

CITY OF TUPELO

PLANNING COMMITTEE MEETING MINUTES

Date: May 4, 2026, 6:00 P. M.

Location: City Council Chambers, City Hall, 71 East Troy Street, Tupelo, MS

CALL TO ORDER

Chairman Victor Fleitas called the meeting to order at 6:00 P.M.

- **Invocation:** Ms. Patti Thompson
- **Pledge of Allegiance:** Mr. Scott Davis

Board and staff introduced themselves for the record.

Committee Members Present:

Chairman Victor Fleitas, Mr. Mark Williams, Ms. Leslie Mart, Ms. Patti Thompson, Mr. Scott Davis, Mr. Lindsey Leake, Ms. Pam Hadley.

Staff Present:

Mr. Tanner Newman, Director of Development Services, Mr. Pat Falkner, Planning Consultant, Ms. Kim Rushing, Community Development and Outreach Coordinator, Mr. Patrick Reagan, Chief Building Inspector

APPROVAL OF MINUTES

- **Action:** Mr. Scott Davis moved to approve the April 6, 2026, meeting's minutes, seconded by Ms. Leslie Mart.
 - **Vote: Approved** by a show of hands. **Motion carried.**
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REPORT OF COUNCIL ACTION

- **Flex Variance 25-03 (1718 Briar Ridge 112B-04-003-02):**
 - Applicant, Mr. Tony Moore, appealed the committee's denial to the City Council.
 - City Council will hear the appeal at the May 5, 2026, council meeting.

- **Major Subdivision 26-01 Treetop/Locust Lane (174 lots 079L-32-005-02& 079L-32-005-20 – 005-23):**
 - City Council approved the rezoning for the property.
 - City Council also approved the major subdivision application of the preliminary plat.
 - **Major Subdivision 26-02 Gateway Landing (072-N-09-046-00):**
 - This application was approved by the City Council.
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FLEXVAR 26-03: 1701 N Gloster St. (Parcel – 084N-19-025-00)

Location: 1701 N Gloster St. Tupelo, MS 38804 MUCC

Request: Flexible variance to allow a 59.24 square foot electric sign on N. Gloster St. instead of the allowed 40 square feet.

Notices: Mr. Newman confirmed that adjoining property owners were notified. There have been no responses.

Applicant: Royal Oil Co., P. O. Box 1688, Tupelo, MS 38804, Nat Leathers, representative for Royal Oil Co.

- Applicant representative, Nat Leathers for Dodge's Store, stated the 59.24 sq. ft. calculation includes the "entirety of the gas price signs" (the "entire sign enclosure").
- The actual digital portions (numerals only) calculate to 39.16 square feet, which is less than the 40 square feet allowed.
- Option 9, the requested variance, allows for a "cleaner look" with a stable price, avoiding constant toggling between cash and credit prices, which is a "disadvantage both from a safety perspective as well as competitive" due to quicker travel speeds at the new location.
- Option 8 (45.2 sq. ft., based on electronic portions) was approved by city staff using administrative discretion and would be pursued if Option 9 is not permitted.

Public Hearing: Chairman Fleitas opened the public portion of the meeting. No one was present to speak, so the public portion of the application review was closed.

COMMITTEE DISCUSSION: Chairman Fleitas opened the floor for committee discussion and staff analysis.

Mr. Falkner stated there were no special conditions that would prevent the business from complying with the sign standards. No special circumstances are noted that result from the actions of the owner or applicant. The applicant has substantially completed the planned retail space that will be operating on the site. There are no known signs in the area that have been granted variances for additional area, and allowing this request would result in an advantage for

the applicant. A larger sign would not be materially detrimental to health, safety, or welfare, or likely to substantially increase traffic. The larger sign would, in fact, be incompatible with other properties with code-compliant signs. The proposed use is a use by right. In conclusion, the applicant has not demonstrated any special circumstance to justify a variance. The request to add sign area in order to display both cash and credit prices for gas could be satisfied by simply programming the allowed sign to display both sets of prices. The staff recommendation is **denial**.

Motion and Vote:

- **Action:** Motion was made by Mr. Davis to **deny FLEXVAR 26-03** request for variance. Ms. Mart seconded the motion.
- **Vote:** **Approved** by a show of hands. **Motion carried** (denial).

Appeal Notice:

- Mr. Newman announced a three-day appeal period, beginning the day after the meeting, for any party wishing to appeal the committee's decision to the City Council. If no appeals are made, the decision will be considered final.

RZ26-02 Zoning Map Change (Parcels 084S-18-001-18, 084S-18-001-04, 084S-18-001-19, 083U-07-066-06, 083U-07-003-00, 083U-07-005-00)

Location: Between Natchez Trace Parkway and Barnes Crossing Regional Center District

Request: Change Agriculture/Open Space to Regional Commercial zoning

Notices: Mr. Newman confirmed that adjoining property owners were notified. There have been no responses.

Applicant: **City of Tupelo** request to rezone approximately 226.59 acres off North Gloster St. From AO to RC. This rezoning is in conjunction with the completion of Phase 1 and the ongoing construction of Phase 2 of Woodford Way.

Staff Analysis: This rezoning request was submitted by the Development Services Department on behalf of the city, under code section 12.8.2, which allows the governing body or the director of Development Services to initiate a zoning change. This is sometimes done when multiple properties under different ownership are included in the proposed change. Agricultural/Open Space zoning is intended to serve as a holding category until development demand is in place; the uptake of other available land in the district and the potential for further development along the new road demonstrate the need for change. Recommendation: **Approve**

Public Hearing:

Chairman Fleitas opened the public portion of the meeting.

- Mike Waters, 1104 Dogwood Dr. Tupelo, MS

Mr. Waters was representing parcel 083U-07-005-00. He and his family were concerned about the taxation rate increase that would come when the land becomes commercially zoned. Mr. Newman and Mr. Davis explained that there would be no changes in the taxation unless there was some type of development on the parcel. The zoning criteria would not affect it.

Motion and Vote:

Action: Motion was made by Ms. Mart to **approve RZ-26-02**, Ms. Hadley seconded the motion.

• **Vote: Motion carried;** the matter was **approved**.

Next Steps:

The recommendation for rezoning will go before the city council.

Item T826.0

Request: Public hearing request to consider proposed amendments to chapters 2, 4, 5, and 11 of the Tupelo Development Code. The proposed amendments would update the design guidelines for the mixed-use Downtown Overlay District, update definitions and standards for congregate living facilities, and establish the Town Creek/ Woodford Way Overlay District.

Notices: Mr. Newman stated that this was strictly a public notice advertised through the statute of public notices. (Daily Journal ad #1716410)

Public Hearing:

Chairman Fleitas opened the public portion of the meeting. No one was present to speak, so the public portion of the application review was closed.

- **Woodford Way Overlay District:** The committee moved to recommend to the City Council the adoption of the Woodford Way overlay district, with specific amendments.
- **Purpose:** The district aligns with the rezoning and will establish design guidelines for street infrastructure and future development along Woodford Way, aiming to proactively manage traffic congestion, street cuts, and curb cuts.
- **Boundaries:** Includes the property being rezoned from Agriculture/Open to Regional Commercial, plus the parcel where Target is located, but excludes existing developments like Sam's Club, Chipotle, and Wesson and Mothershed Eye Clinic.
- **Street Infrastructure and Development Standards:** PARAG 512.2 includes guidelines for traffic signalization, driveway spacing, and direct driveway access for subdivided

properties. Developers are responsible for building new streets to city standards, and a map indicates "set in stone" allowed curb cut locations.

- **Amendments:** The recommendation includes changing the district name to "Woodford Way Overlay District" for clarity and correcting the sub-paragraph numbering in section 5.12.2 from "1, 2, 3, and 3" to "1, 2, 3, and 4."
- **Action Item:** The map for the overlay district needs to be updated to include the Target property and an "RC parcel" within the yellow boundary.

Motion and Vote:

Action: Motion was made by Mr. Davis to **approve** or recommend with the amendment that the name be adopted as Woodford Way Overlay District Mr. Williams seconded the motion.

Vote: **Motion carried;** the matter was **approved.**

Motion and Vote:

Action: Mr. Leake made a motion to **table** a vote on chapters 2, 4, 5, and 11 of the Tupelo Development Code, Ms. Thompson seconded.

Vote: Motion carried to **table** items 2, 4, 5, and 11 of the Tupelo Development Code.

OTHER BUSINESS

- **Work Session:** Thursday, May **28, 2026** at 5:15pm.
 - **Next Regular Meeting:** Monday, **June 1, 2026** at 6:00pm.
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ADJOURNMENT

Action: Motion was made by Ms. Thompson to adjourn, seconded by Ms. Mart. Motion carried.

Meeting adjourned.
