



MAJOR SUBDIVISION APPLICATION

City of Tupelo | Department of Development Services

Mail: P O Box 1485, Tupelo, MS 38802-1485

Phone: (662) 841-6510 Fax: (662) 841-6550

Email: permits@tupeloms.gov

MUNIS

Received By: MS

Date Received: 8-22-25
(for office use only)

Permit Fee: \$250.00 (Non-refundable)

A pre-application conference is required prior to application submittal. All materials required 4 weeks prior to scheduled Planning Committee Review. Applicant must be present at Planning Committee review. All reviews are held at City Hall, 71 E. Troy St. See Major Subdivision Checklist for required attachments.

PROJECT DESCRIPTION

PROJECT LOCATION:

(LOCATION AND/OR EXISTING PARCEL NUMBER(S): Swan Circle Subdivision Parcel ID: 088T-27-052-00

PROPOSED SUBDIVISION NAME: Swan Circle Subdivision

PROPOSED RESIDENTIAL CONSTRUCTION TYPE(S): Single family homes

PROPOSED NON-RESIDENTIAL CONSTRUCTION TYPE(S): _____

Project Acreage	<u>36</u>	Current Zoning	<u>LDR</u>	Existing Structures	Y ☐ N ☒
Number of Lots	<u>63</u>	Proposed Zoning		Demolition Required	Y ☐ N ☒
Minimum Lot Size	<u>0.23</u>	Current Land Use	<u>undeveloped</u>	Clearing Required	Y ☐ N ☒
Maximum Lot Size	<u>0.46</u>	Proposed Land Use	<u>Residential</u>	Cut/Fill Required	☒ Y ☐ N
Chickasaw Review	Y ☐ N ☒	Overlay District	Y ☐ N ☒	Proposed Signage	Y ☐ N ☒
Flood Zone	Y ☐ N ☒	Historic District	Y ☐ N ☒	Other Zoning Requests	Y ☐ N ☒
Suspect Soils	Y ☐ N ☒	Special Use Standards	Y ☐ N ☒		

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: J&T Properties Email: tcooleyjandt@outlook.com

Address: 212 Treeside Dr City: Mooreville State: MS Zip Code: 38857

Phone Number(s): _____

APPLICANT CONTACT INFORMATION (if different from owner):

Name: same Email: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number(s): _____

PLEASE SEE REVERSE SIDE

City of Tupelo
Planning Committee Meeting
October 6, 2025, 6:00 PM

Project: Swan Circle Subdivision

Project Proposal Summary: A 63 lot residential subdivision on 36.4 acres off Feemster Lake Road.

Planning Committee Action Required: Public Hearing to consider recommendation of approval, disapproval, or deferment of the preliminary plat (3.2.1)

Application Number:	MAJSUB 25-03	Application Type: Major Subdivision
Parcel Number:	088T-27-052-00	Meeting Date: October 6, 2025
Applicant:		Owner/Developer J&T Properties LLC
Location:	South Side of Feemster Lake Road	
Purpose:	Preliminary Plat Approval	
Present Zoning:	Low Density Residential	
Existing Land Use:	Vacant	
Size of Property:	36 acres	
Surrounding Land Use and Zoning:	North, West – Low Density Residential; South, East Mixed Use Employment	
Future Land Use:	Low Density Residential	
Applicable Regulations:	12.10.15 Subdivisions, Action by Planning Committee 6.3.3 Conservation subdivisions	

Driving Directions: From City Hall take Main Street east to Feemster Lake Road; north on Feemster Lake Road past the intersection of Oakview Road; subject property is the partially cleared site on the right.

Special Information: The property appeared to be split zoned according to the zoning map on the website, but it has been determined that the map was in error; the property was rezoned in 2019 to be all Low Density Residential.

STAFF ANALYSIS

Development Code Review:

12.10.15 (3)

The preliminary plat shall be approved by the Planning Committee if it meets the following criteria:

- (a) Conforms with all the provisions and requirements of applicable adopted plans, including but not limited to the Comprehensive Plan, greenways plans, or transportation plans;
- (b) Conforms with all the provisions and requirements of this Code; and
- (c) Conforms with all the provisions and requirements of other applicable Codes not included in this Code.

Use: Applicant is requesting to develop the property with single family dwellings by using the Conservation Subdivision standards in code section 6.3.3.

Lots, Setbacks, and Boundary Lines: The conservation subdivision standards allow a number of lots that would be permitted under full development of the site to be concentrated only on the buildable area. This 36.4 acre site could hold 109 lots under the 3 units per acre maximum for Low Density Residential. 63 lots are proposed. Using the conservation subdivision standards means that basic LDR lot dimension requirements are not used. The majority of lots proposed are in the .25 acre range, which reflects a density of 4 units per acre. There are no platted lots adjacent to the proposed subdivision.

Storm Water Management/Drainage:

Streets. Standard streets with 40 foot rights of way and 24 foot pavement width are shown.

Sidewalks: Sidewalks are shown on the preliminary plat.

Utilities: Included in subdivision construction plans.

Lighting Plan: No proposed lighting plan submitted, will be reviewed as part of subdivision construction application.

Buffers: Low intensity residential use is not required to provide buffers against adjacent properties.

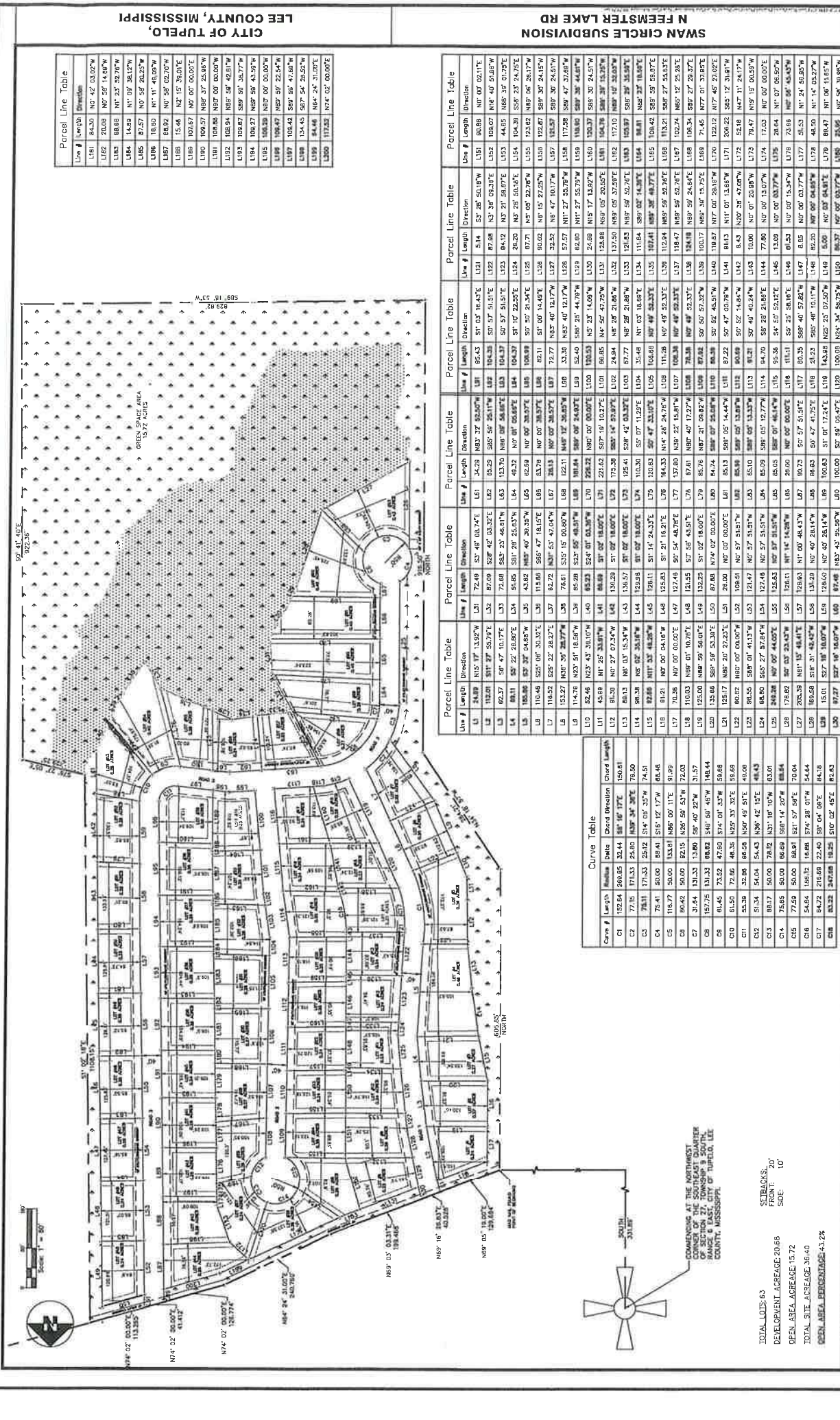
Tree Survey: The area to be developed has been cleared of trees earlier. 15.72 acres will be preserved undeveloped.

Open Space: The 15.72 acres to be preserved is 43.2% of the total site area; the required standard is 40%. Section 6.3.3 requires 50% of lots to have direct access to the open space; 31 are shown with direct access which 49.2%. The standard also requires 95% of lots to have pedestrian access within 2,600 feet to the open space area; all of the lots meet this requirement.

Allowable Variances and Administrative Adjustments: The requirement of 50% of lots with direct access is not met but 49.2% falls within the range of an allowable administrative adjustment, particularly when the 95% pedestrian access requirement is exceeded.

Summary Analysis and Recommendations: Approval

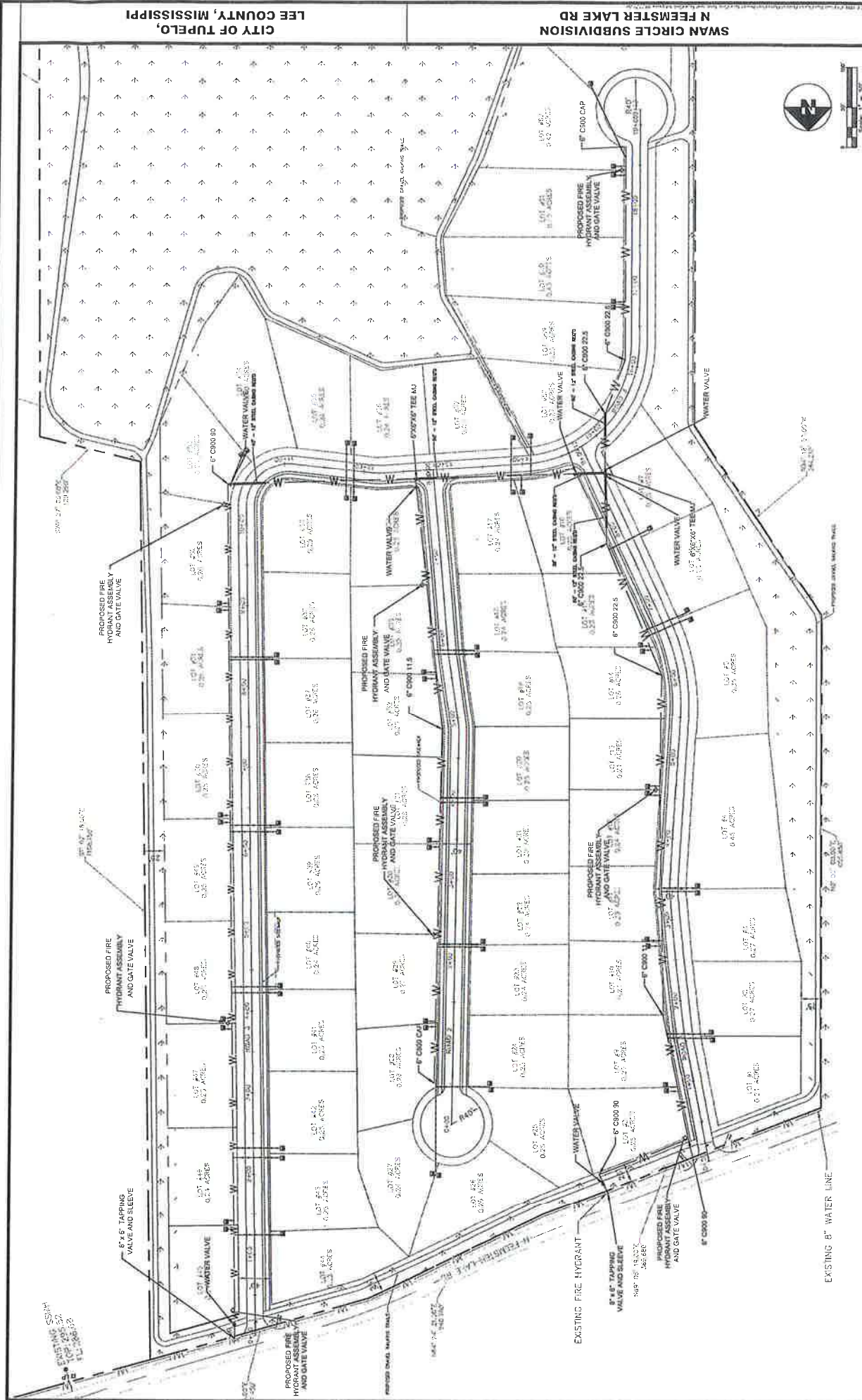
Note: All Major Subdivision decisions are recommendations to the City Council. Tupelo City Council must approve any Major Subdivision to provide the development with a permit (3.1.1)



Parcel Line Table		
Line #	Length	Direction
L181	84.30	N 0° 42' 03.00\"
L182	20.08	N 0° 50' 14.80\"
L183	68.08	N 1° 23' 22.75\"
L184	14.88	N 0° 09' 38.17\"
L185	87.57	N 0° 58' 22.25\"
L186	18.50	N 1° 11' 45.99\"
L187	68.92	N 0° 58' 02.70\"
L188	15.48	N 2° 15' 36.01\"
L189	108.87	N 0° 00' 00.00\"
L190	109.57	N 0° 37' 22.83\"
L191	108.86	N 0° 00' 00.00\"
L192	108.94	N 0° 58' 42.81\"
L193	109.87	N 0° 38' 36.77\"
L194	108.27	N 0° 58' 43.99\"
L195	108.38	N 0° 00' 00.00\"
L196	106.47	N 0° 58' 22.54\"
L197	105.42	N 0° 58' 47.68\"
L198	134.45	N 0° 54' 26.52\"
L199	84.48	N 0° 24' 21.05\"
L200	113.53	N 74° 02' 00.00\"

Parcel Line Table		
Line #	Length	Direction
L1	24.88	N 52° 17' 13.92\"
L2	118.09	S 87° 27' 55.78\"
L3	92.37	S 87° 47' 10.17\"
L4	88.38	S 87° 28.80\"
L5	125.88	S 87° 04.88\"
L6	110.48	S 87° 06' 30.35\"
L7	118.52	S 87° 22' 28.27\"
L8	153.27	N 87° 35' 28.77\"
L9	114.76	N 87° 16.56\"
L10	52.48	N 87° 43' 38.10\"
L11	45.88	N 1° 25' 33.81\"
L12	91.28	N 0° 27' 07.24\"
L13	86.13	N 0° 15' 53.34\"
L14	98.38	N 0° 02' 38.18\"
L15	82.88	N 1° 37' 44.25\"
L16	81.21	N 0° 07' 04.16\"
L17	70.38	N 0° 07' 00.00\"
L18	110.03	N 89° 01' 10.76\"
L19	125.00	N 87° 59' 58.01\"
L20	128.88	S 89° 58' 33.32\"
L21	125.17	N 89° 28' 27.22\"
L22	80.02	N 87° 07' 08.00\"
L23	86.55	N 87° 01' 41.37\"
L24	68.80	S 87° 27' 52.84\"
L25	248.28	N 0° 07' 44.00\"
L26	178.82	S 0° 33' 23.43\"
L27	203.38	N 1° 15' 48.17\"
L28	130.58	N 1° 08' 48.17\"
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Curve Table			
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C1	152.84	299.85	32.44
C2	77.16	171.33	25.12
C3	75.51	171.33	25.12
C4	75.51	171.33	25.12
C5	75.51	171.33	25.12
C6	75.51	171.33	25.12
C7	75.51	171.33	25.12
C8	75.51	171.33	25.12
C9	75.51	171.33	25.12
C10	75.51	171.33	25.12
C11	75.51	171.33	25.12
C12	75.51	171.33	25.12
C13	75.51	171.33	25.12
C14	75.51	171.33	25.12
C15	75.51	171.33	25.12
C16	75.51	171.33	25.12
C17	75.51	171.33	25.12
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C42	75.51	171.33	25.12
C43	75.51	171.33	25.12
C44	75.51	171.33	25.12
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C80	75.51	171.33	25.12
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C92	75.51	171.33	25.12
C93	75.51	171.33	25.12
C94	75.51	171.33	25.12
C95	75.51	171.33	25.12
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C98	75.51	171.33	25.12
C99	75.51	171.33	25.12
C100	75.51	171.33	25.12



PREPARED BY: Dabbs Corporation

DESIGNED BY: Dabbs Corporation

CHECKED BY: Dabbs Corporation

DATE: 09/20/2011

PROJECT: 0

SCALE: 1" = 50'

PROJECT TITLE: WATER TRANSMISSION SYSTEM

1050 N. EASON BLVD. TUPELO, MS 38804

OFFICE: 601.927.4012

601.927.4012

C4.1

8.3.1. - Residential Parking Standards.

[Share Link to section](#)[Print section](#)[Download \(Docx\) of sections](#)[Email section](#)[Compare versions](#)

(1) Residential uses shall provide paved parking areas according to the standards in Table 8.2.7. No more than 25 percent of the front yard area of any residential property shall be paved, unless necessary to meet minimum parking requirement.

(2) Driveways in Agriculture/Open Space and Low Density Residential Districts on residential lots of two or more acres may be surfaced with gravel or crushed stone.

(3) Residential driveways shall be maintained so as to be free of holes, depressions or projections that may cause tripping or may injure a person or otherwise present a hazard.

(4) Recreational vehicles, commercial vehicles, boats, trailers of 15 feet or less, or similar vehicles stored in front of the front edge of the house. They may be stored in the side yard, back yard, garage, or in a carport or driveway behind the front edge of the house. Any such vehicle shall be stored within the side setback, at least five feet from the rear setback, and on a concrete pad or driveway.

(5) Commercial vehicles rated greater than three-quarter ton, buses, trailers exceeding 15 feet in length, tractors, tractor trailers, heavy equipment such as bulldozers and road graders, and similar vehicles are prohibited in all subdivisions and on lots of 40,000 sq. ft. or less, except for unloading, loading, or construction as approved by a City of Tupelo building permit. Under no circumstances shall any of the above mentioned items be stored in front of the front edge of a house or closer than 50 feet to any property line.

(6) A recreational vehicle shall not be used for sleeping quarters while in a residential district for greater than 15 days per year.

(7) Single family residences on lots more than 50 feet wide at front setback line must provide an enclosed garage.