

REQUEST FOR REZONING APPLICATION

Name of Applicant: Andrew W Callicutt

Property Address: PPIN 9073 & 9513

Phone Number: 662-252-9675 Email Address: andy@callicuttrealty.com

Current Zoning District: A-1

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.

JOSEPH MOORE

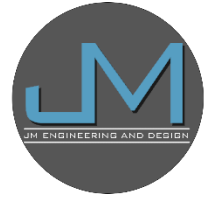
Signature

04/15/2026

Date

CALLICUTT – HWY 6 EAST

REQUEST FOR ZONING CHANGE



April 8, 2024

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

RE: Zoning Change Request for PPIN 9073 & 9513

Dear Mr. Hollowell,

I would like to request a Zoning Change on behalf of the owner of PPIN 9073 & 9513 on MS HWY 6 East. This property is approximately 16.624 AC with only tract 2 and tract 3 being asked to be rezoned (14.054 AC; and is currently zoned A-1 Rural. The owner is seeking a zoning change from A-1 Rural to C-3 Commercial High Density. Section 2106.3.A in the Lafayette County Zoning Ordinance states “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.”

The applicant is seeking to construct a commercial development on the property. Currently, there is no existing C-3 designated land within Lafayette County. The owner feels that this location is a great location for C-3 zoning due to its proximity to the City of Oxford city limits) and existing utilities that already serve the property. The Lafayette County Future Land Use Map, shows the future zoning of the property to be R-3 High Density Residential.

Change in Character of the Area

Since the adoption of the Lafayette County Zoning Map in 2017, the surrounding area has experienced substantial and transformative infrastructure improvements that have significantly altered the character and development potential of this corridor. Most notably, the completion of Buddy East Parkway and the installation of a signalized intersection at MS Highway 6 have created a major transportation node immediately adjacent to the subject property.

These improvements have:

- Increased accessibility and traffic capacity along the corridor
- Positioned the site as a key gateway into the eastern portion of Oxford
- Transitioned the area from predominantly rural in nature to a corridor with strong commercial development potential

The subject property now functions more as part of an emerging commercial corridor rather than a traditional rural landscape. The presence of major roadway infrastructure and signalization supports higher-intensity land uses and is inconsistent with the long-term continuation of A-1 Rural zoning.

Public Need for Rezoning

There is a demonstrated public need for additional commercial zoning within Lafayette County, particularly within the Highway 6 corridor. Currently, there is no land designated as C-3 (Commercial High Density) within the County's jurisdiction. This lack of appropriately zoned property limits opportunities for commercial growth, economic development, and the expansion of services to meet the needs of a growing population.

Rezoning this property to C-3 would:

- Provide a designated location for higher-intensity commercial uses within the County
- Support continued economic growth in the Oxford area
- Reduce pressure for piecemeal commercial encroachment into residential or rural areas
- Take advantage of existing infrastructure investments, including roadway capacity and available utilities

The subject property is uniquely suited to accommodate such uses due to its size, frontage along a major highway, and access to existing utility services.

Consistency with Future Land Use Considerations

The Lafayette County Future Land Use Map designates the property as R-3 (High Density Residential). While this designation supports higher density development than current zoning allows, the applicant believes that a commercial designation is more appropriate given the property's location at a major signalized intersection and along a primary transportation corridor.

Commercial zoning at this location would:

- Serve as a transitional land use between more intense roadway infrastructure and surrounding development
- Provide nearby services that would support future residential growth in the area
- Align with typical planning principles that place commercial uses at major intersections and along arterial roadways

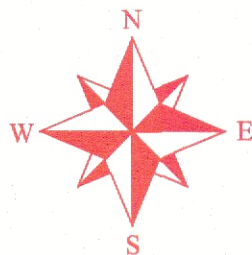
Conclusion

Based on the substantial change in area character since 2017 and the clear public need for C-3 zoned property within Lafayette County, the requested rezoning from A-1 Rural to C-3 Commercial High Density is both justified and appropriate. The subject property's location, access, and surrounding infrastructure make it an ideal candidate for this classification.

The applicant respectfully requests favorable consideration of this rezoning request.

Sincerely,

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



ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY SOLAR OBSERVATIONS

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

THIS SURVEY MEETS THE CONDITIONS FOR CLOSURE AND ACCURACY FOR CONDITION "B" AS SET FOURTH IN APPENDIX B OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

FIELD SURVEY: NOVEMBER 2025

DEED REFERENCE: 458-272 469-665 2009-7971

THIS PROPERTY IS SUBJECT TO ALL EXISTING RIGHT 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 TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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 ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 26; RUN THENCE SOUTH 02°26'47" EAST A DISTANCE OF 49.84 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°59'56" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 06°51'49" 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 58.71 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 74°13'06" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 190.68 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 61°11'48" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 46.81 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 57°02'57" WEST ALONG THE MIDDLE OF SAID DRIVEWAY 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 320.32 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 05°15'09" WEST A DISTANCE OF 64.04 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 88°25'14" EAST A DISTANCE OF 72.93 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 88°56'43" EAST A DISTANCE OF 240.18 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 85°34'53" 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:

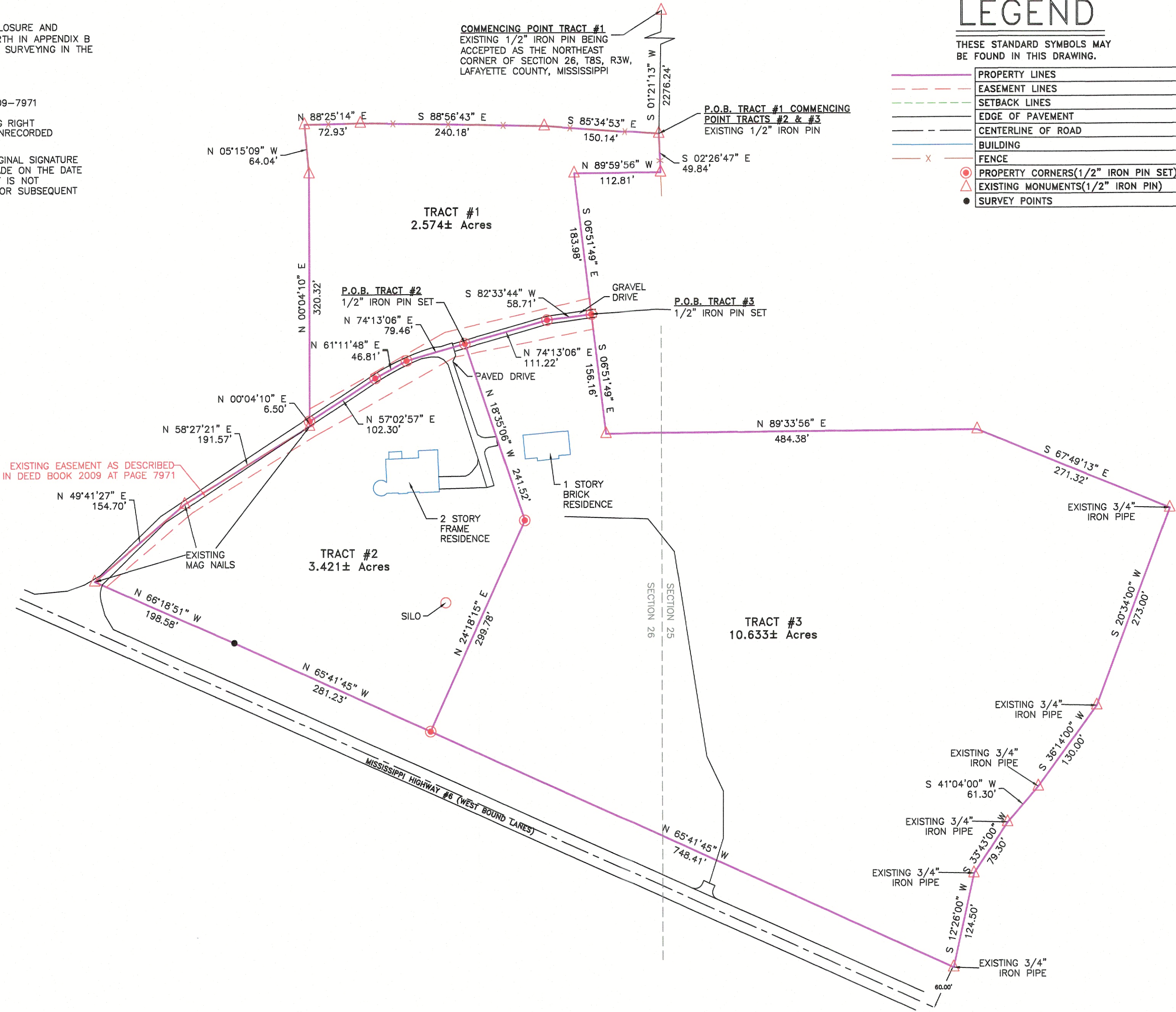
COMMENCING AT AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 01°21'13" WEST A DISTANCE OF 2276.24 FEET FROM AN EXISTING 1/2" IRON PIN BEING ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 26; RUN THENCE SOUTH 02°26'47" EAST A DISTANCE OF 49.84 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°59'56" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 06°51'49" 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 CENTER OF SAID DRIVEWAY A DISTANCE OF 58.71 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 74°13'06" WEST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 111.22 FEET TO A 1/2" IRON PIN SET AT THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING, RUN THENCE SOUTH 18°35'06" EAST LEAVING SAID DRIVEWAY A DISTANCE OF 241.52 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 24°18'15" WEST A DISTANCE OF 299.78 FEET TO A 1/2" IRON PIN SET ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY #6; THENCE NORTH 65°41'45" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 281.23 FEET TO A POINT; THENCE NORTH 66°18'51" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 198.58 FEET TO AN EXISTING MAG NAIL IN THE CENTER OF A PAVED DRIVEWAY; THENCE NORTH 49°41'27" EAST LEAVING SAID RIGHT OF WAY AND ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 154.70 FEET TO AN EXISTING MAG NAIL; THENCE NORTH 58°27'21" EAST ALONG SAID DRIVEWAY A DISTANCE OF 191.57 FEET TO AN EXISTING MAG NAIL; THENCE NORTH 00°04'10" EAST ALONG SAID DRIVEWAY A DISTANCE OF 6.50 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 57°02'57" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 102.30 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 61°11'48" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 46.81 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 74°13'06" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 79.46 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 25 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 ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 25; RUN THENCE SOUTH 02°26'47" EAST A DISTANCE OF 49.84 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°59'56" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 06°51'49" EAST A DISTANCE OF 183.98 FEET TO A 1/2" IRON PIN SET AT THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING, RUN THENCE SOUTH 06°51'49" EAST A DISTANCE OF 156.16 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°33'56" EAST A DISTANCE OF 484.38 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 67°49'13" EAST A DISTANCE OF 271.32 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 20°34'00" WEST A DISTANCE OF 273.00 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 36°14'00" WEST A DISTANCE OF 130.00 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 41°04'00" WEST A DISTANCE OF 61.30 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 33°43'00" WEST A DISTANCE OF 79.30 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 12°26'00" WEST A DISTANCE OF 124.50 FEET TO AN EXISTING 3/4" IRON PIPE ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY #6; THENCE NORTH 65°41'45" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 748.41 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 24°18'15" EAST LEAVING SAID RIGHT OF WAY A DISTANCE OF 299.78 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 18°35'06" WEST A DISTANCE OF 241.52 FEET TO A 1/2" IRON PIN SET IN THE CENTER OF A DRIVEWAY; THENCE NORTH 74°13'06" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 111.22 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 82°33'44" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 58.71 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE DETERMINED BY SOLAR OBSERVATION.



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

	PROPERTY LINES
	EASEMENT 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

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 ON PREVIOUSLY MADE SURVEYS OF THIS AREA.

Nov. 16, 2025 A.D.
DATE

JOSEPH BENNETT HILL
MISSISSIPPI PROFESSIONAL
LAND SURVEYOR #2901

REVISION			PLAT OF SURVEY FOR BULLION PROPERTY	
NO.	BY	DATE		
			HILL LEWIS Surveying 169 HIGHWAY 6 EAST, STE 201 OXFORD, MS 38655 PH: 662-371-1980	
			DRN:KC	CHK:BH DATE:11-16-25 JOB#:25-172