



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: August 24, 2026
Case: 26-217

Applicant: Andrew W. Callicutt
Request: Rezone from Rural (A-1) to Commercial High Density (C-3)

Location: 203 MS Hwy 6 East
Parcel Number(s): 137X-26-148 and 137-25-016
PPIN: 9073 and 9513

Existing Zoning District: Rural (A-1)
Adjacent Zoning Districts:
West – Rural (A-1) and Commercial Medium Density (C-2)
East – Rural (A-1)
North – Rural (A-1) and Commercial Medium Density (C-2)
South – Rural (A-1)

Background

Andrew Callicutt requests the rezoning of approximately 14 acres of property currently zoned Rural (A-1) to Commercial High Density (C-3). The subject property is located on the north side of MS Hwy 6 approximately a half mile from the CR 217 intersection.

The applicant appeared before the Planning Commission during its May 2026 meeting to request a Conditional Use Permit at the subject property to allow for the construction of a Commercial Medium Density (C-2) use (Flex Space warehouse/office). The Planning Commission, in a 4-1 vote, recommended denial of the conditional use request citing the change to the rural character of the neighborhood and issues related to increased traffic along Hwy 6. The applicant chose not to have the conditional use request heard by the Lafayette County Board of Supervisors.

Criteria for Rezoning

In accordance with Article XXI, Section 2106.03, Lafayette County Zoning Ordinance (LCZO), a rezone of property shall only be approved if:

- A. There was a mistake in the original zoning; or
- B. 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.

Furthermore, as outlined in Article XXI, Section 2106.04, LCZO, all rezoning requests shall be consistent with all four elements of the Lafayette County Comprehensive Plan.

The applicant states that the rezoning request is necessary, due to the fact there is currently no property zoned C-3 within Lafayette County. The applicant further states that the completion of the F.D. Buddy East Parkway and the installation of the signalized intersection at MS Highway 6 has created a corridor leading into the City of Oxford with strong commercial development potential.

Since the adoption of the LCZO, there has been little developmental pressure along the segment of MS Highway 6 east of the City of Oxford municipal boundaries. It is hard to reach a conclusion that there has been a change to the neighborhood that justifies the need for the rezone. The applicant states that the lack of C-3 zoned land within the County should be a consideration for the public need. However, although there are no properties on the Official Zoning Map zoned C-3, C-3 uses are permitted outright within the Light (I-1) and Heavy (I-2) Industrial districts and as conditional uses within the Rural (A-1) district, which the property is currently zoned.

Rezoning must also be consistent with the Lafayette County Comprehensive Plan (LCCP). The Future Land Use Plan identifies that this area should be considered for higher density residential development, a combination of Residential Medium Density (R-2) and Residential High Density (R-3).

In addition to the Future Land Use Plan, any rezone request must be consistent with the goals and objectives set forth in Chapter III, LCCP. Planning staff finds the proposed rezone is inconsistent with the following goals and objectives:

Visual Perception and Image:

Goal 1: Enhance and promote a community image unique to and supportive of Lafayette County's assets as well as the City of Oxford's and the University of Mississippi's assets.

Objective: 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.

Goal 2: Create and promote a community image unique to and supportive of Lafayette County's assets through adoption of proper ordinances and regulations.

Objective: Adopt a Zoning Ordinance for Lafayette County to help manage growth in urbanizing areas and rural areas alike.

Land Use Development:

Goal 3: Protect property values for future growth and assessed values for tax revenue.

Objective: Identify and determine a distribution of land uses that guide and control future residential, commercial and industrial growth.

Objective: Identify prime commercial areas based on transportation networks and access, public utility availability, and concentration of supporting land uses.

Based on the goals and objectives and the adoption of the Official and Future Land Use Map, the creation of commercial corridors along the major throughfares leading into the City of Oxford's municipal boundaries should be discouraged.

Public Notice/Public Comments

Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, LCZO). The rezone request was initially advertised for public hearing to be heard at the July 27, 2026, Planning Commission meeting. The applicant requested to have the agenda item moved to the Planning Commission's regularly scheduled meeting for August.

Planning Staff received written public comment related to this request on July 25, 2026. The public comment letter is enclosed for Planning Commission consideration.

Updated notice of this public hearing was posted on the subject property and printed in the Northeast Mississippi Daily Journal.

Adjacent landowners were properly notified by certified mail. To date, Planning Staff has not received any additional written public comment.

Planning Staff Recommendation

Due to the lack of change in character of the neighborhood and the inconsistency with the Lafayette County Comprehensive Plan, specifically the above referenced Goals and Objectives and the Future Land Use Plan, Planning Staff recommends denial of the rezone request.

Enc.:

1. Application Materials
2. Public Comment(s)

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.**

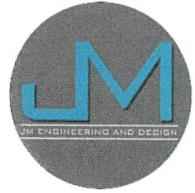
By signing this application, it is understood that permission is given to the Zoning Administrator to have a sign erected on subject property, given notice to the public that said property is being considered for rezoning.

JOSEPH MOORE
Signature

04/15/2026
Date

CALLICUTT – HWY 6 EAST

REQUEST FOR ZONING CHANGE



June 15, 2026

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.

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:

Property	Distance to Site
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.

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

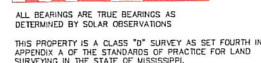
Conclusion

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



FIELD SURVEY: NOVEMBER 2025

CDD REFERENCE: 45R-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 2.524 ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" IRON PHN BEING LOCATED SOUTH 01°11'13" WEST A DISTANCE OF 2726.24 FEET; RUN AN EXISTING 1/2" IRON PHN BEING ACCEPTED AS THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 02°28'45" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PHN; THENCE SOUTH 05°51'49" EAST A DISTANCE OF 183.98 FEET TO A 1/2" IRON PHN SET IN THE CORNER OF SECTION 26; THENCE SOUTH 87°53'43" EAST A DISTANCE OF 150.14 FEET TO AN EXISTING 1/2" IRON PHN; THENCE SOUTH 74°13'00" WEST ALONG THE DISTANCE OF 58.71 FEET TO A 1/2" IRON PHN SET; THENCE SOUTH 74°13'00" WEST ALONG THE DISTANCE OF 58.71 FEET TO AN EXISTING 1/2" IRON PHN; THENCE SOUTH 87°53'43" EAST A DISTANCE OF 150.14 FEET TO AN EXISTING 1/2" IRON PHN; THENCE SOUTH 05°51'49" EAST A DISTANCE OF 183.98 FEET TO AN EXISTING 1/2" IRON PHN; THENCE SOUTH 02°28'45" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PHN; THENCE SOUTH 01°11'13" WEST A DISTANCE OF 2726.24 FEET TO THE POINT OF BEGINNING.

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 0121°13" WEST A DISTANCE OF 2276.24 FEET FROM AN EXISTING 1/2" IRON PIN BEING ACCEPTED AS THE NORTHEAST CORNER OF THE 28' RUN BEING LOCATED SOUTH 0228°47" WEST A DISTANCE OF 49.84 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°59'56" EAST 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

THIS POINT OF BEGINNING, RUN THENCE SOUTH 19°35'56" EAST LEAVING SAID DRIVEWAY A DISTANCE OF 241.52 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 24°16'15" WEST A DISTANCE OF 299.78 FEET TO A 1/2" IRON PIN SET ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY #61; THENCE NORTH 65°14'52" WEST ALONG SAID RIGHT OF WAY OF MISSISSIPPI HIGHWAY #61 A DISTANCE OF 108.58 FEET TO AN EXISTING 4" GALVANIZED IRON PIPE; THENCE NORTH 47°12'27" EAST LEAVING SAID RIGHT OF WAY AND ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 101.57 FEET TO AN EXISTING NAIL NAIL; THENCE NORTH 00°40'10" EAST ALONG SAID DRIVEWAY A DISTANCE OF 6.50 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 11°11'48" EAST ALONG SAID DRIVEWAY A DISTANCE OF 48.81 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 74°15'08" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 19.45 FEET TO THE POINT OF BEGINNING. THIS DEED IS BASED UPON AERIAL 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 THE POINT OF BEGINNING, RUN THENCE SOUTH 05°15'49" EAST A DISTANCE OF 156.16 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 83°33'56" EAST A DISTANCE OF 484.38 FEET TO AN EXISTING 1" IRON PIN; THENCE SOUTH 67°41'53" EAST A DISTANCE OF 221.52 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 67°41'53" EAST A DISTANCE OF 156.16 FEET TO AN EXISTING 1/2" IRON PIPE; THENCE SOUTH 36°14'00" WEST A DISTANCE OF 130.00 FEET TO AN EXISTING 3/4" IRON PIN; THENCE SOUTH 36°14'00" WEST A DISTANCE OF 130.00 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 33°43'30" 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; THENCE SOUTH 01°41'45" WEST A DISTANCE OF 124.50 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE ALONG SAID RIGHT OF WAY A DISTANCE OF 748.41 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 2°18'15" EAST LEAVING SAID RIGHT OF WAY A DISTANCE OF 124.50 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 88°15'00" WEST A DISTANCE OF 244.51 FEET TO A 1/2" IRON PIN SET IN THE CENTER OF A DRIVEWAY; THENCE NORTH 74°13'00" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 124.50 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 23°33'44" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 58.71 FEET TO THE POINT OF BEGINNING. BARNINGS ARE DETERMINED BY SOLAR

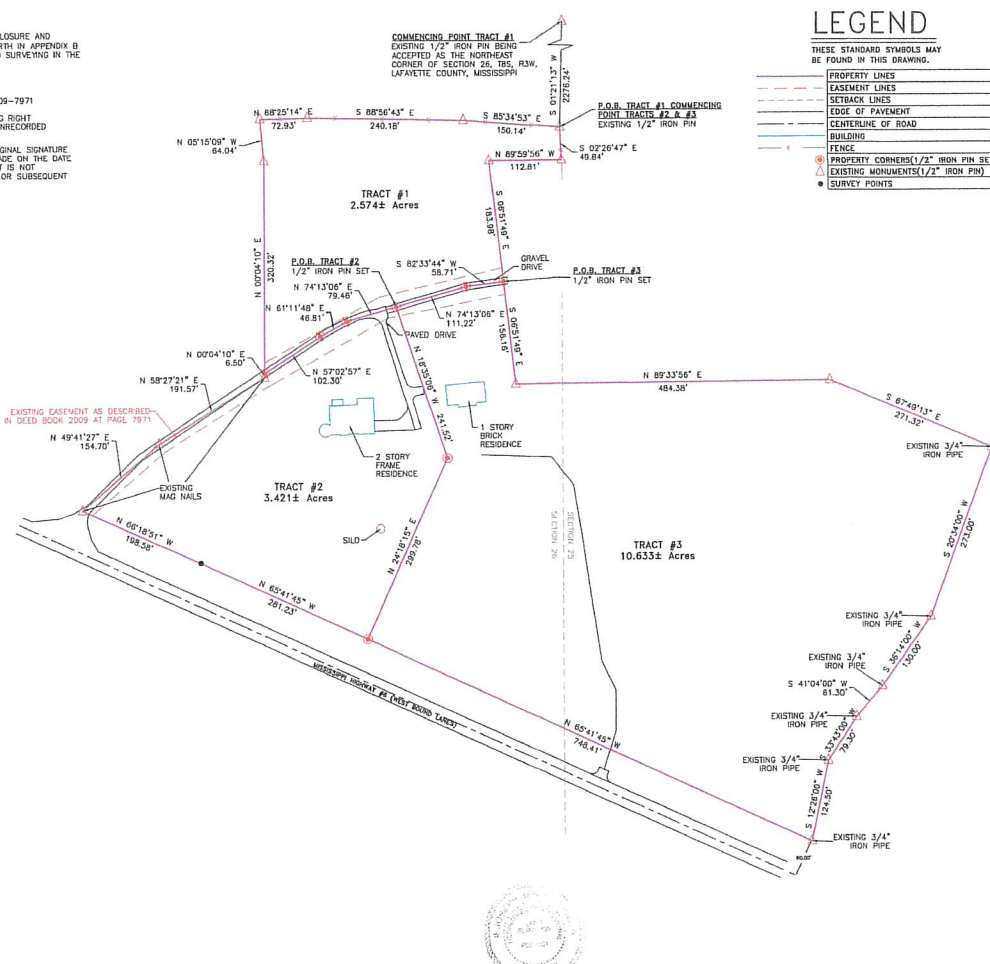
COMMENCING POINT TRACT #1
EXISTING 1/2" IRON PIN BEING
ACCEPTED AS THE NORTHEAST
CORNER OF SECTION 26, T8S,
LAFALETTE COUNTY, MISSISSIPPI

P.O.B. TRACT #1 COMMENCING
POINT TRACTS #2 & #3
EXISTING 1/2" IRON PIN

THESE STANDARD SYMBOLS MAY
BE FOUND IN THIS DRAWING.

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.

JOSEPH BENNETT HILL
MISSISSIPPI PROFESSIONAL
LAND SURVEYOR #2901

REVISION			PLAT OF SURVEY FOR BULLION PROPERTY HILL LEWIS Surveying 169 HIGHWAY 8 EAST, STE. 20 OXFORD, MS 38655 PH: 662-371-1980
NO.	BY	DATE	

F. DOUGLAS SHIELDS, JR.

3613 Lyles Dr, Oxford MS 38655

July 25, 2026

Lafayette County Planning Commission
Lafayette County Planning Department
Oxford, Mississippi 38655

Sent via email

RE: Opposition to Rezoning Application for PPIN 9073 & 9513 to C-3 on Highway 6 East

Dear Members of the Commission and Planning Staff:

I am writing as a property owner and resident in the Highway 6 East corridor to express my opposition to the pending application for rezoning PPIN 9073 and 9513 from A-1 Rural to C-3, High Density Commercial.

As I stated when the applicant earlier requested a conditional use permit for this property, my opposition is based not on a general objection to growth or economic development, but rather on concerns regarding compatibility with the surrounding area, traffic impacts, drainage impacts, and consistency with the goals and objectives contained in the Lafayette County Comprehensive Plan.

The Comprehensive Plan recognizes the importance of commercial and industrial growth within Lafayette County. However, the Plan also contains equally important objectives to preserve rural character, protect existing neighborhoods, and prevent incompatible development from encroaching upon rural residential areas.

The Plan specifically notes that the rural character of the County is increasingly being lost due to unchecked development outside the Oxford city limits. It further calls for protection of existing neighborhoods and rural residences from incompatible development and encourages the County to preserve scenic and rural resources while planning for future growth.

The area surrounding the proposed development has historically functioned as a low-density residential area. Many property owners have purchased, maintained, and planned their properties based upon the expectation that this corridor would remain predominantly rural residential in character. We do have a vision for future development, but it is not High-Density Commercial Development. My family, like others in the area, intends to preserve and eventually utilize our property (PPIN 137 -25-019.00 and 137X-26-150.00) as a family estate with future residential homesites on large acreage parcels. Such long-term plans are consistent with the existing character of the area.

The applicant's failed to obtain your approval for a CUP but now proposes an even more drastic change in land use. His submission contains broad statements regarding the attractiveness of this location for intense commercial development but ignores impacts on the overall community. I respectfully request that the Commission require and carefully consider the following information:

Traffic Analysis

Safety concerns regarding entrance to and exit from the property to Highway 6 is still a concern.

Compatibility with Existing Residential Uses

Both current zoning and the comprehensive plan call for this area to remain residential. Highway 7 South and Highway 6 West are both undergoing commercial development. Wouldn't it be wise to preserve a green corridor along this roadway to insure favorable impressions for visitors and travelers?

Relevant considerations include:

- Noise from business operations.
- Loading and unloading activities.
- Truck circulation and deliveries.
- Outdoor storage.
- Lighting impacts.
- Hours of operation.
- Visual impacts.

The applicant has suggested that this project represents an extension of nearby commercial development. However, existing residences and topographic features separate this site from other commercial areas. The proposed development would introduce a substantial commercial use directly adjacent to a long-established residential corridor. Please note that everything on the south side of the Highway from the

Lafayette County complex to several miles to the east is zoned A-1 currently and “low-density residential” in the comprehensive plan. For some reason, the comprehensive plan designates the proposed parcels as well as Mr. and Mrs. Britt’s properties “medium density residential” with the western Bullion tract and the small Parker triangular lot as “High Density”. What are the reasons for these changes from existing zoning?

I note that the proposed C-3 zoning is not compatible with either present or future zoning.

Stormwater and Drainage

The Comprehensive Plan specifically calls for measures to reduce off-site stormwater impacts.

The proposed development will introduce substantial impervious surface area through buildings, parking lots, driveways, and loading areas.

Before approval, the Commission should require:

- A detailed drainage analysis.
- Demonstration that downstream properties will not experience increased erosion, flooding or runoff. We note that the channel on the east side of 137 -25-020.00 (Kim Phillips) receives drainage from parcels north of the Highway and is already experiencing accelerated erosion.
- Documentation of detention design criteria.
- Maintenance responsibilities for drainage facilities.

Utility Capacity

The application indicates that water and sewer service may be provided through Oxford Utilities.

The Commission should require confirmation that:

- Adequate utility capacity exists, including wastewater collection and treatment.
- Service commitments have been obtained.
- Necessary infrastructure improvements have been identified.

Preservation of Rural Character

The Comprehensive Plan encourages protection of rural residences and existing neighborhoods from incompatible development.

This area has historically remained a low-density residential corridor situated between other areas of development. The Commission should carefully consider whether this project would further erode the rural character that the Comprehensive Plan seeks to preserve.

If the Commission determines that rezoning these parcels to C-3, High Density Commercial should nevertheless be granted, I respectfully request that significant conditions be imposed, including:

- Substantial landscape buffers and earth berms. I note that significant forest has been cleared on the east side of the property that formerly provided buffer, especially to Mr. Parker's residence.
- Increased setbacks from adjoining residential properties.
- Fully shielded lighting designed to prevent light trespass onto neighboring properties.
- Restrictions on sign height and illumination.
- Restrictions on outdoor storage.
- Restrictions on hours of operation.
- Truck routing and circulation controls.
- Limitations on building height to mitigate visual impacts.

I respectfully request that the Commission carefully evaluate whether the applicant has met the burden of demonstrating compliance with the governing ordinances and whether the proposed development is truly compatible with the existing residential character of this portion of Highway 6 East.

Thank you for your consideration of these comments.

Respectfully submitted,

F. Douglas Shields, Jr.

F. Douglas Shields, Jr.
3613 Lyles Drive
662.380.3944

doug2shields@gmail.com