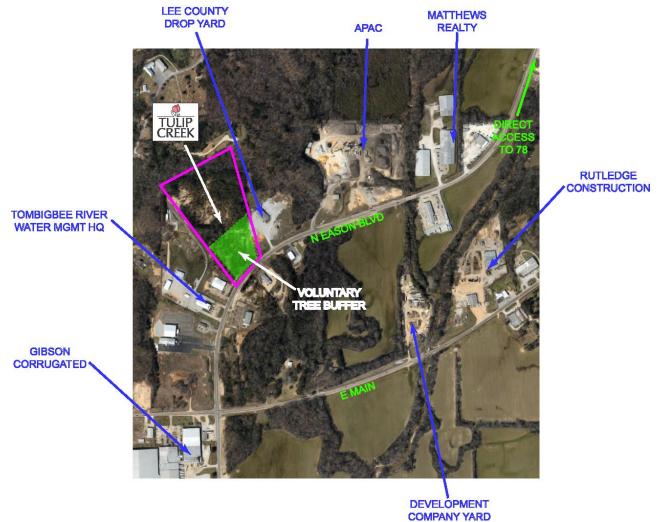


The Site







Notes & Considerations Exceeding Tupelo Code

- 1. Development located on 14 ac yielding very low density of 3.4 units/ac
- 2. Developer voluntarily preserving frontage trees up to approx. 500' into parcel
- 3. Development to construct its own access road from Eason Blvd to create minimal impact
- 4. Tupelo Code only requires traffic analysis if 130 trips/hour expected; this development expected to produce 40 with "no significant impact" found
- 5. Development to be highest & best use in this area





White arrow indicates location of construction Green area estimates voluntary tree preservation and buffering





Additional view showing construction and buffering



Code Compliance





CITY OF TUPELO

Department of Development Services

MAYOR Todd Jordan

July 25, 2022

CITY COUNCIL Chad Mims Ward One Tulip Creek c/o Jay Bryan 1739 University Avenue, Suite 116 Oxford, MS 38655

Lynn Bryan Ward Two Re: Tulip Creek Apartment Development, Parcel 088V-34-024-09

To Whom It May Concern,

Travis Beard Ward Three The City of Tupelo Planning Committee, upon reviewing application MSP22-02 for Major Site Plan approval at their regularly scheduled meeting on June 6, 2022, voted to recommend to the City Council approval of MSP22-02 contingent upon completion of a Traffic Impact Analysis and Tree Survey and Mitigation Plan by the developer with review and approval by the Department of Development Services.

Nettie Davis Ward Four

Subsequently, a Traffic Impact Analysis and Tree Survey and Mitigation Plan were submitted by the developer and reviewed by the Department of Development Services resulting in satisfaction of the two contingencies issued by the Planning Committee.

Buddy Palmer Ward Five

The City Council is scheduled to review the staff analysis and the Planning Committee's recommended approval of the Major Site Plan on August 2, 2022 at 6:00pm in City Council Chambers on the 2nd floor of City Hall, 71 East Troy Street, Tupelo, MS.

Janet Gaston Ward Six

Sincerely,

Rosie Jones Ward Seven



Jenny Savely City Planner

71 East Troy St • P O Box 1485 • Tupelo, Mississippi 38802 • Phone 662-841-6510 • Fax 662-841-6550





City of Tupelo Department of Development Services

COUNCIL

Markel Whittington Ward One

Lynn Bryan Ward Two

Travis Beard Ward Three

Nettie Y. Davis Ward Four

Buddy Palmer Ward Five

Mike Bryan Ward Six

Willie Jennings Ward Seven March 17, 2021

Tulip Creek 2021, LP 1739 University Avenue, Suite 292 Oxford, MS 38655

To Whom It May Concern:

Please accept this letter as a zoning verification letter for Lee County Parcel Number 088V-34-024-09. A proposed development named "Tulip Creek" is proposed on the portion of this parcel which is 1450 feet north of the intersection of North Eason Boulevard and East Main Street on the north side of North Eason Boulevard. The intended use of Tulip Creek is to construct forty-eight multifamily dwellings. This site is zoned Mixed Use Employment which permits multifamily construction by right; thus, the property is properly zoned for its intended use.

Sincerely,

Pat Falkner

Pat Jallones

Director of Development Services

71 East Troy St. • P.O. Box 1485 • Tupelo, Mississippi 38802-1485 • 662-841-6510 • Fax 662-841-6550





Department of Development Services

MAYOR Todd Jordan

CITY COUNCIL Chad Mims Ward One

> Lynn Bryan Ward Two

Travis Beard Ward Three

Nettie Davis Ward Four

Buddy Palmer Ward Five

Janet Gaston Ward Six

Rosie Jones Ward Seven June 2, 2022

Tulip Creek 2021, LP 1739 University Avenue, Suite 292 Oxford, MS 38655

To Whom It May Concern:

Please accept this letter as zoning verification for Lee County Parcel Number 088V-34-024-09. A proposed development named "Tulip Creek Apartments" is proposed on the portion of this parcel which is 1450 feet north of the intersection of North Eason Boulevard and East Main Street on the north side of North Eason Boulevard. The intended use of Tulip Creek is to construct forty-eight multifamily dwellings. This site is zoned MUE (Mixed Use Employment) which permits multifamily construction by right; thus, the property is properly zoned for its intended use.

Sincerely,

Russ Wilson

Zoning Administrator

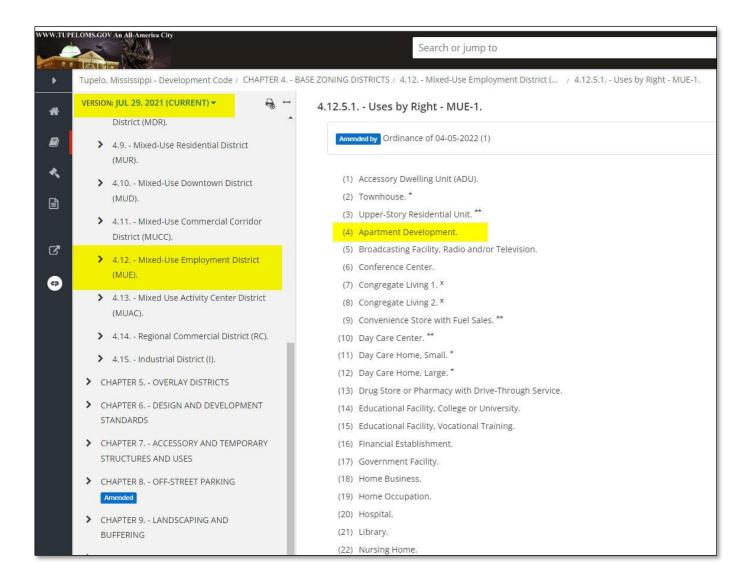
Run Wil

Department of Development Services

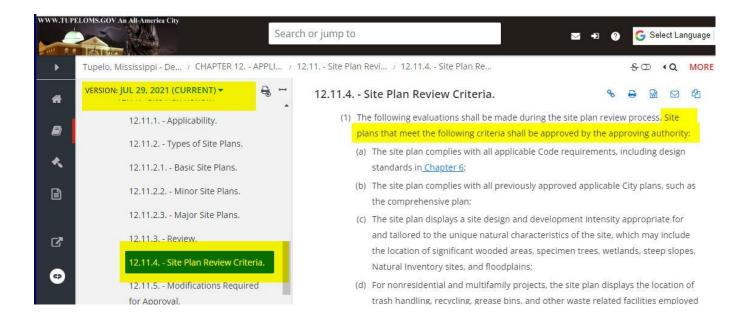
City of Tupelo, MS 662-871-7059

71 East Troy St • P O Box 1485 • Tupelo, Mississippi 38802 • Phone 662-841-6510 • Fax 662-841-6550











Letters of Support



P.O. BOX 407 ADMIN. PHONE 662-842-6312

130 N. INDUSTRIAL ROAD DISPATCH 662-842-6313 TUPELO, MS 38802-0407 FAX 662-842-6327

June 27, 2022

City of Tupelo, Mississippi 71 East Troy Street Tupelo, MS 38804

Re: Support for Britton Jones Housing

Dear Mayor Jordan, City Council, and Planning Committee:

B & B Concrete Co., Inc. has had the privilege of being a proud member of the Tupelo community since 1949. We have been blessed with employees, customers, suppliers, and relationships from here in Tupelo for over 73 years.

We are pleased to learn that Britton Jones and his team are bringing additional new construction housing to Tupelo in the coming months. We have been a member of the construction team for Britton Jones in other communities located here in north Mississippi. We have valued our professional working relationship with Britton Jones and his team, and we have strived to support the company in accomplishing the goal of building high quality construction housing. We believe that the result has been high quality housing for the residents of the communities.

We have a great community. Our first choice is to hire locally for positions here at our Tupelo operations. One of our challenges in hiring locally, however, is the limited availability of affordable high quality housing here in Tupelo for prospective employees.

We support the City of Tupelo's attraction and approval of the construction of new housing by the Britton Jones team in appropriate areas of our community.

Sincerely,

David Brevard
President & CEO

BLUE SPRINGS 534-2626 • BOONEVILLE 728-4431 • CORINTH 286-6407 • FULTON 862-3692 • HOLLY SPRINGS 252-4262 • IUKA 423-6238 NEW ALBANY 534-2626 • OXFORD 234-7088 • PONTOTOC 489-2233 • RIPLEY 837-3221 • SALTILLO 842-6313 • TUPELO 842-6313 • VERONA 842-6313

READY MIX CONCRETE

CONTRACTORS SUPPLIES

PLANT & EQUIPMENT SALES



PONTOTOC COUNTY SHERIFF'S DEPARTMENT

June 28, 2022



City of Tupelo, Mississippi 71 East Troy St. Tupelo, MS 38804

Re: Letter of support and commendation for Mr. Britton Jones

Mayor Jordan and City Council:

I understand that the City of Tupelo is considering some new construction proposed by Mr. Britton Jones. Mr. Jones recently completed the development of a residential community here in Pontotoc County, and, as the Sheriff of Pontotoc County, I believe that I am in a good position to comment on Mr. Jones's work.

Mr. Jones's development has been an asset to our community, and he and his team have performed their work faithfully, reliably, and with the utmost integrity. Further, the resulting product he created is something any community should desire and support. And, once the bricks are laid, Mr. Jones's properties are operated and managed as strictly as any you could find. They raise the bar for neighborhoods.

In fact, Mr. Jones's development is so outstanding that my own daughter now lives there, and she and I are both very happy with the high quality housing he provided for Pontotoc County.

Every community deals with a variety of developers and housing types, and I am personally familiar with what Mr. Jones produces. This is the type of housing communities would be wise to encourage and actively promote, and I strongly recommend that the City of Tupelo approve and support Mr. Jones's latest communities in Tupelo.

Given that I am both the Chief Law Enforcement Officer and have my own daughter living in one of Mr. Jones's communities, I am going to be more knowledgeable about the quality of Mr. Jones's efforts than just about anyone, so I hope this letter is helpful to you.

Thank you for your time, and I appreciate your consideration.

Sincerely,

Leo Mask

Sheriff, Pontotoc County

SHERIFF LEO MASK
POST OFFICE BOX 240 ~ PONTOTOC, MISSISSIPPI 38863
PHONE (662) 489-3915 ~ FAX (662) 489-3182



UNION COUNTY



SHERIFF'S DEPARTMENT

Sheriff Jimmy Edwards Baron Baker, Chief Deputy 300 Carter Avenue New Albany, MS 38652

Phone: 662-534-1941

Fax: 662-534-1993

July 3, 2022

City of Tupelo, Mississippi 71 East Troy St. Tupelo, MS 38804

Re: Letter of support and acknowledgement; Britton Jones

Mayor Jordan and Council Members:

I am the Sheriff of Union County, Mississippi, and, in this position, I have a firsthand knowledge of those communities which are an asset to the community and those which are a challenge. Mr. Britton Jones has developed a substantial residential community in Union County, and not only is it an asset to the community, it provides valuable high quality housing to match the great job growth we have experienced in the county.

Mr. Jones's property was not only constructed to high quality standards, it is run with extremely diligent management who are clearly highly skilled at operating a residential community.

It is understandable for people to be concerned about the development of new communities and what type of effect they will have on the community, but please allow me to speak from personal knowledge that Mr. Jones's work is the type of development a community should encourage and hope to attract.

As such, I recommend and applaud the City of Tupelo for its work in bringing high quality housing such as this to its residents.

Sincerely,

Jimmy Edwards

Sheriff



specialty orthopedic group Clinic | Surgery Center | Physical Therapy

Choose a specialist. Choose SOG.

Cal Adams, M.D. • Tyler Marks, M.D. • Taylor Mathis, M.D. • Matthew Miller, M.D. • Ryves Moore, M.D. Richard Rainey, M.D. • Rowland Roberson, M.D. • Phillip Sandifer, M.D. • David Vecchione, M.D.

June 22, 2022

City of Tupelo, Mississippi 71 East Troy Street Tupelo, MS 38804

Re: Support for the development of workforce housing

Mayor Jordan, City Council, and Planning Committee:

On behalf of Specialty Orthopedic Group, please accept this letter as our statement of support and also need for the development and construction of new workforce housing in Tupelo.

As you know, Specialty Orthopedic Group is a major employer in Tupelo, and we have been blessed to grow alongside the City and to grow our relationships with other local healthcare providers. Our staff, and the staff of the healthcare industry in general, are always in need of new options for housing. We have many employees who currently have to commute into Tupelo, and the housing needs hinder our ability to grow.

But, thanks to the foresight of the City, we know that new housing is being developed at this very moment, and we appreciate that fact. We at SOG are personally familiar with the developers of the "Flowerdale Commons" and "Tulip Creek" developments, and we are excited that you have attracted such high quality developers to Tupelo. We are familiar with their prior work around north Mississippi and beyond, and their product is respected and appreciated in these communities.

The housing they will build will be vital to our growth, and we want to clearly state our support for this positive progress in Tupelo.

Thank you for your work to grow our City, and we look forward to seeing these communities become a new option for our organization.

Sincerely,

Sparky Luster

Chief Executive Officer

HAMILTON, AL 1500 Military St. S Suite 11 Hamilton, AL 35570 NEW ALBANY, MS 118 Fairfield Dr. IM&PC Specialty Clinic New Albany, MS 38652 OXFORD, MS 100 Baptist Memorial Cir. Suite 330 Medical Plaza I Oxford, MS 38655 SENATOBIA, MS 2778 Hwy 51 S Senatobia, MS 38668

STARKVILLE, MS 521 S Montgomery St. Suite 3 Starkville, MS 39759 TUPELO, MS 1211 S Gloster St. Tupelo, MS 38801

SOGMS.COM

662.767.4200



ROBYN M. TANNEHILL MAYOR



KARA W. GILES
EXECUTIVE ASSISTANT TO THE MAYOR

June 24, 2022

City of Tupelo, Mississippi 71 East Troy Street Tupelo, MS 38804

Re: Letter of commendation

Mayor Jordan, City Council, and Planning Committee:

It is my understanding that Britton Jones has proposed and is developing two new residential communities in your City. Mr. Jones previously developed three communities here in Oxford and we couldn't be more pleased with the outcome. Based on our experience here, please accept this letter as our support and recommendation of Mr. Jones's team's work. If the City of Tupelo approves and supports the developments proposed there, I believe you will also be proud of the amazing opportunity it will provide for your citizens.

Mr. Jones develops extremely high quality new construction but, through limited tax incentives, his development team is able to offer these new homes at prices which are accessible to workforces such as those found in Oxford or Tupelo. His work has been a boon for the City of Oxford, and it has raised the bar for new development in our town.

Now, please let me acknowledge that I am well aware that some people instantly oppose any development which may target our working residents, but Mr. Jones's properties are an asset to the community. I would invite you to Oxford for a tour at your convenience. Mr. Jones's properties are extremely well maintained and the quality of construction surpasses most of our "traditional" properties in town.

Plainly put, these types of developments, which are highly limited in nature, are sought after nationally, and, having seen the full life cycle of these in our community, we are very happy that we were able to bring this type of development to Oxford.

Based on this, I congratulate you and Tupelo on attracting this type of high quality development and look forward to celebrating its opening with you in the near future.

Sincerely,

107 COURTHOUSE SQUARE, OXFORD, MS 38655 | TEL: (662) 232-2340 | FAX: (662) 232-2337 | WWW.OXFORDMS.NET



04/08/2022

RE: Greenwood Place Apartments

14. Attn: Stewart Rutledge (1987) 1984 (1987) 1984 (1987) 1985

265 Quinland Lake Rd.

Cookeville, TN. 38506

My name is Tony Hogan, I am a 30-year employee with the City of Algood (acting on my own behalf), long-time resident of Algood, and I am also on Algood's zoning board. In addition, I live across from the Greenwood Apartments located at 265 Quinland Lake Rd.

During a recent zoning board meeting a request came through associated with the expansion of the Greenwood Apartments. Some people are hesitant to quickly approve request submitted in reference to apartment buildings being built without more time to study the request. As well, I often hear comments in the community about how we already have too many apartments. I also understand that there is a great concern with who will be moving in these buildings, whether they will be sublet, and the upkeep just to name a few. I genuinely understand the concern from citizens. When considering the request by the Greenwood apartments I was not only faced with voting for the approval or denial of the request, but I was also going to be affected directly by the project, as the additional expansion will be directly across the street from where me and my family live. However, I can wholeheartedly tell you that I was actually glad to hear that they were expanding the apartments. The units that are already there are beautifully landscaped, the yard is always well manicured, no trash or garbage is ever laying around, and the area is very quiet. If all apartments were as well-kept and managed the way these properties are I do not believe people would be as fearful of how an apartment building would affect them or their property. Due to the upkeep of these apartments it was without hesitation that I was able to comfortably vote yes to the request that was submitted.

In closing, I want to add, thank you Greenwood properties for being such good, respectful neighbors. The pride that you take in your properties deserves to be commended.

Sincerely,

Tony Hogan



Construction Quality





Boutique, Garden-Style Homes

*Actual product will be similar to the above but cut in half for an even more minimalist scale





Centrally Located Community Building



Existing Communities







Existing Communities

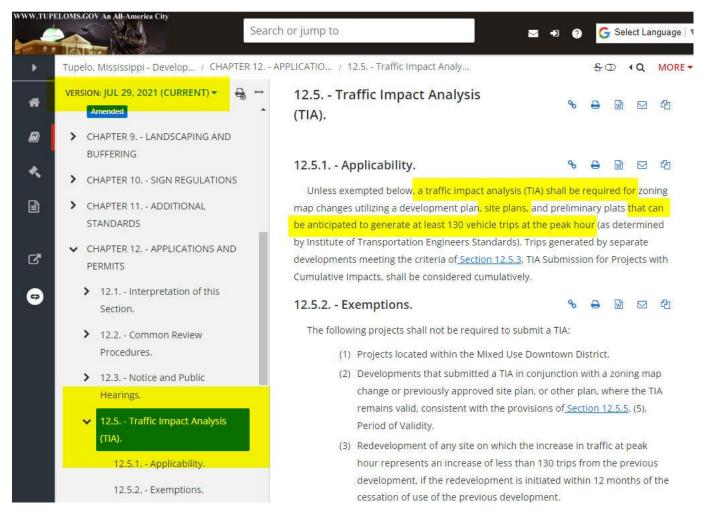






Traffic Study Results





*As shown above, Tupelo's Code does not even require a Traffic Impact Analysis for proposed developments which are not anticipated to generate at least 130 Trips/Hour.

Tulip Creek calculates to potentially produce, at most, 30% of that number of trips. Thus, Tulip Creek's traffic impact is so minimal that Tupelo's Code does not even call for a traffic study.

However, a Traffic Study was performed anyway to satisfy the City, and it confirmed a very low impact and suitable site.



From Traffic Study:

control delay. This will give the intersection an estimated LOS value of "B".

8.0 CONCLUSION

It is the consensus of this report that, based on the results of the traffic analysis, the Tulip Creek Apartment Development will have a minimal effect on the existing traffic conditions for North Eason Boulevard. As well, it is the consensus of this report that the current design of the proposed access road will efficiently convey traffic into and out of the development. Similarly, the current design of the proposed intersection of the access road with North Eason Boulevard should efficiently direct traffic from one roadway to another with minimal interruption.

The addition of this development

will NOT cause any significant changes to the current condition of this roadway and will NOT affect health and safety of drivers in any meaningful way.

