Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: September 28, 2026
Case: 26-416

Applicant: Dorm Store, LLC
Request: Conditional Use – Additional use of property for outdoor storage in Rural (A-1)

Location: 979 Hwy 6 W
Parcel Number(s): 157-25-016.00 and 157-25-016.04
PPIN: 7262 and 34535

Existing Zoning District: Rural (A-1)
Adjacent Zoning Districts: All – Rural (A-1)

Background
Dorm Store, LLC requests a conditional use permit to use portions of its property for outdoor storage and operations. The property currently holds a Commercial Medium Density (C-2) conditional use permit to allow for the operation of Cedar Bucket storage, consignment and moving services business.

Conditional Use Permit
Conditional Use Permits shall only be granted if adequate provision and arrangement has been made concerning the following (Article XXI, Section 2105, Lafayette County Zoning Ordinance (LCZO):

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 property has two access points, one off MS Hwy 6 and one off CR 317.

B. Off-street parking and loading areas.
The proposed outdoor storage areas will not impact existing off-street parking, previously approved through site plan review.

C. Refuse and service areas.
The property will be served by the Lafayette County Solid Waste Department.

D. Utilities, with reference to locations, availability, and compatibility.
All required utilities are in place.

E. Screening and buffering with reference to type, dimensions, and character.
No additional screening or buffering is required.

F. Required yards and other open space.
No new permanent construction is proposed.

G. General compatibility with adjacent properties and other property in the district.
The proposed use for outdoor storage will be limited to locations identified on the submitted site plan. The requested use has been taking place on the property and there have been no complaints from adjacent landowners.

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

Public Notice/Public Comments
Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, 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
Planning Staff recommends approval of the conditional use request subject to the updated site plan and project narrative as submitted and the following condition:

1. Lafayette County Development Services reserves the right to inspect the property to ensure the requested use of outdoor storage is consistent with the request in the application. If the use of the outdoor storage becomes inconsistent with what was approved, Lafayette County Development Services shall have authority to require the applicant to halt the incompatible use.

Enc.:
1. Application Materials

August 28, 2026

Tristan Riddell, Planner Development
Services Lafayette County
300 North Lamar Blvd
Oxford, MS 38655

Re: Conditional Use Variance The
Cedar Bucket Outdoor Storage
Space

Dear Mr. Riddell,

Greg Driver, owner of Cedar Bucket Storage LLC, is requesting conditional-use and variance approval to allow outdoor storage on the property where the business operates.

The proposed outdoor storage area will contain freight containers, 4-by-4-foot industrial stackable storage containers, and other related storage equipment. These containers will provide temporary, secure storage for furniture and inventory intended for sale through the Cedar Bucket storefront during its peak season from May through August.

Cedar Bucket experienced a significant increase in demand for custom furniture designed for dormitories. To meet the anticipated demand for the 2027 season, the business must purchase and accumulate inventory throughout the offseason. The requested outdoor storage space is necessary to safely store this merchandise until it is transferred to the storefront or delivered to customers during the busy season.

Approval of this request will allow Cedar Bucket to maintain sufficient inventory, operate more efficiently, and continue meeting the furniture and storage needs of students, families, and the surrounding community. The attached property plan identifies and highlights the proposed locations for the outdoor storage containers and related materials.

If you have any questions or need further information, please do not hesitate to contact me.

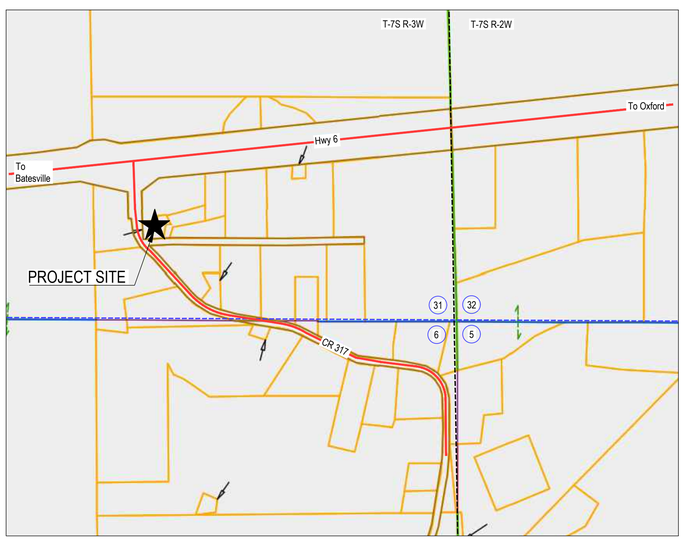
Sincerely,

Greg Driver
Owner, Cedar Bucket

OUTDOOR STORAGE PLANS FOR:

Cedar Bucket
Hwy 6 West

Lafayette County, Mississippi



VICINITY MAP

NOTE

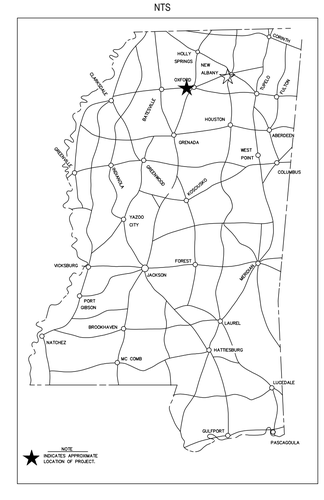
★ INDICATES APPROXIMATE LOCATION OF PROJECT.

INDEX OF DRAWINGS

Sheet #	Sheet Name
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	DEMO PLAN
C3.0	SITE LAYOUT
C4.0	STORM SEWER PLAN
C5.0	GRADING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	LANDSCAPE PLAN
C10.0	SITE DETAILS
C10.3	EROSION CONTROL DETAILS
C11.0	FLOOR PLAN AND ELEVATION
C12.0	MAPS

LOCATION MAP

NTS



WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9675

Construction Plans For:
Cedar Bucket Building Addition
A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 25,
Township 8 South, Range 5 West, Lafayette County, Mississippi

REVISION	DATE

Scale:	N.T.S.
Date:	09/18/2025
File:	SD-254202 (Dorm Store LLC - Cedar Bucket)\Design\Cedar Bucket Design.dwg
Proj.No.:	SD-254202
Drawn By:	JCP
Checked By:	JWW

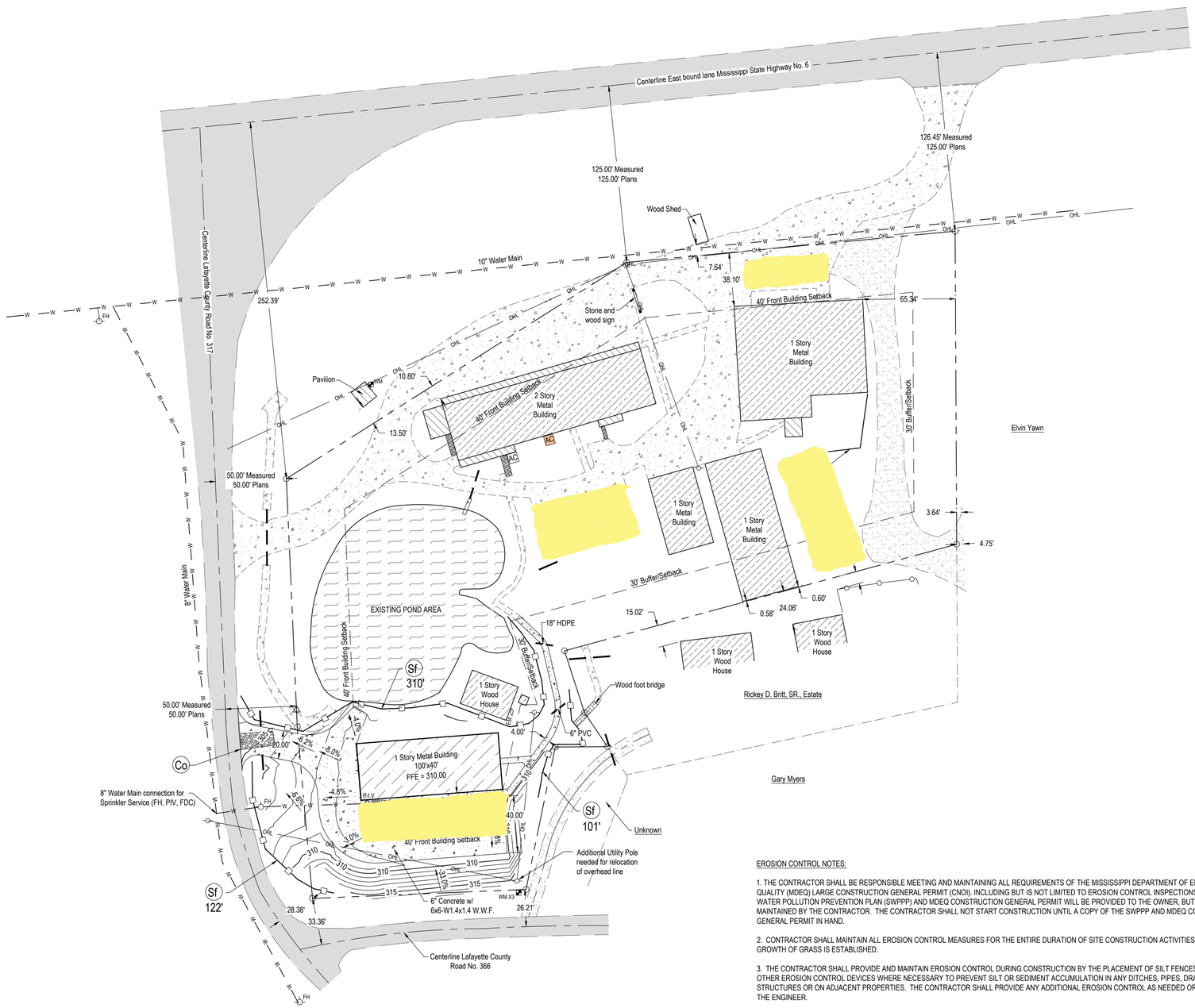
Sheet Title:

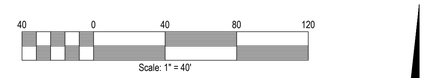
Cover

Sheet No.:

C 0.0

Highlighted areas indicate proposed outdoor storage areas





LEGEND

	RIGHT-OF-WAY LINES		SECTION CORNER
	PROPERTY LINES		PROPERTY CORNERS
	SECTION TIE		MONUMENTS FOUND
	CENTERLINE ROAD		REFERENCE CORNERS
	APPARENT ADJOINING PROPERTY LINE		UTILITY POLES
OHL	OVERHEAD LINES	EM	ELECTRIC METERS
	WOOD FENCE LINES	WM	WATER METERS
	BUILDING AREAS	AC	AIR CONDITIONING UNIT
	COVERED AREAS	RCP	REINFORCED CONCRETE PIPE
	CONCRETE AREAS	POB	POINT OF BEGINNING
	ASPHALT AREAS	POC	POINT OF COMMENCEMENT
	GRAVEL AREAS	(NTS)	NOT TO SCALE
	WOOD AREAS	(N 79°36'00" W 210.00')	DEED CALLS
	BUFFER ZONE	S 89°57'34" W 210.00'	MEASURED CALLS
	WATER AREAS		FIRE HYDRANT
	EASEMENT AREAS		

(All symbols in legend may not be used on current survey.)

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE MEETING AND MAINTAINING ALL REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) LARGE CONSTRUCTION GENERAL PERMIT (CNOI). INCLUDING BUT IS NOT LIMITED TO EROSION CONTROL INSPECTIONS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MDEQ CONSTRUCTION GENERAL PERMIT WILL BE PROVIDED TO THE OWNER, BUT SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL A COPY OF THE SWPPP AND MDEQ CONSTRUCTION GENERAL PERMIT IN HAND.

2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES FOR THE ENTIRE DURATION OF SITE CONSTRUCTION ACTIVITIES OR UNTIL GROWTH OF GRASS IS ESTABLISHED.

3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES, WATTLES OR OTHER EROSION CONTROL DEVICES WHERE NECESSARY TO PREVENT SILT OR SEDIMENT ACCUMULATION IN ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ON ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.

4. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.

5. SEE STORM WATER POLLUTION PREVENTION PLAN FOR HOUSEKEEPING CONTROLS.

6. CONTRACTOR SHALL SET ASIDE AN AREA NEAR THE CONSTRUCTION ENTRANCE FOR ALL CONCRETE WASH DOWN OPERATIONS. THE CONTRACTOR SHALL INSTALL AN EARTHEN BERM AROUND THE WASH DOWN AREA TO INSURE NO WATER IS ALLOWED TO LEAVE THE AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS AREA FOR THE ENTIRE LENGTH OF THE PROJECT.

7. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OXFORD'S LANDSCAPE ORDINANCE BY INSTALLING AND MAINTAINING THE REQUIRED TREE PROTECTION FENCE.

8. EXISTING VEGETATION ALONG PROPERTY LINES WILL BE RETAINED WHERE ALLOWABLE.

9. NO MUD, SILT OR SEDIMENT IS ALLOWED TO GATHER ON PUBLIC ROADS. THE CONTRACTOR SHALL IMMEDIATELY TAKE ACTION TO REMOVE MATERIAL.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DUST TO A MINIMUM AT ALL TIMES.

11. ALL INLET SHALL RECEIVE INLET PROTECTION AT ALL TIMES DURING CONSTRUCTION.

12. CONCRETE WASH OUT AREA, MATERIAL STORAGE AREA AND EMERGENCY MAINTENANCE AREA TO BE LOCATED NEAR JOB TRAILER. JOB TRAILER LOCATION TO BE DETERMINED BY CONTRACTOR.

13. CONTRACTOR SHALL SHALL LIMIT CONSTRICTION ACTIVITIES ON EXISTING ESTABLISHED SLOPES.

14. SILT FENCE SHALL BE INSTALLED FOR EROSION CONTROL PURPOSES AND AS A CONSTRUCTION BARRIER.

15. IT IS ULTIMATELY THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE OR ENTER ADJACENT DRAINAGE AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE ADDITIONAL BEST MANAGEMENT PRACTICES AND SHALL BE ADDED AT THE CONTRACTORS EXPENSE.

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9675

Construction Plans For:
Cedar Bucket Building Addition
A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 25,
Township 8 South, Range 5 West, Lafayette County, Mississippi

REVISION	DATE

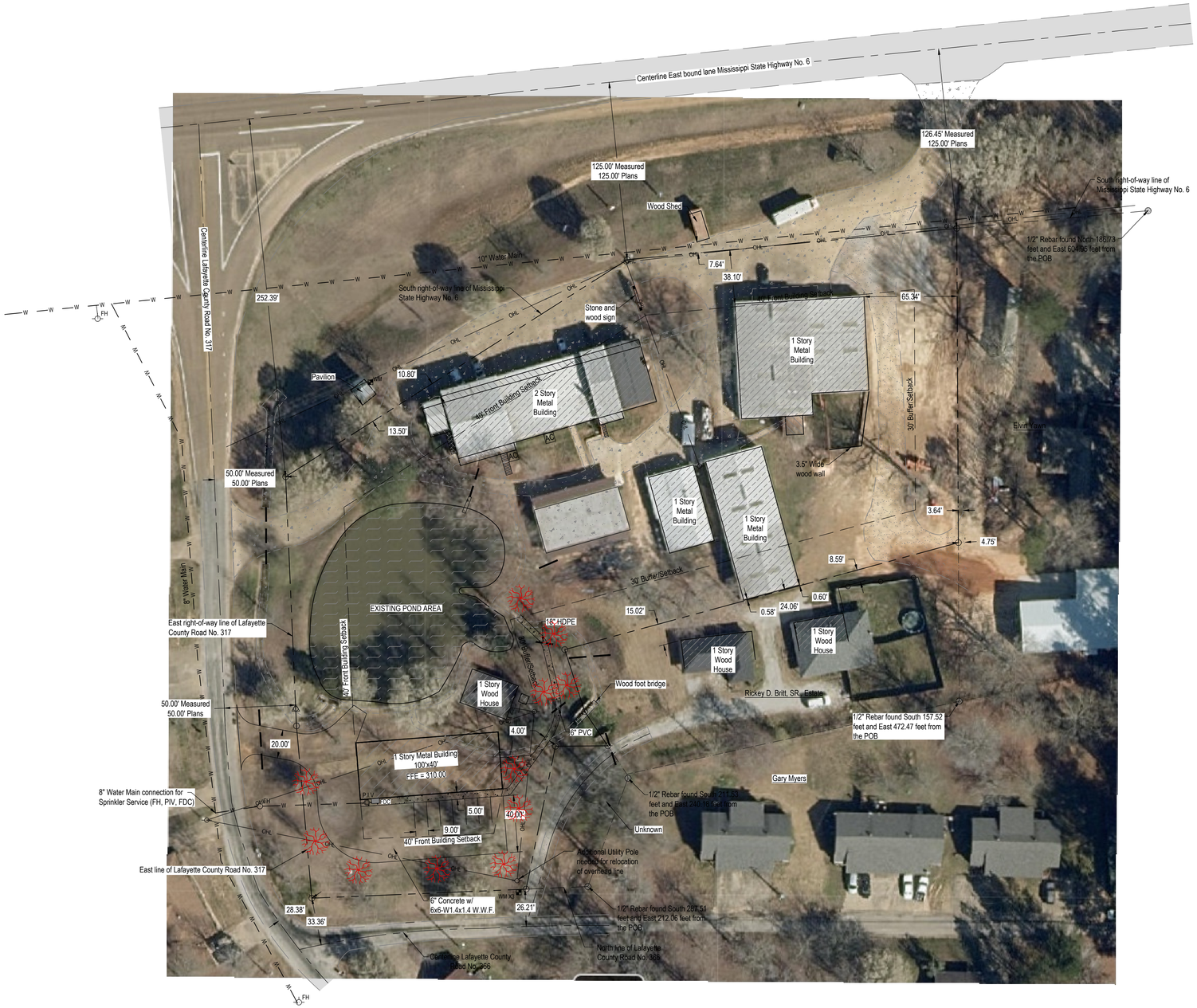
Scale:	1" = 40'
Date:	09/18/2025
File:	SD-254202 (Dorm Store LLC - Cedar Bucket\Design\Cedar Bucket Design.dwg
Proj. No.:	SD-254202
Drawn By:	JCP
Checked By:	JWW

Sheet Title:

Erosion Control Plan

Sheet No.:

C 6.0



N

40 0 40 80 120

Scale: 1" = 40'

LEGEND

	RIGHT-OF-WAY LINES		SECTION CORNER
	PROPERTY LINES		PROPERTY CORNERS
	SECTION TIE		MONUMENTS FOUND
	CENTERLINE ROAD		REFERENCE CORNERS
	APPARENT ADJOINING PROPERTY LINE		UTILITY POLES
OHL	OVERHEAD LINES	EM	ELECTRIC METERS
	WOOD FENCE LINES	WM	WATER METERS
	BUILDING AREAS	AC	AIR CONDITIONING UNIT
	COVERED AREAS	RCP	REINFORCED CONCRETE PIPE
	CONCRETE AREAS	POB	POINT OF BEGINNING
	ASPHALT AREAS	POC	POINT OF COMMENCEMENT
	GRAVEL AREAS	(NTS)	NOT TO SCALE
	WOOD AREAS	(N 79°36'00" W 210.00')	DEED CALLS
	BUFFER ZONE	S 89°57'34" W 210.00'	MEASURED CALLS
	WATER AREAS	FH	FIRE HYDRANT
	EASEMENT AREAS		

(All symbols in legend may not be used on current survey.)

PLANT LIST		
MIXTURE OF NATIVE OAKS	SIZE (in)	QTY
INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SCARLET OAK, SHURMARD OAK, SOUTHERN RED OAK, WHITE OAK	2	11

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9675

Construction Plans For:
Cedar Bucket Building Addition
A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 25, Township 8 South, Range 5 West, Lafayette County, Mississippi

REVISION	DATE

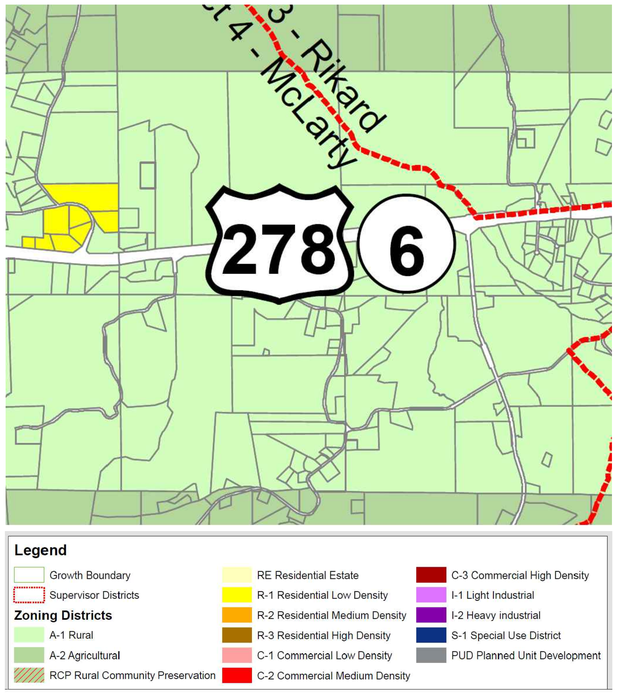
Scale:	1" = 40'
Date:	09/18/2025
File:	SD-254202 (Dorm Store LLC - Cedar Bucket)\Design\Cedar Bucket Design.dwg
Proj.No.:	SD-254202
Drawn By:	JCP
Checked By:	JWW

Sheet Title:

Landscape Plan

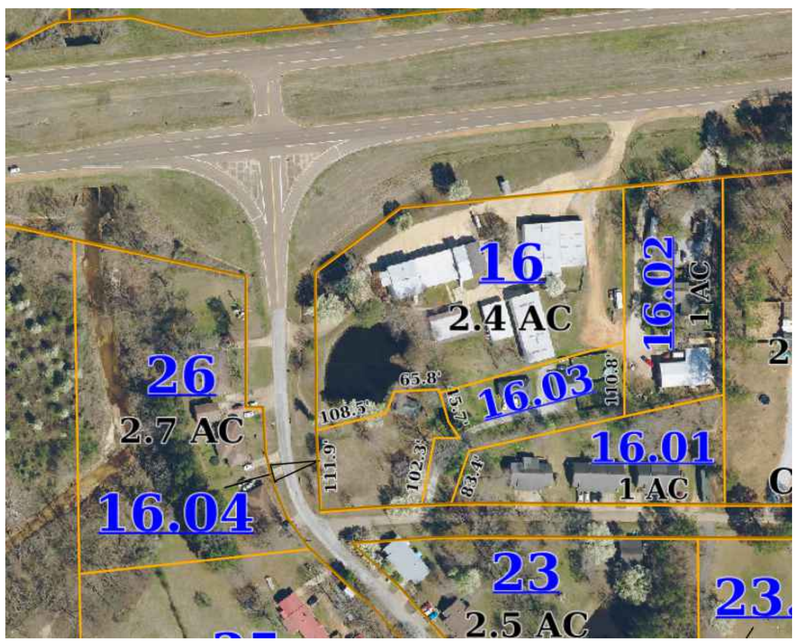
Sheet No.:

C 7.0



ZONING MAP EXHIBIT
(NTS)

FEMA MAP EXHIBIT
(NTS)



TAX MAP EXHIBIT
(NTS)

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9675

Construction Plans For:
Cedar Bucket Building Addition
A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 25,
Township 8 South, Range 5 West, Lafayette County, Mississippi

REVISION	DATE

Scale:	N.T.S.
Date:	09/18/2025
File:	SD-254202 (Dorm Store LLC - Cedar Bucket)\Design\Cedar Bucket Design.dwg
Proj. No.:	SD-254202
Drawn By:	JCP
Checked By:	JWW

Sheet Title:
MAPS

Sheet No.:
C 12.0

CEDAR

SKYU 826733 6
45G1
MAX GR.
TARE
PAYLOAD
CU. CAP.

EMPTY LIFT ONLY
EMPTY FT ONLY