

**MINUTES OF THE
TUPELO PLANNING COMMITTEE
REGULAR MEETING**

December 6, 2021

CALL TO ORDER

Chairman Scott Davis called the meeting to order. Mr. Gus Hildenbrand, Ms. Patti Thompson, Chairman Scott Davis, Mr. Lindsey Leake, Ms. Leslie Mart, new member Bentley Nolan, and Ms. Pam Hadley were present. Staff members Russ Wilson, Zoning Administrator and Pat Falkner, City Planner, were also present. Chairman Davis asked Mr. Hildenbrand to open with a prayer and Mrs. Thompson to lead the pledge.

REVIEW OF MINUTES

Minutes for the November 1 regular meeting were presented. Ms. Mart made a motion to accept the minutes. Mr. Hildenbrand seconded and the motion was passed unanimously.

Mr. Falkner reported that the November minutes had been accepted by the City Council at their November 16 meeting, and that the final action on the text amendment and rezonings would be on the Council's agenda for December 7.

OLD BUSINESS

Mr. Wilson reported having spoken with the applicant for the West Jackson subdivision (FLEXVAR 21-08), who indicated that they were still trying to decide how to modify the project, either to resubmit for variance or to comply with zoning standards as a minor subdivision. This item remains on the table.

Committee members discussed the status of the text amendments that were presented in preparation for possible state legislation regarding medical cannabis. Mrs. Thompson made a motion to retire this application pending future action by the state. Mr. Hildenbrand seconded the motion which was passed by approval of all members.

NEW BUSINESS

Mr. Falkner presented the application for the Clubside subdivisions, noting that it was an unusual project with both a residential and a commercial component. The project was designed with pedestrian connections from the residential area into the commercial section, with the potential for pedestrians to continue out to the shopping areas on Coley Road. He explained that the rezoning of the west section of the property from Medium Density Residential to Low Density Residential, and the adjustment of the zoning boundary between residential and commercial, would be acted on by the City Council December 7th. He also noted that the project would likely function as somewhat of a mixed use development with pedestrian accessibility offering some marketing attraction to both the residential and commercial areas. Mr. Falkner mentioned that he had advised the applicant about the need for sidewalks and for a landscaped buffer between the commercial and residential areas.

Ms. Mart noted that the plat did not show sidewalks, and said that she believed the project would need to provide them in addition to the pedestrian connections between residential and commercial. Lots 12 and 13 of the commercial section and lots 1 and 11 of the residential section, with frontage on West Jackson extended, should have sidewalks as well as within the commercial section.

She made a motion to approve the application with the condition that these sidewalks be provided. Ms. Hadley seconded and the motion was passed unanimously, except for Mr. Leake who abstained.

Staff reported that two applications had been received for the January meeting.

The work session was set for December 27 and the meeting for January 3.

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