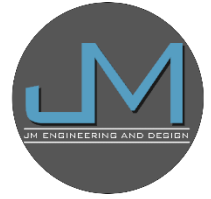


CALLICUTT – FLEX SPACE

CONDITIONAL USE HWY 6 EAST (PPIN 9073 & 9513)



April 15th, 2026

Joel Hollowell
Director of Development Services
300 North Lamar Boulevard
Oxford, MS 38655

RE: Conditional Use for PPIN 9073 and 9513

Dear Mr. Hollowell,

I would like to request a Conditional Use on behalf of Andrew Callicutt for PPIN 9073 and 9513 on Hwy 6 East. This property is currently owned by Mr. Callicutt and is currently zoned A-1. The owner would like to construct multiple Flex Space buildings to serve the business community in the local area. Storage / warehouse developments are permitted with a conditional use by Lafayette County in A-1 Zoning Districts.

The Following Addresses the Requirements for Granting a Conditional Use Permit:

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Ingress and egress to the site will be provided via Highway 6 East. The proposed access point has been designed to promote safe and efficient vehicular movement, while accommodating emergency access as needed. The internal circulation system allows for adequate traffic flow throughout the development.

B. Off-street parking and loading areas.

All required parking and loading areas will be provided on-site in accordance with applicable county standards. These areas are illustrated on the preliminary site plan and are designed to adequately serve the proposed use.

C. Refuse and service areas.

Refuse collection will be accommodated by centrally located dumpsters enclosure situated toward the rear of the development. The location is intended to minimize visual impact while maintaining convenient service access.

D. Utilities, with reference to locations, availability, and compatibility.

Water and sanitary sewer services will be provided by the City of Oxford Utilities. All utility infrastructure will be installed in a manner consistent with local standards and coordinated with the appropriate service providers.

E. Screening and buffering with reference to type, dimensions, and character.

A minimum 30-foot landscape buffer will be provided along the perimeter of the property, in compliance with Lafayette County requirements. This buffer will include a combination of plantings and natural vegetation to provide effective visual screening and compatibility with surrounding properties.

F. Required yards and other open space.

See provided preliminary site plan for yards and open space.

G. General compatibility with adjacent properties and other properties in the district.

The proposed development is compatible with the evolving character of the Highway 6 corridor, which has experienced a steady increase in commercial and non-residential uses in recent years. Nearby developments include:

<u>Property</u>	<u>Distance to Site</u>
Oxford Alarm / GreenPro Commercial Buildings	947 feet
Commercial Building at Cannon Road / Hwy 6 East	1,966 feet
Zoning of 4 Corners around Hwy 6 and Buddy East Parkway	3,012 feet
My Oxford Storage and Recent Gas Station Approval	1.18 Miles

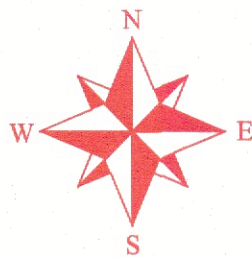
In addition to these non-residential properties, the current site was used as a commercial landscape nursery for many years. These operations were non-residential and would be considered commercial in some regard. The potential owner feels that this location would be ideal to serve both the Oxford and Pontotoc communities.

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

The applicant is willing to work with Lafayette County and the Board of Supervisors to address any additional provisions or conditions deemed necessary. The site layout may be refined as needed to ensure compliance with all applicable regulations and to address any concerns raised during the review process.

Sincerely,

Joseph Moore, P.E.
Owner / Senior Engineer
JM Engineering and Design, LLC



ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY SOLAR OBSERVATIONS

THIS PROPERTY IS A CLASS "D" SURVEY AS SET FOURTH IN APPENDIX A OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

THIS SURVEY MEETS THE CONDITIONS FOR CLOSURE AND ACCURACY FOR CONDITION "B" AS SET FOURTH IN APPENDIX B OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

FIELD SURVEY: NOVEMBER 2025

DEED REFERENCE: 458-272 469-665 2009-7971

THIS PROPERTY IS SUBJECT TO ALL EXISTING RIGHT OF WAYS AND EASEMENTS, RECORDED OR UNRECORDED

NOTE: THIS SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL. THIS SURVEY DECLARATION IS MADE ON THE DATE INDICATED, TO THE OWNER LISTED BELOW. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TRACT #1 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 2.574 ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 01°21'13" WEST A DISTANCE OF 2276.24 FEET FROM AN EXISTING 1/2" IRON PIN BEING ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 26; RUN THENCE SOUTH 02°26'47" EAST A DISTANCE OF 49.84 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°59'56" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 06°51'49" EAST A DISTANCE OF 183.98 FEET TO A 1/2" IRON PIN SET IN THE MIDDLE OF A DRIVEWAY; THENCE SOUTH 82°33'44" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 58.71 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 74°13'06" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 190.68 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 61°11'48" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 46.81 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 57°02'57" WEST ALONG THE MIDDLE OF SAID DRIVEWAY A DISTANCE OF 102.30 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 00°04'10" EAST LEAVING SAID DRIVEWAY A DISTANCE OF 320.32 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 05°15'09" WEST A DISTANCE OF 64.04 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 88°25'14" EAST A DISTANCE OF 72.93 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 88°56'43" EAST A DISTANCE OF 240.18 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 85°34'53" EAST A DISTANCE OF 150.14 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE DETERMINED BY SOLAR OBSERVATION.

TRACT #2 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 3.421 ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

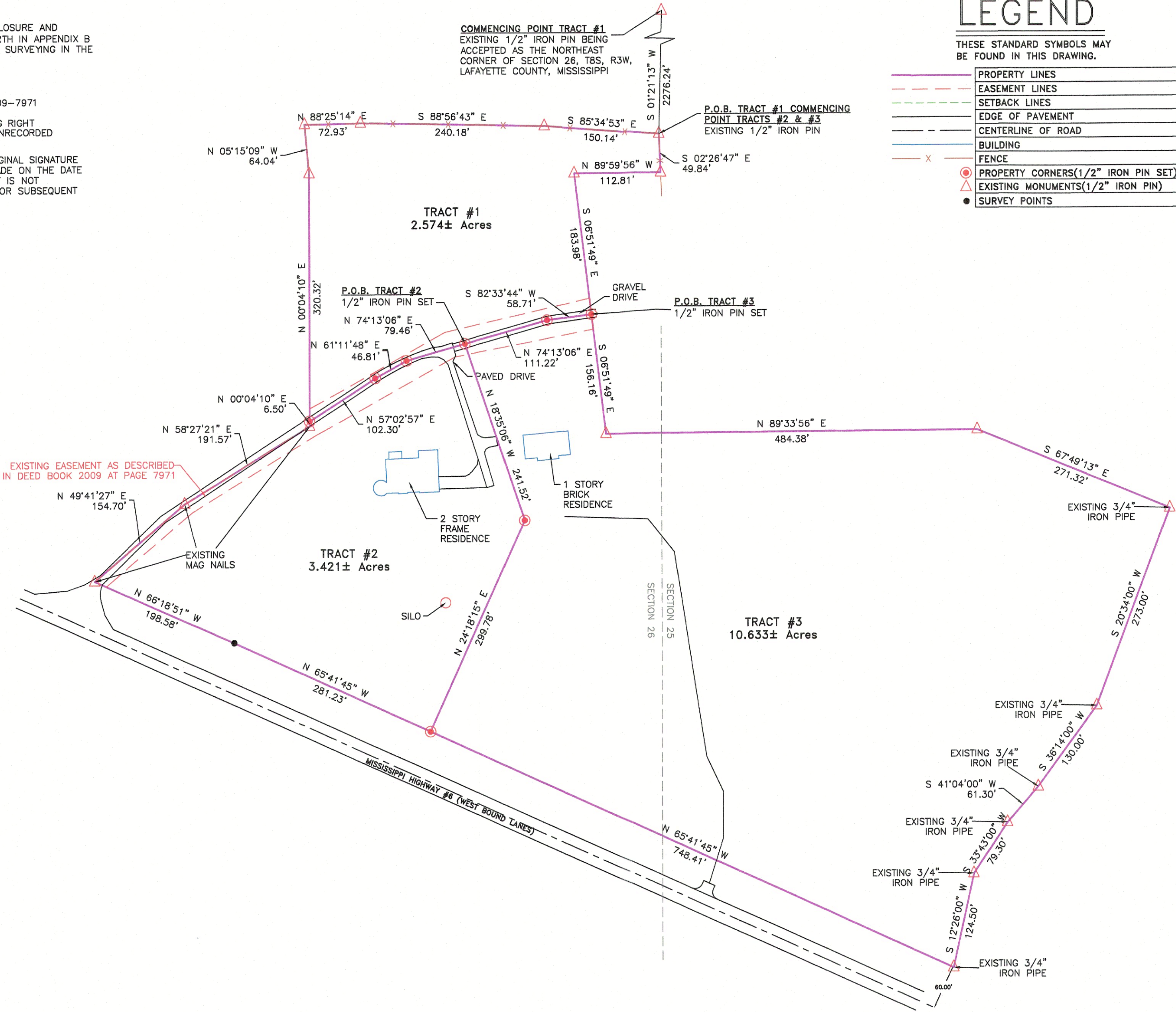
COMMENCING AT AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 01°21'13" WEST A DISTANCE OF 2276.24 FEET FROM AN EXISTING 1/2" IRON PIN BEING ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 26; RUN THENCE SOUTH 02°26'47" EAST A DISTANCE OF 49.84 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°59'56" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 06°51'49" EAST A DISTANCE OF 183.98 FEET TO A 1/2" IRON PIN SET IN THE MIDDLE OF A DRIVEWAY; THENCE SOUTH 82°33'44" WEST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 58.71 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 74°13'06" WEST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 111.22 FEET TO A 1/2" IRON PIN SET AT THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING, RUN THENCE SOUTH 18°35'06" EAST LEAVING SAID DRIVEWAY A DISTANCE OF 241.52 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 24°18'15" WEST A DISTANCE OF 299.78 FEET TO A 1/2" IRON PIN SET ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY #6; THENCE NORTH 65°41'45" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 281.23 FEET TO A POINT; THENCE NORTH 66°18'51" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 198.58 FEET TO AN EXISTING MAG NAIL IN THE CENTER OF A PAVED DRIVEWAY; THENCE NORTH 49°41'27" EAST LEAVING SAID RIGHT OF WAY AND ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 154.70 FEET TO AN EXISTING MAG NAIL; THENCE NORTH 58°27'21" EAST ALONG SAID DRIVEWAY A DISTANCE OF 191.57 FEET TO AN EXISTING MAG NAIL; THENCE NORTH 00°04'10" EAST ALONG SAID DRIVEWAY A DISTANCE OF 6.50 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 57°02'57" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 102.30 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 61°11'48" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 46.81 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 74°13'06" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 79.46 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE DETERMINED BY SOLAR OBSERVATION.

TRACT #3 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE SOUTHWEST QUARTER OF SECTION 25 AND A FRACTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 10.633 ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN BEING LOCATED SOUTH 01°21'13" WEST A DISTANCE OF 2276.24 FEET FROM AN EXISTING 1/2" IRON PIN BEING ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 25; RUN THENCE SOUTH 02°26'47" EAST A DISTANCE OF 49.84 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°59'56" WEST A DISTANCE OF 112.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 06°51'49" EAST A DISTANCE OF 183.98 FEET TO A 1/2" IRON PIN SET AT THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING, RUN THENCE SOUTH 06°51'49" EAST A DISTANCE OF 156.16 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 89°33'56" EAST A DISTANCE OF 484.38 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 67°49'13" EAST A DISTANCE OF 271.32 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 20°34'00" WEST A DISTANCE OF 273.00 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 36°14'00" WEST A DISTANCE OF 130.00 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 41°04'00" WEST A DISTANCE OF 61.30 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 33°43'00" WEST A DISTANCE OF 79.30 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 12°26'00" WEST A DISTANCE OF 124.50 FEET TO AN EXISTING 3/4" IRON PIPE ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY #6; THENCE NORTH 65°41'45" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 748.41 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 24°18'15" EAST LEAVING SAID RIGHT OF WAY A DISTANCE OF 299.78 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 18°35'06" WEST A DISTANCE OF 241.52 FEET TO A 1/2" IRON PIN SET IN THE CENTER OF A DRIVEWAY; THENCE NORTH 74°13'06" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 111.22 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 82°33'44" EAST ALONG THE CENTER OF SAID DRIVEWAY A DISTANCE OF 58.71 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE DETERMINED BY SOLAR OBSERVATION.



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

	PROPERTY LINES
	EASEMENT LINES
	SETBACK LINES
	EDGE OF PAVEMENT
	CENTERLINE OF ROAD
	BUILDING
	FENCE
	PROPERTY CORNERS(1/2" IRON PIN SET)
	EXISTING MONUMENTS(1/2" IRON PIN)
	SURVEY POINTS

I CERTIFY THAT THE FOREGOING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON PRESENT EXISTING FEATURES AND AVAILABLE INFORMATION ON PREVIOUSLY MADE SURVEYS OF THIS AREA.

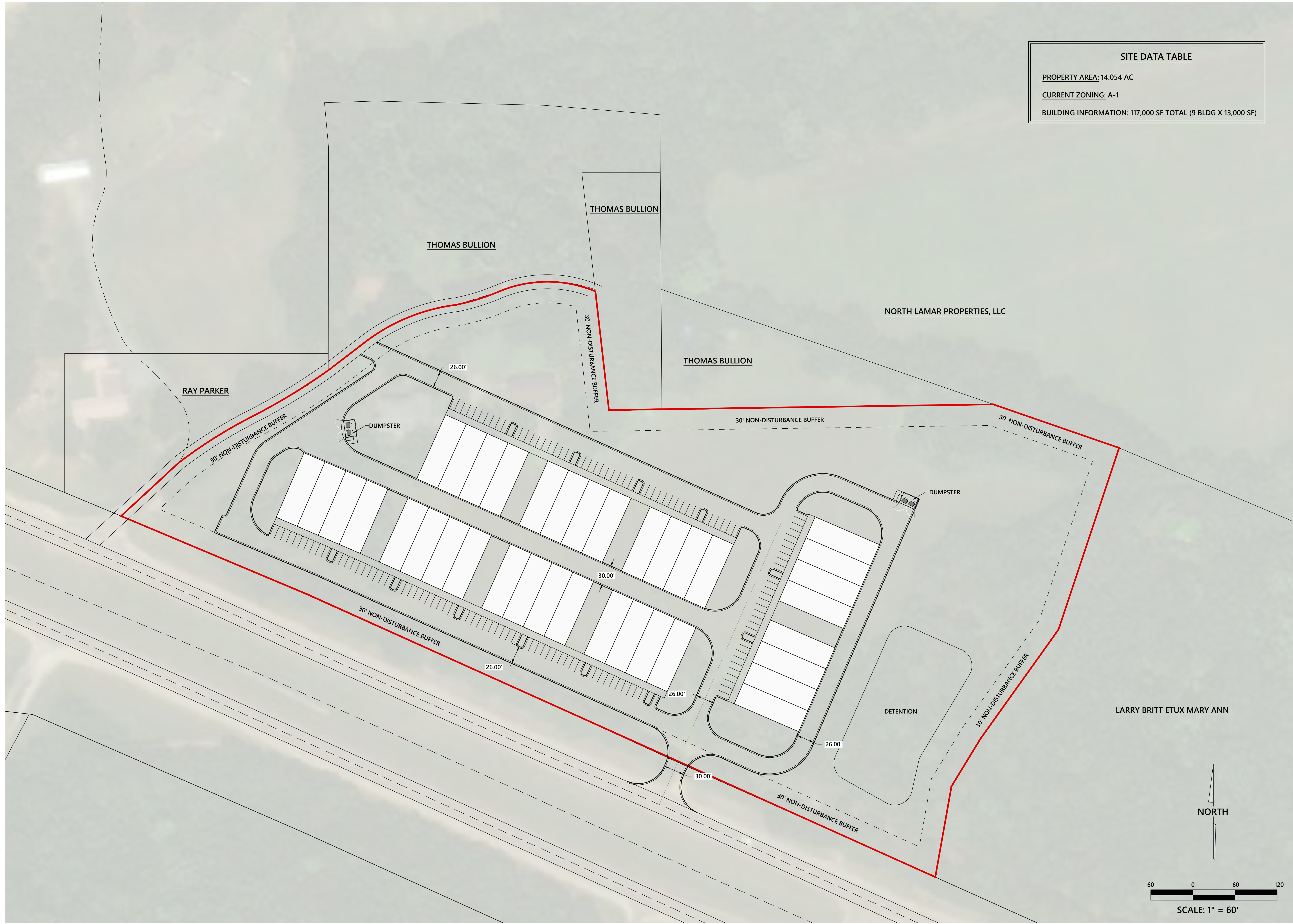
Nov. 16, 2025 A.D.

DATE

JOSEPH BENNETT HILL
MISSISSIPPI PROFESSIONAL
LAND SURVEYOR #2901

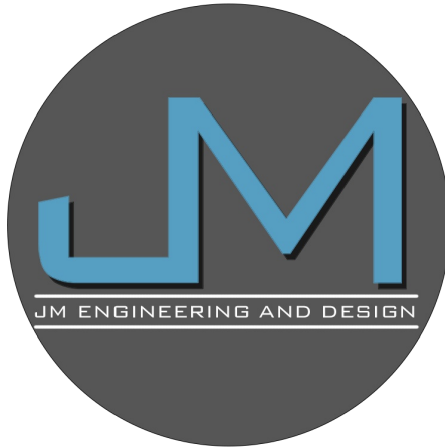


REVISION			PLAT OF SURVEY FOR BULLION PROPERTY	
NO.	BY	DATE		
			HILL LEWIS	
			169 HIGHWAY 6 EAST, STE 201 OXFORD, MS 38655 PH: 662-371-1980	
			Surveying	
			DRN:KC	CHK:BH
			DATE:11-16-25 JOB#:25-172	



SITE DATA TABLE

PROPERTY AREA: 14.054 AC
CURRENT ZONING: A-1
BUILDING INFORMATION: 117,000 SF TOTAL (9 BLDG X 13,000 SF)



JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

MASTER PLAN
CALLICUTT - FLEX SPACE
203 HWY 6 EAST
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	04/15/2026
SCALE	1" = 60'
REVISION	

CONCEPT VIEWS



Callicutt Property - Hwy 6 E

217

