

## **TUPELO PLANNING COMMITTEE**

**June 1, 2020**

### **CALL TO ORDER**

Chair Leslie Mart called the meeting to order. Other members present were Mr. Bill Smith, Mr. Gus Hildenbrand, Mr. Ted Moll, Mrs. Patti Thompson, and Jimmy Swann. Mr. Hildenbrand provided the invocation and Mr. Swann led the Pledge of Allegiance. Staff present were Pat Falkner and Marilyn Vail of the Development Services Department.

### **APPROVAL OF MINUTES**

The minutes of the February 3 meetings were approved on a motion by Mr. Hildenbrand, seconded by Mrs. Thompson.

### **NEW BUSINESS**

**VAR 20-04:** Application from Williams Sign Company on behalf of TAG Truck Center, 4600 McCullough Boulevard to have two ground / free standing signs.

Randy Hill, 821 Banks Avenue, Memphis TN of Williams Sign Company spoke on the application. He explained that TAG Truck Center wanted a sign at the entrance to their new facility that would provide clear visibility for trucks coming from McCullough Boulevard. The entrance is seven feet below the grade of the street and is hidden from the north by trees. Mr. Hill noted that the company did have a 100 foot ground sign on the property but that this sign was to be used to advertise their brand Freightliner under the terms of their franchise agreement.

Mr. Swann asked if the requested sign would have any safety benefits for the company or the public. Mr. Hill answered that it would as trucks need to be able to see an entrance in plenty of time to slow down and turn safely.

Ms. Mart asked about the size of the requested sign, the size of signage generally for the zoning district, and the distance from the location of the requested sign to the 100 foot pylon sign. The picture of the proposed sign with dimensions was shown. Mr. Falkner gave the basic size standard of 16 feet in height and 100 square feet in area. The proposed sign is 13 feet high and 60 square feet. The distance between signs was estimated as over 600 feet.

Mr. Swann made a motion to approve the variance. Mr. Hildenbrand seconded and the motion was passed unanimously.

**FLEX 20-02:** The Department of Development Services has received a request for a Flexibility Use Review from Mark Summers of Lakefront Gardens to renovate the buildings at his business into duplexes and build five additional duplexes.

Mark Summers spoke, explaining that he wanted to convert his existing business location at 1030 South Veterans Boulevard to an area of residential duplexes. The project would begin with renovation of the two existing buildings with addition of up to five more structures.

Ms. Mart asked what would be done to make the site look more residential. Mr. Summers answered that the buildings were currently board and batt with a stone water table. He plans to enclose the porch area and to increase the landscaping and green space.

Mr. Hildenbrand asked what size the dwelling units would be. Mr. Summers answered that the first building would be divided into 800 and 700 foot units, with the units in the second building smaller one bedroom units.

Ms. Mart asked if there were doors from the bedrooms. Mr. Summers said that there were doors opening into private garden areas.

Mr. Hildenbrand asked who the potential tenants might be. Mr. Summers expected that they might be rented to hospital workers, students, young single people.

Ms. Mart asked about the rent range; Mr. Summers said it would be \$700 to \$900 a month.

Mr. Moll asked about the time line for development. Mr. Summers estimated that the first buildings could be completed by fall.

Mr. Hildenbrand asked if the existing buildings were built on slabs and would that slab have to be cut. Mr. Summers answered that the slabs would have to be cut.

Ms. Mart asked about landscape screening across the front of the project. She noted that the submitted drawing showed landscaping on both sides of the entrance but none in the area between the future buildings and Veterans Boulevard. Mr. Summers explained that he had begun installing some plantings in that area and would have a full landscape screen there.

MS. Mart asked if sidewalks were required. Mr. Falkner answered that they were not.

Mr. Moll asked if the property was within walking distance of the ICC campus. Members discussed potential for pedestrian connections. Mr. Summers explained that he had a utility easement to Canal Street but that it was only 10 feet wide and could not be used for a sidewalk due to the utilities that would be in place.

Ms. Mart asked if a fire hydrant was required. Mr. Summers said that one would be placed at the front of the property as instructed by the fire department.

Mr. Moll asked if there was room for a fire truck to turn around. Mr. Summers reported that the turnaround had been designed with direction from the fire marshal.

Mr. Falkner explained that the establishment of the duplex use in a commercial zone was what required the committee approval, and that there were few standards applying to a residential property in a commercial zoning district.

Mr. Moll made a motion to approve the application.

Ms. Mart asked if awnings or some other measures to provide shade could be added. Mr. Summers said that they could be.

Mr. Moll amended his motion to include the condition that awnings or other structures to provide shade would be added over the doors, and that the site be landscaped to meet applicable standards. Mr. Smith seconded the motion which passed with all voting in favor.

**MAJSUB 20-01:** The Department of Development Services has received an application for a new 39 lot subdivision, Fairpark Phase IV, from the Tupelo Redevelopment Agency.

Debbie Brangenberg of the Downtown Main Street Association spoke for the Redevelopment Agency. She explained that the subdivision plat provides for the creation of residential lots in all of the remaining Fairpark residential areas between Fairpark Drive and Elizabeth Street. The prevailing lot size and setback patterns of the existing residential section is to be continued. Some lots will have front access while others will be accessed from rear alleys. The design standards already in use would continue, with minimum square footage requirements written into the covenants on the property.

Mr. Hildenbrand asked how many residents were in the existing residential section. Ms. Brangenberg answered that the last of the original 16 lots was under construction. She also explained that TRA had a contract on the area between the water feature and the railroad that would also be developed with residences.

Ms. Mart asked if the single story houses would have handicapped accessibility. Ms. Brangenberg answered that the design criteria could accommodate accessibility. Mr. Hildenbrand noted that the houses on the first 7 lots would have to be two story in order to have 1500 square feet. Ms. Brangenberg agreed.

Mr. Falkner explained that the subdivision was consistent with the original master plan for Fairpark.

Mr. Hildenbrand made a motion to approve the subdivision, with Mr. Smith seconding and all voting in favor.

### **Election of Officers**

Scott Davis was nominated as Vice Chair and Jimmy Swann as Secretary, with election by acclamation.

Mr. Hildenbrand made a motion to adjourn. Mr. Smith seconded. The motion passed unanimously.

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Mr. Falkner noted that one application had been received for the July meeting and a second was possible. Ms. Mart set the work session for June 29 and the meeting for July 6.

The meeting was adjourned on a motion by Mr. Hildenbrand, seconded by Mr. Smith.