

TUPELO PLANNING COMMITTEE

November 2, 2020

CALL TO ORDER

Bill Smith, Gus Hildenbrand, Scott Davis, Patti Thompson, and Jimmy Swann were present, with Leslie Mart, Pam Hadley, Ted Moll, and Lindsay Leake also attending by Zoom. Mr. Smith provided the invocation and Mrs. Thompson led the Pledge of Allegiance. Staff present were Pat Falkner and Marilyn Vail of the Development Services Department.

APPROVAL OF MINUTES

The minutes of the October 5 meeting were approved on a motion by Mr. Hildenbrand, seconded by Mr. Smith.

Mr. Falkner reported that the City Council had approved the minutes of the October 5 meeting, and that the applicant for the cell tower location had dropped the appeal of the Committee's action on the project.

NEW BUSINESS

FLEXVAR 20-07: Application to allow construction of a building addition at 1105 South Gloster which would have a setback of six feet from the side property line rather than the required ten-foot setback.

Mr. Alan Warfield and Ms. Daniela Bustillos of Southland Construction appeared as representatives for the applicant. Mr. Warfield said that the building tenant, NAPA auto parts, needed to expand its storage and shipping area, because this facility is a distribution hub for other stores in the area. The expansion would be mostly within the required setback but that because the west side property line is at an angle from the side street, the southeast corner of the expansion encroaches into the setback area. Mr. Warfield provided some additional detail to the plans showing the building, explaining that reducing the size of the building to avoid the encroachment would force the elimination of one of the two overhead doors that need to be added, as well as a line of storage racks.

Ms. Thompson noted that the Committee had denied a similar setback variance for another parts store in the same area of Gloster Street.

Mr. Swann asked about the use of the building as a shipping hub. Mr. Warfield explained that the owner breaks down large deliveries of inventory to smaller shipments to other stores from this location.

Ms. Thompson asked what recommendation the staff had. Mr. Falkner noted that while the initial review could not make the required findings of special circumstances that prevent the economic use of the property, the additional information provided by the applicant did demonstrate the constraint that the angled property line represented, and that with this consideration the application could be approvable.

Ms. Thompson made a motion to approve the application, which was seconded by Mr. Swann with Bill Smith, Scott Davis, Patti Thompson and Jimmy Swann voting for, Gus Hildenbrand abstained, and due to technical difficulties Leslie Mart, Pam Hadley, Ted Moll and Lindsay Leake were unable to hear the presentation or vote.

REZ 20-01: Application to rezone 2003 South Veterans Boulevard from Industrial to Mixed Use Residential zoning.

Pastor Jeffrey Gladney of Red Oak Grove church appeared as applicant, along with architect Stephen Daniel and two church members. Mr. Gladney said that the church had purchased the property in order to have space to expand its current weekday and after school programs. The facility would be remodeled to have an area with computers and an internet connection for children to use, as well as space for senior citizens programs.

Mr. Hildenbrand asked if the church had any plans for the unused land behind the building. Mr. Gladney said that recreational equipment such as a basketball goal might be added later but that the current focus is on getting the building improved.

Mr. Swann asked about the ages of children to be served. Mr. Gladney said that the program would serve 2nd through 12th grade, and would provide a site for distance learning that would be available for children who did not have internet access at home.

Mr. Hildenbrand asked how many children the space could support. Mr. Daniel said that this had not been calculated yet but that it appeared around 15 could be accommodated.

Mr. Hildenbrand made the motion to approve the application. Mr. Smith seconded and the motion passed unanimously.

MAJSUB 20-02: Application to develop an 11-lot residential subdivision on the south side of Kincannon Street.

Mr. Neil Dean of Jason Warren and Associates appeared for the project, along with builder William Jones. Mr. Dean stated that they had acquired the main property for the development and an option on the smaller parcel with the existing house. He said that the plan is for ten new house lots facing Kincannon Street, with 1500 to 1600 foot three bedroom homes.

Mr. Hildenbrand pointed out that the house plans would have to be approved by the Joyner Neighborhood Overlay Districts' design review committee. Mr. Dean said that he was aware of this requirement and provided renderings of some house plans they were considering. Mr. Hildenbrand continued, pointing out that Kincannon is a busy street with no sidewalk, and asking if the developer planned on providing a sidewalk. Mr. Dean said that had not been included in the proposed project. Mr. Hildenbrand noted that this was a safety issue.

Ms. Mart asked about the setback from the street. Mr. Dean answered that the intent was to make the front setbacks compatible with the existing houses adjoining, and that the setback depth would be enough for vehicles to turn around and not have to back into the street. Ms. Mart asked if all the houses would be single family; Mr. Dean said that they would. Ms. Mart went on to say that the Joyner neighborhood was very concerned about

pedestrian safety and that even if the sidewalk in this location did not connect with any existing sidewalk, it would still contribute to walkability and safety and allow connection to the elementary school and park.

Mr. Falkner added that the Committee could make the sidewalk a condition of approval. Mr. Swann asked what the next level of review would be. Mr. Falkner explained that the City council would have to approve the subdivision and, if passed, the Joyner Overlay design review committee would have to approve the house plans.

Ms. Mart moved to approve the subdivision with the condition that a sidewalk be provided along Kincannon Street. Ms. Thompson seconded the motion which passed with all voting in favor.

MAJSUB 20-03: Application from WWD, LLC to construct a seventeen-lot residential subdivision in the Fairpark redevelopment district, on Fairpark Drive east of the railroad.

Mr. Tommy Dabbs, civil engineer, appeared for the applicants. He explained that the property was between the railroads and the water feature and would extend Fairpark Drive from its current end to intersect with Clark Boulevard.

Ms. Mart asked if the development would continue under the Fairpark District design guidelines. Mr. Dabbs said that it would. Mr. Falkner asked about the intersection of Fairpark Drive and Clark Boulevard. Mr. Dabbs explained that they had received the comments from the Fire Department and Public Works Department about this concern and had revised the plan to allow larger vehicles the necessary radius to turn in.

Mr. Swann made a motion to approve the application. Mr. Smith seconded the motion which passed unanimously.

COMP 20-13: Application from Southeast Ventures for compatible use approval for a residential subdivision in a Mixed Use Commercial Corridor zoning district.

Justin Davis of Southeast Ventures appeared, explaining that his company was developing the area between the Natchez Trace Parkway and Airpark Road. This is primarily a commercial project, but the property nearest to the Parkway appeared to have more potential for residential use, which would then contribute to the development of the commercial areas. Mr. Davis went on to say that 23 relatively small lots would be the best fit for the likely demand.

Committee member Scott Davis noted that as developer of the commercial subdivision, it would be important to provide connectivity from the new residential area. In particular, street access to come out on Main at Rutherford Road rather than the unsignalized Convention Drive would make a major difference.

Mr. Justin Davis said that he was aware of the need for connectivity and would determine if Mecklenburg Drive could be extended to connect with Convention Drive. Mr. Scott Davis noted that building on narrow lots was not easy to do well. Mr. Justin Davis agreed but said that if the concept worked on this first area, it might be extended to other parts of the project.

Ms. Mart asked about the properties near the proposed development, which ones the developer owned and might use to make a street connection work. Mr. Justin Davis explained that Mecklenburg Drive was a city street but that he did have a property adjacent to it. Ms. Mart asked about sidewalks. Mr. Davis explained they would not be within the proposed internal street within the subdivision. Ms. Mart suggested that a sidewalk on the proposed properties daylighting onto Convention Drive would help provide pedestrian connectivity to the commercial area and to Ballard Park, adding value to the project. Mr. Davis said that he would be agreeable to add that sidewalk.

Mr. Scott Davis noted that some of these matters would be part of the review of the subdivision itself, but that first the use application needed to be decided. Mr. Hildenbrand moved to approve, which was seconded by Mrs. Thompson with all voting in favor.

MAJSUB 20-04: Application from Southeast Ventures for approval of 23 lot residential subdivision off Convention Drive, in Mixed Use Commercial Corridor district.

Ms. Thompson noted that the staff review recommended the elimination of three lots in order that the remaining 20 lots could meet the minimum 50 foot width. Mr. Justin Davis explained that three lots represented 13% of the potential income for the project, and that bigger lots would allow for houses at a higher price point that he was not sure would sell as well.

Mr. Scott Davis said that as a builder he thought 23 smaller lots with a sidewalk would be preferable.

Ms. Mart suggested that if one lot was eliminated on the north side of the project, the remaining lots would be within 10% of the width requirement which would be approvable as a staff level variance.

Mr. Scott Davis mentioned that the Committee had reviewed several residential subdivisions this year which were adjacent to other residential areas and needed to be compatible. In this location there are no other residential lots anywhere close.

Ms. Mart said that she was OK with the lot dimensions if the sidewalk is provided.

Mr. Hildenbrand made a motion to approve the proposed subdivision with condition that a sidewalk be added on the east side of Convention Drive for all of the proposed lots along Convention Drive. Mr. Smith seconded and the motion was passed unanimously.

Mr. Falkner noted that two applications had been received for the December meeting. Mr. Davis set the work session for November 30 and the meeting for December 7.

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