



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: October 26, 2026
Case: 26-114

Applicant: James and Candace Stewart
Request: Conditional Use – Light Industrial (I-1) in Rural (A-1)

Location: 95 CR 431
Parcel Number(s): 206-24-018.00 and 206-24-020.00
PPIN: 11661 and 11663

Existing Zoning District: Agricultural (A-2)
Adjacent Zoning Districts: All – Agricultural (A-2)

Background

James and Candace Stewart request conditional use to operate The Sipp Collision auto-body shop at 95 CR 431. The Sipp Collision has been in operation at the site since 2023. The conditional use authorization would bring the use into compliance with the Lafayette County Zoning Ordinance (LCZO).

If the conditional use permit is granted, the applicant will be required to receive approval of a preliminary/final site plan for the proposed use.

Conditional Use Permit

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

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

The property is accessed directly from CR 431. Emergency access considerations will be considered during Site Plan review.

B. Off-street parking and loading areas.

Off-street parking will comply with LCLDSR and will be approved at the time of Site Plan review.

C. Refuse and service areas.

The property will be served by the Lafayette County Solid Waste Department.

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

Water will be provided by the Lafayette Springs Water Association. There is an existing on-site wastewater system approved through the Mississippi Department of Health.

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

Buffer and screening requirements shall be in accordance with the LCZO and considered at time of Site Plan review.

F. Required yards and other open space.

Setbacks will comply with the Lafayette County Zoning Ordinance.

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

The property has been conducting the auto collision business for a number of years with little to no complaints from adjacent landowners or other property owners in the general area.

Compliance with buffer and screening requirements will further alleviate any incompatibility issues. The applicant has also coordinated with Lafayette County on cleaning up the property by removing a vacant mobile home and fifth-wheel trailer and ensuring that vehicles being worked on are moved to the back end of the property.

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

Public Notice/Public Comments

Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, LCZO). Notice of this public hearing was posted on the subject property and printed in the Northeast Mississippi Daily Journal. Adjacent landowners were properly notified by certified mail. To date, Planning Staff has not received any written public comment.

Planning Staff Recommendation

Planning Staff recommends approval of the conditional use subject to the following conditions:

1. The conditional use permit shall expire eighteen (18) months from the date of approval by the Board of Supervisors unless a Certificate of Completion or Certificate of Occupancy has been issued by the Lafayette County Development Services Department. If the conditional use expires, a proponent will need to reinitiate the conditional use process in accordance with the Lafayette County Zoning Ordinance.
2. Inoperable vehicles, that are not being worked on shall be stored out of sight from the roadway on the back half of the property.
3. The U-Haul Business shall be authorized as a related business activity under this conditional use with the following requirement: On-site storage of U-Haul equipment shall be limited to 3 to 4 rental vehicles along the property frontage with CR 431, all other U-Haul rental equipment shall be stored out of sight from the roadway on the back half of the property. Lafayette County reserves the right to have the U-Haul business removed from the property for failure to comply with this condition.

Enc.:

1. Application Materials

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: James & Candace Stewart (The Sipp Collision)
Property Address: 95 County Road 431 Oxford, MS 38655
Phone Number: 662-550-9796 Email Address: thesippcollision@yahoo.com
Current Zoning District: A2

(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 conditional use
2. Copy of the written legal description
3. Site plan of property

Requirements for Granting a Conditional Use Permit: (Section 2405.01- Zoning Ordinance)

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. B. Off-street parking and loading areas. C. Refuse and service areas. D. Utilities, with reference to locations, availability, and compatibility. E. Screening and buffering with reference to type, dimensions, and character. F. Required yards and other open space. G. General compatibility with adjacent properties and other property in the district. H. Any other provisions deemed applicable by the Board of Supervisors.

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 conditional use.

Candace Stewart

Signature

8/6/2026

Date

APPENDIX 1B
APPLICATION FOR SITE PLAN APPROVAL PRELIMINARY AND OR FINAL
for
CONDOMINIUM, APARTMENT, COMMERCIAL COMPLEX DEVELOPMENT
LAFAYETTE COUNTY PLANNING COMMISSION

_____ Preliminary

_____ Final

1. NAME OF DEVELOPMENT: <u>The Sipp Collision</u> TYPE OF PROJECT: <u>Collision/auto body repair shop</u>		
2. LOCATION: The proposed development is located on the <u>FR</u> side of <u>S 1/2</u> Road and the <u>N 1/2</u> side of <u>NW 1/4</u> Road, in Section <u>24</u> , Township <u>09</u> , and Range <u>01</u> .		
3. Are there existing structures on the property? <u>Yes</u> If so, please list on separate sheet. <u>House + 2 garages</u>		
4. Property owner: <u>Mike Lovelace Sr.</u> Address: <u>779 West Pecan St. Grenada, ms</u> Telephone: <u>662-417-1120</u> Fax: _____ <u>Cardace Stewart-Coleman</u> <u>95 CR 431 Oxford, ms</u> <u>662-417-3196</u>		
5. Developer: Address: Telephone: Fax:		
6. Engineer/Surveyor: Address: Telephone: Fax:		
7. Gross Acreage <u>6</u> <u>10</u>	8. Number of Lots or Units _____	9. Average Frontage _____
10. Are Community or Public Sewers Provided? Yes _____ No ☒ By Whom: _____		
11. Is Community or Public Water Provided? Yes ☒ No _____ By Whom: <u>Lafayette Springs Water</u>		
12. Fee: \$150 + \$5 per unit = \$ _____ Construction Inspection Fees per Article VII, Section = \$ _____		
Signature of Owner, Developer, Agent, or Engineer: <u>Cardace Stewart</u> _____ (Signature) <u>Cardace Stewart</u> _____ (Printed) <u>8/6/2026</u> _____ (Date)		

Lafayette County Planning Commission

RE: Request for Conditional Use – The Sipp Collision

Property: 95 County Road 431, Oxford, Mississippi 38655

To Whom It May Concern:

We, James and Candace Stewart, are requesting approval for a conditional use of the property located at 95 County Road 431, Oxford, Mississippi 38655, currently zoned A-2, for the operation of **The Sipp Collision**, an automotive collision and body repair business.

The Sipp Collision is a small, locally operated collision repair business. The property will be used for automotive collision repair and related business activities. Customers' and employees' vehicles will have designated areas for parking, and vehicles awaiting or undergoing repairs will be maintained in an orderly manner on the property.

We intend to operate the business in a way that is compatible with the surrounding area. We will maintain safe access to and from County Road 431, provide appropriate parking, properly dispose of business waste, maintain the property, and comply with applicable Lafayette County requirements regarding screening, setbacks, utilities, and other conditions established by the Planning Commission or Board of Supervisors.

We respectfully request that the Lafayette County Planning Commission approve the conditional use for The Sipp Collision at this property.

Thank you for your consideration.

James Stewart & Candace Stewart

The Sipp Collision

95 County Road 431

Oxford, MS 38655



Property Link

LAFAYETTE COUNTY, MS

Current Date 8/27/2026

Tax Year 2025
Records Last Updated 8/26/2026

PROPERTY DETAIL

OWNER COLEMAN CANDACE
95 CR 431

OXFORD MS 38655

ACRES : 6.10
LAND VALUE : 19730
IMPROVEMENTS : 36640
TOTAL VALUE: 56370
ASSESSED : 5637

PARCEL 206 -24-018.00
ADDRESS 95 CR 431

TAX INFORMATION

YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	100.46	100.46	0.00
CITY	0.00	0.00	0.00
SCHOOL	263.68	263.68	0.00
PENALTY & OTHER	1.82	1.82	0.00
TOTAL	365.96	365.96	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 3 / 11 / 2026

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	FR S1/2 N1/2 NW1/4
HOMESTEAD CODE	REG	B P 201009101 11/22/2010
TAX DISTRICT	1030	
PPIN	011661	
SECTION	24	
TOWNSHIP	09	
RANGE	01	

Book Page 201009101

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year

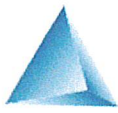
Sold To

Redeemed Date/By

NO TAX SALES FOUND

[View Appraisal Record](#)

[Back](#)



Delta Computer Systems, Inc.

Property Appraisal Link

LAFAYETTE COUNTY, MS

Current Date 8/27/2026

Tax Year 2025

PARCEL 206 -24-018.00

PPIN 011661

OWNER NAME

OWNER ADDRESS

PROPERTY ADDRESS

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY DATE: //

CLASSED BY DATE: //

REVIEWED BY DATE: //

REALTOR CODE

APPRAISAL INQUIRY

ALT PARCEL NUMBER 133 -24-013-

SKETCH 1

COLEMAN CANDACE

95 CR 431

OXFORD MS38655

95 CR 431

LEGAL DESCRIPTION

1

FR S1/2 N1/2 NW1/4

Section 24 Township 09 Range 01

Book 2007 Page 2646 Type WD Date 3/20/2007

Book 336 Page 288 Type Date 8/ 9/1978

LOT INFORMATION

LOT CODE LOT SIZE LOT VALUE 1500

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
OVER	1.00		1500.00	99	1.00	1.00	HOMESITE	1500.00	1500	1

ACRE INFORMATION

ACRES	TYPE	QUAL CLASS	PRICE CODE	UNCULTIVATED CODE	PRICE	ADJ. %	DESCRIPTION	APPRAISED	MARKET
1.00	H	1	M	C	8500.00	1.00		8500	8500
1.00	2	1	M	C	2725.00	.70	-30% TOPO	1910	1908
1.00	A	1	M	U	2725.00	.70	" "	1910	1908
3.10	B	1	M	U	2725.00	.70	" "	5910	5913

ACREAGE VALUE

18230

OVERALL VALUE

19730

LAND USE CODE CLASS 1 1410 MOBILE HOMES (SINGLE TRA

LAND USE CODE CLASS 2

BUILDING DESCRIPTIONS

NUMBER	CODE	BUILDING DESCRIPTION	VALUE	ELIGIBLE CLASS 1
001	009M	MOBILE HOME - MULTI-WIDE	30500	Y
002	A13	OPEN PORCH	3470	Y
003	006	UTILITY	1920	Y
004	A07	LOW COST CARPORT	750	Y

DOCUMENTS

LAND USE PERMISSION LETTER

Date: August 5, 2026

To Whom It May Concern:

I, **Mike Lovelace Sr.**, am the owner of the property on which **The Sipp Collision** operates.

This letter serves as my official authorization granting **James Stewart** and **Candace Stewart** permission to use my property to operate their business, **The Sipp Collision**. They have my full consent to conduct their automotive collision repair business on this property.

This permission includes the use of the property for normal business operations, including customer access, vehicle storage, repairs, parking, equipment, and any other activities reasonably associated with the operation of Sipp Collision.

This authorization is made voluntarily and remains in effect until revoked in writing by me.

If additional information or verification is needed, I am available to provide it upon request.

Sincerely,

Mike Lovelace Sr.

Mike Lovelace Sr.

Signature

Mike Lovelace Sr.

Date

8/6/26

Phone Number

1-662-417-1120

