

**COMPATIBLE USE APPLICATION
CITY OF TUPELO**

Department of Development Services
PO Box 1485, Tupelo, MS 38802-1485
Phone (662) 841-6510 FAX (662) 841-6550
<http://www.tupeloms.gov/developmentservices>

COMP22-12

As owner, agent, or attorney (indicate which) it is requested that the property located in Tupelo, Mississippi, described as follows:

PARCEL 106C-13-011-00

be considered for a Compatible Use Permit under Section 12.12 of the Tupelo Development Code, to allow:

Campground And RV Park

This property is zoned MDR.

Attached and made a part of the application are the following:

1. Plat of the property sought to be considered, 8 1/2 x 11 inches in size, to scale, showing dimensions thereof and width of any street contiguous thereto.
2. Application fee of \$75.00.
3. Any other information in support of your application.

I hereby certify that all of the above information is true and correct and that I have received or retained a copy of this application. I understand that if I or my representative does not attend the meeting, the application could be tabled or denied.

DATE 7-18-22 NAME Jeremie Richardson
(Please Print)

DAY PHONE NUMBER 662 871 7337

Signature 

Mailing Address 932 William St, Tupelo, MS 38801

Email Address vegastgns@gmail.com

NOTES: Southern Heights RV LLC

In support of the application you must show in detail that the proposed use:

- (a) Is in harmony with the area and is not substantially injurious to the value of properties in the general vicinity;
 - (b) Conforms with all special requirements applicable to the use;
 - (c) Will not adversely affect the health or safety of the public; and
4. Submit an application and the meeting will be scheduled to the convenience of the applicant and to meet the legal requirements of the mailing of Public Hearing Notices. Usually to be scheduled with 21 days of application submittal. Public Hearing Notices must be mailed at least seven days prior to meeting date.
5. Applicant must present the case at the meeting which is held in the Department of Development Services on the third floor of 71 East Troy Street.
6. **MEETING DATE** 8/18/22 @ 6:00pm Thursday
(TO BE COMPLETED BY PERSON ACCEPTING THE APPLICATION.)

SITE INFORMATION FOR PROPOSED PROJECT

SOUTH PARK RV RESORT

LOCATION:
WEST END OF MITCHELL ST
SOUTH OF CITY TREE FARM

PARCELS: PART OF
106C1301100
NEW PARCEL NUMBER
REQUIRED

OWNER:
SOMNUUEK
POOMIWATRACANONT
DEED 2021015131

ZONING: MUR

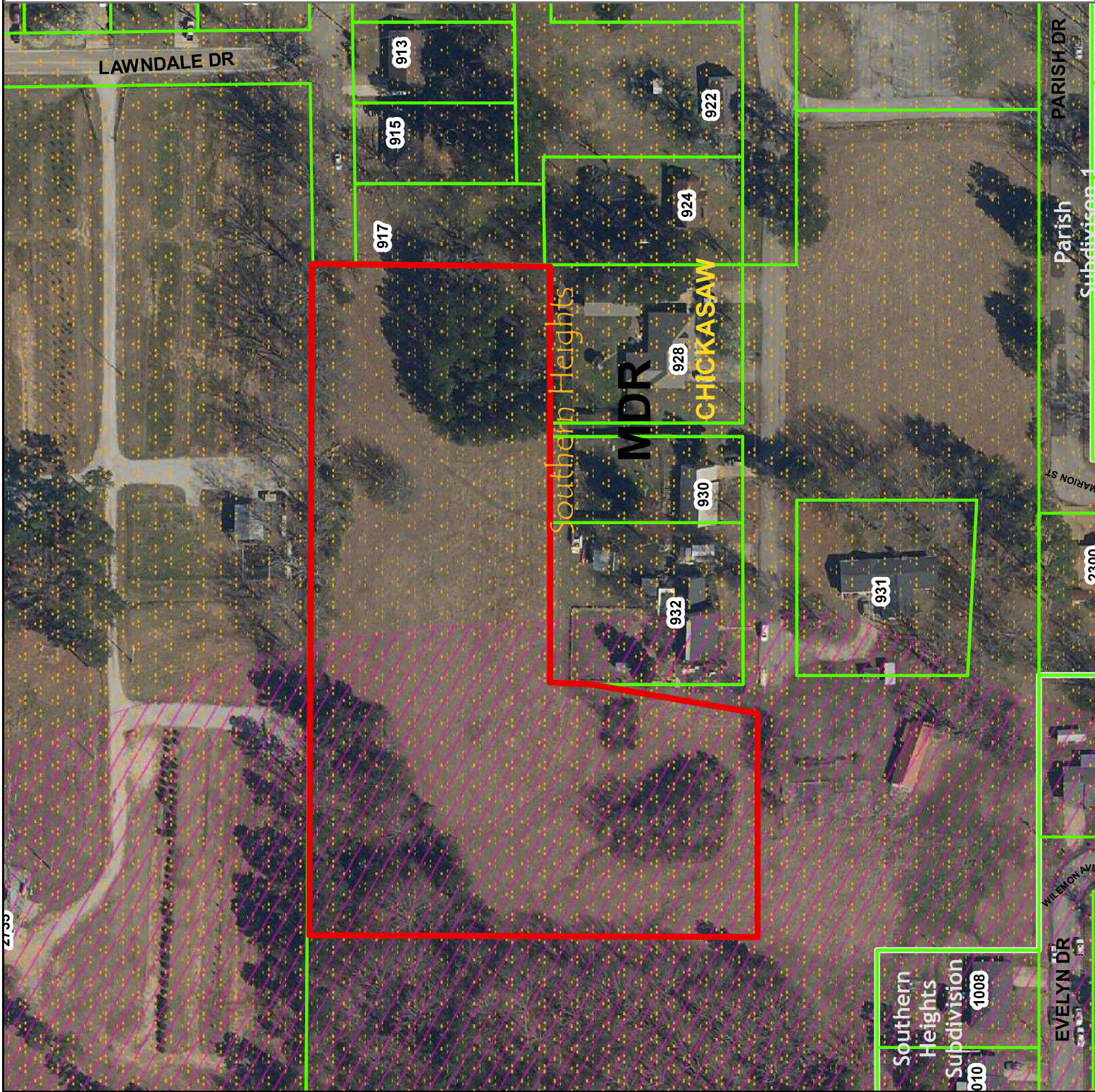
FLOODZONE: N/A

HISTORIC DISTRICT: N/A

CHICKASAW REVIEW: YES

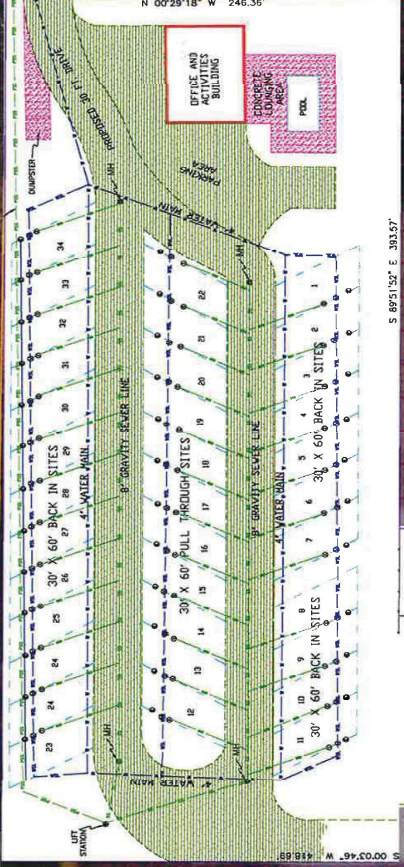
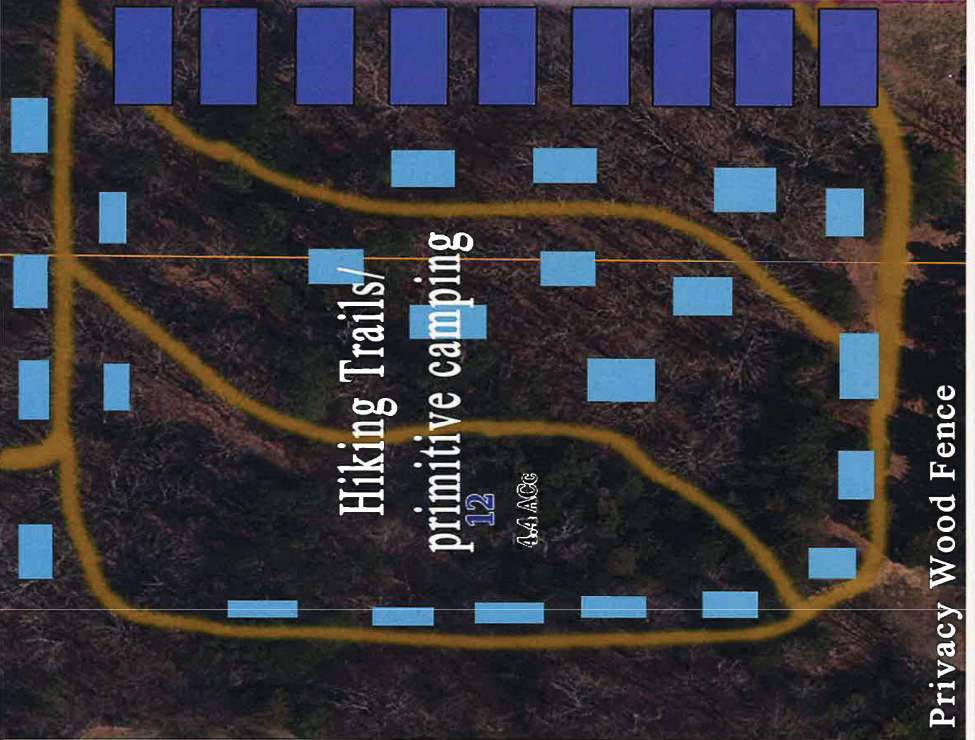
SUSPECT SOILS: YES

WARD: 7



To Theron Nichols Park

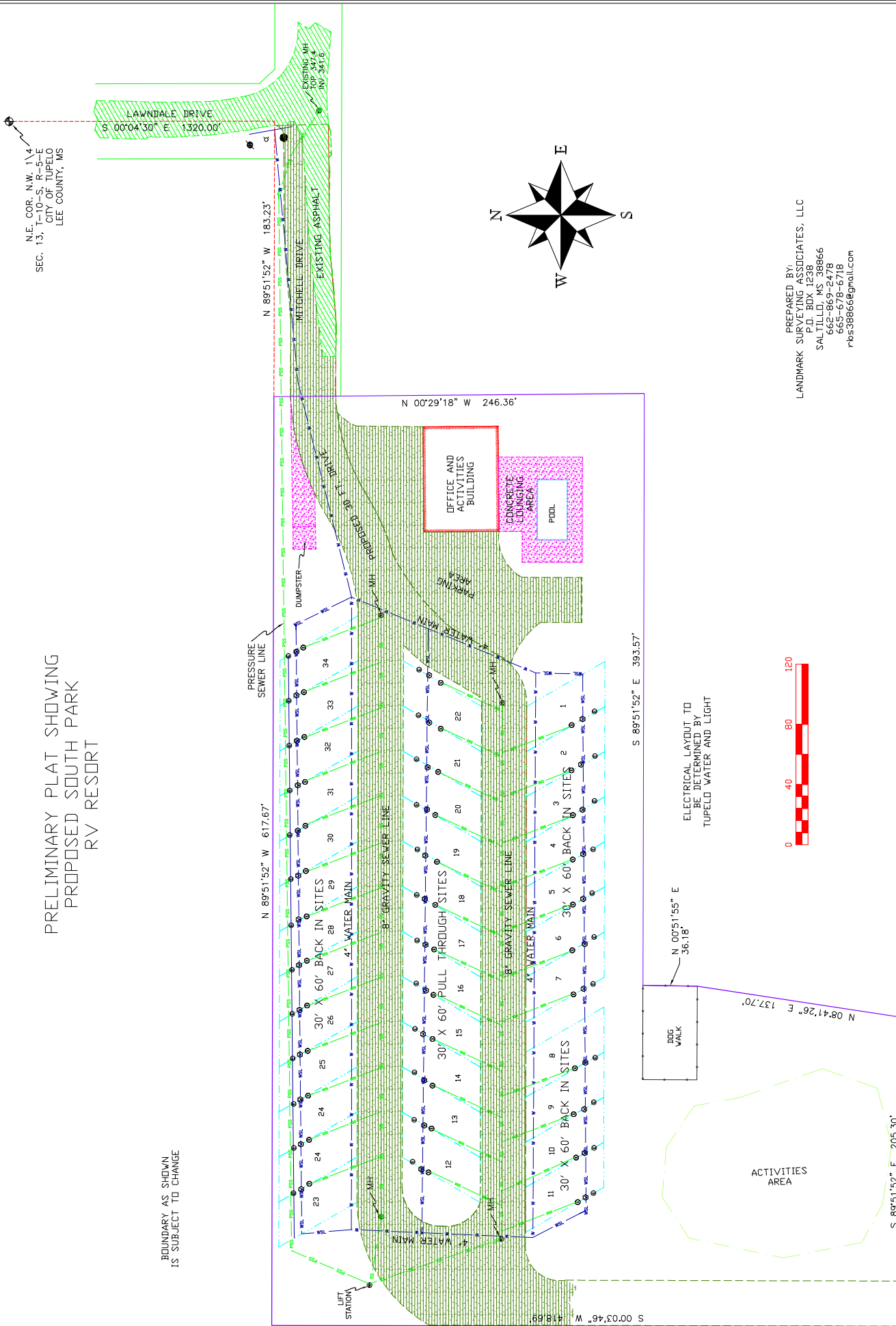
Lawndale/ Mitchel st



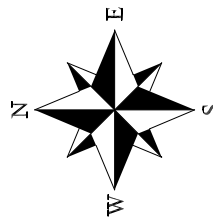
Cabin Rentals

PRELIMINARY PLAT SHOWING
PROPOSED SOUTH PARK
RV RESORT

BOUNDARY AS SHOWN
IS SUBJECT TO CHANGE



N.E. COR. N.W. 1/4
SEC. 13, T-10-S, R-5-E
CITY OF TUPELO
LEE COUNTY, MS



PREPARED BY:
LANDMARK SURVEYING ASSOCIATES, LLC
SALTILLO, MS, 38866
662-869-2478
662-878-6718
rbs36866@gmail.com

ELECTRICAL LAYOUT TO
BE DETERMINED BY
TUPELO WATER AND LIGHT



WILLIAM DRIVE

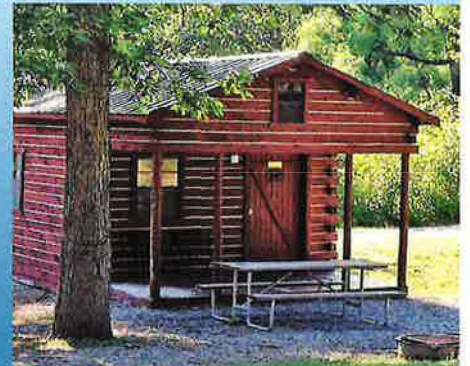
Cabin design proposals for short term rental 30 days or less



Treehouse



Park Models



Cabin Rentals

Roadway Asphalt with concrete slab for parking



Office and Activies center



Campground and/or RV park

Site Plan

- Lot size and dimensions 30x60'
- Setbacks
- Right of way and easements
- Permanent structures
 - o Square feet 6,000' sq
 - o Structure type and materials used metal building
 - o Exterior finish materials stone.
 - o Structure height 20'
 - o Foundation type and slab height Concrete , city code
- Primitive site locations will be in wooded area no closer than 20' from any privacy fence
- Hookup/RV pad sites 34 total
- Fire ring locations limited to approved camping areas
- Water access points (less than 25 ft from fire rings required)
- Parking pad locations and materials used concrete
- Entry and exit route with Fire required dimensions for access and turn radius
- Security gate location securing entrance to swimming pool
- Dumpster location near entrance on north side enclosed with wood fencing
- waste disposal near dumpster and also located on each pad
- On-site recreational areas will be near office
- Security measures 24 hour staff on site. Security cameras at each entrance and roadway
- Landscaping and buffering natural wooded areas and privacy fencing near residential .
- Informational signage throughout park, signage will be placed with regulations and rules
- throughout areas of park
 - Existing utilities
 - Individually metered sites marked
 - Utilities plan with proposed hook up locations to existing utilities
 - electric will be underground and near entrance from current nearest city pole
 - extinguishers will be placed in locations near street lighting
 - Restroom facilities will be housed inside office structure along with Shower facilities, laundry

Stay Extensions: Unscheduled extensions to your stay often require a site change and will be subject to availability.

Quiet Hours: Quiet Hours are After 10:00 PM. No running of generators at any time.

CANCELLATION POLICY: We have one of the friendliest cancellation policies in our industry. As with any business, cancellations are unfortunate for the guest as well as the resort, there is a \$25 fee if cancelled with 14 days of your arrival date.

You hereby agree to comply with the Rules and Regulations. If you fail or refuse to comply with any of the Rules and Regulations, you will be in breach of the Agreement, in which case Southern Heights RV, LLC will have the right to all legal remedies set forth in the Agreement, the Rules and Regulations, and applicable Mississippi statutes and regulations, including, but not limited to, your eviction from the Park.

Therefore, Southern Heights RV, LLC shall be entitled to damages, including attorneys' fees and costs incurred in enforcing the Agreement and the Rules and Regulations.

SITE MAINTENANCE: Keep your site neat and free of litter including cigarettes. There are trash cans throughout the resort for your convenience. We provide a daily trash pickup starting at 8 a.m. Mon-Fri. Trash bags must be sturdy and tied. Do not place mats on the grass in your site. For safety reasons, clothes lines are not allowed in this location. Do not hang towels, clothing, linens or other articles from trees or fences. Tents, screen rooms or any other structures not permanently attached to an RV are not allowed in this park. *Mowing is Tuesday, weather permitting* Please remove items on the lawn for this day.

GRILL USE: There are grills for use by our guests. Please keep the area clean and remove all items when finished. Protective mats - Please always use a protective mat under any grill/cooking appliance set on our picnic tables.

FOOD: You are visiting the country. Please keep all food and coolers inside. Storing grills inside is also recommended.

CAMPFIRES: Open fires are permitted in our designated campfire areas only. No open fires are permitted in any RV site unless you are staying in one of the "luxury" sites where you have a private campfire area.

PET POLICY: Pets are welcome in RV sites. To continue welcoming pets, we enforce a pet policy. A responsible owner and well-behaved pet will find these to be basic requests. All dogs should be leashed when not in the Dog Park.

- Pets are limited to 2 per RV Site.
- Pets may not be kept in autos, trailers, or fencing outside an RV. Pets may be tied outside an RV if a guest is outside with them.
- A fenced dog walk area is provided for walking your pet on grass. Water is also provided for your pets in the dog walking area. Please pick up after your pet in all areas.
- Quiet, well behaved pets only please. If your pet is excessively noisy, please do not leave them unattended. If your pet disturbs or threatens another guest or employee of the RV Park, the pet will be asked to leave.

WIFI: Complimentary Wi-Fi access is provided. Wi-Fi speed is impacted by usage which is high between 5:00 PM and 12:00 PM. We do not guarantee Wi-Fi, while every effort has been made to provide Wi-Fi to every guest. Our system is designed to support email, messaging, and similar communication activities.

We require all Vendors to have General Liability Insurance to do work on site here at Southern Heights RV. They are also required to provide a Certificate to be put on file in the General Store. We have a list of approved Vendors as well as a list of all Vendors in the north mississippi area. We want you, as our guest, to be able to contact any of the Vendors for your repair needs, however, any Vendor not on our approved list will require you to take your coach off-site for the work to be completed. This requirement is to protect all parties in the case of unforeseen accidents. If a Vendor is on site who is not on our approved list will be asked to leave.

AMENITIES

-Putting Green

•Pickle ball courts

•Fenced Dog Park

•General Store on site

•Horseshoes and corn hole

•Monthly Socials

•Water

•Electric 50 AMP - 30 AMP Available with purchase of adapter sold in General Store.

•Sewer

•WIFI: password to be provided

THE RESORT IS MONITORED 24 HOURS A DAY, SEVEN DAYS A WEEK BY A VARIETY OF SECURITY CAMERAS

Southern Heights

RV, LLC will not be responsible for fire, accidents, or loss of personal property/valuables of any kind. Guests accept lodging and site rental privileges with the understanding they are responsible for their safety and their children's safety. Southern Heights

RV, LLC is not responsible for water spots on any RV's from sprinklers, etc. We are not responsible for power surges; we do have protectors in the General Store if you need them.