

**ORDINANCE TO AMEND THE OFFICIAL ZONING
MAP OF THE CITY OF TUPELO, MISSISSIPPI TO REZONE PARCELS BETWEEN
CHURCH STREET AND GLOSTER STREET (RZ22-04)**

Case No. RZ22-04

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 D attached to the minutes of this meeting.

2. The following listed Lee County tax parcels 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 West:

089J-31-272-00; 089J-31-273-00; 089J-31-275-00; 089J-31-274-00; 089J-31-276-00;
089J-31-280-00; 089J-31-281-00; 089J-31-283-00; 089J-31-284-00; 089J-31-285-00;
089J-31-298-00; 089J-31-296-00; 089J-31-285-01; 089N-31-078-00; 089N-31-084-00;
089N-31-083-00; 089J-31-083-00; 089N31-082-00; 089N-31-081-00; 089N-31-080-00;
089N-31-079-00; 089N-31-077-00; 089N-31-065-00; 089N-31-044-00; 089N-31-045-00;
089N-31-045-01; 089N-31-046-00; 089N-31-047-00; 089N-31-089-00; 089N-31-083-02;
089N-31-081-01; 089N-31-088-00; 089N-31-087-00; 089N-31-086-00; 089K-31-292-00;

089K-31-293-00; 089K-31-272-00; 089N-31-273-00; 089K-31-274-00; 089K-31-275-00;
089K-31-276-00; 089K-31-291-00; 089K-31-289-00; 089K-31-288-00; 089K-31-286-00;
089K-31-284-00; 089K-31-285-00; 089P-31-005-00; 089P-31-004-00; 089P-31-003-00;
089P-31-002-00; 089P-31-001-00; 089P-31-063-00; 089P-31-064-00; 089P-31-067-00;
089P-31-066-00; 089P-31-065-00; 089P-31-062-00; 089P-31-061-00; 089P-31-059-00.

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

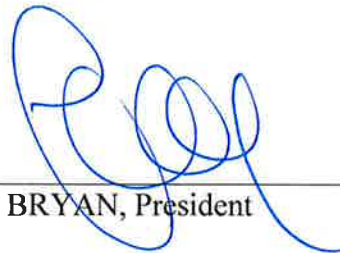
Council Member Mims voted	AYE
Council Member Bryan voted	AYE
Council Member Beard voted	AYE
Council Member Davis voted	AYE
Council Member Palmer voted	AYE
Council Member Gaston voted	AYE
Council Member Jones voted	AYE

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