

**MINUTES OF THE
TUPELO PLANNING COMMITTEE
February 1, 2021**

CALL TO ORDER

Chairperson Ms. Leslie Mart called the meeting to order. Ms. Patti Thompson, Mr. Scott Davis, Mr. Gus Hildenbrand, Mr. Jimmy Swann, Mr. Bill Smith, and Development Services staff members Pat Falkner and Marilyn Vail were in person. Ms. Mart, Ms. Pam Hadley, and Mr. Lindsey Leake were present using Zoom.

Chairperson Mart asked Ms. Pam Hadley to open with a prayer and Mr. Jimmy Swann to lead the pledge of allegiance.

REVIEW OF DECEMBER 21, 2020 MINUTES

Chairperson Mart asked the group if they had reviewed the minutes of the last meeting. Mr. Leake made a motion to approve the minutes as written and Ms. Thompson seconded. The motion carried and the minutes were approved.

REPORT ON COUNCIL ACTIONS

Mr. Falkner reported that the December 6 and December 21 actions would be on the City Council agenda for approval on February 2.

NEW BUSINESS

MAJSUB 21-01: Wellstone 77 lot residential subdivision proposed by JTM LLC, located off Purnell Road.

Mr. Falkner presented the application, noting that the Development Code does not require a public hearing on subdivisions. He reported that the plat as submitted met the design standards for the Medium Density zoning district, but that the lots were in fact comparable in area and width to those in Low Density districts. He mentioned that the plat reflects the required sidewalks on internal streets, but that no sidewalk was required on the Purnell Road frontage due to there being no existing sidewalk to connect to within over a mile. It was also discussed that due to the limited street frontage of the site only one point of access was feasible. Mr. Falkner noted that the developer considered making a secondary street connection to the Lake Circle subdivision to south, but that this option was not pursued based on staff and applicant agreement that it would be likely to have more negative results than positive.

Ms. Mart asked if the city engineer had assessed the impact of potential traffic. Mr. Falkner said that the engineer was consulted, and had determined that the 77 residential lots would

not generate the number of daily trips to require a formal traffic study. He also observed that traffic to and from the proposed development would probably affect Purnell Road primarily, with some diverting north via Walsh Road. Ms. Mart asked if the city had a process to consider the cumulative effect of adding residential traffic to streets like Purnell Road that were originally two lane country roads. Mr. Falkner reported that this was monitored by the Public Works department who would be responsible for recommending any street capacity improvements.

Ms. Mart asked about the landscape area at the entrance to the development. Mr. Falkner explained that this area was included in the open space requirement but that the city did not have required planting standards for entrance areas. He went on to explain that with the other two open space tracts shown on the plat, the project was slightly under the required 10% open space requirement, but that the shortfall was within the scope of administrative adjustment. He also pointed out that the two interior open spaces did have pedestrian access easements shown, so that all of the lots were within the required 2,600 foot walking distance of one of the open space areas.

Ms. Mart asked about drainage plans. Mr. Falkner answered that these would be included in the construction plans which would be submitted after council action.

Mr. Davis made a motion to approve the application. Mr. Hildenbrand seconded the motion which was passed with Davis, Hildenbrand, Thompson, Swann, Smith, Mart, and Hadley voting in favor and Mr. Leake abstaining.

Mr. Falkner reported that there were no applications in the office for March.

The meeting was adjourned on a motion by Mrs. Thompson, seconded by Mr. Hildenbrand.

The Committee adjourned the meeting.