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**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 area has evolved from agricultural/open-space to residential; 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

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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 Appendix ____ attached to the minutes of this meeting.

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 ____).

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 _____, seconded by Councilmember _____, and was brought to a vote as follows:

Council Member Mims voted _____

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

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 _____ day of September, 2025.

CITY OF TUPELO, MISSISSIPPI

BY: _____
JANET GASTON, President

ATTEST:

SANDY SHUMAKER, Clerk of the Council

APPROVED:

TODD JORDAN, Mayor

DATE: _____