

**MINUTES OF THE
TUPELO PLANNING COMMITTEE
March 4, 2024**

CALL TO ORDER

Mr. Leake called the meeting to order. Mr. Scott Davis, Mr. Bentley Nolan, Ms. Jenny Savely, Ms. Pam Hadley, Ms. Leslie Mart, Mr. Victor Fleitas, Ms. Patti Thompson, Mr. Mark Williams and Chairman Lindsey Leake were present

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

REVIEW OF Nov 21, 2023 MINUTES

Mr. Leake asked the group if they had reviewed the minutes of the last meeting. All committee and staffed approved.

REPORT ON COUNCIL ACTIONS

Ms. Savely reported the text amendments that were approved in November are on the study agenda for review by city council and anticipate being voted on the 2nd meeting in March and also The Council approved the Mt Vernon major subdivision at the last council meeting.

OLD BUSINESS - None

NEW BUSINESS

Flex 24/01Walsh Road Minor Subdivision):

2916 Walsh Rd 32% variance on lot width for subdivision Ms. Savely says staff is going to recommend approval of the flexible variance with the condition that enough right away be provided in the frontage of the lots to allow future road whitening of Walsh road, typically that's 25 ft. from the center line and we are reviewing what the exact additional footage would be for that and also the requirements of a permanent vehicle turn around to prevent future residents turning on to Walsh Rd. Ms. Savely discusses the application to the public that this is for a subdivision for a lot that is a little more than 120 feet in the front along Walsh Rd at 2619 Walsh Rd, the owner would like to subdivide this into two separate lots in Low Density Residential Zone, our typical requirement is that front of these lots be 90 feet wide to split a 120 ft. into two lots, the applicant has requested that those lots be given variances to allow for a smaller frontage on that lot to 62 ft. in addition to that we also require that lots be a 3rd of a quarter acre but with splitting those lots that lot will be a quarter of an acre shorter and doesn't require planning committee approval.

Will Troxler/ Proposal

With this lot they hoped to acquire addition land behind this property, but they haven't been successful doing so and now want to subdivide a lot and continue to build.

OPEN TO PUBLIC DISCUSSION

Applicant #1 Berry Bradley PO Box 179 Belden MS. Mr. Bradley wants to know how much land for the easement? Savley, tells the applicant that there is no easement being asked for. Applicant #2 Melva Bradley 3014 Country Wood Rd. Asks if land will be taken from houses? Savely says they are looking at widening the road to make it safer, the general request is to put that on city capital plan. Engineering hasn't begun to answer your exact question. Applicant #3) Jolie Wrinkly 2895 Walsh Rd Which property are you addressing? Walsh Rd or Fain Ln? How many houses are you talking about putting in this subdivision Applicant #4) Tab Rhinestone 2953 Walsh Rd Why won't they just put one big house? An acre isn't big enough for two houses he expresses. Building two small houses will make property value go down and make my house less desirable. Applicant #5) Judge Thomas Gardner of Belden says the sizes of the homes are to small and he will not be in favor of this. Mr. Leake ask developers for the price of the properties Builder says they will be around \$235,000 – 255,000. Mr. Fleitas ask the sqft of the homes? Mr. Troxler says 1300 -1500sqft Applicant #5) Judge Thomas Gardner, Belden MS says no one is in favor of this, and the sizes of the homes being built. He says he doesn't not want these developing. The homes and lot are too small and will affect them. He asks if this has been approved and will it be approved. Committee responds that this is why they are here to figure it out. Mr. Leake closes public discussion.

Committee & Staff Discussion

Ms. Mart asks if these homes are going to be rentals or owner occupied. Committee responds that they will be owner occupied but no restrictions on owners. Condition can have convince but city can't. It can be a deed restriction but not done by the city. Ms. Mart expresses that there's larger homes currently there. Mr. Davis states that there are larger homes and lots and that's why it zoned in LDR. Mr. Davis said the variance seems high. Mr. Davis comments your taking LDR and making it MDR. Mr. Fleitas ask where does this fall with 25/25 plan? Savely responds that this is one of our only communities that doesn't have a flood zone in it and has a large amount of vacant parcels. This is a neighborhood that the plan is how do we narrow some of frontage but retain the acreage to allow for the larger homes but more development for those deeper vacant areas. Mr. Williams ask do we know the timing for expansion of Walsh Rd this. Ms. Savely responds its undetermined. MS. Mart says none of the properties are that small on the frontage. Mr. Williams states it's going to be hard for him to approve with the plan that's being presented. Savely says the variance is just for the width of the property. Tupelo Planning Committee disapproved the variance. Next Steps announced by Ms. Savely that anyone that objects to the application tonight including the applicant can appeal this decision to the city council by submitting a letter within three days to Ms. Savely.

FLEXVAR24-02 – Fain Lane Minor Subdivision – Parcels 074T-17-059-00 and 074T-17-159-08 on Fain Lane - 32% variance on required lot width for subdivision of lots

Requesting a 32% variance on required lot width of 90 feet in LDR zoning. Ms. Savely states that while these applications and proposals are very different on different parcels the same recommendations with the right away easement and permanent turnaround is recommended but this is a different application. Ms. Savley as she spoke earlier this is a narrower lot but very deep, this is actually two parcels that the applicant has applied for, both parcels are more than 2.5 acres each but the frontage on that road is also small. It goes back more than 500 feet from the road. The request here is to put two parcels on to what is currently one parcel for both parcels, it would end up being four parcels total with 64 frontage but would not require the changes on acreage. That property would still have more than a 3rd acre for what is a requirement for the low density zone is. The requirements are the same of the committee to view this as in the same manner. At 32% variance there is no additional variance required on the acreage. It is just a very odd shaped lot. Applicant #1) presents his proposal

Mr. Floris Owner of the lots - is saying it's a nice and quiet area and he wants to build there. He expresses why it's a good idea for him to build these homes. He says there's not many houses there, that these new homes will raise the house values and that it's a good thing for everyone. Sqft is 1500-1600 price point \$225- 250k. He will build 100 feet back from the road. It'll be 4 houses and 4 lots.

Public discussion Open

Ms. Jolie Wrinkly Address 2895 Walsh Road/ she is concerned because this lot runs to the back of her home. She thinks the houses will be too congested. Phillip Reynolds Address: 5067 Fain Lane. Adjacent to where he is wanting to split the lot. He is across the lot. He has four new homes going in the back of his property and now concerned because someone is now wanting to build some in front of property. Will Troxler says he knows when new build comes he knows it's going to be a push back and people will get upset, but he expresses these homes are going to be very nice homes and assures the public that the quality product they are offering is something that is needed and it'll be an asset to the community. Mr. Reynolds says its not the size of the home he's concerned about it's the homes being "on top" of each other. Vivvian Young says she doesn't want traffic in front of her home, and she wants to keep the neighborhood quiet and peaceful. Mr. Leake closes public discussion.

Committee Session

Mr. Davis says the lot size doesn't fit what's around it. He expresses to do two lots and not four and it's not about the quality of the house it's more of the lot size concern for him. Ms. Mart says that something that's going to be 51 feet for four lots isn't going to fit. She recommends just leave the two lots and she isn't in favor of subdivide those into 4 lots. Savely says its allowed without variance. Mr. Fleitas ask if three lots would meet the frontage requirements without the needs of a variance? Mr. Fleitas explains that if they did three lots instead of four there would be no need for variance and would not require city approval. Committee raises their hands to vote and unanimously vote denied. Motion Denied.

April Meeting: Regular scheduled work session March 25, 5:15pm, 3rd Floor City Hall, 71 East Troy Street.
Regular monthly meeting: April 1, 2024, 6:00pm, 71 East Troy Street, City Council Chamber

MOTION TO ADJOURN

