

**MINUTES OF THE
TUPELO PLANNING COMMITTEE
JANUARY REGULAR MEETING
Monday, January 9, 2023
6:00 PM Council Chambers**

CALL TO ORDER

Chair Pam Hadley called the meeting to order. Committee members Mark Williams, Bentley Nolan, Lindsey Leake, Leslie Mart, Patti Thompson, and Scott Davis were present. Gus Hildenbrand was absent. Staff members present included City Planner Jenny Savely and Zoning Administrator Russ Wilson. Director of Development Services Tanner Newman was absent. Chair Hadley asked Bentley Nolan to open with a prayer and Lindsey Leake to lead the pledge. Chair Hadley 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

Bentley Nolan made a motion to approve the minutes of the December 5, 2022, Planning Committee Meeting. Seconded by Scott Davis and passed unanimously. Hadley then opened the regular session of the meeting.

REPORT ON COUNCIL ACTIONS

City Planner Jenny Savely mentioned that last month the committee voted to approve Major Subdivision 2204 (MAJSUB22-04). This action was supported and approved by City Council.

OLD BUSINESS

Planner Savely mentioned old business TA-22-02 remains in legal review.

NEW BUSINESS

Major Subdivision MAJSUB22-05, an 8 lot subdivision off of South Feemster Lake Road Preliminary Plat and Major Site Plan Approval is required by Planning Committee.

Chair Hadley asked Planner Savely to provide a summary of the staff analysis and recommendations. Planner Savely mentioned that this is an eight lot subdivision on the southeast corner of South Feemster Lake Rd and Wilson Drive. The eight lots will front along South Feemster and will not require any additional infrastructure other than hookups to utilities that are already provided in the area. Savely clarified that this is a pretty standard subdivision as we are not building streets or subdivision infrastructure itself. All lots are wider than adjacent residential lots and should not have any negative impact on the community. There is an eastern tree line that will be maintained as a buffer from the commercial development to the east fronting Eason. Savely mentioned that the subdivision is in Low Density Residential and meets all those requirements. The driveways will go over the ditch that is right at Feemster Lake Rd. This is not a curb and gutter served road, so culverts will go in there and will be approved by Public Works. There are no additional variances or administrative

adjustments on this application. The staff recommends approval. Hadley asked the applicant to step forward to present their application.

Eddie Kingsley came to the podium. If they could not sell the houses they would put them up for rent. Each house is three bedroom two bath. Some or all of the houses will have garages. The subdivision will have concrete drives.

Chair Hadley mentioned that there was no one to ask questions from the public, so she asked the Committee if they had any questions. Leslie Mart asked if these houses will all be single family residences with no duplexes. Kingsley answered yes. Mart mentioned paved driveways, and Kingsley mentioned that Public Works said pipe on the road has to be at least fifteen inches. Jenny Savely mentioned there are some driveways where the ditch is not as deep. Savely said Public Works will work with Kingsley to make sure the appropriate culverts are there. Kingsley added that the North and South ends will probably require the fifteen inch pipe. Mart asked if there is a lot that requires more fill to bring it up to road level. Kingsley said that is correct. Kingsley said the south end lot will have to get a flood elevation certificate. A portion of that lot is in the flood zone. Mart asked how many acres is the subdivision. Kingsley answered that it is 3.13 acres.

Bentley Nolan asked if Kingsley will come off of Wilson Street for the driveway at the top end of the subdivision. Kingsley replied that he is contemplating putting the driveway and carport off Wilson Street and letting the house face Feemster Lake, so they will not have to cut trees to create a driveway. Kingsley mentioned he has seen many similar residences. Planner Savely mentioned that Public Works was good with either option and that the easement is a little wider off of Wilson than it is off of Feemster Lake Rd. Kingsley added that there is a four-way stop there. Planner Savely commented that Kingsley needs to be 125 feet away from the intersection for that driveway.

Leslie Mart asked if Kingsley will put in a fire hydrant or will be working with the city. Kingsley commented that in a meeting with the fire department, everything was said to be adequate.

Zoning Administrator Russ Wilson mentioned that following last month's meeting about another subdivision, Kingsley adhered to the development department's process in full, the pre-development meeting with all the departments went well, and Kingsley made sure everything was good in advance.

Chair Hadley asked for any additional questions from the committee. Mart asked if the Chickasaw Review had been received. Planner Savely commented that Chickasaw Review has not completed the final review, but through preliminary reviews they saw no underlying issues.

Mark Williams made a motion for to approve. Seconded by Lindsey Leake, and it passed unanimously.

Chair Hadley asked Planner Savely to tell Kinsley the next steps. Planner Savely mentioned three days for the public to appeal, city council will have to approve the subdivision, beginning subdivision construction.

Chair Hadley mentioned that the next work session will be Monday, January 30th at 5:15 PM, and the regular planning committee meeting will be scheduled for Monday, February 6th at 6 PM. There being no further business, Patti Thompson made a motion to adjourn which passed unanimously.