

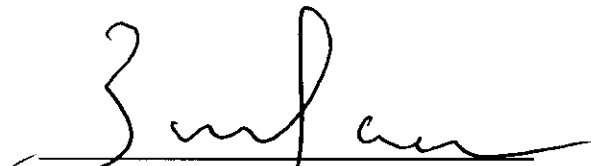
**ORDER: APPROVE THE MAGNOLIA RENTAL CONDITIONAL USE PERMIT  
REQUEST TO DEVELOP A COMMERCIAL MEDIUM DENSITY C-2 USE,  
MAGNOLIA RENTAL NEW LOCATION, IN A RURAL A-1 DISTRICT ON  
LAFAYETTE COUNTY PARCEL 149-29-001.03**

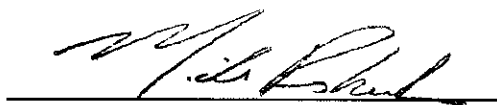
Motion was made by John Morgan, duly seconded by Greg Bynum, to approve the Magnolia Rental Conditional Use Permit request to develop a Commercial Medium Density C-2 Use, Magnolia Rental new location, in a Rural A-1 District on Lafayette County parcel 149-29-001.03.

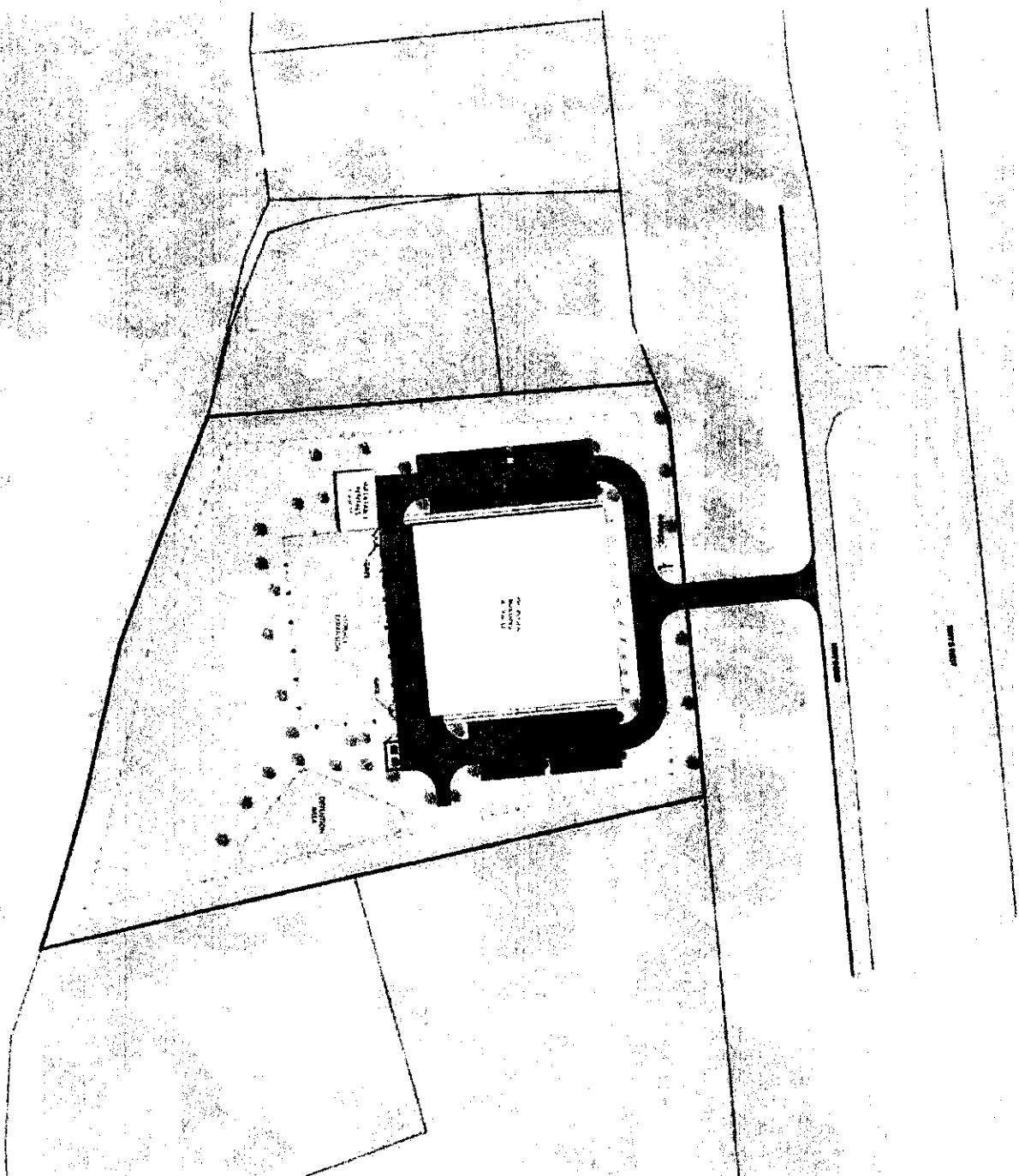
The vote on the motion was as follows:

Supervisor Brent Larson, voted yes  
Supervisor John Morgan, voted yes  
Supervisor Tim Gordon, voted no  
Supervisor Scott Allen, voted no  
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



PROJECT  
LOCATION

VICINITY MAP

**SITE DATA TABLE**

PROPERTY AREA 6.66 AC  
ZONING A-1 BULKAL  
BUILDING INFORMATION  
MAIN BUILDING 40000 SQ  
INFLATABLE BUILDINGS 3000 SF

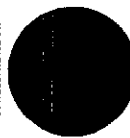


NORTH

**SITE PLAN**

**MAGNOLIA RENTAL  
HWY 6 WEST  
LAFAYETTE COUNTY, MISSISSIPPI**

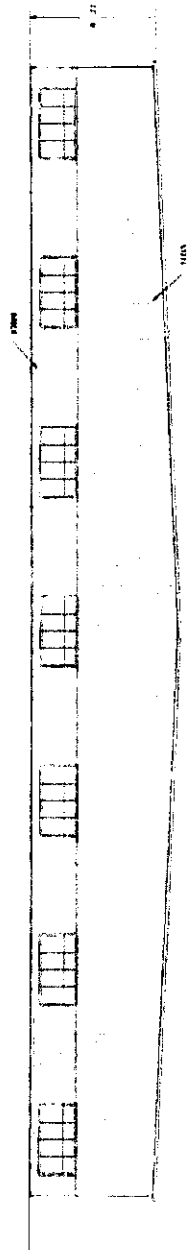
JM ENGINEERING  
AND DESIGN, LLC  
OSWEGO, MS  
(601) 907-4800



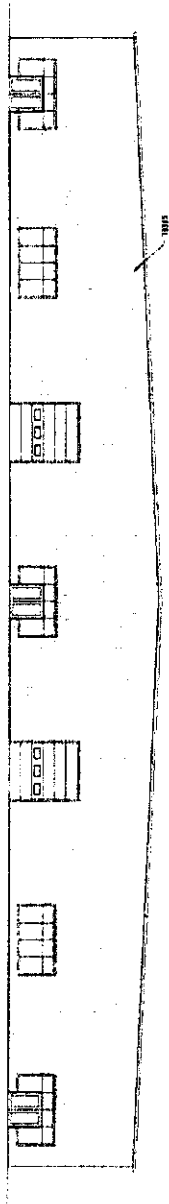
DRAWN BY: JMM  
CHECKED BY: JMM  
PROJECT NO: XXXX  
DATE: 06/07/2025  
SCALE: 1" = 50'  
REVISION: 06/10/2025

**C-100**

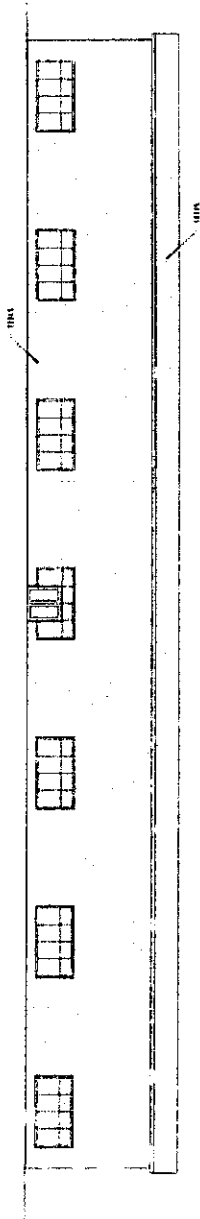
FRONT ELEVATION



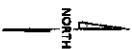
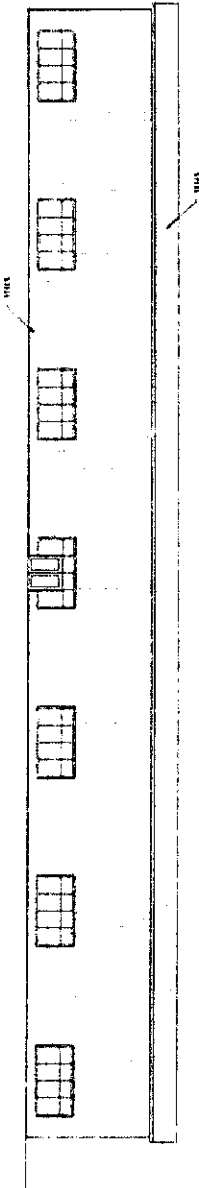
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



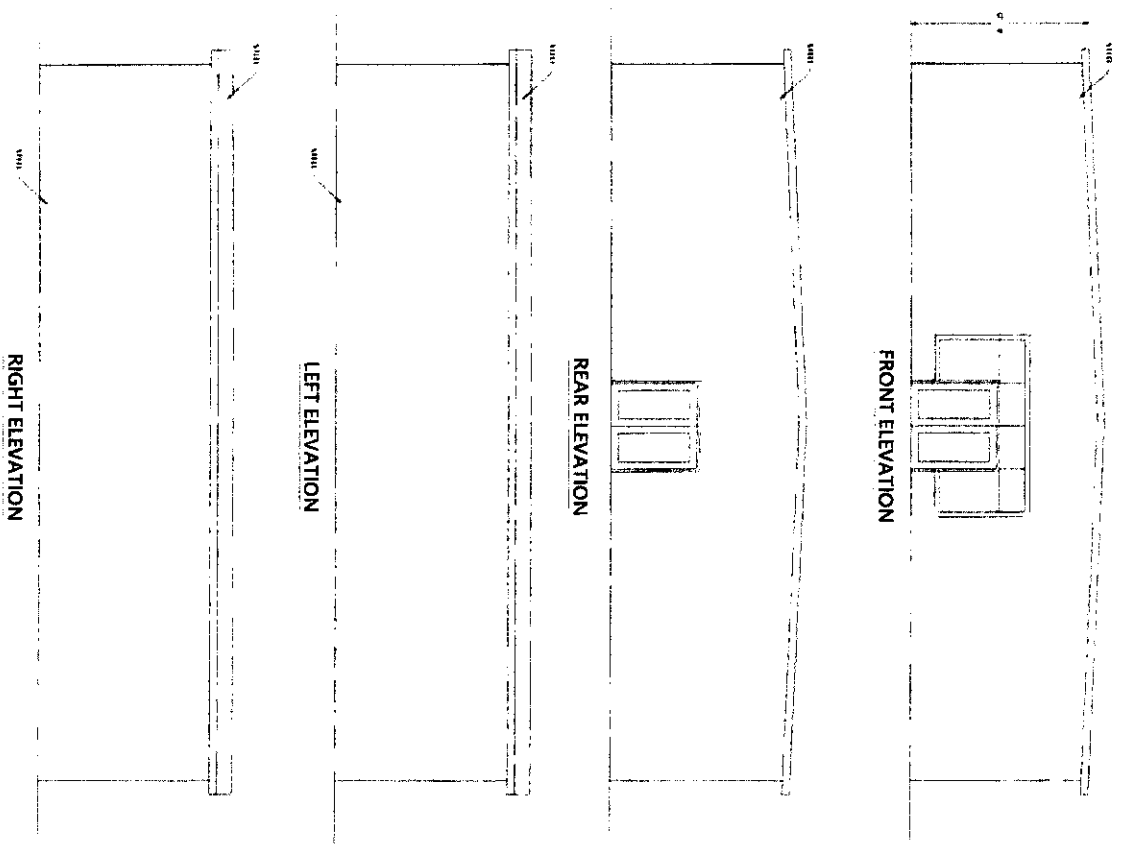
MAIN BUILDING ELEVATIONS  
MAGNOLIA RENTAL  
HWY 6 WEST  
LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING  
AND DESIGN, LLC  
Oxford, MS  
(601) 921-1400



A-100

DRAWN BY	JAM
CHECKED BY	JAM
PROJECT NO	2008
DATE	05/05/08
SCALE	1" = 10'
REVISION	AS SHOWN



**INFLATABLES BUILDING ELEVATIONS**

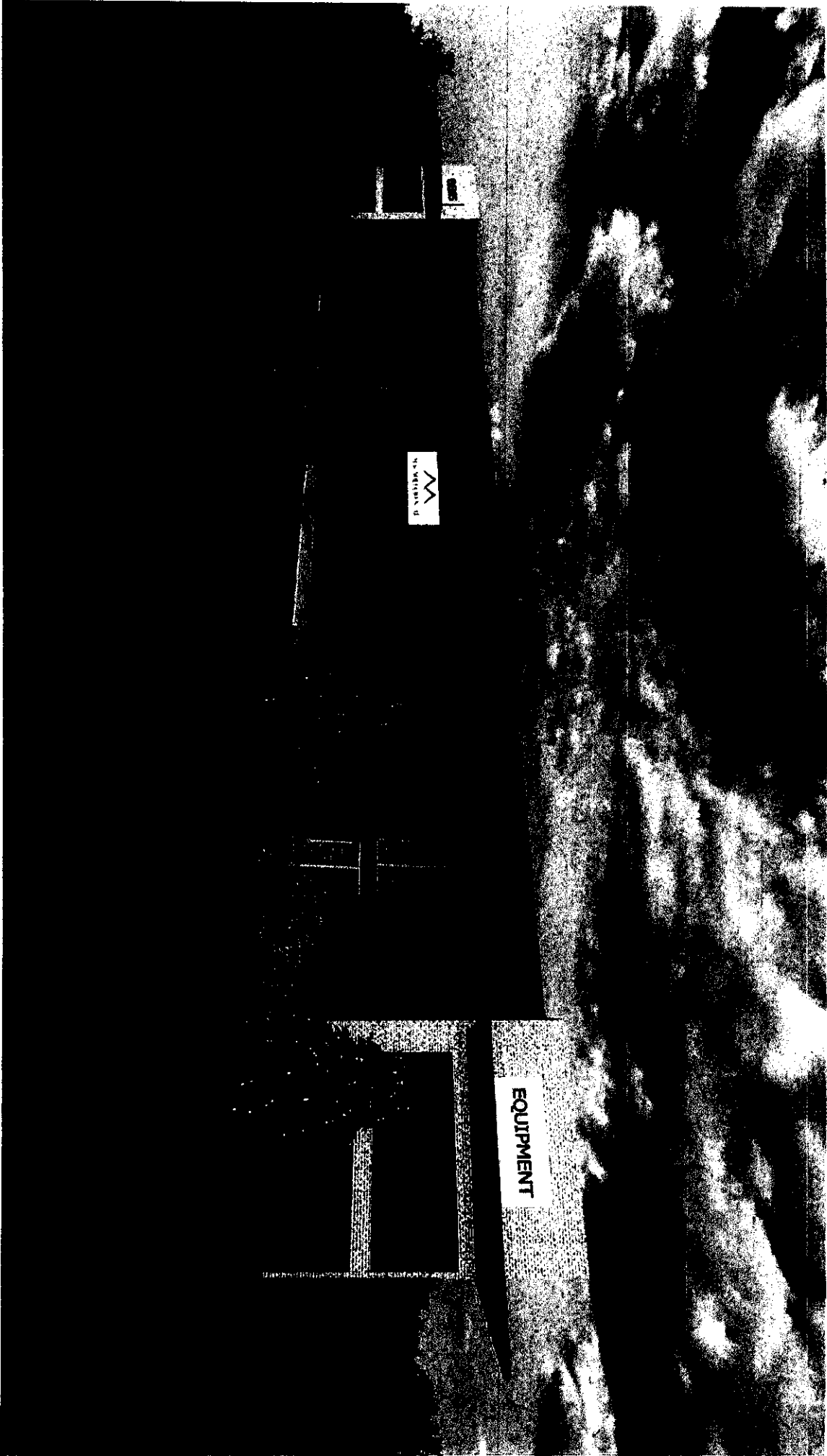
**MAGNOLIA RENTAL**  
**HWY 6 WEST**  
**LAFAYETTE COUNTY, MISSISSIPPI**

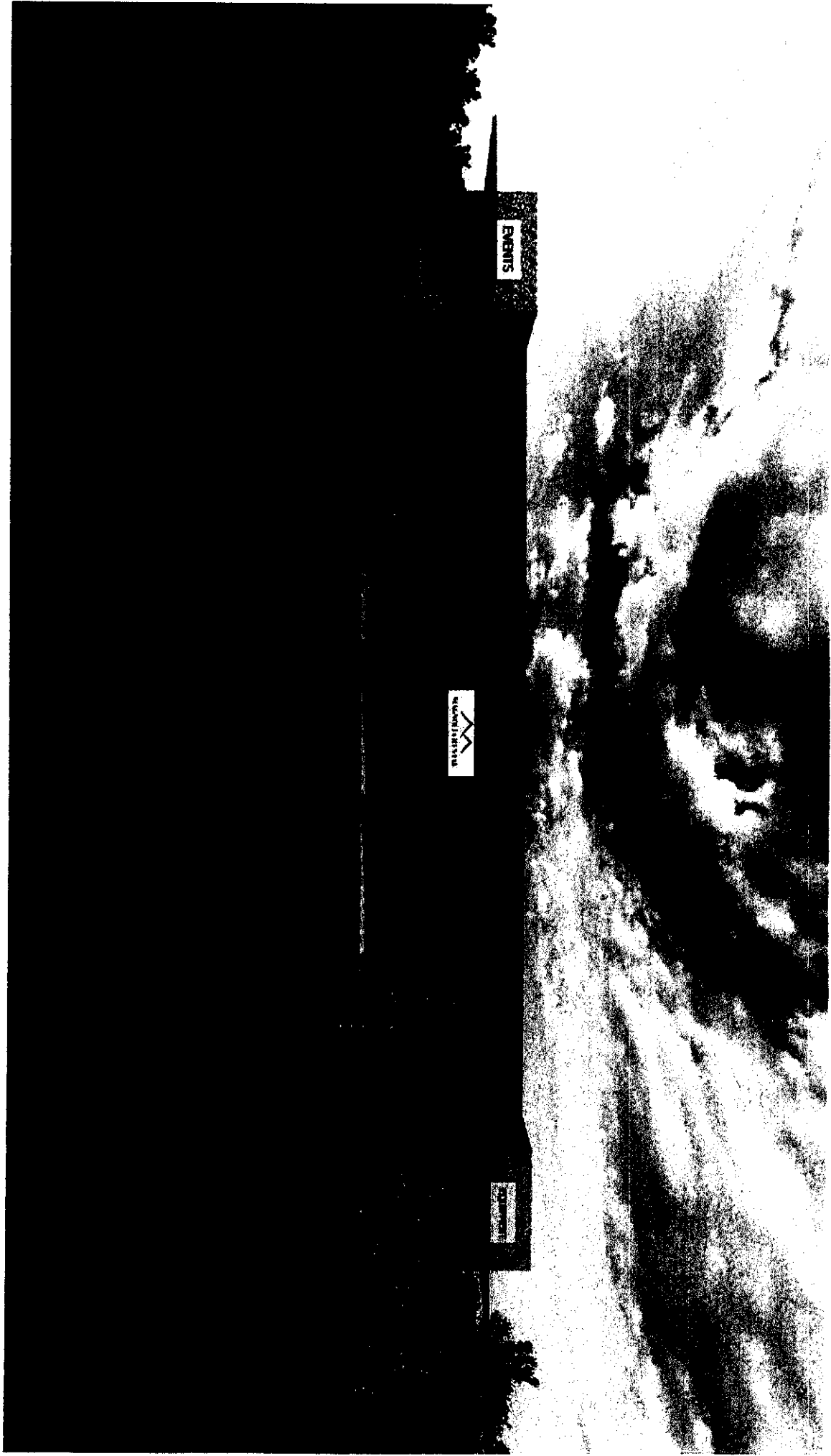
**JM ENGINEERING  
 AND DESIGN, LLC**  
 OXFORD, MS  
 (662) 837-0883



DESIGNED BY	JMA
CHECKED BY	JMA
PROJECT NO.	XXXX
DATE	04/01/2025
SCALE	
REVISION	06/10/2025

**A-101**





**Consider the Magnolia Rental conditional use permit request to develop a Commercial Medium Density (C-2) use, Magnolia Rental new location, in a Rural (A-1) District on Lafayette County parcel 149 -29-001.03.**

This is a 5.9-acre tract located between 793 and 807 Hwy 6 west. It is designated as Rural (A-1) District. The owner is Pea Ridge Recycling LLC. This property is a former Hall Construction “open pit” dirt mine. The developer is Magnolia Rental. The owners of Magnolia Rental are Reed Hargrove and Bowen Bridgers. Magnolia Rental has two locations, 175 Hwy 51 South in Batesville and 397 Hwy 6 West in Oxford. The developers are proposing to consolidate the two at this proposed location. A business where items will be stored outdoors is classified as a Dependent upon how the owners choose to store or display rental items, the proposed use may be classified as a Commercial High Density (C-3) use.

Outright permitted uses in the A-1 District are single-family residential and farming practices. Therefore, a C-3 use is not an outright permitted use on the proposed property but may be permitted as a conditional use.

As you are aware, the Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

- 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.

The proposed site plan adequately addresses A-F leaving you to consider only compatibility. When doing so, it is important to remember that while the Lafayette County Comprehensive Plan very clearly promotes commercial and industrial development it also urges caution when doing so in order to maintain the qualities of Lafayette County that set it apart from typical urbanizing areas. In other words, we do not want the corridors leading into the heart of Lafayette County to look like Hwy 6 leading into Batesville or Lamar Avenue leading into Memphis. The following goals and objectives of the Comprehensive Plan should be considered:

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 a sense of arrival along the interchanges of the major thoroughfares in the County and the City.

Objective: Establish an overall County image outside of the concentration core – 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.

Since the adoption of the Lafayette County Comprehensive Plan and Zoning Ordinance, the Planning staff has consistently urged caution when considering development along the County's major corridors. While several businesses have been approved along the Hwy 6 West corridor since the adoption of the Lafayette County Comprehensive Plan and Zoning Ordinance, architectural and screening requirements have been imposed to help make them more compatible with the surrounding uses and maintain the rural character of our corridors. A couple of examples include Kizer Flooring which was required to brick the front and Thompson Machinery which was required to use a combination of glass and architectural panels to make the front more appealing. Thompson Machinery was particularly concerning the Planning staff. We asked for a provision in the conditional use permit approval that would prohibit the display of equipment and especially the extension of lifts for display, but the Board did not impose that provision. As a result, we have received numerous complaints concerning the unsightliness and incompatibility of Thompson Equipment.

With all this in mind, we advised the Planning Commission to deny this application if neighbors are opposed but if they chose to recommend approval, then they should impose architectural controls and provisions that prohibit open storage.

Despite numerous residents expressing their opposition during the Planning Commission meeting, the Planning Commission voted 4-1 to recommend approval with the following provisions:

1. The building must be designed to reflect the rural character of the surrounding neighborhood.
2. There must be minimum lighting and tasteful signage.
3. All openly stored items must be completely screened from Hwy 6 and neighboring properties.