

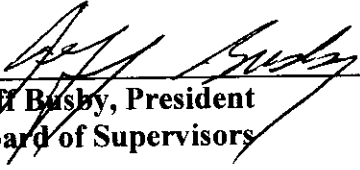
**ORDER: OPEN PUBLIC HEARING ON SOUTHERN LAND HOLDINGS LLC  
PLANNED UNIT DEVELOPMENT INCLUDING LETTER  
FROM THE MAYOR OF OXFORD**

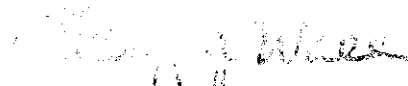
Motion was made by Chad McLarty, duly seconded by Kevin Frye, to open public hearing on Southern Land Holdings LLC Planned Unit Development including a letter from the Mayor of Oxford.

The vote on the motion was as follows:

Supervisor Kevin Frye, voted yes  
Supervisor Jeff Busby, voted yes  
Supervisor David Rikard, voted yes  
Supervisor Chad McLarty, voted yes  
Supervisor Mike Roberts, voted yes

After the vote, President Busby, declared the motion carried, this the 15<sup>th</sup> day of July, 2019.

  
\_\_\_\_\_  
Jeff Busby, President  
Board of Supervisors

  
\_\_\_\_\_  
Sherry Wall, Chancery Clerk

ROBYN TANNEHILL  
MAYOR



THE CITY OF  
OXFORD

BART ROBINSON, P.E.  
CHIEF OPERATING OFFICER

July 2<sup>nd</sup>, 2019

Lafayette County Board of Supervisors  
300 North Lamar  
Oxford, MS 38655

Lafayette County Planning Commission  
300 North Lamar  
Oxford, MS 38655

Dear Members of the Lafayette County Board of Supervisors and the Lafayette County Planning Commission,

I write to express concerns of the Board of Aldermen of the City of Oxford surrounding the proposed Julep Traditional Neighborhood Development (Julep Development). It is my understanding the 855 acre Planned Unit Development with approximately 1,900 planned housing units was approved by the Lafayette County Planning Commission June 17<sup>th</sup>. The Board of Aldermen is concerned the type and scale of this development could yield undesired consequences for existing and proposed infrastructure.

As you are aware, the Lafayette Oxford University Transportation Plan (LOU Transportation Plan) was recently completed. The results of the plan indicate numerous needs for our community's existing transportation system including much needed improvements to Old Taylor Road and South Lamar Boulevard. The plan failed to identify needed improvements to Pea Ridge Road in anticipation of the Julep Development.

The plan as presented appears to indicate the primary street network connecting directly to Pea Ridge Road or County Road 321 on the east and Old Taylor Road on the west. The Board of Aldermen is concerned these narrow, low volume, and low speed roads cannot sufficiently accommodate the type and scale of traffic generated by the proposed Julep Development. Before final approval of subsequent site plans of the Julep Development, the Board of Aldermen request the traffic issues be fully vetted to indicate the needs of the existing transportation, the mitigation needed to accommodate the traffic generated by such development, and the funding of improvements needed to mitigate such needed improvements.

Another area of concern surrounding the Julep Development is the indicated phasing plan presented by the developers. The phasing plan presented indicates the eastern connection to Pea Ridge Road will not be made until the last phase of the development. This phasing plan creates several issues including concentration of traffic, lack of interconnectivity, lack of options for traffic disbursement, and lack of alternate routes for emergency vehicles and first responders. The LOU Transportation Plan indicates the needs for Old Taylor Road and South Lamar will cost the community in excess of \$22 million. Again, the Board of Aldermen requests the traffic issues be fully vetted to indicate the needs of the existing

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transportation, the mitigation needed to accommodate the traffic generated by such development, and the funding of improvements needed to mitigate such needed improvements.

Stormwater mitigation of large scale developments has long been an issue for our community. This type of development can have extreme impacts on the residents downstream if stormwater is not properly mitigated. The sheer scale of an 855 acre development, if developed without mitigating the effects of increased runoff volumes and speeds of stormwater runoff downstream, will be detrimental to property owners and infrastructure. The Board of Aldermen request the effects and mitigation of stormwater be fully considered as this development continues through the planning process. Failure to properly model, study, and mitigate stormwater, will have long-term effects.

Availability and service of water and sewer for developments has long been a focus of Lafayette County and the City of Oxford. It is important to note the City of Oxford has not declined to serve the Julep Development. The City of Oxford has a standing policy expressing the desire to serve new developments within 1-mile of the Corporate Limits of the City of Oxford and to protest the expansion of certificated areas within this 1-mile buffer area. This policy was adopted in response to developments located just outside the Corporate Limits developing without City utility services. The expansion of certificated areas near the City of Oxford has a negative effect on future growth for the City of Oxford. The City has spent in excess of \$10 million purchasing, rehabilitating, and upgrading water and sewer systems located near or adjacent to the Corporate Limits of Oxford. Further expansion of certificated areas near the City of Oxford will require future leaders to repeat these actions.

We appreciate your time and efforts dealing with such difficult development issues and for considering the above raised issues including transportation, stormwater, and utilities. For your review, I am attaching the letter sent to the Lafayette County Building Official/Zoning Administrator from the City Engineer prior the Lafayette County Planning Commission Meeting where the Julep Traditional Neighborhood Development was considered and approved. As you consider future approvals of the Julep Development, please consider the issues detailed above and in the attached letter. If you have questions or would like to further discuss the City's concerns, please don't hesitate to contact us.

Sincerely,

Robyn Tannehill  
Mayor, City of Oxford