

**MINUTES OF
THE TUPELO PLANNING COMMITTEE
FEBRUARY REGULAR MEETING
Monday, February 5, 2024
6:00 PM Cadence Arena**

CALL TO ORDER

Chair Lindsey Leake called the meeting to order. Committee members Scott Davis, Patti Thompson, Leslie Mart, Victor Fleitas, Mark Williams, Lindsey Leake, Bentley Nolan, and Pam Hadley were present. Gus Hildenbrand was absent. Staff members present were City Planner Jenny Savely. Chair Leake asked Bentley Nolan to open with a prayer and Victor Fleitas to lead the pledge. Chair Leake then presented an opening statement of the committee purpose and reviewed how the committee would conduct its business. The Staff and Committee were then asked to introduce themselves and did so.

Review of Minutes

There was no meeting in January 2024 and the December 2023 minutes were not available for review. Jenny apologized for the oversight and stated that the Zoning Administrator, Russ Wilson usually prepared the minutes, but that he had retired. The staff and committee send best wishes in his future endeavors.

Report on Council Actions

Jenny reported that the city council will hear the Major Site plan for Magnolia Grove, and they will finalize the text amendments to multifamily and congregate living tomorrow evening.

No Old Business

New Business

First Item: MAJSUB24-01 MAJOR SUBDIVISION, COMPATIBLE USE

Chair Leake asked for the staff analysis. Jenny Savely stated that yes, it is a two-part decision by the planning committee, and we have combined what is typically not a planning committee hearing with this hearing because all major subdivisions require planning committee approval. This is a 26-lot single family home subdivision situated almost at the intersection of Mount Vernon and McCullough. There is a new development there facing McCullough. This would be behind that and not seen from McCullough. Entry will be on Mount Vernon Road just north of that intersection. The decision before the planning is approval of the preliminary plat which includes several items that the developer and engineer has submitted to us as well as a compatible use approval for single family homes. This is in a mixed-use Commercial Corridor zoning district because the parcel is technically in the zoning district

right along McCullough it is zoned for the same uses there, however residential uses are permitted. But by what we refer to as compatibility meaning typically this would be the compatible use of this approval among the property owners 500 feet and we would invite them to a hearing to hear from them and provide feedback to whatever relevant to the proposal. This is a mixed use typically housing there would be denser, zero lot line, tighter less acreage per parcel development. However, because this is different from that, we are doing compatible use, we are going to put it in front of the Planning Committee, there are some members of the public here tonight as we did send notices as though it were a compatible use and invited you to come tonight instead of the middle of the day for a compatible use hearing. That said, we are recommending approval of the compatible use as well as the plat itself. This is an interesting location that does bring residential development that is larger acreage along Mount Vernon Road and in subdivisions north of McCullough. It's the same type of use. The lots here are about a 1/4 to 3/4 acre, varied throughout the subdivision to work with the topography. The engineer has done a great job working with the topography there and the drainage and preventing site lines to commercial development from the residential properties. That said, the presentation here, the setbacks are important to look at. Setbacks are 30 feet and 10 feet from the side. There will be lots that sit back off the road and not right on top of the sidewalk. This will be a very livable, walkable community, encouraging front porch living and folks getting to know their neighbors. Because there are only 26 lots. We don't anticipate and negative traffic impact to Mount Vernon and the drainage has been worked with engineering and public works Street will be dedicated to the city. They have sidewalks throughout the development as well as open space on the southern portion and the northern portion. I believe the southern portion is intended to have a walking trail with maybe a natural surface on that. Everything else meets our standards. We are recommending this because it is a unique parcel and a unique location, the city needs housing that is walkable residential development. We do see it as a positive development for the city generally. You have the previous plat that was proposed with acreage for each lot as well as the updated plat that shows the open space and the cluster mailbox at the immediate entry on the south side.

The applicants Chip & Debbie Waterer stated they live at 415 CR 430 Houlka at the east side of the Natchez Trace. In 1990 they bought Hydro Hose and started a company called Huntington Fabrics. They watched Dr. Campbell, a retired dentist, who had horses, ponies, and a few cattle. He had lots of trees, pine trees and a pecan grove on the west side. The property became available, and they bought it a couple of years ago. They envisioned a front porch community for downsizers. They don't want to change anything. They want to keep the oak trees and pecan trees, leaving the topography as natural as possible. There is a big deer population on it right now and a few turkeys. They plan sidewalks and a nature trail around the creek and possibly tie into the Natchez Trace Trail. One way in and one way out ensures the safety of the residents.

The meeting was opened for the committee to ask questions:

Bentley asked if there would be a HOA. The applicant answered that they are developing it as they go along. They would like to present it to the planning committee for advice on tweaking it.

Leslie asked if there was a pond on the property. The applicant answered that there was, but it really didn't hold water, an old levy, perhaps a beaver or muskrat got into it. It was a spot for watering Dr. Campbell's horse. It has been filled in and MDEQ paperwork has been completed. Leslie asked about green space. The plat shows it by the words Mount Vernon. Jenny stated that there is some open space by the road on the southern portion of the new plat. The developer mentioned that there might be some development in the open space for commercial development. To meet the 10% requirement for open space we plan to work on that during construction and negotiate that open space as they develop that site plan. Leslie asked about the space that turns down Mount Vernon for the entrance to the new development. Is it your plan to do some commercial development eventually there? We got the approval from MDOT, that owns that little weird little platting there. We would like to put something kind of catty-cornered to face both Mount Vernon and McCullough. We had someone look at it and it appears to be 4 to 5 thousand square feet, but we don't want to disturb the pecan trees. Leslie asked if the department would take into consideration the calculations of space not including what is future commercial. The deal is if we right now define that open space, then it is open space in perpetuity, it would be in the deed for that parcel. We wanted to let them work on where the commercial will be and then the remaining acreage will be parceled off as open space. Scott asked about future connections, will that be a possible road as you come in on the right? The applicant replied that there is Mount Vernon Chapel there and that is the old existing driveway that Dr. Campbell had going back to his tennis courts with a two room shack that his manager lived. We left it because it is so scenic with pecan trees on both sides. That will be an access road. Leslie asked if that is on the original plat. Jenny said it is on the new plat. The one at the entry way was for a possible retail space but they are not going to do it.

Jenny asked if that drive would connect back to the funeral home. The applicant stated that it would. He said that he has a permit from MDOT to make this wider entrance going in before you get to Mount Vernon. Scott asked if that future connection would go to the chapel? The applicant answered yes, it would. Scott asked on the southern part does the sidewalk stop and not continue back to the main road It looks like it wraps all the way around and stops as it turns back north. He asked what the reason was for not taking it back to the main road. The applicant replied it was less concrete, greener, more yard. Jenny added that because the stopping of how that main inlet comes in still meets the sidewalk requirements.

The Chair opened the public portion of the meeting and there were no respondents.

The Chair opened the committee discussion.

Leslie asked about the radius of the cul-de-sac. Could emergency vehicles navigate the curvature? Jenny stated that it was submitted to the Fire Marshall. He is reviewing it and making minor changes as needed. She didn't think it would change the plat significantly if he had any changes at all. They will address that in the construction documents, a very minor change, if any is needed. Leslie asked about the mailbox location. Jenny said it is on the southern open section and it is very small near a parallel parking area at the termination of the sidewalk. Victor asked if assuming an approval, is that something we need to stipulate as part of any approval or is that taken care of by city staff. Jenny said it would be taken care of by city staff during construction.

**Scott made the motion to approve the preliminary plat and approve the proposal.
Seconded by Victor.**

**The motion passed unanimously.
Jenny informed the applicant of the next steps.**

The next work session is February 26th with a public meeting on March 4th. We have several applications for March. Hope to be in council quarters for the March meeting.

Meeting adjourned.