



Mayor Todd Jordan

City Council and Tupelo Planning Committee

Tupelo, Mississippi

MEMO: Review of Flowerdale Commons

At the request of residents and business owners in the area, I have reviewed a limited amount of information regarding the Flowerdale Commons Development that is proposed on the west side of Colonial Estates Road in Tupelo Mississippi. The material that has been reviewed includes online zoning information, plans provided of the Flowerdale Commons Development, and design information for Dam No 46A, Town Creek Watershed.

The following information was obtained from the Development Code of the City of Tupelo that is currently online. If there is additional information of zoning other than what is currently online, it has not been obtained.

Zoning: The proposed development appears to be within a Mixed-Use Employment District (MUE) (zoning map provided online). The information below has been obtained from the City of Tupelo Development Code online addition.

MUE Purpose and Intent

The objective of the Mixed-Use Employment District (MUE) is to provide concentrated areas of high-quality employment facilities that may be integrated with or adjacent to complementary retail and commercial uses and medium density residential uses.

MUE Development Emphasis

The standards in the MUE district are intended to promote higher-quality design standards at street frontages and gateways and allow a wider range of uses in existing commercial and employment corridors. Some residential units may be mixed into the MUE district, either on upper floors of mixed-use buildings or along the edges of the MUE district to provide a buffer between the commercial district and adjacent residential development

Although apartments appear to be a permitted use, it is clear that the intent of the zoning is to have them mixed with other uses. The site plan as presented would need to be reviewed by the governing boards to ensure the plan meets the Purpose, Intent, and Development Emphasis of MUE. The purpose and intent in the zoning document mentions "integrated" and "mixed into". It would be up to the governing boards to interpret if this has been met. From review of the plans provided, only one use

(multi family) is included on the plans. There is no additional *employment* use included to be presented as a mixed use therefor this master plan does not appear to meet the purpose, intent, or development emphasis for this location.

Drainage and Floodplain.

Review of the site plan and drainage plan shows a detention pond proposed on the south side of the development adjacent to Kings Creek. It appears the embankment of the detention pond could encroach inside the top bank of the creek therefor possibly encroaching on the floodway as it is presented at this time. No existing contours were shown on the existing topography plans that were provided. In addition, no stormwater pre/post project calculations were on the plans reviewed. This could possibly be in a different document.

The solid waste (dumpster) location is adjacent to the detention pond and Kings Creek. This location could possibly have negative environmental impacts to downstream areas if onsite materials are not properly disposed of at the dumpster site and dumpster overflows occur frequently.

Although a detailed analysis of Dam 46A has not been performed, from review of existing data and photos it appears existing debris and trash have piled onto the outlet structure as it exists today. From photos provided, it appears the water level is close to the trash rack which means that some blockage could possibly be occurring.

This preliminary review is based solely on provided information and information obtained from existing public data.

Sincerely,

A handwritten signature in cursive script, reading "Blake Mendrop".

Blake Mendrop, P.E., P.L.S.

(5) Self-Serve Storage Facility

(6) Telecommunications Tower

*Permitted by flexibility if located on a local or collector street and if parcel is adjacent to land zoned A/O, LDR, MDR, or MUR.

4.12 Mixed-Use Employment District (MUE)

4.12.1 Purpose and Intent

The objective of the Mixed-Use Employment District (MUE) is to provide concentrated areas of high-quality employment facilities that may be integrated with or adjacent to complementary retail and commercial uses and medium density residential uses. Mixed-use employment areas should have direct access to arterial or collector streets and shall be compatible with and connected to the surrounding development as well as any nearby parks, open space, and pathways. Mixed use employment areas may include corporate office headquarters, hospitals and medical centers, research and development facilities, business parks, and educational facilities in planned, campus-like settings. Secondary uses such as live-work units, medium-density residential housing, and complementary commercial uses are encouraged. Developers in the MUE districts may choose between pedestrian-scaled standards (MUE-1) and conventional standards (MUE-2), with the exception that properties adjoining pedestrian-oriented development shall use that set of standards.

4.12.2 Development Emphasis

The standards in the MUE district are intended to promote higher-quality design standards at street frontages and gateways and allow a wider range of uses in existing commercial and employment corridors. Some residential units may be mixed into the MUE district, either on upper floors of mixed-use buildings or along the edges of the MUE district to provide a buffer between the commercial district and adjacent residential development.

4.12.3 Flexibility Options

A developer who chooses walkable development will be allowed significantly higher density as well as reduced landscaping and no open space requirements. Landscaping requirements may be reduced for a development with side and rear parking areas. In general, dimensional standards may be adjusted to allow increases in the intensity of use if such increase is compatible with existing development. Buffer requirements between non-residential and residential areas may be replaced by architectural transition and pedestrian connections. Tree replacement requirements may be reduced for pedestrian-oriented development. Vertically mixed uses are encouraged. Standards for building design or materials may be reduced if additional landscaping is provided. Sidewalk requirements may be waived if a system of internal pedestrian

circulation or another pedestrian amenity is more appropriate. Requests for flexibility considerations that reduce the pedestrian accessibility or appeal of a proposed development will not normally be considered. A development that consists of at least fifty percent (50%) residential uses shall be built with the walkable set of standards (MUE-1).

4.12.4 Development Standards

Mixed-Use Employment District (MUE)	MUE-1 Pedestrian-scaled Standards	MUE-2 Conventional Standards
Minimum/Maximum Lot Size*	5,000 sq. ft. minimum/no maximum	20,000 sq. ft. minimum/no maximum
Minimum/Maximum Width*	50 feet minimum/no maximum	100 feet/ no maximum
Minimum/Maximum Front Setback	10 – 30 feet	30 feet minimum/no maximum
Minimum/Maximum Side Setback	10 feet minimum/no maximum	10 feet minimum/no maximum
Minimum/Maximum Rear Setback	10 feet minimum/no maximum	10 feet minimum/no maximum
Maximum Height**	5 stories	4 stories
Open Space Amenity	3%	10% of gross land area
Maximum Floor Area Ratio (FAR)	1.5	0.5

*Existing parcels of land are exempt from minimum and maximum lot size and width requirements. A property owner will not be required to subdivide an existing parcel to conform to any minimum requirements.

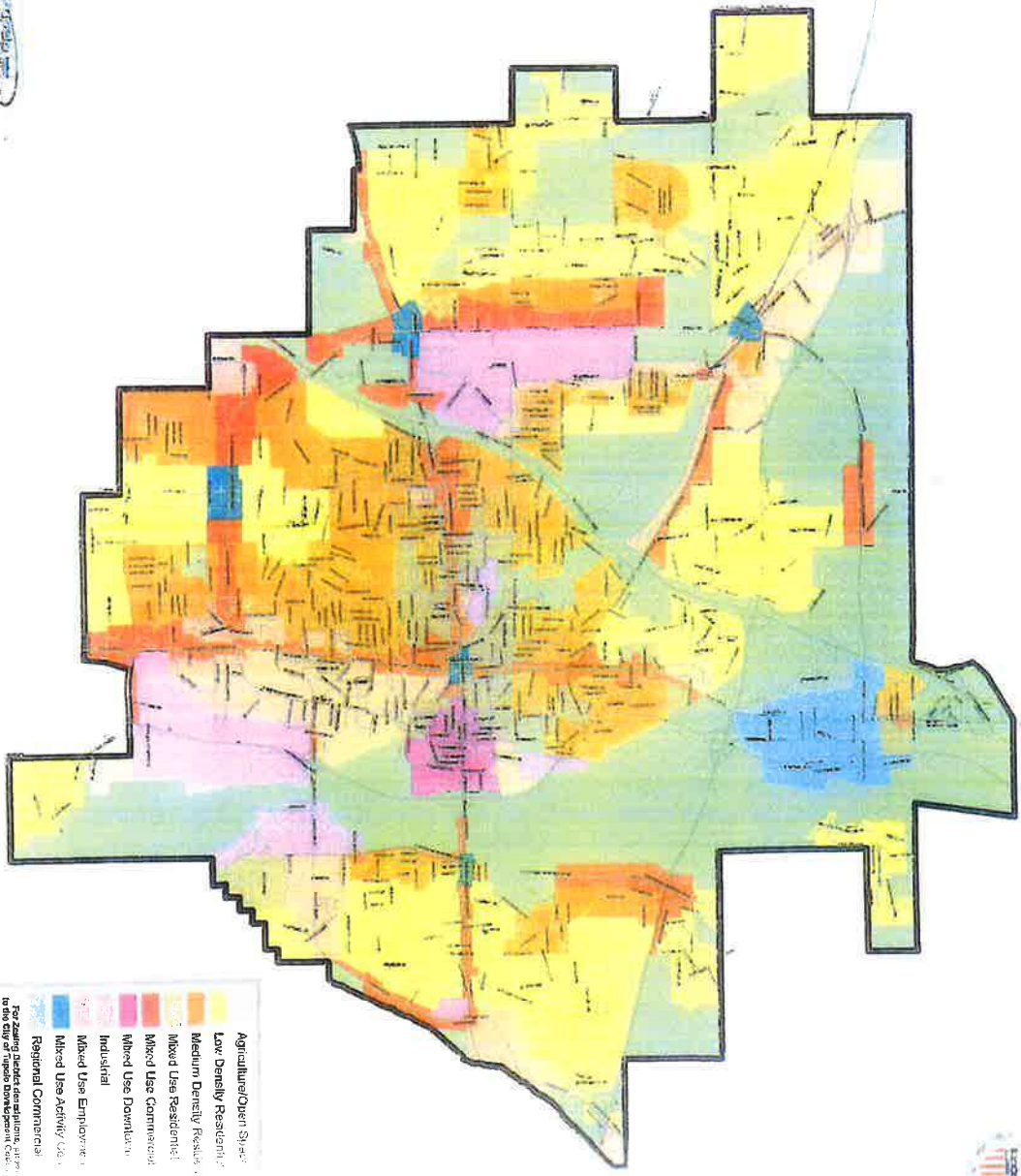
** Height limits do not apply to church spires, belfries, cupolas, or domes not used for human habitation, nor to chimneys, ventilators, skylights, parapet walls, cornices, solar energy systems, or necessary mechanical appurtenances usually located on the roof level, provided that such features are limited to the height necessary for their proper functioning and do not exceed the limitations of the airport hazard zoning regulations.

4.12.5 Uses

4.12.5.1 Uses by Right - MUE-1

- (1) Accessory Dwelling Unit (ADU)

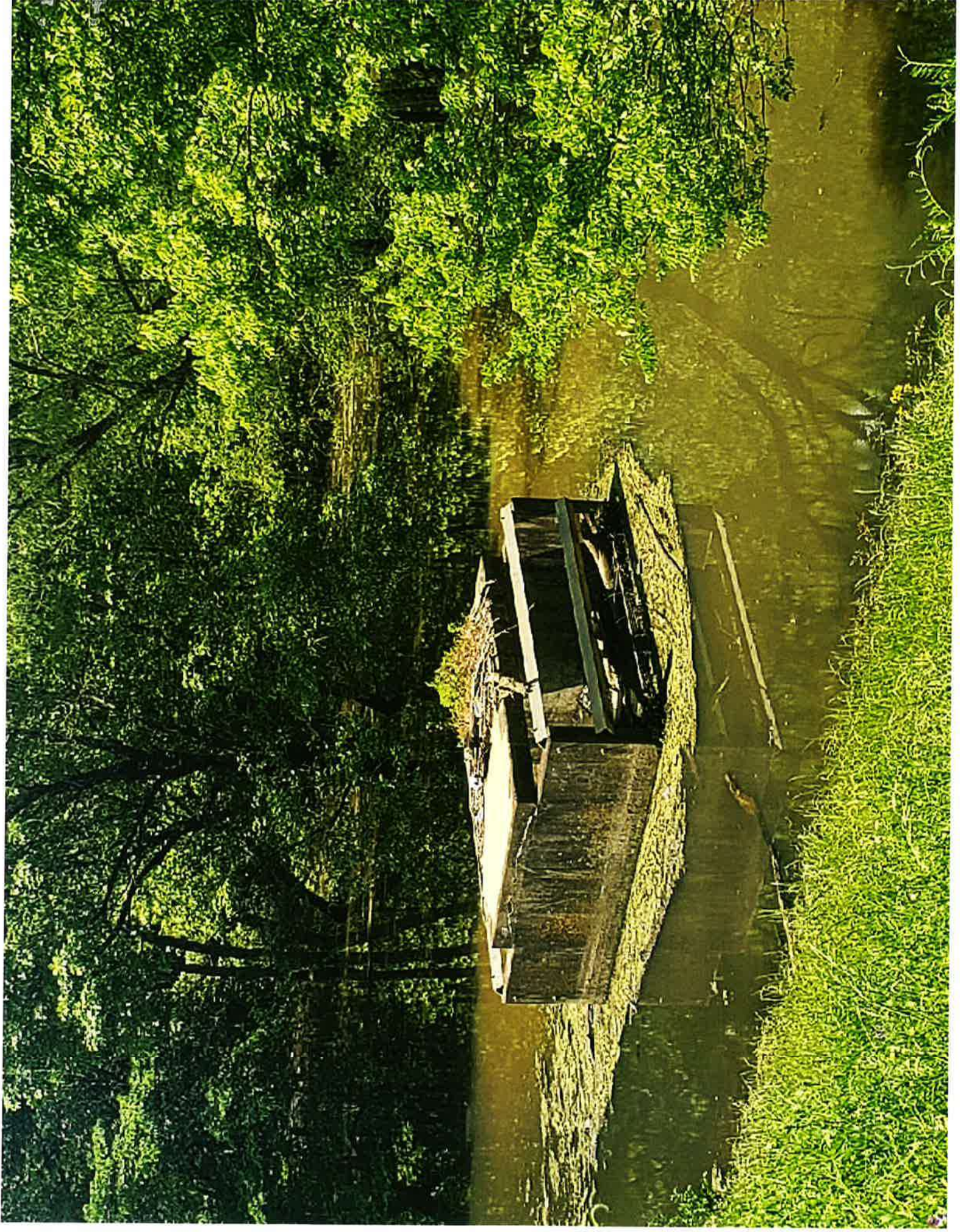
CITY OF TUPELO ZONING DISTRICTS



- Agriculture/Open Space
- Low Density Residential
- Medium Density Residential
- Mixed Use Residential
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Mixed Use Employment
- Mixed Use Activity (CA)
- Regional Commercial

Zoning Districts are subject to change.
The map is provided for general planning purposes only.
For property specific zoning verification, call 662-844-5510.

Amended by Council - Parcel A - 2013
Effective Date - 10/20/13
Director - [Name]
October 2, 2013



To: Honorable Todd Jordan, Mayor, City of
Tupelo
City Council
Planning Committee

Dear City of Tupelo Leaders

As property owners in the near proximity of the proposed Flowerdale Commons 46 unit Apartment Complex, we respectfully submit this petition to voice our opposition to Flowerdale Commons being located near our neighborhoods.

Our opposition is based on the following factors.

- 1.- The proposed apartment complex would negatively impact our property value.
- 2.- The proposed Flowerdale Commons apartment complex if located on Colonial Estates Road will be a risk to public safety.
- 3.- The proposed Flowerdale Commons apartment complex presents a flood risk.

We support quality, affordable housing for citizens of Tupelo and believe there are site(s) within the City better suited for Flowerdale Commons apartments than the Colonial Estates Road site.

Thank you for hearing our voices as well as for your leadership for what is best for our City.

Name - address - signature

Thomas R. Darsey 2747 Prairie View Circle, Belden, MS
Judy Darsey 2747 Prairie View Circle, Belden, MS
Morgan Darsey 2747 Prairie View Circle - Belden
Riley Darsey 2098 Springfield Drive - Belden, MS
Dennis & Debbie Ross 2085 Springfield Drive - Belden, MS
Tammy Barte 2032 Springfield Dr. Belden
John 2033 Springfield Dr. Belden
Jesse Moore 3508 Cottonbowl Lane Belden MS 38826
Michael Moore
Robert Davidson 2733 Prairie View Circle
Julia Davidson
Lake Davidson 2733 Prairie View Circle

Total persons signed or emailed petition signature

111

Neighbors signatures on paper			77
Neighbors signatures via email			34
	Lisa Hawkins	1	12
	Rose Barefield	1	16
	Andie Johnson	1	8
	David White	1	16
	Brent Baxter	1	21
	Michael Hagemann	1	4
	Anne Campbell	1	
	Terry Jackson	1	
	Rhonda Von Strahl	1	
2	Walter Trice	1	
	Brenda Lotwala	1	
	Morgan Clayton	1	
	Cathy Cockrell	1	
	Annette Bowen	1	
2	Bob McCord	1	
	Lee Allred	1	
	Barbara Pruet	1	
	Cindy Harris	1	
	Blair Finley	1	
	Clay Finley	1	
	Drew Clayton	1	
	Blake Harris	1	
	Helen Wiltcher	1	
	RW Whitaker	1	
	Amanda Spencer	1	
	Jencie Beachum	1	
	Phil Daughdrill	1	
	Patricia Pannell	1	
	Melanie Bray	1	
	Kim Root	1	
	Jake Martin	1	
	Joy Kilburn	1	
	Ricardo Jones	1	
	Nancy Adams	1	

Julie Hines 2529 Summertree Dr. Belden, MS 38826

Geoff Haller 4541 Ridgeway Dr Belden, MS 38826

J. Hines 2524 Woodgreen Belden, MS 38826

Linda Hinton 4431 RIDGEWAY DR BELDEN MS 38826

W. O. Jones 4705 Ridgemoor Dr. Belden MS 38826

L. P. Smith 4217 Ridgeway Dr Belden 38826

John Browning 2521 Greenidge Dr Belden 38826

Judy Hill 4218 Ridgemoor Belden 38826

L. Ann Hill 4218 Ridgemoor Dr. Belden 38826

Richard Crenshaw 2527 SUMMERTREE DR BELDEN 38826

Leigh Gibbs 2529 Summertree Dr Belden 38826

Drew Richey 4638 Whitechapel Ln Belden, MS 38826

Cathryn Richey 4638 Whitechapel Lane Belden, MS 38826

~~Jessica Hawkins~~ 2517 Woodgreen Dr Belden, MS 38826

Amy McFerrin 2528 Woodgreen Belden MS

JACK McFERRIN 2528 WOODGREEN DR BELDEN MS

James W. Ward 132 N. Fenster Lake Rd Dupelo 38801
Louise N. Lable 4324 Ridgeway Drive Belden, MS
38826

Michael Lable 4324 Ridgeway Drive Belden, MS
38826

Polly L. Crenshaw 2526 Summerlee Dr. Belden, MS
38820

Lawrence Miles 4434 Ridgeway Drive Belden, MS 38824
Travis Miles

Spencer Miles 4434 Ridgeway Drive Belden, MS 38826

Anne Lable 4548 Ridgeway Drive, Belden, MS 38826

Walter + Evelyn Lable 4686 Ridgeway Dr. Belden MS 38826

name	address
Tommy Aken	2092 Springfield Dr.
Michael Chidester	3594 Cotton Bowl Ln.
Linda Garner	4126 S. Bloom Blvd
Bill Garner	4126 S. Bloom Blvd
Sharon K Cresswell	4120 S. Bloom Blvd
Ann Clement	4138 S Bloom Blvd
Dora M ^{Mc} Cress	2725 Prairie View
Alma Calhoun	2756 Prairie View
Cindy Butler	2674 Prairie View
Jessici Roberts	3594 Cotton Bowl Ln
Walker Oress	2020 Springfield Dr
Lisa Russell	3580 Cotton Bowl Lane.
Randy Allred	2693 Prairie View circle
Johnathan Allred	2693 Prairie View circle
Carlie Moon	2680 Prairie View Circle
Stuart Wade	3538 Cotton Bowl Cr

Kathy Nowlin 2668 Prairie View CR
Hannah West 2099 Springfield Dr
FRED LeBLANC 2045 SPRINGFIELD DR
Jma West 2099 Springfield Dr
Mary Anna Adcox 4182 S. Blum
Ann L. McCullough Jr. 245 CR 183 Tepeb
Chuck Herrington 1558 Cedarwood Dr.
Bonnie Herrington 1558 Cedarwood Dr.
Cole Pearson 1559 Cedarwood Dr.
Yanna Apcoche 1560 Cedarwood Dr.
Gene Dixon 1577 Cedarwood Dr.
Allison Bond 1706 N. GUN CLUB RD.
Gretchen Bond 1706 N. GUN CLUB RD.
Dennis Nick 1755 Cedarwood Cove
Doree & Ron 1739 Cedarwood Cv
Patisha Short 1724 Cedarwood Cove
Christopher Bradley 1748 Cedarwood Cv ^{Bolder 35824}
Kaleb Mills ~~Kaleb Mills~~ 3519 Woodland Dr
Heidi Mills Heidi Mills 3519 Woodland Dr
Brian Kramer Elizabeth Kramer 1681 Cedarwood Dr.
Anna & Garrett Yeager 1698 Cedarwood Dr

~~Kathy Nowlin 2668 Prairie View CR
Hannah West 2099 Springfield dr
Fred LeBLANC 2095 SPRINGFIELD DR
Jina West 2099 Springfield Dr.
Maryanna Abbe 4182 S. Blom
John F. McEloughlin 245 CR 133 Tupelo~~

Jeri Carter 1811 Forest Park Tupelo

Geoff Carter 1811 Forest Park Tupelo

Brooks Weaver 1606 Shands Dr. Tupelo

548 Jenna Lanthorn 2726 Prairie View Cr, Belden

Petition against Apartment Complex

2 messages

Lisa Hawkins <lisahawkins@roomtoroom.net>
To: jcmcdistrict@gmail.com

Tue, Jun 14, 2022 at 12:38 PM

To whom it may concern: I want to sign the petition against the proposed Flowerdale Commons Apartment Complex on Colonial Estates Road. Name: Address: This email is my signature for the petition.

Lisa Hawkins



Lisa Hawkins
Owner

Room to Room Furniture
3651 G Street NW

Phone: 662-844-5378
Fax: 662-842-0919

Sign up for exclusive offers from Room to Room Furniture! Join our VIP text program today and receive special offers, sales, and promotions directly to your mobile phone! , it's free!

JCMC District <jcmcdistrict@gmail.com>
To: Lisa Hawkins <lisahawkins@roomtoroom.net>

Tue, Jun 21, 2022 at 1:39 PM

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Rose Barefield <rsjbarefield@gmail.com>

To me

To whom it may concern: I want to sign the petition against the proposed Road.

Name: Rose S. Barefield.

Address: 4633 Ridgemoor Drive, Belden, MS.

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To Rose

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To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Andie Johnson

Address: 4543 Lakewood In belden ms 38826

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to Andie

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david white

To whom it may concern: I want to sign the petition against the propos

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Received, thank you. Please send your address for our records. Than

david white

to me

4209 Ridgmont Drive

Belden



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Brent Baxter

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2525 Summertree Drive Belden MS 38826

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On Jun 21, 2022, at 1:36 PM, JCMC District <

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Brent Baxter

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Got it, thanks!



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I want to sign the petition against the proposed Flowerdale Commons A

Name: Michael Hagemann

Address: 4549 Ridgeway Dr. Belden, MS 38826

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Michael R. Hagemann (TMMMS) (michael.hagemann@to

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Anne Campbell <homes.campbell@comcast.net>

10:11 a

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Name:

Address:

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10:11 a

Thank you!

10:11 a

Flowerdale



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To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Terry Jackson

Address: 4322 Ridgeway Dr

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To Terry

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1:10 PM

RHONDA VON STRAHL <rlvonstrahl@bellsouth.net>

12:12

To whom it may concern: I want to sign the petition against the proposed Road.

Rhonda Von Strahl

4521 Ridgemoor Drive Belden, MS 38826

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WALTER TRICE <witrice@bellsouth.net>

To me

To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Walter & Evelyn Trice

Address:4686 Ridgemoor Dr., Belden,MS 38826

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to WALTER

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To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A
Name: Brenda Lotwala
Address: 4327 Ridgeway Drive Belden, MS 38826

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to Brenda

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Morgan Clayton <mipclayton@gmail.com>

To me

To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Morgan Clayton

Address: 4665 Ridgemoor Drive

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Name: Cathy Cockrell

Address: 4525 Ridgemoor Drive, Belden, MS

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to Cathy

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To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name:Annette Bowen

Address:4523 Whitechapel Lane Belden, MS 38826

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To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Michael Hagemann

Address: 4549 Ridgeway Dr. Belden, MS 38826

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12/11/16

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BOB MCCORD <bob.mccord@comcast.net>

to me

To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Bob and Joyce McCord

Address: 2531 Woodgreen

Belden MS. 38826

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to BOB

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Fwd: Petition against Apartment Complex

Lee Allred <allred.lee4370@gmail.com>

to me

Date: Tue, Jun 14, 2022 at 4:39 PM

Subject: Petition against Apartment Complex

To: < >

To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Lee Allred

Address: 4205 Ridgemont Drive, Belden, MS 38826

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Lee Allred

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Barbara Pruett <barbarapruett@comcast.net>

to me

To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name:Barbara Pruett

Address:4207 Ridgemont Dr.

Belden, MS 38826

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To whom it may concern:

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I want to sign the petition against the proposed Flowerdale Commons A

Name: Cindy Harris

Address:1781 Northlake Dr Tupelo

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To Cindy

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Blair Finley <bfinley2@icloud.com>

to me

To whom it may concern: Blair Finley and Clay Finle, want to sign the pe
Colonial Estates Road.
Name: Blair Finley and clay finley Address:

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to Blair

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Clay Finley <clayfinley@yahoo.com>

to me

To whom it may concern:

I want to sign the petition against th
Road.
Name:
Address:

This email is my signature

Clay Finley

4706 Ridgemoor Dr.

Belden, MS 38826

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Drew Clayton <dwclayt1@gmail.com>

to me

To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Drew Clayton

Address: 4419 Ridgemont Dr Belden MS 38826

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Drew Clayton

615.569.0788



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to me

To whom it may concern:

I want to sign the petition against th
Road.
Name: Blake Harris
Address: Greenridge Dr Belden, N

This email is my signature for the petition.

Thanks,
Blake Harris

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to Blake

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Helen Wiltcher <helenwiltcher1@gmail.com>

to me

To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name:

Address:

This email is my signature for the petition. Helen Wiltcher

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to Helen

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Re: To whom it may concern:

I want to sign the petition against the proposed Flowerdale Corridor

Name: RW WHITAKER

Address: 4206 RIDGEMONT

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to nappy

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To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Amanda Spencer

Address: 4527 Ridgemoor Dr, Belden MS 38828

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to Amanda

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jencieb <jencieb@aol.com>

to me

To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name: Jencie Beachum

Address: 2530 Woodgreen Dr. Belden, MS 38826

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To whom it may concern:

I want to sign the petition against the proposed Flowerdale Commons A

Name:Phil Daughdrill

Address: 4635 Whitechapel LN Belden, MS 38826

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Patricia Pannell <pcpannell@bellsouth.net>

to me

To whom it may concern: I want to sign the petition against the proposer
Address: This email is my signature for the petition.

Billy H. and Patricia Pannell
4628 Ridgemoor Dr.
Belden, MS 38826

JCMC District

to Patricia

Thank you!

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4315 Ridgemont Drive
Belden, MS 38826

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Melanie Bray

Snoozed

Sent

On Jun 21, 2022, at 1:44 PM, JCMC District <

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JCMC District

to Melanie

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JCMC

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Name: Kim Root

Address: 4206 Ridgeway Drive, Belden, MS 38826

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This email is my signature for the petition.

Snoozed

Sincerely,

Sent

Kim Root

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to Kim

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Received, thank you.

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I want to sign the petition against the proposed Flowerdale Commons A

Name: Jake Martin

Address: 4522 Ridgemoor Dr

Belden, MS 38826

This email is my signature for the petition.

Sent from my iPhone

JCMC District

to jake

Received, thank you.

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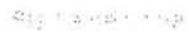
Join a meeting

Hangouts



JCMC

No recent chats



(no subject) [Inbox](#) x

Joy Kilburn <joykilburn@gmail.com>

to todd.jordan, pamh, buddy.palmer, tommie, me

Low-income apartment complex on Colonial Estates Rd.

Dear Mayor Jordan,

As one of your supporters, I was impressed when you said "you were lo heights." However, with your seriously considering the application to cc which is right down the street from where I live in Colonial Estates, I nov

Research over a ten year period performed by researchers from the Sta

*new projects in poorer neighborhoods increased home prices and redu
*while new projects in wealthier neighborhoods drove down home prices

Please prayerfully reconsider accepting this application for this proposer
find a solution that will be best for everyone--those needing affordable h
investments.

Respectfully,
Joy Kilburn
2040 Springfield Drive



Gmail



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4

Starred

Snoozed

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Meet

New meeting

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Hangouts



JCMC

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Start a new chat

Colonial Estates Area Homeowner Inbox x

Ricardo Jones <jonesracing510@yahoo.com>

to me

Dear Mayor Todd Jordan, Pam Hadley, Buddy Palmer, and Tommy Mor

I'm writing you in reference to the possible construction of a Low-Income in this area for the past 4+ years, I've seen nothing but growth and posit year after year and the extremely low crime rate (which affects property this Low-Income Apartment Complex happens, our properties' value dec rate in and near other Low-Income Apartments in Tupelo for an example here are asking you to help us keep our children safe and community gr Apartment Complex. Please! I highly doubt this decision would be as ea it. Put aside your title and occupations, and put yourselves in our shoes.

Reply

Forward

Compose

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7

Starred

Snoozed

Sent

Drafts

More

Meet

New meeting

Join a meeting

Hangouts

JCMC

No recent chats

Start a new chat

Proposal for Low Income Apartment Com

Nancy Adams <nsadams46@gmail.com>

to todd.jordan, pamh, buddy.palmer, tomrny, me

My name is Nancy Adams, and I reside at 3562 Cotton Bowl Lane, in the city of Dallas, Texas. I purchased my home in 2010, when I retired.

I live alone, and this location is perfect for me; quiet, secluded, peaceful here for the same reasons I did.

I respectfully but strongly object to a plan to build a low income apartment complex including the adverse effect it will have on property values and safety concerns of Colonial Estates Road. The proposed location is also very close to the road between that impedes traffic flow frequently.

I kindly implore you to reject this proposal that would only harm the quality of the surrounding areas.

Sincerely,

Nancy Adams

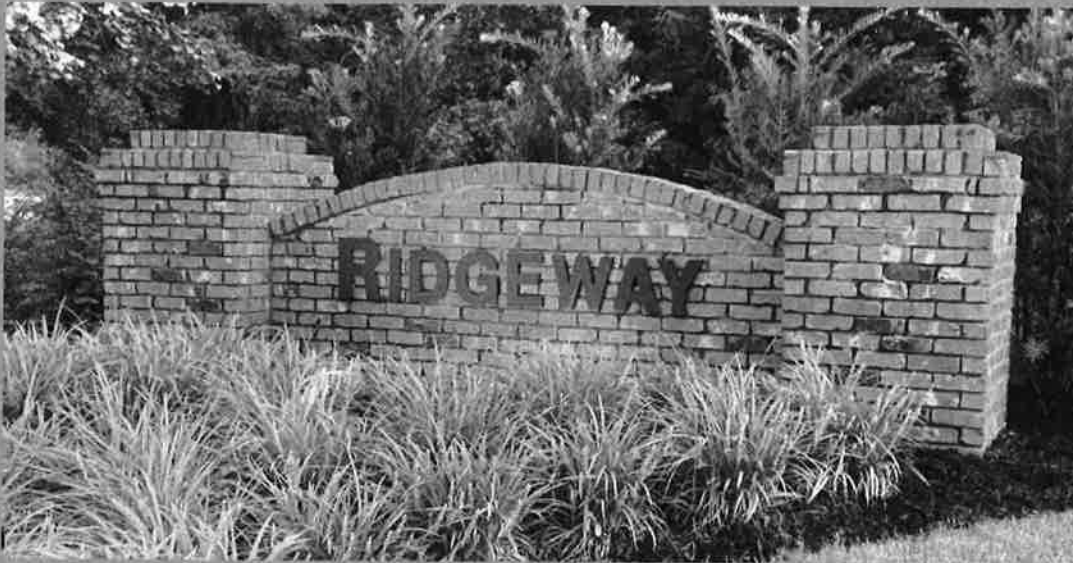
Reply

Reply all

Forward

New Westside Apartment Complex Concern

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New Apartment Complex Concern

We need to make everyone aware of a situation near our neighborhood that will affect the west side of town. A proposed Flowerdale Commons - a 46 unit Apartment Complex with 100-107 parking spaces is to be build on Colonial Estates Road near McCullough...pretty much near the railroad track behind the daycare center. These will be subsidized low income apartments. The residents of Cotton Wood Neighborhood (off Colonial Estates) are very concerned about the effect on their property values and safety. We already have 2 large apartment complexes near here and while they are nicer apartments, they are for people who for the most part are more transient.

Many other west side residents are also very concerned about this property being constructed so near us. A group went to the City Council meeting and over 30 people spoke about their worries over the complex being built. Several in Ridgeway have expressed concerns. If you oppose this development or simply have concerns, it's important to contact the people in charge. I've listed their email addresses and the roles they play in the development below. It will help to copy jcmcdistrict@gmail.com on your email (more info below). You simply need to express your concern about the development. We know what the effect so many apartments in a concentrated area had on the Lawndale Monument Dr Ida Street neighborhood 30 years ago. If you click the link of any of the email addresses below it will generate an email that includes the JCMC email address and begin the email for you. You can add WHY you are concerned. You can also copy all of the email addresses and send one email to all concerned parties.

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Mayor Todd Jordan, todd.jordan@tupeloms.gov

Head of City Council - Buddy Palmer, buddy.palmer@tupeloms.gov

Pam Hadley (planning commission chair) pamh@renasant.com

Chad Mims, Ward 1 (our councilman), chad.mims@tupeloms.gov

Tommy Morgan, Owns the property to be sold/developed, tommy@tmhomes.com

Britton Jones, developer, winreauxdev@gmail.com (from Oxford)

Tanner Newman - Director of Development Services - tannernewman@tupeloms.gov

Other Council Members are below. If you know them it could help to send them an email.

Lynn Bryan - lynn.bryan@tupeloms.gov

Travis Beard - travis.beard@tupeloms.gov

Janet Gaston - janet.gaston@tupeloms.gov

Nettie Davis - nettie.davis@tupeloms.gov

Rosie Jones - rosie.jones@tupeloms.gov

City Council and the Planning Department can make it more difficult and costly to build. They can require more room between the buildings. The area there is extremely low. They could require adequate elevation and drainage so the risk of flooding would be minimal. These are just a couple of examples.

There is also a petition that you can also sign. Mary Conner Adcock is handling that. She and her brother, Glenn McCullough are the developers of Cotton Wood Estates neighborhood where so many residents are concerned. The group JCMC District (Jackson, Colonial, McCullough, Coley) are residents and business owners in our immediate area who have formed a group to communicate what is happening with the process. Glenn McCullough had the petition drafted. A copy is below. The email to contact to sign the petition is jcmcdistrict@gmail.com

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neighborhood one afternoon around 5:30. Please reply if you are interested in that.

To: Honorable Todd Jordan, Mayor
Tupelo City Council
Planning Committee

Dear City Leaders:

As property owners and residents in the near proximity of the proposed Flowerdale Commons 46 unit apartment complex, we respectfully submit this petition to voice our opposition to Flowerdale Commons being located near our neighborhoods.

Our opposition is based upon:

1. The proposed apartment complex would negatively impact our property values.
2. The proposed apartment complex if located on Colonial Estates Road would be a public safety risk.
3. The proposed Flowerdale Commons apartment complex presents an environmental risk.

We support quality, affordable housing and believe that there are sites better suited than the proposed Colonial Estates site.

Thank you for hearing our voices and doing what is in the best interest of the citizens of Tupelo.

Name Address Signature:

It's important that we act quickly. If enough of our elected officials hear from enough of us our voice will be stronger.

THANKS!

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Pam Hadley

From: Charles Waldrup <waldrupcharles74@gmail.com>
Sent: Wednesday, May 25, 2022 2:04 PM
To: Pam Hadley
Subject: [EXTERNAL] Fwd: Low income housing

----- Forwarded message -----

From: **Charles Waldrup** <waldrupcharles74@gmail.com>
Date: Wed, May 25, 2022 at 2:03 PM
Subject: Low income housing
To: <todd.jordan@tupeloms.gov>

Dear Mayor: As a homeowner near the proposed low income housing on Colonial Estates Road just off McCullough Boulevard, I am very concerned this project would adversely affect our property values, traffic flow, and environmental safety. Also, the property has a tendency to flood in severe rain. The traffic on Colonial Estates Road is congested especially in the mornings and afternoons when people get off work. There is little regard for observing the speed limit. Drivers go very fast up and down the road. There is little police presence in the area. I spoke with Sheriff Johnson. He said, in his experience, this type housing promotes an increase in criminal activity. Also, this is lease property, and in my opinion, if one does not own the home, the upkeep goes down. In my opinion, the proposed low income housing is not the most appropriate location for Colonial Estates Road. Please take these concerns into consideration.

Pam Hadley

From: Nancy Adams <nsadams46@gmail.com>
Sent: Wednesday, May 25, 2022 2:33 PM
To: todd.jordan@tupeloms.gov
Cc: Pam Hadley; buddy.palmer@tupeloms.gov; tommy@tmhomes.com; jcmcdistrict@gmail.com
Subject: [EXTERNAL] Proposal for Low Income Apartment Complex

My name is Nancy Adams, and I reside at 3562 Cotton Bowl Lane, in the Cottonwood Estates subdivision on Colonial Estates Road. I purchased my home in 2010, when I retired.

I live alone, and this location is perfect for me; quiet, secluded, peaceful and safe. Many of the residents are retirees and purchased homes here for the same reasons I did.

I respectfully but strongly object to a plan to build a low income apartment complex so close to my subdivision for a number of reasons, including the adverse effect it will have on property values and safety concerns. Additionally, it would have a major impact on traffic on both ends of Colonial Estates Road. The proposed location is also very close to a daycare center and a nursing home with railroad tracks in between that impedes traffic flow frequently.

I kindly implore you to reject this proposal that would only harm the quality of life for the residents of this neighborhood as well as the surrounding areas.

Sincerely,
Nancy Adams

Pam Hadley

From: Ricardo Jones <jonesracing510@yahoo.com>
Sent: Wednesday, May 25, 2022 11:19 PM
To: todd.jordan@tupeloms.gov; Pam Hadley; buddy.palmer@tupeloms.gov;
tommy@tmhomes.com
Subject: [EXTERNAL] Colonial Estates Area Homeowner

Dear Mayor Todd Jordan, Pam Hadley, Buddy Palmer, and Tommy Morgan,

I'm writing you in reference to the possible construction of a Low-Income Apartment Complex on Colonial Estates Road. Being a homeowner in this area for the past 4+ years, I've seen nothing but growth and positive things happening here. Things such as increases in property value year after year and the extremely low crime rate (which affects property value). My neighbors and I are concerned that if the construction of this Low-Income Apartment Complex happens, our properties' value decreases and the crime rate increases. Just take a look at the crime rate in and near other Low-Income Apartments in Tupelo for an example of what comes along with Low-Income Apartments. The residents here are asking you to help us keep our children safe and community growing in value by reconsidering the location for this Low-Income Apartment Complex. Please! I highly doubt this decision would be as easy to sign off on and allow if either of the four of you were affected by it. Put aside your title and occupations, and put yourselves in our shoes. Do The Right Thing.

Sincerely

Pam Hadley

From: Jenna Lawhorn <jglawhorn@gmail.com>
Sent: Friday, May 27, 2022 1:50 PM
To: Pam Hadley
Subject: [EXTERNAL] Proposed apartment complex

Ms. Hadley,

I am writing you to ask you to not approve the proposed apartment complex to be located on Colonial Estates Drive, Belden. I am concerned with the effect on traffic on Colonial Estates. It being only a narrow two lane road just west of the train tracks, I foresee congestion, increased travel times & frustration with the addition of a hundred plus vehicles throughout each day. I am also concerned with the population this complex will house. It is my understanding this is considered low income housing. I specifically chose my neighborhood for it's quiet, safety & low crime stats. There is also the very real possibility of my property value declining due to the close proximity of low income housing.

I ask that you deny the application for the construction in deference to the existing residents in the area.

Thank you for your time,
Jennifer Lawhorn
2726 Prairie View Circle
Belden, 38826

Pam Hadley

From: Joy Kilburn <joykilburn@gmail.com>
Sent: Sunday, May 29, 2022 4:19 PM
To: todd.jordan@tupeloms.gov
Cc: Pam Hadley; buddy.palmer@tupeloms.gov; tommy@tmhomes.com; jcmcdistrict@gmail.com
Subject: [EXTERNAL]

Low-income apartment complex on Colonial Estates Rd.
Dear Mayor Jordan,

As one of your supporters, I was impressed when you said "you were looking forward to working for the citizens of Tupelo in raising it to new heights." However, with your seriously considering the application to construct a low-income apartment complex on Colonial Estates Road, which is right down the street from where I live in Colonial Estates, I now doubt your sincerity in your statement.

Research over a ten year period performed by researchers from the Stanford Graduate School of Business found that:

- *new projects in poorer neighborhoods increased home prices and reduced crime;
- *while new projects in wealthier neighborhoods drove down home prices and increased racial diversity.

Please prayerfully reconsider accepting this application for this proposed location. I am confident that you and the planning commission can find a solution that will be best for everyone--those needing affordable housing and those wishing to protect their safety and hard earned investments.

Respectfully,
Joy Kilburn
2040 Springfield Drive

Pam Hadley

From: Sarah Cregeen <sarahcregeen7@gmail.com>
Sent: Wednesday, June 8, 2022 10:48 AM
To: Pam Hadley
Subject: [EXTERNAL] Subsidized housing build

To whom it may concern,

I have recently discovered that there has been discussion and attempts to approve construction for subsidized income houses on Colonial Estate near McCullough Boulevard. I am emailing to voice my concerns and disapproval of this. I live in Cotton Wood Estate, not even a mile from the location selected for the build. Not only would this decrease the value of my home for future resale, but it will also decrease the overall appeal of the neighborhood. The current traffic is already causing delays for arriving and returning home from work. Colonial Estate is a two lane road which is not build for such heavy traffic. The document states the build would include eight buildings and one hundred parking spaces. This will greatly increase the already heavily traveled road's traffic significantly making this area less appealing for future buyers. Another concern I have, is subsidized housing has the potential to increase crime in the neighborhood. Our neighborhood currently houses retired individuals, elderly, and young families all of which seeking a safe neighborhood. My fear is if these houses are approved it will force the current residents to sell and seek housing else where potentially outside of Tupelo in Saltillo, Mooreville, Ponotoc, etc. I know I can not speak for every individual in my neighborhood, but I know the above statement will be true for my family. I hope you will consider my concerns listed for the overall good of the community.

A concerned tax payer,
Sarah Barton and Paul Harris

Sent from my iPhone

Pam Hadley

From: Lisa Russell <jzrussell2000@yahoo.com>
Sent: Sunday, June 12, 2022 12:59 PM
To: todd.jordan@tupeloms.gov; Pam Hadley; buddy.palmer@tupeloms.gov; tommy@tmhomes.com
Cc: jcmcdistrict@gmail.com
Subject: [EXTERNAL] low income housing on CERoad

I am writing this to ask that the City of Tupelo deny the application for the low income housing that is to be placed on Colonial Estates Road. I would hope after the attendance at the planning meeting in May you each became aware of the residents in the Cottonwood Estates demographics. Most of these homes have been purchased by single, widowed, or elderly women with the feeling of safety when they purchased. Many purchasing their home to be the last until they are placed elsewhere.

The traffic flow and the condition of Colonial Estates Road is enough to question adding over one hundred cars to the mix already there. This road is already used as a cut through for the two banking facilities on Jackson Extended. But the curves and no gutters make it unsafe for any bikes or walkers, which may come from this development.

Pam Hadley

From: Mark McDaniel <mark.mcdaniel.msu@gmail.com>
Sent: Monday, June 13, 2022 8:47 AM
To: buddy.palmer@tupeloms.gov; chad.mims@tupeloms.gov; janet.gaston@tupeloms.gov; lynn.bryan@tupeloms.gov; nettie.davis@tupeloms.gov; Pam Hadley; rosie.jones@tupeloms.gov; tannernewman@tupeloms.gov; todd.jordan@tupeloms.gov; travis.beard@tupeloms.gov
Subject: [EXTERNAL] Flowerdale Commons and Cordova TN

Dear City Leaders,

After seeing a similar situation unfold in Cordova, TN, I am concerned about the proposed Flowerdale Commons Apartment Complex. Please allow me to explain.

I am a long time member of the Tupelo community, however, I moved to Cordova for a few years after leaving home. During that time, I got to witness first-hand what issues subsidized apartment living can cause if put in the wrong place.

Just like the proposed complex in Tupelo, the apartment buildings in Cordova were situated in a non-central location. This caused a lack of resources for the residents that struggled with consistent transportation. There were no stores for food or home goods within safe walking distance, so a steady stream of foot traffic on the surrounding highways became a safety concern. Apartment residents (including teens and small children) would cross five lanes of busy, high-speed traffic throughout the day just to get to the closest resource available - a small gas station. This caused multiple wrecks and injuries throughout the year. It also created a local hangout, which quickly grew to become a major source of violence and crime.

Does the decision to build the Flowerdale Commons actually benefit the inhabitants who will be living there? That is a question our city leaders need to answer. When transportation becomes an issue for the residents of this complex (as we know it can sometimes for individuals in low income housing), what resources will be available for them within safe walking distance? Certainly not food and/or household items. And even if resources were near by, the high-speed traffic provides no way for safe passage for anyone on foot. It is likely that apartment residents will be crossing high-speed traffic to get to the closest resource available - the Sprint Mart on the corner of Coley and McCullough. This area is already clustered with a high rate of vehicle accidents, and foot traffic would not only put the residents in danger, but also the hundreds of motorists traveling by this location daily.

There are other issues that come to mind with this proposal, but I wanted to speak on my first-hand experience. I trust the city leaders and officials will discuss all matters seriously and make a decision on what's best for all parties involved.

Thank you,

--

Mark McDaniel

4203 Ridgemont Dr | Belden, MS

Pam Hadley

From: LINDA HALE <lindahale1@comcast.net>
Sent: Monday, June 13, 2022 12:18 PM
To: Pam Hadley; jcmcdistrict@gmail.com
Subject: [EXTERNAL] Apartment complex Concern

Ms. Hadley,

I first want to compliment the city on protecting and improving so many areas like Downtown, West Jackson Street Neighborhood, Joyner Neighborhood and Belair to name a few. It's going to improve the areas considerably and add to the property values of the surrounding homes.

I am very concerned about the Apartment Complex being built on Colonial Estates Dr. I am a resident of Ridgeway neighborhood. The city code states...

Zoning protects the rights of property owners and allows them the reasonable use of their property insofar as the use does not negatively affect the health, safety, or welfare of abutting properties or the neighborhood.

I believe this will negatively affect the safety and welfare of the entire West Side of Tupelo.

I was a teacher in the early 80s when so many apartments were concentrated in the Ida, Lawndale area. The apartments at the end of Monument Drive were the nail in the coffin on those neighborhoods. I'm proud our city government has improved the area but we could have avoided a lot of crime and expense by spreading out the apartments initially.

We already have 2 very large apartment complexes right in our area. While they are nicer, apartment residents are more transient than homeowners. One of these is already older. When they get run down and are not updated, the clientele goes down and the neighborhood. It is already happening with one of the complexes. Why should we allow another so money has to be poured into the area like we have in Joyner, West Jackson and Downtown? We are CREATING and ALLOWING a problem to develop.

I understand the area may be zoned multi use. If possibly I would like this development to be denied. If not denied, at least put restrictions on the development so it will ensure the buildings won't flood...it's VERY low there, which is why it has not been developed by a developer for homes. The area needs to be raised. The only thing worse than a subsidized low income apartment complex is one that is flooded out and a horrible eyesore that will eventually fall on the city and Tupelo resident's tax dollars to improve. The city could require more parking spaces, green space, washer dryer hook ups and more distance between buildings. I'm not a developer but if our standards are higher it will make it more difficult to build things that will be a detriment to our wonderful city.

Another concern is the foot traffic that accompanies these projects. The nearest place for these residents to walk and get food and house hold goods is the Shell or Chevron stations on McCullough. Either one they would have to cross 5 lanes of traffic to get

to the stores. No sidewalks are on side of the road making it even more dangerous.

Perhaps we need to look at our city requirements for multiple family dwellings. Are they more strict about landscaping than those for private businesses? They should be.

Surely there is something that can be done to stop this. Thanks for hearing me out on this. Please help us find a solution.

Linda Hale
662-321-3070
4550 Ridgeway Dr.
Belden, MS. 38826

Pam Hadley

From: Lee Allred <allred.lee4370@gmail.com>
Sent: Tuesday, June 14, 2022 5:51 PM
To: Pam Hadley
Subject: [EXTERNAL] Flowerdale Apartment Complex proposal

Mrs. Hadley,

I am thankful for your service and leadership on the planning commission board. My family moved to Tupelo 14 years ago and at that time we were told by many people to live outside of Tupelo. We made the choice then to purchase a home in The Meadow Lake area and continue to live in the city of Tupelo in the Ridgeway subdivision. I am concerned about our city and the ability of many middle income families to have affordable housing. I applaud what you and others have done to clean up the blighted areas as well as attempting to attract middle class families back into the City of Tupelo. On the other hand, I am concerned about the potential new development of apartment complexes in our city. I am most concerned about the possible addition of a third complex being added to the westside of Tupelo between West Jackson Street and McCullough Blvd. Tupelo does not need additional apartment complexes. We need affordable housing for young families. Apartments attract blight. I am asking that you do everything possible to oppose and halt the development of the proposed Flowerdale Commons Apartment Complex on Colonial Estate Road.

Thank you for your consideration,
Lee Allred
662-322-1011

July 19, 2022

Honorable Lynn Bryan, President
Tupelo City Council

DELIVERED VIA EMAIL

Dear Mr. Bryan,

At the request of Mr. Glen McCullough, I have been asked to review the analysis and opinion of Mr. Blake Mendrop, P.E., regarding the intent of the Mixed-Use Employment District (MUE) in the Development Code of the City of Tupelo. Mr. Mendrop's opinion was provided to the Tupelo Planning Committee at a recent meeting related to a proposed development within this zoning district consisting exclusively of housing.

The matter in question is the appropriateness of development consisting solely of housing within this district. The intent of the Mixed-Use Employment District is outlined in section 4.12 of the Development Code. The purpose and intent of the MUE district (sections 4.12.1 and 4.12.2 respectively) are restated below (with emphasis added):

MUE Purpose and Intent

The objective of the Mixed-Use Employment District (MUE) is to provide concentrated areas of high-quality employment facilities that may be integrated with or adjacent to complementary retail and commercial uses and medium density residential uses. Mixed-use employment areas should have direct access to arterial or collector streets and shall be compatible with and connected to the surrounding development as well as any nearby parks, open space, and pathways. Mixed use employment areas may include corporate office headquarters, hospitals and medical centers, research and development facilities, business parks, and educational facilities in planned, campus-like settings. Secondary uses such as live-work units, medium-density residential housing, and complementary commercial uses are encouraged. Developers in the MUE districts may choose between pedestrian-scaled standards (MUE-1) and conventional standards (MUE-2), with the exception that properties adjoining pedestrian-oriented development shall use that set of standards.

MUE Development Emphasis

The standards in the MUE district are intended to promote higher-quality design standards at street frontages and gateways and allow a wider range of uses in existing commercial and employment corridors. Some residential units may be mixed into the MUE district, either on upper floors of mixed-use buildings or along the edges of the MUE district to provide a buffer between the commercial district and adjacent residential development

919 Gerwell Road, Hernando, MS 38632 ♦ 901-268-7566 ♦ Bob@OrionPlanningDesign.com

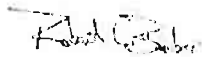
Jacksonville, FL | Hernando, MS | Chattanooga, TN
St. Simons Island, GA | Missoula, MT

After citing these sections, The Mendrop memo concludes from its code analysis that the MUE District is designed to facilitate a mix of uses dominated by employment uses. Mendrop further concludes that development proposed without such a use mix (such as solely housing) would fail to meet the MUE district's intent.

In my professional opinion, I strongly concur with Mr. Mendrop's conclusions in this matter. Further, I would note that the permitted residential uses are stated as "secondary" to primary employment uses, thus strengthening the dominant employment purposes of the district.

Thank you for your attention. I regret that I am unable to present this opinion to you in person, but a prior obligation has prevented me from doing so. May we request that this opinion be included in Council's record on the matter?

Respectfully,



Robert L. Barber, FAICP
Partner, Orion Planning + Design

c. Glen McCullough, Paula Fareese

RLB/bb

Tanner Newman

From: Lee Allred <allred.lee4370@gmail.com>
Sent: Tuesday, June 14, 2022 5:48 PM
To: Tanner Newman

Mr. Newman

I am thankful for your leadership and manner in which you have led our city development services office over the past months. I believe your efforts have once again set Tupelo in a very constructive and positive direction. My family moved to Tupelo 14 years ago and at that time we were told by many people to live outside of Tupelo. We made the choice then to purchase a home in The Meadow Lake area and continue to live in the city of Tupelo in the Ridgeway subdivision. I am concerned about our city and the ability of many middle income families to have affordable housing. I applaud what you and others have done to clean up the blighted areas as well as attempting to attract middle class families back into the City of Tupelo. On the other hand, I am concerned about the potential new developments of apartment complexes in our city. I am most concerned about the possible addition of a third complex being added to the westside of Tupelo between West Jackson Street and McCullough Blvd.

Tupelo does not need additional apartment complexes. We need affordable housing for young families. Apartments attract blight. I am asking that you do everything possible to oppose and halt the development of the proposed Flowerdale Commons Apartment Complex on Colonial Estate Road.

Thank you for your consideration,

Lee Allred

662-322-1011

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Tanner Newman

From: LINDA HALE <lindahale1@comcast.net>
Sent: Wednesday, June 22, 2022 12:36 PM
To: Tanner Newman
Subject: Concern

Tanner,

I first want to compliment the city on protecting and improving so many areas like Downtown, West Jackson Street Neighborhood, Joyner Neighborhood and Belair to name a few. It's going to improve the areas considerably and add to the property values of the surrounding homes.

I am very concerned about the Apartment Complex being built on Colonial Estates Dr. I am a resident of Ridgeway neighborhood. The city code states...

Zoning protects the rights of property owners and allows them the reasonable use of their property insofar as the use does not negatively affect the health, safety, or welfare of abutting properties or the neighborhood.

I believe this will negatively affect the safety and welfare of the entire West Side of Tupelo.

I was a teacher in the early 80s when so many apartments were concentrated in the Ida, Lawndale area. The apartments at the end of Monument Drive were the nail in the coffin on those neighborhoods. I'm proud our city government has improved the area but we could have avoided a lot of crime and expense by spreading out the apartments initially.

We already have 2 very large apartment complexes right in our area. While they are nicer, apartment residents are more transient than homeowners. One of these is already older. When they get run down and are not updated, the clientele goes down and the neighborhood. It is already happening with one of the complexes. Why should we allow another so money has to be poured into the area like we have in Joyner, West Jackson and Downtown? We are CREATING and ALLOWING a problem to develop.

I understand the area may be zoned multi use. If possibly I would like this development to be denied. If not denied, at least put restrictions on the development so it will ensure the buildings won't flood...it's VERY low there, which is why it has not been developed by a developer for homes. The area needs to be raised. The only thing worse than a subsidized low income apartment complex is one that is flooded out and a horrible eyesore that will eventually fall on the city and Tupelo resident's tax dollars to improve. The city could require more parking spaces, green space, washer dryer hook ups and more distance between buildings. I'm not a developer but if our standards are higher it will make it more difficult to build things that will be a detriment to our wonderful city.

Another concern is the foot traffic that accompanies these projects. The nearest place

for these residents to walk and get food and house hold goods is the Shell or Chevron stations on McCullough. Either one they would have to cross 5 lanes of traffic to get to the stores. No sidewalks are on side of the road making it even more dangerous.

I understand there is a housing shortage but larger multi family dwellings are a detriment to our city. They rarely maintain good standards...until they go to pot and either the city buys them or a private company comes in and revamps. The laws are so strict to protect the renter, the landlords often can be unpaid for literally a year before renters are evicted. We just need some balance.

Perhaps we need to look at our city requirements for multiple family dwellings. Are they more strict about landscaping than those for private businesses? Are the building codes as strict as they are for a business? They should be.

Surely there is something that can be done to stop this. Thanks for hearing me out on this. Please help us find a solution. I'm happy to help.

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