

CITY OF TUPELO

PLANNING COMMITTEE MEETING MINUTES

Date: February 2, 2026

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

CALL TO ORDER

The meeting was called to order by Chairman Victor Fleitas.

- **Invocation:** Mr. Lindsey Leake
- **Pledge of Allegiance:** Ms. Patti Thompson

Board and staff introduced themselves for the record.

Members Present:

Chairman Victor Fleitas; Mr. Mark Williams; Mr. Aaron Washington; Ms. Leslie Mart; Ms. Patti Thompson; Mr. Scott Davis; Mr. Lindsey Leake

Staff Present:

Ms. Mandolyn Shurden, Zoning Technician; Ms. Kim Rushing, Community Outreach and Housing Coordinator; Mr. Pat Faulkner, Planning Consultant; Mr. Patrick Reagan, Chief Inspector.

APPROVAL OF MINUTES

Action: Motion by Mr. Scott Davis, seconded by Mr. Lindsey Leake, to approve the minutes of the October 6, 2025, meeting.

Vote: Unanimous approval.

REPORT OF COUNCIL ACTION

Ms. Shurden reported none at this time.

NEW BUSINESS

FLEXVAR26-01 – 3875 NORTH GLOSTER STREET

Location: 3875 North Gloster Street

Request: To allow a variance for a wall sign that is 262 square feet

Ms. Shurden confirmed that adjoining property owners had been notified, and no responses were received.

Applicant: Mr. Stan House, Midsouth Signs, Columbus, Mississippi

Mr. House stated that the requested square footage was necessary due to the building's distance from the roadway. He explained that a smaller sign would not provide adequate visibility from North Gloster Street and that the business needed proper signage to attract customers.

He further explained that:

- The previous tenant had an approved variance for similar signage.
- The variance expired when the previous sign was removed.
- The new request is similar in size and location to the prior sign.

Public Hearing:

Chairman Fleitas opened the public portion of the meeting. No one appeared to speak, and the public portion was closed.

Committee Discussion:

Mr. Davis stated that the new sign is very close to the existing sign. Chairman Fleitas mentioned the previous variance granted to the building's prior occupant, and the applicant is requesting a variance because it can't be grandfathered in. Ms. Mart noted that the sign is appropriate for the space and will be a good fit.

Motion to approve was made by Ms. Leslie Mart, seconded by Ms. Patti Thompson, and passed unanimously.

FLEXVAR26-02 – 2065 LAKE CIRCLE DRIVE

Location: 2065 Lake Circle Drive, Parcel 074R-20-256-00

Request: To allow construction on a house with a 21' front setback rather than the required 40'.

Ms. Shurden confirmed that surrounding property owners had been notified. Two emails were received in opposition. The applicant submitted additional correspondence, including one letter

of support from an adjacent property owner and correspondence from the subdivision developer requesting approval.

Applicant: Mr. Brandon McMillan, Guntown, Mississippi

Mr. McMillan stated the setback error resulted from measuring from an incorrect reference point. He acknowledged the required setback is 40 feet, and the structure is placed at 21 feet. Mr. McMillan noted that reducing the garage depth by three feet could help but would not eliminate the variance.

Mr. Davis asked if there were homes in this subdivision with similar front setbacks and, if so, whether those were approved through a variance. Mr. McMillan responded that he was told by the developer that variances had been granted previously, but was unsure of the specifics. Mr. Washington asked if the variance is denied, would this require a new house plan? Mr. McMillan confirmed he would have to make a new house plan if this variance is denied. Ms. Thompson asked if this was a spec home and if the home had been sold. Mr. McMillan confirmed this is a spec home.

Mr. Faulkner presented the staff analysis and explained the seven findings that are required for variance approval. He stated that five of the seven findings were not met, and the front setback variance does not meet the required criteria; the staff has recommended denial.

Public Hearing:

Chairman Fleitas opened the public portion of the meeting. No one appeared to speak, and the public portion was closed.

Committee Discussion:

Ms. Thompson stated that she doesn't believe the committee should set a precedent of approving the front setback variance for this size. Mr. Davis stated that while mistakes happen, this project is early enough to correct, and the code criteria are clear, and based on the staff analysis, the findings are not met. Mr. Washington added that maintaining consistency within the subdivision is important, and granting this would create a nonconforming situation. Chairman Fleitas stated that the alignment of homes along the street contributes to neighborhood character, and approving this variance would disrupt the consistency.

Motion was made to deny the variance by Ms. Patti Thompson, seconded by Mr. Aaron Washington; Mr. Lindsey Leake recused and did not vote. Motion carried. Application denied.

OTHER BUSINESS

- Next **Work Session:** February 26, 2026
- Next **Public Hearing:** March 2, 2026

ADJOURNMENT

Action: Motion to approve made by Ms. Patti Thompson seconded by Ms. Leslie Mart, to adjourn. passed unanimously.

Meeting adjourned.