

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

Project: Subdivision

Project Proposal Summary:

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

Application Number:	MAJSUB23501	Application Type: Major Subdivision
Parcel Numbers:	076Q-24-024-01	Meeting Date: October 6, 2025
Applicant:	C. M. Hutchinson	Owner/Developer
Location:	North side of McCullough Boulevard immediately west of Natchez Trace Parkway	
Purpose:	Preliminary Plat Approval	
Present Zoning:	MUCC	
Existing Land Use:	Vacant	
Size of Property:	12.8 acres	
Surrounding Land Use and Zoning:	North – Low Density Residential; East, South – Agriculture/Open Space; West – Mixed Use Commercial Corridor	
Future Land Use:		
Applicable Regulations:	12.10.15 Subdivisions, Action by Planning Committee	

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 Information: Requires rezoning recommendation prior to consideration of subdivision approval.

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 rezoning from MUCC to LDR; single-family residential is a use by right in LDR.

Lots, Setbacks, and Boundary Lines: LDR required lot size (.33 acre minimum, 2 acre maximum) met on all proposed lots. However, the lot width requirement, 90 feet measured at the minimum front setback of 10 feet may not be met on lots 5, 6, 7, and 8. Staff will obtain those dimensions prior to the work session.

Residential lots proposed adjacent to existing residential lots may not be smaller than 75% of the average size of the adjacent lots. The development adjoins two lots on Pecan Grove and one lot on Clayton Drive, which have an average size of 1.67 acres; the proposed lots meet this standard.

Block Length: Lots are contiguous, no distinctive blocks.

Traffic Impact: Access drive ingress/egress. Traffic Impact Analysis required only where 130+ vehicle trips at peak hour are anticipated. 10 lots at 2 cars per dwelling = approximately vehicles in subdivision. Negative impact not anticipated, although current residents of Pecan Grove Road may notice some increased traffic when subdivision is built out. Ideally there would be a construction entrance that does not impact the residential neighborhood but MDOT will not allow a connection to McCullough Boulevard for this property.

Storm Water Management/Drainage: No storm water/drainage plan submitted, will be reviewed as part of subdivision construction application.

Streets. The street right of way meets the minimum dimensions. However, the length of the cul-de-sac needs to be provided as it will be the only access.

Sidewalks: Sidewalks are not shown on the preliminary plat. Section 6.8.7.2 (2) allows the sidewalk requirement to be waived on a finding that there are no sidewalks existing or planned to which the new subdivision could be connected.

Utilities: Final utility access will be reviewed as part of subdivision construction application.

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: No tree survey submitted.

Open Space: 10% required (1.28 acres); two areas of green space are shown but area is not calculated.

Allowable Variances and Administrative Adjustments: Three points may require variance or adjustment: the width of some of the lots, the length of the cul-de-sac, and the sidewalk requirement.

Summary Analysis and Recommendations: The proposed development appears approvable subject to the rezoning of the property and resolution of the three questions above.

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)

Tupelo Fire Department



September 26, 2025

RE: Pecan Grove Phase III Proposal

To Tupelo Planning Committee & Director Tanner Newman:

In the matter related to the need for a second fire department access road with regards to the proposal of phase III on the Pecan Grove Subdivision, it is the determination of the Tupelo Fire Department, that the residence located at 1616 Pecan Grove should not be included when calculating the need for a secondary fire department access road as it has two (2) primary entrances, thus allowing that occupant(s) to access either Pecan Grove or Clayton Road. Therefore, when reviewing the requirements to the proposed phase III plan of Pecan Grove, and the addition of ten (10) new lots, it is determined that phase III would not cause the subdivision to exceed the 30 dwelling units as outlined in Section D107.1 of the 2018 International Fire Code; therefore, a second fire department access road would not be required.

Regards,

Kristian Skou
Fire Marshal