

5.12 Town Creek Overlay District

5.12.1 Purpose and Intent

The City hereby establishes a Town Creek Overlay District, or District, for the general purpose of maintaining a free flow of traffic on Woodford Way and allowing maximum beneficial development of property adjacent to Woodford Way for commercial and retail use.

The Town Creek Overlay District is further established for the following specific purposes:

- (1) Maintain the Traffic Level of Service on Woodford Way to a minimum level of “B” as defined by the American Association of State Highway and Transportation Officials
- (2) Provide a suitable alternate route and help relieve congestion along North Gloster Street
- (3) Maximize property development opportunities adjacent to Woodford Way for commercial and retail.
- (4) Provide a template plan for future signalization of Woodford Way upon justification through a Traffic Study using Signal Warrant Conditions as outlined in the most current edition of the Manual For Uniform Traffic Control Devices (MUTCD).
- (5) Prohibit land uses that would have adverse impacts to the free flow of traffic along Woodford Way.

5.12.2 Design Regulations

- (1) Future traffic signalization of Woodford Way shall be placed after sufficient grounds have been determined to exist through a Traffic Study conducted by a Professional Engineer that meets Signal Warrant Conditions as outlined in the latest edition of the Manual For Uniform Traffic Control Devices (MUTCD). Spacing of traffic signals along Woodford Way shall be determined using the latest edition of the Mississippi Department of Transportation Access Management Manual for Type 3 – Conventional Highways. Distance between signals shall not vary by more than 10% in order that good progression of traffic may be maintained in both directions.
- (2) Driveway spacing of Woodford Way shall be spaced in accordance with the latest edition of the Mississippi Department of Transportation Access Management Manual for Type 3 – Conventional Highways.

(3) All properties that have direct access to a driveway constructed on Woodford Way according to these guidelines shall configure their parking lot to allow for Cross Access for adjacent properties as defined in Tupelo Development Code 6.8.8.4 Cross Access.

(3) For subdivided properties that do not have direct access to a driveway connection, Cross Access as defined in Tupelo Development Code 6.8.8.4 shall be used to access existing driveways constructed along Woodford Way.

5.12.3 Review Procedures

(1) A design review committee shall be established consisting of three members. The members shall consist of the City Engineer, the Public Works Director, and the Director of Development Services.

(2) No permit for new construction shall be issued within the Town Creek Overlay District without approval of the design review committee.

5.12.4 Appeals

(1) Decisions of the design review committee may be appealed to the Planning Committee

Location of the Town Creek Overlay District is delineated on Figure XXXX, District Map