

**MINUTES OF THE  
TUPELO PLANNING COMMITTEE  
September 13, 2021**

**CALL TO ORDER**

Chairman Scott Davis called the meeting to order. Ms. Pam Hadley, Mr. Jimmy Swann, Ms. Leslie Mart, Ms. Patti Thompson, Chairman Scott Davis, Mr. Gus Hildebrand and staff members Russ Wilson, Zoning Administrator and Pat Falkner, City Planner, were present.

Chairman Davis asked Mr. Swann to open with a prayer and Ms. Pam Hadley to lead the pledge.

**REVIEW OF AUGUST 3, 2021 MINUTES**

Chairman Davis asked the group if they had reviewed the minutes of the last meeting. Mr. Hildenbrand said that he had several corrections which he would provide. Ms. Thompson made a motion to approve the minutes with corrections, and Ms. Mart seconded. The motion carried by unanimous vote.

**REPORT ON COUNCIL ACTIONS**

Mr. Wilson reported that the actions from August 3 were approved by the City Council, noting that the potential appeal of the Carnathan rezoning action had been dropped by the applicant.

**OLD BUSINESS**

**FLEX21-03:** Request to allow expansion of a non-conforming use at 6481 Chesterville Road. This non-conforming use was grandfathered in when this area was annexed into the City. Applicant wishes to expand this non-conforming use to add RV rental spaces.

Applicant Rick Tudor, 148 Dogwood Hills Circle, spoke, explaining that in order to meet the Committee's concerns expressed in the previous meeting, he had moved the proposed location of the new boar/RV storage sheds toward the center of the property. This will allow existing vegetation along the east side of the property to remain as part of a landscaped buffer between commercial and residential uses. Some additional planting of shrubs will be provided to complete the buffer. Mr. Tudor noted that this revised plan reduced the number of planned bays by two. He mentioned that the owner of the residences to the east had provided a letter indicating no objection. He also described the ornamental iron fence to be placed across the front of the property. Fencing on other sides would be wood or chain link.

Ms. Mart asked about the width of the landscaped buffer. Mr. Tudor said that the area measures some 31 feet wide and 100 feet long. She asked if the existing trees would be preserved; Mr. Tudor said that they would. Ms. Mart stated a concern about stormwater runoff and asked if the applicant had considered how that would be managed. Mr. Tudor said the site would be graded to drain toward the street.

No one appeared from the public to comment.

Ms. Thompson made a motion to approve the application. Ms. Mart seconded and the motion passed with all voting in favor.

## **NEW BUSINESS**

**REZ21-03:** Request to rezone one parcel at 1880 East Main west of the intersection of North Eason and East Main from MUCC (Mixed Use Commercial Corridor) to I (Industrial) in order to allow industrial use of the property for Gibson Corrugated, which owns this parcel and the adjacent parcel to the east which is located in an Industrial zone.

Mr. Dale Gibson, 933 Filgo Road, spoke as applicant for the project. He explained that the company wanted to expand its building to add truck bays facing East Main Street, and that the company owned the property where the vacant pawn shop is located. The rezoning is necessary in order to allow the industrial use to expand.

Ms. Mart asked if the existing building would be removed; Mr. Gibson said that it would not. He said that the area being rezoned would also have concrete paving added for access to the truck bays.

No one appeared to speak about the project.

Mr. Swann made the motion to approve the rezoning. Ms. Mart seconded and the motion passed with all in favor.

**FLEXVAR21-07:** Request for a variance to allow the sale of alcoholic beverages in a restaurant located in a MUCC Zone (Mixed Use Commercial Corridor) at 2702 South Gloster, which is located within 65 feet of a residential use at 979 Green Tee Road (also in a MUCC Zone), rather than the required 100 foot building to building distance separation.

Mr. Darrien Linton, the applicant, explained that he had opened a new restaurant in November 2020, and would like to be able to serve beer and light wine with the meals.

Ms. Mart asked about the hours of operation; Mr. Linton said 11 to 10.

Mr. Swann asked about the menu. Staff noted that only one page of the menu had been picked up and copied for the Committee's packet.

Ms. Thompson made a motion to approve the request for one year, with the condition that approval become permanent if no complaints are received. Ms. Hadley seconded and the motion passed unanimously.

**FLEX21-04** Request to allow the rehabilitation, restoration and adaptive reuse of the old historic Carnation Milk Plant located in an MUR (Mixed Use Residential) District at 520 Carnation Street to be turned into 25 affordable elderly apartments along with a new construction building that will house 25 additional affordable elderly apartments.

**MSP21-01** Major Site Plan Approval for Old Carnation Building Project

Mr. Steve Nail, representing Intervest located in Madison, MS, spoke on both these applications. He explained that the project is financed by a combination of Low Income Housing tax credit and historic preservation tax credits, which made the approval process take a long time due to federal staff shutdowns during the pandemic. Mr. Nail presented the elevation and site drawings, showing the proposed location of the

additional building, parking to be added, fence around the site, and walking track, noting that the project involved over \$11 million in construction cost. Mr. Nail also mentioned that he was working with the city engineer and MDOT about the possibility of a quiet zone along the railroad. He explained that the housing units would be made available to residents over 60 whose income is less than 60% of the area median income. The rents would be no more than 1/3 of the tenant's income. His company has recently completed a similar project in Hattiesburg.

Ms. Mart asked if there would be resident management. Mr. Nail said that he hoped to be able to hire someone to manage the property on that basis, but that the property would be secure. He also stated that the project was not assisted living but that his company would bring in service providers from the community.

Ms. Doyce Deas, 645 Highland Circle, appeared in support of the project. She discussed the history of the building and its importance in the city's economic growth, and explained that the city had owned the property for some time before selling it to Mr. Nail's group for redevelopment.

Ms. Mart made a motion to approve the flexible use application for the project, with Mr. Hildenbrand seconding and all voting in favor.

Mrs. Thompson moved to approve the major site plan. The motion was seconded by Ms. Hadley and passed with all in favor.

**FLEXVAR21-08** Request to allow subdivision of a parcel into 6 lots with less than the required area or width in an MDR (Medium Density Residential) district located on the North side of West Jackson Street, directly across from the main entrance to West Jackson Baptist Church.

Luke West of 737 North Madison Street spoke as applicant for the project. He explained that the property has one vacant house at this time, which would be demolished in order to redevelop. He stated that he intended to build smaller homes comparable to those in the Cottonwood Estates subdivision.

Ms. Mart asked if he had considered developing the site with a cul-de-sac and one entrance off Jackson Street. Mr. West said it had been looked at but the cost as estimated was not feasible for the number of lots.

Mr. Hildenbrand asked about the size of houses to be built. Mr. West said that he anticipated that the houses would be in the 1200 square foot range.

Mr. Jason Warren appeared as realtor for the project. He noted that the lots in Cottonwood Estates are around 35 feet wide, while the lots proposed in this project would be 38 feet wide.

Mr. Hildenbrand stated that he did not think six new driveways accessing West Jackson Street was a good idea. Mr. Davis concurred, noting that the street was on the Major Thoroughfares Project plan for future three-laning.

Ms. Mart said that the newest area being redeveloped on West Jackson included a front access lane with only one point of access for nine lots.

Mr. Davis said that the new narrow lots would change the character of the neighborhood, and would result in houses dominated by garage doors.

Ms. Lisa Kitchen, of 1107 Marquette Street, appeared to state a concern on behalf of the Bristow Acres neighborhood. She said that most of her neighborhood consists of large lots and that the traffic on West Jackson was already a problem.

Mr. Keith Cochran of West Jackson Baptist Church, across the street from the applicant property, was also concerned about traffic in the area.

Mr. Hildenbrand noted that the city only has three east-west thoroughfares and that additional congestion of the route would be a long term problem affecting the value of the project.

Mr. Davis noted that an earlier application for lot size variance off Lakeshire had been denied based on the width not being consistent with the area around it.

Mr. Swann suggested that the application could be tabled to give the applicant and staff an opportunity to discuss a possible redesign.

Mr. Warren asked if the committee would be open to a front lane design. He said that this added cost would only be financially possible with six lots. Mr. Davis and Mr. Hildenbrand said they would be open to the possibility of six lots; Ms. Mart did not agree.

Ms. Mart moved to table the application. Mr. Hildenbrand seconded the motion which passed unanimously.

The committee discussed a request from Tanner Newman, Director of Development Services, to schedule a work session with the mayor. The work session was set for September 27. Mr. Falkner explained that there were no applications for the October meeting date.

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