1GTPUEEL5NZ524461
Alan Wilburn	VIN 1GNS6UED0SR384331
Jonathan Fingerman	VIN 1C6RR7KT2KS677630
Johnny McDonald	VIN 5TFDW5F11EX336428
Brenda Morgan	VIN 1FMJU1F58CEF16885
Chuck Jenkins	VIN 1C6RD7KT0CS191463
Wes Rikard	VIN 1C6RR7KT4KS677631
Jarrett Bundren	VIN JTENU5JR1N6066822
Brad McDonald	VIN 1FMJU1G88TEA24057
Kayla Vaughn	VIN 1GNS6UED0SR383549
Todd Strange	VIN 1FTFW2L54RKD60921
Dustin Black	VIN 1GNSKAEC3KR210903
Jason Dyer	VIN 1FTFW2LD7TFA29922
Black Tahoe "spare"	VIN 1GNLC2E03ER173904
Silver Ford "spare"	VIN 1FTEW1E51JFE49765
Black Dodge "spare"	VIN 1C6RR7KTXKS677634
Chevy Tahoe "spare"	VIN 1GNS6UED0SR383549
Dodge Ram 1500 "spare"	VIN 1C6RR7KT8KS677633

e) Approve employment of full-time Assistant Deputy Director in EMA. (Steve Quarles)



Lafayette County

MISSISSIPPI

New Hire/Change in Position Form

Department: Emergency Management Agency

Employee Name: Tanner Browning

New Employee Existing

Full Time Part Time

Current Salary: Not Applicable

Current Position: Not Applicable

New Salary: \$45,000

New Position: Assistant to Deputy Director

Effective Date of Hire: 7/1/2026

Signature of Department Head: 

Date Board approved: _____

Lafayette County – Job Description

Emergency Management Department – Assistant Deputy

Physical Demands:

Sit for extended periods.

Frequent stand and/ or walk for extended periods.

Ability to lift moderate to heavy amounts equivalent to 50 pounds.

Work Environment:

Indoor office work.

Periods of outdoor work/ activity.


Selection Guidelines:

Formal application, rating of education and experience; Oral interview and background investigation; and job related tests may be required.

The duties listed above are intended to be used only as an illustration of various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and the requirements of the job may change. All county employment is at the will per MS Code Ann. Section 19-2-9.

Employee:  _____

Approval:  _____
Supervisor

Approval: _____
Appointing Authority

Effective Date:

Revision History:

- f) Approve employment of full-time deputy circuit clerk and full-time criminal clerk for Circuit Clerk's office. (Jeff Busby)
- g) Approve position changes in Circuit Clerk's office. (Jeff Busby)
- h) Travel authorization for Circuit Clerk to MS Circuit Clerks Association Annual Convention on July 6-10th, 2026 in Bay St. Louis, MS. (Jeff Busby)



Lafayette County

MISSISSIPPI

New Hire/Change in Position Form

Department: Tamara Tyes

Employee Name: Circuit

New Employee Existing

Full Time Part Time

Current Salary: _____

Current Position: _____

New Salary: 52,000

New Position: Criminal Clerk

Effective Date of Hire: June 15, 2026

Signature of Department Head: Jeff Brubaker

Date Board approved: _____



Lafayette County

MISSISSIPPI

New Hire/Change in Position Form

Department: Circuit Clerks office

Employee Name: Jenna Elshamy

New Employee Existing

Full Time Part Time

Current Salary: _____

Current Position: _____

New Salary: 52,000

New Position: Criminal Clerk

Effective Date of Hire: 6/15/26

Signature of Department Head: Jeff Busby

Date Board approved: _____



Lafayette County

MISSISSIPPI

New Hire/Change in Position Form

Department: Circuit Clerk

Employee Name: Chyna Sinerud

New Employee Existing

Full Time Part Time

Current Salary: 69,400

Current Position: _____

New Salary: 71,400

New Position: Re structure of office - Ast. Clerk

Effective Date of Hire: 7/1/26

Signature of Department Head: Jay Busby

Date Board approved: _____



Lafayette County

MISSISSIPPI

New Hire/Change in Position Form

Department: Colleen wells

Employee Name: _____

New Employee Existing

Full Time Part Time

Current Salary: 51,200

Current Position: _____

New Salary: 53,200

New Position: Restructure of office Personnel - Civil mba

Effective Date of Hire: 7/1/26

Signature of Department Head: Jeff Busby

Date Board approved: _____



Lafayette County

MISSISSIPPI

New Hire/Change in Position Form

Department: Circuit Clerk

Employee Name: SARAH Robertson

New Employee Existing

Full Time Part Time

Current Salary: 54,000

Current Position: Clerk

New Salary: 60,000

New Position: Restructure of office - Criminal side MBR

Effective Date of Hire: 7/1/26

Signature of Department Head: *Jeff Busby*

Date Board approved: _____

- i) Approve and execute 2026-2027 Interlocal Agreement for Funding of Early Childhood and Reading Development Program. (Kate Victor)

**2026-2027 INTERLOCAL AGREEMENT FOR FUNDING OF EARLY
CHILDHOOD AND READING DEVELOPMENT PROGRAM**

THIS AGREEMENT is entered into by and between the Lafayette County School District (“LCSD”), the Oxford School District (“OSD”), the City of Oxford, Mississippi (“the City”), and Lafayette County, Mississippi (“the County”), for the purpose of funding the Early Childhood and Reading Development Program (“the Program”) to support the educational missions of LCSD and OSD.

WHEREAS, the Interlocal Cooperation Act of 1974 authorizes any two or more local governmental units to enter into a written contractual agreement with one another to jointly provide services and facilities and to jointly exercise and carry out power, authority, or responsibility exercised or capable of being exercised by a local governmental unit; and

WHEREAS, OSD, LCSD, the City, and the County are local governmental units as defined by MISS. CODE ANN. § 17-13-5(a) and are each governed by a Governing Authority as defined by MISS. CODE ANN. § 17-13-5(b).

NOW, THEREFORE, pursuant to the provisions of the Interlocal Cooperation Act of 1974, and the approval of the parties’ respective governing authorities, the parties do hereby adopt this Agreement:

1. The parties hereby agree to jointly provide for the continuation of an Early Childhood and Literacy Development Program for the purpose of improving educational outcomes for children in Lafayette County, continuing an early intervention program to promote child growth and development, expanding early learning opportunities in the Oxford and Lafayette County community, and developing strategies to address school readiness, school attendance, and

summer learning.

2. The parties agree that the Oxford School District shall be responsible for the supervisory and administrative oversight of operations and personnel of the Program and shall serve as its fiscal agent. The parties each agree to provide \$25,000 per school year to fund the operation of the Program. As fiscal agent, OSD will annually invoice LCSD, the City, and the County, for their respective contributions. The City and the County shall have no further obligations or responsibilities under this Agreement.

3. The parties understand that OSD hired a Director of Early Childhood and Reading Development (“Director”) in July 2017, based on recommendations brought forth by a joint search committee appointed by the superintendents of OSD and LCSD. The Director is a full-time certified position employed by and provided appropriate facilities by OSD. The Director’s salary will be funded by \$25,000 given by each party.

4. The parties understand that OSD hired a School Readiness Coordinator in July 2019, based on recommendations brought forth by a joint search committee appointed by the superintendents of OSD and LCSD. This position is a full-time certified position employed by and provided appropriate facilities by OSD. The School Readiness Coordinator’s salary will be funded through donations to the L.O.U Early Learning Collaborative. The parties’ intent is that the School Readiness Coordinator position will be funded as a full-time certified position only when donations to the L.O.U Early Learning Collaborative exceed the amount of \$100,000 during the prior academic year.

5. This agreement shall be effective on the date the agreement is approved by the Attorney General and shall expire on June 30th, 2027. If the parties desire to renew the

agreement, each party shall give written notice of its intent to exercise its option to renew the agreement sixty (60) days before expiration of the initial term of the agreement.

6. This agreement is effective subject to the approval of the Attorney General of the State of Mississippi.

SIGNED and AGREED to, this the _____ day of _____, 2026.

OXFORD SCHOOL DISTRICT

President

Secretary

SIGNED and AGREED to, this the _____ day of _____, 2026.

LAFAYETTE COUNTY SCHOOL DISTRICT

President

Secretary

SIGNED and AGREED to, this the _____ day of _____, 2026.

CITY OF OXFORD, MISSISSIPPI

Mayor

City Clerk

SIGNED and AGREED to, this the _____ day of _____, 2026.

LAFAYETTE COUNTY, MISSISSIPPI

President, Board of Supervisors

County Administrator

7. Public hearing on Nitrous Oxide Ordinance (Sheriff Joey East)
8. Adopt Nitrous Oxide Ordinance. (Sheriff Joey East)

**ORDINANCE PROHIBITING CERTAIN USES, PURCHASE,
POSSESSION, DISTRIBUTION, SALE OR OFFERING FOR SALE OF
NITROUS OXIDE PRODUCTS**

The Board of Supervisors of Lafayette County, Mississippi hereby finds and declares the following:

WHEREAS, the Board of Supervisors of Lafayette County, Mississippi is authorized pursuant to Sections 19-3-40 and 19-3-41 of Mississippi Code Annotated to make and enforce ordinances and policies in furtherance of the public health and welfare of the residents living within the unincorporated areas of Lafayette County; and

WHEREAS, nitrous oxide is an odorless, colorless chemical that can be inhaled for legitimate purposes associated with medical and dental procedures, and is legitimately used for industrial purposes and as a propellant for use in food product containers; and

WHEREAS, nitrous oxide is also subject to misuse and abuse as an inhalant given its intoxicating, hallucinogenic, psychoactive and euphoric effects when ingested; and

WHEREAS, the recreational use of nitrous oxide has been found to cause serious health effects such as cardiac arrhythmias, seizures, brain damage, paralysis, and death, as well as other effects, including euphoria, nausea, disorientation, lung injury, anxiety, depression, hallucinations, paranoia, weakened immune function and hematologic abnormalities; and

WHEREAS, the recreational use and abuse of nitrous oxide has significantly increased during the past five years along with an increasing medical/scientific understanding of the serious health effects of the recreational use and abuse of nitrous oxide; and

WHEREAS, pursuant to Sections 19-3-40 and 19-3-41 of the Mississippi Code Annotated (1972), this Ordinance is deemed to be necessary for the immediate and temporary preservation of the public peace, health and safety and shall become effective immediately upon its adoption, and prior to being recorded and published, as the best interests of the public will be served by the immediate effectiveness of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF LAFAYETTE COUNTY, MISSISSIPPI, EFFECTIVE ON AND AFTER _____, 2026, TO-WIT:

SECTION 1: Definitions

- (a) “Nitrous Oxide” means the colorless, nonflammable gas (N₂O) which may be used in aerosols or as an aesthetic which, when inhaled or ingested, produces psychoactive, euphoric, or intoxicating effects. Nitrous Oxide includes the following: amyl nitrite, alkyl nitrites, butyl nitrite and isobutyl nitrite, and any mixture or preparation containing such substance.

- (b) “Device” means to a cartridge, compressed gas cylinder, apparatus, container, balloon, or other object used to contain and/or disperse and/or administer nitrous oxide.
- (c) “Sell” or “Sale” means to distribute, transfer, offer for sale, or possess with intent to sell.
- (d) “Recreational purpose” means the use of nitrous oxide for a non-exempted purpose.

SECTION 2: Possession or Use of Nitrous Oxide

- (a) Subject to Section 4, it shall be unlawful and a violation of this Ordinance for any person (1) to possess nitrous oxide, or any product or device containing nitrous oxide, with the intent to inhale or ingest nitrous oxide for the purpose of causing intoxication, euphoria, dizziness, or stupefaction, or (2) who knowingly and with the intent to do so is under the influence of nitrous oxide.
- (b) Rebuttable Presumption: The presence of any of the following shall create a rebuttable presumption of an intent to possess for the purpose of inhaling or ingesting nitrous oxide for a recreational purpose:
 - (1) The product or substance contains flavoring, labeling, packaging, or marking on the container referring to the product as flavored;
 - (2) The nitrous oxide substance is in a container with a capacity exceeding a single -use or food preparation application;
 - (3) The nitrous oxide product or substance is in a container designed to facilitate portability, repeated dispensing, or direct release of the substance, including, but not limited to, the inclusion of handles, grips, valves, nozzles, or release mechanisms capable of dispensing gas without the use of food preparation equipment;
 - (4) The nitrous oxide substance or product is possessed in a manner inconsistent with the usual or ordinary food-service, medical, industrial, or scientific application.
- (c) A violation of this Section is deemed a misdemeanor, punishable as provided in Section 6.

SECTION 3: Unlawful Sale or Distribution of Nitrous Oxide

- (a) Subject to Section 4, it shall be unlawful and a violation of this ordinance for any person or entity to knowingly sell, offer for sale, manufacture, transfer, or

otherwise provide to any person nitrous oxide, or any product containing nitrous oxide, with the intent that the product will be used for recreational purposes.

(b) Rebuttable Presumption: The presence of any of the following shall create a rebuttable presumption of an intent to sell, offer for sale, distribute, or otherwise provide, nitrous oxide, and products containing nitrous oxide, for a recreational use or purpose:

(1) The product or substance contains flavoring, labeling, packaging, or marking on the container referring to the product as flavored;

(2) The nitrous oxide substance is in a container with a capacity exceeding a single -use or food preparation application;

(3) The nitrous oxide product or substance is in a container designed to facilitate portability, repeated dispensing, or direct release of the substance, including, but not limited to, the inclusion of handles, grips, valves, nozzles, or release mechanisms capable of dispensing gas without the use of food preparation equipment;

(4) The nitrous oxide substance or product is possessed in a manner inconsistent with the usual or ordinary food-service, medical, industrial, or scientific application.

(c) A violation of this Section is deemed a misdemeanor, punishable as provided in Section 6.

SECTION 4: Exemptions

The prohibitions set forth in this Ordinance shall not apply to the following uses:

(a) Medical, dental, pharmaceutical, or veterinary uses prescribed or administered by a licensed professional;

(b) Legitimate food preparation or food-service uses, including the customary use of food-propellant cartridges and devices used by a person at least 21 years of age;

(c) Industrial, automotive, scientific, or other similar lawful uses by a person at least 21 years of age;

(d) The burden of establishing the applicability of an exemption rests with the individual or entity asserting the exemption.

SECTION 5: Enforcement

The Lafayette County Sheriff's Department shall be responsible for the investigation and enforcement of the provisions of this Ordinance.

SECTION 6: Penalties

- (a) The possession of nitrous oxide with the intent to inhale or ingest for a recreational purpose shall be a misdemeanor punishable by a fine of up to \$500.00 and/or not more than 10 (ten) days in jail.
- (b) The sale, offering for sale, distribution or manufacture of nitrous oxide shall be a misdemeanor punishable by a fine of up to \$1,000.00 and/or no more than 30 (thirty) days in jail.

SECTION 7: Immediate Effect

This Ordinance is deemed to be an emergency ordinance and shall therefore become effective immediately upon adoption. Upon adoption, this Ordinance will be published in the legal section of The Oxford Eagle and posted on the Lafayette County, Mississippi web site.

WHEREAS, the Ordinance Prohibiting Certain Uses, Purchase, Possession, Distribution, Sale or Offering for Sale of Nitrous Oxide was discussed and voted upon in a public meeting, and whereas a motion was duly made by Supervisor _____, seconded by Supervisor _____, and a vote was held thereon with the following results, to-wit:

Supervisor Larson -- aye

Supervisor Morgan -- aye

Supervisor Bynum -- aye

Supervisor Gordon -- aye

Supervisor Allen -- aye

Adopted by the Lafayette County Board of Supervisors the __ day of _____, 2026.

BRENT LARSON
PRESIDENT, BOARD OF SUPERVISORS
LAFAYETTE COUNTY, MISSISSIPPI

ATTEST:

MIKE ROBERTS , CLERK

9. Adopt revisions to Facility Use Policy. (Kate Victor)

From: [David O'Donnell](#)
To: [Brent Larson](#); [Greg Bynum](#); [John Morgan](#); [Scott Allen](#); [Tim Gordon](#)
Cc: [Kate Victor](#); [Joey East](#)
Subject: Lafayette County - facility use policy - Use of Amplified Sound
Date: Friday, June 12, 2026 3:22:28 PM
Attachments: [Lafayette County - facility use policy - 2024 Revision.docx](#)

For purposes of discussion during Monday's meeting, Attached is the current version of the Facility Use Policy.

Section VIII.9 (page 5) prohibits the use of amplified sound within the courthouse grounds. Whether to allow the use of amplified sound at certain times and under certain conditions is on the agenda.

My thought: allow the use of amplified sound:

1. at a fixed location - the top of the steps at the north and south entrances of the courthouse;
2. limit audibility of the sound (that is, the hearer's ability to hear/understand what is said) to 50 feet from the top of the front step);
3. limit the time of use to after 5:00 pm or after the close of court business, whichever is later, and until sunset, Monday-Friday, and weekends and holidays -- 9:00 am to sunset.

David

David D. O'Donnell
Clayton O'Donnell PLLC
1403 Van Buren Avenue, Suite 103
Oxford, MS 38655
dodonnell@claytonodonnell.com
1(662) 234-0900

Your message is ready to be sent with the following file or link attachments:

Lafayette County - facility use policy - 2024 Revision

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

I. Purpose:

To establish guidelines and procedures regulating the use of certain Lafayette County facilities.

II. Policy Guidelines:

1. This Facility Use Policy is established by the Board of Supervisors, to be administered by the County Administrator. The County Administrator is granted the authority to interpret and apply the provisions of this policy.
2. This policy governs the use of the following County-owned public areas of buildings, facilities and grounds: (1) Circuit Courthouse, (2) Chancery Building, and (3) Circuit Courthouse Grounds.
3. The primary use of the County facilities is for the conduct of County government business. Consequently, individuals and groups that are a part of, engaged in, or associated with Lafayette County government (including State of Mississippi judicial and executive branch offices) have priority use of facility space subject to this policy.
4. Subject to the prohibitions stated herein and the availability of the designated areas, the following groups and individuals are permitted to engage in public assemblies within the designated public forum areas of County facilities and County grounds to the extent permitted by law:
 - a. Non-profit and not-for-profit citizen groups that are not directly affiliated with Lafayette County government operations;
 - b. Individuals and groups who are meeting for the purpose of engaging in political discussion or expression.
5. **Prohibited Uses:** The following uses are strictly prohibited:
 - a. Commercial business, fee-based, or promotional activity;
 - b. Programs involving the sale, advertising, or promotion of products or services;
 - c. Private social functions, such as birthday parties, dances, weddings, etc.;
 - d. Solicitation or acceptance of admission fees, funds or donations, including political fundraisers;
 - e. Meetings or public assemblies whose noise levels interfere with Lafayette County government functions;

- f. Activities which actively interfere with the general public's access to government facilities and the use of public sidewalks and streets.
- g. Uses which interfere with County government functions, operations and business.

III. Definitions:

1. "Non-profit" and "not-for-profit" citizen groups include agencies, corporations, partnerships or governmental entities, which can provide legal verification, such as IRS 501(3)c form, of non-profit and not-for-profit status.
2. "Public area" includes the outside grounds and lobbies of County buildings, and other areas suitable for public use when not actively used for County-related business such as courtrooms and meeting rooms. It does not include: offices, workstations, stairwells, corridors or halls (even those within a department or accessible from a central, public access corridor); these areas are reserved for County business only.
3. "Sunset" is defined to mean the moment the upper edge of the sun is level with the horizon. The U.S. Naval Observatory definition of sunset is adopted for purposes of this policy.
4. "Public assembly" means any meeting, demonstration, picket line, rally or gathering for a common purpose as a result of prior planning and which occupies (1) the interior space within a Lafayette County facility, or (2) exterior grounds generally open to the public which may interfere with the normal flow or regulation of pedestrian or vehicular traffic.
5. "Casual use" is a use of County exterior grounds other than Public Assemblies or planned events.
6. "Circuit Courthouse Grounds" includes the area within the perimeter fence.

IV. Use of Facilities and Grounds:

1. **Equal Access** - This policy shall apply to all groups and individuals that desire to reserve or engage in a public assembly within County facilities and grounds during the hours such facilities are open for use. No group or individual shall be excluded from equal access to County facilities or grounds because of considerations of sex, race, religious or political persuasions or views. Permission to use Lafayette County facilities does not constitute an endorsement by Lafayette County or the Lafayette County Board of Supervisors
2. **Scope of and Restrictions on Use** - Groups and individuals are generally limited to one reservation per month and the scheduling of reservations should occur no earlier than one (1) year in advance.

The event must be conducted in approved areas only. The user shall obtain any licenses or permits required by law.

3. **Permits.** Generally, written permission for public assemblies and other planned events within County facilities is required.
4. **Hours of Use.** Subject to other provisions of this and other policies adopted by the Lafayette County Board of Supervisors, permits for the use of interior spaces may be granted for public assemblies which are scheduled to begin and end between 8:00 a.m. and 10:00 p.m.

In accordance with a separate order of the Lafayette County Board of Supervisors, the Circuit Courthouse Grounds within the perimeter fence are closed to all uses beginning one hour after sunset until dawn each day. Therefore, the permitting requirements of this policy do not apply during the period of the closure.

5. **Circuit Courthouse Grounds.** The Circuit Courthouse Grounds are designated as a limited public forum for purposes of the First Amendment. Because the Circuit Courthouse is a place devoted to court business and its exterior grounds are a relatively small, confined space exclusive to the courthouse and bordered by the public streets, uses of the Circuit Courthouse Grounds are limited, as follows:
 1. Only court-related and non-prohibited casual uses are allowed during the hours between 8:00 am to 5:00 pm, Monday through Friday.
 2. Non-prohibited casual uses and public assemblies are allowed (a) after 5:00 pm until one hour after sunset Monday through Friday, and (b) between dawn and one hour after sunset on Saturdays, Sundays and Holidays.
 3. No uses are allowed one hour after sunset until dawn of the following day.

V. Applications for Use of County Facilities:

1. All proposed public assemblies and other planned events to take place within Lafayette County facilities during the times the facilities are open for use are subject to permit requirements. Individuals and groups planning a public assembly must submit an application for a Facility Use Permit to the Lafayette County Administrator.
2. Applications should be submitted to the County Administrator at least five business days in advance of the day needed.
3. A nonrefundable fee of \$25.00 to cover administrative costs of processing the permit shall be paid to Lafayette County by the applicant with the applicant is filed.
4. **Waiver of application deadline.** The County Administrator may shorten or waive the five (5) day permit application requirement for proposed uses under circumstances which (1) demonstrate

an urgent need for use of the County facility which renders compliance with the advance application time period impossible or creates an undue hardship (for example, the desire to engage in spontaneous protest spurred by current events), and (2) the Sheriffs Department and other County services and personnel have adequate time to plan for the event.

5. **Processing Permit Applications.** The County Administrator shall make a written decision on the permit application within three business days of the date of the County Administrator's receipt of the permit application. The permit shall be granted subject to any reasonable time, place, manner restrictions (where applicable), unless the County Administrator determines there is a basis to deny the permit based on one or more of the following reasons:

- a. **Permit Denials.** A permit may be denied based on the following reasons:

- (1) the applicant previously violated the rules set forth in this policy when engaged in a prior permitted use;
- (2) the proposed use would pose unreasonable health or safety risks which could not be alleviated through the imposition of reasonable time, place, manner restrictions.
- (3) the proposed use is a "prohibited use;"
- (4) The permit application was untimely;
- (5) Given the timing of the permit application, there is inadequate time for the Sheriffs Department and other County services and personnel to plan for the event;
- (6) The time, date, and site of the proposed public assembly event conflicts with a scheduled permitted event.

6. **Appeal procedure.** A denial of a permit shall be in writing and state the reasons for the denial. In the event an applicant is denied a permit, or if a permittee objects to any use restriction or condition required by County Administrator, the applicant or permittee may appeal the denial or restriction to the Lafayette County Board of Supervisors by filing a written appeal with the County Administrator within five days of the denial or grant of the permit with restrictions. In the event the Board of Supervisors is unable to act on the appeal prior to the date of the proposed event or public assembly due to the limitations of the Mississippi Open Meetings Act, the applicant or permittee may pursue an appeal to a court of competent jurisdiction.

VI. Liability - Permittees using County facilities or grounds shall:

1. be required to release the County from any liability for damages caused to the user or the user's property during the time of use;
2. Indemnify and hold the County harmless from any liability to third parties for injuries and other damage caused by the permittee individual or group;

3. be liable to the County for damages to County property or injuries to County employees or agents caused by the permittee, whether or not the damage is the result of negligence, intentional acts or accident,
4. provide evidence of a minimum \$1,000,000 in liability and property insurance coverage as part of any application for a function that may involve 50 or more persons.

VII. Cancellation of Permission Due to County Closure - In the event County government is declared closed due to inclement weather or other reasons, permission to use the facility or grounds is automatically withdrawn during the closure period. County government closure information is available on local radio and TV stations or the County website at www.lafayettems.com. In such an event, the County shall not provide notice of cancellation - users shall be solely responsible for notifying event participants.

VIII. Prohibitions of Certain Uses of County Property:

1. There shall be no alcoholic beverages served upon, consumed upon or brought onto County property.
2. There shall be no illegal drugs brought onto or used on County property.
3. Smoking is prohibited on County property.
4. No person participating in the event shall carry or wear any glass bottles, balloons filled with anything other than helium or air, body armor, bricks, stones, water guns, operational gas masks, or slingshots or similar manual projectile-launching equipment
5. No person participating in the event shall carry an open flame.
6. No person may conceal their identity during the event by wearing a mask, hood, or other device that covers, hides or conceals any portion of that individual's face:
 - a) With the intent to intimidate, threaten, abuse or harass any other individual;
 - b) With the intent to deprive any person or class of persons of the equal protection of the laws, privileges or immunities under the law, or for the purpose of hindering the authorities from giving or securing for all person's equal protections under the laws;
 - c) With the intent, by force or threat of force to injure, intimidate, or interfere with any person because of his or her exercise of any right secured by local, state, or federal laws;
 - d) For the purpose of evading or escaping discovery, recognition, or identification during the commission of a criminal offense.
7. Animals are not allowed.
8. Food and/or beverages may be serviced and consumed only if approval is granted in advance of the event. Food and beverages are prohibited in the Board Room and Courtrooms at all times.
9. Amplified sound, including the use of microphones and loudspeakers, is not allowed on exterior grounds.

10. Signs, emblems, banners, pennants, etc. may not be affixed or displayed on any building surface, steps, walls or light fixtures. No attendee or user of County facilities may carry or possess any length of metal, lumber, wood, plastic or PVS, or similar material for purposed of displaying a sign, flag, poster, plaque or notice, unless such object is one-fourth inch or less in thickness and two inches or less in width, or if not generally rectangular in shape, such object shall not exceed three-fourths inch in its thickest dimension.
11. Anchoring tents, canopies or other allowed structures must be accomplished with sandbags or other non-invasive methods which do not pose a potential hazard to underground facilities.
12. Use of the installed audio-visual equipment in the Courthouse Courtroom is strictly prohibited. The user may provide its own audio-visual and projection screens, subject to the permit terms.

IX. Security

The permittee shall provide, at its own expense, any security that the user desires in addition to security normally provided by the County.

1. The Sheriff shall review each permit application to determine whether and to what extent additional (that is, more than typically provided) security is reasonably necessary for the event for traffic control and public safety. The Sheriff shall base this decision on the size, location, duration, time and date of the event.
2. If additional law enforcement protection for the event is deemed necessary by the Sheriff, he shall so inform the user/permittee. The total cost of additional Sheriff Protection must be paid prior to the event or the event will be canceled. The applicant may make a deposit of 25% of this amount in order to secure the date of the event, prior to making payment in full. If the event is canceled within 24 hours of the stated beginning time, no refund for law enforcement protection will be issued.
3. The costs of additional security shall be waived for all public assemblies engaged in speech protected under the First Amendment.

- X. Set Up and Clean-Up** - The group/user may use equipment and furniture, such as tables and chairs that are the property of the County and located in the approved meeting room. Tables and chairs may not be moved without prior approval. Any other needed equipment or furniture must be supplied by the group/user. After use of the room, the group/user shall be responsible for returning the meeting room/space to its original condition and configuration. The user is responsible for ensuring that all trash is placed in containers provided.

This policy remains in effect until revised or rescinded.

10. Public hearing on the question of approving a conditional use permit to develop a Commercial Medium Density (C-2) use, office/flex space, in a Rural (A-1) district on Lafayette County parcel 137X-26-148 and 137 -25-016, 203 Hwy 6 East. (Tristan Riddell)
11. Consider the Planning Commission recommendation to deny the Andrew Callicutt conditional use permit request to develop a Commercial Medium Density (C-2) use, office/flex space, in a Rural (A-1) district on Lafayette County parcel 137X-26-148 and 137 -25-016, 203 Hwy 6 East. (Tristan Riddell)

Consider the Planning Commission recommendation to deny the Andrew Callicutt conditional use permit request to develop a Commercial Medium Density (C-2) use, office/flex space, in a Rural (A-1) district on Lafayette County parcel 137X-26-148 and 137 -25-016, 203 Hwy 6 East.

This is approximately 17.4 acres located on the north side of Hwy 6 East approximately four-tenths of a mile west of the Hwy 6 East and CR 217 intersection. This property is designated as Rural (A-1) District. The northwest corner of the subject property is bordered by Commercial Medium Density (C-2) district while the remainder is bordered by Rural (A-1) district. The owner is Andrew Callicutt. Mr. Callicutt is proposing to develop a flex space similar to those that have recently been approved and are under construction at 353 CR 101 and the intersection of CR 101 and CR 122. The proposed use is classified as a Commercial Medium Density (C-2) use. C-2 uses are not permitted outright in an A-1 district but may be permitted as a conditional use.

Mr. Callicutt is proposing to construct nine structures containing four units each with each unit being approximately 3,250 square feet for a total of 117,000 square feet of leasable space. Each unit would consist of a store front/office in the front and a warehouse/storage area in the rear. According to conceptual drawings, the architectural style would be modern store front.

According to Section 2105.01 of the Lafayette County Zoning Ordinance, the Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

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 developer originally proposed one point of ingress/egress at an existing connection to Hwy 6. This connection is at the crest of a hill providing adequate site distance. However, according to the Lafayette County Land Development Standards and Regulations, because there are more than 32 units the developer is required to provide two connections. He is working to resolve this issue. Being on a major four-lane highway, an increased volume of traffic is not a concern but as growth continues along this corridor, multiple connections will become a concern.

B. Off-street parking and loading areas.

Adequate parking and loading areas are depicted on the conceptual site plan.

C. Refuse and service areas.

A solid waste disposal and collection area is depicted on the conceptual site plan.

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

City of Oxford water and sewer services are available.

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

For a C-2 use abutting an A-1 district a minimum 30' buffer and a 6' screen are required. Inside the 30' buffer the developer plans to retain as much existing vegetative screening as possible and replace any that is removed during development.

F. Required yards and other open space.

The developer's conceptual site plan meets all dimensional requirements for the C-2 district.

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

Although this property abuts a C-2 district on the northwest corner, there are some compatibility concerns. The character of the neighborhood instantly becomes very rural beyond the existing C-2 district. The development of a commercial use on this property will sandwich an existing residential use, 193 Hwy 6 East, between commercial uses and the proposed use would only be 600 feet from the next residential use to the east, 233 Hwy 6 East.

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

Since the adoption of the Lafayette County Comprehensive Plan and Zoning Ordinance, when faced with a decision on whether or not to approve a conditional use permit to develop a commercial use along the major corridors leading into the heart of Lafayette County, the Planning staff has consistently urged the Planning Commission and Board of Supervisors to carefully consider the goals and objectives of the Comprehensive Plan. In particular, we have pointed to the Visual Perception and Image goals and objectives. Those goals are (1) Enhance and promote a community image unique to and supportive of Lafayette County's assets as well as the City of Oxford and University of Mississippi and (2) Create and promote a community image unique to and supportive of Lafayette County's assets through adoption of proper ordinances and regulations. We have also cited the following statement in the Overall Land Use and Development Findings in the Comprehensive Plan, "The rural character is becoming increasingly lost as unchecked development occurs immediately outside the Oxford city limits."

Because the arteries leading into the heart of Lafayette County, Hwy 6 W, Hwy 6 E, Hwy 7 N and Hwy 7 S, are still primarily rural in nature, a specific objective under goal (1) resonates,

“Preserve the best of Lafayette County’s rural resources (scenic views, rivers, streams, wetlands, tree canopy, and farmland) to the greatest extent possible in preparing for anticipated future growth and development.” In a county experiencing growth as we are, balancing the goals to promote commercial and industrial growth with the goals to enhance the community image and objectives to preserve the best of rural resources seems almost impossible. Until now most of the difficult decisions have been along Hwy 6 W. Knowing the difficulty of the balance, the Planning staff has consistently urged the Planning Commission and Board of Supervisors not to allow that corridor to become like Hwy 6 leading into Batesville or Hwy 78 leading into Memphis where there is commercial use after commercial use with no attempt to preserve the original character of the neighborhood. In all the cases along Hwy 6 W we have recommended architectural controls, screening and buffering to help make those uses as compatible as possible and in some cases, we went as far as recommending denial.

CALLICUTT – FLEX SPACE

CONDITIONAL USE HWY 6 EAST (PPIN 9073 & 9513)



April 15th, 2026

Joel Hollowell
Director of Development Services
300 North Lamar Boulevard
Oxford, MS 38655

RE: Conditional Use for PPIN 9073 and 9513

Dear Mr. Hollowell,

I would like to request a Conditional Use on behalf of Andrew Callicutt for PPIN 9073 and 9513 on Hwy 6 East. This property is currently owned by Mr. Callicutt and is currently zoned A-1. The owner would like to construct multiple Flex Space buildings to serve the business community in the local area. Storage / warehouse developments are permitted with a conditional use by Lafayette County in A-1 Zoning Districts.

The Following Addresses the Requirements for Granting a Conditional Use Permit:

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.

Ingress and egress to the site will be provided via Highway 6 East. The proposed access point has been designed to promote safe and efficient vehicular movement, while accommodating emergency access as needed. The internal circulation system allows for adequate traffic flow throughout the development.

B. Off-street parking and loading areas.

All required parking and loading areas will be provided on-site in accordance with applicable county standards. These areas are illustrated on the preliminary site plan and are designed to adequately serve the proposed use.

C. Refuse and service areas.

Refuse collection will be accommodated by centrally located dumpsters enclosure situated toward the rear of the development. The location is intended to minimize visual impact while maintaining convenient service access.

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

Water and sanitary sewer services will be provided by the City of Oxford Utilities. All utility infrastructure will be installed in a manner consistent with local standards and coordinated with the appropriate service providers.

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

A minimum 30-foot landscape buffer will be provided along the perimeter of the property, in compliance with Lafayette County requirements. This buffer will include a combination of plantings and natural vegetation to provide effective visual screening and compatibility with surrounding properties.

F. Required yards and other open space.

See provided preliminary site plan for yards and open space.

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

The proposed development is compatible with the evolving character of the Highway 6 corridor, which has experienced a steady increase in commercial and non-residential uses in recent years. Nearby developments include:

<u>Property</u>	<u>Distance to Site</u>
Oxford Alarm / GreenPro Commercial Buildings	947 feet
Commercial Building at Cannon Road / Hwy 6 East	1,966 feet
Zoning of 4 Corners around Hwy 6 and Buddy East Parkway	3,012 feet
My Oxford Storage and Recent Gas Station Approval	1.18 Miles

In addition to these non-residential properties, the current site was used as a commercial landscape nursery for many years. These operations were non-residential and would be considered commercial in some regard. The potential owner feels that this location would be ideal to serve both the Oxford and Pontotoc communities.

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

The applicant is willing to work with Lafayette County and the Board of Supervisors to address any additional provisions or conditions deemed necessary. The site layout may be refined as needed to ensure compliance with all applicable regulations and to address any concerns raised during the review process.

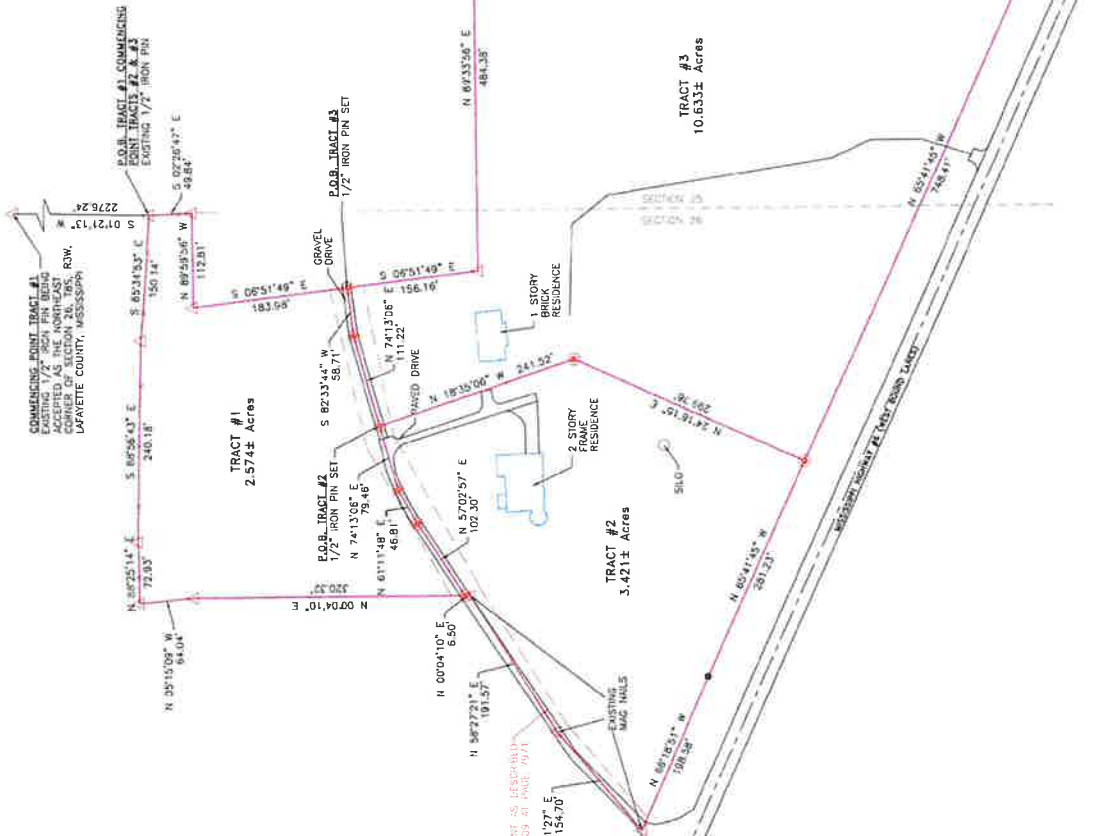
Sincerely,

Joseph Moore, P.E.
Owner / Senior Engineer
JM Engineering and Design, LLC

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

	PROPERTY LINES
	SETBACK LINES
	EDGE OF PAVEMENT
	CENTERLINE OF ROAD
	BUILDING
	FENCE
	PROPERTY CORNERS (1/2" IRON PIN SET)
	EXISTING MONUMENTS (1/2" IRON PIN)
	SURVEY POINTS



THIS SURVEY MEETS THE CONDITIONS FOR 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.

FIELD SURVEY: NOVEMBER 2025
DEED REFERENCE: 458-272 489-665 2003-7871

THIS PROPERTY IS SUBJECT TO ALL EXISTING RIGHTS OF WAYS AND EASEMENTS, RECORDED OR UNRECORDED.

NOTE: THIS SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL THIS SURVEY DECLARATION IS MADE ON THE DATE INDICATED TO THE OWNER LISTED BELOW. IT IS NOT VALID UNLESS SIGNATURE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY SOLAR OBSERVATIONS.

THIS PROPERTY IS A CLASS "D" SURVEY AS SET FORTH IN THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

TRACT #1 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 2.574± ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 01°21'13" WEST A DISTANCE OF 2276.24 FEET FROM AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 89°52'58" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN, THENCE SOUTH 06°31'40" EAST A DISTANCE OF 183.98 FEET TO A 1/2" IRON PIN SET IN THE MIDDLE OF A DRIVEWAY, THENCE SOUTH 82°33'44" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 191.57 FEET TO AN EXISTING 1/2" IRON PIN, THENCE SOUTH 81°11'48" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 180.98 FEET TO A 1/2" IRON PIN SET, THENCE SOUTH 81°11'48" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 46.81 FEET TO A 1/2" IRON PIN SET, THENCE NORTH 00°04'10" EAST A DISTANCE OF 102.30 FEET TO A 1/2" IRON PIN SET, THENCE NORTH 00°04'10" EAST LEAVING SAID DRIVEWAY A DISTANCE OF 300.32 FEET TO AN EXISTING 1/2" IRON PIN, THENCE NORTH 00°04'10" EAST A DISTANCE OF 240.18 FEET TO AN EXISTING 1/2" IRON PIN, THENCE SOUTH 89°52'58" EAST A DISTANCE OF 150.14 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE DETERMINED BY SOLAR OBSERVATION.

TRACT #2 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 3.421± ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 01°21'13" WEST A DISTANCE OF 2276.24 FEET FROM AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 89°52'58" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN, THENCE NORTH 06°31'40" EAST A DISTANCE OF 183.98 FEET TO A 1/2" IRON PIN SET IN THE MIDDLE OF A DRIVEWAY, THENCE SOUTH 82°33'44" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 191.57 FEET TO AN EXISTING 1/2" IRON PIN, THENCE SOUTH 81°11'48" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 180.98 FEET TO A 1/2" IRON PIN SET, THENCE SOUTH 81°11'48" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 46.81 FEET TO A 1/2" IRON PIN SET, THENCE NORTH 00°04'10" EAST A DISTANCE OF 102.30 FEET TO A 1/2" IRON PIN SET, THENCE NORTH 00°04'10" EAST LEAVING SAID DRIVEWAY A DISTANCE OF 300.32 FEET TO AN EXISTING 1/2" IRON PIN, THENCE NORTH 00°04'10" EAST A DISTANCE OF 240.18 FEET TO AN EXISTING 1/2" IRON PIN, THENCE SOUTH 89°52'58" EAST A DISTANCE OF 150.14 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE DETERMINED BY SOLAR OBSERVATION.

TRACT #3 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND A FRACTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 10.633± ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 01°21'13" WEST A DISTANCE OF 2276.24 FEET FROM AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 89°52'58" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN, THENCE NORTH 06°31'40" EAST A DISTANCE OF 183.98 FEET TO A 1/2" IRON PIN SET IN THE MIDDLE OF A DRIVEWAY, THENCE SOUTH 82°33'44" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 191.57 FEET TO AN EXISTING 1/2" IRON PIN, THENCE SOUTH 81°11'48" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 180.98 FEET TO A 1/2" IRON PIN SET, THENCE SOUTH 81°11'48" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 46.81 FEET TO A 1/2" IRON PIN SET, THENCE NORTH 00°04'10" EAST A DISTANCE OF 102.30 FEET TO A 1/2" IRON PIN SET, THENCE NORTH 00°04'10" EAST LEAVING SAID DRIVEWAY A DISTANCE OF 300.32 FEET TO AN EXISTING 1/2" IRON PIN, THENCE NORTH 00°04'10" EAST A DISTANCE OF 240.18 FEET TO AN EXISTING 1/2" IRON PIN, THENCE SOUTH 89°52'58" EAST A DISTANCE OF 150.14 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE DETERMINED BY SOLAR OBSERVATION.

I CERTIFY THAT THE FOREGOING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON PRESENT EXISTING FEATURES AND AVAILABLE INFORMATION FROM PREVIOUSLY MADE SURVEYS OF THIS AREA.

DATE: Nov. 16 2025 A.J.

LAND SURVEYOR #2301

NO.	REVISION	DATE

PLAT OF SURVEY FOR BULLION PROPERTY

HILL LEWIS
168 HIGHWAY 6 EAST, STE 201
P.O. BOX 57
MORNING, MISSISSIPPI 39235-0057

DRW:KAC CHK:JH DATE: 11-16-2508Z-25-172



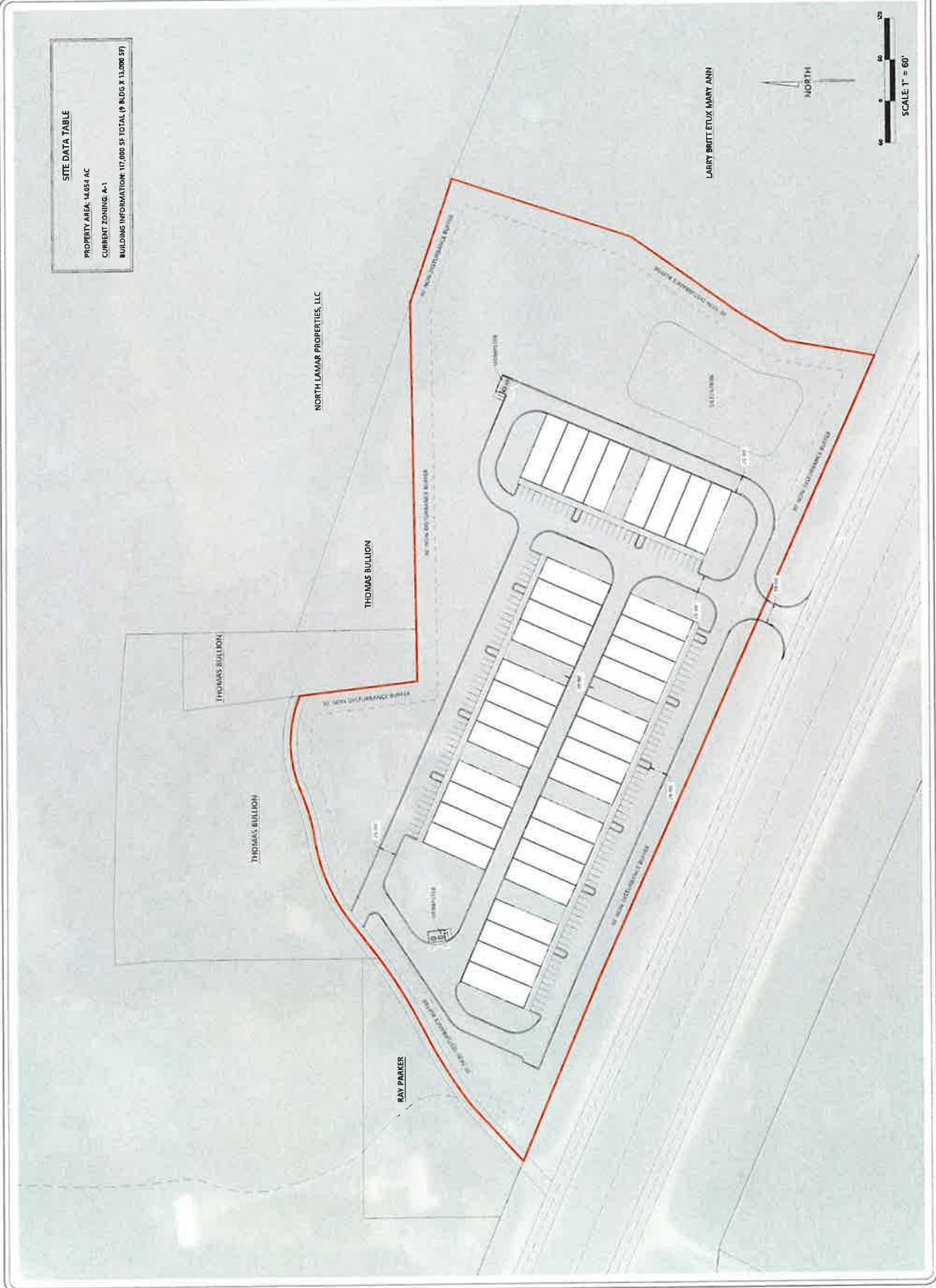
JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(601) 801-8823

MASTER PLAN
CALLICUTT - FLEX SPACE
203 HWY 6 EAST
LAFFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JAM
CHECKED BY	JAM
PROJECT NO	XXXX
DATE	04/19/2026
SCALE	1" = 60'
REVISION	

C-100

SITE DATA TABLE
PROPERTY AREA: 14.054 AC
CURRENT ZONING: A-1
BUILDING INFORMATION: 117,000 SF TOTAL (9 BLDGS X 13,000 SF)

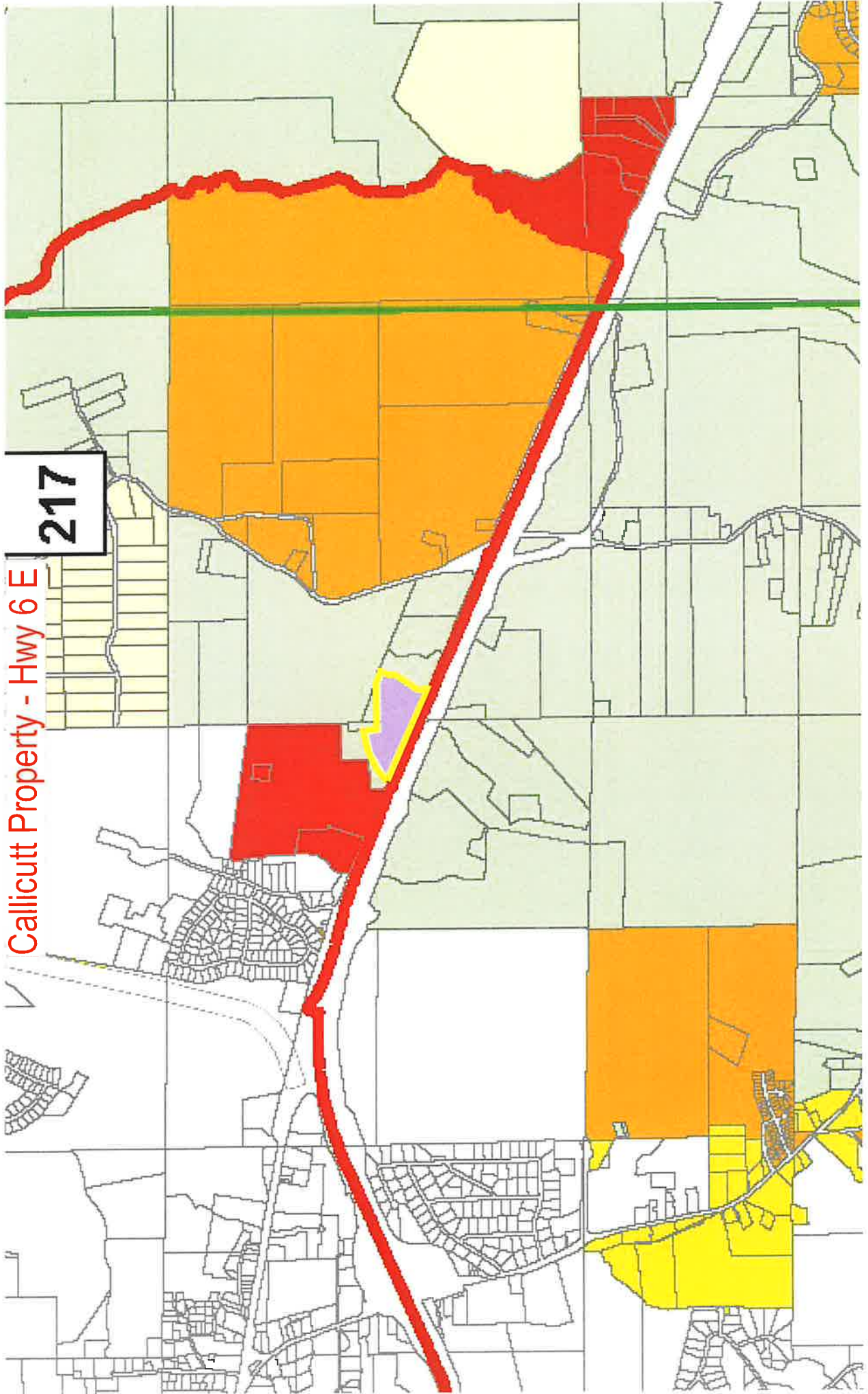


CONCEPT VIEWS



Callicutt Property - Hwy 6 E

217



Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

From: Doug Shields <doug2shields@gmail.com>

Sent: Saturday, May 23, 2026 10:24 AM

To: Planning Department <Planning@lafayettecoms.com>

Cc: McKay Murray <murraymckay1951@gmail.com>; Anne Lehman <annelehman57@gmail.com>; Ben Shields <ben@shieldsteam.com>; Kathy Allen <katalen18@gmail.com>; Kim Phillips <kphillips@bus.olemiss.edu>; Joel Hollowell <JHollowell@lafayettecoms.com>; Erik Jones <EJones@lafayettecoms.com>; lyndsay@oxforddermatology.com; Alice Anne Light <aliceannelight@gmail.com>; Harry Lehman III <harry.lehman3@gmail.com>; Becky Shields <becky2shields@gmail.com>; eb@elliottbritt.com

Subject: Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

Greetings:

I am unable to attend the public hearing on the above matter because I must be out of the State on business at the time of the hearing. I appreciate your considering my comments in the form of this email. My family has owned property directly across Highway 6 East from the subject parcels since 1960. Currently, we hold ownership to parcels 137-25-019, and 137X-26-150 through an LLC.

We object to the CUP and proposed flex development, as it represents a significant change in surrounding land use away from the current A-1 zoning. We request that you consider the current designation and use of lands north, east and south (across the Highway) as well as west of the subject parcels in making your decision. We note that considerable clearing and demolition has already occurred on the subject parcels, altering the quality of the landscape for A-1 uses.

We continue to use our property for family reunions, recreation, short term rentals and church group activities. We appeal to you to preserve the character of our property and its environs rather than approving the proposed use that will increase levels of traffic, noise, light, and runoff and decrease its aesthetic appeal, wildlife habitat quality and green space.

We understand that under the CUP, future land uses (such as uses by tenants in the flex development) would have to meet your approval. We realize that our County is undergoing rapid development. Nevertheless, we

request and encourage you to preserve some of the presently undeveloped land to serve as green infrastructure for future residents.

Sincerely,

F. Douglas Shields, Jr.

Doug Shields, Jr., Ph.D., P.E., BC.WRE

www.friendofrivers.com

<https://www.facebook.com/pg/friendofrivers/posts/>

doug2shields@gmail.com

662.380.3944 cell

Shields Engineering, LLC--Insight Park

P.O. Box 1848

University, MS 38677

VOTE NO: Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

From: Anne Lehman <annelehman57@gmail.com>

Sent: Saturday, May 23, 2026 4:38 PM

To: jr.rigby@gmail.com; yfu62@aol.com; Joseph Murphy <joseph.7.murphy@gmail.com>; clatimer@latimerlawpllc.com; david.spragins@edssupply.com; brasfieldce@gmail.com; Planning Department <Planning@lafayettecoms.com>

Cc: Ben Shields <ben@shieldsteam.com>; Doug Shields <doug2shields@gmail.com>; McKay Murray <murraymckay1951@gmail.com>; Harry Lehman III <harry.lehman3@gmail.com>; Annie Lehman <anniecmarketing@gmail.com>; Benjamin Shields - Rainbow International Restoration Of Little Rock <littlerock.benjamin-shields@rainbowrestores.com>; tommaraist@gmail.com; katalen18@gmail.com; kphillips@bus.olemiss.edu; lyndsay@oxforddermatology.com; Joel Hollowell <JHollowell@lafayettecoms.com>; eb@elliottbritt.com - _____

Subject: VOTE NO: Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

You don't often get email from annelehman57@gmail.com. [Learn why this is important](#)

Dear Sir,

My family has owned land across from the proposed CUP for 66 years. This is a well-established residential area which has served as a haven for our family spanning three generations. I am strongly against the zoning exemption for the four reasons discussed below.

1) Aesthetic Impact: Commercial buildings would significantly mar the area's beautiful natural landscape and rural residential character. As this corridor serves as an eastern entrance into the city, it creates an important first impression for residents and visitors alike. Commercial structures, fencing, lighting, and increased commercial activity would detract from the scenic beauty and diminish the welcoming appearance of this gateway. Opening the door to one commercial development sets a precedent for future exemptions; one only needs to look at the west end of Hwy 6 to see the potential negative impact on our countryside.

2) Degradation of Zoned Purpose: Commercial use on this prime acreage obscures its original residential intent. The presence of commercial buildings would negatively impact the character and desirability of the property, diminishing the residential value of both this parcel and the surrounding acreage.

3) Security, Safety, and Atmosphere: Commercial buildings attract in and out and transient traffic rather than community-oriented residential activity. This includes commercial vans and trucks, trailers, and individuals

accessing property at varying hours. Unlike residential development, these facilities do not contribute to a stable neighborhood atmosphere. They also increase noise, traffic congestion, and wear on nearby roads.

4) Negative Environmental Impact: A highlight of our rural residential area is the geese, duck, turkey, deer, and other wildlife that make our homeplace a unique enclave. Increased traffic and 24/7 commercial lighting will interrupt and displace the wildlife in our area.

Thank you for your kind attention to this matter.

Sincerely,

Anne Shields Lehman

Owner, 220 Hwy 6 E

Oxford, MS 38655

Fw: VOTE NO: Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

From: ben@shieldsteam.com <ben@shieldsteam.com>

Sent: Tuesday, May 26, 2026 2:35 PM

To: Kim Phillips <kephilli@olemiss.edu>

Cc: Joel Hollowell <JHollowell@lafayettecoms.com>; Anne Lehman <annelehman57@gmail.com>; jr.rigby@gmail.com; yfu62@aol.com; Joseph Murphy <joseph.7.murphy@gmail.com>; clatimer@latimerlawpllc.com; david.spragins@edssupply.com; brasfieldce@gmail.com; Planning Department <Planning@lafayettecoms.com>; Doug Shields <doug2shields@gmail.com>; McKay Murray <murraymckay1951@gmail.com>; Harry Lehman III <harry.lehman3@gmail.com>; Annie Lehman <anniefamarketing@gmail.com>; Benjamin Shields - Rainbow International Restoration Of Little Rock <littlerock.benjamin.shields@rainbowrestores.com>; tommaraist@gmail.com; katallen18@gmail.com; lyndsay@oxforddermatology.com; eb@elliottbritt.com

Subject: RE: VOTE NO: Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

I also support the position outlined below.

Thank You

Ben Shields
Partner - Painona Manor, LLC
220 Highway 6 East
Oxford MS 38655

Thanks
Ben

-----Original Message-----

From: "Kim Phillips" <kephilli@olemiss.edu>

Sent: Tuesday, May 26, 2026 1:03pm

To: "Joel Hollowell" <JHollowell@lafayettecoms.com>, "Anne Lehman" <annelehman57@gmail.com>, "jr.rigby@gmail.com" <jr.rigby@gmail.com>, "yfu62@aol.com" <yfu62@aol.com>, "Joseph Murphy" <joseph.7.murphy@gmail.com>, "clatimer@latimerlawpllc.com" <clatimer@latimerlawpllc.com>, "david.spragins@edssupply.com" <david.spragins@edssupply.com>, "brasfieldce@gmail.com" <brasfieldce@gmail.com>, "Planning Department" <Planning@lafayettecoms.com>

Cc: "Ben Shields" <ben@shieldsteam.com>, "Doug Shields" <doug2shields@gmail.com>, "McKay Murray" <murraymckay1951@gmail.com>, "Harry Lehman III" <harry.lehman3@gmail.com>, "Annie Lehman" <anniefamarketing@gmail.com>, "Benjamin Shields - Rainbow International Restoration Of Little Rock" <littlerock.benjamin.shields@rainbowrestores.com>, "tommaraist@gmail.com" <tommaraist@gmail.com>, "katallen18@gmail.com" <katallen18@gmail.com>, "lyndsay@oxforddermatology.com" <lyndsay@oxforddermatology.com>, "eb@elliottbritt.com" <eb@elliottbritt.com>

Subject: RE: VOTE NO: Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

I agree with all statements listed below and vote NO

Kim Phillips

Academic Advisor II

School of Business Administration

The University of Mississippi

220 Holman Hall

University, MS 38677-1848

O: +1-662-915-5820 (select number 1)

kphilli@olemiss.edu

Make an appointment: <https://calendly.com/kphillips-15>

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From: Joel Hollowell <JHollowell@lafayettecoms.com>

Sent: Tuesday, May 26, 2026 1:02 PM

To: Anne Lehman <annelehman57@gmail.com>; jr.rigby@gmail.com; yfu62@aol.com; Joseph Murphy <joseph.7.murphy@gmail.com>;

clatimer@latimerlawpllc.com; david.spragins@edssupply.com; brasfieldce@gmail.com; Planning Department <Planning@lafayettecoms.com>

Cc: Ben Shields <ben@shieldsteam.com>; Doug Shields <doug2shields@gmail.com>; McKay Murray <murraymckay1951@gmail.com>; Harry Lehman

III <harry.lehman3@gmail.com>; Annie Lehman <anniefamarketing@gmail.com>; Benjamin Shields - Rainbow International Restoration Of Little

Rock <littlerock.benjamin.shields@rainbowrestores.com>; tommaraist@gmail.com; katalen18@gmail.com; Kim Phillips <kphilli@olemiss.edu>;

lyndsay@oxforddermatology.com; eb@elliottbritt.com

Subject: RE: VOTE NO: Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

[EXTERNAL]

Your email has been forwarded to the Planning Commission members.

Thank you,

From: Anne Lehman <annelehman57@gmail.com>

Sent: Saturday, May 23, 2026 4:38 PM

To: jc.rigby@gmail.com; yfu62@aol.com; Joseph Murphy <joseph.7.murphy@gmail.com>; clatimer@latimerlawpllc.com; david.spragins@edssupply.com; brasfieldce@gmail.com; Planning Department <Planning@lafayettecoms.com>

Cc: Ben Shields <ben@shieldsteam.com>; Doug Shields <doug2shields@gmail.com>; McKay Murray <murraymckay1951@gmail.com>; Harry Lehman III <harry.lehman3@gmail.com>; Annie Lehman <anniefamarketing@gmail.com>; Benjamin Shields - Rainbow International Restoration Of Little Rock <littlerock.benjamin.shields@rainbowrestores.com>; tommaraist@gmail.com; katalen18@gmail.com; kphillips@bus.olemiss.edu; lyndsay@oxforddermatology.com; Joel Hollowell <JHollowell@lafayettecoms.com>; eb@elliottbritt.com

Subject: VOTE NO: Conditional use permit (CUP) for Parcels 137X-26-148.00 and 137-25-016.00

You don't often get email from annelehman57@gmail.com. [Learn why this is important](#)

Dear Sir,

My family has owned land across from the proposed CUP for 66 years. This is a well-established residential area which has served as a haven for our family spanning three generations. I am strongly against the zoning exemption for the four reasons discussed below.

1) Aesthetic Impact: Commercial buildings would significantly mar the area's beautiful natural landscape and rural residential character. As this corridor serves as an eastern entrance into the city, it creates an important first impression for residents and visitors alike. Commercial structures, fencing, lighting, and increased commercial activity would detract from the scenic beauty and diminish the welcoming appearance of this gateway. Opening the door to one commercial development sets a precedent for future

exemptions; one only needs to look at the west end of Hwy 6 to see the potential negative impact on our countryside.

2) Degradation of Zoned Purpose: Commercial use on this prime acreage obscures its original residential intent. The presence of commercial buildings would negatively impact the character and desirability of the property, diminishing the residential value of both this parcel and the surrounding acreage.

3) Security, Safety, and Atmosphere: Commercial buildings attract in and out and transient traffic rather than community-oriented residential activity. This includes commercial vans and trucks, trailers, and individuals accessing property at varying hours. Unlike residential development, these facilities do not contribute to a stable neighborhood atmosphere. They also increase noise, traffic congestion, and wear on nearby roads.

4) Negative Environmental Impact: A highlight of our rural residential area is the geese, duck, turkey, deer, and other wildlife that make our homeplace a unique enclave. Increased traffic and 24/7 commercial lighting will interrupt and displace the wildlife in our area.

Thank you for your kind attention to this matter.

Sincerely,

Anne Shields Lehman
Owner, 220 Hwy 6 E
Oxford, MS 38655

12. Public Hearing on the question of approving a conditional use permit to develop a develop an open pit dirt mine in an Agricultural (A-2) district on Lafayette County parcel 174 -19-013.03, southeast corner of the CR 340 and CR 313 intersection. (Tristan Riddell)
13. Consider the Planning Commission recommendation to approve with conditions the M and K Concrete conditional use permit request to develop an open pit dirt mine in an Agricultural (A-2) district on Lafayette County parcel 174 -19-013.03, southeast corner of the CR 340 and CR 313 intersection. (Tristan Riddell)

Consider the Planning Commission recommendation to approve with conditions the M and K Concrete conditional use permit request to develop an open pit dirt mine in an Agricultural (A-2) district on Lafayette County parcel 174 -19-013.03, southeast corner of the CR 340 and CR 313 intersection.

This is approximately 19.3 acres in the southeast corner of the CR 313 and CR 340 intersection. It is designated as Agricultural (A-2) District. The owner is Darrell Martin. The applicant is M and K Concrete or Michael Martin. The applicant is proposing to develop an open pit dirt mine. The only outright permitted uses in the A-1 District are single-family residential and farming uses. Dirt mining may be permitted in any district as a conditional use.

The applicant is proposing to only disturb 3.6 acres for an undetermined period of time. If approved by the County the applicant would need to submit notification of exemption to the Mississippi Department of Environmental Quality prior to commencing with operations.

According to Section 2105.01 of the Lafayette County Zoning Ordinance, the Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

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 developer is proposing a connection to CR 313 near the intersection of CR 340. With CR 313 being a State Aid road the preferred connection is to CR 313 vs CR 340. However, there is concern that the close proximity to CR 340 could cause site distance issues from CR 340 when trucks are entering or exiting the mine. And although CR 313 is a State Aid road, there is still concern that damage may occur to the road.

B. Off-street parking and loading areas.

There are no concerns about off street parking or loading.

C. Refuse and service areas.

NA

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

NA

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

According to aerial photos it appears as if the timber was harvested sometime after 2019. While the developer's proposal depicts a large buffer area from all roads and property lines, there may be little existing vegetative screening.

F. Required yards and other open space.

See subsection E.

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

With the exception of two residences across CR 313 and just north of the proposed mine, this is a very sparsely populated area.

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

Planning staff did not receive any written public comment. One member of the public spoke during the Planning Commission public hearing. The comment was a request for clarification on where the site would be accessed, off CR 313 or CR 340. The question was addressed and a site map was provided to the commenter. There were no public objections expressed at the Planning Commission public hearing.

The Planning Commission recommended approval subject to the following conditions:

1. The development must comply with the provisions of the Mississippi Surface Mining and Reclamation Rules and Regulations (Non-Coal).
2. The developer must make every effort possible to keep CR 313 clean and maintain dust control. Lafayette County reserves the right to close the mine during times inclement weather conditions.
3. No work shall begin until all erosion control measures are in place and the developer has provided all documentation in accordance with MDEQ requirements in accordance with the Mississippi Surface Mining and Reclamation Rules and Regulations (Non-Coal).
4. The ingress/egress shall be located as far south on the CR 313 frontage as possible.
5. Operations are limited between 9:00am and 12:00am.

Planning Staff supports the recommendation of the Planning Commission with the following amendments to the proposed conditions:

Condition 2. The developer must make every effort possible to keep CR 313 clean and maintain dust control. Lafayette County reserves the right to close the mine during times inclement weather conditions. Planning staff will provide written notice to the operator requiring a pause to operations due to weather.

Condition 4. The ingress/egress shall be located as far south on the CR 313 frontage as possible. The ingress/egress shall be reviewed and approved by the Lafayette County Planning Department prior to commencement of operations.

Condition 6. The developer is responsible for installation of signage along CR 313. Prior to installation of signage the developer shall coordinate with the Lafayette County Road Department and County Engineer.

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: Michael Martin

Property Address: 313 CR 340 Taylor, MS 38875

Phone Number: (662) 816-4892 Email Address: mikeconcrete@att.net

Current Zoning District: A-2 Zone

(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)

Requirements of Applicant:

1. Letter stating reason for conditional use
2. Copy of the written legal description
3. Site plan of property

Requirements for Granting a Conditional Use Permit: (Section 2405.01- Zoning Ordinance)

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. B. Off-street parking and loading areas. C. Refuse and service areas. D. Utilities, with reference to locations, availability, and compatibility. E. Screening and buffering with reference to type, dimensions, and character. F. Required yards and other open space. G. General compatibility with adjacent properties and other property in the district. H. Any other provisions deemed applicable by the Board of Supervisors.

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 conditional use.



Signature

5/18/26

Date

CONDITIONAL USE PERMIT NARRATIVE

M & K Concrete Borrow Pit

CR 313 & CR 340
Lafayette County, Mississippi
Parcel No. 174-19-013.03

Applicant: M & K Concrete Finishing, LLC
Owner: Michael Martin

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

Ingress and egress to the property will be provided from County Road 313 through a stabilized construction entrance as shown on the site plan. All trucks shall enter and exit through the same entrance. No permanent structures are proposed as part of this application.

B. Off-street parking and loading areas.

Temporary loading and equipment staging areas will be located within the disturbed area shown on the site plan. All loading activities will occur on-site.

C. Refuse and service areas.

No permanent refuse or service areas are proposed. Any temporary waste generated during operations will be properly removed from the site.

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

No permanent utilities are proposed as part of this application.

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

Existing vegetation buffers will remain along portions of the property boundary as shown on the site plan.

F. Required yards and other open space.

The proposed operation will maintain setbacks and open space areas as shown on the submitted site plan exhibit.

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

The proposed temporary borrow pit operation is intended to remain compatible with surrounding agricultural and rural properties. Dust control and erosion control measures will be utilized throughout the operation.

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

Appropriate erosion and sediment control measures will be maintained throughout the project. Disturbed areas will be graded and stabilized upon completion of excavation activities.

The proposed borrow pit operation shall comply with all applicable Mississippi Department of Environmental Quality (MDEQ) Administrative Procedures Act Rules and Surface Mining requirements.

M & K Concrete Finishing, LLC
P.O. Box 2182
Oxford, MS 38655
(662) 234-4222

May 2026

Lafayette County Development Services
125 West Oxford Street
Oxford, MS 38655

CONDITIONAL USE REQUEST LETTER

M & K Concrete Borrow Pit

CR 313 & CR 340
Lafayette County, Mississippi

To Whom It May Concern:

M & K Concrete Finishing, LLC respectfully requests approval of a Conditional Use Permit for a temporary borrow pit operation located at County Road 313 and County Road 340 in Lafayette County, Mississippi.

The proposed borrow pit is intended for one project only and will involve the excavation and hauling of dirt material associated with that project. The total disturbed area associated with the operation will remain less than 4.0 acres, including excavation, access, stockpile, and erosion control areas.

Access to the property will be provided from County Road 313 through a stabilized construction entrance as shown on the submitted site plan exhibit. Appropriate erosion and sediment control measures will be maintained throughout the project.

No permanent structures are proposed as part of this application. Upon completion of excavation activities, the disturbed area will be graded to stable slopes and stabilized to reduce erosion. The excavated area will remain as part of the existing property after operations are completed.

Thank you for your consideration of this request.

Sincerely,



Michael Martin
M & K Concrete Finishing, LLC
(662) 816-4892

M & K Concrete Finishing, LLC
P.O. Box 2182
Oxford, MS 38655
(662) 234-4222

May 2026

Lafayette County Development Services
125 West Oxford Street
Oxford, MS 38655

RE: MDEQ 4-Acre Exemption Statement
M & K Concrete Borrow Pit
CR 313 & CR 340
Lafayette County, Mississippi

To Whom It May Concern:

M & K Concrete Finishing, LLC is submitting this letter regarding the proposed borrow pit operation located at County Road 313 and County Road 340 in Lafayette County, Mississippi.

The proposed operation will disturb less than 4.0 acres total, including the excavation area, stockpile area, entrance/access area, sediment basin, and erosion control measures associated with the project.

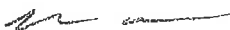
As shown on the submitted site plan exhibit, the total disturbed area is approximately 3.6 acres.

The proposed operation is intended to qualify for the applicable Mississippi Department of Environmental Quality (MDEQ) exemption requirements for borrow pit operations involving less than 4 acres of total disturbance.

No permanent structures are proposed as part of this application.

Please contact us if additional information is needed.

Sincerely,



Michael Martin
M & K Concrete Finishing, LLC
(662) 816-4892

M & K Concrete Finishing, LLC
P.O. Box 2182
Oxford, MS 38655
(662) 234-4222

May 2026

Lafayette County Development Services
125 West Oxford Street
Oxford, MS 38655

STORM WATER & EROSION CONTROL STATEMENT

M & K Concrete Borrow Pit

CR 313 & CR 340
Lafayette County, Mississippi

To Whom It May Concern:

Appropriate erosion and sediment control measures shall be installed and maintained throughout the proposed borrow pit operation.

Stormwater runoff shall be directed toward the proposed sediment basin and drainage areas as shown on the submitted site plan exhibit.

A stabilized construction entrance shall be maintained to reduce tracking of sediment onto County Road 313. All trucks associated with the operation shall enter and exit through the same stabilized entrance.

Prior to construction, a Small Construction Storm Water General Permit shall be obtained, if required, under applicable Mississippi Department of Environmental Quality (MDEQ) regulations.

Disturbed areas shall be graded and stabilized upon completion of excavation activities to reduce erosion and promote vegetation growth.

The proposed borrow pit operation shall comply with all applicable Mississippi Department of Environmental Quality (MDEQ) Administrative Procedures Act Rules and Surface Mining requirements.

Sincerely,



Michael Martin
M & K Concrete Finishing, LLC
(662) 816-4892

May 13, 2026

RE: Notice of Conditional Use Request – M&K Concrete Finishing, LLC Property Borrow Pit

Dear Property Owner,

Please be advised that Michael Martin has submitted a Conditional Use request for a proposed borrow pit operation known as the M&K Concrete Borrow Pit located on Lafayette County Parcel 174-19-013.03 near CR 313 and CR 340 in Lafayette County, Mississippi.

The request will be heard at the Lafayette County Planning Commission meeting on Tuesday, May 26, 2026, at 5:30 PM.

The proposed operation will be conducted under the Mississippi Department of Environmental Quality (MDEQ) 4-acre exemption requirements. Total disturbed areas, including roadways and operational areas, will remain less than 4 acres.

A site plan exhibit is included with this notice for reference.

If you have questions regarding the request, you may contact Lafayette County Planning Office.

Sincerely,



Michael Martin
M&K Concrete

May 13, 2026

RE: Notice of Conditional Use Request – M&K Concrete Finishing, LLC Property Borrow Pit

Dear Property Owner,

Please be advised that Michael Martin has submitted a Conditional Use request for a proposed borrow pit operation known as the M&K Concrete Borrow Pit located on Lafayette County Parcel 174-19-013.03 near CR 313 and CR 340 in Lafayette County, Mississippi.

The request will be heard at the Lafayette County Planning Commission meeting on Tuesday, May 26, 2026, at 5:30 PM.

The proposed operation will be conducted under the Mississippi Department of Environmental Quality (MDEQ) 4-acre exemption requirements. Total disturbed areas, including roadways and operational areas, will remain less than 4 acres.

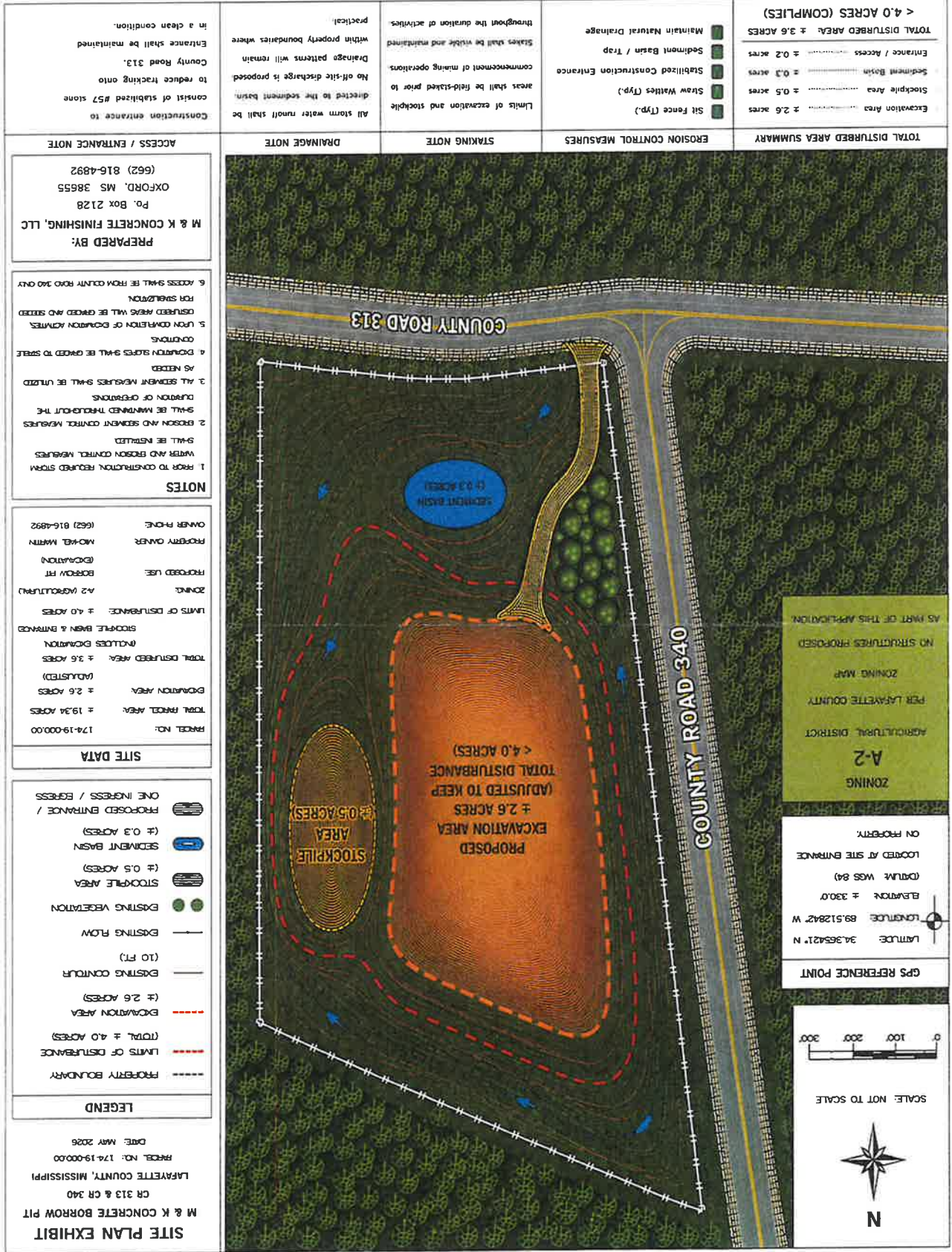
A site plan exhibit is included with this notice for reference.

If you have questions regarding the request, you may contact Lafayette County Planning Office.

Sincerely,



Michael Martin
M&K Concrete



Lafayette County MS



5/26/2026, 5:22:56 PM

Roads and Railroads

2

Parcels

lafayette_ms_water

- lafayette_ms_dim
- lafayette_ms_citylim
- lafayette_ms_ac
- lafayette_ms_parno
- lafayette_ms_misc
- lafayette_ms_loino
- lafayette_ms_exempt
- lafayette_ms_dist
- lafayette_ms_twprng
- lafayette_ms_subref
- lafayette_ms_secno
- lafayette_ms_rrname
- lafayette_ms_roadname

1:2,257

0 0.02 0.04 0.07 0.08 mi

0 0.03 0.07 0.13 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

14. Public Hearing on the question of approving a conditional use permit to develop a single-family residential subdivision, Martin Meadows, in an Agricultural (A-2) District on Lafayette County parcel 178-28-008, CR 349 near the dead end. (Tristan Riddell)
15. Consider the Planning Commission recommendation to approve the Vista Pointe Properties, Inc. conditional use permit request to develop a single-family residential subdivision, Martin Meadows, in an Agricultural (A-2) District on Lafayette County parcel 178-28-008, CR 349 near the dead end. (Tristan Riddell)

Consider the Planning Commission recommendation to approve the Vista Pointe Properties, Inc. conditional use permit request to develop a single-family residential subdivision, Martin Meadows, in an Agricultural (A-2) District on Lafayette County parcel 178-28-008, CR 349 near the dead end.

This is approximately 46.1 acres on the north and south side of CR 349 near the dead end and Yocona Cemetery. This property is designated as Agricultural (A-2). The owner is Cheryl Martin Mayberry. The applicant is Vista Point Properties, Inc. According to the Mississippi Secretary of State website Mrs. Mayberry is the President of the corporation. Mrs. Mayberry proposes to develop a twenty-five-lot single-family residential subdivision with lots ranging from 1.5 to 1.56 acres. Subdivisions are not outright permitted use in the A-2 district but may be permitted as a conditional use.

According to Section 2105.01 of the Lafayette County Zoning Ordinance, the Board of Supervisors shall not grant a conditional use permit unless satisfactory provision and arrangement has been made concerning all of the following:

- 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.

CR 349 is a sixteen-foot-wide DBST surface road. It is approximately half a mile from the intersection of CR 349 and CR 338 to the first lot in the proposed subdivision. During the Planning Commission Review Committee meeting Fire Code officials expressed concern that in the event of a fire, fire trucks would not be able to pass each other along the road.

- B. Off-street parking and loading areas.

Each proposed unit would have ample off-street parking.

- C. Refuse and service areas.

Trash collection would be door to door.

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

The Taylor Water Association has provided the developer with a will serve letter with the understanding that the developer will be responsible for any required upgrades to the water line. Each lot will be evaluated by the Mississippi Health Department to approve individual on-site wastewater systems.

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

With lot sizes of 1.5 acres, the proposed development is most closely related to a subdivision in a Residential Estate (RE) district. Subdivisions of this nature require a 20' buffer and a 6' screen when abutting an A-2 district. The developer's conceptual plat does not address buffers and screening. This would need to be addressed during plat approval.

F. Required yards and other open space.

The conceptual plat meets the yard and open space requirements.

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

While this is a relatively rural area surrounded by forest and cattle farms there are also numerous homes on an acre lot or less. The growth in the Town of Taylor including Plein Air and the recent approval of a subdivision and golf course should also be considered.

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

Planning staff did not receive any written public comment. There were no public objections expressed at the Planning Commission public hearing.

The Planning Commission recommended approval subject to the following condition:

1. The developer shall coordinate with the Lafayette County Planning staff and the Lafayette County Fire Department to ensure there is adequate road width along CR 349 to support emergency vehicle access.

On June 10, 2026, Planning staff and Fire Department staff met on-site with the developer's engineer to address the road width concerns. The Developer has agreed to improve the portion of CR 349 that bisects the property to county road standards with a 24-foot travel surface. The proposal would satisfy the concerns of Planning Staff and the Fire Department. The design would be reviewed and approved prior to any preliminary or final plat approval. With the road issue addressed, Planning staff supports the proposal.

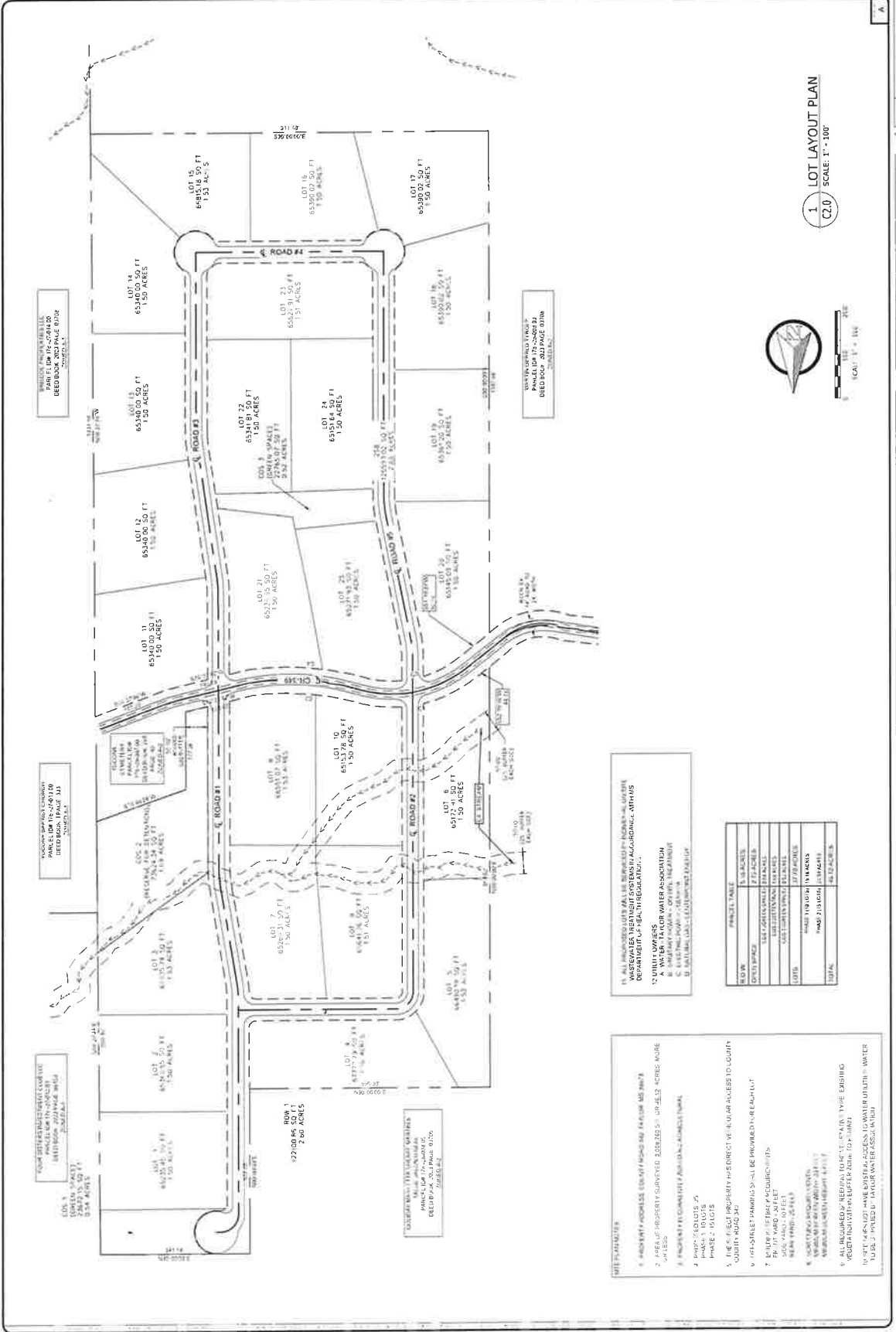
HOUSTON ENGINEERING
 Engineering, Surveying, and Environmental Services
 P.O. Box 3870
 Oxford, Mississippi 38655
 Phone: (662) 547-1313
 E-mail: houston@houstoneng.com



KEN MAYBERRY
MARTIN MEADOWS SUBDIVISION
TAYLOR, MS
LOT LAYOUT PLAN

SCALE:	AS SHOWN
DATE:	11/17/24
BY:	A.B. HICKS
CHK:	B. HOUSTON
APP'D:	B. HOUSTON

C2.0
 SHEET 6 OF 12



CONTRACT NO. 24-0000000000
 PART 1 PLAN 11-07-2024
 DEEDBOOK 202 PAGE 0709

CONTRACT NO. 24-0000000000
 PART 1 PLAN 11-07-2024
 DEEDBOOK 202 PAGE 0709

CONTRACT NO. 24-0000000000
 PART 1 PLAN 11-07-2024
 DEEDBOOK 202 PAGE 0709

CONTRACT NO. 24-0000000000
 PART 1 PLAN 11-07-2024
 DEEDBOOK 202 PAGE 0709

1. ALL INFORMATION IS TO BE USED BY THE BUYER AT HIS OWN RISK.
 WASTEWATER TREATMENT SYSTEMS IN ADJACENT AREAS
 DEPARTMENT OF HEALTH RECOMMENDATIONS
 12. UTILITY OWNERS
 A. WATER TAYLOR WATER ASSOCIATION
 B. ELECTRIC POWER COMPANY
 C. GAS TAYLOR WATER ASSOCIATION
 D. TELEPHONE, CABLE, TELEVISION AND OTHER UTILITIES

ITEM	PRICE PER ACRE	TOTAL ACRES	TOTAL PRICE
LOT 1	15,000.00	1.50	225,000.00
LOT 2	15,000.00	1.50	225,000.00
LOT 3	15,000.00	1.50	225,000.00
LOT 4	15,000.00	1.50	225,000.00
LOT 5	15,000.00	1.50	225,000.00
LOT 6	15,000.00	1.50	225,000.00
LOT 7	15,000.00	1.50	225,000.00
LOT 8	15,000.00	1.50	225,000.00
LOT 9	15,000.00	1.50	225,000.00
LOT 10	15,000.00	1.50	225,000.00
LOT 11	15,000.00	1.50	225,000.00
LOT 12	15,000.00	1.50	225,000.00
LOT 13	15,000.00	1.50	225,000.00
LOT 14	15,000.00	1.50	225,000.00
LOT 15	15,000.00	1.50	225,000.00
LOT 16	15,000.00	1.50	225,000.00
LOT 17	15,000.00	1.50	225,000.00
LOT 18	15,000.00	1.50	225,000.00
LOT 19	15,000.00	1.50	225,000.00
LOT 20	15,000.00	1.50	225,000.00
LOT 21	15,000.00	1.50	225,000.00
LOT 22	15,000.00	1.50	225,000.00
LOT 23	15,000.00	1.50	225,000.00
LOT 24	15,000.00	1.50	225,000.00
TOTAL		36.00	504,000.00

1. ALL INFORMATION IS TO BE USED BY THE BUYER AT HIS OWN RISK.
 WASTEWATER TREATMENT SYSTEMS IN ADJACENT AREAS
 DEPARTMENT OF HEALTH RECOMMENDATIONS
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 A. WATER TAYLOR WATER ASSOCIATION
 B. ELECTRIC POWER COMPANY
 C. GAS TAYLOR WATER ASSOCIATION
 D. TELEPHONE, CABLE, TELEVISION AND OTHER UTILITIES

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: Vista Pointe Properties, Inc.

Property Address: County Road 349

Phone Number: 678-522-4988 Email Address: ken.vistaproperties@outlook.com

Current Zoning District: A-2 Agricultural

(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)

Requirements of Applicant:

1. Letter stating reason for conditional use
2. Copy of the written legal description
3. Site plan of property

Requirements for Granting a Conditional Use Permit: (Section 2405.01- Zoning Ordinance)

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. B. Off-street parking and loading areas. C. Refuse and service areas. D. Utilities, with reference to locations, availability, and compatibility. E. Screening and buffering with reference to type, dimensions, and character. F. Required yards and other open space. G. General compatibility with adjacent properties and other property in the district. H. Any other provisions deemed applicable by the Board of Supervisors.

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 conditional use.

Cheryl M. Mayberry

Signature



3/16/2026

Date



March 16, 2026

Lafayette County Building & Planning Department
300 N. Lamar Blvd.
Oxford, MS 38655

RE: Request for Conditional Use for Martin Meadows Subdivision, County Road 349, Taylor, MS

Dear Mr. Hollowell,

This letter is to provide justification for the conditional use application by Vista Pointe Properties, Inc., to develop a 25-lot residential subdivision located on County Road 349 in Lafayette County.

According to the Lafayette County, Mississippi Zoning Map, dated January 18, 2018, the subject property is currently zoned A-2 Agricultural. As referenced in Section 502 of the Lafayette County Zoning Ordinance, Single Family Residential subdivisions may be permitted as a Conditional Use within the A-2 Rural Zoning District, so long as satisfactory arrangement has been made concerning items A through H in Section 2405.01 of the Lafayette County Zoning Ordinance. The list below addresses items A through H.

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

The property is split approximately in half by County Road 349, with the North half of the property (Phase 1) containing 20.18 acres, and the South half of the property (Phase 2) containing 25.94 acres. The proposed roads will cross County Road 349 in two locations, creating two (2) four-way intersections, allowing each phase to have two access points to County Road 349. Each of these intersections will be lighted. Additionally, County Road 349 shall be widened along the property frontage to conform with Lafayette County design standards, and all roads shall be designed to conform with International Fire Code for emergency vehicle access. Roads in each phase will create a “loop” for continuous traffic flow, with turnarounds to be provided in accordance with Lafayette County Land Development Standards and Regulations.

Item B – *Off-street parking and loading areas.*

Off-street parking shall be provided for each lot.

Item C – *Refuse and service areas*

No refuse or service areas will be required.

Item D – *Utilities, with reference to locations, availability, and compatibility.*

1. Water will be provided by Taylor Water Association. A “Will-Serve” has been received from Taylor Water Association. An 8” water main is located at the intersection of County Road 338 and County Road 349, approximately 2,700 feet from the site. This 8” line will be extended to the site to provide necessary fire flow and drinking water requirements.



2. All lots shall be serviced by on-site wastewater disposal systems. Preliminary approval has been provided by Mississippi Department of Health on the proposed layout.
3. North East Mississippi Electric Power Association provides power to the area. There is an existing single-phase line located approximately 500 feet from the site.

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

Screening and buffering will be provided in accordance with Residential Estate District (RE) requirements. A 20'-wide vegetative buffer will be maintained along all property lines at a minimum height of 6 feet. Any existing vegetation within the proposed 20-foot buffer shall be maintained to the fullest extent possible.

Item F – *Required yards and other open space.*

Yards and open spaces will be provided in accordance with Residential Estate District (RE) requirements. Each lot will have a 30-foot front building setback, 10-foot side building setback, and a 25-foot rear building setback.

The Lafayette County Zoning Ordinance does not explicitly state a minimum requirement for open space for Residential Estate District (RE). The proposed site plan provides for 2.75 acres of open space to consist of 1.06 acres of green space and 1.69 acres to be dedicated to stormwater detention.

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

A significant majority of the surrounding residential properties are located on tracts larger than one (1) acre. The proposed development of 1.5-acre lots would remain consistent with the surrounding residential density.

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

At the time this letter was written, there were no additional provisions deemed applicable. Should further information be needed, we will happily provide it.

Please see the attached site plan for your review. Should you have any questions or need further information please reach out to Dylan Walker at (615) 892-1610. Thank you for your consideration in this matter and we look forward to hearing from you.

Sincerely,

Dylan Walker

Engineer Intern

HOUSTON ENGINEERING
 Engineering, Surveying and Environmental Services
 P.O. Box 3087
 Grand, Mississippi 39233
 Phone (662) 647-1312
 E-mail: hyn@houstoneng.com



MARTIN MEADOWS SUBDIVISION
TAYLOR, MS
LOT LAYOUT PLAN

SCALE AS SHOWN
 PER NO. 2-04-102.033
 DATE 12.17.15
 DRAWN BY J. H. HAYES
 CHECKED BY J. H. HAYES
 CITY OF HOUSTON

C2.0
 11/18/15



1 LOT LAYOUT PLAN
 C2.0 SCALE 1" = 130'



- 1. All lots shown on this plan are subject to the provisions of the applicable zoning ordinance.
- 2. All lots shown on this plan are subject to the provisions of the applicable zoning ordinance.
- 3. All lots shown on this plan are subject to the provisions of the applicable zoning ordinance.
- 4. All lots shown on this plan are subject to the provisions of the applicable zoning ordinance.
- 5. All lots shown on this plan are subject to the provisions of the applicable zoning ordinance.

NO.	DESCRIPTION	DATE
1	PREPARED BY J. H. HAYES	12/17/15
2	CHECKED BY J. H. HAYES	12/17/15
3	APPROVED BY J. H. HAYES	12/17/15

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

TAYLOR WATER ASSOCIATION, INC.

**PO Box 8
Taylor, MS 38673**

March 6, 2025

Re: Martin Meadows Subdivision
CR 349
Lafayette County, MS

To Whom it May Concern:

Taylor Water Association agrees to provide (27) ¾" water service lines/meters to "Martin Meadows Subdivision" on CR 349 within the terms and conditions of the Association's Policies and Procedures Manual. The developer will be responsible for all necessary line upgrades to existing lines.

Sincerely,



Tim Bridges, Water System Manager
Taylor Water Association, Inc.



MISSISSIPPI STATE DEPARTMENT OF HEALTH

May 16, 2025

Ken Mayberry
Vista Point Properties
5480 Vendelay Ln
Cumming, GA 30040

RE: S/D Review Complete – Martin Meadows S/D (Lots 1-26), CR 349, Lafayette County

Mr. Mayberry:

The Mississippi Department of Health, Division of On-site Wastewater has completed the review of your proposed subdivision. This review satisfies the requirement of Mississippi Code of 1972, Annotated, Section 41 – 67- 4 (2) and authorizes the Mississippi State Department of Health to accept Notices of Intent. This does not imply or guarantee that each lot will support an individual on-site wastewater disposal system, but that the area is generally suitable for the use of individual on-site wastewater disposal systems as platted for single family residences with one residence per lot.

No owner, lessee or developer shall construct or place any mobile, modular or permanently constructed residence, building or facility, which may require the installation of an individual on-site wastewater disposal system, without having first submitting a Notice of Intent to the Mississippi State Department of Health. The developer, owner, or their agent must provide a plot plan, legal description, and fee to the Mississippi State Department of Health for a soil and site evaluation. A soil and site evaluation shall be conducted with the results returned to the applicant as each Notice of Intent is filed.

As the developer, you must ensure that all local, county or state requirements are met with regard to this development. This includes but is not limited to Mississippi State Department of Health, Bureau of Water Supply and Mississippi State Department of Environmental Quality regulations.

Please be aware that should this development be reconfigured in any way, the Department may require additional review prior to acceptance of Notices of Intent for this development.

If you have any questions, please contact the Division of On-site Wastewater at (601) 576 – 7150.

Respectfully,

Noah Killebrew

Noah Killebrew, E.I.

cc: Les Herrington
Randy Jones
Harry Lockhart
Brent Johns
Traci McQuary



**Martin
Meadows Subdivision**

Vista Pointe Properties, Inc.



Agenda



Introduction

26 Luxury, Energy-Efficient, Ranch-Style Homes

Located in Taylor, Mississippi 38673

The property is approximately 12-15 minutes from Ole Miss.

All home plans are 3 Br, 2 ½ Bath, 2 Car garage, single story on 1.5+ acres.

Home sites are currently priced \$461,000 to \$630,600.

Martin Meadows Subdivision



Meadow Brook Plan 041-00287



Sundial Plan







Beechwood Plan

MARKET STUDY CONCLUSION AND RECOMMENDATION –FOR SALE

The Primary Market Area (PMA) is experiencing population growth, which is driving the formation of new households. This influx of residents and households signals a clear need for additional housing units. In our demand calculations, we applied a conservative 5% annual turnover rate for existing housing stock. While household formation and turnover alone do not guarantee that the proposed development will achieve the targeted sales prices, our analysis of qualified buyers provides more substantial evidence of market viability. By quantifying the number of existing and new households with sufficient income to afford the required mortgage payments, we confirm a robust potential market for your project at the proposed price points. Furthermore, your pricing aligns competitively with recent sales and listings in the area, where most transactions involve older homes on smaller lots than those you are proposing, giving your development a distinct advantage in appeal and value.

Given the relatively low calculated capture rate, we anticipate that the homes will sell within six months or less of being listed on the market. To capitalize on this momentum, we strongly recommend an aggressive pre-sales strategy, coupled with opportunities for buyers to upgrade premium features such as flooring, cabinetry, and appliances.

16. Public hearing on the question of redesignating Lafayette County parcels 185Y-21-048.00 and 185Y-21-051.00 from Residential Low Density (R-1) to Commercial Medium Density (C-2), northeast corner of Hwy 7 South and Cross Creek Blvd. (Tristan Riddell)
17. Consider the Planning Commission recommendation to approve the Alex Crossroads Properties, LLC request to redesignate Lafayette County parcels 185Y-21-048.00 and 185Y-21-051.00 from Residential Low Density (R-1) to Commercial Medium Density (C-2), northeast corner of Hwy 7 South and Cross Creek Blvd. (Tristan Riddell)
18. Consider executive session.
19. Adjourn

Consider the Planning Commission recommendation to approve the Alex Crossroads Properties, LLC request to redesignate Lafayette County parcels 185Y-21-048.00 and 185Y-21-051.00 from Residential Low Density (R-1) to Commercial Medium Density (C-2), northeast corner of Hwy 7 South and Cross Creek Blvd.

These two parcels totaling approximately 2.14 acres are located in the northeast corner of the Hwy 7 South and Cross Creek Blvd intersection. The owner and applicant is Alex Crossroads Properties, LLC. According to the Mississippi Secretary of State website, the LLC manager is Abdo Ali of 27789 Hwy 6 Sardis, MS. The applicant is proposing to redesignate these parcels from Residential Low Density (R-1) district to Commercial Medium Density (C-2) district. No specific use was cited for the purpose of the rezoning.

According to Section 2106.03 of the Lafayette County Zoning Ordinance, the applicant must prove that the character of the neighborhood has changed to such an extent as to justify reclassification, and there is a public need for the rezoning. Further, Section 2106.04 states that no amendment to the Official Zoning Map shall be approved by the Board of Supervisors unless the proposed rezoning is consistent with all four elements of the adopted Comprehensive Plan.

According to a letter accompanying the developer's application, the request is, "based on the significant change in the character and use of the surrounding area." The applicant cites the ongoing widening of Hwy 7 South and traffic improvements. He also cites what he believes is a shift towards a "more commercially oriented environment." He specifically cites the development of Rebel Mart.

Although not complete, the Planning staff agrees that the ongoing construction to widen Hwy 7 to four lanes is a significant change in the character of the neighborhood. When completed the improvements will accommodate an increased volume of traffic in a much safer manor.

The development of Rebel Gas Mart is also a significant change in the character of the neighborhood simply in the fact that it was not there prior to the adoption of the Zoning Ordinance but more specifically, it consumed existing commercially zoned property creating the need for additional commercially zoned property.

Other significant changes not cited by the applicant include the rezoning of an adjacent parcel to the north, 185Y-21-045, from R-1 to C-1 and the rezoning of parcel 185Y-21-052, across Cross Creek Blvd from the subject property, from R-1 to R-2 and the subsequent approval and construction of a medium density single-family residential subdivision.

The Planning staff believes the proposed rezoning is consistent with the goals and objectives across three of the applicable major categories of the Comprehensive Plan. The Plan clearly promotes commercial and industrial growth in the Land Use Development goals and in the

objectives specifically promotes this growth in areas where adequate infrastructure is available. With the soon-to-be four-lane Highway 7 and availability of City of Oxford water and sewer services, it would be difficult to find a more suitable location for commercial growth. The increased safety of a four-lane highway and the clustering of commercial uses in a node fulfill the general spirit of the Transportation and Visual Perception and Image goals and objectives.

Planning staff did not receive any written public comment. There were no public objections expressed at the Planning Commission public hearing.

The Planning Commission recommended approval of the rezone request.

REQUEST FOR REZONING APPLICATION

Name of Applicant: Alex Crossroads Properties, LLC
Property Address: 289 CR 4066 Oxford, MS
Phone Number: 212-729-7196 Email Address: Oxfordspot@att.net
Current Zoning District: R1

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)

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)

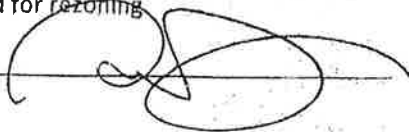
Criteria for Rezoning: (Section 2406.03- Zoning Ordinance)

- 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



Date

3/22/26

Dear Building Department, Board of Supervisors, and Members of the Planning Commission,

On behalf of Alex Crossroads Properties, LLC, I am writing to formally request the rezoning of a parcel of property currently designated as R-1 (Residential) to C-2 (Commercial).

This request is based on the significant change in the character and use of the surrounding area. Highway 7 is currently undergoing widening and increased traffic improvements, which are actively transforming the immediate corridor into a more commercially oriented environment. Additionally, the development of the Rebel Mart gas station directly adjacent to the property has further contributed to this shift toward commercial activity. There is also two more C2 zones area to the south of this as well as MDOT to the north.

Given these changes, the current R-1 zoning designation no longer aligns with the evolving nature of the area. Rezoning the property to C-2 would be consistent with nearby uses and would better support the continued growth and projected development along Highway 7.

We respectfully ask the Planning Commission to consider this request and approve the rezoning.

Thank you for your time and consideration.

Sincerely,
Alex Crossroads Properties, LLC

DATE OF FIELD SURVEY: AUGUST 11, 2025

GRID NORTH

- ⊙ = FOUND MONUMENTS
- = SET 1/2" REBAR

REFERENCE MATERIAL

COUNTRY SIDE ESTATES	
S/D PLAT: SLIDE A-44	
BOOK	PAGE
487	336
2016	8061
2020	9932

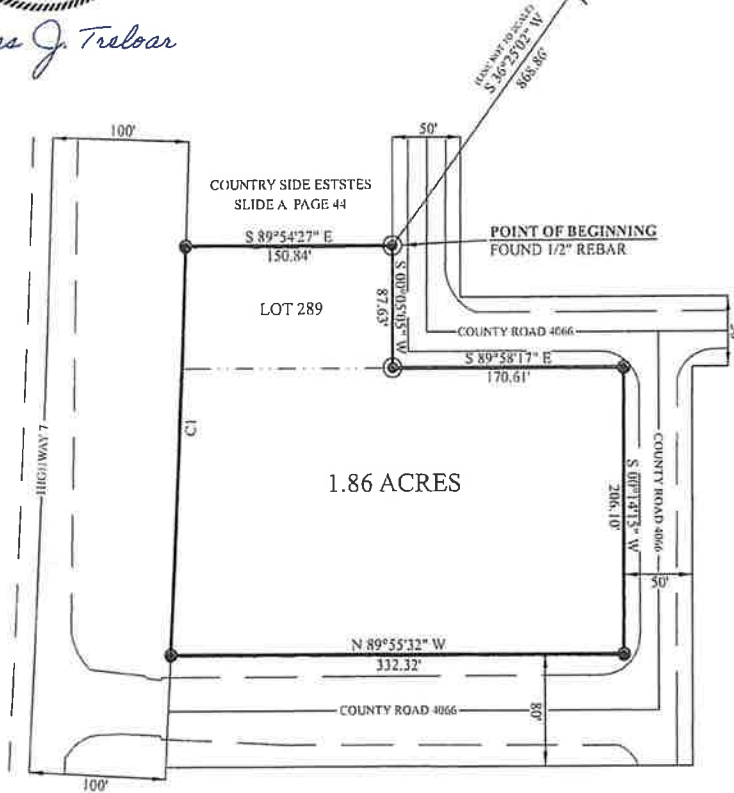


BEARINGS ARE DERIVED FROM GPS OBSERVATIONS



James J. Treloar

POINT OF COMMENCEMENT
 FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	17291.18'	293.87'	293.87'	N 02°18'44" E

DESCRIPTION OF SURVEY

LOT 289, COUNTRY SIDE ESTATES, AS SHOWN ON PLAT SLIDE A-44, AND A FRACTIONAL PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI; THENCE RUN S 36°25'02" W A DISTANCE OF 868.86' TO A 1/2" REBAR FOUND ON THE WESTERN LINE OF COUNTY ROAD 4066 (25' FROM CENTERLINE) AND BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S 00°05'05" W ALONG SAID WESTERN LINE OF COUNTY ROAD 4066 A DISTANCE OF 87.63' TO A FOUND 1" PIPE; THENCE S 89°58'17" E A DISTANCE OF 170.61' TO A SET 1/2" REBAR; THENCE S 00°14'15" W A DISTANCE OF 206.10' TO A SET 1/2" REBAR (40' FROM CENTERLINE); THENCE N 89°55'32" W A DISTANCE OF 332.32' TO A 1/2" REBAR SET ON THE EASTERN LINE OF HIGHWAY 7 (100' FROM CENTERLINE); THENCE ALONG SAID EASTERN LINE OF HIGHWAY 7 WITH A CURVE TURNING TO THE LEFT WITH THE FOLLOWING ELEMENTS: AN ARC LENGTH OF 293.87', A RADIUS OF 17291.18', A CHORD BEARING OF N 02°18'44" E, AND A CHORD LENGTH OF 293.87' TO A SET 1/2" REBAR; THENCE S 89°54'27" E A DISTANCE OF 150.84' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1.86 ACRES.

CERTIFICATE: I DO HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS FOR A CLASS "C" SURVEY SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS FOR SURVEYING IN THE STATE OF MISSISSIPPI.

JAMES J. TRELOAR, PS 3253
 68 COUNTY ROAD 354
 OXFORD, MS 38655
 PHONE 662-816-8275

1.86 ACRE TRACT

HWY 7 / CR 4066
 LAFAYETTE COUNTY, MS

FIGURE
 1 OF 1

DRAWN	DT	DATE	08/11/2025	APPROVED	DT	SCALE	1" = 160'	PROJECT NO	FORTNER
-------	----	------	------------	----------	----	-------	-----------	------------	---------

5/6/2026

Re: **Alex Crossroads Properties, LLC**
1438 N Lamar Blvd Oxford, MS 38655
Rezoning of Parcels # 185Y-21-051.00, 185Y-21-048.00
Lafayette County, Mississippi

To Whom It May Concern:

On behalf of the Alex Crossroads Properties, LLC and in accordance with the Lafayette County Subdivision Regulations you are being notified as an adjacent property owner of their intent to request approval to rezone their property from R-1 Residential to C-2 Commercial on their property located on the north side of the intersection of Hwy 7 South and Cross Creek Drive, in Section 21, Township 9 South and Range 3 West of Lafayette County.

The rezoning will be presented for approval at the May meeting of the Lafayette County Planning Commission. This meeting will be held in Board of Supervisor's room on the second floor of the Lafayette County Chancery Building on Tuesday, May 26, 2026, at 5:30 pm.

If you have any questions or comments, please contact Alex Ali at 662-239-7399. Additionally public comments, or concerns can be submitted to the planning department in writing or via email at planning@lafayettecoms.com.

Sincerely,

Alex Crossroads properties, LLC

9589 0710 5270 2145 0457 80

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Alex Crossroads Property - Hwy 7S

