

**MINUTES OF THE
TUPELO PLANNING COMMITTEE
May 3, 2021**

CALL TO ORDER

Chairman Scott Davis called the meeting to order. Ms. Patti Thompson, Mr. Gus Hildenbrand, Ms. Pam Hadley, Mr. Lindsay Leake, Mr. Jimmy Swann, and Development Services staff members Pat Falkner and Marilyn Vail were present.

Chairman Davist asked Mr. Gus Hildenbrand to open with a prayer and Mr. Lindsay Leake to lead the pledge of allegiance.

REVIEW OF APRIL 5, 2021 MINUTES

Chairman Davis asked the group if they had reviewed the minutes of the last meeting. Ms. Thompson made a motion to approve the minutes with correction of a misspelled street name, and Mr. Swann seconded. The motion carried and the minutes were approved.

REPORT ON COUNCIL ACTIONS

Mr. Falkner reported that the April 5 actions were approved by the City Council at their April 20 meeting.

NEW BUSINESS

FLEXVAR 21-01. Application from Mr. Bernard Bean to allow construction of an addition to the house at 628 Highland Circle to within 1 foot 8 inches of the side property line.

Linda Smith of Architecture South spoke on behalf of the application. She stated that Mr. Bean wanted to be able to fit two cars into a carport and to create more back yard space, so the existing single car carport would be removed and a new carport built closer to the front of the lot. She provided copies of letters from property owners on each side and across the street, to the effect that they had no objection to the requested variance. She also showed committee members full size plan and elevation drawings of the addition.

No one appeared to comment on the application.

Mr. Hildenbrand asked if the variance request was based on measurement from the roof or the wall of the addition. Ms. Smith answered that it was measured from the closest point which would be a corner of the roof.

The chair recognized Mr. Falkner who said that the request meets the code standards for a variance, in that the property had special circumstances restricting its use that were not the

result of the applicant's actions. These included the slope, the narrowing shape of the lot, and the closeness of the houses as originally built. He also noted that a substantial number of the houses in the Highland Circle area had similar added structures that encroached in the side yards.

Mr. Hildenbrand made a motion to approve the application. Mr. Leake seconded the motion which was approved unanimously.

FLEX 21-02: Request from Mr. Robert Bass to allow a change in a nonconforming use at 2302 South Thomas Street.

Mr. Robert Bass appeared as attorney for Capital Bedding, a manufacturing company located in Verona MS. He said that the company was seeking to move part of its manufacturing operation into the existing building at 2302 South Thomas. He noted that the building had been used for manufacturing until 2005, was later used as a warehouse and transportation services office, and had had several other tenants. Mr. Bass explained that Mr. West, owner of Capital Bedding, needed to move part of his health care products division to the South Thomas location where there would be light assembly and packing of products for shipping.

Mr. Swann asked about employment and hours of operation. Mr. West answered that 10 to 15 people would be employed and that hours would normally be 7 a.m. to 2 p. m. with some longer hours possibly on a seasonal basis. Mr. Bass added that the facility would typically ship two to three trailer loads a day.

Mr. Hildenbrand asked if there were any plans to improve the parking areas. Mr. Bass said that there was not.

Mr. Falkner explained that the flexible use approval was required because the area had been zoned Mixed Use Activity Center, in anticipation of the possibility of higher-intensity commercial use based on the intersection of major streets. That type development was not taking place so it appears to be reasonable to permit other uses in this situation, where the building in place is suitable for manufacturing and would not have to be modified. He reported that allowing the requested use would not prevent the area from developing in the future.

Mrs. Thompson moved to approve the application with second by Mr. Swann. The motion passed unanimously.

Mr. Falkner reported that there were two applications in the office for June. Noting that the last Monday in May was Memorial Day, he suggested that the committee meet for a work session at 5 p.m. on June 7, before the regular meeting.

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

