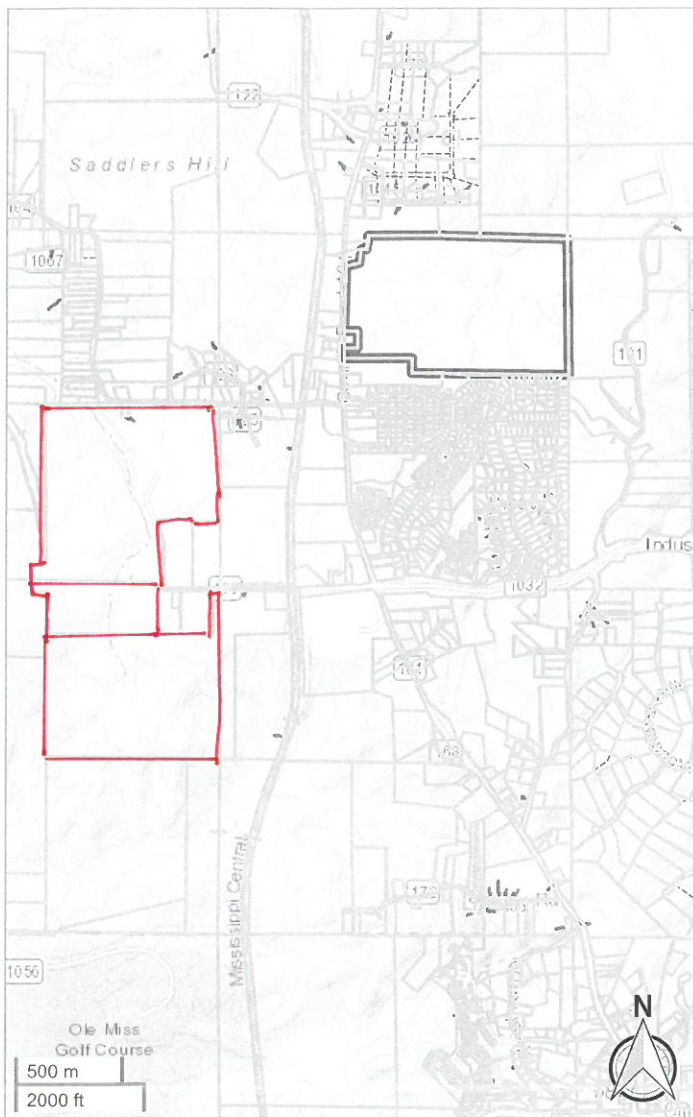


July 21, 2025  
Re-Zoning of Nearby Parcel  
132X-04-003 (86.17 acres)

Re-zoned From Rural (A-1)  
to Residential High Density  
(R-3) Zoning  
To Develop 409 Unit  
Residential Subdivision



## Lafayette County, MS

Lafayette County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Lafayette County Land Records GIS and is maintained for the internal use of the County. This County and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that the County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Tax Assessor/Collector  
300 N. Lamar Boulevard # 103  
Oxford, MS 38655  
(662) 234-5562

Date Printed: 3/16/2026

PPIN:	3293
PARCEL_ID:	132X-04-003.00
OWNERNAME:	BAKER EDWARD P & J MARK ETUX (LE)
ADDRESS1:	BAKER JAY PASCAL & SAVANNAH N (RE)
ADDRESS2:	250 CR 208
ADDRESS3:	
CITY:	ABBEVILLE
STATE:	MS
ZIP:	38601
SECTION:	04
TOWNSHIP:	08
RANGE:	03
LEGAL1:	PT N1/2 E OF HWY 7
LEGAL2:	***CATTLE FARM W/BARN***
LEGAL3:	
TAX_DIST:	2020
REGION:	UCP
CULT_AC1:	0
CULT_AC2:	134.39
UNCULT_AC1:	0
UNCULT_AC2:	21.41
CULT_VAL1:	0
CULT_VAL2:	20030
LAND_VAL:	23480
IMP_VAL1:	0
IMP_VAL2:	2950
TOTALVALUE:	26430
EXEMPT_COD:	0
HOMESTEAD:	
SITUS_ADDR:	0 CR 101

**ORDER: APPROVE REZONING A PORTION OF LAFAYETTE COUNTY PARCEL  
132X-04-003 FROM RURAL A-1 DISTRICT TO RESIDENTIAL HIGH-DENSITY R-3  
DISTRICT**

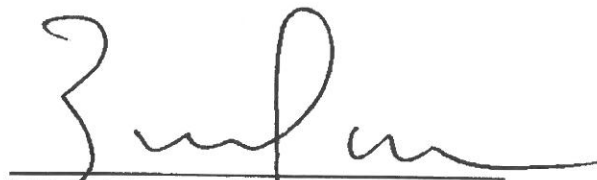
Motion was made by Greg Bynum, duly seconded by John Morgan, to approve rezoning a portion of Lafayette County Parcel 132X-04-003 from Rural A-1 District to Residential High-Density R-3 District based on the following findings:

1. that the evidence relevant to whether there has been a change in the character of the neighborhood since the passage of the Lafayette County Zoning Ordinance, including the restrictive covenants applicable to the subject parcel, supports the finding that Mid-South Companies, LLC has met its burden by clear and convincing evidence that the character of the neighborhood has changed in a manner supporting a change in the zoning classification from Zone A-1 to Zone R-3;
2. That there is a public need for additional housing and the type of development that Zoning classification R-3 would permit either outright or as a matter of conditional use; and
3. that the proposed rezoning to R-3 is supported by the Lafayette County Comprehensive Plan as per the May 23, 2025 letter from Slaughter & Willingham.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes  
Supervisor John Morgan, voted yes  
Supervisor Tim Gordon, voted yes  
Supervisor Scott Allen, voted yes  
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 21<sup>st</sup> day of July, 2025.

  
Brent Larson, President  
Board of Supervisors  
Mike Roberts, Chancery Clerk



May 23, 2025

To: Mr. Joel Hollowell, Director of Development Services  
Lafayette County, Mississippi  
From: Mike Slaughter, P.E., AICP  
Nathan Willingham, DPA, AICP, Principal Planner  
Slaughter & Willingham, PLLC

*Re: Lamar Lakes Proposed Development, Consistency with the Lafayette County Comprehensive Plan*

Thank you for the opportunity to review the proposed Lamar Lakes development. Based on our review of the Lafayette County Comprehensive Plan, including its Goals and Objectives and Future Land Use Plan, we find the proposed development to be generally consistent with the plan's intent.

#### **Project Summary**

The proposed Lamar Lakes development is an 86.17-acre residential project on County Road 101. The proposal includes 409 dwelling units, resulting in a gross density of approximately 4.75 dwelling units per acre. The site is designated Medium Density Residential in the Lafayette County Future Land Use Map.

#### **Consistency With Comprehensive Plan**

Specific areas of alignment with the Comprehensive Plan include:

- **Future Land Use Compatibility:** The Medium Density Residential designation permits a mix of single-family and townhome development, with flexibility in site design. The proposed 4.75 units/acre density aligns with this intent.
- **Mix of Housing Types:** The Plan encourages various housing types to meet the needs of a diverse population, particularly workforce and affordable housing. Lamar Lakes includes a mix of attached and detached units.
- **Preservation of Rural Character:** By concentrating residential development in a moderate-density format, Lamar Lakes supports the Plan's goal of preserving rural land by reducing land consumption compared to conventional large-lot subdivisions.
- **Affordable and Workforce Housing Goals:** The Plan identifies a shortage of affordable housing for the local workforce. The proposed development helps address this gap by increasing supply in an area close to employment and service centers.

Areas of potential concern regarding the Comprehensive Plan include:

- **Future Land Use Compatibility:** The Medium Density Residential designation permits a mix of single-family and townhome development, with flexibility in site design. It is primarily for



“single-family character” but also allows attached housing and townhomes, with “latitude.”

- Sewer Service: The Plan states that adequate sewer service must support residential development at medium density and above. The site does not presently have sewer service available.

### **Discussion**

A Comprehensive Plan is a general guide for development and not a strict regulatory plan. As such, it provides a holistic framework for reviewing development to determine how it creates opportunities for development consistent with an overall guiding framework. It is common to find areas of consistency and concern that require interpretation.

- The Goals and Objectives outlined in the Lafayette County Comprehensive Plan provide policy support for the proposed Lamar Lakes development, particularly for addressing housing needs and managing rural land conservation.
- The Residential Medium Density future land use category does not establish a specific maximum density for dwelling units per acre. However, the Residential High-Density category allows a countywide maximum of 8 units per acre. The proposed development, at 4.75 units per acre, is approximately 60% of the county’s established maximum, and reasonably fits the expected range for medium-density residential development.
- We evaluated the proposed multi-family units, considering the intent of the Residential Medium Density category in context with the plan’s Goals and Objectives. While including multifamily units departs from a strictly interpreted single-family character, the category does allow townhomes and “latitude.” More land is devoted to detached single-family units and townhomes than to other types of housing. Single-family homes along the southern edge buffer adjacent single-family development. Other policies encourage a mix of housing types to address affordability and demand.
- The site is located on the northernmost edge of the area planned for denser development. Property north of it is planned for lower development density, which should prevent further expansion of dense development into more rural parts of the county to the north.
- As a practical matter, a mix of R-2 and R-3 zoning is likely needed to implement the Residential Medium Density future land use category. The R-3 Zoning Designation appears to be the only zoning district that permits townhomes. It also allows apartments and other multifamily uses. This creates a need for deliberation because applying R-3 zoning to permit townhomes may introduce housing types not explicitly referenced in the future land use designation. Conversely, applying R-2 zoning would exclude townhomes that are explicitly permitted in Residential Medium Density locations, and it might limit the County’s ability to deliver a broader mix of housing types to meet its affordability goals.

### **Conclusion**

The proposed development is generally consistent with the Comprehensive Plan. It meets stated policy goals reflecting the need for housing, especially affordable housing that helps preserve land areas devoted to rural land uses. The overall density of development is consistent with that of typical medium-density development. The two areas of concern are whether a strict interpretation

of "single-family character" is required by the Plan and access to sewer service. The latitude found in the Residential Medium Density future land use category can promote a mix of housing types. The practical implications of how County zoning must be applied to areas planned for Residential Medium Density also support this finding of general consistency. Future subdivision approvals should ensure that Lamar Lakes does not exceed the proposed development density and that adequate sewer infrastructure is in place prior to development.

Sincerely,



Mike Slaughter, P.E., AICP  
President



Nathan Willingham, DPA, AICP  
Principal Planner

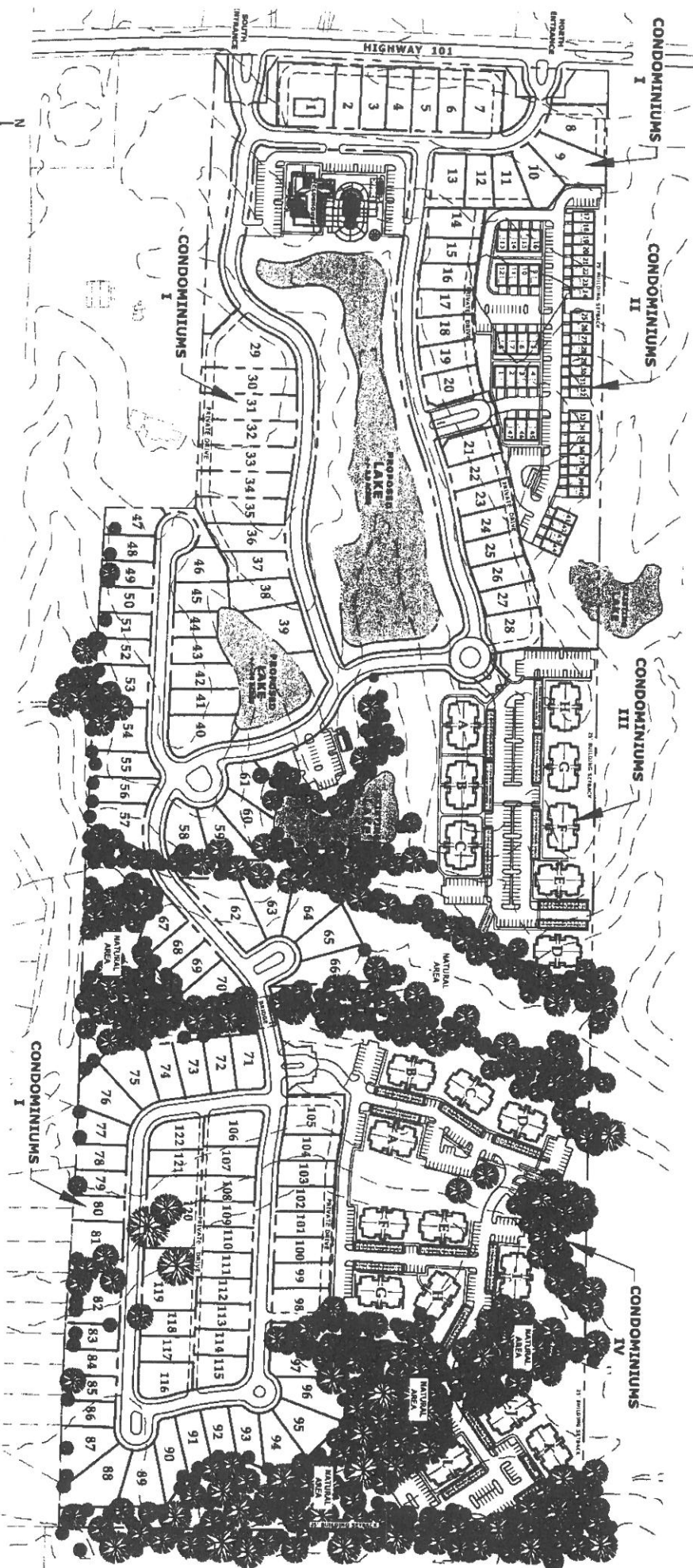
DOCUMENTS SUPPORTING REZONING REQUEST  
LAMAR LAKES TRADITIONAL NEIGHBORHOOD DEVELOPMENT

PUBLIC HEARING  
JULY 21, 2025

## LISTING OF DOCUMENTS

1. Lamar Lakes Site Plan (page 3)
2. February 14, 2025, Hollowell Memo to John Morgan (pages 4 & 5)
3. Cannon, Cleary, McGraw Letter Establishing Public Need (pages 6 & 7)
4. Appraisers Associated Letter Establishing Public Need (page 8)
5. Economic Development Foundation, Ryan Miller, Establishing Public Need (page 9)
6. Jimmy G. Gouras Letter of Consistency with comprehensive Plan (page 10)
7. Slaughter & Willingham Letter of Consistency with Comprehensive Plan (pages 11& 12)
8. Compatibility Comparison R-3 and A-1 (pages 13 – 15)
9. Maximum Building Heights Allowed (page 16)
10. Photographs of Incompatible Uses Permitted Outright in A-1 (pages 17 – 19)
11. Photographs of Incompatible Uses Permitted by Conditional Use on A-1 (pages 20 – 24)
12. David Josey Email (page 25)
13. May 23, 2025, Hollowell Letter to Planning Commission (pages 26 – 29)
14. Future Land Use Map Showing Light and Heavy Industrial (page 30)





GRAPHIC SCALE ( IN FEET )



A horizontal scale bar with alternating black and white segments. The segments are labeled with the following values: 0, 25, 50, 100, 200, and 400.

**A Planned Community Development By:**  
**MID SOUTH COMPANIES**  
DRIVER/PLANNING • CONSTRUCTION • MAINTENANCE

**JULIE Laid Design, LLC**  
124 Azalea Trails Drive  
Bridgeton, NJ 08304  
Phone: 609-258-1435  
E-mail: [juliedesign@juliedesign.net](mailto:juliedesign@juliedesign.net)

### DEVELOPMENT SUMMARY:

85.89 TOTAL ACRES

### **CONDOMINIUMS I:**

122 TOTAL UNITS	
UNIT#	UNIT LAND AREA
1-28	60' x 130'-145' (new access drive included)
29-39	60' x 150'-220' (new access drive included)
40-46	60' x 110'-160'
47-57	60' x 120'
58-70	60' x 130'-150'
71-97	60' x 120'-130'
98-122	60' x 125'-130' (new access drive included)

## CONDOMINIUMS II

47 Units  
Parking:  
94 Garage Parking Spaces  
77 Uncovered Parking Spaces  
161 TOTAL PARKING SPACES

### CONDOMINIUM III:

96 Units  
Parking:  
94 Covered Parking Spaces  
149 Uncovered Parking Spaces  
243 TOTAL PARKING SPACES

## CONDOMINIUM BY

144 Units  
Parking:  
144 Covered Parking Spaces  
193 Uncovered Parking Spaces  
337 TOTAL PARKING SPACES

# PRELIMINARY MASTER PLAN

# Lamar Lakes

**A Traditional Residential Neighborhood Condominium Development**  
Lafayette County/Oxford, Mississippi

From: John Morgan  
To: HSC  
Cc: Brent Larson  
Subject: Fwd: CR 101 rezoning  
Date: Friday, March 7, 2025 1:55:50 PM  
Attachments: image001.png

This is where we are. I will call you on Monday.

John

Sent from my iPhone

Begin forwarded message:

**From:** Joel Hollowell <JHollowell@lafayettecoms.com>  
**Date:** February 14, 2025 at 2:06:32 PM EST  
**To:** John Morgan <jmorgan@lafayettecoms.com>  
**Subject:** CR 101 rezoning

John:

At your request I have reevaluated the proposed redesignation of Lafayette County parcel 132X-04-003 from Rural (A-1) District to Residential High Density (R-3) District. In doing so, my first job is to consider the goals and objectives of the Lafayette County Comprehensive Plan. When evaluating proposed development well outside of the growth boundary of the City of Oxford, one particular statement found within the Comprehensive Plan resonates more loudly than others, "The rural character is becoming increasingly lost as unchecked development occurs immediately outside the Oxford city limits." This statement was included in the Comprehensive Plan in 2017 prior to the adoption of the Lafayette County Zoning Ordinance.

Also, included in the Comprehensive Plan were 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: Establish an overall County image outside of the concentration core of the City and University.
- 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.

On January 18, 2018, Lafayette County fulfilled the Goal 2 objective of adopting a Zoning Ordinance. And, considering the vast majority of the county is designated as Agricultural (A-2) District, it is clear that the intent of the Goal 1 objectives listed above weighed heavily in zoning designation decisions. However, recognizing that development was inevitable and considering other goals and objectives of the Comprehensive Plan which address the housing shortage, areas immediately outside the city limits and along the major corridors, such as CR 101, were given a designation of Rural (A-1). The Lafayette County A-1 District is a unique district in that it may allow for commercial development and the development of subdivision including higher density development in the proper site context through the conditional use permit process. To further facilitate growth in the proper site context, the following statement is included in the purpose statement of the A-1, "Areas zoned A-1 that are located near the more urbanized areas of the county and have adequate water and sewer facilities should be considered for rezoning to higher density zones." This statement serves as a segue to even higher density development in A-1 District, again considering site context.

It is typical and appropriate zoning practice to see a decreasing intensity zoning designation as you move further from urbanized areas. With only a few exceptions, we certainly see this in the zoning designations throughout the entirety of the unincorporated portions of Lafayette County. The exceptions throughout Lafayette County are obviously due to uses that existed at the time of the adoption of the Zoning Ordinance. County Road 101 is the perfect example of this pattern. Starting at the city limits and running north along CR 101 for approximately half a mile the property on both sides of CR 101 is designated as Commercial Medium Density (C-2) District. On the east side of CR 101, the C-2 District transitions into Low Density Residential (R-1) District. The exception is the transition back to a slightly higher density R-2 District due to the existing Oxmoor, Northpointe, Gables, Briarwood and Oakmont subdivisions. The Industrial Park, which is designated as High Density (I-2) District, is not an exception as it is typical practice to locate industrial uses well away from urbanized areas. Had the Zoning Ordinance been adopted prior to the development of the subdivisions in this area, the area that is now R-2 would have most likely been designated as A-1 as well.

As you are aware, outside of a clerical mistake in the zoning designation of a property, the redesignation of a property must be based on a change in the character of the neighborhood which has created a public need for zoning redesignation. With the goals and objectives of the Comprehensive Plan and typical zoning designation practices in mind, before drawing any conclusions on the redesignation of parcel 132X-04-003, it is fair for us to consider recent zoning redesignations along CR 101 and other parts of Lafayette County.

Parcel 132X-04-046 at the corner of CR 1032 and CR 101 was recently redesignated from R-2 to Commercial Low Density (C-1). This zoning redesignation was based on the fact that there has been recent development along CR 101 that has consumed existing industrial and commercially zoned properties. This, coupled with the impending completion of the West Oxford Loop extension, which will bring an exponential increase in traffic has created a need for additional commercially zoned properties along CR 101 and in particular, the intersection of CR 101, CR 166 and CR 1032.

Parcel 088 -33-007 located on the west side of CR 101 north of the subject property was redesignated from I-2, a higher intensity district to a lower intensity district A-1. This zoning redesignation was based on the need for additional housing in Lafayette County, the completion of the Briarwood and Oakmont subdivisions since the adoption of the Zoning Ordinance, in other words, the consumption of housing inventory in this area, and the impending completion of the West Oxford Loop extension that will create quick and easy accessibility to a developing area from all parts of Oxford and Lafayette County

Parcel 185Y-21-052 located on the east side of Hwy 7 South behind Rebel Gas Mart and immediately south of the Cross Creek subdivision was redesignated from R-1 to its Future Land Use Map designation R-2 due to the need for additional housing coupled with the completion of the Whistling Pines development and the impending completion of the Hwy 7 four-lane expansion that will provide quick and easy access to a rapidly developing area.

Parcel 139Q-32-001 located south of CR 300 just east of Old Taylor Road was redesignated from R-1 to R-3 due to the need for housing, the extension of CR 300, now Oxford Way connecting Old Taylor Road to South Lamar creating much easier access, and

the extension of Oxford water and sewer utilities into the area as a result of the annexation in the fall of 2018.

Being open farmland located on CR 101 approximately 1.8 miles north of the city limits of Oxford and immediately north of the Briarwood and Oakmont subdivisions, parcel 132X-04-003 is appropriately designated as Rural (A-1) District. Should it be considered for a conditional use permit or a potential zoning redesignation for higher density residential development? Based on the need for housing, the recent development in the area, an adequate infrastructure system including impending improvements, an adequate water system in the form of Oxford utilities, the intent of the goals and objectives of the Comprehensive Plan and the intent A-1 District purpose statement, absolutely. Should it be redesignated as R-3?

According to the purpose statement for the R-3 District found in Section 1100 of the Lafayette County Zoning Ordinance, "The use of this district is appropriate as a transition between low density R-1 or medium density R-2 residential districts and high intensity uses, such as commercial uses or light industrial uses, that are not compatible with lower density residential environment." In my opinion, considering the typical decrease in intensity from an urbanized area to a rural area, the redesignation of parcel 132X-04-003 would be completely out of character and incompatible. Nowhere in this area do we have R-3 type density. Nowhere in this area are there multi-family units.

The approval of a conditional use permit to develop a subdivision as may be permitted in the A-1 district, the use of a planned unit development to develop a subdivision, or even the potential redesignation of the property to R-2 should be considered. I believe either of the three would be in keeping with the intent of the Comprehensive Plan and Zoning Ordinance, but I cannot support the redesignation of an A-1 district to R-3 when much more suitable locations for an R-3 district are available.

Let me know if you have any questions.

Thank you,



# Joel Hollowell

*Director of Development Services*

300 North Lamar Blvd., Suite 109  
Oxford, MS 38655

w: 662-236-0237

c: 662-832-5054

f: 662-234-2400

[jhollowell@lafayettecoms.com](mailto:jhollowell@lafayettecoms.com)

[www.lafayettems.com](http://www.lafayettems.com)



## CANNON | CLEARY MCGRAW

### **Rezoning Request**

Lamar Lakes Development

MidSouth Companies

I wanted to take a quick moment to introduce myself to those of you I have not yet had the opportunity to meet. I'm Mark Cleary, a 22-year Oxford resident who has been involved in real estate and development in Oxford for nearly 18 years. It is important to note that I have represented MidSouth Companies in procuring this site and will be involved in turning these houses into homes as they are built. My wife and I have been contributing to the Oxford community since we arrived over 20 years ago, and we take great pride in raising our family in our hometown of Oxford, MS. It has been a passion of mine to serve the community in the space that is most intimate to everyone here—their homes. We are so fortunate to live in Oxford. From the schools, to the sports, to the arts, and everything in between, why wouldn't everyone want to call Oxford home? The only challenge is the cost of living and the extremely tight housing market.

The Lamar Lakes project is a beautifully designed, master-planned neighborhood with a water feature and lots of green space. I believe it will serve Oxford's growing and unbalanced real estate market well. With the major change in traffic flow in this area, due to the new extension of West Oxford Loop/Pat Patterson Parkway connecting the far west and east sides of Oxford, it will be amazing to see how much more efficient traffic flow will become, along with the numerous improvements and developments that will be created in this area. It is my understanding that Lamar Lakes is planned to have homes starting in the \$350,000 range—an area of the market that is currently underserved in Oxford and one that has significant demand for more affordable living options.





CANNON | CLEARY  
MCGRAW

Cannon Cleary McGraw is Lafayette County's largest real estate firm, and we have been studying and closely following the growth, supply, demand, and trends over the past several years. Through this daily involvement, it is clear to us that there is a major need for more housing and that significant changes are taking place in this area of town. We have also been tracking not only the University of Mississippi's rapid growth and future projections, but also the growth of Oxford and Lafayette County as a whole. It's quite evident that a large influx of people is moving to Oxford for all of the same reasons that we all currently live here, further exacerbating the imbalance in the housing market.

Given the major changes in this area and the growing need for more housing, I would urge the board to consider this request.

Sincerely,

Mark G. Cleary  
Cannon Cleary McGraw  
President  
662.371.1000

Brent Larsen, President  
Lafayette County Board of Supervisors

In Re:

Rezoning Request  
Lamar Lakes Development  
MidSouth Company

Dear Mr. Larsen,

As a Certified Residential Appraiser and Owner of Appraisers Associated of Oxford, Inc. I have intimate knowledge and experience related to the residential real estate market in Lafayette County particularly as relates to owner-occupied housing.

I have reviewed the Master Plan for the proposed Lamar Lakes Traditional Neighborhood Development. I am familiar with the diverse housing types offered at Lamar Lakes and the sales prices expected to start around \$300,000. There is a need for this development.

It is without doubt that there is currently a pressing need for housing of the type proposed at Lamar Lakes. Expected enrollment increases at Ole Miss and population growth anticipated in Oxford and Lafayette will dramatically increase the demand for housing in the foreseeable future.

If you have any questions or require any information, please feel free to call me.

Sincerely,

*G. Brad Feltenstein*

G. Brad Feltenstein  
Certified Residential Appraiser



**Oxford-Lafayette County  
Economic Development Foundation, Inc.**

**April 9, 2025**

**Mr. Larson,**

I am writing to inform you that I have met with representatives of the MidSouth Companies and have reviewed the Master Plan for Lamar Lakes which is in close proximity to our business/industrial park. Based upon the information provided to me, it appears that this development would include a variety of housing options, many of which would be constructed with a price point that could be attractive to a growing consumer base and would fall below some of the existing housing market in Oxford and Lafayette County. I understand that you and the board of supervisors must consider a variety of factors when confronted with the potential for changes to the zoning of a particular parcel. I respectfully request that the Lafayette County Board of Supervisors consider the diversity of housing options and proposed price points when deliberating on this issue.

I am grateful for your leadership and your willingness to make hard decisions for the benefit of our community.

Sincerely,

**Ryan T Miller  
CEO Oxford/Lafayette County  
Economic Development Foundation**

Brent Larsen, President  
Lafayette County Board of Supervisors

In Re:       Application for Rezoning  
              MidSouth Companies  
              Parcel No.:132x-04-003.00

Dear Mr. Larsen,

I have undertaken an extensive review of the Comprehensive Plan, Lafayette County, the four elements of the Plan including the Goals and Objectives, the Land Use Plan, the Transportation Plan, and the Community Facilities Plan. I have also reviewed the Zoning Ordinance, Lafayette County.

I am intimately familiar with the planned Lamar Lakes Traditional Neighborhood Development and with land uses, land development patterns, changes in land use, changes in roads, planned Industrial Park improvements, public facilities, and other changes that have the effect of changing the character of the area surrounding Lamar Lakes.

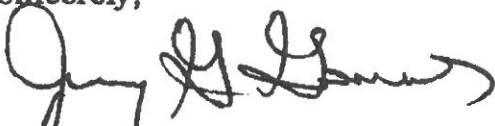
Additionally, I have studied the public need for home ownership residence opportunities in Lafayette County and Oxford.

It is my professional opinion as an expert in the field of planning and zoning that Lamar Lakes is, first and foremost, consistent with the adopted Comprehensive Plan. The development is consistent with the purposes of the adopted Zoning Ordinance. Further, it is my expert opinion that changes in land use, land development patterns, major road improvements, extension of public facilities, and other factors have changed the character of the neighborhood and will foster continued changes consistent with the proposed Lamar Lakes development. Finally, it is my professional opinion as an expert in the field of planning and zoning that there is a current and future need for housing in the Oxford Lafayette County area.

Be advised that I hold a Master of Urban and Regional Planning from the University of Mississippi (1972). I have been qualified as an expert in Planning and Zoning in Chancery and County Courts in Hancock, Harrison, Warren, Washington, Lauderdale, Rankin, and DeSoto counties among others.

If you have questions or require additional information, please feel free to call on me at 601-529-2183.

Sincerely,



Jimmy G. Gouras





May 23, 2025

To: Mr. Joel Hollowell, Director of Development Services  
Lafayette County, Mississippi  
From: Nathan Willingham, DPA, AICP, Principal Planner  
Slaughter & Willingham, PLLC

Re: *Lamar Lakes Proposed Development, Consistency with the Lafayette County Comprehensive Plan*

Thank you for the opportunity to review the proposed Lamar Lakes development. Based on my review of the Lafayette County Comprehensive Plan, including its Goals and Objectives and Future Land Use Plan, I find the proposed development to be generally consistent with the plan's intent.

#### **Project Summary**

The proposed Lamar Lakes development is an 86.17-acre residential project on County Road 101. The proposal includes 409 dwelling units, resulting in a gross density of approximately 4.75 dwelling units per acre. The site is designated Medium Density Residential in the Lafayette County Future Land Use Map.

#### **Consistency With Comprehensive Plan**

Specific areas of alignment with the Comprehensive Plan include:

- **Future Land Use Compatibility:** The Medium Density Residential designation permits a mix of single-family and townhome development, with flexibility in site design. The proposed 4.75 units/acre density aligns with this intent.
- **Mix of Housing Types:** The Plan encourages various housing types to meet the needs of a diverse population, particularly workforce and affordable housing. Lamar Lakes includes a mix of attached and detached units.
- **Preservation of Rural Character:** By concentrating residential development in a moderate-density format, Lamar Lakes supports the Plan's goal of preserving rural land by reducing land consumption compared to conventional large-lot subdivisions.
- **Affordable and Workforce Housing Goals:** The Plan identifies a shortage of affordable housing for the local workforce. The proposed development helps address this gap by increasing supply in an area close to employment and service centers.

Areas of potential concern regarding the Comprehensive Plan include:

- **Future Land Use Compatibility:** The Medium Density Residential designation permits a mix of single-family and townhome development, with flexibility in site design. It is primarily for "single-family character" but also allows attached housing and townhomes, with "latitude."
- **Sewer Service:** The Plan states that adequate sewer service must support residential development at medium density and above. The site does not presently have sewer service available.

## Discussion

A Comprehensive Plan is a general guide for development and not a strict regulatory plan. As such, they provide a holistic framework for reviewing development to determine how it creates development opportunities consistent with an overall guiding framework. It is common to find areas of consistency and concern that require interpretation.

- The Goals and Objectives outlined in the Lafayette County Comprehensive Plan provide policy support for the proposed Lamar Lakes development, particularly for addressing housing needs and managing rural land conservation.
- The Residential Medium Density future land use category does not establish a specific maximum density for dwelling units per acre. However, the Residential High-Density category allows a countywide maximum of 8 units per acre. The proposed development, at 4.75 units per acre, is approximately 60% of the county's established maximum, and reasonably fits the expected range for medium-density residential development.
- I evaluated the proposed multi-family units, considering the intent of the Residential Medium Density category in context with the plan's Goals and Objectives. While including multifamily units departs from a strictly interpreted single-family character, the category does allow townhomes and "latitude." More land is devoted to detached single-family units and townhomes than to other housing types. Single-family homes along the southern edge buffer adjacent single-family development. Other policies encourage a mix of housing types to address affordability and demand.
- The site is located on the northernmost edge of area planned for denser development. Property north of it is planned for lower development density, which should prevent further expansion of dense development into more rural parts of the county to the north.
- As a practical matter, a mix of R-2 and R-3 zoning is likely needed to implement the Residential Medium Density future land use category. The R-3 Zoning Designation appears to be the only zoning district that permits townhomes. It also allows apartments and other multifamily uses. This creates a need for deliberation because applying R-3 zoning to permit townhomes may introduce housing types not explicitly referenced in the future land use designation. Conversely, applying R-2 zoning would exclude townhomes that are explicitly permitted in Residential Medium Density locations, and it might limit the County's ability to deliver a broader mix of housing types to meet its affordability goals.

## Conclusion

The proposed development is generally consistent with the Comprehensive Plan. It meets stated policy goals reflecting the need for housing, especially affordable housing that helps preserve land areas devoted to rural land uses. The overall density of development is consistent with that of typical medium-density development. The two areas of concern are whether a strict interpretation of "single-family character" is required by the Plan and access to sewer service. The latitude found in the Residential Medium Density future land use category can promote a mix of housing types. The practical implications of how County zoning must be applied to areas planned for Residential Medium Density also support this finding of general consistency. Future subdivision approvals should ensure that Lamar Lakes does not exceed the proposed development density and that sewer infrastructure is in place before development.

## COMPATIBILITY COMPARISON

(R-3 More Compatible with Neighborhood than A-1)

### R-3 RESIDENTIAL HIGH DENSITY

#### Permitted Uses

- Single Family Detached Dwellings (R-2)
- Two Unit Townhouses
- Multiple Family Dwellings

### A-1 RURAL DISTRICT

#### Permitted Uses

- Single Family Detached
- Factory Built Dwelling (manufactured homes built after 1976)
- Breeding, Raising, & Feeding of Grazing Livestock
- Subsistence Hog Farming, See page 43, Section 416
- Breeding, Raising, & Feeding of Chickens, Ducks, Turkeys, etc.
- Forestry and Horticulture Uses

#### Conditional Uses

- Extraction of Minerals (sand gravel) (R-2)
- Modular Homes (R-2)
- Duplexes (R-2)
- Child Care Facilities
- Three or Four – Family Townhouses
- Two-, Three-, or Four-unit Condominiums
- Public or Quasi-public facilities

#### Conditional Uses

- Single family residential subdivisions
- Sale of Fireworks
- Public Quasi-public Facilities & utilities (page 35)
- Extraction of minerals
- C-1 Commercial Uses
  - Professional offices & clinics of all types
  - Privately owned museums, libraries, etc.
  - Residential care facilities
  - Office parks
- C-2 Commercial Uses
  - Commercial Uses –
    - can display small articles outside
  - Convenience stores

### **R-3 RESIDENTIAL HIGH DENSITY**

#### **A-1 RURAL DISTRICT**

##### **Conditional Uses (continued)**

- C-2 Commercial Uses (continued)
  - Shopping Centers (minimum of 3 acres)
  - Veterinary clinics
  - Plant nurseries
  - Building materials sales –  
(can be displayed outdoors)
  - Country stores
  - Pawn shops
  - Tattoo parlors
  - Title loan & check cashing
  - Recreational vehicle developments
  - Hotels & motels
  - Veterinary clinics & hospitals with outside runs
- Single Family Residential Subdivisions
- I-1 Industrial Uses
  - Light manufacturing within enclosed buildings –  
temporary storage of materials
  - Processing, canning, packaging
  - Manufacturing
  - Fabrication of metal products
  - Manufacture of pottery or ceramics
    - Professional, scientific, & controlling  
Instruments
    - Textile mill products
  - Assembly, painting, upholstering in connection  
with automobiles, trucks, farm machinery

## **R-3 RESIDENTIAL HIGH DENSITY**

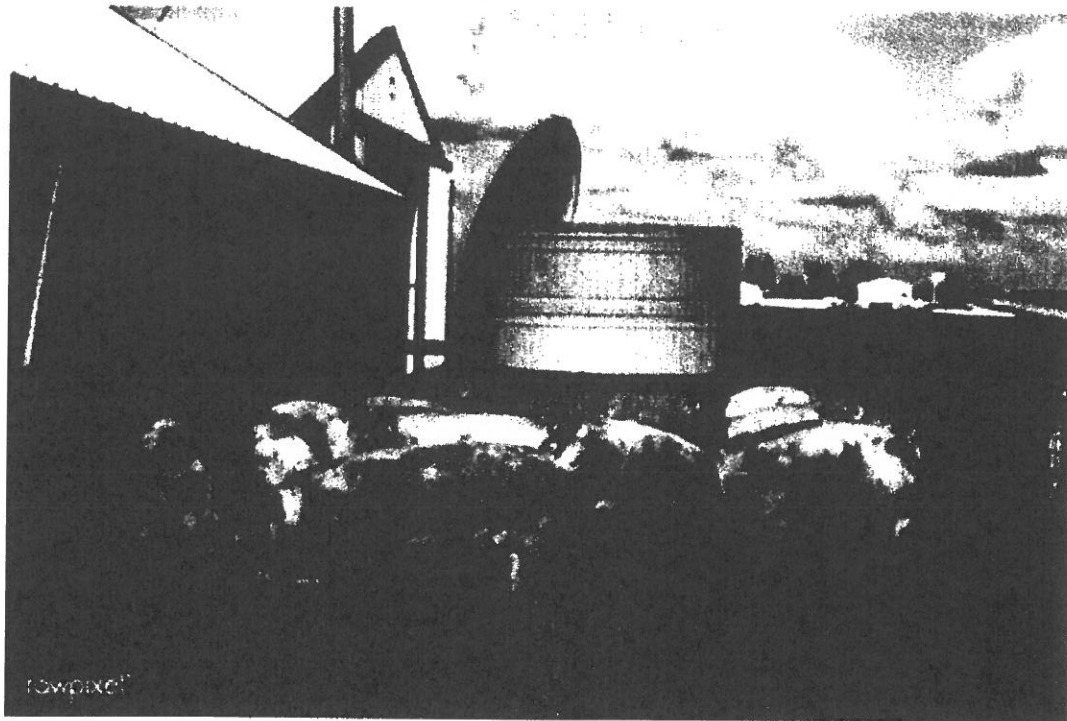
### **A-1 RURAL DISTRICT**

#### **Conditional Uses (continued)**

- Warehousing and storage
- Television and radio transmitters
- C-3 Commercial Uses
  - Business-related service establishments
  - Restaurants, cafeterias, etc.
  - Educational and training facilities
  - Condominiums & loft style apartments
  - Extraction of materials

## MAXIMUM BUILDING HEIGHTS ALLOWED

- Rural District (A-1) – 35 feet
- Agricultural District (A-2) – 35 feet
- Residential Low Density District (R-1) – 35 feet
- Residential Medium Density (R-2) – 35 feet
- Residential High Density (R-3) – 35 feet
- Commercial Low Density District (C-1) – 35 feet
- Commercial Medium Density (C-2) – 35 feet
  - o unless greater height is approved by Board of Supervisors
- Commercial High Density District (C-3) – 35 feet
  - o unless greater height is approved by Board of Supervisors
- Light Industrial District (I-1) – 35 feet
  - o unless greater height is approved by Board of Supervisors

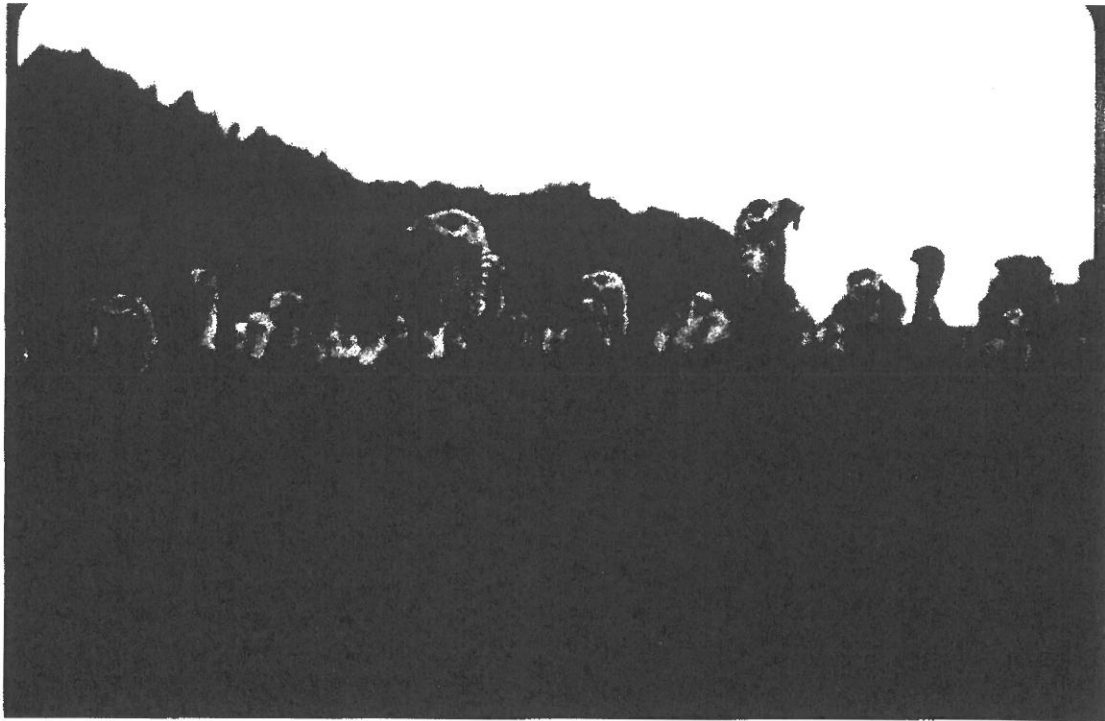


Subsistence Hog Farm  
Permitted Outright

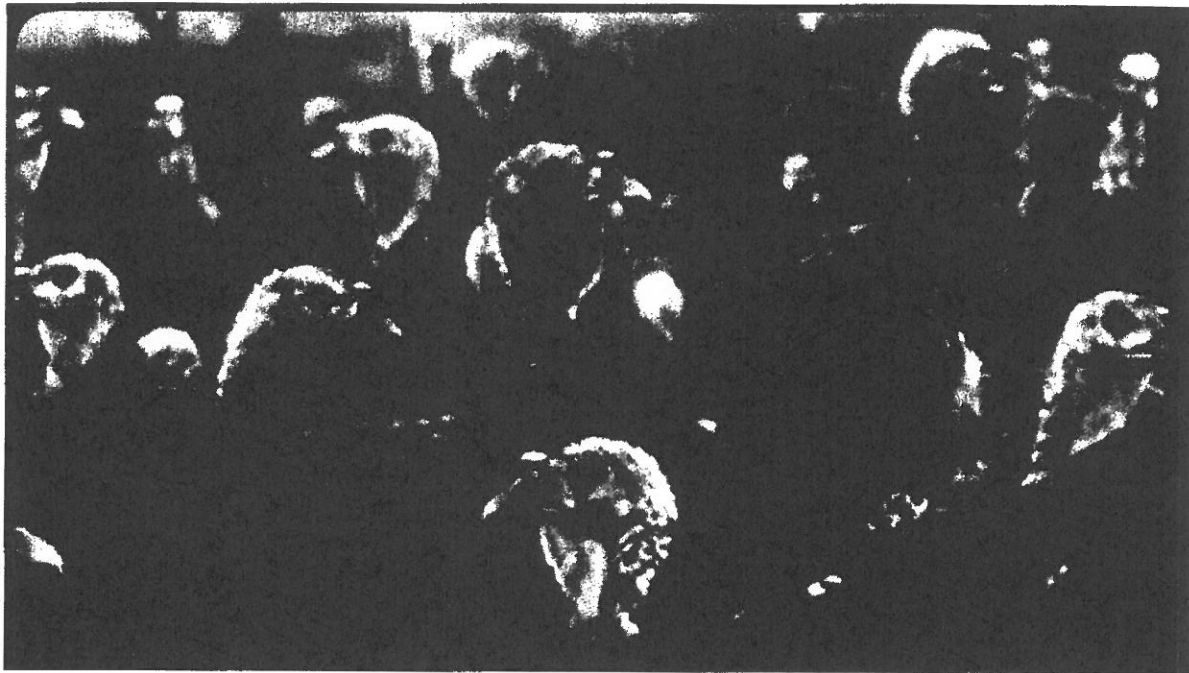


Subsistence Hog Farm  
Permitted Outright

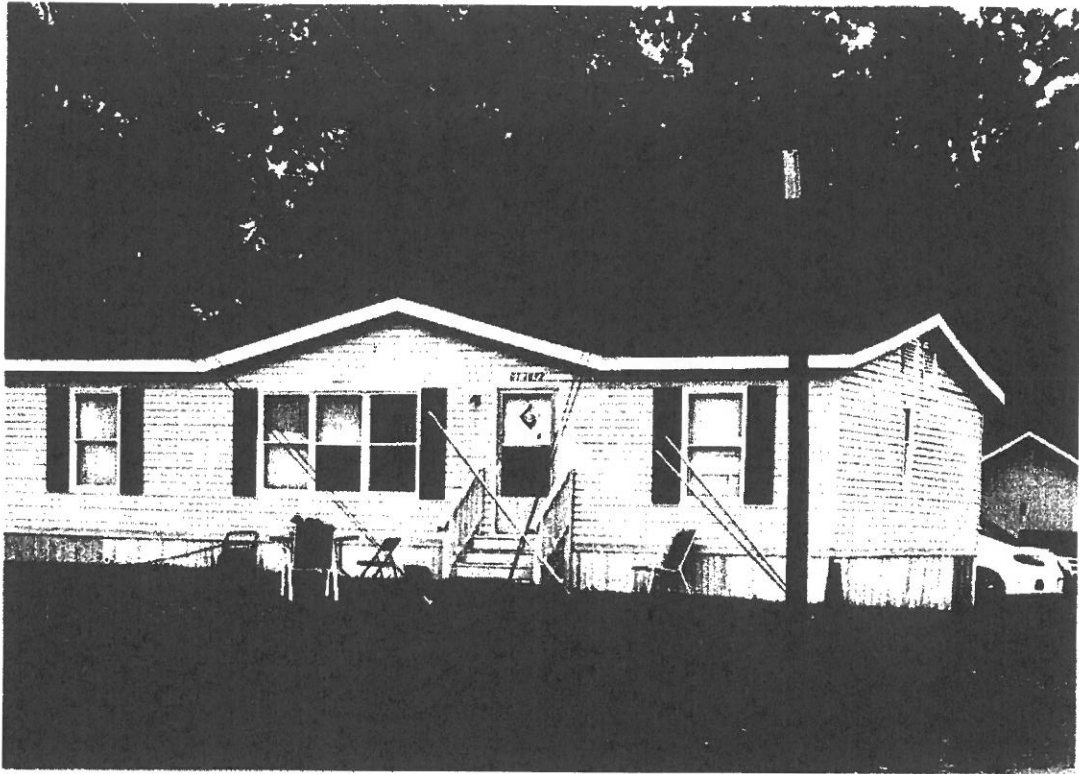




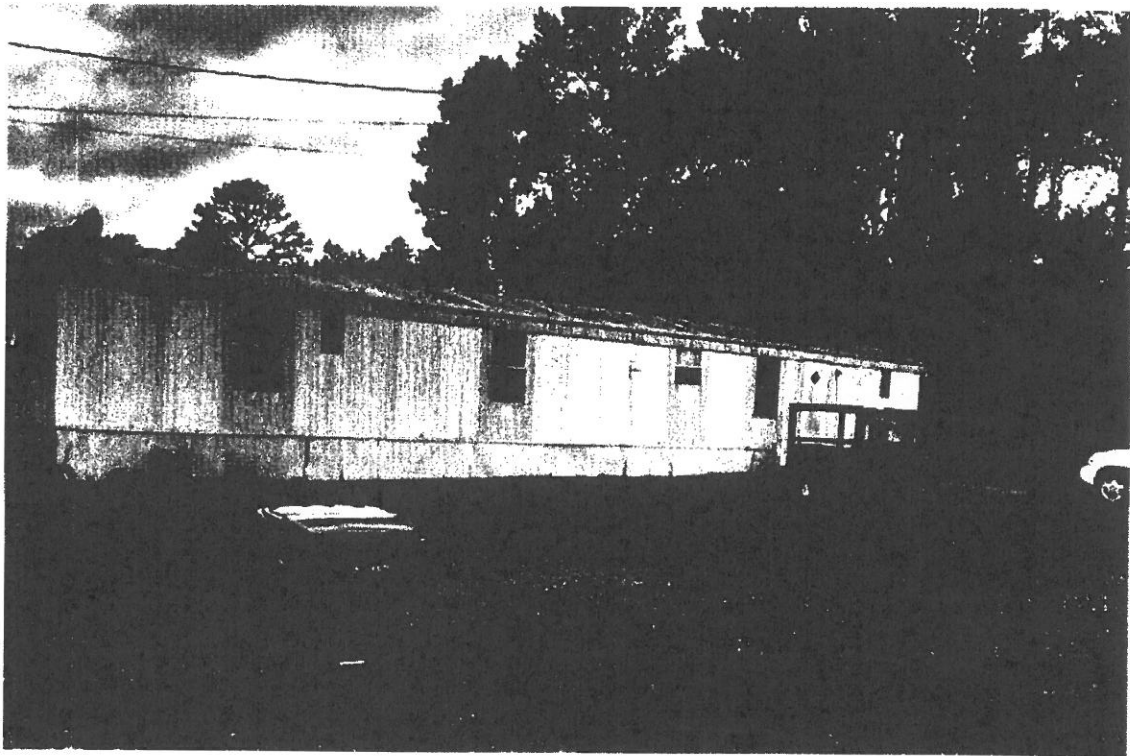
Subsistence Turkey Farm  
Permitted Outright



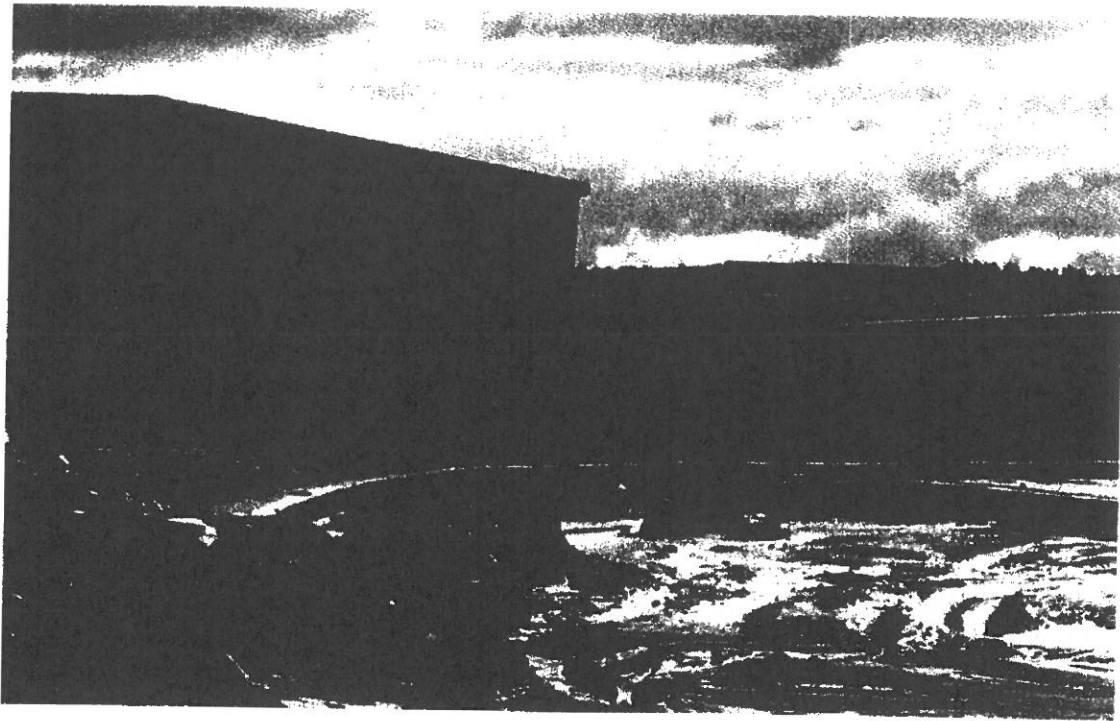
Subsistence Turkey Farm  
Permitted Outright



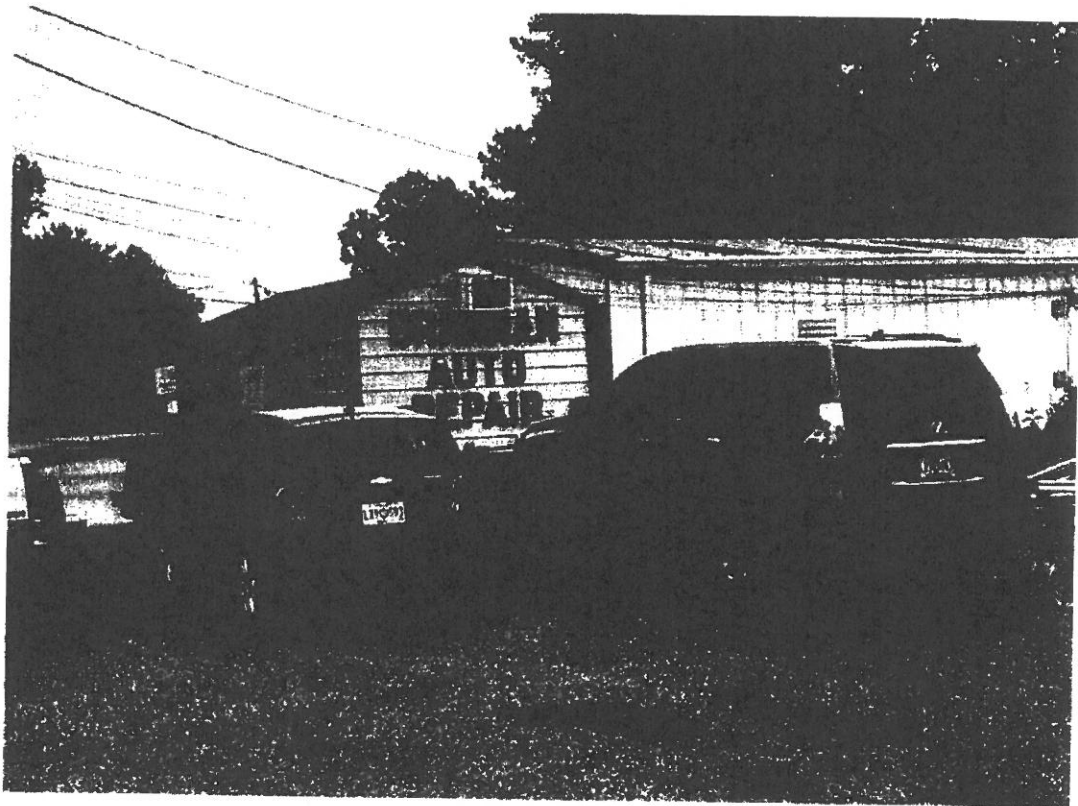
Manufactured Home (post 1976)  
Permitted Outright



Mobile Home (post 1976)  
Permitted Outright



Elliott Lumber  
Conditional Use



Brannon Auto Repair  
Conditional Use

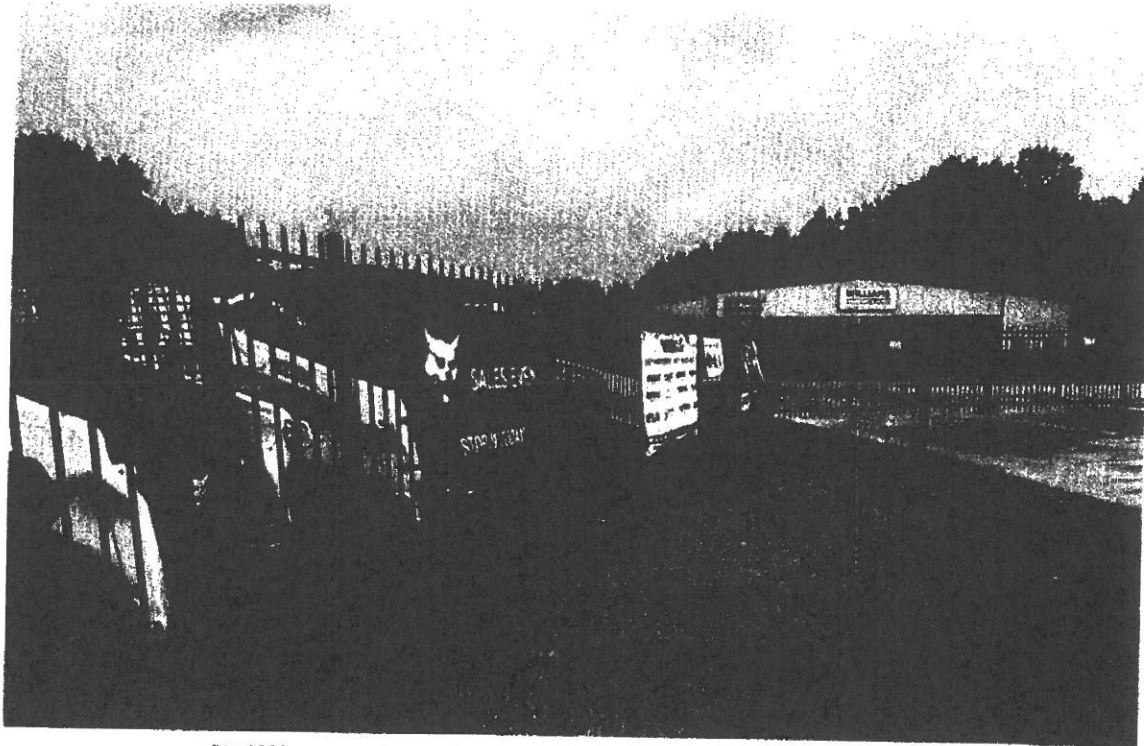


Mid-Town Shopping Cener  
Conditional Use

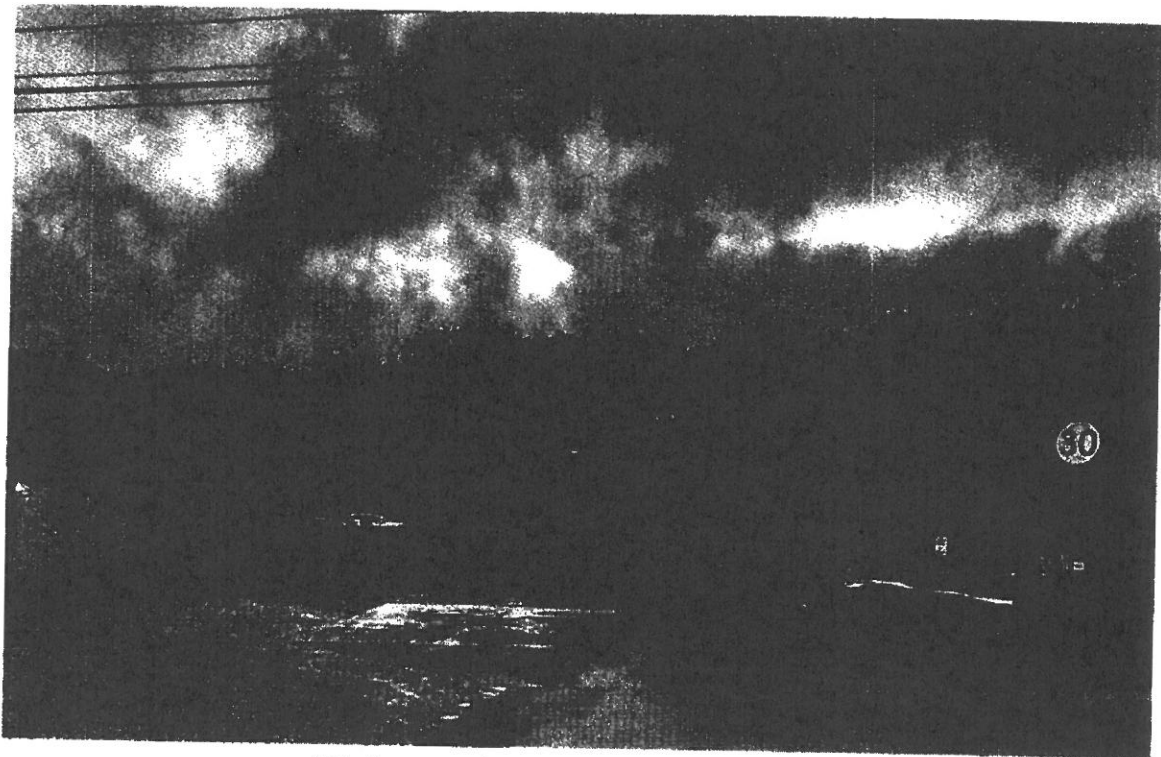


Fireworks Sales  
Conditional Use





Williams Heavy Construction Equipment  
Conditional Use



Highway 30 Auto Body Repair  
Conditional Use



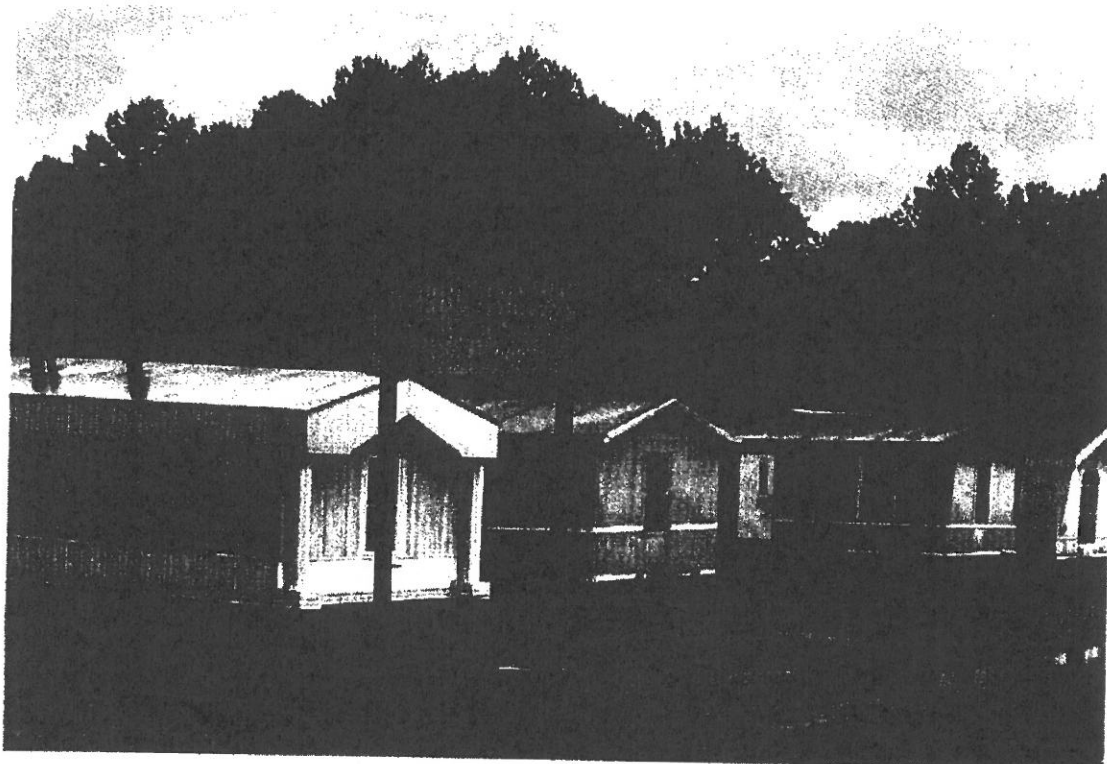
Lily Farm & Ranch Sales  
Conditional Use



NAPA  
Conditional Use



Asphalt Plant  
Conditional Use



Britt Homes Mobile Home Sales  
Conditional Use



David Josey - Oakmont

May 18, 2025

Jeffrey, I decided this morning to drive down County Road 101 and get a curbside view of the subject property.

I've been down 101 only once since we moved here. I had forgotten about the industrial type land use on the west side, opposite the 86 acres.

I now understand why parties are compelled to pursue R-3. I'm no longer questioning.

## Joel Hollowell

---

**From:** Joel Hollowell  
**Sent:** Friday, May 23, 2025 1:32 PM  
**To:** Ray Garrett; jjothouse; Chad Cregar; Kate Rosson; Tyler Gore  
**Subject:** Planning staff comments  
**Attachments:** Lamar Lakes review 052225.pdf

Everyone:

Please see my comments below regarding the Lamar Lakes rezoning. Also, I asked Mike Slaughter, our planning consultant for the Comprehensive Plan and Zoning Ordinance, to review the Lamar Lakes application. Although I wholeheartedly disagree with his associate's assessment, I have attached it for your review.

Let me know if you have any questions.

Have a great weekend.

Thanks,



*Lafayette County*  
MISSISSIPPI

### Joel Hollowell

*Director of Development Services*

300 North Lamar Blvd., Suite 109  
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w: 662-236-0237

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### **(District 2) Midsouth Companies, LLC request to redesignate Lafayette County parcel 132X-04-003 from Rural (A-1) District to Residential High Density (R-3) District.**

Lafayette County parcel 132X-04-003 is approximately 155 acres located on the east side of CR 101 just north of the Briarwood and Oakmont subdivisions. This is approximately 1.8 miles from the city limits of Oxford. It is designated as Rural (A-1) District. According to the Lafayette County Tax Map, the owners are Edward P and J Mark Baker. The southern 86.17-acre portion the parcel is the subject of the proposed rezoning request. With the rezoning application, we received a letter from Mr. Pat Baker authorizing the rezoning application. The applicant is MidSouth Companies, LLC. According to the Mississippi Secretary of State website, Heather Bryan of Ridgeland, MS, is the sole member of the LLC. Mr. Steve Bryan is the one we have been meeting with and is the one who signed the application for rezoning. Mr. Bryan is proposing to redesignate the property from A-1 to Residential High Density (R-3) District.

Chapter III of the Lafayette County Comprehensive Plan lists the goals and objectives for Lafayette County. These goals and objectives fall under four broad categories, Visual Perception and Image, Land Use Development, Transportation, and Community Facilities. Under each of those categories are multiple goals and objectives. These goals and objectives were determined by Lafayette County. In developing the Comprehensive Plan, after numerous meetings throughout Lafayette County with leaders and citizens alike, it was determined that these goals and objectives should guide our county when considering growth and development. It behooves this Commission and the Board of Supervisors to test each development with the goals and objectives of the Comprehensive Plan in mind.

As Lafayette County citizens, and in particular those of us who participate in planning decisions, we find ourselves at a critical crossroad. Growth and development are good for our community and should be encouraged. While the Comprehensive Plan does not explicitly encourage residential development, it does speak extensively about the need to encourage development of workforce housing. We have mentioned it a lot lately, any increase in housing inventory helps alleviate housing price inflation and we have been supportive of residential development. But is there a point where we are sacrificing the principles set forth in the Comprehensive Plan and we are, in the name of meeting a need or demand, allowing our community, one that everyone loves and wants to be a part of because it is unique, to become just like every other city?

Mr. Bryan, like so many developers recently, has made a compelling case for rezoning. According to him, there is a critical need for housing, a residential subdivision, Briarwood, has been developed since the adoption of the Zoning Ordinance, more industry has been developed in the area since the adoption of the Zoning Ordinance, and the West Oxford Loop extension is nearing completion. In making a case that there has been a material change in the neighborhood and that there is a public need for rezoning, I agree wholeheartedly with Mr. Bryan. And in fact, according to the Future Land Use Map found in the Comprehensive Plan, when there is a public need for rezoning, the property should be redesignated from A-1 to Residential Medium Density (R-2) District. But should it be redesignated to Residential High Density (R-3) District?

Let me remind you at this point, the Comprehensive Plan does not explicitly encourage "wholesale" residential development. According to the Comprehensive Plan, the rural character (of Lafayette County) is becoming increasingly lost as unchecked development occurs immediately outside the Oxford city limits. To combat this issue, the Comprehensive Plan has objectives such as, "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" and "Protect and preserve existing neighborhoods and rural residences from encroachment of incompatible development; consider conservation districts."

The following uses are permitted outright in the R-3 District:

- A. Any use permitted in R-2, subject to R-2 regulations.
- B. Two-unit townhouses (i.e., townhouses that are part of a townhouse subdivision in which the occupant owns both the individual townhouse unit and the lot on which the townhouse is constructed; property lines between such townhouses extend through the center of party walls separating the individual single-family dwellings).
- C. Multiple family dwellings including apartments as defined in Article II.
- D. Accessory uses or structures in multiple family residential complexes, including laundromats, vending machine centers, recreational buildings, swimming pools, tennis courts, and similar uses and structures incidental to multiple family buildings. Such uses and structures shall be reserved exclusively for use by residents and guests of residents of the multiple family complex.

According to the Lafayette County Zoning Ordinance, the purpose of the R-3 district is to provide areas for the development of higher density multiple family (i.e., three or more) residential uses with adequate, usable open space to prevent overcrowding. It is the intent of this Ordinance that these districts be carefully located only in areas where the infrastructure of the County (i.e., the road/highway system, storm drainage and water and sanitary sewer systems) is adequate to serve such higher density housing. The use of this district is appropriate as a transition between low density (R-1) or medium density (R-2) residential districts and higher intensity uses, such as commercial uses or light industrial (I-1) uses, that are not compatible with lower density residential environment. All apartment developments shall front upon at least one road or highway that is classified as an arterial or approved collector street.

Utilities in this area are not adequate. There is no available public sewer service. And, if this property were to be redesignated to R-3, it would not serve as a transition between R-2 and a higher intensity use. It would instead be spot zoning. Spot zoning is defined in the Zoning Ordinance as, "the improper zoning or rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses."

With all this said, it is our belief that Mr. Bryan has chosen this area for his development not because it makes the most sense from a planning standpoint but because it provides an opportunity for maximized profit. In other words, there are properties available inside the City of Oxford and around the perimeter of Oxford that are much more suited for this type of development, but Mr. Bryan simply does not want to pay the price that is required.

The Planning staff does not support this rezoning for the following reasons:



1. This would be spot zoning. According to the Zoning Ordinance, "The use of this district (R-3) is appropriate as a transition between low density (R-1) or medium density (R-2) residential districts and higher intensity uses, such as commercial uses or light industrial (I-1) uses, that are not compatible with lower density residential environment." The rezoning of this property to R-3 would be the absolute opposite of this stated purpose. There would be an R-3 district between an R-2 district and a A-1 district.
2. There is no available public wastewater system. According to the Zoning Ordinance, "It is the intent of this Ordinance that these districts be carefully located only in areas where the infrastructure of the County (i.e., the road/highway system, storm drainage and water and sanitary sewer systems) is adequate to serve such higher density housing." Because there is no public wastewater system available, Mr. Bryan is proposing to develop an on-site wastewater system. He has stated that in conversations with the City of Oxford the city has agreed to take over and operate his system if it is built. To our knowledge, there is no contract with or guarantee from the City.
3. R-3 density and multi-family residential structures are incompatible with the surrounding neighborhood. Within a mile and a half perimeter, the highest density is 3.9 units per acre at the Gables subdivision. Within a mile and a half perimeter, other than a few scattered duplexes, there are no multi-family units.
4. We do not want to open Pandoras box. The Planning Department is very concerned that a rezoning from A-1 to R-3 in an area where public sewer is not available, where there are no other multi-family units, and when the case for public need in the subject area is weak at best will create an influx of rezoning requests that cannot be denied or will lead to litigation if denied.
5. A recent denial of a rezoning request. On April 28, 2025, the Planning Commission voted to recommend approval of the Subtext rezoning request on CR 303. The Planning staff supported this request because the subject property is immediately adjacent to the city limits, there are multiple multi-family developments in the same area, and the case for public need was very strong in that particular area. As you know, the Board of Supervisors denied that rezoning request. The primary reason for denial appeared to be the concern that CR 303 could not handle additional traffic but a close second reason for denial was the perceived lack of evidence representing a public need for rezoning. The Planning staff's position is that the Lamar Lakes request represents a much weaker case for public need.
6. There is no guarantee Mr. Bryan will develop the property according to his conceptual site plan. Mr. Bryan is proposing a development with a condominium form of ownership. He has submitted a conceptual site plan with a nice mix of single-family residential units adjacent to Oakmont and multi-family units along the northern property line. The conceptual plan calls for a maximum density of 4.7 units per acre with abundant open space. According to him, this design makes it more compatible with the existing neighborhood. However, upon being rezoned, Lafayette County has no legal way of requiring Mr. Bryan to develop his conceptual plan. In other words, look back at the permitted uses in the R-3 District, once the property is rezoned, any or all of those uses are permitted outright. Here are some scenarios that could happen:
  - The property is rezoned, and Mr. Bryan decides not to purchase the property. The current owner can market the property as R-3.
  - The property is rezoned, and Mr. Bryan decides to sell it to a different developer.

- The property is rezoned, and Bryan returns with a completely different plan for apartments that includes a density of 8 units per.



Lafayette County

Oxford

- Legend**
-  Urban Growth Boundary
  -  Municipalities
  - Future Land Use**
  -  Agricultural
  -  Rural Community Preservation
  -  Residential Estate
  -  Low Density Residential
  -  Medium Density Residential
  -  High Density Residential
  -  Low Density Commercial
  -  Medium Density Commercial
  -  Commercial High Density
  -  Rural Development District
  -  Light Industrial
  -  Heavy Industrial
  -  Special Use District
  -  Parks and Open Space
  -  FLOODWAY

0 0.4 0.8 1.6 Miles

**SLAUGHTER & ASSOCIATES**  
PLANNING & ENGINEERING  
POST OFFICE BOX 2401  
OXFORD, MS 38655  
662.224.6970



**Map 4.8**  
*Future Land Use, Oxford City Zoom*

Source(s): Mississippi Automated Resource Information System (MARIS); Mississippi State Rating Bureau  
US Census Bureau TIGER Line Files  
Note: This map is accurate for planning purposes only  
Date: October 23, 2017



**2017 Comprehensive Plan**

- 7-21-25  
Bos - meeting.

# MidSouth Companies, LLC

DEVELOPMENT • CONSTRUCTION • MANAGEMENT

RE: MidSouth Companies, LLC  
County Road #101  
Lafayette County, Mississippi

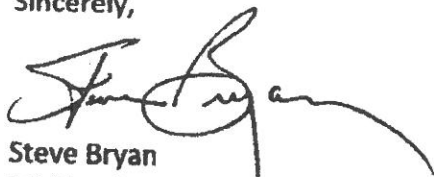
To Whom It May Concern:

On behalf of MidSouth Companies, LLC and in accordance with the Lafayette County Zoning Ordinance, you are being notified, as an adjacent property owner, of their intent to present an Application of Zoning Map Amendment.

This application is being submitted to amend the current zoning for and 85.89-acre parcel of land lying east of Conty Road 101 and being a fraction of the North Half (N ½) of Section 4, Township 8 South, Range 3 West, Lafayette County, Mississippi (see attached survey). The zoning amendment would be from its current zoning of A-1 Rural to R-3 High Density.

This Application for Zoning Map Amendment will be presented for approval at the July 21<sup>st</sup> public hearing of the Lafayette County Board of Supervisors. This meeting will be held in the Board of Supervisors' room in the Lafayette County Chancery Building on Monday, July 21, 2025, at 9:00 am.

Sincerely,



Steve Bryan  
MidSouth Companies, LLC



✓ 1  
SHANNON CLAY BRYANT  
1070 BRIARWOOD DR  
OXFORD, MS 38655

✓ 2  
MAURICE C & CRYSTA CRUM  
4648 PONY COURT  
CARROLLTON, TX 75010

✓ 3  
KELLY N & KELLY B POWELL  
1001 BIG OAK COVE  
OXFORD, MS 38655

✓ 4  
OAKMONT OXFORD LLC  
31 HWY 328  
OXFORD, MS 38655

✓ 5  
JOSHUA T & JULIA B DICKENS  
633 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 6  
KATRINA & WESLEY FLANIGAN  
658 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 7  
STEPHEN JOHN SINN JR  
914 SAYWARD LANE  
OXFORD, MS 38655

✓ 8  
JAMES MATTHEW & ANGELA LENDERMAN  
635 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 9  
PARITOSH U MOKHASI  
655 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 10  
SKYLER REED FLOWERS  
912 SAYWARD LANE  
OXFORD, MS 38655

✓ 11  
TOMMY VINCENT CHAMBLEE  
637 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 12  
DAVID H & JANE M JOSEY  
657 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 13  
MINAHAL ASIF  
910 SAYWARD LANE  
OXFORD, MS 38655

✓ 14  
PEDER VON HARTEN  
639 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 15  
CORY & MCKENZIE WILLIAMSON  
123 CR 181  
OXFORD, MS 38655

✓ 16  
ISAAC STEPHENS & KATHLEEN MCGUIRE  
908 SAYWARD LANE  
OXFORD, MS 38655

✓ 17  
FOREST HILL DEVELOPMENT LLC  
P O BOX 381226  
GERMANTOWN, TN 38183

✓ 18  
FRANCES CAROLYN PERKINS MIZE  
120 CR 181  
OXFORD, MS 38655

✓ 19  
SHERRY W & MARK S MAHARREY  
906 SAYWARD LANE  
OXFORD, MS 38655

✓ 20  
RAHUL SUBHASH YADAV  
645 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 21  
EDWARD P & J MARK BAKER  
250 CR 208  
ABBEVILLE, MS 38601

✓ 22  
JAMES WILKES BRADHAM  
904 SAYWARD LANE  
OXFORD, MS 38655

✓ 23  
BRIAN & HILLARY WELTON  
647 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 24  
CHARLES G PERKINS JR  
902 SAYWARD LANE  
OXFORD, MS 38655

✓ 25  
PHILLIP A O'REILLY  
649 CENTERPOINTE COVE  
OXFORD, MS 38655

✓ 26  
SHADY CREEK PROPERTIES LLC  
3400 PLAYERS CLUB PKWY SUITE 100  
MEMPHIS, TN 38125

✓ 27  
DONALD G BRIMM  
638 CENTERPOINTE LOOP  
OXFORD, MS 38655

JOYCE CAMILLA MARTIN

✓28 309 WISHING TREE LANE  
OXFORD, MS 38655

ERNEST CLAYTON HARLAND

✓29 486 CR 101  
OXFORD, MS 38655

ELIZABETH R HEARN

✓30 1090 BRIARWOOD DR  
OXFORD, MS 38655

BRUNNER RENTAL PROPERTIES LLC

✓31 501 CR 101  
OXFORD, MS 38655

CLAYTON & ALICIA CIARLONI

✓32 484 CR 101  
OXFORD, MS 38655

BRADLEY SCOTT KNIGHT

✓33 1088 BRIARWOOD DR  
OXFORD, MS 38655

WHITEACRE PROPERTIES LLC

✓34 P O BOX 1597  
OXFORD, MS 38655

KEN COMBS

✓35 111 LINDA LANE  
HEATH, TX 75032

DIANE M TREDWAY

✓36 1086 BRIARWOOD DR  
OXFORD, MS 38655

TUESDAY RAE ARIZAGA

✓37 349 CR 430  
PARIS, MS 38949

ELIZABETH NORELL & DOUGLAS DRINEN

✓38 912 JIM LONG ST  
MONTEAGLE, TN 37356

BEAU RODDY & SUSAN BRYANT

✓31 1084 BRIARWOOD DR  
OXFORD, MS 38655

JEREMIAH D WILLS

✓40 493 CR 101  
OXFORD, MS 38655

CODY GENE & SHELBY JONES

✓41 1102 BRIARWOOD DR  
OXFORD, MS 38655

CODY CHARLES & ALLISON PRUITT

✓42 1082 BRIARWOOD DR  
OXFORD, MS 38655

NORTH LAMAR PROPERTY HOLDINGS LLC

✓43 621 N 14TH ST  
OXFORD, MS 38655

DENNIS MANGUM CLAUDIA

✓44 131 LANDEN CIRCLE  
BYHALIA, MS 38611

PHILLIP DOUGLAS SMITH

✓45 1080 BRIARWOOD DR  
OXFORD, MS 38655

EDWARD P & ANNE S BAKER

✓46 492 CR 101  
OXFORD, MS 38655

CORINNA V ORANGE

✓47 1098 BRIARWOOD DR  
OXFORD, MS 38655

JOHN RICHARD & CIARA E HARRISON

✓48 1078 BRIARWOOD DR  
OXFORD, MS 38655

C M JORDAN JR

✓49 3906 EAGLE COVE  
OXFORD, MS 38655

HANKINS RESIDENCE TRUST

✓50 145 DUMAS RD  
RIPLEY, MS

ROMAN LEE & TOBI KU SONES

✓51 1076 BRIARWOOD DR  
OXFORD, MS 38655

TED WISEMAN

✓52 485 CR 101  
OXFORD, MS 38655

AUSTIN ALLEN HOWELL

✓53 1094 BRIARWOOD DR  
OXFORD, MS 38655

JESSICA ELIZABETH WINDHAM

✓54 1074 BRIARWOOD DR  
OXFORD, MS 38655

HOLLAND BARRINGTON SHERRER

✓55 1092 BRIARWOOD DR  
OXFORD, MS 38655

NATHAN THOMAS YOST

✓56 1072 BRIARWOOD DR  
OXFORD, MS 38655

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☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postmark  
Here

Postage \$0.73

Total Postage and Fees \$9.68

07/07/2025

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SHANNON CLAY BRYANT

Street and Apt. No.

1070 BRIARWOOD DR

City, State, ZIP+4®

OXFORD, MS 38655

PS Form 3800, J

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Certified Mail Fee \$4.85

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Extra Services & Fees (check box, add fee as appropriate)  
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☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postmark  
Here

Postage \$0.73

Total Postage and Fees \$9.68

07/07/2025

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MAURICE C & CRYSTA CRUM

Street and Apt. No.

4648 PONY COURT

City, State, ZIP+4®

CARROLLTON, TX 75010

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31 HWY 328

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City, State, ZIP+4®

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☐ Adult Signature Required \$0.00  
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KATRINA & WESLEY FLANIGAN

Street and Apt. No.

658 CENTERPOINTE COVE

City, State, ZIP+4®

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$0.73

Total Postage and Fees \$9.68

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STEPHEN JOHN SINN JR  
914 SAYWARD LANE  
OXFORD, MS 38655

7022 0410 0003 3718 9506

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Postage \$0.73

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JAMES MATTHEW & ANGELA LENDERMAN  
635 CENTERPOINTE COVE  
OXFORD, MS 38655

7022 0410 0003 3718 9519

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PARITOSH U MOKHASI  
655 CENTERPOINTE COVE  
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7022 0410 0003 3718 9526

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SKYLER REED FLOWERS  
912 SAYWARD LANE  
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TOMMY VINCENT CHAMBLEE  
637 CENTERPOINTE COVE  
OXFORD, MS 38655

7022 0410 0003 3718 9540

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DAVID H & JANE M JOSEY  
657 CENTERPOINTE COVE  
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9589 0710 5270 1000 3125 41

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MINAHAL ASIF

910 SAYWARD LANE

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639 CENTERPOINTE COVE

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ISAAC STEPHENS &amp; KATHLEEN MCGUIRE

908 SAYWARD LANE

OXFORD, MS 38655

9589 0710 5270 1000 3125 85

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FOREST HILL DEVELOPMENT LLC

P O BOX 381226

GERMANTOWN, TN 38183

9589 0710 5270 1000 3125 96

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120 CR 181

OXFORD, MS 38655



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906 SAYWARD LANE  
OXFORD, MS 38655

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RAHUL SUBHASH YADAV  
645 CENTERPOINTE COVE  
OXFORD, MS 38655

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JAMES WILKES BRADHAM  
904 SAYWARD LANE  
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

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BRIAN & HILLARY WELTON  
647 CENTERPOINTE COVE  
OXFORD, MS 38655

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☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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CHARLES G PERKINS JR  
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Postage \$0.73

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PHILLIP A O'REILLY  
649 CENTERPOINTE COVE  
OXFORD, MS 38655

9589 0710 5270 1000 3127 87

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Memphis, TN 38125

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and F

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SHADY CREEK PROPERTIES LLC  
3400 PLAYERS CLUB PKWY, SUITE 100  
MEMPHIS, TN 38125

9589 0710 5270 1000 3127 94

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Postage \$0.73

Total Postage and F

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DONALD G BRIMM  
6389 CENTERPOINTE LANE  
OXFORD, MS 38655

9589 0710 5270 2700 4764 89

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JOYCE CAMILLA MARTIN  
309 WISHING TREE LANE  
OXFORD, MS 38655

9589 0710 5270 2700 4764 96

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Postage \$0.73

Total Postage and F

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ERNEST CLAYTON HARLAND  
486 CR 101  
OXFORD, MS 38655

9589 0710 5270 2700 4765 02

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Postage \$0.73

Total Postage and F

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07/07/2025

ELIZABETH R HEARN  
1090 BRIARWOOD DR  
OXFORD, MS 38655



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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

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☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
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☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

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☐ Adult Signature Required \$0.00  
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Postage \$0.73

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☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

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☐ Adult Signature Required \$0.00  
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☐ Adult Signature Required \$0.00  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

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BYHALIA, MS 38611

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**Oxford, MS 38655**

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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
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**PHILLIP DOUGLAS SMITH**  
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OXFORD, MS 38655

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
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Sent To  
**EDWARD P & ANNE S BAKER**  
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OXFORD, MS 38655

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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
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Sent To  
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Extra Services & Fees (check box, add fee as appropriate)	\$4.10	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

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**C M JORDAN JR**  
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**3906 EAGLE COVE**  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

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**145 DUMAS RD**  
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**Oxford, MS 38655**

Certified Mail Fee	\$4.85	0110
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

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**ROMAN LEE & TOBI KU SONES**  
Street and Apt. No.  
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**Oxford, MS 38655**

Certified Mail Fee	\$4.85	0110
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To  
**TED WISEMAN**  
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To  
**AUSTIN ALLEN HOWELL**  
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**1094 BRIARWOOD DRIVE**  
City, State, ZIP+4®  
**OXFORD, MS 38655**

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Extra Services & Fees (check box, add fee as appropriate)	\$4.10	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To  
**JESSICA ELIZABETH WINDHAM**  
Street and Apt. No.  
**1074 BRIARWOOD DRIVE**  
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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NATHAN THOMAS YOST  
1072 BRIARWOOD DRIVE  
OXFORD, MS 38655



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MADISON, MS 39110-9998  
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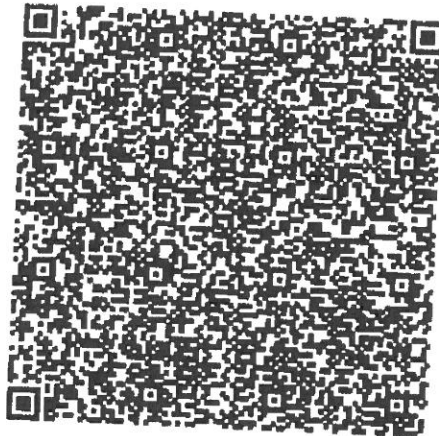
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9589 0710 5270 2700 4765 71  
9589 0710 5270 2700 4765 64  
9589 0710 5270 2700 4765 57  
9589 0710 5270 2700 4765 40  
9589 0710 5270 2700 4765 33  
9589 0710 5270 2700 4765 26

TRACK STATUS OF ITEMS WITH THIS CODE  
(UP TO 25 ITEMS)



Displays first 25 tracking numbers only

TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)  
Standard message and data rates may apply

TRACK STATUS ONLINE

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Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Oxford, MS 38655			

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
54 Tracking #: 9589 0710 5270 2700 4767 62  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9297 59  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
55 Tracking #: 9589 0710 5270 2700 4767 55  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 58  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
54 Tracking #: 9589 0710 5270 2700 4767 48  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 72  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
53 Tracking #: 9589 0710 5270 2700 4767 31  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 96  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
52 Tracking #: 9589 0710 5270 2700 4767 24  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 89  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
51 Tracking #: 9589 0710 5270 2700 4767 17  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9299 19  
Total \$9.68

First-Class Mail® 1 \$0.73



Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
✍ Tracking #: 9589 0710 5270 2700 4767 00  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9299 02  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
✍ Tracking #: 9589 0710 5270 2700 4766 87  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9299 33  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
✍ Tracking #: 9589 0710 5270 2700 4766 70  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9299 40  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
✍ Tracking #: 9589 0710 5270 2700 4766 63  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9299 57  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
✍ Tracking #: 9589 0710 5270 2700 4766 56  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9299 64  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Ripley, MS 38663  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
✍ Tracking #: 9589 0710 5270 2700 4766 94  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9299 26  
Total \$9.68

First-Class Mail® 1 \$0.73

Letter

Byhalia, MS 38611  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025

Certified Mail® \$4.85

Tracking #: 9589 0710 5270 2700 4766 49

Return Receipt \$4.10

Tracking #: 9590 9402 9491 5069 9299 71

Total \$9.68

First-Class Mail® 1 \$0.73

Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025

Certified Mail® \$4.85

Tracking #: 9589 0710 5270 2700 4766 32

Return Receipt \$4.10

Tracking #: 9590 9402 9491 5069 9299 88

Total \$9.68

First-Class Mail® 1 \$0.73

Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025

Certified Mail® \$4.85

Tracking #: 9589 0710 5270 2700 4766 25

Return Receipt \$4.10

Tracking #: 9590 9402 9491 5069 9299 95

Total \$9.68

First-Class Mail® 1 \$0.73

Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025

Certified Mail® \$4.85

Tracking #: 9589 0710 5270 2700 4766 18

Return Receipt \$4.10

Tracking #: 9590 9402 9491 5069 9300 07

Total \$9.68

First-Class Mail® 1 \$0.73

Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025

Certified Mail® \$4.85

Tracking #: 9589 0710 5270 2700 4766 01

Return Receipt \$4.10

Tracking #: 9590 9402 9491 5069 9189 13

Total \$9.68

First-Class Mail® 1 \$0.73

Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025

Certified Mail® \$4.85

Tracking #: 9589 0710 5270 2700 4765 95

Return Receipt \$4.10

Tracking #: 9590 9402 9491 5069 9285 47

Total \$9.68

First-Class Mail® 1 \$0.73

First-Class Mail® 1 \$0.73  
Letter  
Monteagle, TN 37356  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Sat 07/12/2025  
Certified Mail® \$4.85  
30 Tracking #: 9589 0710 5270 2700 4765 88  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9285 54  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Paris, MS 38949  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Thu 07/10/2025  
Certified Mail® \$4.85  
31 Tracking #: 9589 0710 5270 2700 4765 71  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9285 61  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
30 Tracking #: 9589 0710 5270 2700 4765 64  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9297 66  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Rockwall, TX 75082  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Sat 07/12/2025  
Certified Mail® \$4.85  
35 Tracking #: 9589 0710 5270 2700 4765 57  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9297 73  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
31 Tracking #: 9589 0710 5270 2700 4765 40  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9297 97  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
33 Tracking #: 9589 0710 5270 2700 4765 33  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 10  
Total \$9.68

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
32 Tracking #: 9589 0710 5270 2700 4765 26  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 27  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
31 Tracking #: 9589 0710 5270 2700 4765 19  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 34  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
30 Tracking #: 9589 0710 5270 2700 4765 02  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 41  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
29 Tracking #: 9589 0710 5270 2700 4764 96  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 03  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
28 Tracking #: 9589 0710 5270 2700 4764 89  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 65  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
27 Tracking #: 9589 0710 5270 2700 4764 72  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9298 81  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Carrollton, TX 75010  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Sat 07/12/2025  
Certified Mail® \$4.85  
1 Tracking #: 9589 0710 5270 2700 4764 65  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9296 98  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
3 Tracking #: 9589 0710 5270 2700 4764 58  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9297 04  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
4 Tracking #: 9589 0710 5270 2700 4764 41  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9297 28  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
5 Tracking #: 9589 0710 5270 2700 4764 34  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9297 35  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
6 Tracking #: 9589 0710 5270 2700 4764 27  
Return Receipt \$4.10  
Tracking #: 9590 9402 9491 5069 9297 42  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
8 Tracking #: 70220410000337189502  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6026 78  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter

Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 70220410000337189519  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6026 85  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 70220410000337189526  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6026 92  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 70220410000337189533  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 08  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 70220410000337189540  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 15  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3125 41  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 22  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3125 58  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 39  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter



Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3125 65  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 46  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3125 72  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 53  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Germantown, TN 38183  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3125 89  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 60  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3125 96  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 77  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 18  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 84  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Abbeville, MS 38601  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 25  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6027 90  
Total \$9.68

First-Class Mail® 1 \$0.73

Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 32  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6583 47  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 49  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6583 54  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 56  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6583 61  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 63  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6583 78  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 70  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6583 95  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Memphis, TN 38125  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 87  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6583 92  
Total \$9.68

First-Class Mail® 1 \$0.73

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3127 94  
Return Receipt \$4.10  
Tracking #: 9590 9402 8589 3244 6026 61  
Total \$9.68

First-Class Mail® 1 \$0.73  
Letter  
Oxford, MS 38655  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 07/11/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1000 3128 00  
Return Receipt \$4.10  
Tracking #: 9590 9402 7102 1201 6617 07  
Total \$9.68

Grand Total: \$542.08

Credit Card Remit \$542.08

Card Name: AMEX  
Account #: XXXXXXXXXX1005  
Approval #: 332524  
Transaction #: 008  
AID: A000000028010801 Contactless  
AL: AMERICAN EXPRESS  
PIN: Not Required

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