

**ORDINANCE REZONING OF PARCELS FRONTING EAST MAIN ST FROM HWY 45  
TO VETERANS BLVD (RZ22-03) THE OFFICIAL ZONING  
MAP OF THE CITY OF TUPELO, MISSISSIPPI**

*Case No. RZ22-03*

**WHEREAS**, a request was filed with the Department of Planning and Community Development to change the zoning on certain pieces of property; and,

**WHEREAS**, the request was reviewed by the Tupelo Planning Committee which reviewed and considered information regarding the rezoning and conducted a public hearing with notice sent to the surrounding property owners (Exhibit A), at the Planning Committee's regularly scheduled meeting on September 12, 2022. The Planning Committee 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 (Exhibit B), at its regularly scheduled meeting on Tuesday, October 4, 2020, to review and consider recommendations proposed by the Tupelo Planning Committee concerning the proposed zoning change at which time no sufficient protest was received; and,

**WHEREAS**, the rezoning is necessary to incorporate within the zoning map an expansion of the Mixed-Use Downtown zone which reflects an expanded historic downtown entertainment district to include the Elvis Presley Birthplace and Museum and the City Center and having been integrated with prior street and pedestrian right of way improvements; 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, and the provisions below are to reflect that the character of the

neighborhood has changed to such an extent as to justify rezoning and that public need exists for rezoning, are consistent with the Comprehensive Plan of the City of Tupelo, are enacted pursuant to the procedures set forth in the Development Code of the City of Tupelo and are 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 hearings comments before the Tupelo Planning Committee, a work session conducted by the City Council, a public hearing before the City Council, discussions at this meeting and supporting information provided in Appendix C attached to the minutes of this meeting.

2. The portions of the following described property which are currently zoned Mixed Use Commercial Corridor (MUCC) and Mixed-Use Activity Center (MUAC) are changed to Mixed Use Downtown (MUD), Sub-district Gateway East:

COMMENCING AT A POINT WHERE THE CENTER RIGHT OF WAY LINE OF US HIGHWAY 45 INTERSECTS WITH THE CENTER RIGHT OF WAY LINE OF HIGHWAY 178 (MAIN STREET); RUN THENCE EAST ALONG THE CENTER LINE OF HIGHWAY 178 FOR A DISTANCE OF 894 FT. (MORE OR LESS) FOR A POINT OF BEGINNING; THENCE SOUTH 395 FT. (MORE OF LESS) TO THE NORTHERNMOST BOUNDARY LINE OF LEE COUNTY TAX PARCEL NUMBER 089V-32-018-00; THENCE EAST 2,135 FT. (MORE OR LESS) TO THE WESTERN RIGHT OF WAY LINE OF VETERANS MEMORIAL BOULEVARD; THENCE NORTH ALONG THE WESTERN RIGHT OF WAY LINE OF VETERANS MEMORIAL BOULEVARD FOR A DISTANCE OF 728 FT (MORE OR LESS) TO THE NORTHEAST CORNER OF LEE COUNTY TAX PARCEL NUMBER 088J-33-007-00; THENCE WEST 2,300 FT (MORE OR LESS); THENCE SOUTH 320 FT (MORE OR LESS) TO THE CENTERLINE OF HIGHWAY

178 FOR THE POINT OF BEGINNING. IT IS INTENDED BY THIS DESCRIPTION TO INCLUDE A SWATH OF PROPERTY CONTAINING ALL OR A PORTION OF THE FOLLOWING LEE COUNTY TAX PARCELS: 089V-32-012-00; 089V-32-016-00; 980V-32-013-00; THE FRONT PORTION OF 089V-32-015-00; 089V-32-014-00; THE FRONT PORTION OF 089V-32-022-00; 089V-32-023-00; 089V-32-024-00; 089V-32-025-00; 089V-32-026-00; 088N-33-001-00; 088N-33-002-00; 088N-33-004-00; 088J-33-007-00; 088J-33-005-00; 089V-32-008-00; 089V-32-007-02; 089V-32-007-01; 089V-32-006-00; 089V-32-002-00; 089V-32-005-00; 089V-32-004-00; AND THE FRONT PORTION OF 089V-32-003-00. ALL LYING AND BEING IN SECTION 32 AND 33, TOWNSHIP 9 SOUTH, RANGE 6 EAST, CITY OF TUPELO, LEE COUTNY, MISSISSIPPI.

3. The official Zoning Map shall be amended to reflect this change (Exhibit C). The City Clerk shall cause this amendatory ordinance to be published according to law.

The foregoing Ordinance was proposed in a motion by Council Member Palmer seconded by Council Member Davis, and was brought to a vote as follows:

Council Member Mims voted	AYE
Council Member Bryan voted	AYE
Council Member Beard voted	AYE
Council Member Davis voted	AYE
Council Member Palmer voted	AYE
Council Member Gaston voted	AYE
Council Member Jones voted	AYE

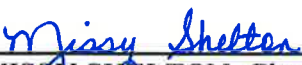
Whereupon, the ordinance having received a majority of affirmative votes, the President of the Council declared that the Ordinance had been passed and adopted on this the 4th day of October, 2022.

CITY OF TUPELO, MISSISSIPPI

BY: \_\_\_\_\_

LYNN BRYAN, President

ATTEST:

  
MISSY SHELTON, Clerk of the Council

APPROVED:

  
TODD JORDAN, Mayor

10-5-2022  
DATE