

City of Tupelo
Compatibility Hearing
August 18, 2022, 6:00 PM

Project: Southern Heights RV Park and Campground

Project Proposal Summary: A construction and compatibility application have been received by the Department of Development Services for parcel 106C-13-011-00 in the City of Tupelo for the proposed development of a campground with thirty-four (34) full service hook-up RV sites, office and activities building, and in ground pool.

Department of Development Services Action Required: The parcel is located in the Medium Density Residential zoning district which designates “Campground and/or RV Park” as an Allowed Use by Compatibility. Use by Compatibility requires a public hearing and a decision by the Director of Development Services to approve, approve with conditions, deny, or table the decision for compatible use approval.

Application Number:	COMP22-12	Application Type: Compatible Use
Parcel Numbers:	106C-13-011-00	Meeting Date: August 18, 2022
Applicant:	Jeremie Richardson	Developer
Location:	N/W/S of 932 Williams Street, Tupelo; South of Theron Nichols Park in the Southern Heights Neighborhood	
Purpose:	Compatible Use Public Hearing and Review	
Present Zoning:	Medium Density Residential (MDR)	
Existing Land Use:	Vacant	
Size of Property:	10.76129 total (approximately 2/3 of the parcel will be utilized for the project and is subject to required subdivision of the parcel)	
Surrounding Land Use and Zoning:	N – City of Tupelo Public Works Tree Farm and Theron Nichols Public Park located in A/O Zone; W, E, S – single family residential in MDR zone	
Future Land Use:	Property is not located in a flood zone	
Applicable Regulations:	12.2 – Common Review Procedures; 12.12 – Compatible and Flexible Use Procedures 12.11.2.2 – Minor Site Plan	

Driving Directions: From the intersection of Cliff Gookin Drive and Lawndale Drive, proceed south on Lawndale Drive and continue south through the intersection of Lawndale Drive and Mitchell Road. Lawndale Road terminates at a two way stop with Mitchell Street. The property is accessed to the right (west) at the intersection where the access apron will align with Mitchell Street.

Special Information: The proposed development requires no tree removal of the tree buffer to the west of the property which encompasses approximately 4 acres of heavily wooded pine and hardwood between the eastern property lines of residential lots and the southern property line of Theron Nichols Park.

The southern boundary of the property is applicant owned or applicant family owned residential, single family residential with a portion front

Future Phase 2, on Parcel 106C-13-012-00 makes up the western portion of the property with 4.38396 acres of wooded buffer that will be retained. The parcel is under the same ownership as the proposed Phase 1 and is the location of proposed Phase 2 development for primitive campground and walking trails.

STAFF ANALYSIS

Development Code:

Definition of Use:

CAMPGROUND/RV PARK: Land used or intended to be used, let, or rented for occupancy by vacationing transient campers traveling by automobile or otherwise, or for occupancy by tents, or other movable or temporary sleeping quarters of any kind, together with automobile parking spaces and incidental utility structures and facilities required and provided in connection with the use. This use shall not include manufactured or mobile home sales, repair, or storage.

12.12.2 (7):

Criteria for Approval of Compatible and Flexible Use Permits. Applications for compatible or flexible use permits shall be approved only if the approving authority finds that the use as proposed or the use as proposed with conditions:

- (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; and
- (c) Will not adversely affect the health or safety of the public.

Pre-Development Conference: Applicant has completed a pre-development conference with the Department of Development Services (DDS), attended neighborhood meetings, and discussed his proposal with many surrounding property owners and neighborhood residents. The applicant has met with the Ward 7 Councilperson. A staff hearing has been conducted with the applicant, Director of DDS and City of Tupelo administration. All required forms and required fees have been received by DDS and public notices toward a public hearing mailed to adjacent property owners within 500 ft.

During pre-development DDS requested operations procedures and guidelines and rules that would govern the operations of the facility. These have been submitted and comments relayed to the developer for amendment. A second draft has been initiated by the developer.

Preliminary plan review by City departments has been completed and initial comments and requirements submitted to the developer. The developer has engaged a surveyor and engineer to assist with amending the site plan to accommodate the City's requirements related to utilities, street access, fire, drainage and erosion control, internal access, and security and fire access. Site plan approval is not required prior to a decision regarding allowed use.

Ownership: Parcel is owned by LOMENICK ENTERPRISES LP. A deed and ownership permission letter have been received.

Lot Development: The southeastern portion of the parcel is separated from the proposed project location by Williams Street and 931 Williams Street.

Allowable Variances and Administrative Adjustments:

None Required

Further Action: (12.17) An appeal of an administrative decision shall be taken by filing a written notice of appeal specifying the grounds for the appeal with the Director of Development Services and with the Planning Committee. An appeal of an administrative decision shall be filed with the Department of Development Services within three days of receipt of the decision.

Appeals will be considered by the City of Tupelo Planning Committee during a public hearing. Public notice of an appeal hearing will be mailed to adjacent property owners within 500 ft of the location for the proposed project.

Appeal of decision by the Planning Committee for Compatible Use may be filed with the City Council within three days of the Planning Committee decision.

If approved, the proposed project will be subject to all requirements and standards of a minor site plan:

12.11.2.2. Minor Site Plans.

- (1) *Criteria:* Projects that do not meet the criteria for basic or major site plans shall be considered minor site plans if they meet the following standards.
 - (a) Minor site plans shall request no modifications of any of the standards established in this Code other than those which may be allowed through the compatible use review process;
 - (b) They do not involve the development of any use that requires the issuance of a flexible use permit.
- (2) *Approval:* Minor site plans shall be approved by the Director of Development Services with the concurrence of any departments who would be affected by the plan, such as building, fire, and public works.