

**ORDINANCE TO AMEND THE OFFICIAL ZONING
MAP OF THE CITY OF TUPELO, MISSISSIPPI TO REZONE CERTAIN PROPERTY
IDENTIFIED AS LEE COUNTY TAX PARCELS 079L-32-005-02, 079L-32-005-21, 079L-
32-005-22, 079L-32-005-20, and 079L-32-005-23, LOCATED ON LOCUST LANE, FROM
AGRICULTURAL OPEN SPACE PROTECTION DISTRICT (AO) TO MEDIUM
DENSITY RESIDENTIAL (MDR)**

Case No. RZ26-01

WHEREAS, an application was filed by the Department of Development Services to change the zoning on certain parcels of property; and,

WHEREAS, the request was reviewed by the Tupelo Planning Committee which reviewed and considered information regarding the rezoning, published public notice in the Northeast Mississippi Daily Journal, mailed notice to the surrounding property owners and conducted a public hearing at the Planning Committee's regularly scheduled meeting on Monday, March 2, 2026. The Planning Committee unanimously recommended approval of the proposed zoning change; and,

WHEREAS, the Tupelo City Council conducted a public hearing, with notice published in the Northeast Mississippi Daily Journal, at its regularly scheduled meeting on Tuesday, April 21, 2026, to review and consider the recommendations proposed by the Tupelo Planning Committee concerning the proposed zoning change; and,

WHEREAS, since adoption of the City's Development Code and Zoning Map thirteen years ago, the character of the immediate area has evolved and changed by the addition of more residential housing which can be observed by the comparison of areal imagery from 2012 and 2024 (see Exhibit "A"); and

WHEREAS, in addition to the expansion of residential housing, there has been the addition of an industrial park less than three (3) miles away that has seen the addition of a career

and technical education center and a multi-national large equipment manufacturer which has increased the total number of jobs in the area along with the need for more housing; and

WHEREAS, the increase in housing and jobs in the immediate area since the adoption of the zoning map has led to a 12.65% increase in local census tract population between 2010 and 2020 which indicates a change in the characteristic of the neighborhood as to justify rezoning; and

WHEREAS, the City Council finds and determines that pursuant to the authority granted under Miss. Code Anno. Sec. 17-1-3 (1972 as amended), it is necessary to protect the public health, safety, morals and general welfare to amend the current Official Zoning Map and Development Code to reflect that the character of the neighborhood has changed to such an extent as to justify rezoning, public need exists for rezoning, the rezoning is consistent with the Comprehensive Plan of the City of Tupelo, the rezoning has been enacted pursuant to the procedures set forth in the Development Code of the City of Tupelo, and the rezoning is necessary, fair and reasonable.

NOW, THEREFORE, BE IT ORDAINED by the Tupelo City Council as follows:

1. The City Council finds clear and convincing proof that the character of the neighborhood has changed to such an extent as to justify rezoning and that public need exists for rezoning, all based on the prefatory paragraphs incorporated herein, staff recommendations, minutes of the Tupelo Planning Committee, comments and discussions before the Tupelo Planning Committee, public hearing comments before the Tupelo Planning Committee, a public hearing before the City Council, discussions at this meeting and supporting information provided in combined Exhibit "B" attached hereto.

2. The following listed Lee County tax parcels which are currently zoned Agricultural Open Space Protection District (AO) are changed to Medium Density Residential District (MDR): 079L-32-005-02, 079L-32-005-21, 079L-32-005-22, 079L-32-005-20, and 079L-32-005-23.

3. The official Zoning Map shall be amended to reflect this change (Exhibit C).

4. The City Clerk shall cause this amendatory ordinance to be published according to law.

The foregoing Ordinance was proposed in a motion by Councilmember Davis, seconded by Councilmember Bryan, and was brought to a vote as follows:

Council Member Mims voted
Council Member Bryan voted
Council Member Beard voted
Council Member Davis voted
Council Member Nolan voted
Council Member Gaston voted
Council Member Jones voted

Absent
Aye
Aye
Aye
Aye
Aye
Aye

Whereupon, the ordinance having received a majority of affirmative votes, the President of the Council declared that the Ordinance had been passed and adopted on this the 21st day of April, 2026.

CITY OF TUPELO, MISSISSIPPI

BY: Janet Gaston
JANET GASTON, President

ATTEST:

Sandy Shumaker
SANDY SHUMAKER, Clerk of the Council

APPROVED:

Todd Jordan
TODD JORDAN, Mayor

DATE: 04-22-2024



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

Account: 3486	Ad ID: 1712258
Name: TIFFANY MAY	Description: #1712258 LEGAL NOTICE NOTICE OF PUBL
Company: CITY OF TUPELO	Run Dates: 02/14/26 to 02/14/26
Address: P.O BOX 1485	Class: 1401
TUPELO, MS 38802	Orig User: JSH
Telephone: (662) 841-6487	Words: 155
	Lines: 36
	Agate Lines: 37

Other Charges: **\$5.00**
Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**
Bill Depth: **3.667**

Net Cost: **\$23.60**
Paid Amount: **- \$0.00**
Amount Due: **\$23.60**

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

#1712258

LEGAL NOTICE

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 numbers 079L-32-005-02 / 079L-32-005-21 / 079L-32-005-22 / 079L-32-005-20 / 079L-32-005-23, located off of Locust Lane, from A/O - Agriculture/Open Space Zoning District to MDR - Medium Density Residential Zoning District.

A Public Hearing has been scheduled to consider this application on Monday, March 2, 2026, at 6:00 P.M. This Public Hearing will be held in the Council Chambers on the second floor of City Hall, located at 71 East Troy Street.

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 12th DAY OF FEBRUARY 2026.

TODD JORDAN, MAYOR
February 14, 2026.



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

Account: 3486	Ad ID: 1715716
Name: TIFFANY MAY	Description: #1715716 LEGAL NOTICE NOTICE OF PUBL
Company: CITY OF TUPELO	Run Dates: 04/04/26 to 04/04/26
Address: P.O BOX 1485	Class: 1401
TUPELO, MS 38802	Orig User: JSH
Telephone: (662) 841-6487	Words: 156
	Lines: 35
	Agate Lines: 36

Other Charges: \$5.00
Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00
Bill Depth: 3.583

Net Cost: \$23.72
Paid Amount: - \$0.00
Amount Due: \$23.72

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

#1715716

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

CITY OF TUPELO, MISSISSIPPI

A Public Hearing will be held by the City Council to consider a request to rezone the property at Parcel numbers 079L-32-005-02 / 079L-32-005-21 / 079L-32-005-22 / 079L-32-005-20 / 079L-32-005-23, located off of Locust Lane, from A/O - Agriculture/Open Space Zoning District to MDR - Medium Density Residential Zoning District.

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WITNESS MY SIGNATURE, THIS IS THE 1ST DAY OF APRIL 2026.

/s/Todd Jordan
TODD JORDAN, MAYOR
April 4, 2026.

OWNERNAME	ADDRESS1	CITY	STATE	ZIP
LONG MARY CATHERINE	120 LANCER DRIVE	SUMMERVILLE	SC	29485
LONG MARY CATHERINE FOOTE	120 LANCER DRIVE	SUMMERVILLE	SC	29485
KEITH INVESTMENTS LLC	PO BOX 870	VERONA	MS	38879
MCCORD JEFFREY F ETAL	2046 BIRMINGHAM RIDGE RD	SALTILLO	MS	38866
WW3 LLC	P O BOX 866	OLIVE BRANCH	MS	38654
WITHERSPOON RONEISHA	6085 LAUREN CIRCLE	TUPELO	MS	38801
JOBAN AYAD A	6101 LAUREN CIRCLE	TUPELO	MS	38801
GOGGANS TERRY L & TRACEY A	6111 LAUREN CIRCLE	TUPELO	MS	38801
TAVARES STEPHANIE	6123 LAUREN CIRCLE	TUPELO	MS	38801
BRADDOCK BILLY & JACKSON SELENA L	6133 LAUREN CIRCLE	TUPELO	MS	38801
LOPEZ SANTOS D & MARCY TONIA REA	6147 LAUREN CIRCLE	TUPELO	MS	38801
KENDRICK JAMES & KATHRYN	6165 LAUREN CIRCLE	TUPELO	MS	38801
PUGH JAMES E & CAROLINE B	6183 LAUREN CIRCLE	TUPELO	MS	38801
PENDLEY PROPERTIES LLC	6201 LAUREN CIRCLE	TUPELO	MS	38801
CHANDLER AMY	6217 LAUREN CIRCLE	TUPELO	MS	38801
VAUGHN WESLEY A & LESLIE A	6235 LAUREN CIRCLE	TUPELO	MS	38801
WESTWIND PROPERTIES LLC	P O BOX 866	OLIVE BRANCH	MS	38654
CHUMLEY RUSSELL & SHARIN	6236 LAUREN CIRCLE	TUPELO	MS	38801
THOMPSON CARROL DEAN JR & TERRI	602 LAUREN CR	TUPELO	MS	38801
TRENT TY JOSEPH & SARE-CATHERINE	21 ASHLEY STREET	TUPELO	MS	38801
HOLMES ROOSEVELT & DELAINE	42 ASHLEY STREET	TUPELO	MS	38801
DICKES ALAN & BRITT	22 ASHLEY STREET	TUPELO	MS	38801
JAMES OTHEA D & MIKEL D	6 ASHLEY STREET	TUPELO	MS	38801
WEBSTER JONAH K	6140 LAUREN CIRCLE	TUPELO	MS	38801
GIBSON ROBYN LOONAN	933 FILGO ROAD	TUPELO	MS	38801
ARCHER ANNA	6084 LAUREN CIRCLE	TUPELO	MS	38801
ROBERTS CASEY LYNDON & AMANDA	1146 WOODLAWN ST	TUPELO	MS	38804
GATSBY LLC	P O BOX 3954	TUPELO	MS	38803
MODERN DESIGN COMPANY LLC	9233 HWY 6 E	PONTOTOC	MS	38863
SLAY MASON N	35 LOCUST LANE	TUPELO	MS	38801
MODERN DESIGN COMPANY LLC	9233 HWY 6 E	PONTOTOC	MS	38863
MODERN DESIGN COMPANY LLC	9233 HWY 6 E	PONTOTOC	MS	38863
STEPHENSON JAMES & HALEY	41 LOCUST LANE	TUPELO	MS	38801
ALIM LODGING LLC	30038 HIDEAWAY DR	AMORY	MS	38821
FLEMING BRITTANY ELISA	32 LOCUST LANE	TUPELO	MS	38801
DESOTO RANKIN NINE LLC	6928 COBBLESTONE DR STE 100	SOUTHAVEN	MS	38672
KEITH INVESTMENTS LLC	PO BOX 870	VERONA	MS	38879
MCCORD JEFFREY F ETAL	2046 BIRMINGHAM RIDGE ROAD	SALTILLO	MS	38866
FIELDS T A IRREVOACBLE TRUST	1743 PECAN GROVE	TUPELO	MS	38804
PRITCHARD EVELYN R	54 LOCUST LANE	TUPELO	MS	38801
TERRIGINO JACOB	92 PRITCHARD CIRCLE	TUPELO	MS	38801
PRITCHARD INVESTMENT GROUP LLC	1223 NELLE ST	TUPELO	MS	38801
MILLS JOSH DALE & LAURA M TAYLOR	502 PRITCHARD CIRCLE	TUPELO	MS	38801
REED KELSEY	486 PRITCHARD CIRCLE	TUPELO	MS	38801

LAMONS WILLIAM ANTHONY	470 PRITCHARD CIRCLE	TUPELO	MS	38801
PARKER JAMES JR	454 PRITCHARD CR	TUPELO	MS	38801
WILLIAMS STACY L	438 PRITCHARD CIRCLE	TUPELO	MS	38801
MCALLISTER PATRICE S	420 PRITCHARD CIRCLE	TUPELO	MS	38801
BROWN JOHN A & LAUREN M	402 PRITCHARD CIRCLE	TUPELO	MS	38801
THOMPSON MARK & KALEE GRACE	378 PRITCHARD CIRCLE	TUPELO	MS	38801
124 PRITCHARD LLC	6308 PARK HEIGHTS CIRCLE	TUPELO	MS	38801
JONES OMAR & ANGELA	72 PRITCHARD CIRCLE	TUPELO	MS	38801
LUKAS MATTHEW JOSEPH	58 PRITCHARD CIR	TUPELO	MS	38801
WILLIAMS LESLIE & SHEMEKA	485 PRITCHARD CIRCLE	TUPELO	MS	38801
SISTRUNK STEVEN E & LYNN	421 PRITCHARD CIRCLE	TUPELO	MS	38801
MILLER SHAKETTA N	437 PRITCHARD CIRCLE	TUPELO	MS	38801
GATES LASHONDA R	453 PRITCHARD CIRCLE	TUPELO	MS	38801
SCOTT DAVIS INVESTMENTS LLC	P O BOX 469	TUPELO	MS	38802
SHEKHAR JYOTI & SHWETA	403 PRITCHARD CIRCLE	TUPELO	MS	38801
ANTHONY JASON S	181 PRITCHARD CIRCLE	TUPELO	MS	38801
HUNT CHRISTOPHER	163 PRITCHARD CIRCLE	TUPELO	MS	38801
ROBY FELECIA	127 PRITCHARD CIRCLE	TUPELO	MS	38801

Planning Department Staff Analysis / Tupelo Planning Committee

Application No:	RZ 26-01	Application Type: Zoning Map Change
Meeting Date:	March 2, 2025	Parcel #s: 079L-32-005-02;079L-32-005-20 through 005-23
Applicant:	Tree Top Development LLC	Status of Applicant: owner/developer
Location:	West side of Locust Lane just north of McPherson Road intersection	
Purpose:	Change to Medium Density Residential	
Present Zoning:	Agriculture/Open Space	
Existing Land Use:	vacant	
Surrounding Zoning:	MDR to north and east; A-O to south and west	
Applicable Regulations:	12.8 Zoning Map Change	

Driving Directions: Take Main Street west past Coley Road intersection; turn right on McPherson Road to intersection with Locust Lane; left on Locust Lane, subject property is on the left before the first house on Locust Lane

Required Findings:

Conformance with Comprehensive Plan: The future land use plan shows the area as residential.

Changes to area: Land immediately north of the subject property has been developed for residential use in recent years.

Utility Capacity: The Water and Light Department reports that the utility systems in the area have capacity for additional development of the acreage proposed for rezoning.

No adverse affects on other property: Proposed use would be single family residential, comparable to other developed properties in the area.

Need for additional land in the requested zoning classification: Since 2012 the city has developed 2,226 acres of land for residential use, an increase of 28%. This is the largest increase of any land use classification, indicating strong demand for more land zoned for housing.

Planning Department Staff Analysis / Tupelo Planning Committee

Public notice: Notice of public hearing was published in the NE MS Daily Journal on February 14, 2026. The notice was posted on site February 19.

Analysis: This rezoning request was submitted in connection with subdivision MAJSUB 26-01. While the subdivision may not be approved unless the zoning is changed, the rezoning is not contingent on or necessarily connected to the subdivision request. As the zoning change request meets the required findings, and helps meet the need for additional land in residential zoning, staff is in favor of recommending the application to the City Council for approval.

Recommendation: Approve

ZONING REQUEST



CASE NO: MAJSUB26-01
& RS26-01

PARCELS: 079L-32-005-
(02 & 21 & 22 & 23)

LOCATION:
Locust Lane

APPLICANT:

ZONING: A/O & MDR

FLOOD ZONE: NO

HISTORIC DISTRICT: NO

WARD: 6

SUBJECT PROPERTY

ZONING DISTRICTS

PARCELS



MAP DATE: 2-6-2026
IMAGE DATE: 2024



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	LDR	LOW DENSITY RESIDENTIAL	MUAC	MIXED USE ACTIVITY CENTER	MUD	MIXED USE DOWNTOWN	MUR	MIXED USE RESIDENTIAL
I	INDUSTRIAL	MDR	MEDIUM DENSITY RESIDENTIAL	MUCC	MIXED USE COMMERCIAL CORRIDOR	MUE	MIXED USE EMPLOYMENT	RC	REGIONAL COMMERCIAL

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EXHIBIT
"C"