

City of Tupelo
 Planning Committee Meeting
 May 6, 2024, 6:00 PM

Project: Verizon Telecommunications Tower

Project Proposal Summary: 170 ft telecommunications (cell) tower proposed at parcel on southwest corner of McCullough Blvd and I-22 adjacent to the Eastbound exist onto McCullough.

Planning Committee Action Required: Flexible Use review for telecommunications tower use of parcels in the Mixed Use Employment zoning district

Staff Recommendation: Approval

Application Number:	FLEX 24-01	Application Type: Flexible Use
Parcel Numbers:	072N-09-001-00	Meeting Date: May 6, 2024
Applicant:	W. Patton Hahn, Baker Donelson, on behalf of Verizon Wireless	Agent
Location:	Unaddressed, Parcel ID: 072N-09-001-00 across from 3964 Belden Pike	
Purpose:	Flexible Use Review	
Present Zoning:	Mixed Use Employment (MUE)	
Existing Land Use:	Vacant	
Size of Property:	0.33 Acres	
Surrounding Land Use and Zoning:	West- Commercial storage/ Lee County, East – I-22 access ramp, North - 1-22 access ramp and easement South – residential (all MUE)	
Future Land Use:	N/A	
Applicable Regulations:	12.12 – Flexible Use 11.4 – Telecommunications Tower Additional Standards of Use	

Driving Directions: From the intersection of Main and I-45, take I-45 North to the exit onto McCullough Blvd. Continue West on McCullough to the intersection of Endville Road. Turn west onto Endville Road. Take and immediate right onto Belden Pike Road. The parcel is at the dead end of Belden Pike Road on the right (east side).

Special Information: 5 story height limits in MUE apply only to building structures intended for human habitation. Telecommunications tower height is determined according to Section 11.4 which apply to any new tower more than 75 ft in height where the developer chooses not to blend the tower in to the surrounding environment using color, camouflage, and architecture in order to apply by compatible use.

Application for use was received June 2023 and reviewed as FLEX 23-04 May 1, 2023. Planning Committee approved the use. This decision was appealed to City Council. Prior to City Council review, the application was withdrawn by the applicant.

The appellant has been made aware of the reapplication. No opposition has been received by the Department of Development Services as of 5/2/24.

STAFF ANALYSIS

Development Code:

12.12.2. [Flexible Use] Application Process.

- (7) *Criteria for Approval of Compatible and Flexible Use Permits.* Applications for compatible or flexible use permits shall be approved only if the approving authority finds that the use as proposed or the use as proposed with conditions:
- (a) Is in harmony with the area and is not substantially injurious to the value of properties in the general vicinity;
 - (b) Conforms with all special requirements applicable to the use; and
 - (c) Will not adversely affect the health or safety of the public.

Allowable Variances and Administrative Adjustments:

170ft is the maximum height permitted for telecommunications tower use. No variance required.

Summary Analysis and Recommendations:

Requirements met for Landscaping Buffer Type C standard – semi-solid screen, 20 feet buffer width. Trees required may not have greater than ten foot opening between mature canopies. No understory trees and fewer shrubs are required.

All special requirements of section 11.4 have been met.

Proposed location is in accessible except by dead end road on Belden Pike. Topographical changes north of Belden Baptist Church due to the development of the access road from 1-22 eastbound to McCullough situate 9 residential parcels in such a way that the tower would be visible from the residential use. Otherwise, the tower would be visible only by traffic along 1-22 and along the access ramp onto McCullough. All adjacent and surrounding residential uses are located in the MUE zoning district. Immediately adjacent across Belden Pike is LEE COUNTY DISTRICT # 3 commercial use for building supply storage.

Final Recommendation: Approval



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TOWER ENGINEERING, INC.
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 SUITE 201
 LA PARENTE, LA 70001
 (504) 886-7176 TEL.
 2000 IRISMAN ST.
 SUITE 201
 METairie, LA 70008
 (504) 756-3112 TEL.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/17/2023
2	REVISION	03/17/2023
3	REVISION	03/17/2023
4	REVISION	03/17/2023
5	REVISION	03/17/2023
6	REVISION	03/17/2023
7	REVISION	03/17/2023
8	REVISION	03/17/2023
9	REVISION	03/17/2023
10	REVISION	03/17/2023

SITE NUMBER:
568004
 SITE NAME:
BELDEN MS

SITE ADDRESS:
 NEW YORK BELDEN PINE
 BELDEN, MS 38825



OWNER:	MS
PROJECT NO.:	3-14-23
DATE DRAWN:	03/17/2023
TITLE:	7122-101-101-01A
SHEET TITLE:	

PLOT PLAN

SHEET NUMBER: **C-1** REV. **B**



**INTERSTATE 22
 EXIT RAMP**

VERIZON WIRELESS LEASE AREA
 60' x 60' (3,600 SQ. FT.)
 (CLOSED ACCESS)

PROPOSED 170' MONOPOLE TOWER
 LAT: 34° 18' 45.71"
 LONG: 90° 55' 11.11"
 GROUND ELEVATION: 355.9' A.M.S.L.

PROPOSED 20' ACCESS
 & UTILITY EXHAUST
 PROPOSED 12' WIDE DRIVE ACCESS ROAD
 (SEE SHEET 0-1 FOR DETAILS)

NOT A ZONE
 PARCEL NO. 0724-05-007-00
 ZONE MUE (BASED USE DETERMINANT)



NOT A ZONE
 PARCEL NO. 0724-05-007-00
 OWNER: LEE COUNTY DISTRICT #3
 ZONE MUE (BASED USE DETERMINANT)

45' TOWER SAFETY FALL ZONE PADDS

NOT A ZONE
 PARCEL NO. 0724-05-007-00
 OWNER: LAMAR PROPERTIES, LLC
 ZONE MUE (BASED USE DETERMINANT)

APPROXIMATE RIGHT OF WAY LINE





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 (504) 982-7179 FAX
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 SUITE 201
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NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/24/2023
2	ISSUED FOR PERMITS	08/24/2023
3	ISSUED FOR PERMITS	08/24/2023
4	ISSUED FOR PERMITS	08/24/2023
5	ISSUED FOR PERMITS	08/24/2023
6	ISSUED FOR PERMITS	08/24/2023
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8	ISSUED FOR PERMITS	08/24/2023
9	ISSUED FOR PERMITS	08/24/2023
10	ISSUED FOR PERMITS	08/24/2023

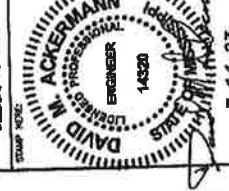
SITE NUMBER:
568004

SITE NAME:
BELDEN MS

SITE ADDRESS:
 NEAR 3854 BELDEN PIKE
 BELDEN, LA 38826

STAMP NO.:
 14320

DESIGNED BY: HSC
CHECKED BY: SBA
DATE DRAWN: 07/27/2023
DATE JOB NO.: 2123-12-1001-014
SHEET TITLE:



TOWER ELEVATION

SHEET NUMBER: C-5
REV. #: B

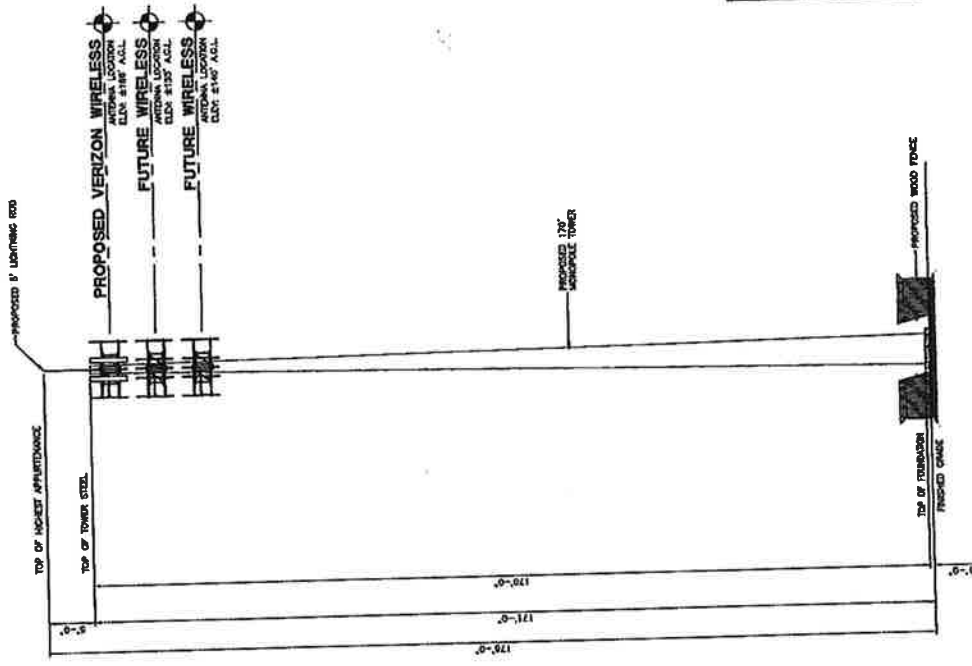
RE NOTE:
 VERIFY RF DESIGN SPECIFICATIONS WITH RFOS PROVIDED BY CONSTRUCTION ENGINEER.

NOTE:
 ALL IMPROVEMENTS NOT SHOWN FOR CLARITY.

- TOWER NOTES:**
1. TOWER AND/OR ANTENNA SHALL BE DESIGNED IN ACCORDANCE WITH LATEST REVISION OF THE TIA-222 STANDARD.
 2. TOWER SHALL BE DESIGNED TO MEET SEISMIC REQUIREMENTS AS PER 2018 IBC.
 3. TOWER SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 105 MPH.
 4. PROPOSED EQUIPMENT WILL ABIDE BY ALL PIA AND FCC REGULATIONS.
 5. THE TOWER SITE IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES THAT MAY REGULATE TOWER SITES, DESIGN AND CONSTRUCTION.
 6. THE TOWER SITE IS IN COMPLIANCE WITH CURRENT RADIO FREQUENCY EMISSIONS STANDARDS OF THE FEDERAL COMMUNICATIONS COMMISSION (FCC); AND WILL NOT INTERFERE WITH ANY PUBLIC SAFETY, EMERGENCY, POLICE, AND TELEVISION SERVICE ENJOYED BY ADJACENT RESIDENTIAL AND NON RESIDENTIAL PROPERTIES.
 7. THE TOWER SHALL HAVE A GALVANIZED FINISH.
 8. NO TOWER LIGHTING IS REQUIRED SINCE THE POLE HEIGHT IS BELOW 200'.

TOWER DESIGN/FALL RADIUS NOTE:

1. THE TOWER SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222 SHALL BE DESIGNED TO ACCOMMODATE A THEORETICAL FALL RADIUS. THE UPPER 65' OF THE POLE SHALL BE DESIGNED TO MEET THE WIND LOADS OF THE DESIGN, HOWEVER, THE EXTERIOR CAPACITY ASSUMING THE POLE IS DESIGNED ACCORDINGLY AND WELL MAINTAINED, IN THE EVENT OF A FAILURE DUE TO EXCESSIVE WIND AND COMPATIBLE APARTMENT/WAREHOUSE LOAD WINDS IN EXCESS OF THE DESIGN WIND SPEED. THE TOWER SHALL BE ANCHORED TO THE GROUND SUPPORTED BY INTERNAL CABLES AND THE SAFETY CLAMP WIRE, RESULTING IN AN APPROXIMATE 0-FT FALL RADIUS.



TOWER ELEVATION
 NOT TO SCALE



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NO.	REVISION	DATE

SITE NUMBER:
568004
 SITE NAME:
BELDEN MS

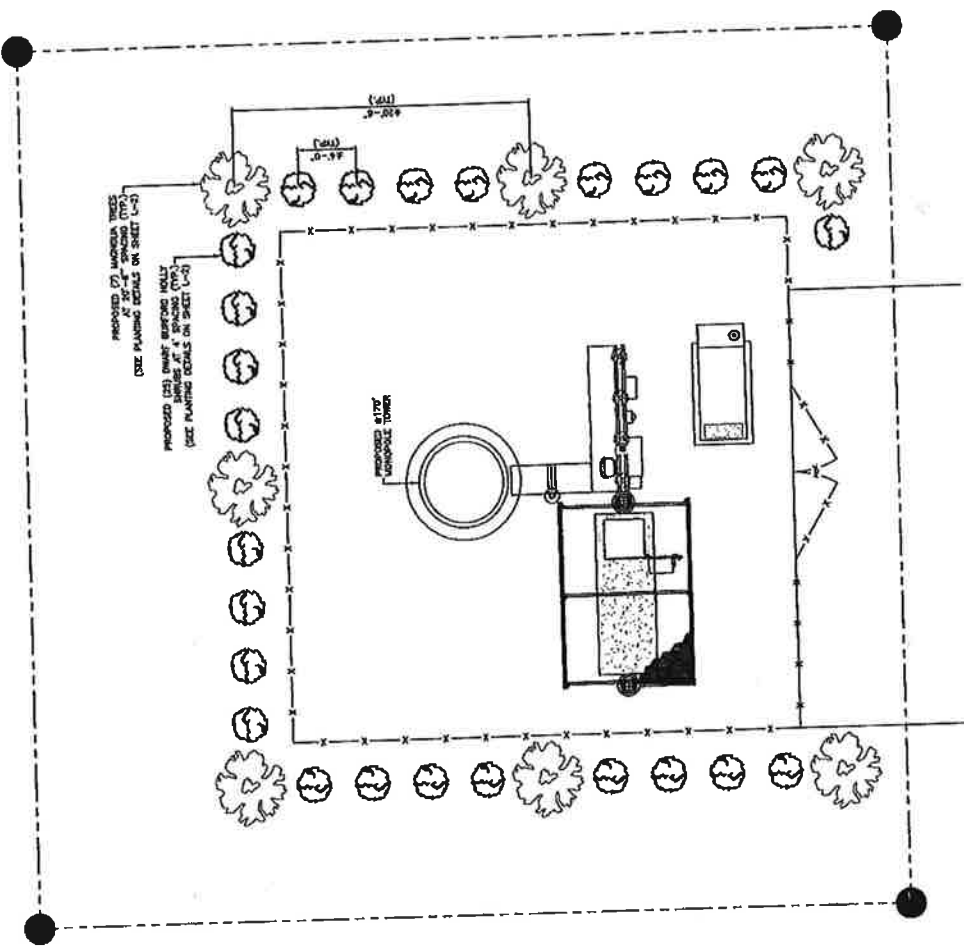
SITE ADDRESS:
 NEAR 3954 BELDEN PIKE
 BELDEN, MS 38826



DATE: 3-14-23
 DRAWN BY: MS
 CHECKED BY: DM
 DATE DRAWN: 03/21/2022
 TO JOB NO.: 2123-100-1001-011
 SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER: **L-1**
 REV. # **B**



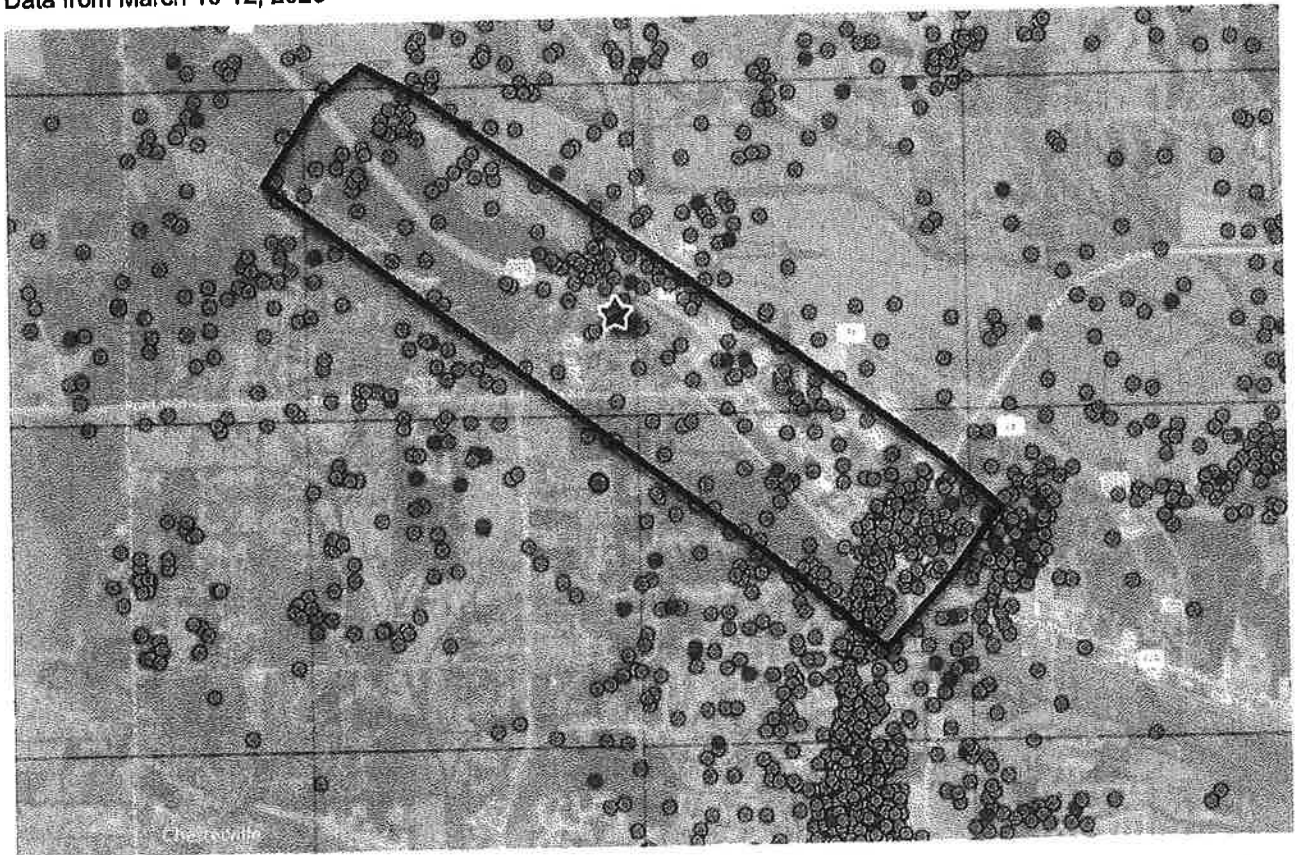
PROPOSED (17) MANDARIN TREES
 SEE PLANTING DETAILS ON SHEET L-2

PROPOSED (23) DWAYNE WATSON HOLLY
 SHRUBS AT 4' SPACING (10'x)
 SEE PLANTING DETAILS ON SHEET L-2

LANDSCAPING PLAN
 SCALE: 1/8"=1'-0"

Dropped Connections:

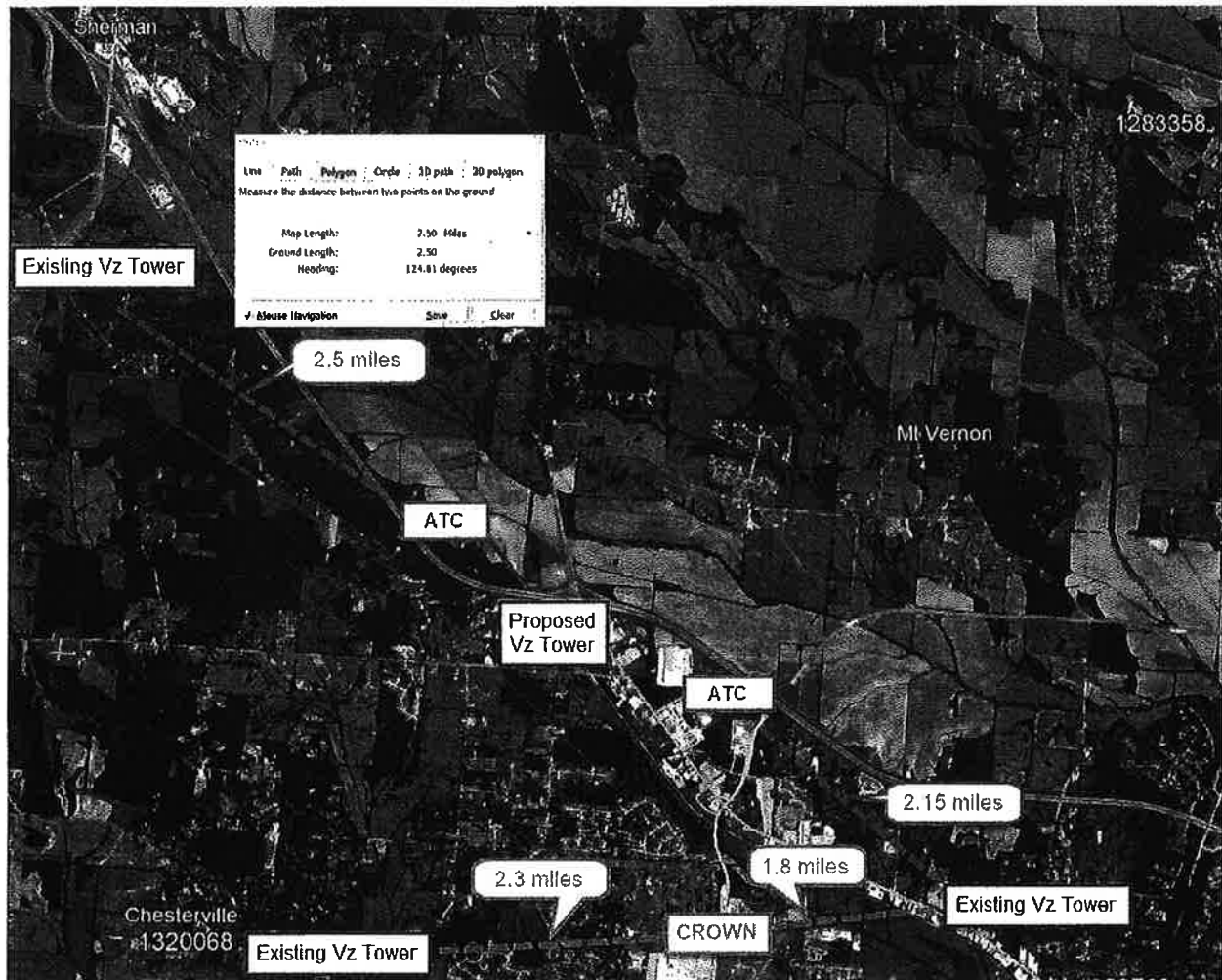
Data from March 10-12, 2023



Existing Tower(s):

- American Tower (34.317500, -88.807500)
- American Tower (34.305528, -88.777917)
- Crown Caste (34.286333, -88.776306)

The sites within the area are closer to our existing sites. With our proposed site, this will provide better cell spacing and proficient service along I-22/Hwy 78 between the cell sites.



Fwd: Flex 24-01

Tanner Newman <Tanner.Newman@tupeloms.gov>

Fri 5/10/2024 8:50 AM

To: Jenny Savely <Jenny.Savely@tupeloms.gov>

Sent from my iPhone

Begin forwarded message:

From: sammy green <nms Holdings LLC@gmail.com>

Date: May 7, 2024 at 10:49:43 AM CDT

To: Tanner Newman <tanner.newman@tupeloms.gov>

Subject: Flex 24-01

You don't often get email from nms Holdings LLC@gmail.com. [Learn why this is important](#)

Belden Pike Verizon cell phone tower

We as the residents wish to appeal the City of Tupelo's Planning Committee meeting in their decision of the May 6th hearing

Thanks

Sammy Green and Residents of the Belden Pike area

**MINUTES OF THE
TUPELO PLANNING COMMITTEE
May 6, 2024**

CALL TO ORDER

Chairman Lindsey Leake called the meeting to order. Chairman Lindsey Leake, Ms. Pam Hadley, Mr. Victor Fleitas, Mr. Gus Hildenbrand, Ms. Patti Thompson, Mr. Scott Davis, Mr. Mark Williams and Mr. Tanner Newman Director of Development Services were present.

Mr. Leake asked Mr. Hilanbrand to open with a prayer and Mr. Davis to lead the pledge. Afterwards, staff and committee members introduced themselves to those present.

REVIEW OF DECEMBER 4, 2023 MINUTES

Mr. Leake asked the group to review and approve minutes, all committee and staff approved.

REVIEW OF MARCH 4TH,2024 MINUTES

Mr. Leake asked group to review and approve minutes, all committee and staff approved.

OPEN REGULAR SESSION

Report On Council Actions

Tanner Newman stated that the Multi-Family Development Services and Uses are approved by Council and that the Sign Amendment remains on the table.

OLD BUSINESS - None

NEW BUSINESS

Chairman Lindsey Leakes term as Chair has expired. The committee thanks him for his service to this Committee and the Community

Mr. Bentley Nolan, present Vice- Chair, will serve as Chairperson of the City of Tupelo Planning Committee for one year beginning June 2024 as affirmed by vote of this Committee

Mark Williams will serve as Vice-Chairperson of the City of Tupelo Planning Committee for one year beginning June 2024 as affirmed by vote of this Committee

Gus Hildenbrand, representing Ward 3, has a term expiring. Ward 3 Council will nominate a new representative for the City of Tupelo Planning Committee and request approval by Mayor Jordan and City Council in May 2024. We thank Mr. Hildenbrand for his dedicated service to this Committee and the City of Tupelo

RZ24-01, FLEX 24-02- Guaranty Bank Drive Through – 431 W Main St, Parcel 089P-31-006-00):

Rezoning from City Center Retail Sub-District of Mixed Use Downtown Zone to Gateway West Sub-District of Mixed Use Downtown Zone, Flexible use for Drive- Through (ATM) Mr. Tanner Newman states that this is a

request for Guaranty Bank for Rezoning, it's a sub district for the downtown currently the property is zoned City Center Retail but it happens to butt up to the Gateway West Zone. The bank wishes to construct an ATM drive-thru under our zoning ordinances the City Center Retail does not allow an option for a drive-thru. The Administration along with Downtown Main Street Association agrees that they are supportive of this drive-thru at this location and see no adverse effects to having a drive-thru there, matter of fact there use to be a drive-thru there at the former bank says Mr. Newman and they are supportive of the rezoning to Gateway West which allows a drive-thru by flexibility. They are also supportive of the request to the gateway West Sub District of the Downtown zone along with the request for a flexible use to allow an ATM drive-thru at this location.

Applicant #1) Dustin Dabbs, here on the behalf of the owner, describes the new ITM and his proposal, He says it's a very simple process and that this shouldn't cause any parking issues and that cars will be directed from Magazine St and will exit on Magazine St. Mr. Newman asks Mr. Dabbs to tell us about the site plan. Mr. Dabbs explains that the new site plan takes up the least amount of parking and that there will be no impact and they will come off of Magazine St, they are going to take a curb out and that will give them enough room to have two way traffic and they will install a curb to protect the ITM but there is still 25ft between the curb and the parking spots which exceeds the minimum standards Trying to promote any traffic using Magazine St instead of Church St. Mr. Hilanbrand asks if they will come in one side of the free clinic and go out on the other side, Mr. Dabbs replies with that is correct, Mr. Dabbs says the ITM isn't heavy utilized and will help with parking since customers can now go through the Drive Through and not have to park and go inside. Mr. Davis ask if this is all one parcel now and Mr. Dabbs states that it is. Mr. Leake asks if there are any more questions for Mr. Dabbs. No questions.

OPEN TO PUBLIC DISCUSSION

No questions from the public.

Committee & Staff Discussion

Ms. Thompson says that this site plan is much clearer than the previous one. Mr. Davis comments that this will be the best use for space considering from what we have seen with previous site plan and it will be the least disruptive, and that it will be a good way to come in and out of and that he has no problem with it. The Committee expresses that they are satisfied with the new site plan Mr. Dabbs has provided.

Committee and Staff Approve the Motion for Flexible Use and Zoning Use

Mr. Newman tells the Applicant his next steps which are The City Council will consider this Rezoning at The Public Hearing on May 21, 2024 at 6:00pm

FLEX 24-01 – VERIZON TELECOMMUNICATIONS TOWER- BELDEN PIKE RD- 089P-31-006-00

Requesting a 170ft Cell Telecommunications cell tower. Mr. Leake asks the Committee if they have any opinions on this. Mr. Newman says that this is a 170ft telecommunication tower that's being proposed by Verizon, that this is a flexible use and that the planning committee has reviewed this application in May 2023 and that the application was approved at the time was appealed to The City Council and prior to The City Councils Review, the application was withdrawn by the applicant and up to this point we have received no opposition as far as phone calls or letters from the public. Mr. Newman says that from his understanding the city's position has not changed on this matter from the last meeting.

Applicant #1) Patton Han, The Developer, 1901 6 Ave N Birmingham 205-470-3736: Mr. Han states that they are in the same place they were a year ago with the same project. Following the approval guidelines Verizon had to cancel the project for that year, he says it happens a lot and budgets change thought the year and different projects get different priorities. Mr. Hann says he recommended them to not cancel the project but he has not much say so and now they are back again a year later. Mr. Hann passes out the application to the Committee that explains the need for this site. The application that is given shows where Verizon is dropping calls and shows that in Belden there is semi coverage. In the application it shows once the site is constructed that there will be very reliable coverage. Mr. Hann says that they have worked hard with Verizon advising them both last year and this year that they needed to find a particular site in Tupelo that met Tupelos ordinances and he believes that they have met all of the ordinances. Mr. Davis ask the applicant if there is anything different about the tower than the one they had approved before. Mr. Han says no, that's it's a 170ft tower with a 5ft lighting rod on top of it and they have not made any changes from the prior application. Mr. Fleitas says looking at the legend it looks like approximately a 10-mile stretch of i22 with body coverage. Mr. Hann says that is accurate and if you look to the north west and then there's another to the southeast that those are existing Verizon sites, so when we can construct they can all work together. Mr. Leake asks if there are any other questions, and there is not.

Public discussion Open

Applicant#2) Sammy Green, 143 Patterson Circle Saltillo 662-891-6990: Mr. Green has 2 properties on Belden Pike, 3820 & 3570 Belden Pike Rd. Mr. Sammy stands opposed to Verizon's tower. He expresses that this is a residential neighborhood and has questions on why Verizon chose this location. He says that the tower will be put in within 100ft of his neighbors home and he has concerns on the aesthetic of the tower and that it is going to be an eyesore. He realizes that towers are needed but why are they wanting to put one in someone's back yard. He is concerned that a strong wind could knock the tower down on someone's house. He wants to know where are the other considerations on where this tower could be. He says that these are the same issues he brought up last year when the tower was going to be built and they still stand opposed. He would like the committee to reconsider their stance from the last time they were there.

Applicant#3) David Barkstrom, 112 Hickory Rd. New Albany 662-322-3601: They own the property directly adjacent to where the cell tower is going to be built, it's a vacant lot. He says that there are a lot of concerns like health and visibility. He was considering commercial development on that lot and it's still something they are considering but one of the factors now is that if there's a cell tower 60ft from their commercial building how that will affect potential tenants. He says that the tower will mess up the value of their property and will probably make it unfeasible for them to build a building there. He recommends the tower be built in a field somewhere other than next to someone's home.

Applicant #3) Keith Kennedy, 3828 Belden Pike Rd Tupelo 662-640-2512: Mr. Kennedy says their home is the one that will be next to the cell tower, He states that his concerns are his grandkids that love to play outside with a tower being next to their home and that in the event of a tornado is the tower going to fall on their home. He is also concerned about the tower bringing in more traffic. He asks the committee to not approve.

Applicant #4) Wesley Coggins, 3611 Belden Pike Rd Tupelo 662-322-2341: He states that there is no issue with Verizon's service at this location and the he has perfect service. He says he is standing here today for his neighbors and friends and he is opposed to this.

Committee Session

Ms. Thompson ask if they have any ground at all to oppose or have they met all the requirements. Mr. Newman says that they have met all of the requirements but the decision today with it being a flexible use is a decision that the planning committee makes and any decision that the committee makes there is a 3-day period for an appeal from either side which would go to The City Council for further consideration. Mr. Fleitas ask that the report from May 2023 by The Council for Verizon be a part of record for this meeting. Mr. Fleitas ask if there is a record for the cell towers in Tupelo for the last 10-year window given the history of storms that we have had in Tupelo causing any damage to personal property. Mr. Newman has no knowledge of that happening. Mr. Williams ask the Developer why the tower needs to go in this exact location versus the feasibility of across the freeway. Mr. Han comes to speak and states that Verizon was not able to reach an agreement with the other land owners. This place is where Verizon could get an agreement with the landlord to do it. Mr. Hann expresses that in their application it states from a licensed engineer that if this tower fails it will collapse over on itself and it's not a guywire tower. It is a monopole tower and is designed to fold over on itself. They are zero fall zone towers and in an event it does fail it will fall over on its parcel. Mr. Fleitas ask if this is a perpetual lease. Mr. Hann says it's a five-year lease with a four five-year renewal terms. Mr. Fleitas ask what is the sizing of the fence that is going around the tower. Mr. Hann says it's an anti-climbing fence and its 6ft, he also states that the tower will not bring in traffic and will be serviced usually once a month and does not generate traffic. Mr. Leake asks the committee if there are any more questions or discussion. There are none.

Committee and Staff Approve the Motion

Mr. Newman informed the applicant of the next step, beginning tomorrow there will be a three-day appeal period if you'll submit that to The Department of Development Services if there is a motion to be filed.

June Meeting: REQUEST TO RESCHEDULE Work Session due to Memorial Day holiday on Monday, May 27 to Tuesday, May 28 5:15pm, 3rd Floor City Hall, 71 East Troy Street. Regular monthly meeting: June 3, 2024, 6:00pm, 71 East Troy Street, City Council Chambers

MOTION TO ADJOURN