



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: August 24, 2026
Case: 26-313

Applicant: Atlas Oxford Flex I, LLC
Request: Rezone from Residential Low Density (R-1) to Commercial High Density (C-3)

Location: 600 Block MS Hwy 6 W (westbound)
Parcel Number(s): 148-27-053.00, 148-27-054.00 and 148-27-055.00
PPIN(s): 20446, 7548 and 7549

Existing Zoning District: Residential Low Density (R-1)
Adjacent Zoning Districts: Residential Low Density (R-1)

Background

Atlas Oxford Flex I, LLC requests the rezoning of approximately 14 acres of property currently zoned Residential Low Density (R-1) to Commercial High Density (C-3). The subject property is located on the north side of MS Hwy 6 W near the intersection with Lafayette County Road 171.

The applicant appeared before the Planning Commission during its April 2026 meeting seeking the rezoning of the subject property to Commercial Medium Density (C-2). The Planning Commission voted unanimously (3-0) to recommend approval of the rezone request. The rezone request was heard by the Lafayette County Board of Supervisors on May 18, 2026. A motion to deny the request was made by Tim Gordon and seconded by John Morgan. The vote on the motion was split (2-2). The request to rezone was denied due to lack of motion.

In accordance with Article XXI, Section 2106.06, Lafayette County Zoning Ordinance (LCZO) if application for rezoning a property is denied by the Board of Supervisors, that same property may not seek to be rezoned within one year of the decision. However, this provision does not apply if a request is made to rezone the property to a different use classification than previously heard, which is the case in this instance.

Criteria for Rezoning

In accordance with Article XXI, Section 2106.03, 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 based on change along the MS Hwy 6 corridor entering Oxford including, the development of the Oxford Roundabout RV and Water Park, Caterpillar Equipment, Kizer Flooring, Hunters Hollow and other future projects within the corporate limits of Oxford. If rezoning is approved, the applicant intends to construct a commercial flex space project consisting of either one or two buildings totaling up to 35,000 square feet depending on site constraint. Each individual unit would total approximately 5,000 square feet.

Since the adoption of the LCZO, a few conditional use permits to allow for commercial uses have been approved further to the west of the subject property, as mentioned above. It is important to note that the conditional use granted to establish Kizer Flooring was issued in November 2018 and the site was contiguous with two existing commercial properties, both of which were in operation prior to the adoption of the LCZO. The uses in the general vicinity of the proposed rezone are strictly residential.

Rezoning must also be consistent with the Lafayette County Comprehensive Plan (LCCP). The Future Land Use Map does not show any projected change in the existing zoning classifications at or adjacent to the subject property. Furthermore, the Future Land Use Map fails to identify any new commercial use classifications along the entirety of the MS Hwy 6 corridor outside of the current City of Oxford corporate limits.

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 generally 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

Rezone requests shall be heard at a properly notified public hearing (Article XXI, Section 2106.05, LCZO). 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 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

REQUEST FOR REZONING APPLICATION

Name of Applicant: Atlas Oxford Flex I, LLC ("Atlas")
Property Address: Highway 6 West
Phone Number: 662-588-1990 Email Address: kyle@swaffordlawllc.com
Current Zoning District: R1 - Residential

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

Kyle Swafford

Date

7/17/26

Narrative in Support of Rezoning

Property: Parcels 148 -27-053.00, 148 -27-054.00 and 148 -27-055.00

The Developer, Atlas Oxford Flex I, LLC ("Atlas") has an option on approximately 2.9 acres of land west of Oxford on Highway 6. The property is currently zoned R-1 Residential and would like to request a re-zoning to Commercial C-3. The request is based on the change along the Highway 6 corridor entering Oxford: i.e., Oxford Roundabout RV and Water Park, Caterpillar, Kizer Flooring, Hunters Hollow, and other future projects being considered in the Oxford City limited along the same corridor. The project is within nine hundred seventy feet (970') from Low Density Commercial on the north side of Highway 6 and the city limits as well as being eight hundred fifty feet (850') from Williams Equipment which is zoned Medium Density Commercial C-2.

Atlas proposes to develop an industrial flex space project in Lafayette County designed to address the growing shortage of small-scale industrial and service-oriented commercial space in the Oxford area. In recent years, much of the development activity in Oxford has focused heavily on residential and student housing. While that growth has supported the expanding population, it has also created a shortage of spaces suitable for local service providers, trade contractors, and small businesses that support the community's day-to-day needs.

As Oxford and Lafayette County continue to experience steady growth, development that supports both residential expansion and the service businesses that maintain that growth is increasingly important to a balanced local economy.

Atlas' proposed project is anticipated to consist of up to approximately 35,000 square feet of industrial flex space, depending on civil engineering considerations, setbacks, parking requirements, and the natural shape of the land. The development will most likely consist of a single building, though it may ultimately be constructed as two buildings if site conditions make that more appropriate.

The buildings are intended to be divided into multiple approximately 5,000 square-foot bays. Each bay is expected to contain approximately 1,000 square feet of office or showroom space for administrative use and product display, along with approximately 4,000 square feet of warehouse space for storage and operational use.

Potential tenants include HVAC companies, electricians, countertop suppliers, small e-commerce distributors, and other similar businesses. The goal is to provide functional, flexible space that supports the operations of local businesses that serve the residents of Lafayette County.

Projects like this are intended to provide practical workspace for skilled trades and small businesses that form the backbone of the local service economy.

With the approval of the Lafayette County Planning Committee, Atlas would be honored to contribute to the local economy by providing space that allows these businesses – many of which are traditionally family-owned or “mom and pop” operations – to grow, employ local workers, and continue serving the community.

By supporting the businesses that build, repair, maintain, and supply our community, the project aims to strengthen the local workforce and service infrastructure that Lafayette County residents rely on every day.

Statement of Prior Zoning Actions

Property: Parcels 148 -27-053.00, 148 -27-054.00 and 148 -27-055.00

Prior Zoning Actions

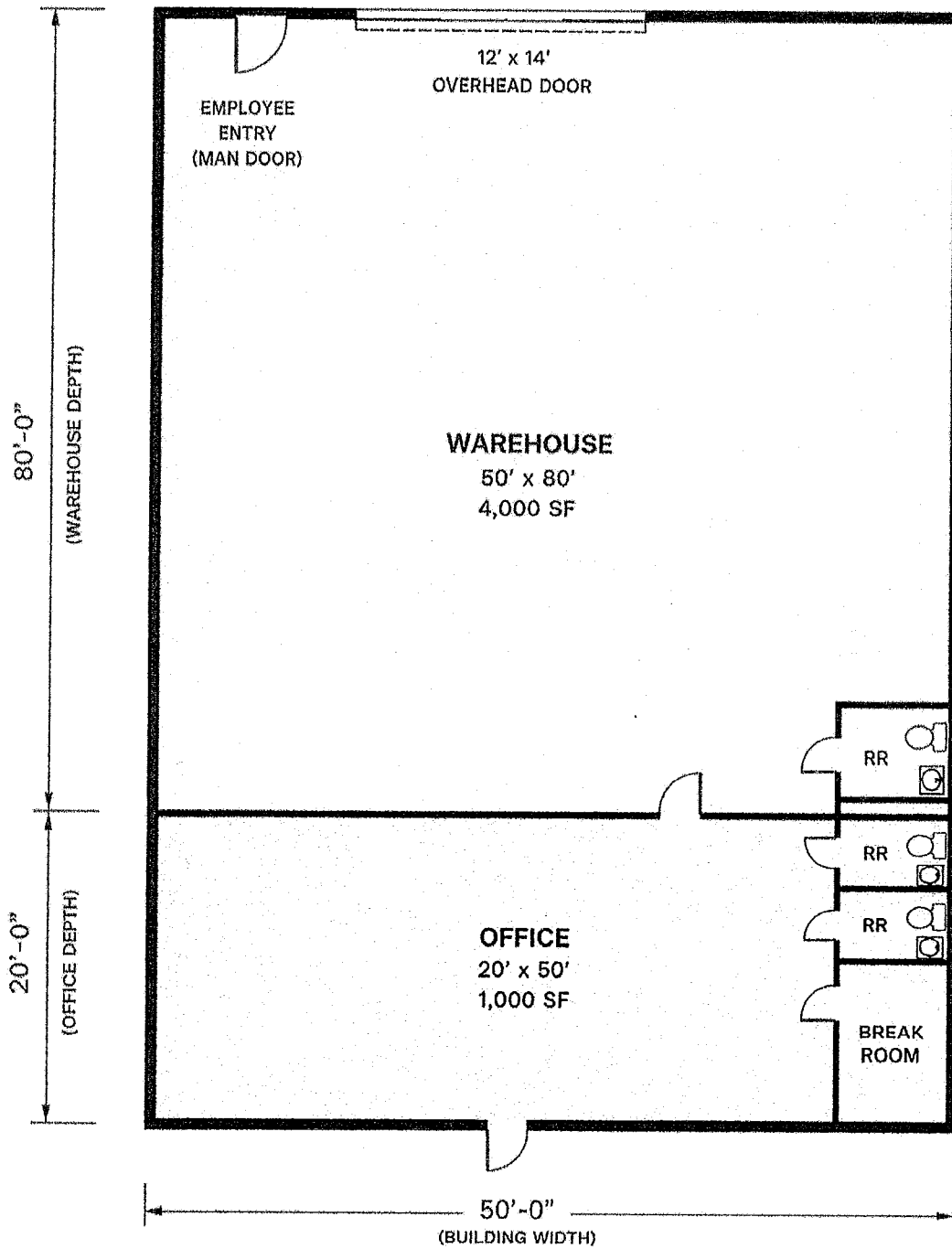
Planning Commission: April 27, 2026. 3-0 in favor of rezoning from R-1 to C-2.

Board of Supervisors: May 18, 2026. 2-2 decision regarding rezoning from R-1 to C-2. Split decision deemed Denial.

SINGLE BAY FLOOR PLAN

Total Bay Size: 50' x 100' (5,000 SF)

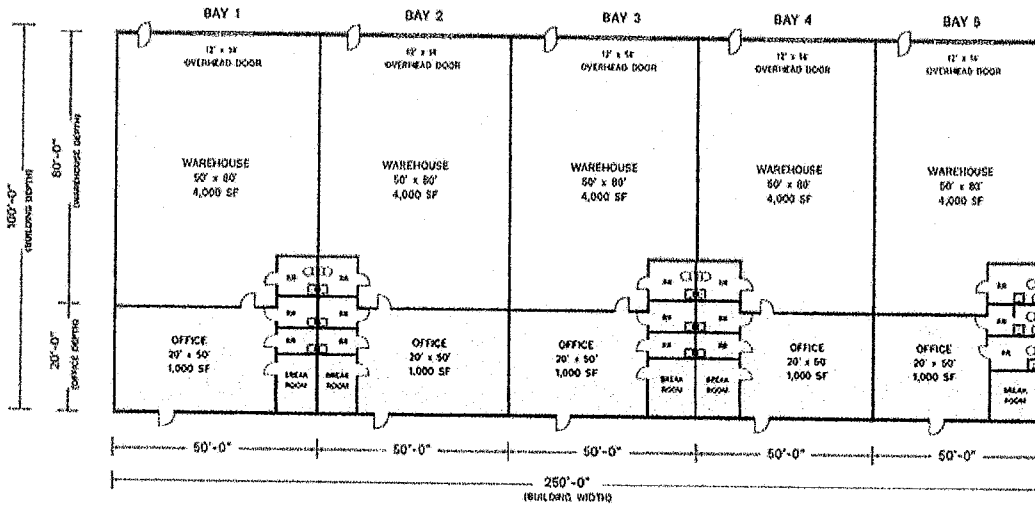
Office Area: 20' x 50' (1,000 SF) | Warehouse Area: 50' x 80' (4,000 SF)



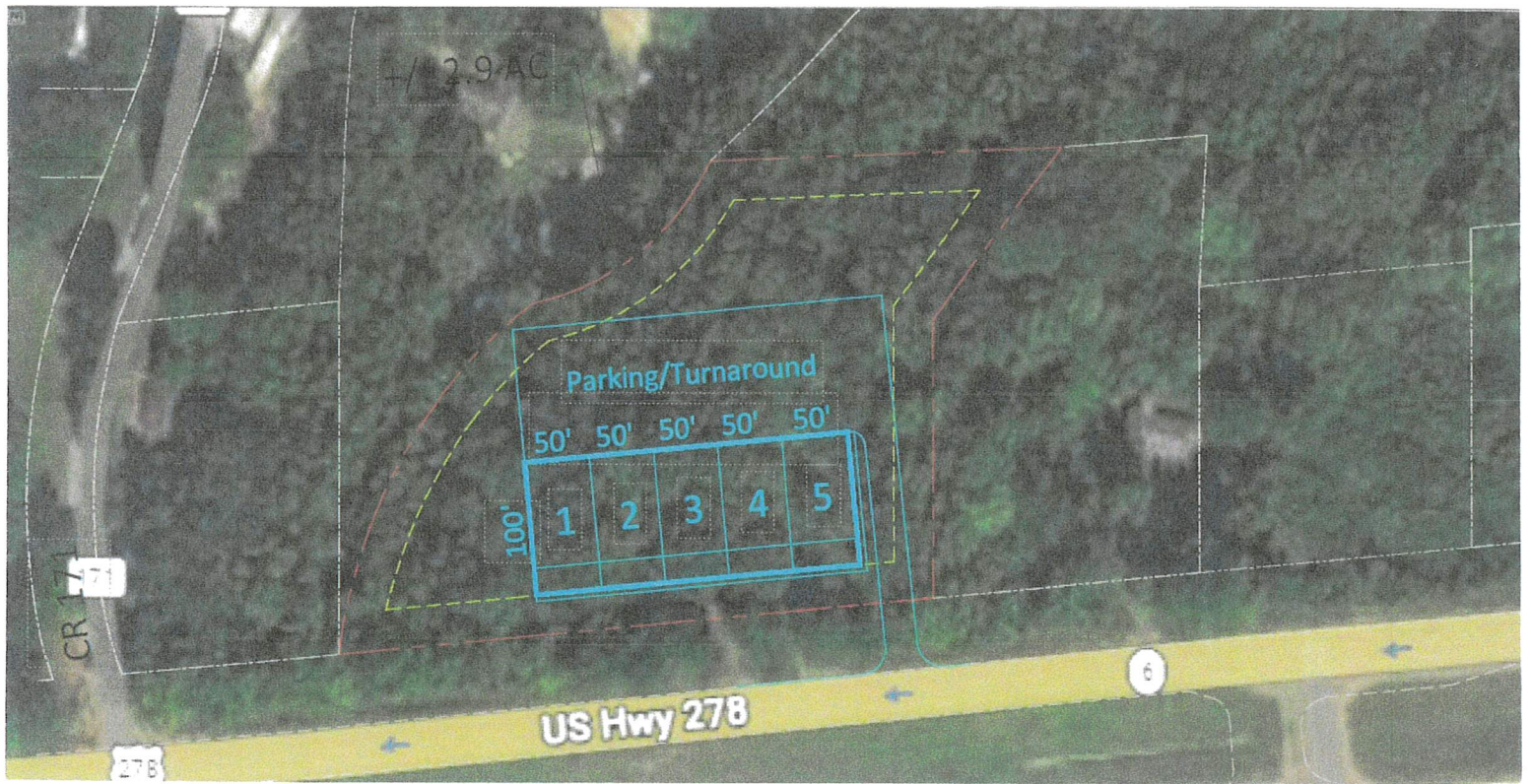
FIVE BAY FLOOR PLAN

Total Building Size: 250' x 100' (25,000 SF)

Each Bay Size: 50' x 100' (5,000 SF) | Office Area: 20' x 50' (1,000 SF) | Warehouse Area: 50' x 80' (4,000 SF)







OWNER ACKNOWLEDGMENT AND CONSENT

Proposed Commercial Development — HWY 6 E, Lafayette County, Mississippi

The undersigned is the current owner of certain real property located along Highway 6 East, west of Oxford, in Lafayette County, Mississippi (the "Property").

The undersigned acknowledges that it is aware of the Applicant's proposed application to rezone the Property and hereby consents to the filing, submission, processing, and consideration of such rezoning application by Lafayette County and any other applicable governmental authority.

This acknowledgment and consent is intended to confirm the undersigned's authorization for the Applicant to pursue the requested rezoning of the Property.

Individual:

Name: Gracie H. Buford
Signature: Gracie H. Buford
Date: August 11, 2026

Entity:

Entity Name: _____

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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Individual:

Name: Kathy Cohran

Signature: *Kathy Cohran*
dotloop verified
08/10/26 8:45 PM CDT
WES0-UKNL-BCW8-BERQ

Alice H Buford

Alice H Buford
dotloop verified
08/10/26 8:56 PM CDT
ECTE-FTBT-XRJ1-XJ11

Date: _____

Entity:

Entity Name: _____

Signature: _____

Printed Name: _____

Title: _____

Date: _____