

**MINUTES OF THE
TUPELO PLANNING COMMITTEE
June 7, 2021**

CALL TO ORDER

Chairman Scott Davis called the meeting to order. Ms. Patti Thompson, Mr. Gus Hildenbrand, Ms. Pam Hadley, Mr. Lindsay Leake, Ms. Leslie Mart, and Development Services staff members Pat Falkner, Russ Wilson, and Marilyn Vail were present.

Chairman Davis asked Mr. Lindsay Leake to open with a prayer and Mrs. Patti Thompson to lead the pledge of allegiance.

REVIEW OF MAY 3, 2021 MINUTES

Chairman Davis asked the group if they had reviewed the minutes of the last meeting. Ms. Thompson made a motion to approve the minutes as presented, and Mr. Hildenbrand seconded. The motion carried by unanimous vote.

REPORT ON COUNCIL ACTIONS

Mr. Falkner reported that the May 3 actions were approved by the City Council at their May 18 meeting.

NEW BUSINESS

FLEXVAR 21-02: Application to allow on premises consumption of beer and light wine at 205 Gloster Street, less than 100 feet from protected building.

Randy Donald of 2101 Fillmore Street, Tupelo, appeared as applicant for the request. He explained that he had been working on improvements to the building at 205 North Gloster since 2019, but that the pandemic had shut down work on the project for some time. He stated that he intended to open a quality restaurant and that he did not think there would be any negative impacts on adjoining properties.

Mr. Hildenbrand asked when he hoped to open the business. Mr. Donald replied in the next month. Ms. Mart asked if there would be any exterior changes to the building. Mr. Donald said there would not be any other than landscaping. Ms. Hadley asked about hours of operation. Mr. Donald said the restaurant would be open from 6 to 12 Monday through Friday, 6 to 2 a.m. Saturday and Sunday. Mrs. Thompson asked if there would be any outdoor music. Mr. Donald said there are no plans to have that, but that he would ask for approval if it was proposed later.

Mr. Falkner reported that after reading the letter submitted by the owner of the daycare that is the 'protected building' in this case, that letter indicated that the owner did not object to the

variance. Since 'waiver or consent by owner of the protected building' is one of the findings which can support a variance, he felt that the request could be justified.

Mr. Davis suggested that previous variances on this issue had included a condition of approval for one year, with the approval to become permanent if no issues or complaints were received.

Mrs. Thompson made a motion to approve the application with that condition of approval of one year with permanent approval if no complaints received. Mr. Hildenbrand seconded and the motion passed by unanimous vote.

FLEXVAR 21-03: Request from Mr. Theodore Roach to allow placement of a metal carport in the front yard area of 1000 Taft Street.

Mr. Roach appeared, stating that he was asking for the variance in order to protect a church van and a family vehicle to be parked at his house.

Mr. Hildenbrand noted that due to the width of the right of way, his property line is 18 feet from the street and his existing parking pad extends into the right of way. The requested carport would be located at the property line with zero setback.

Mrs. Thompson asked if the van could not be parked at the church. Mr. Roach stated that there was no on site parking at the church.

Mr. Falkner noted that a metal carport cover would not be approved under the standards for accessory structures.

Mr. Hildenbrand said that it did not look possible for the carport to be placed within the required setbacks. He made the motion to deny the application, which was seconded by Ms. Mart. The motion passed unanimously.

FLEXVAR 21-04: Request from Mr. Henry Fisher on behalf of C-Spire for approval of a lot that does not meet minimum lot width or size standards (flag lot).

Mr. Fisher, P. O. Box 1062, Pell City Alabama, spoke for the application. He said that C-Spire had been looking for a site in the West Main/Coley Road area for fiber-optic equipment. C-Spire normally leases such sites, but the property owner was only willing to sell. The lot proposed is only 20 feet wide at the street, but includes a wider area at the rear where the equipment would be placed.

Ms. Mart asked if the billboard shown on the survey would remain. Mr. Fisher answered that it would, at least for the time being.

She asked if the trees at the rear of the property could be preserved. Mr. Fisher answered that they were mostly pines, but that only those that had to be taken out to place the equipment would be removed.

Ms. Mart asked about fencing and landscaping. Mr. Fisher answered that C-Spire would require security fencing and would work with the city for approval of the fence design and landscaping around it.

Ms. Mart asked if C-Spire would be willing in the future to sell the extra land at the back of the lot to the property owner to south, to square that lot off and make it more marketable. Mr. Fisher said he thought the company would be open to that.

Mrs. Thompson made a motion to approve the application. Ms. Hadley seconded and the motion passed unanimously.

The final item on the agenda was revision of Major Site Plan 18-01. No one was present to speak for the application. Mrs. Thompson moved to table the application, which was seconded by Ms. Hadley and passed unanimously.

Mr. Falkner reported that there were two applications in the office for July, and some others possible. Noting that the first Monday in July will be the Fourth of July holiday, Chairman Davis suggested that the committee meet for a work session at 5 p.m. on June 28, with the next regular meeting to be July 12.

The meeting was adjourned on a motion by Mrs. Thompson, seconded by Ms. Hadley.