

Integrative Properties, LLC

602 Thrasher Pt
Oxford, MS 38655
662-415-7020
ptinvest@tuckerenterprises.org

Integrative Properties, LLC is requesting a variance for commercial use of the home and land located at 60 CR 271, Oxford, MS 38655 currently owned by Barton Clarke Phipps. We have a contract on this property and are scheduled to close near the end of July, 2026. This property includes a 4,000 sf home (approximate), container home and barn on approximately 34 acres encompassing the following Parcel IDs: 128 -33-031.00, 128 -33-034.00, 128 -33-034.01, 128 -34-018.01, and 128 -34-018.00. This property is located approximately 8.3 miles east of the Oxford Courthouse off Hwy 6 and 0.8 miles north of Hwy 6 on County Road 271. We are purchasing this property to convert the home into a day-use medical and dental clinic to house the practices of Dr. Patrick Tucker (Tucker Integrative Medical Group) and Dr. Rebecca Edwards (Grove Dental). Dr. Tucker practices Functional Medicine, Regenerative Medicine and Aesthetics. Dr. Edwards practices Biologic Dentistry. These clinics are relatively low volume with each of us seeing up to 12 patient visits per day. We do not foresee any significant changes to the exterior structure of the home except adding a parking area to accommodate approximately 12-14 vehicles. There will be some need for interior renovation including changes to meet ADA and commercial requirements. Should we get approval, we will close on the property as soon as possible, get permitting and start interior renovation.

Proposed uses of the Clinic

- Medical and Dental Clinics (day-use, non-residential)

Hours of Operation

- Monday-Friday
 - 8:00am-6:00pm

Traffic

- There would be low to moderate traffic increase, which would likely not be noticeable or interrupt County Road 271 traffic flow.

Noise

- There would be no noticeable noise from the clinic.

Safety Concerns

- There would be no apparent safety concerns. Specifically, our practices are not focused on caring for psychiatric patients or patients with addictions.

Thank you for your consideration!

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick E. Tucker, MD". The signature is fluid and cursive.

Patrick E. Tucker, MD

CR 271 NEIGHBORS

NEIGHBOR

Brantley & Cicely Cox
William L Rogers, IV
Harold Sandefer
Christopher Scott Sandefer
Bethel Baptist Church
Bettie B. Sparks
Sue T. Keiser

ADDRESS

89 CR 225 OXFORD MS 38655
P O BOX 1440 OXFORD MS 38655
69 CR 271 OXFORD MS 38655
3648 HWY 342 PONTOTOC MS 38863
Lafayette County Baptist Association
16 CR 225 OXFORD MS 38655
211 ST ANDREWS CIRCLE, OXFORDMS, 38655

June 09, 2026

Re: **Integrative Properties, LLC**
602 Thrasher Pt
Oxford, MS 38655
Rezoning of Parcels #s:
128 -33-031.00, 128 -33-034.00, 128 -33-034.01, 128 -34-018.01, and 128 -34-018.00
Lafayette County, Mississippi

To Whom It May Concern:

On behalf of Integrative 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 to C-1 Commercial Low Density their property located on the east side of County Road 271, north of Hwy 6 east of Oxford. This property belonged to Barton Clarke Phipps and is physically located at 60 CR 271, Oxford, MS 38655.

We have requested two variances for the property:

- 1) C-2 (Commercial Low Density) zoning of the property from A-1 (Rural) to utilize the home on the property for a day-use, non-residential medical and dental clinic. Specifically, neither the medical nor dental clinics practice psychiatry, psychology or addiction medicine.
- 2) C-2 (Commercial Low Density) zoning of the rear of the property from A-2 (Agricultural) to renovate and utilize the barn as a small wedding and reception venue.

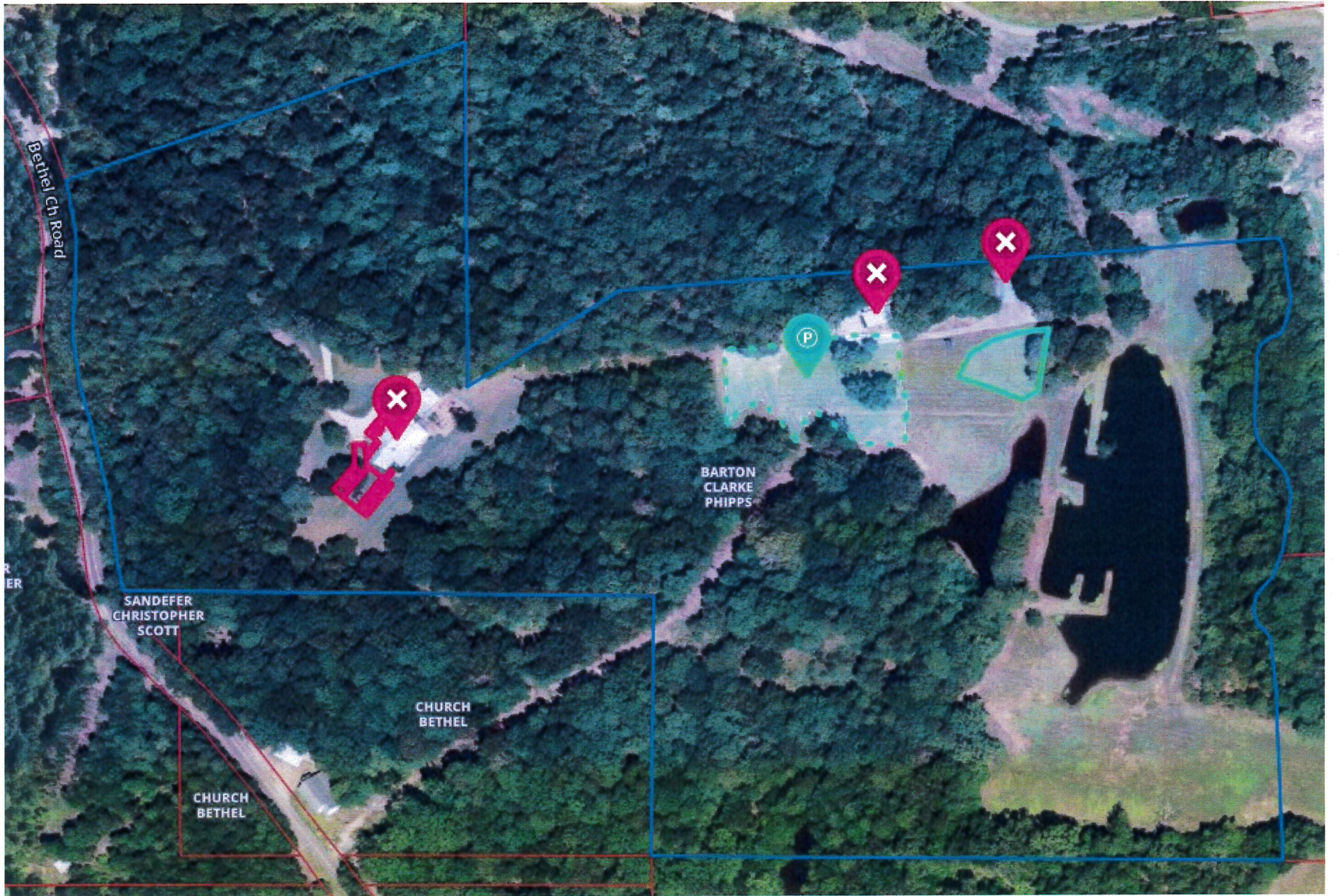
We don't feel like either of the changes to the property will affect our neighbors and will be happy to discuss any concerns that anyone might have. Our evaluation shows that the closest neighbor's home to the barn (wedding venue) will be over 240 yards

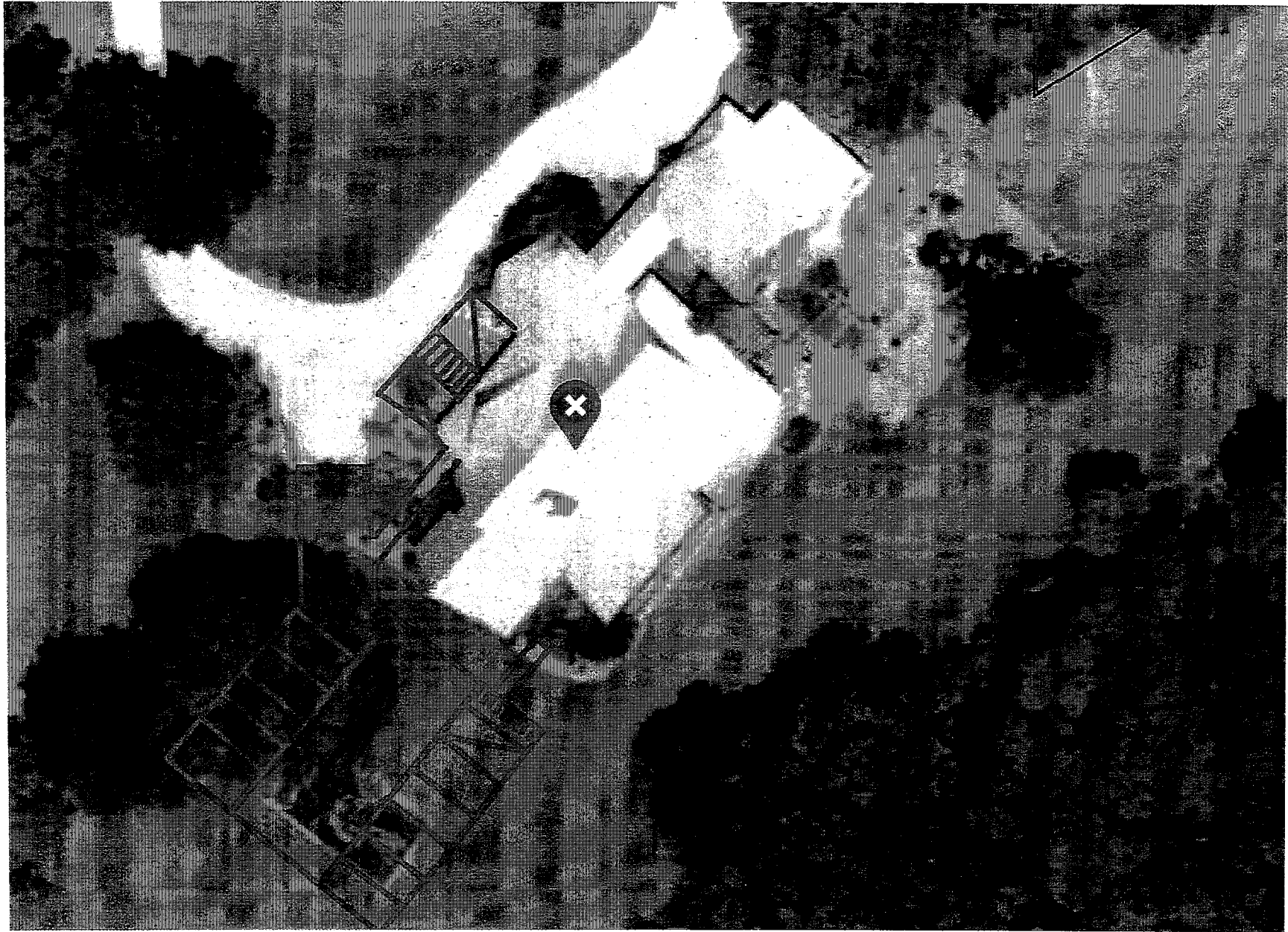
The rezoning will be presented for approval at the June meeting of the Lafayette County Planning Commission. This meeting will be held in the Board of Supervisor's room on the second floor of the Lafayette County Chancery Building on Monday, June 22, 2026, at 5:30 pm.

If you have any questions or comments please contact Dr. Pat Tucker of Integrative Properties, LLC at 662-598-1001. Additionally public comments, or concerns can be submitted to the planning department in writing or via email at planning@lafayettecoms.com.

Sincerely,

Patrick E. Tucker, MD





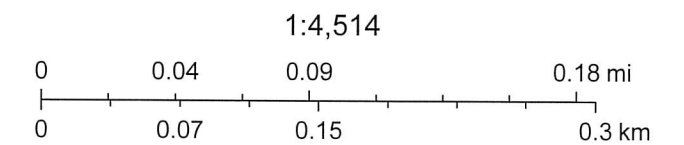
MEDICAL/DENTAL CLINIC WITH PARKING

Lafayette County MS



6/8/2026, 12:38:39 PM

Roads and Railroads	TWPRNG_Line	lafayette_ms_twprng	lafayette_ms_parno	lafayette_ms_dim
2	SectionLine	lafayette_ms_subref	lafayette_ms_misc	lafayette_ms_citylim
LandHook	Parcels	lafayette_ms_secno	lafayette_ms_lotno	lafayette_ms_ac
Leader	lafayette_ms_water	lafayette_ms_rrname	lafayette_ms_exempt	
		lafayette_ms_roadname	lafayette_ms_dist	



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

Integrative Properties, LLC

602 Thrasher Pt
Oxford, MS 38655
662-415-7020
ptinvest@tuckerenterprises.org

Integrative Properties, LLC is requesting a variance for commercial use of the barn and land located at 60 CR 271, Oxford, MS 38655 currently owned by Barton Clarke Phipps. We have a contract on this property and are scheduled to close near the end of July, 2026. This property includes a 4,000 sf home (with a separate variance request for a medical and dental clinic) container home and barn on approximately 34 acres encompassing the following Parcel IDs: 128 -33-031.00, 128 -33-034.00, 128 -33-034.01, 128 -34-018.01, and 128 -34-018.00. This property is located approximately 8.3 miles east of the Oxford Courthouse off Hwy 6 and 0.8 miles north of Hwy 6 on County Road 271. We are requesting a variance to renovate the barn on the property into a wedding venue. We believe this would be a great location for a wedding venue since the property is manicured with a beautiful view overlooking the private lake. Oxford has the benefit of having Ole Miss and thousands of students. This area is near and dear to most of these students and many of them want to start their life after college by having their wedding where it all began. This wedding venue would bring in many visitors and guests to attend a wedding and provide business for our local stores, restaurants and hotels. Should we get approval, we will close on the property as soon as possible, get permitting and start renovations.

Proposed uses of the Venue

- Inside and outside weddings
- Rehearsal dinners
- Corporate events
- Birthday parties
- Family reunions
- Friend gatherings

Hours of Operation

- Sunday-Thursday
 - 8:00am-11:00pm
- Friday-Saturday
 - 8:00am-12:00am

Amplified Music Policy

- No outdoor amplified music will be allowed other than medium volume ceremonial music during an outdoor wedding.
- Any event with amplified music will have at least one security guard stationed at the door to ensure the doors remain closed to diminish the exterior sound impact.

Noise Impact on Neighbors

- Noise impact on the neighboring properties should be minimal.
- Distance to neighboring properties and structures through wooded areas:
 - Cox barn: 238 yards E
 - Cox home: 241 yards N
 - Rogers home: 532 yards NW
 - H. Sandefer home: 543 yards W
 - C. Sandefer property (no home): >500 yards E to property line
 - Bethel Church: 437 yards SW
 - Bettie Sparks barn: 446 yards S
 - Keiser home: 517 yards SE

Event Staff

- Events will have at least two staff members on site during events.
- Staff member responsibilities:
 - Resource for clients
 - Overseeing the safety and security of the clients
 - Answering phone calls
 - Working with client vendors for organization of the premises (organizers, food, music, alcohol, clergy)
 - Guiding cleaning personnel, security staff, parking staff and traffic guards)
 - Appropriately manage severe weather alerts and medical emergencies

Alcohol Policy

- Currently, we have no plans to pursue a Mississippi State ABC License for the purpose of selling or serving alcohol on the premises.
- We intend to offer the hosts a list of Caterer's with state Caterer's Permits to provide food and alcohol distribution during events.
- We intend to allow alcohol distribution and consumption during the times regulated by Lafayette County: Monday-Saturday: 9:00am-1:00am, Sunday 11:00am-9:00pm.
- These hours would be further limited by our hours of operation.
- The service of alcohol will stop 30 minutes prior to the end of the event/facility closing.

Security Policy

- Any event where alcohol is being served or consumed will have at least 1 security guard present.
- Any event where alcohol is being served or consumed with over 100 attendees will have an additional security guard.

Severe Weather Policy

- Event staff will monitor inclement weather and keep clients informed.
- In the event of severe weather during an event, all guests will be asked to stay inside the building and away from windows.
- Event staff will have access to battery-powered flashlights in the event of the loss of power.

Medical Emergency Policy

- The venue will have a defibrillator and first aid kit available in the case of an emergency.
- At least one event staff member or security guard will be CPR-certified.
- Event staff will call 911 in the event of a medical emergency and render emergency assistance as qualified prior to EMS arrival.
- Event staff will meet EMS at the entrance to the property at 60 CR 271 to guide them to the emergency.

Traffic

- There would be low to moderate traffic increase at the beginning and ending of the venue use, which would likely not be noticeable or significantly interrupt County Road 271 traffic flow.
- There will be no parking along the roadway since we have plenty of areas for parking on the property..
- Traffic guards will be posted on CR 271 at the end of the venue usage to ensure traffic can exit the driveway safely, since the entrance/exit to the property is in a turn on CR 271.

Property Improvements

- The current barn is approximately 3,300 sf on a concrete slab.
- The structure would be re-roofed with a new standing-seem metal roof.

- The current enclosed structural walls would be removed and the exterior would be walled and insulated. Water, sewer, HVAC and electrical would be added.
- There will be two glass garage doors added to the front, which could be opened when weather permits to provide additional room.
- The center front of the barn will be glassed to enhance the lake view.
- Decor will be rustic.
- There will be two restrooms in the venue.
- There will be a small kitchen for preparing and serving hors d'oeuvres and keeping buffet food warm prior to serving.
- The venue will primarily be an open format to allow for multiple uses.
- A parking area will be added near the venue.
- There will be a handicap drop-off area in front of the venue.

Thank you for your consideration!

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick E. Tucker".

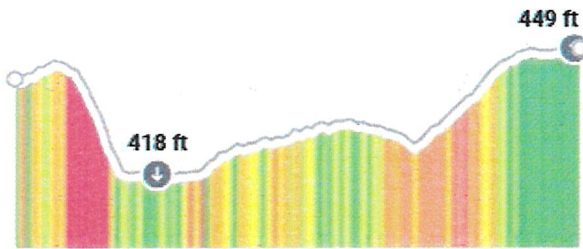
Patrick E. Tucker, MD

60 CR 271 Barn to Cox home

06/06/26, 1:05 PM

Hide on map

Elevation



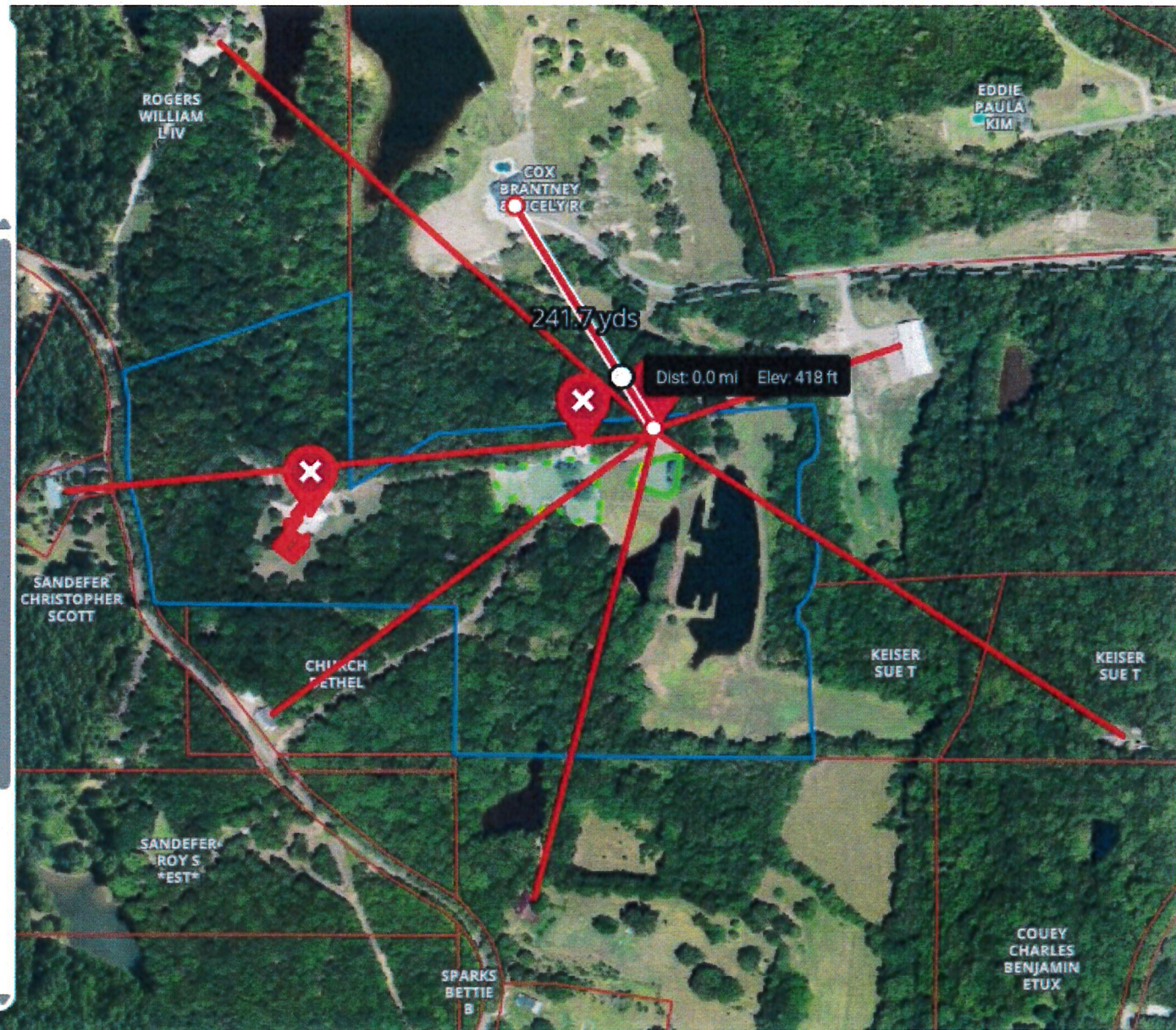
Distance
↔ 242 yds

Elevation Gain
↗ 17 ft

Elevation Loss
↘ 17 ft

Hunt Areas

Integrative Properties,
LLC



Outdoor Terraced Garden Wedding Venue and Parking Area

06/08/26, 4:35 PM

Overview Wind Calendar Weather Landmarks >

Hide on map



Coordinates 34.33812, -89.40317

Copy

Waypoint Tools



Wind Direction

See the current wind direction over this waypoint.



Waypoint Radius

Set a range around this waypoint by



Share



Edit



Add to Folder



See More

