

**REQUEST FOR REZONING APPLICATION**

Name of Applicant: ATLAS OXFORD PLEX I, LLC  
Property Address: HIGHWAY 6 WEST  
Phone Number: 662-588-1998 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

Date

3-16-26



## **WILLIAMS ENGINEERING CONSULTANTS, INC.**

Professional Engineers | Professional Land Surveyors

*Joel Hollowell, Director of Development Services  
Lafayette County  
300 North Lamar Blvd.  
Oxford, MS 38655*

*RE: Request for Rezone*

*Dear Joel,*

*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 R1-Residential and would like to request a re-zoning to Medium Density Commercial C-2. The request is based on the change along the Highway 6 corridor entering Oxford: i.e. Oxford Roundabout RV and Water Park, Caterpillar and future projects being considered in the Oxford City limits along the same corridor. The project is within nine hundred seventy feet (970') of 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 25,000 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.*

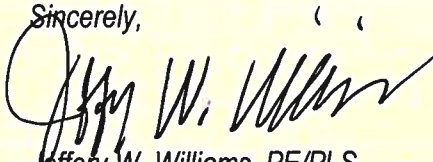
*Projects like this are intended to provide practical workspace for skilled trades and small businesses that form the backbone of the local service economy.*

*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.*

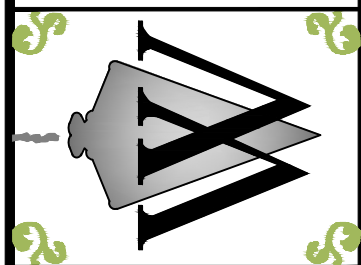
*If you have any questions, do not hesitate to contact my office.*

*Sincerely,*

A handwritten signature in black ink, appearing to read "Jeffery W. Williams", with a large, stylized initial "J" and a long, sweeping horizontal stroke at the end.

Jeffery W. Williams, PE/PLS  
Consulting Engineer





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

Preliminary Layout for:  
ATLAS Oxford Flex I, LLC  
Highway 6 West  
Lafayette County, MS

REVISION	DATE

Scale: 1" = 100'  
Date: 1" = 100'  
File:  
Proj.No.:  
Drawn By: JWW  
Checked By: JWW

Sheet Title:

PRELIMINARY  
LAYOUT

Sheet No.: