



REZONING 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 R225-01
Received By: MS
Date Received: 4-22-25
(for office use only)

Permit Fee: \$200 (Non-refundable)

PROPERTY INFORMATION

PROJECT LOCATION:

(ADDRESS & PARCEL # REQUIRED): Off McCullough, south of Pecan Grove (See Legal description)

ACRES TO BE REZONED: 12.8 REZONING DISTRICT: MVCC

PROPOSED USE: Residential OVERLAY DISTRICT: YES ☐ NO ☒ (IF YES, OVERLAY APPLICATION IS REQUIRED)

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: Max Hutchinson Email: chutch43@hotmail.com
Address: 1632 Pecan Grove Dr. City: Tupelo State: MS Zip Code: 38801
Phone Number(s): 662-523-6921

APPLICANT CONTACT INFORMATION (if different than owner):

Name: Same Email: _____
Address: _____ City: _____ State: _____ Zip Code: _____
Phone Number(s) _____

ENGINEER/CONSULTANT CONTACT INFORMATION:

Name: Rex Smith Email: rbs38866@gmail.com
Address: _____ City: _____ State: _____ Zip Code: _____
Phone Number(s) 662-678-6718

REQUIRED ATTACHMENTS (all required attachments must be submitted BEFORE the Planning Committee Meeting)

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission _____
2. Plat of the property sought to be rezoned, 82 X 112 inches in size, to scale showing dimensions thereof and width of any streets contiguous thereto. _____
3. Legal description of area to be rezoned must be provided in Microsoft Word format via email _____
4. Geo-Referenced AutoCAD .dwg file of parcel surveys _____

PLEASE SEE REVERSE SIDE

City of Tupelo
Planning Committee Meeting
October 6, 2025

Project: Rezoning 12.8 acres between McCullough Boulevard and Pecan Grove Road from Mixed Use Commercial Corridor to Low Density Residential.

Project Proposal Summary: The property owner requests to rezone so the property can be developed as residential, because the property does not have access to McCullough Boulevard to allow its use as zoned.

Planning Committee Action Required: Rezoning requires decision to recommend rezoning approval, approval with contingencies, denial, or tabling.

Staff Recommendation: Staff recommends approval

Application Number:	RZ25-01	Application Type: Rezoning	
Parcel Numbers:	076Q-24-024-01	Meeting Date: October 6, 2025	
Applicant:	C. M. Hutchinson	owner/developer	
Location:			
Purpose:			
Present Zoning:	MUCC		
Existing Land Use:	Vacant		
Size of Property:	12.8 acres		
Surrounding Land Use and Zoning:	MUCC to west; LDR to north; A-O to east and south		
Future Land Use:	Commercial		
Applicable Regulations:	Section 12.8, Zoning map changes		

Driving Directions: From City Hall proceed west on Main Street to Gloster; north on Gloster to McCullough; west on McCullough past Natchez Trace Parkway; subject property is on the right just before the new event venue. Proceed to Mount Vernon Road, turn north and then east on Pecan Grove; the vacant lots on the south side of the road are where the access connection is proposed.

Special Circumstances: A residential subdivision for the property has been submitted for review; action on the application is contingent on a recommendation for approval of the zoning change.

Development Code Section 12.8 Zoning Map Change Requirements:

All parcels proposed for rezoning must be approved first by the Planning Committee by a 2/3rd majority, followed by approval of the City Council.

A notice of this public hearing was published in the Daily Journal,

12.8.14. Written Recommendation and Review Criteria.

The Planning Committee shall provide a written recommendation regarding whether each proposed map change is consistent with the comprehensive plan and other applicable adopted plans. The recommendation shall be based on the reasons articulated by Committee members voting in the majority, and the recommendation shall be developed as determined in the Committee's Rules of Procedure. In addition to plan consistency, Committee members may also consider other matters deemed appropriate by the Committee, which may include but are not limited to:

- (1) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (2) Suitability of the subject property for uses permitted by the current versus the proposed district;
- (3) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City; and
- (4) The availability of adequate school, road, parks, wastewater treatment, water supply and stormwater drainage facilities for the proposed use.

12.8.15. Action by the Governing Body.

Before taking action on a zoning map change request, the governing body shall consider any recommendations of the Planning Committee, Director of Development Services or designee, and of staff agencies, and shall conduct a public hearing where interested parties may be heard.

- (1) Notice and public hearing requirements shall be in accordance with Section 12.3, Notice and Public Hearings.
- (2) Continuances may be granted before action on the request.
- (3) Following the public hearing, the governing body may approve the request, deny the request, or send the request back to the Planning Committee for additional consideration.
- (4) In adopting or rejecting a zoning map change, the governing body shall adopt a statement describing whether its action is consistent with the Comprehensive Plan and why the action is reasonable and in the public interest. The governing body may adopt the statement furnished by staff or agencies, including but not limited to the Director of Development Services or the Planning Committee, or it may formulate its own statement.
- (5) The map change request approved by the governing body may include changes from the request presented. Changes to a development plan may be made upon the proffer by the applicant of such changes.
- (6) Approval of a petition gives the applicant the ability to proceed with any additional required approvals.

Comprehensive Development Plan Compliance (per Section 12.8.14):

- 1) Compatibility and conforming uses: The proposed use will be comparable to the existing residential neighborhood to the north on Pecan Grove Road. The east side of the property is the Natchez Trace Parkway which will not be affected. To the east an existing building has been converted into an event venue; the proposed residential development will have minimal impact on that use.
- 2) Suitability of proposal: Because the property will not have access to McCullough Boulevard it cannot be developed for commercial use as zoning would require. Residential use is best use of the property given this limitation.

- 3) Balance of use and City demand: The city has been taking up both residential and commercial land since the last city-wide zoning map was adopted. The move of 12.8 from commercial to residential use will not significantly impact this balance.
- 4) Availability of schools, roads, parks, wastewater treatment, water supply, and storm water drainage: City infrastructure has sufficient capacity to support residential development.

Final Recommendation: Staff recommends approval



City of Tupelo

Department of Development Services

NOTICE TO ADJACENT PROPERTY OWNERS OF PENDING APPLICATION

MAYOR

Todd Jordan

CITY COUNCIL

Chad Mims
Ward One

Lynn Bryan
Ward Two

Travis Beard
Ward Three

Nettie Davis
Ward Four

Bentley Nolan
Ward Five

Janet Gaston
Ward Six

Rosie Jones
Ward Seven

Case No.: RZ25-01

Location: Parcel 076Q-24-024-02, North of McCullough South of Pecan Grove,
East of Natchez Trace

Applicant: Dr. Max Hutchinson

Meeting Date: October 6, 2025 at 6:00 p.m.

A Public Hearing as part of the rezoning process has been **rescheduled** by the Tupelo Planning Committee to consider a rezoning application. The hearing will now take place **on October 6, 2025, at 6:00 P.M.** in the City of Tupelo Council Chamber, located on the second floor of City Hall at 71 East Troy Street (elevators are available on the south end of City Hall).

This rescheduling is necessary due to a notification discrepancy with the September 8, 2025 hearing. A second public hearing is being held to ensure proper notice and full transparency for all interested parties.

The applicant requests to rezone one parcel at 076Q-24-024-02 North of McCullough, South of Pecan Grove, East of Natchez Trace from MUCC (Mixed Use Commercial Corridor) to LDR (Low Density Residential) to allow construction of a Residential Major Subdivision.

As an owner of property within 500 feet of the property requested to be rezoned in this application, you are invited to attend this meeting to learn more and express any opinion you may have regarding this matter. If you wish to inform any neighbors who might be located outside the required 500 ft. notification boundary, you are encouraged to do so. If you have any questions or need further information please contact Mandolyn Shurden, Zoning Technician in the Department of Development Services at 662-208-5063.

The original application is available for inspection during regular business hours at our offices, located on the third floor of City Hall, located at 71 East Troy Street.

ZONING REQUEST



CASE NO: RZ25-01

PARCEL: 076Q-24-024-01

LOCATION:
HIGHWAY 178

APPLICANT:

ZONING: MUCC

FLOOD ZONE: A

HISTORIC DISTRICT: NO

WARD: 1

SUBJECT PROPERTY

ZONING DISTRICTS

PARCELS

ZONING REQUEST AREA

FLOOD ZONE

0.2% ANNUAL CHANCE
FLOOD HAZARD

A

AE

FLOODWAY

0 75 150 300 Feet

The City of Tupelo Development Code and Official Zoning Map can be viewed online at <http://www.tupeloms.gov/development>


Tupelo City Hall - 71 East Troy Street - P.O. Box 1485, Tupelo, Mississippi, 38802 - 662-841-6510

A/O	AGRICULTURAL/OPEN INDUSTRIAL	LDR	LOW DENSITY RESIDENTIAL MEDIUM DENSITY RESIDENTIAL	MUAC	MUCC	MUD	MUE	MIXED USE ACTIVITY CENTER MIXED USE COMMERCIAL CORRIDOR	MIXED USE DOWNTOWN MIXED USE EMPLOYMENT	MUR	MIXED USE RESIDENTIAL RC REGIONAL COMMERCIAL
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MAP DATE: 8-6-2025
IMAGE DATE: 2024

FW: [EXTERNAL] FW: Pecan Grove Subdivision Application

From Tanner Newman <Tanner.Newman@tupeloms.gov>
Date Thu 9/4/2025 9:10 AM
To Mandolyn Shurden <mandolyn.shurden@tupeloms.gov>
Cc Pat Falkner <falknerpat@bellsouth.net>

 1 attachment (2 MB)
Screenshot 2025-09-02 120847.png;

FYI.

From: Umfress, Chris A <chris_umfress@nps.gov>
Sent: Tuesday, September 2, 2025 2:25 PM
To: Tanner Newman <Tanner.Newman@tupeloms.gov>
Cc: Smith, Christina <Christina_Smith@nps.gov>
Subject: Re: [EXTERNAL] FW: Pecan Grove Subdivision Application

You don't often get email from chris_umfress@nps.gov. [Learn why this is important](#)
Tanner, thank you again for considering the Natchez Trace Parkway in this subdivision approval and allowing us to weigh-in on potential impacts to the Parkway.

We have reviewed the documents you sent and have determined that we have no objections to this proposal, only the following concerns:

- The Parkway boundary runs westward along McCullough Blvd., past where the south subdivision property boundary will be (as indicated by the red line in the attached photo) and therefore no access to the subdivision could be constructed in this area, from McCullough. I remember you indicated previously that access would be from Mr. Vernon, but we wanted to have it noted.
- The scenic vistas law helps protect the viewshed by limiting structures over 35' in height from being constructed within 1000' of Parkway boundaries and, since there is no indication in the plans of any heights on structures, we just want to reiterate that we would not be in support of anything violating that height limit.
- We are always concerned about excessive lighting which may impact Parkway resources, and since there is no lighting plan included for consideration, we would ask that, if possible, the designers/builders use as little light as is feasible or at least as much night-friendly lighting as possible.

As always, if you have any questions or concerns during the planning or building of this project, don't hesitate to reach out to me at 662-407-8010. Thank you.

Chris Umfress

Land Resource Manager



City of Tupelo

Todd Jordan
Mayor

COUNCIL

Chad Mims
Ward One

Lynn Bryan
Ward Two

Travis Beard
Ward Three

Nettie Y. Davis
Ward Four

Bentley Nolan
Ward Five

Janet Gaston
Ward Six

Rosie Jones
Ward Seven

NOTICE OF PUBLIC HEARING CITY OF TUPELO, MISSISSIPPI

A Public Hearing will be held by the Tupelo Planning Committee to consider a request to rezone the property at Parcel number 076Q-24-024-02, located off of McCullough, south of Pecan Grove, containing 12.8 acres, from the MUCC – Mixed Use Commercial Corridor Zoning District to the LDR – Low Density Residential Zoning District.

The Public Hearing will be held in the City Council Chamber on the second floor of City Hall at 71 East Troy Street, Tupelo, Mississippi, at **6:00 p.m. on Monday, October 6, 2025**. All interested parties and citizens are urged to attend.

Copies of the rezoning application and supporting information are available for inspection during regular business hours at the Department of Development Services on the third floor of City Hall, 71 East Troy Street, Tupelo, Mississippi.

WITNESS MY SIGNATURE, THIS IS THE 18th DAY OF SEPTEMBER, 2025.


Todd Jordan, MAYOR

PUBLISH BY: September 20, 2025

Northeast Mississippi Daily Journal, P O Box 909, Tupelo MS 38802

Account: 3486	Ad ID: 1702869
Name: TIFFANY MAY	Description: #1702869 LEGAL NOTICE NOTICE OF PUBL
Company: CITY OF TUPELO	Run Dates: 09/20/25 to 09/20/25
Address: P.O BOX 1485	Class: 1401
TUPELO, MS 38802	Orig User: JSH
Telephone: (662) 841-6487	Words: 160
	Lines: 37
	Agate Lines: 37

Other Charges: **\$5.00**
Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**
Bill Depth: **3.639**

Net Cost: **\$24.20**
Paid Amount: **- \$0.00**
Amount Due: **\$24.20**

Notes:
Email address: mandolyn.shurden@tupeloms.gov

#1702869

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

**CITY OF
TUPELO, MISSISSIPPI**

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WITNESS MY SIGNATURE, THIS IS THE 18th DAY OF SEPTEMBER, 2025.

/s/Todd Jordan
Todd Jordan, MAYOR
September 20, 2025.

OWNERNAME	ADDRESS1
MCCULLOUGH FAMILY LLC	2404 PARKWAY
LC LLC	1727 MCCULLOUGH BLVD
STONE HOUSE MINISTRIES INC	1725 MCCULLOUGH BLVD
MCCULLOUGH FAMILY LLC	2404 PARKWAY
MCCULLOUGH GLEN LONG JR	245 CR 183
MONTESSORI SCHOOL OF TUPELO	1955 MOUNT VERNON ROAD
KNOWLES KEITH ALLEN	1720 MCCULLOUGH BLVD
LOMENICK LAND TRUST II	4423 RIDGEMONT DR
BROOKS PROPERTIES LLC	P O BOX 530
DAVIS JAMES A & PHYLLIS B	2069 MOUNT VERNON ROAD
VISENTIN ENTERPRISES LLC	PO BOX 507
VAIL PROPERTY INVESTMENTS LLC	PO BOX 780
MONTESSORI SCHOOL OF TUPELO	1955 MOUNT VERNON ROAD
LOMENICK LAND TRUST II	4423 RIDGEMONT DR
CALHOUN WILLIAM B & JENNIFER S	2162 PECAN HILL LANE
BRITTON MARCUS LOUIS & JENEA	1756 PECAN GROVE ROAD
EAVES SCOTT & HEIDI LIVING TRUST	1720 PECAN GROVE RD
SPENCER JAMES ARLON REV TRUST &	1684 PECAN GROVE ROAD
HUTCHINSON C M	1632 PECAN GROVE ROAD
ASTERS MIKE & MELODY LIVING TRUST	1613 PECAN GROVE ROAD
DICKSON BRADLEY & MARGARET	1641 PECAN GROVE ROAD
MARKS TYLER G & HEATHER M	1685 PECAN GROVE RD
COCKRELL CURTIS BOYD JR & PATRICIA	1743 PECAN GROVE
HUTCHINSON C M & ROSALYN F	1632 PECAN GROVE RD
SLOCUM YVETTE	1915 FORREST PARK
GOLDBERG GREGORY L & THERESA B	1889 FOREST PARK
MCCOY CHARLES N & HANNAH P DRIGGEI	1863 FORREST PARK
SHEEHAN CLYDE A & SUSAN C	1827 FORREST PARK
REED LEE & JULIA	1941 PECAN GROVE DR
BARCHALK CHRIS & MAKIKO	1907 PECAN GROVE
MAGRUDER FREELAND H III & JANET	1873 PECAN GROVE
LAMBERTH JOHN T & PATTY D	1837 PECAN GROVE ROAD
MCELROY MELINDA	1838 PECAN GROVE
BREWER JUSTIN M & ASHLEY B	1876 PECAN GROVE RD
CLAYTON LORI L REVOC TRUST	1912 PECAN GROVE
FIKES JEFFREY & MARGARET D	1942 PECAN GROVE DR
TRIPLE W PROPERTIES LLC	P O BOX 3088
MISSISSIPPI FORESTRY COMMISSIO	
MISSISSIPPI FORESTRY COMMISSION	P O BOX 703
CORBETT BOBBY CREIG & LYNN	2045 CLAYTON ROAD
MT VERNON PROPERTIES LLC	4571 PINE CONE LANE
TRIPLE W PROPERTIES LLC	PO BOX 3088
LONESOME DOC LLC	P O BOX 2949
MCCULLOUGH FAMILY LLC	2404 PARKWAY DR
TRIPLE W PROPERTIES LLC	P O BOX 3088
JACQUELINE & BENNETT NEWELL	1792 PECAN GROVE RD