

Jenny Savely

From: Bob Mercier <bob.mercier@mercierlandscapearchitect.com>
Sent: Monday, July 11, 2022 2:31 PM
To: Jenny Savely
Subject: Flowerdale Commons
Attachments: beacon hill development entrance.jpg; beacon hill development.jpg; cherry creek development.jpg

Jenny,

Thank you for speaking with me this morning, and answering my questions. I am writing this email to support the Flowerdale Commons project based on past history with this group. (Full disclosure: Stewart Rutledge is my brother, and I have worked on their projects in the past, but I am not associated with this project.)

Often, projects look their best – to most, and are photographed on day one of being completed. That is not the case for me. I am a landscape architect and tend to look for a project's best days, often years, after the project has been completed – giving the plantings time to grow in and see how the site/landscape are responding and holding up; since the exterior/property are the first things you see when arriving at almost any location. I drove through two of Stewart's projects today – for that specific reason. I first drove through Beacon Hill, located in Union County, just outside of the New Albany city limits off of Highway 178, and completed in 2018. The units and the landscape looked great – the property has been well-maintained – mowed, edged, pruned, and yes, there is some weeding that could be addressed. The houses looked great and clean, including the streets – no cars parked on the street, no trash, or anything like that. (I am the landscape architect of record for Beacon Hill, and I grew up just a few miles west of this location). I also drove through Cherry Creek, just north of Pontotoc off of Highway 345 (and you can see this one from Highway 6). The location looked just as good as Beacon Hill, maybe a little better, and no cars parked on the street, no trash, no overgrown lawns or shrubs. The units and the landscape (again) looked very well-maintained.

The reason I point this out is that many commercial projects will show signs of aging and neglect on the outside first, and sometimes within the first year, or two. Neither of these projects, or any of the other projects I have been associated with for these owners, have shown any signs of neglect or poor care. That being said, I am sure whatever new, or current projects they have will be taken care of, and provide an asset to the local community.

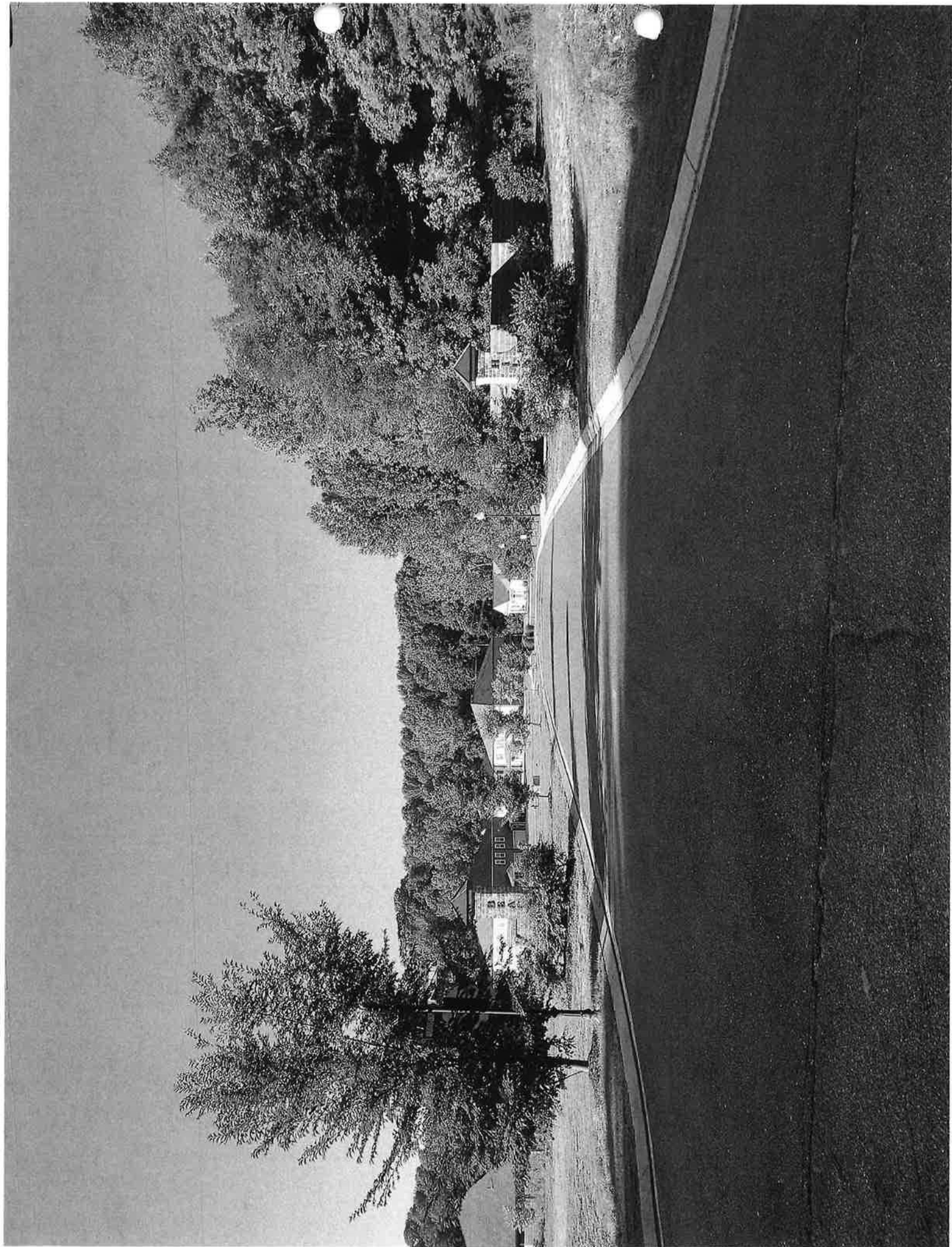
In addition, I have heard the claims that these developments are not privately owned/operated, or that they use Section 8 funding, and that is simply false. Unfortunately, these people are misinformed, and most likely have not seen what is being built/provided. These are well-built and well-maintained properties, that are privately owned and operated, and do not use Section 8 funding.

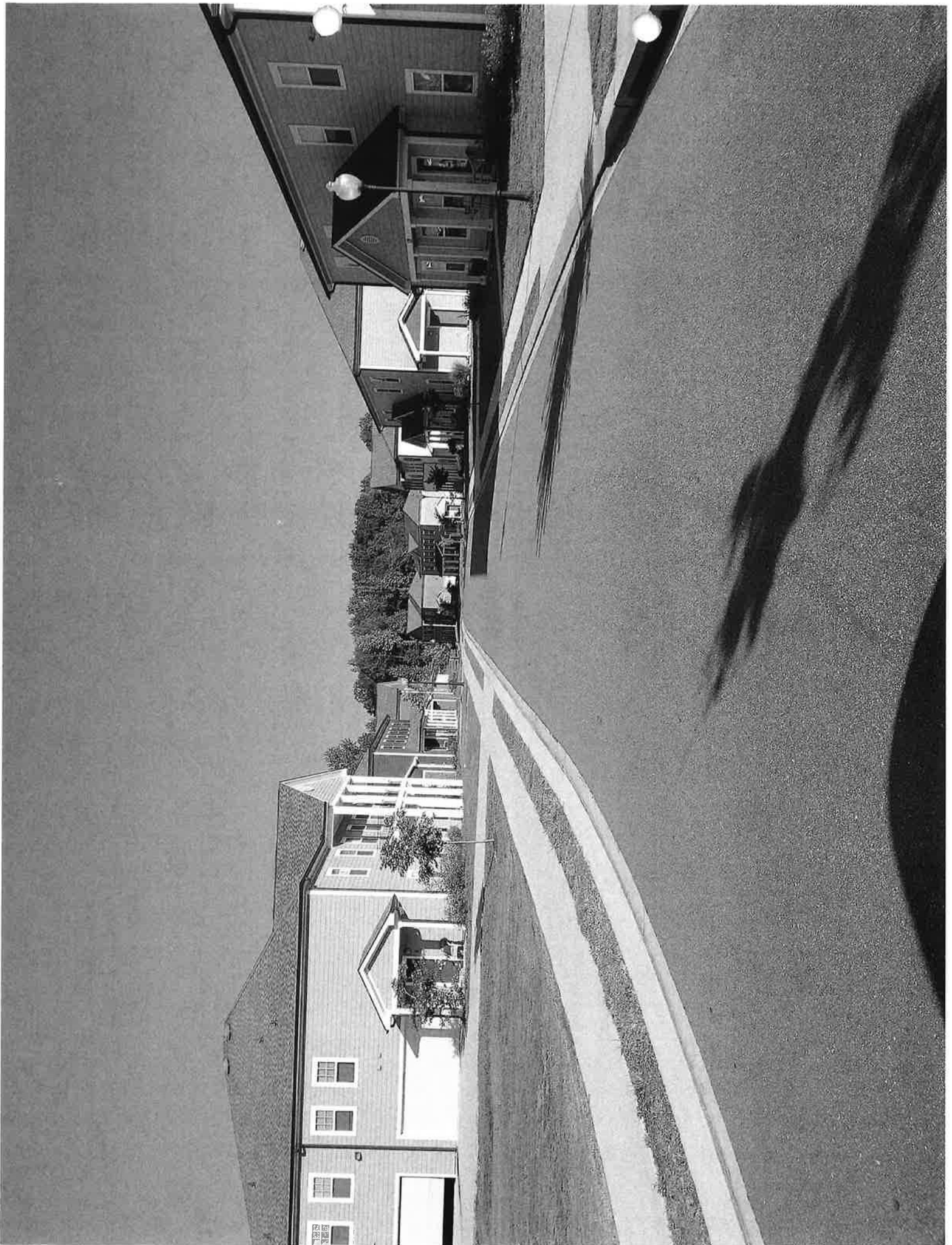
I have attached the pictures taken this morning - of the two developments I drove through.

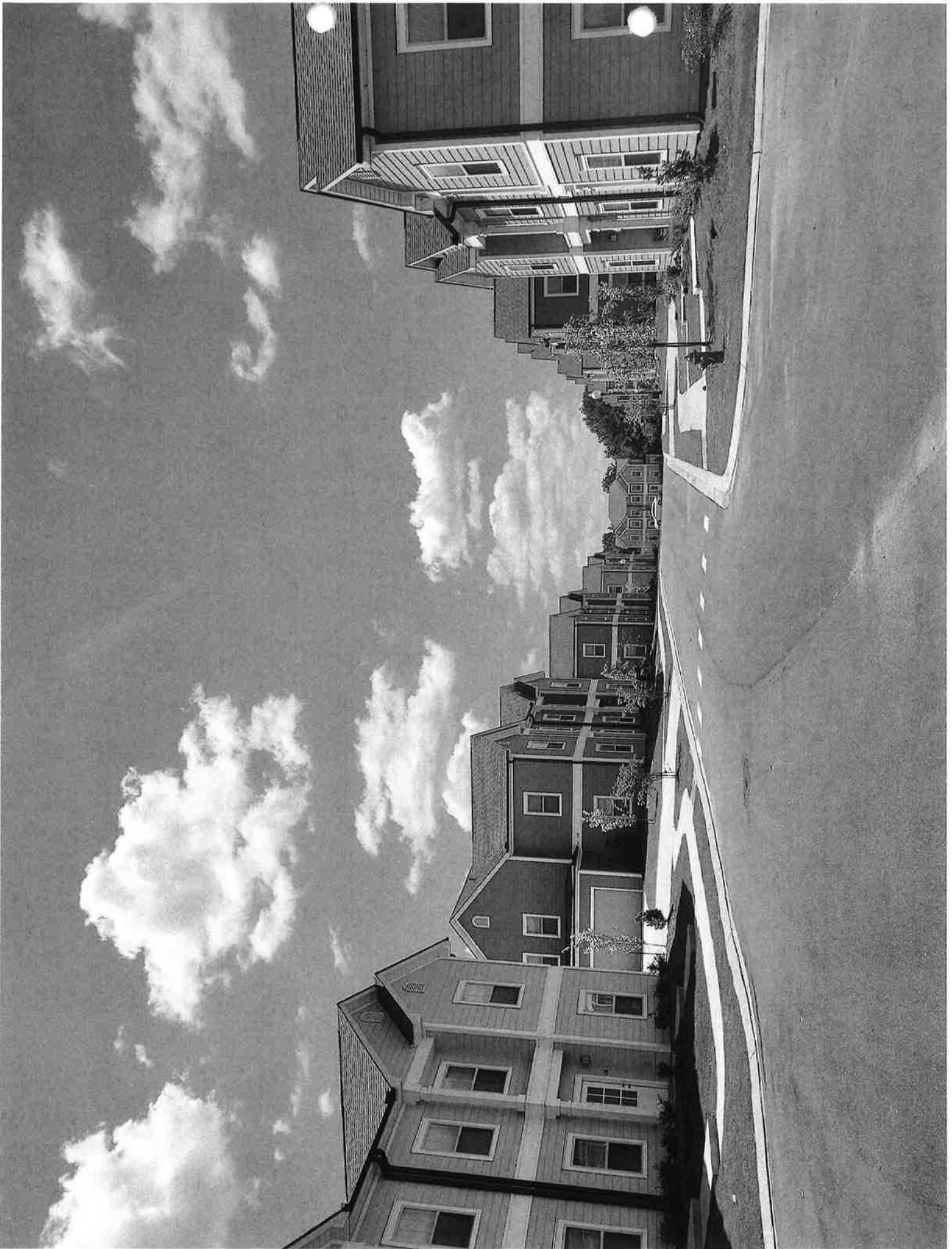
Thank you again for your time.

Sincerely,

Bob Mercier, LA
Mercier Landscape Architect, Inc
PO Box 254
Tupelo, Mississippi 38802
(662) 844-6555 office
(662) 231-3035 mobile
www.mercierlandscapearchitect.com







**Letters of Support
For Britton Jones Development Plans in Tupelo**

Tupelo, MS | Summer 2022

All of the letters contained here are based on accurate and first-hand knowledge of Britton Jones's communities across multiple communities and through numerous years of operation.

- Exhibit A: Letter of Support from B&B Concrete CEO David Brevard
 - Relevance: Major Tupelo employer and longtime Tupelo family
- Exhibit B: Letter of Support from Pontotoc County Sheriff Leo Mask
 - Relevance: Chose to move his own daughter into Britton Jones community in Pontotoc
- Exhibit C: Letter of Support from Union County Sheriff Jimmy Edwards
 - Relevance: Multiple Britton Jones communities in Union County for years
- Exhibit D: Letter of Support from Specialty Orthopedic Group CEO Sparky Luster
 - Relevance: Major healthcare employer in Tupelo
- Exhibit E: Letter of Support from City of Oxford Mayor Tannehill
 - Relevance: Three Britton Jones communities constructed in Oxford in three years
- Exhibit F: Letter of Support from Algood, TN Zoning Board Tony Hogan
 - Relevance: City official living next door to Britton Jones community

REV071022

**Exhibit A: Letter of Support from B&B Concrete CEO David
Brevard**



B & B CONCRETE CO., INC.

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

**Exhibit B: Letter of Support from Pontotoc County Sheriff
Leo Mask**

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,

A handwritten signature in black ink that reads "Leo Mask". The signature is stylized with a large, flowing "L" and "M".

Leo Mask
Sheriff, Pontotoc County

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

**Exhibit C: Letter of Support from Union County Sheriff
Jimmy Edwards**

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,

A handwritten signature in cursive script that reads "Jimmy Edwards".

Jimmy Edwards
Sheriff

**Exhibit D: Letter of Support from Specialty Orthopedic
Group CEO Sparky Luster**

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

**Exhibit E: Letter of Support from City of Oxford Mayor
Tannehill**

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,

**Exhibit F: Letter of Support from Algood, TN Zoning Board
Tony Hogan**

04/08/2022

RE: Greenwood Place Apartments

Attn: Stewart Rutledge

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,

A handwritten signature in black ink, appearing to read 'Tony Hogan', with a stylized, flowing script.

Tony Hogan