

March 3, 2017

Dear Ladies and Gentlemen of the Board,

I am sending this letter to you to show support for the re-zoning of The Lamar Development. I live at 1019 Chickasaw Road in Oxford which lies directly across the street from the proposed Lamar Development, and I cannot tell you how excited I am that this project is a possibility!!

I am originally from Memphis, TN and there is a district in Memphis on the Mississippi River that is very similar to this one. It is called Harbor Town. Harbor Town is an upscale residential area where people have everything they need within walking distance. It is a community where you prefer to walk and get to know your neighbors rather than drive past your neighbors. It is an area where you can walk to a restaurant, a shop or the grocery store. For me, these are some of the reasons why this re-zoning effort would be a fabulous opportunity for our area!

Each day that I walk to my mailbox, get into my car or look out my front window, I see across the street acres and acres of kudzu and ragged trees and vines. I rather imagine viewing acres of parks and trees and beautifully built homes. I prefer to live in an area where I can walk or bike to nearby shops, restaurants or coffee houses. I would love the opportunity to walk my dogs through beautifully designed greenspaces and parks that are just steps from my home. The homes off The Square are in demand because of their spatial relationship to The Square providing one with the ability and convenience to walk to nearby shops, stores, restaurants and hotels. The homes surrounding Lamar Park are in demand because of their location providing one with the ability and convenience to walk to nearby greenspaces, trails and lake.

I have heard that some people are saying there will be a greater increase in traffic on Chickasaw Road. I believe that this will not be the case if there is an outlet on the North Lamar or the Molly Barr sides of this development. I am not concerned at all about an increase in traffic on Chickasaw Road because presently there is only a sporadic flow of traffic. What I am concerned about regarding Chickasaw Road is the speed at which these sporadic drivers race down this street. The speed limit is 20 miles per hour, yet I often see cars going past my home at 50 and 60 miles per hour.

I cannot attend the Board meeting this Tuesday night due to a prior engagement, so it is very important to me that you hear my voice as **one who 100 % supports the re-zoning of The Lamar Development**. Please allow this letter to be read aloud by a city clerk since I am unable to be present. Thank you for giving me this opportunity to express my views!

Sincerely,

Tracy L. Knox

March 3, 2017

Oxford Board of Aldermen

Ladies and Gentlemen:

I am certain you have received many e-mails and calls about the proposed development bordered by North Lamar, Molly Barr, and Chickasaw Road. I'm going to add one more to your in box.

First, I must give a little disclaimer. I have known Todd Paine since we moved to Oxford over 30 years ago. I know him to be an honest, hard-working family man who cares very much for this community and those who live in it. Both Todd and his partner in this proposed development belong to this community, have roots in it, and are concerned about its future. I spent a couple of hours with Todd going over the plans for this proposed development and believe that no stone has been left unturned in trying to address the myriad concerns and requirements such an undertaking demands.

I also attended the neighborhood meeting at the Public Library last Saturday where friends and neighbors voiced their concerns. Out of that discussion, there appeared to emerge four primary concerns: storm water mitigation, potential increased traffic, the effect such a development would have on quality of life and property values, and the concern that inadequate or incomplete impact studies have been done.

Storm water is a concern anytime vegetation is being removed from a large area. I believe, however, that the plans for this development have made every attempt to address controlling storm run-off by including wet retention ponds, by re-planting vegetation in several areas, and by attempting to leave intact a significant natural drainage channel running through the heart of the project. These steps, in addition to leaving undisturbed a large portion of the western edge of the property that actually fronts Chickasaw, would seem to address those concerns. I also believe that if anyone stood before you and told you "no, there will never be a storm water problem" they would not be truthful. We have drainage issues in many areas in this city now when we have excessive rainfall. They aren't all the result of poor planning or inadequate infrastructure.

Increased traffic has been my concern with any and all potential development in this corridor. Traffic is a major problem on Chickasaw now involving both volume and speed. But I truly believe the primary issue is speed. Speed humps have been constructed on Vivian to mitigate racing around that sharp turn. It still doesn't keep people in the right lanes as they try to cut that 90 degree turn. The city even had to return to Vivian and install poles to keep drivers from skirting the edges of the speed humps. From my vantage point halfway up Chickasaw, I don't see that the speed humps decreased the volume of traffic on Chickasaw. If anything, drivers go faster on Chickasaw to make up for time they lost (or will lose) slowing down on Vivian. The plan as I read it shows only 2 access points to Chickasaw – one at the south end and one at the north end. Traffic all along Chickasaw could be impacted by these entrances, depending on where residents work and the route they choose to follow to work, shop, and play. I still remain unconvinced that an increase in traffic is as much a concern as how fast that traffic is moving on the roadway. That may not be as much a concern on Vivian with the mitigation mechanisms in place, but it is a major concern for those of us who front Chickasaw. I have spoken with our alderman about that concern and he's told me he is discussing some options with the planning department to address the speed of traffic on Chickasaw. I believe that if those talks bear fruit, volume of traffic will not be the issue some would like to make it to be.

Property values are always going to be an integral part of any discussion involving an established neighborhood and any type of development that abuts it. I have no knowledge of appraisal techniques or practices. I have spoken with some real estate people I consider to have that knowledge and whose opinions I respect. The gist of their opinions was that developments of this type generally make the property around them more valuable and that value has stability. I also believe that the potential businesses that could locate in this development, along with the accessible public spaces, would only serve to improve our quality of life, not diminish it.

I understand the concerns that many have expressed over what they feel are limited or inadequate impact studies. This is the second time this development concept has been approved by the planning commission. After the first approval a few years ago, Todd and Mac were asked to wait on the comprehensive plan to pass before proceeding with their presentation to the board seeking approval. Their request was pulled before it went before the Board in honor of that request. But, studies were done at the time of the original presentation to the planning commission. A lot of information was gleaned from those studies. A new set of studies has been done for this new iteration leading to a very different overall character, focusing on the relevant facets of Vision 2037 and TND. In my opinion, doing studies just for the sake of saying you did studies gives you very little useful data over the life of the project. The completion of each phase necessarily impacts the next phase. Studies done for a phase 4 would not be truly valid unless they were conducted after phase 3 was at least substantially complete. Unanticipated variables could render studies done prior to their discovery moot. It would seem to me that the more important thing to do would be to make sure that the impact studies that have been done for the initiation of the project have valid and reliable results. I believe that our energy should be spent on the certification of the validity of impact studies for the initial phase of the project. In that way, we can be sure that Todd and Mac are working from a solid foundation and have confidence that future studies will give solid, reliable results.

In closing, I appreciate the time you have taken to read through this. It is longer than I had intended when I started this letter. But, as I said earlier, I know Todd. I know that he loves this community and takes great care in what he does that impacts it. This is not a development to him. It is the culmination of his hopes and dreams for the future of our city and the future of our children and grandchildren. As attendees at the Public Library expressed, the opposition is not to the development concept. I believe that the city and the neighborhood will be much better served and protected by having local people like Todd and Mac pursuing this project versus someone from outside the community who simply wants to swoop in, make some money, then leave us with an albatross that is a blight on our city.

Thank you for taking your time to review this information. Yours is a difficult and often thankless job. Your efforts on behalf of your constituencies are greatly appreciated.

Sincerely,

Tony Grant  
1201 Chickasaw Rd.  
Oxford, MS 38655  
662-236-4037 (h)  
662-832-2434 (c)

**Subject:** TND rezoning -- urging vigorous enforcement of traffic and stormwater ordinances  
**From:** Cristiane Surbeck <cris.queiroz.surbeck@gmail.com>  
**Date:** 3/7/2017 8:12 AM  
**To:** mayorpat@oxfordms.net, rick@addyphotography.net  
**CC:** GregandCris Surbeck <gcsurb@yahoo.com>, robyntannehill@gmail.com, jantonow@msn.com, ulhowell@bellsouth.net, prestontaylor04@aol.com, ward6oxfordms@gmail.com, John.Morgan@freedomdesigns.com

Dear Mayor Patterson and Oxford Aldermen:

We are writing to you concerning the rezoning request for the property between N Lamar Blvd and Chickasaw Road to Traditional Neighborhood Development (TND), case 2162, to be discussed today at your meeting. We have been residents of Cherokee Drive, which would be affected by the rezoning, for almost 10 years. We also participated in Rick Addy's listening session on Saturday, February 25, and thank him for that effort.

We are generally in favor of rezoning to TND and would look forward to new neighbors, businesses, and a road connecting N Lamar Blvd to Chickasaw Road. Development of the property would follow the Vision 2037 plan and improve our quality of life by giving us a new walking access to N Lamar businesses and possibly reduce traffic in other parts of town to new businesses on N Lamar.

However, residents in the area are, with good reason, sensitive to any development denser than what the property is currently zoned for. This is primarily because traffic and stormwater drainage in the neighborhood have, in some cases, severely damaged residents' quality of life. A secondary issue is lack of privacy if multi-story condos closely overlook existing homes. Chickasaw Road and N Lamar, as currently built, cannot handle additional development. Cars already move too fast through Chickasaw, a road with many walkers and residences. And many houses have suffered severe flooding because developments uphill (for example, Dollar General on N Lamar and more recently Oxford Creek) have not properly managed stormwater. Residents justifiably believe that a TND development would further damage their lives.

*Therefore, we urge the City of Oxford to vigorously enforce, or even exceed, the City's ordinances on traffic and stormwater, in order to maintain the quality of life of current residents. This will mean that the TND would be less dense than the current conceptual plan. We urge you to keep the needs of the current residents above the desire to build a TND. We say this based on our*

careful reading of Judy Daniel's memo of February 13, Reanna Mayoral's memo of February 13, Updraft Investments' submitted Exhibits, and related City ordinances.

Thank you for your attention, and please contact us if you have any questions. Greg has the perspective of a cyclist and paramedic, and Cris has the perspective of a civil engineer.

Sincerely,

Cris and Greg Surbeck

[cris.queiroz.surbeck@gmail.com](mailto:cris.queiroz.surbeck@gmail.com)

[gcsurb@yahoo.com](mailto:gcsurb@yahoo.com)

413 Cherokee Drive

662-234-2525

**Subject:** Lamar development

**From:** Amy Stanley <windshieldmagician@gmail.com>

**Date:** 3/6/2017 11:41 AM

**To:** board@oxfordms.net

As a business and land owner at 1307 N Lamar ( Windshield Magician) just a voice of approval for the Lamar development. Great to have something this nice on this end of town. Thanks so much for the service this board does for our great community. Ronnie Cannon

**Subject:** North Lamar project

**From:** "Annette D. Lee" <annetteleeford@gmail.com>

**Date:** 3/4/2017 5:29 PM

**To:** board@oxfordms.net

I am hopeful that each of you will vote for the project on North Lamar that is being developed by Todd Payne and Mac Monteith going forth. I met with them earlier this week and it appears to be a wonderful plan that is needed for the North Lamar corridor. I researched properties and subdivisions that join commercial areas in the Oxford area and could not find where any lost their values when commercial was added; most of them were the beneficiary of the commercial development. This type of housing and commercial is a step toward Oxford's future. I know that each of you want to be a part of that future, so please support these young men.

Thank you  
Annette Lee

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PLEASE NOTE NEW EMAIL ADDRESS!!!

Annette D. Lee

[annetteleeford@gmail.com](mailto:annetteleeford@gmail.com)

O 662-234-0359

F 662-234-0359

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**LITTLE & WILKINSON**  
CONSTRUCTION, LLC  
OXFORD, MISSISSIPPI  
(662) 801-2461 (662) 801-7909

March 3, 2017  
Mr. Rick Addy  
Alderman, Ward I

Dear Rick,

I am writing on behalf of Mac Monteith regarding his North Labor Traditional Neighborhood Development project within Ward I. To my knowledge, our construction company would not be involved in this project unless individual lots are sold for outside contractors to utilize and at this time that is not in the framework for this project. In other words, I am writing as a concerned citizen of Oxford and not with gain in mind.

Mac and I served on the Vision 2037 Commission together. Without a doubt the number one complaint of the citizenry of Oxford was the (arguably) poorly planned and congested area that is West Jackson Avenue. We were tasked as a committee to gauge citizen feedback, compile results, and assist the consultants with their task of discerning the type of town we would like (and not like) to see by the year 2037. The outcomes of that committee's work were offered several times for public review and feedback. The approved plan may not be perfect but it serves as a reliable framework for city officials to nudge our city in a positive direction regarding future planning and development. Obviously zoning changes will be needed to abide by this new plan.

One only need look at the hodgepodge that is North Lamar beyond the intersection at Douglas Drive and recall (you and I can remember) that West Jackson looked a lot like this years ago. Therefore we stand at a juncture in our town's history with similar areas. Do we want North Lamar to look like West Jackson Avenue or do we want to at least try other things to avoid this inevitable outcome? This Traditional Neighborhood Development is a terrific start to the concepts set forth by Vision 2037.



**LITTLE  
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Accessibility and traffic are always concerns with new development. A quick review of the plans tells the story; this is definitely skewed to the major thoroughfares. The main entrance fronts onto North Lamar as does a secondary entrance at the southern edge. Another entrance is towards the north end of Chickasaw and yet another feeds onto Molly Barr, leaving only one entrance on the southern end of Chickasaw. The neighborhood will have many retail stores and restaurants which will doubtless be accessed by the Chickasaw neighborhood residents. To me, the multiple entrances alleviate concern with a concentration of traffic in the Chickasaw side of the neighborhood.

Water retention is well covered in the plan but its implementation is not static and can evolve over time based upon both added development and careful study of the effect of differing amounts of precipitation in both frequency and intensity. To me, the son of a Sedimentation Lab research scientist, one must accept that water goes downhill and the fight for control is ongoing. Mac is not at all the type of individual to shirk his duty to maintain this drainage and would take responsibility head-on.

This neighborhood has a density that is admittedly higher than those historically seen in Oxford but with rising land costs it is a necessary evil and in this case designed logically into the neighborhood. With retail shops, work and live units, etc. much need for the dreaded car is ameliorated. As Ron Shapiro has always said: "Oxford doesn't have a parking problem, it has a car problem" and this Traditional Neighborhood Development answers the question of what to do when you need a loaf of bread, etc. As to the 15% maximum rental, it would be foolish to direct the focus of the rental portion onto students. One only has to drive down South 18<sup>th</sup> Street to see what happens in that scenario. No one in our demographic would want to live there; the claim that this will be student housing makes no sense as the ground floor of a new neighborhood.

As someone who, like you, has witnessed the changes to Oxford over the years I know that more people and change are coming, like it or

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not. The large tracts of vacant land can continue to be built upon in a haphazard manner as in the past or we can look to the blueprint on hand and paid for by the taxpayers of Oxford that is the Vision 2037 plan. This is the first Traditional Neighborhood Development plan that falls under the Vision 2037 committee's recommendations. It checks all the boxes that were desired by the citizens of Oxford and represents a great step in the right direction. Please consider approving the zoning change.

Thanks,



Joel

**Subject:** North Lamar development  
**From:** Lee Payne <clpdvm@gmail.com>  
**Date:** 3/5/2017 3:42 PM  
**To:** rick@addyphotography.net  
**CC:** ward6oxfordms@gmail.com

Hey Rick. I am writing about the proposed development on North Lamar. I am excited that the city is finally able to have a true mixed use development in an area that sorely needs it. It will also give us an option to shop here in our neighborhood without going on Jackson or University. Consider Rachel and me fully supportive of this development. Thanks for all you do as our alderman and if you need anything, let me know.

Lee Payne  
662-801-0616

Sent from my iPhone

**Subject:** City Board - Traditional Neighborhood Development - N. Lamar & Chickasaw  
**From:** "Jonathan Orman" <jlorman@dixie-net.com>  
**Date:** 3/5/2017 11:36 PM  
**To:** <board@oxfordms.net>

Dear Oxford City Council Members,

I, Jonathan L. Orman, am a citizen of Oxford, and a recently moved resident of 1207 Chickasaw Road, Oxford, MS. I am writing this letter to show my support for the proposed traditional neighborhood development on North Lamar Blvd. in Oxford, MS. My family and I moved from the Chickasaw Road address in September of 2016, and had lived there for 7 years until that time, so I am quite familiar with the proposed project and all that it has to offer this town. I personally believe that this proposed project will be a great asset to all of our city's residents, and even more so to those who reside on the north end of town.

I fully supported this project when we lived on Chickasaw Road because of all of the great new amenities this development was going to offer us. Once this project is approved, the residents of the north end of Oxford will finally be able to easily bike, walk, or ride to great new shops, restaurants, and retail facilities. I personally believe that this project is the right project for this area of town, and I am glad to know that we have responsible and proven developers as the ones behind this new asset to Oxford.

While we were living on Chickasaw Road, I had the opportunity to speak with the project's developers on several different occasions, and I also witnessed their Oxford Creek project progress while living there. Mr. Monteith and Mr. Paine did a great job with that project, and I feel certain that they will do a great job with this project as well. I personally would prefer to see these Oxford based developers approved for this project instead of some out of town developer that has no care about the future of Oxford, and its "Vision 2037" plan.

In closing of this letter, I would like to encourage all of the members of Oxford's City Council to vote in support of this above mentioned traditional neighborhood development project. As a citizen of Oxford, I would consider a vote against this project as a vote against the "Vision 2037" plan. As tax payers of this city, we spent thousands of dollars on this "Vision 2037" plan, so let's put those tax dollars to use and vote YES on this project.

Sincerely,

Jonathan L. Orman  
[jlorman@dixie-net.com](mailto:jlorman@dixie-net.com)  
662-837-6352

**Subject:** The Lamar Project  
**From:** Matt Webb <mwebb623@gmail.com>  
**Date:** 3/6/2017 6:45 AM  
**To:** board@oxfordms.net

To the Mayor and board of alderman;

My name is Matt webb and I am a lifelong resident of Oxford as well as a 3 year resident of price street. I wanted to express my support for The Lamar project currently being considered by the board. From what I understand, it fits perfectly into the comprehensive plan and is a small and positive step toward smarter development. While I have seen all the handouts left by the opposition and understand their concern, I simply cannot agree to block the development. The opposition seems to be fierce in their conquest to stop the development but I think there is far more good to come from the development than bad.

Thank you for your hopeful support of the project, and wish you luck in making what decision is best for oxford.

Sincerely,

Matt Webb  
209 Price Street

Todd Paine proposal on N. Lamar development

**Subject:** Todd Paine proposal on N. Lamar development

**From:** Dr Walker Swaney <wswaney40@gmail.com>

**Date:** 2/28/2017 9:59 PM

**To:** board@oxfordms.net

Dear Board members, I am emailing all of you on behalf of Todd Paine's N. Lamar development. I am endorsing 100% the plan that he has to bring this new development to life. Please consider the positive ramifications that will take place once this new and exciting development becomes a reality. Please support his proposal on this. Thank you, Dr. Walker Swaney, 33 year resident on N. Lamar Ave.

Sent from my iPhone

**Subject:** N. Lamar Development

**From:** Vernon Phillips <vernonlphillips@comcast.net>

**Date:** 3/2/2017 10:09 PM

**To:** mayorpat@oxfordms.net, board@oxfordms.net

Gentleman:

I am writing in support of the N. Lamar development that I understand is in the planning stages. I am told this project will mirror the Township development in Ridgeland.

I am a property owner in the North Lamar vicinity, a resident of Jackson and former resident of South Madison County. It is my opinion that this type development will do wonders for the N. Lamar area that needs some updating. As I have witnessed in Ridgeland, this development will bring upscale, high end housing and retail to and area of Oxford that needs an updating.

Also this development could help in taking so much pressure off of the square - which can all agree is needed in our fabulous community.

I would urge you to strongly consider this development.

Thanks for your service,

Vernon L. Phillips

Sent from my iPad

**Subject:** Proposed development on North Lamar

**From:** Nina B <ninaz.bennett06@gmail.com>

**Date:** 3/6/2017 7:47 PM

**To:** rick@addyphotography.net

Rick, this email is concerning the proposed development on North Lamar. I look forward to this area that needs business and jobs.

The area, I think, needs development. It will provide local residents the opportunity for nearby shopping and employment opportunities.

I support the project and look forward to making Oxford a better place to work, shop, and live.

Nina Bennett

Oxford Resident

37 years



**Subject:** The Lamar  
**From:** tim phillips <dtimphillips@gmail.com>  
**Date:** 3/6/2017 12:13 PM  
**To:** rick@addyphotography.net

Rick and John,

As a member of the Vision 2037 Committee, I'm writing in support of the The Lamar Development that Mac Monteith and Todd Payne have proposed for North Lamar. This is the exact type of development that was discussed during all of our meetings where it is family friendly from the aspect of walking, shopping and enjoying the small town atmosphere.

So much of what I learned from Judy Daniels, Ben Requet and the Orion Group focused on this type of development. We can bring Oxford back to the small town feeling that I grew up in with developments similar to The Lamar. Having stayed in the Inn at Harbor Town many times, it is refreshing to see people walk, ride their bikes and have shopping options with a walk of the residential part of the developments.

I understand that some of the neighbors don't like change, but I'm for any change that will keep Oxford focused on the controlled growth toward the future. We have to put our support behind developers who work under the City guidelines and support the Vision 2037 plan.

Thanks for your consideration, and I appreciate your service to the City of Oxford.

Tim Phillips

**Subject:** Proposed development at North Lamar  
**From:** Maria Brusevold <cbrusevold@icloud.com>  
**Date:** 3/6/2017 3:10 PM  
**To:** rick@addyphotography.net  
**CC:** john.morgan@freedomdesigns.com

Dear Mr. Addy,

We are writing about the proposed development on North Lamar. We live in town, and we are looking forward to a mixed use development such as this. We are excited that this will give us an option of shopping in our neighborhood without going to Jackson or University Ave. We support this project 100%. Thank you so much.

Kind regards,  
Jan and Cora Brusevold

Sent from my iPhone

**Subject:** Proposed development on N. Lamar  
**From:** Gayle Henry <gghenry51@gmail.com>  
**Date:** 3/6/2017 4:15 PM  
**To:** rick@addyphotography.net

Dear Rick,

I am writing to tell you that I think the mixed development plan on North Lamar is a good idea. I like the idea of having "little communities" where people live and shop together. My big concern for Oxford is the lack of housing for middle income people who would like to live in the city. We need young people to be able to come into the city to live. There are enough student housing condos in the city. I am afraid that they will eventually be run down and undesirable.

Thank you for your service,

Gayle G. Henry

**Subject:** Proposed mixed use development Property  
**From:** amy thomas <athomas1961@hotmail.com>  
**Date:** 3/1/2017 3:02 PM  
**To:** "board@oxfordms.net" <board@oxfordms.net>  
**CC:** "mayorpat@oxfordms.net" <mayorpat@oxfordms.net>

JIM AND AMY THOMAS  
DASH FOR CASH PAWN, LLC  
1307 N. LAMAR BLVD  
OXFORD, MS. 38655  
662-234-2304

MARCH 1, 2017

MAYOR AND BOARD OF ALDERMAN, MY NAME IS JIM THOMAS AND I OWN A COMMERCIAL PROPERTY (PAWNSHOP NEXT TO FAT EDDIE'S) THAT IS ABOUT 50 YARDS FROM THE PROPOSED MIXED USE DEVELOPMENT.

I THINK THAT THIS WILL BE VERY POSITIVE FOR OUR AREA. I HOPE THAT YOU ALL SEE HOW MUCH THIS COULD HELP OUR SECTION OF NORTH LAMAR.

I WOULD LOVE TO SPEAK ON TUESDAY NIGHT IN FAVOR OF THE PROJECT, BUT I WILL BE OUT OF TOWN.

THANK YOU FOR CONSIDERING MY VIEW AS YOU MAKE YOUR DECISION. PLEASE REACH OUT TO ME IF YOU HAVE ANY QUESTIONS.

THANK-YOU,  
JIM AND AMY THOMAS

**Subject:** North Lamar Project - Mac Monteith

**From:** Jack Nichols <jack@mjlhc.com>

**Date:** 3/7/2017 12:53 PM

**To:** "rick@addyphotography.net" <rick@addyphotography.net>

Rick,

I wanted to drop you a quick email in support of Mac Monteith's proposed North Lamar Project. I live on Sivley Street and I also have an ownership interest in the 1308 North Lamar Building (tenants include A2H, My Michelle's, etc.). I am familiar with the project that Mac is proposing, and I think it will be a positive for Oxford and that area in particular. I look forward to a more vibrant North Lamar, and I believe Mac's project is a good step in that direction.

Thanks for your time. If you would like to discuss further, please don't hesitate to contact me.

Jack

John "Jack" B. Nichols  
M & J Management, LLC

(direct) (662) 638-3844  
(cell) (601) 212-6492  
404 South 11th Street  
Suite 5  
Oxford, MS 38655

**Subject:** Support for North Lamar Property - Blake Cannon

**From:** "Blake Cannon with RE/MAX Legacy Realty" <blake.oxfordvip@gmail.com>

**Date:** 3/7/2017 2:09 PM

**To:** Rick Addy <rick@addyphotography.net>

Hey Mr. Rick!

I hope all is well. I just wanted to voice my support for the project on North Lamar that Todd and Mac are looking to develop. I like the idea of a TND and I believe Oxford will find a lot of value in it.

Thanks sir!

**Subject:** The Lamar Development

**From:** Amy Ingram Honeycutt <amy@huntmarketingfirm.com>

**Date:** 3/20/2017 3:40 PM

**To:** "board@oxfordms.net" <board@oxfordms.net>

To Whom It May Concern:

I am sending this letter as a pledge of my support to The Lamar development. I believe it will increase the rising values in the area, provide more income for the city, and clean up areas needed. I am originally from Madison (live and work in Oxford now), where a like project was created in Ridgeland (The Township) and it has been HIGHLY successful. In fact, I almost bought a condo above the retail spaces because of their location, appeal and being close to everything.

I stand behind this project and the developers.

Thank you,

Amy Honeycutt

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Amy Honeycutt

VP Account Management

Hunt Marketing Firm

P: 601.278.5065

**Subject:** Support for The Lamar

**From:** Will Hunt <will@huntmarketingfirm.com>

**Date:** 3/20/2017 3:46 PM

**To:** "board@oxfordms.net" <board@oxfordms.net>

I am writing to express my support for The Lamar project.

I think it will be a great addition to our town.

Thanks, WGH

Will Hunt

CEO & President

Hunt Marketing

103A Courthouse Square

Oxford, MS 38655

(202) 436-4350

[will@huntmarketingfirm.com](mailto:will@huntmarketingfirm.com)

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



**Subject:** Pledge for THE LAMAR  
**From:** rebekahbturner@gmail.com  
**Date:** 3/20/2017 3:37 PM  
**To:** board@oxfordms.net

To whom this may concern,

Good afternoon. My name is Rebekah Turner and I have been a native of Oxford, Mississippi for 20 years, and counting. THE LAMAR development has been brought to my attention and I understand that today is the day to pledge my support. I am "all in" for this new project and believe that it is a necessity for our growing town and community. This welcome change, in my opinion, will greatly benefit Oxford as it continues to flourish and expand in the years to come.

Thank you for your time,  
Rebekah Turner

**Subject:** The Lamar

**From:** "Mark Cleary RE/MAX Legacy Realty" <markccleary@gmail.com>

**Date:** 3/20/2017 3:18 PM

**To:** "board@oxfordms.net" <board@oxfordms.net>

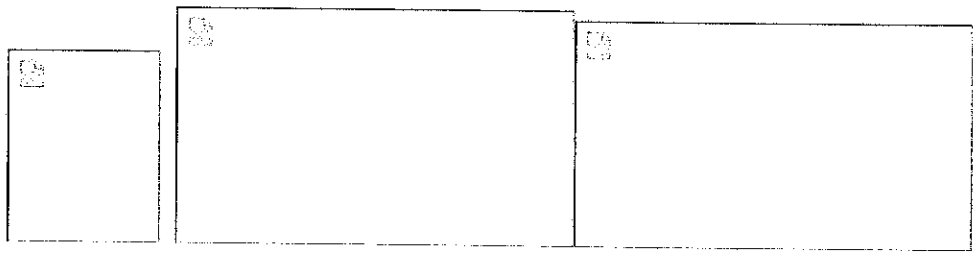
We look forward to what "The Lamar" will bring to Oxford. Just as the Square has increased property value around it, The Lamar will do the same for it's neighbors. It has been thoroughly and professionally planned by experts in all fields and Oxford is screaming for something like this.

Thank you for all that y'all do,  
Lauren & Mark Cleary

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**Mark C. Cleary**  
**Re/Max Legacy Realty**  
**Associate Broker**  
**1923 University Ave**  
**Oxford MS 38655**  
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**Subject:** The Lamar Development  
**From:** Alison Alger <alisonmalger@gmail.com>  
**Date:** 3/20/2017 3:21 PM  
**To:** board@oxfordms.net

To Whom It May Concern:

This email is to pledge my support to The Lamar Development.  
Thank you.

--

**Alison Alger**

RE/MAX Legacy Realty

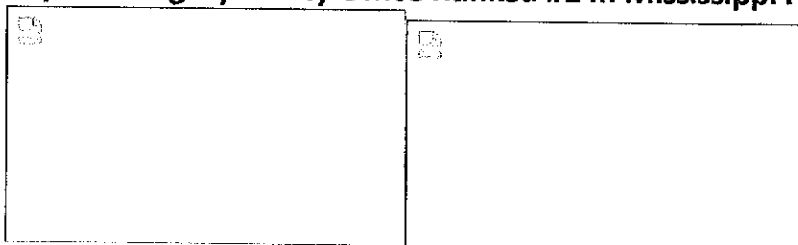
662-832-1697

[alisonmalger@gmail.com](mailto:alisonmalger@gmail.com)

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**Subject:** The Lamar Development

**From:** Chad Mills <chad.mills662@gmail.com>

**Date:** 3/20/2017 3:36 PM

**To:** board@oxfordms.net

My name is Chad Mills. I have lived in Oxford for 43 years and I am writing today to voice my approval for The Lamar development. I think this would be a great addition to our community and also great for the revenue of Oxford. Oxford has had the opportunity to stay in the past and has chosen to grow for the future. I think this is exactly the kind of development that we need.

Chad Mills

**Subject:** LAMAR DEVELOPMENT

**From:** Gary <churchillgary@hotmail.com>

**Date:** 3/20/2017 3:40 PM

**To:** "board@oxfordms.net" <board@oxfordms.net>

I Gary Churchill strongly support The Lamar project on north Lamar. It would be a asset for our town. North Lamar could certainly benefit from a fresh new development. As it is now no one wants to move a business out there. Thank you for your time. Gary Churchill

Sent from my Samsung Galaxy smartphone.

**Subject:** The Lamar

**From:** Alex Sanders <walexanders@gmail.com>

**Date:** 3/20/2017 3:58 PM

**To:** board@oxfordms.net

To Our Trusted City Leaders,

I am writing this email in support of the development on North Lamar known as The Lamar, that is up for final approval this evening. The developers of this property have been working long and hard, hand in hand with city government to get it right and front what I've seen they have done just that. The stretch of North Lamar from Price Street all the way to Molly Barr Rd is in significant need of revitalization and I believe this project is the big catalyst that is going to make it happen. While very close to "The Square" we all love, I feel it is just far enough away to be a nice complement to the Square but also to easily help spread some of the crowds that become so concentrated in the heart of Oxford at times. Our city is growing and there is no stopping it but well thought out and managed growth such as this is just what we need to be doing.

Sincerely,

Alex Sanders

**Subject:** The Lamar Development

**From:** "Wendell Sullivan" <wendellsullivan@bellsouth.net>

**Date:** 3/20/2017 4:03 PM

**To:** <board@oxfordms.net>

Dear Oxford Board,

As new residents of Oxford for just four (4) weeks now, my wife and I want to pledge our support for The Lamar Development. How excited we are to hear about this new mixed use development after moving here from the Brandon, MS area. What a positive step for the City of Oxford to be taking at such a crucial time in the growth of our city. The city's decision to approve this mixed use development will enhance the desirability of Oxford and attract more restaurants, etc. to meet today's lifestyle.

Thank you for your forward thinking!

Wendell Sullivan

98 CR 437

Oxford, MS 38655

Phone: 601.506.5041

Email : wendellsullivan@bellsouth.net

**Subject:** The Lamar Development  
**From:** Cole Knight <mknight9996@gmail.com>  
**Date:** 3/21/2017 11:55 AM  
**To:** Board@oxfordms.net

I just want to pledge my support for the Lamar Development. I have lived in Oxford since 2006, my family is originally from this area as well. The Lamar Development embodies all the elements of the comprehensive plan. Mixed use developments that offer a variety of housing types are needed now more than ever. I encourage and urge the board to approve this development for the betterment of our community.

Cole Knight



**Subject:** North Lamar development

**From:** John Ferguson <jpfergusonproperties@gmail.com>

**Date:** 3/21/2017 8:09 AM

**To:** board@oxfordms.net

I am writing to pledge my support for the development of the North Lamar property. I think this project will be an asset to our community, and will help to meet the demand of oxford's growth.

Sent from my iPhone

**Subject:** The Lamar

**From:** Peter Patterson <peterpat67@yahoo.com>

**Date:** 3/21/2017 7:23 AM

**To:** "board@oxfordms.net" <board@oxfordms.net>

Dear Sir or Madam,

I would like to pledge my support for the development. Mr. Paine did a great job finishing Oxford Creek after it sat unfinished for years. I believe that he builds not only a good looking house but also well constructed. I am a life long Oxford resident and would like to see that area developed by someone who will do it the right way.

Thanks,

Peter Patterson

**Subject:** The Lamar Project

**From:** Matt McGraw <matt.mcgraw@me.com>

**Date:** 3/21/2017 5:03 AM

**To:** board@oxfordms.net

Oxford board, I would like you to know that I think this will be a great development for Oxford and I am in favor of this development happening. Thank you for your consideration. Matt McGraw

Sent from my iPhone

**Subject:** Case 2162 follow-up

**From:** Teresa Sanders <teresa.sanders@gocommodores.org>

**Date:** 3/19/2017 7:37 PM

**To:** Rick Addy <rick@addyphotography.net>

Dear Rick,

I am personally emailing Coach Howell and you regarding Case 2162. The following email is the one I emailed to all the other aldermen:

I am emailing this follow-up regarding Case 2162 on behalf of my mother, Betty Sanders, who is a resident of 1001 Chickasaw Road.

After attending the Board of Aldermen meeting on March 7, we are still asking you to vote **no** on March 21 to rezoning this area as a TND and one day allowing this area to be developed only as another subdivision (single-family residential).

Ms. Kuhnle did an outstanding job voicing the concerns of the residents of this neighborhood (Chickasaw, Vivian, Choctaw, and Cherokee). It is difficult to imagine adding a thousand more residents to this area along with the added traffic to and from the businesses, restaurants, retail shops and grocery store that are being planned for the Lamar Town Center. There are plenty of areas farther away from the Oxford Square for the development of a TND remaining still inside the city limits or even developing in the county where one could be beneficial. I do not want to see downtown Oxford lose its small town charm.

Thank you again for your consideration on this matter.

Sincerely,  
Teresa Sanders

Rick,

I am concerned for all the elderly residents of this neighborhood but especially my mother. As I stated in a previous email one of the connections to this planned development will be across from my mother's property. I already worry about her backing in and out of her driveway already with all the traffic already on Chickasaw. Now she will have a third direction to watch directly across the street. I hope you will consider voting no Tuesday night as you would not want access to a TND through your parent's neighborhood either.

Thank you for your consideration,  
Teresa

**Subject:** north lamar / chickasaw rezone  
**From:** Patrick Addison <patrick@fatpossum.com>  
**Date:** 3/7/2017 1:32 PM  
**To:** rick@addyphotography.net

rick - i will be at the meeting tonight and strongly discourage the rezone of the 48+ acres between north lamar and chickasaw at this time.

i am not against the development of the land, i do think and know that is inevitable, but having attended multiple city meetings about this, more time is needed to assess the potential impacts to the existing neighborhood the rezone would cause. as a resident of chickasaw, there are flooding, drainage and traffic problems that persist.

more time is needed to study this so that the first TND in Oxford is a successful one. Let's not just push it through just because visions 2037 suggests we need one. let's do this the right way so north oxford doesn't become south or west oxford.

i respectfully ask that this rezoning be denied at this time so that our mine and my neighbors concerns can be addressed and the impact on the existing residents can be fully determined.

Patrick Addison  
1015 Chickasaw Road

--

Patrick Addison  
Fat Possum Records  
P. O. Box 1925  
Oxford, Mississippi 38655  
Phone: 662-234-2828  
Fax: 662-234-2899  
[patrick@fatpossum.com](mailto:patrick@fatpossum.com)

**Subject:** Fwd: rezoning  
**From:** David Willson <willson@olemiss.edu>  
**Date:** 3/6/2017 5:03 PM  
**To:** <rick@addyphotography.net>

----- Forwarded message -----  
**From:** David Willson <willson@olemiss.edu>  
**Date:** Mon, Mar 6, 2017 at 4:37 PM  
**Subject:** rezoning  
**To:** [rick@rickaddyphotography.net](mailto:rick@rickaddyphotography.net)

Date: Mon, 6 Mar 2017 15:36:33 -0600  
Subject: rezoning issue

**Hi Pat and Rick,**

**I am writing you as I have talked to you both about the zoning next to my house on Chickasaw. My meeting with you mayor was last year and Rick last week.**

**I have more to be compromised with the zoning change than anyone. The new drawing shows multifamily to the north of my property only a few feet away.**

**When I moved to Oxford we lived below the hospital and loved it. Then a few town homes and the loud music , mail boxes run over, other issues started.**

**I went to Martha Thornton at the tax accessors office to see how the property next to me was zone before I purchased it. No one realized that it would eventually be developed more than I.**

**I am asking that the zoning not be changed from single family, that butted up to single family. If there is a proposed change and I say this with no anger or animosity, I plan to challenge this in a court of law.**

**You win some and life doesnt always go your way. A lengthy stint in chemo unit and radiation I know to try to enjoy what life is left. I will still support you both.**

**I have no family money nor make much. My wife and I have many hours of**

**work, much less the thousands of dollars spent. We want to enjoy living here a while. She wants to move back home as soon as something happens. I dont. I hope there is some sort of what to work things out.**

**Thank you both for your service to others. I did copy the board on this.**

**David Willson  
1306 Chickasaw  
Oxford**

**Subject:** Against rezoning on Chickasaw

**From:** JULIE J ANDERSON <jkjones@olemiss.edu>

**Date:** 3/6/2017 12:56 PM

**To:** "John.Morgan@freedomdesigns.com" <John.Morgan@freedomdesigns.com>, "rick@addyphotography.net" <rick@addyphotography.net>

Hi John and Rick,

I know Rick knows how I feel about the rezoning since we were at the library meeting. John, surely you will not vote to rezone Chickasaw since this is your neighborhood as well? It would be a disaster. I am fine with single family homes. I am not against the land being developed, but for single family only, the current zoning status of the neighborhood. There are a multitude of other reasons, but this is a family neighborhood and we want to keep it that way.

Sincerely,

Julie Jones Anderson  
409 Choctaw Drive



**Subject:** RE: rezoning, TND

**From:** "Mayor Pat Patterson" <mayorpat@oxfordms.net>

**Date:** 3/7/2017 10:09 AM

**To:** "ouida@giraffewebdesign.com" <ouida@giraffewebdesign.com>

**CC:** "Ulysses Coach Howell (ulhowell@bellsouth.net)" <ulhowell@bellsouth.net>, "Antonow, Janice (jantonow@msn.com)" <jantonow@msn.com>, "John Morgan" <John.Morgan@freedomdesigns.com>, "prestontaylor04@aol.com" <prestontaylor04@aol.com>, "Jason Bailey" <jason@oxfordrentals.com>, "Robyn Tannehill (robynthannehill@gmail.com)" <robynthannehill@gmail.com>, "Rick Addy" <rick@addyphotography.net>

Mrs. French: I am sorry that you cannot make the meeting, but I will forward your concerns on to the Board of Aldermen this morning.

Regards – Pat Patterson

**From:** Ouida [mailto:ouida@giraffewebdesign.com]

**Sent:** Tuesday, March 07, 2017 9:35 AM

**To:** mayorpat@oxfordms.net

**Cc:** Ouida <ouida@giraffewebdesign.com>

**Subject:** rezoning, TND

Dear Mr. Mayor,

I know you don't know who I am, but I recently talked to you at Handy Andy's and told you I always felt you would do your best for me if I needed you. I need you now.

I understand that development is going to happen, but as a city official, is your first responsibility not to protect we residents who have lived on Chickasaw and neighboring streets for 20 to 50 years and have already invested our life's savings into our homes?

Here are my concerns:

I live at the bottom of the hill on Chickasaw Road. My property backs up to Oxford Creek. I have already been flooded by the Oxford Creek retention pool overflowing. I understand this was because the drain was stopped up. Whatever the reason, it is scary to have a waterfall coming at the back of your home. The last time this happened, I had several inches of water in my back yard. If my home were built on a slab, I would have had water in my house. Thankfully, it is not.

At this moment after all these years, there are still several rows of unsightly black plastic strung across the back of Oxford Creek next to my property line. I have not dared to contest its being there because it seems to be the only protection I have. Since I understand, we are going to be looking at the back side of condos as we drive down Chickasaw I fear we are going to be looking at something as unsightly as what I see out my back door.

**Where is all the runoff from this new development going?** My yard? Why not? Water does run downhill. Needless to say, I don't trust retention pools and the idea of being protected by a few rows of black plastic scares me to death.

I cannot imagine my **property value will not be decreased** by turning the back side of these condos to Chickasaw. I understand the new residents might prefer a Lamar address to a Chickasaw address, but isn't this making the Chickasaw residents look like second class citizens. Why could the developers not be required to build single family detached homes facing along Chickasaw so that the integrity of our neighborhood is maintained?

**Traffic is another concern.** Chickasaw is already so dangerous that as my husband and I were walking our dog last summer, a policeman stopped his car and told us we should not be walking on Chickasaw because it was too dangerous. What is the plan to control traffic? Why isn't it already being done? Where am I supposed to walk if not on my own street?

I likely will not be able to attend the meeting, since 5:00 is near supper time at the Veterans Home and I always spend that time

RE: rezoning, TND

with my husband who has lived there since December. So this is the only way I have to appeal to you to please protect the value of my home and that of my neighbors.

Respectfully yours,  
Ouida French  
917 Chickasaw Road

**Subject:** Rezoning Case #2162

**From:** <foustportraits@bellsouth.net>

**Date:** 3/2/2017 10:58 AM

**To:** Mayor Pat Patterson <mayorpat@oxfordms.net>, "ulhowell@bellsouth.net" <ulhowell@bellsouth.net>, "rick@addyphotography.net" <rick@addyphotography.net>, "prestontaylor04@aol.com" <prestontaylor04@aol.com>, "robyntannehill@gmail.com" <robyntannehill@gmail.com>, "Ward6Oxfordms@gmail.com" <Ward6Oxfordms@gmail.com>, "jantonow@msn.com" <jantonow@msn.com>, "John.Morgan@freedomdesigns.com" <John.Morgan@freedomdesigns.com>

Dear Mayor Patterson and Board of Aldermen,

We are lifelong residents of Oxford, Mississippi, and we are adamantly opposed to approval and rezoning of our neighborhood, the Chickasaw Hills area, to accommodate the proposed Traditional Neighborhood Development. We believe our community would suffer harm from such an expansive endeavor. Moreover, we feel the area is inappropriate for a TND and would diminish the value of our property, increase already dangerous traffic conditions, generate destructive risks for current homeowners, as well as create disharmony for our community.

The current proposed rezoning lacks a responsibility to the surrounding areas, leaving too many risky, life-changing unknowns.

We are not opposed to development; however, we, as life-long, tax-paying citizens, hope for thoughtful consideration of what is most appropriate for our neighborhood and for our beloved Oxford.

We urge you to vote against the proposed TND rezoning.

Sincerely,

Susan and Gary Foust  
1213 Chickasaw Road

**Subject:** Case 2162

**From:** Teresa Sanders <teresa.sanders@gocommodores.org>

**Date:** 3/5/2017 5:09 PM

**To:** rick@addyphotography.net

Dear Rick,

I am emailing in regards to Case 2162 and on behalf of my mother, Betty Sanders, who is a resident of 1001 Chickasaw Road. She does not have email.

At the time of development, my parents were concerned about Oxford Creek which borders their property; however, not enough to voice concerns because access to Oxford Creek was only via Molly Barr Road. This new development (Case 2162) proposes to have two connections to Chickasaw Road. One of these connections will be across from my mother's property. We are concerned about the added traffic on this already heavily traveled road. Molly Barr Road was built to alleviate some of the cut through traffic on Chickasaw Road, Vivian Street and Price Street. However, this did not alleviate the problem as this route is still the quickest way to access W. Jackson Ave.

We would like all connections to this new development be made ONLY from Molly Barr Road and N. Lamar Blvd.

Thank you for your consideration on this matter.

Sincerely,

Teresa Sanders

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**Subject:** Proposed Rezoning to TND

**From:** Catherine Field <cvcfield@gmail.com>

**Date:** 3/3/2017 7:58 AM

**To:** mayorpat@oxfordms.net, rick@addyphotography.net, Robyn Tannehill <robyntannehill@gmail.com>, janice <jantonow@msn.com>, John.Morgan@freedomdesigns.com, ward6oxfordms@gmail.com, prestontaylor04@aol.com, ulhowell@bellsouth.net

To the Mayor and Board of Aldermen:

I would respectfully request that the rezoning of the 48 acres on Chickasaw be delay or denied at this time. The proposal calls for only 48 single-family unattached homes and over 300 condos and/or townhomes (referred to as single family attached homes) and multifamily units.

I would imagine that in order to accomplish this amount of density, the entire area would need to be clear cut and scraped bare. The amount of rooftops and pavement that would replace the land could create incredible run-off problems for existing homeowners. Will the city update its storm water capabilities and who would pay for it? An additional 1,000 cars are possible for this development. North Lamar and possibly Chickasaw and Molly Barr would need improvements to accommodate the increase in traffic. What would be the cost of these improvements and would the taxpayers be responsible for those costs? In addition, should it be deemed that Chickasaw would need to be widened, or sidewalks would need to be installed, this would greatly impact the existing owners on Chickasaw. Their front yards would be reduced by at least 5 or 6 feet.

The Planning Commission memo with respect to this project states that regarding a storm water plan "The Public Works staff has not yet provided comments on the proposal." Page 6 of Planning Commission memo.

In regard to traffic, the city's representative was at the planning commission meeting but it was my understanding she had not had time to review or study the proposal. The developer of the project stated that his traffic study indicated only an additional 7 cars at the intersection of Price and Vivian if the land was development as proposed. This give some some concern, not only that the projection of cars is inaccurate, but also that the developer believed this was an accurate study.

The plan submitted also call for on-the-street parking. Has the fire department been consulted on whether this will impact their ability to respond to fires? This is all the more important because the setbacks for the proposed "homes" are 5 feet in the front and 5 feet on the side. If there were to be a fire, the proximity of the units could contribute to a major fire. Can our fire department handle the increase and density of this development? Would their equipment be able to navigate the streets with on-street parking? These issues need to be explored before the rezoning is granted.

I understand the concept of a TND but I am not sure that less than 1.5 miles from the Square we need to create another neighborhood district, at least one that adds approximately 360 units (estimate provided to me by Ms. Daniels). Most people living near the Square will gravitate to the Square. After all it is a large part of what makes Oxford - Oxford.

Another factor to consider is that based on information I could find from the 2010 census, Oxford has only 30.5% of owner occupied residences. And 60% plus units, either single family, unattached, attached or multifamily, that are rentals. If this statistic is accurate and is still viable today, this proposed TND project could be composed of mostly rental units, particularly condos and apartments. Right now, there are only single-family unattached homes in the current area. Even if a majority are rentals, which I do not believe is the case, it is not the same as having multifamily and condo rental properties. This could dramatically change the existing area.

I have lived in this area for 28 years and the only changes to the area has been the addition of single-family homes in accordance with the zoning of the area. Even these modest additions (as compared to the rezoning at hand) have created drainage and traffic problems.

Also, in my phone conversation with Ms. Daniels, she stated that the proposed project could take at least 5-10 years to be completed. This would mean construction traffic and notice for the this period of time.

My last concern is that at the meeting Planning Commissioner, John Robin Bradley expressed the concern that based on the three criteria for rezoning: 1) mistake, 2) change to the existing neighborhood and 3) public need, he did not believe that any of those conditions had been met. He voted against the rezoning. I agree with Mr. Bradley and do not believe the

test was met.

I respectfully ask that this rezoning be denied at this time so that our concerns can be addressed and the impact on the existing residents and can be more fully determined. A less dense project would be better for the environment, for the existing neighborhood and for the city.

Thank you for your time and attention.

Catherine C. Field

**Subject:** the proposed rezoning of the acreage between Chickasaw, Molly Barr, and N Lamar

**From:** Mari Kuhnle <marikuhnle@gmail.com>

**Date:** 3/1/2017 8:28 PM

**To:** mayorpat@oxfordms.net, rick@addyphotography.net, robyntannehill@gmail.com, jantonow@msn.com, John.Morgan@freedomdesigns.com, ward6oxfordms@gmail.com, prestontaylor04@aol.com, ulhowell@bellsouth.net

March 1, 2017

Dear Mayor Patterson and Aldermen,

I am writing to respectfully ask that the rezoning request, case #2162A, for TND (Traditional Neighborhood) be **DENIED**.

Those of us who live in this neighborhood have some very real and very specific concerns that would need addressing **BEFORE** any rezoning would occur.

The area under consideration is approximately 48 acres of kudzu and ravines. A **professional engineering study** MUST be done **prior** to even considering this rezoning.

**A drainage study must also be done.** Drainage/runoff would be a huge issue. The culvert/drainage-ditch from that area turns onto and parallel to Vivian Street and lies between my home at 346 Vivian St. and Irwin Bell's home, at 200 Vivian St.. There are many other homes along the ditch. Already there are problems with drainage here. The city has to be called regularly to unplug the system. We **KNOW** when the **current** system plugs up, because it smells like a sewer/rotten eggs behind our home. The drainage would need to be carefully planned to avoid catastrophic flooding into many of our homes. Can you imagine the effects of additional runoff downhill/downstream?

Also, a **reputable traffic study** needs to be done **prior** to any rezoning. IF there were approximately 1000 residents in that small area, **SURELY** that will affect traffic flow and drastically change the character of our neighborhood. In fact, any rezoning needs to set a hard cap on the number of bedrooms allowed in the development. If you notice, Vivian St. has two 90 degree turns, and was never engineered to function as a through street.

Furthermore, the **TND type of project is really for use in an urban setting, for example, to take an old rail yard or an industrial section and turn it into a neighborhood. It is NOT to be built adjacent to an existing long term residential neighborhood, such as we have.** The City Planning Director, Judy Daniel, appears to be biased toward having just such a neighborhood in Oxford, regardless of whether it is a good idea for a section of our little town. It is like "putting the cart before the horse" to rezone TND and then conduct studies later. We realize Vision 2037 thought it might be good for Oxford to have a TND. That does not mean it is appropriate for our neighborhood, or even for elsewhere in Oxford. If there were no residents living here, it might work, but not as presently suggested.



Ms. Daniel is not at all concerned with how that new neighborhood would fit in with, connect to, or improve the surrounding neighborhood, nor with how this will effect the quality of life in our neighborhood.

We do understand that the parcel of land will need to be developed at some point. When development does come, it needs to arrive with a responsibility to, and for, the residents who've made the neighborhood home long before the developer's arrival.

I ask you to please listen to us. Many of us will be at your March 7 meeting to implore you to deny this request for rezoning to TND.

Thank you very much for your time and for the use of wisdom and discernment in this matter.

Sincerely,

Mari G. Kuhnle

346 Vivian St.

Oxford, MS 38655

662-236-5628

662-801-6351

**Subject:** Re-zoning Of Chickasaw property  
**From:** Vada Baird <vadambaird@gmail.com>  
**Date:** 3/5/2017 10:40 PM  
**To:** Rick Addy <rick@addyphotography.net>  
**CC:** John Morgon <johnfnms@aol.com>

Hi Rick,

Along with most of the residents on Vivian Street, I have questions concerning the re-zoning of property in our neighborhood. I admit that I have not kept up with details of the new Vision Plan for Oxford due to my concentrating on recovery of two knee replacements. However I have concerns about the proposed development that mostly concern the density of the project and the time frame it will take to complete. It concerns me that such a large project is being developed in an area that has rather large spacing of lots and homes. This area has been mostly stable for the 50 years we have lived here and is a pleasant neighborhood. If the re-zoning changes add a development that is several times the density of the current area does this not destroy the feeling of community that currently exists for a long enough time that our stability disappears? In addition to the density issue there seems to be no definite impact plan in place. This brings up the question of what happens to our area if many of the single attached dwellings get purchased by parents of college students in order to provide a living space for their children? How much traffic will actually be generated from this development as children become drivers and add additional cars that may well travel the Vivian Street area. We already have several parents/grandparents who live outside our area drive through each day taking children/grandchildren to the nearby school. It seems that our neighborhood is not getting definite answers but rather ones that begin "it is thought" or "in our opinion. I would feel better about the trial run of the new Vision Zoning if there was less density and a promise of sufficient "affordable housing" to be included.

Thank you for "listening" to my concerns.

Vada Baird

**Subject:** Concern about rezoning request in our neighborhood

**From:** Roger Kuhnle <rakuhnle@gmail.com>

**Date:** 3/4/2017 7:06 PM

**To:** mayorpat@oxfordms.net, rick@addyphotography.net, robyntannehill@gmail.com, jantonow@msn.com, John.Morgan@freedomdesigns.com, ward6oxfordms@gmail.com, prestontaylor04@aol.com, ulhowell@bellsouth.net

March 4 2017

Dear Mayor Patterson and Aldermen,

I am writing to respectfully ask that the rezoning request, case #2162A, for TND (Traditional Neighborhood) be denied.

Those of us who live in this neighborhood have some specific concerns that would need addressing before any rezoning should occur.

The area under consideration is approximately 48 acres of kudzu and ravines. The slopes of this area and erodible soils are not suitable for a high density development. Before any construction could begin a massive amount of dirt would need to be relocated which would cause dramatic increases in runoff of rainfall and erosion of soil. Even a conventional single-family development would face many of these challenges for development.

Increasing runoff during rainfall events has the potential to be a real problem for our neighborhood. The culvert/drainage-ditch from that area turns 90 degrees and runs west parallel to Vivian Street and lies behind my home at 346 Vivian St. and several other homes along the ditch. Already there are problems with drainage here. During heavy rains the ditch behind our house runs full already. The drainage would need to be carefully planned to avoid serious flooding into many of our homes. We do not want to become involved with a series of lawsuits to settle this potential flooding issue.

Traffic is also another concern of rezoning. If there were approximately 1000 residents in that small area, traffic flow will be affected and detrimentally affect the character of our neighborhood.

We do understand that the parcel of land will need to be developed at some point.

When development does come, it needs to arrive with a responsibility to, and for, the residents who've made the neighborhood home long before the developer's arrival.

Thank you very much for your time and for the use of wisdom and discernment in this matter.

Sincerely,

Roger A. Kuhnle

346 Vivian St.

Oxford, MS 38655

**Subject:** rezoning

**From:** Linder McNeely <lrmac55@att.net>

**Date:** 3/3/2017 3:43 PM

**To:** "rick@addyphotography.net" <rick@addyphotography.net>

Linder and I won't be able to attend the Tuesday night meeting concerning the rezoning in our neighborhood. We would like to ask that this would be put on hold until a study can be done to determine how this will affect our neighborhood.

Thank you Rick, for all you are doing.

Linder and Rachel McNeely  
400 Vivian Street  
Oxford, MS 38655

**Subject:** Open-letter on Chickasaw rezoning

**From:** Frances Talbert <sztalbert@aol.com>

**Date:** 3/3/2017 11:11 AM

**To:** rick@addyphotography.net

As an oxford native and long-time resident of the Chickasaw-Vivian neighborhood, I ask that you deny the rezoning request to change an area of our neighborhood which is currently zoned RA and RE to one labeled traditional neighborhood (TND). The rezoning proposal carries with it a development plan that dramatically increases the density of a quiet family-oriented neighborhood to one stacked high and tight with multiunit, multilevel dwellings.

The neighborhood's current low-density zoning was fought for just a few years ago and was appropriately put in place to protect the quality of life and homes in our neighborhood as it has existed for decades. The new Vision 2037 plan purports to be a guide and advocate for preserving and enhancing quality-of-life with recommendations that are compatible with existing neighborhoods. Yet the proposed Chickasaw rezoning and development does the opposite. The standard TND recommendation, which comes from urban development theory, is used in this case to promote a development that simply amounts to more unneeded student housing or weekend homes. Marketing this rezoning plan as "affordable family housing" for the truly much-needed housing for Oxford's permanent working residents amounts to nothing more than salesman hype.

Examination of the types of dwellings proposed makes it clear that the development is just an eclectic gathering of multilevel, multiunit dwellings with cute names that are suitable for college students and not for the typical family with children. Calling a 6-to-12 unit building a "mansion" does not make it a single-family home. "Carriage homes" with four stories are still nothing more than the typical student-oriented and detested "mushroom" houses.

There are many concerns involved in this proposed rezoning and development. First and foremost, the request for rezoning meets none of the three requirements for change.

Also, inherent in this request for extreme change in zoning density, there are crucial unanswered questions involving drainage, sewage, terrain changes, traffic issues and adherence to city street code that could have major negative effects on the neighborhood and ultimately the town as a whole.

This rezoning proposal is a major community decision that deserves full and careful consideration of all the risks and ramifications involved. I request that you reject the proposal in the current form and allow for time and research to develop a more appropriate plan with all questions answered. This neighborhood rezoning deserves the same thoughtful consideration, with changes and delays, as the city has given to the parking garage. It is better to take extra time now and get this right, than be left with regrets later.

Sincerely,  
Suzanne Talbert

**Subject:** Fwd: Rezoning case #2162

**From:** Brian Fisher <fishbrian@maxxsouth.net>

**Date:** 3/2/2017 8:39 AM

**To:** Rick Addy <rick@addyphotography.net>

Rick,

My note below just want out to all alderman and the mayor. I left the drainage concerns in for the simple reason that someone needs to explain it all to the folks along Vivian.

Hopefully, some folks will come out and take a look around. Let me know if I can help.

Best,

Brian

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Brian Fisher  
Oxford, Mississippi

----- Original Message -----

**Subject:**Rezoning case #2162

**Date:**2017-03-02 08:36

**From:**Brian Fisher <fishbrian@maxxsouth.net>

**To:**mayorpat@oxfordms.net

Dear Mayor Patterson,

We write as residents living adjacent to Case #2162 a "Request to Rezone +/- 47.68 acres from (RE) Residential Estate, (RA) Single-Family Residential and (GB) General Business to (TND) Traditional Neighborhood Development." This is the undeveloped parcel bordered by Chickasaw, Molly Barr, and North Lamar. Presently, the existing neighborhood knows what the future holds with this parcel.

At this point, we ask your support in 'putting the brakes' on the rezoning of this parcel. We haven't had a good enough process yet. Our Alderman, Rick Addy has done great work listening to the neighborhood's concerns.

Before any rezoning of this parcel, we argue any change needs to meet four standards:

1. The first order of business for any potential rezoning must bear responsibility to the current residents- the current neighborhoods that abut, and are adjacent to, the proposed change.
2. Any zoning change needs to improve the city as a whole.
3. Any zoning change must do no harm the surrounding neighborhoods.
4. The change should go even further- in that, any zoning change should improve the quality of life in the surrounding neighborhoods.

City planner Daniel seeks a zoning change to TND- a multi-use, higher density neighborhood without doing enough homework/preparation regarding these criteria. The planning department's case case for rezoning comes up especially short against measures 1, 3, and 4. City planner Daniel

has yet to make the case that the proposed zoning change would do no harm to the current neighborhood and potentially improve it.

It is on standard three, where the planning and consideration, thus far, proves woefully inadequate.

The planning department has not shown current abutting, and adjacent, residents:

-How approximately 1000 residents in roughly 48 acres will not negatively affect, much less, improve the existing neighborhood.

-How the increased number of residents and vehicles will be handled by Chickasaw Road and Vivian Streets.

-How drainage might be affected and what improvements might be necessary for the culvert under Chickasaw and the open drainage easement running behind the houses on Vivian.

Operating from a responsible planners Hippocratic type of commitment to do no harm to the existing neighborhood when seeking a zoning change, Chickasaw Road and Vivian Street's potential engineering, parking, and traffic issues have yet to be preemptively addressed.

Increasing density- In the case of this proposed zoning change- has the potential to increase Oxford's population by 1000 residents, or, just over, 5% of Oxford's current population (assuming a City population of 19,000). These additional 1000 residents would be contained in approximately 48 acres.

Assuming any substantive percentage of the residences in a proposed TND become student residences (as they will, and, as no one can ultimately control), the city would, then, face a car for each bedroom, for, at least, part of any proposed development. What kind of traffic loads will Chickasaw and Vivian to Price street be expected to carry and how might they be engineered?

The homes of several recent single family subdivisions/neighborhoods have (from outward appearances) been bought by Ole Miss families for their students to live in while in school- de facto student housing even though they were built to be single family homes. Substantial numbers of houses and units occupied by students is a reality in any proposed higher density zoning change- especially with multiple types, and price ranges, of housing.

To make a zoning change to TND and this kind of density work- for the residents and for the existing neighborhoods- requires as much planning, study and forethought as possible be done prior to any zoning change.

Planner Daniel has yet to make a successful, persuasive case for this rezoning.

1. We have not seen nor heard anything regarding the rezoning's responsibility to the existing neighborhood.
2. We do not know- to the best of our ability- that the existing neighborhood will not be harmed by the rezoning and its increased density.
3. No case has been made to current residents about how the rezoning connects with, and might possibly improve, the existing neighborhood- park space or greenways connecting the old with the new?
4. No demonstration has been made that the city will be prepared, and willing, to enforce potential student issues regarding ordinances around the numbers of residents and cars per dwelling.

The City Planning Office must address, show, demonstrate, and prove how the above issues are being, and will be, preemptively addressed prior to any zoning change. Thus, far the planning office has not presented/made an affirmative, preemptive case to current residents for the zoning change to TND. There are simply too many unknowns.

I came across this paragraph while doing a bit more homework on TND's. I think it captures where Oxford and neighborhood residents find ourselves regarding this TND rezoning proposal:

**"Doing TND Right**

*Without proper "advance" planning, a TND proposal runs the risk of being opposed by a bordering neighborhood, citizens' group, or municipal officials. Poorly crafted TND ordinance provisions can permit development in inappropriate areas of the municipality; lead to developments that are inconsistent with community development objectives; and/or, permit developments which are incompatible with surrounding land uses. Such TNDs may actually leave the community or its municipal officials with a very bad taste for future TND projects." (<http://conservationtools.org/guides/46-traditional-neighborhood-development>)*

We are in danger of creating a TND that is disharmonious with the surrounding long-term neighborhood.

This proposed rezoning would become Oxford's first TND. It's incumbent on the City, the City Planner's office, and the area's current residents to make sure that any zoning change is done as well as possible. Currently, the proposed zoning change to TND lacks a responsibility to the surrounding neighborhoods- leaving too many pieces unknown, or, to be determined later. None of us can currently make our best decision.

Please to vote to 'put the brakes' on this project until the City Planning office can present the surrounding neighborhood with its best assessments, and plans, for drainage, traffic control, and how the proposed TND with its additional residents will fit with, and improve the existing neighborhood.

The planning office, and future developer, might find the neighborhood receptive to changes if they can demonstrate rezoning the parcel could improve the neighborhood.

--

Brian Fisher and Virginia Cornelius  
Oxford, Mississippi



**Subject:** Development off North Lamar  
**From:** Allan Alexander <allanalex60@gmail.com>  
**Date:** 3/20/2017 2:32 PM  
**To:** rick@addyphotography.net

Dear Rick:

I have very strong concerns about the proposed 48-acre development proposed for the area west of North Lamar. The traffic in our lovely town is already so dense in all entryways into Oxford that I fear North Lamar in particular is vulnerable to chronic traffic bottlenecks.

It seems to me that we seem to let development outrun genuine traffic engineering and long term neighborhood quality concerns. We can only cram so many residential and commercial developments into our town before it becomes something totally different from what attracts people here in the first place. I, for one, have no interest in turning Oxford into Seaside, FL or a location that is more for tourists and students than true residents with long term interests in the health of the community.

Please do not vote in favor of the proposal without substantial revisions to address these very serious concerns.

Thank you,  
Allan Alexander  
526 North 11th Street

Sent from my iPhone

**Subject:** Rezoning issues off of Chickasaw

**From:** Lippincott <jlippincott@bellsouth.net>

**Date:** 3/20/2017 12:34 PM

**To:** mayorpat@oxfordms.net

**CC:** rick@addyphotography.net, robyntannehill@gmail.com, jantonow@msn.com, ulhowell@bellsouth.net, prestontaylor04@aol.com, Ward6Oxfordms@gmail.com, John.Morgan@freedomdesigns.com

Dear Oxford Officials,

I have been following the rezoning plan for the land off of Chickasaw/Molly Barr. I did attend the meeting 2 weeks ago and wanted to bring up an additional point which never was mentioned during that meeting. The developer suggested that they had done a bit of a traffic study and one of the city officials said that they would be adding two stoplights on Lamar to deal with the extra traffic from the development.


What no one who does a traffic study on Chickasaw could possibly know, unless they were local parents of school aged kids, is that a HUGE amount of the traffic issues on Chickasaw come from parents going back and forth to the schools and trying to avoid the lights on N. Lamar. I have children in multiple schools and have taught children and their parents in this town for years. I recognize these folks. Adding two more lights on N. Lamar will only send more of them over to Chickasaw as a cut through.

I know that there is going to be development on that chunk of land. I would like to voice our family's opinion that the current plan seems WAY too crowded. Fewer people packed into a small space will help us keep our neighborhood the quiet, family friendly place we bought into. TND might be the hot new thing in city planning but cramped and crowed is not right for our neighborhood.

Thank you,

Jeanne Lippincott  
432 Cherokee Dr.  
662-513-4994

Kindermusik with Jeanne & Friends  
<http://kindermusikwithjeanne.com/>



**Subject:**

**From:** "C. R. Resetarits" <resetati@gmail.com>

**Date:** 3/20/2017 2:24 PM

**To:** rick@addyphotography.net, ulhowell@bellsouth.net, prestontaylor04@aol.com, robyntannehill@gmail.com, ward6oxfordms@gmail.com, jantonow@msn.com, John.Morgan@freedomdesigns.com

Dear Alderman

Please slow down and either vote NO for the rezoning out on North Lamar or postpone the vote until the developers submit a plan for a development about 1/4th the density. There are serious issues to be worked out BEFORE not AFTER. Before is so much more responsible and fiscally responsible.

Thank you

William and Cheryl Resetarits

103 Douglas Drive

Oxford, MS 38655

**Subject:** Development on Molly Barr Road/Highway 30

**From:** D S FERGUSSON <sdsferg@bellsouth.net>

**Date:** 3/20/2017 2:07 PM

**To:** "rick@addyphotography.net" <rick@addyphotography.net>

I hope you will vote NO on the rezoning of the plot of land of 48 acres along Molly Barr Road that has been proposed as a very dense neighborhood of 400 units. I travel Molly Barr/Highway 30 frequently and find it congested enough already. I have been in Oxford for almost 8 years and have watched with dismay as the density of developments continues to grow. What is really disheartening to me is the vertical development (and this proposed neighborhood would contain some of that) that is beginning to make Oxford feel cramped and over-crowded. Please consider reducing the density of this proposed neighborhood (about 1/4 of the proposed units would be good) if you vote to rezone the property.

Dianne S. Fergusson, Ph.D.  
Concerned Citizen