

REQUEST FOR REZONING APPLICATION

Name of Applicant: Alex Crossroads Properties, LLC
Property Address: 289 CR 4066 Oxford, MS
Phone Number: 212-729-7196 Email Address: Oxfordspot@att.net
Current Zoning District: R1

Please select the type of amendment requested

(1) Amendment to the text (2) Amendment to the Official Zoning Map

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? YES NO

(If YES, please attach a copy of restrictive covenants)

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE?

YES NO (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors)

Requirements of Applicant:

1. Letter stating reason for requested zoning action
2. Copy of the written legal description
3. Site plan of property (*must be in accordance the Lafayette County Subdivision Regulations*)

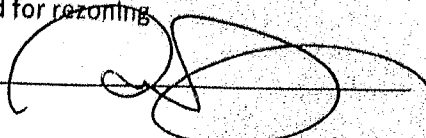
Criteria for Rezoning: (Section 2406.03- Zoning Ordinance)

- A. That there was a mistake in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error, such as a mistake of draftsmanship on the Official Zoning Map or incorrectly reflecting the Board of Supervisors' decision in the minutes. "Mistake" does not mean that the Board of Supervisors made a mistake in judgment in their prior zoning, such as not realizing the full import of the zoning classification or mistakenly placing the property in one classification when the evidence indicated that another would have been more appropriate.
- B. That the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for the rezoning.

Applicant shall be present at the Planning Commission meeting. Documents shall be submitted thirty (30) days prior to the Planning Commission meeting. **Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

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

Signature



Date

3/22/26

Dear Building Department, Board of Supervisors, and Members of the Planning Commission,

On behalf of Alex Crossroads Properties, LLC, I am writing to formally request the rezoning of a parcel of property currently designated as R-1 (Residential) to C-2 (Commercial).

This request is based on the significant change in the character and use of the surrounding area. Highway 7 is currently undergoing widening and increased traffic improvements, which are actively transforming the immediate corridor into a more commercially oriented environment. Additionally, the development of the Rebel Mart gas station directly adjacent to the property has further contributed to this shift toward commercial activity. There is also two more C2 zones area to the south of this as well as MDOT to the north.

Given these changes, the current R-1 zoning designation no longer aligns with the evolving nature of the area. Rezoning the property to C-2 would be consistent with nearby uses and would better support the continued growth and projected development along Highway 7.

We respectfully ask the Planning Commission to consider this request and approve the rezoning.

Thank you for your time and consideration.

Sincerely,
Alex Crossroads Properties, LLC

DATE OF FIELD SURVEY: AUGUST 11, 2025

GRID NORTH

- ⊙ = FOUND MONUMENTS
● = SET 1/2" REBAR

REFERENCE MATERIAL
COUNTRY SIDE ESTATES
S/D PLAT: SLIDE A-44
BOOK PAGE
487 336
2016 8061
2020 9932

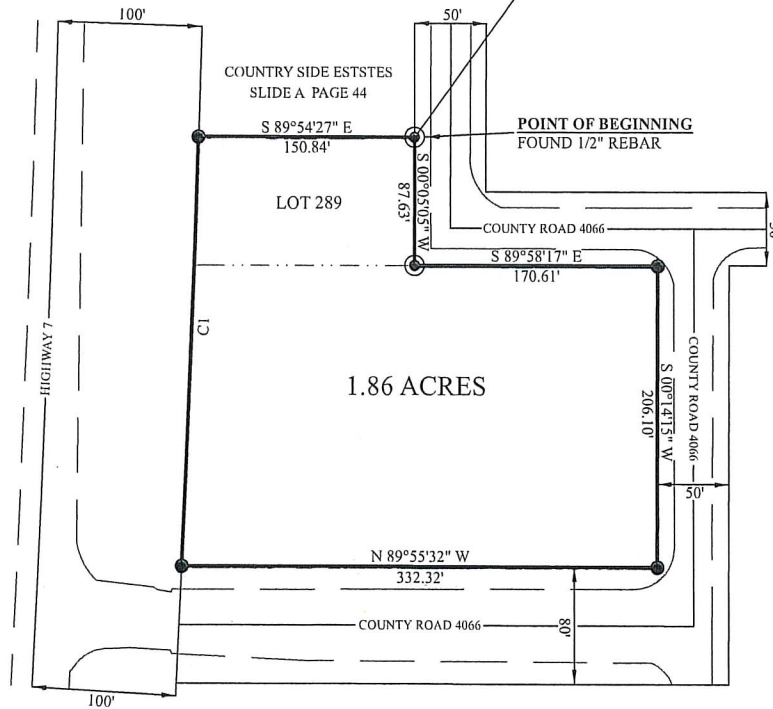
BEARINGS ARE DERIVED
FROM GPS OBSERVATIONS



James J. Treloar

POINT OF COMMENCEMENT

FOUND 1/2" REBAR AT THE
NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 9 SOUTH, RANGE 3 WEST,
LAFAYETTE COUNTY, MISSISSIPPI



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CI	17291.18'	293.87'	293.87'	N 02°18'44" E

DESCRIPTION OF SURVEY

LOT 289, COUNTRY SIDE ESTATES, AS SHOWN ON PLAT SLIDE A-44, AND A FRACTIONAL PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI; THENCE RUN S 36°25'02" W A DISTANCE OF 868.86' TO A 1/2" REBAR FOUND ON THE WESTERN LINE OF COUNTY ROAD 4066 (25' FROM CENTERLINE) AND BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S 00°05'05" W ALONG SAID WESTERN LINE OF COUNTY ROAD 4066 A DISTANCE OF 87.63' TO A FOUND 1" PIPE; THENCE S 89°58'17" E A DISTANCE OF 170.61' TO A SET 1/2" REBAR; THENCE S 00°14'15" W A DISTANCE OF 206.10' TO A SET 1/2" REBAR (40' FROM CENTERLINE); THENCE N 89°55'32" W A DISTANCE OF 332.32' TO A 1/2" REBAR SET ON THE EASTERN LINE OF HIGHWAY 7 (100' FROM CENTERLINE); THENCE ALONG SAID EASTERN LINE OF HIGHWAY 7 WITH A CURVE TURNING TO THE LEFT WITH THE FOLLOWING ELEMENTS: AN ARC LENGTH OF 293.87', A RADIUS OF 17291.18', A CHORD BEARING OF N 02°18'44" E, AND A CHORD LENGTH OF 293.87' TO A SET 1/2" REBAR; THENCE S 89°54'27" E A DISTANCE OF 150.84' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1.86 ACRES.

CERTIFICATE: I DO HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS FOR A CLASS "C" SURVEY SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS FOR SURVEYING IN THE STATE OF MISSISSIPPI.

JAMES J. TRELOAR, PS 3253
68 COUNTY ROAD 354
OXFORD, MS 38655
PHONE 662-816-8275

1.86 ACRE TRACT

HWY 7 / CR 4066
LAFAYETTE COUNTY, MS

FIGURE
1 OF 1

DRAWN	DT	DATE	08/11/2025	APPROVED	JT	SCALE	1" = 100'	PROJECT NO.	FORTNER
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5/6/2026

Re: **Alex Crossroads Properties, LLC**
1438 N Lamar Blvd Oxford, MS 38655
Rezoning of Parcels # 185Y-21-051.00, 185Y-21-048.00
Lafayette County, Mississippi

To Whom It May Concern:

On behalf of the Alex Crossroads Properties, LLC and in accordance with the Lafayette County Subdivision Regulations you are being notified as an adjacent property owner of their intent to request approval to rezone their property from R-1 Residential to C-2 Commercial on their property located on the north side of the intersection of Hwy 7 South and Cross Creek Drive, in Section 21, Township 9 South and Range 3 West of Lafayette County.

The rezoning will be presented for approval at the May meeting of the Lafayette County Planning Commission. This meeting will be held in Board of Supervisor's room on the second floor of the Lafayette County Chancery Building on Tuesday, May 26, 2026, at 5:30 pm.

If you have any questions or comments, please contact Alex Ali at 662-239-7399. Additionally public comments, or concerns can be submitted to the planning department in writing or via email at planning@lafayettecoms.com.

Sincerely,

Alex Crossroads properties, LLC

9589 0710 5270 2145 0457 80

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

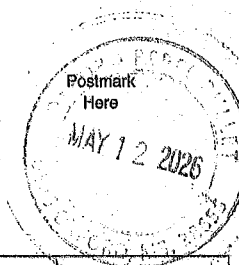
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Sent To
Charlie & Marsha Fortner
Street and Apt. No., or PO Box No.
24 Hwy 328
City, State, ZIP+4®
Oxford

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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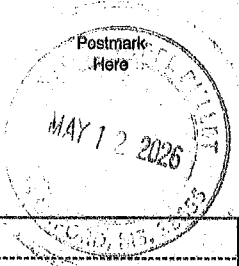
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Sent To
Pearly White
Street and Apt. No., or PO Box No.
101 Cross Creek Dr
City, State, ZIP+4®
Oxford

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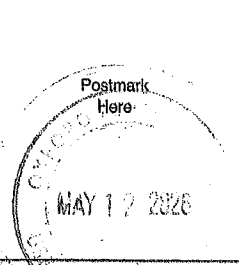
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total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

Sent To
Samuel James & Haley McGlone
Street and Apt. No., or PO Box No.
288 CR 4066
City, State, ZIP+4®
Oxford

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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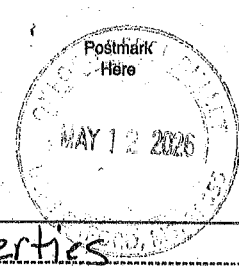
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OFFICIAL USE

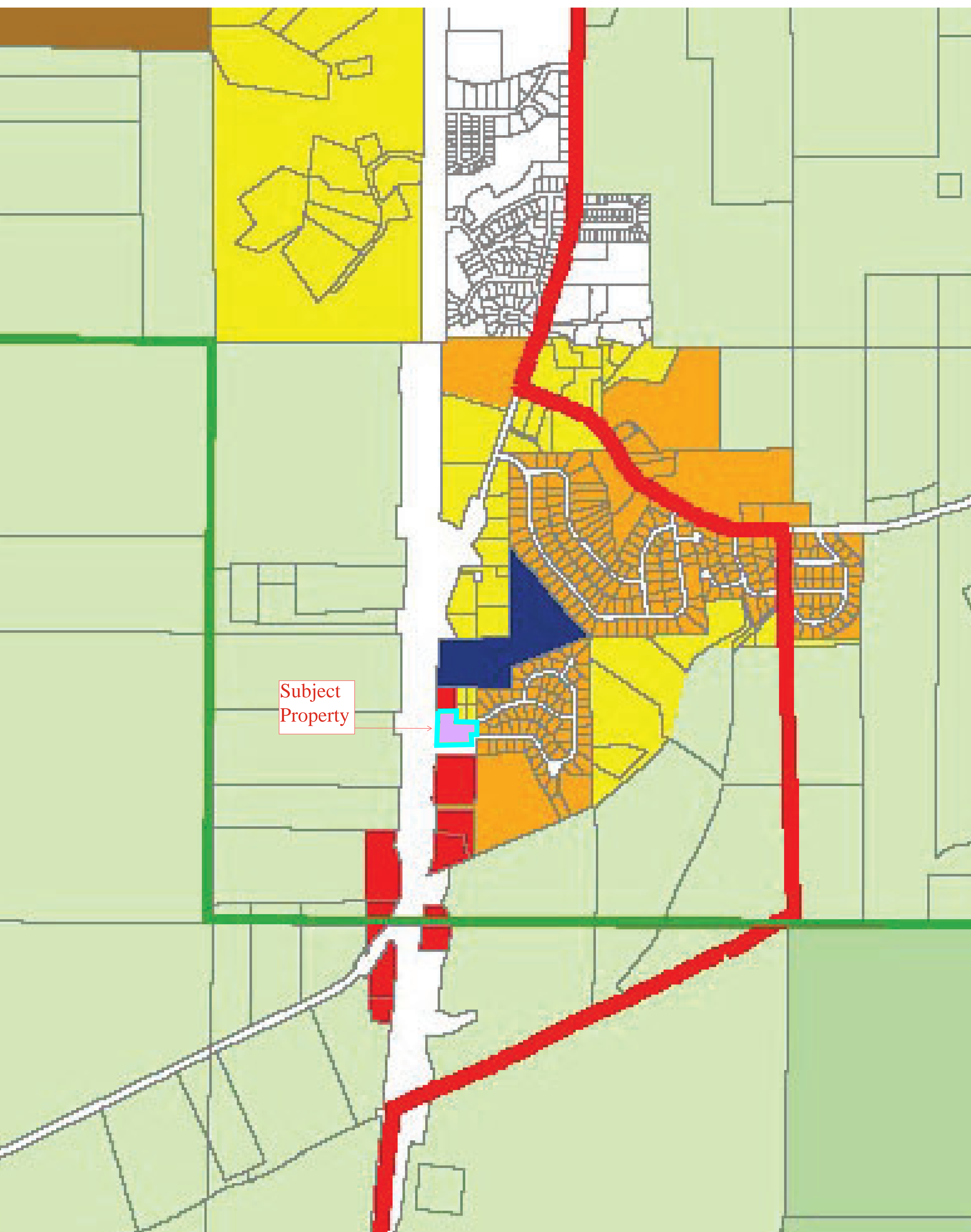
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total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

Sent To
Alison Smith Properties
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Sardis, MS

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Alex Crossroads Property - Hwy 7S



Subject
Property