

August 6, 2026

To: City Council
City of Tupelo
c/o Sandy Shumaker, Clerk of the Council

From: Joe Estess
Property Owner
209 Commerce Street, Tupelo, MS

Subject: Appeal of Planning Committee Decision – Flexible Use Variance for 205 Commerce Street

Dear Ms. Shoemaker,

I respectfully submit this letter to appeal the Planning Committee's decision to approve a Flexible Use Variance for the property located at 205 Commerce Street, allowing the property to operate as a daycare facility. Parking is already a problem in this area and overflow parking from the daycare will have to use coliseum parking across a major city street.

As a neighboring property owner, I have significant concerns regarding the impact this decision will have on the surrounding area, particularly with respect to parking and traffic. Parking is already limited in this section of Commerce Street, and the addition of a daycare is likely to increase demand well beyond the available on-site spaces. As a result, overflow parking will likely extend to the Coliseum parking area, requiring parents, staff, and visitors to cross a major city street. This raises legitimate concerns about traffic congestion, pedestrian safety, and the overall suitability of the location for this type of use.

For these reasons, I respectfully request that the City Council review the Planning Committee's decision and reconsider the approval of the Flexible Use Variance.

Thank you for your time and consideration. I appreciate the opportunity to present my concerns and respectfully request that this appeal be placed on the agenda for review by the City Council.

Respectfully,

Joe Estess

