

**TUPELO PLANNING COMMITTEE
AGENDA**

**June 6, 2016
6:00 P.M., City Council Chambers
71 East Troy Street**

CALL TO ORDER

REVIEW OF FEBRUARY, 2016 MINUTES

REPORT ON COUNCIL ACTIONS

NEW BUSINESS

VAR16-02 The City of Tupelo Department of Development Services has received an application for a Variance and a Compatible Use from Mr. Ben Albarracin on behalf of Lamar Advertising to relocate a non-conforming billboard from a rooftop at 618 North Gloster to a location adjacent to the building that will be closer than one hundred feet to an existing ground sign and fifteen feet off the front property line instead of the required thirty feet from the front property line. One side of the billboard will be digital. The property is located in the Mixed Use Commercial – Conventional (MUCC-2) Zoning District which requires a thirty feet front property line setback.

FLEX 16-02 The Department of Development Services has received a request for a Flexibility Zoning Review from Mr. Jeff Michael to allow his building at 2801 South Gloster Street to allow replacement of a non-conforming use, wholesale distribution facility. It is located in the Mixed Use Commercial Zoning District.

VAR 16-03 The City of Tupelo Department of Development Services has received an application for a Variance from Mr. Cliff Weeks to build an addition to his business at 205 North Veterans at the current flood elevation of the existing building (264.8 feet) instead of the required two feet above the base flood elevation (266.5). The property is located in the Mixed Use Activity Center – (MUAC) Zoning District.

ADJOURN

**NOTICE TO ADJACENT PROPERTY OWNERS
OF PENDING APPLICATION**

Case No.: VAR16-02

Location: 618 North Gloster Street

Applicant: Ben Albarracin on behalf of Lamar Advertising

Meeting Date: Monday, June 6, 2016 at 6:00 p.m.

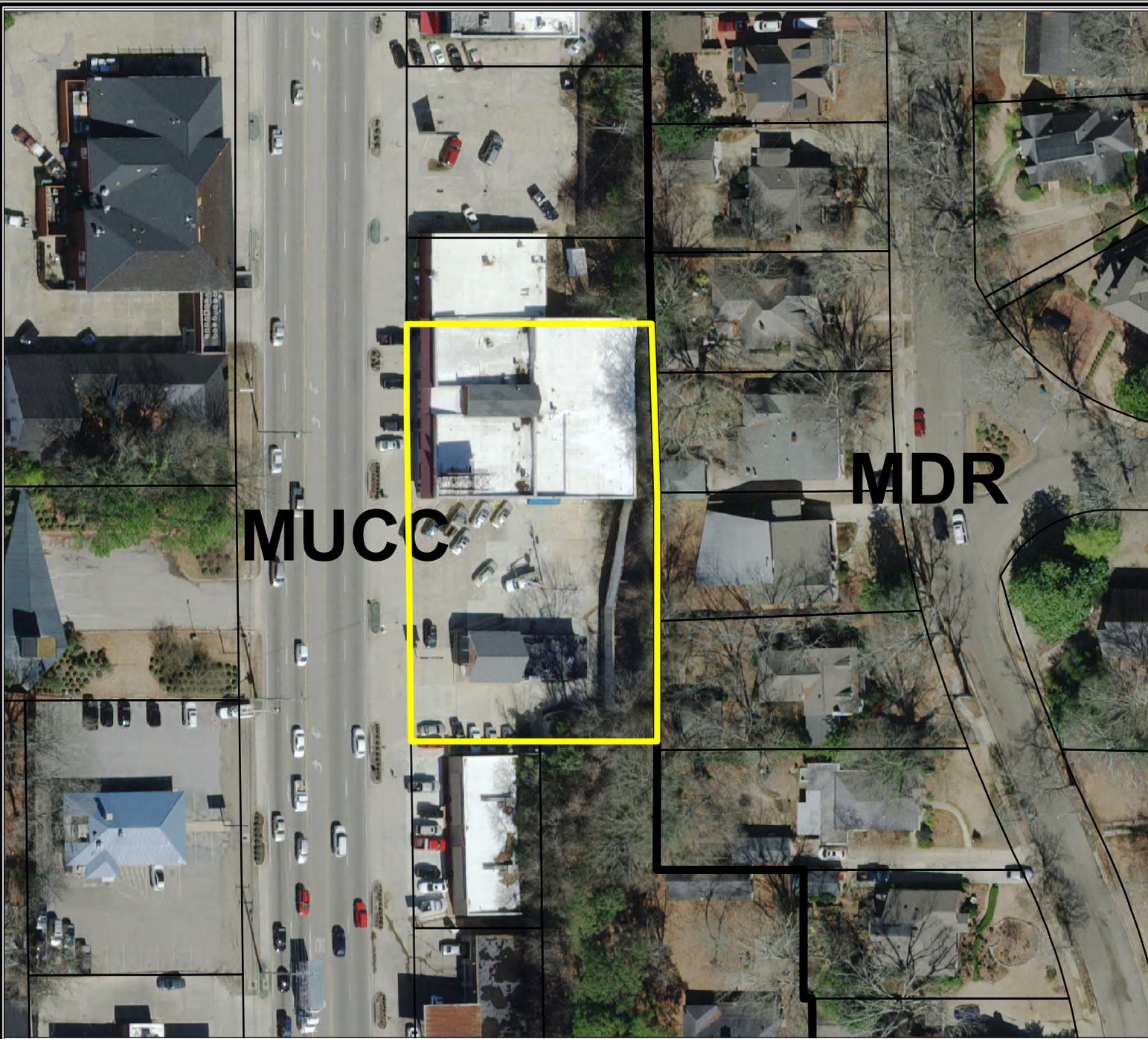
The City of Tupelo Department of Development Services has received an application for a Variance and a Compatible Use from Mr. Ben Albarracin on behalf of Lamar Advertising to relocate a non-conforming billboard from a rooftop at 618 North Gloster to a location adjacent to the building that will be closer than one hundred feet to an existing ground sign and fifteen feet off the front property line instead of the required thirty feet from the front property line. One side of the billboard will be digital. The property is located in the Mixed Use Commercial – Conventional (MUCC-2) Zoning District which requires a thirty feet front property line setback.

A Public Hearing as part of the Variance process has been scheduled by the Tupelo Planning Committee to consider this application on **Monday, June 6, 2016 at 6:00 P.M.** This Public Hearing will be held in the City of Tupelo Council Chamber on the second floor of City Hall, located at 71 East Troy Street. (The elevators are located on the south end of City Hall).

As an owner of property within 500 feet of the property to be affected by this application you are invited to attend this meeting and express any opinion you may have regarding this matter. If you wish to inform any neighbors who might be located outside the required 500 feet notification boundary you are encouraged to do so. If you have any questions or need further information please contact the Department of Planning and Community Development at 841-6510.

The original application is available for inspection during regular business hours at our offices, located on the third floor of City Hall, located at 71 East Troy Street.

Any party aggrieved by the decision of the Department of Development Services on this matter may file a petition for appeal to the Planning Committee by writing a letter of objection outline the reasons for appeal within three (3) business days of the date of the hearing.



ZONING REQUEST



CASE NO: VAR16-02

PARCEL: 089E-30-157-00

LOCATION: 618 N, GLOSTER

**APPLICANT: BEN
ALBARRACIN**

ZONING: MUCC

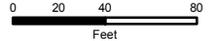
FLOODZONE: NO

HISTORIC DISTRICT: NO

WARD: 4

IMAGE DATE: 2012

 SUBJECT PROPERTY
 ZONING DISTRICT
 PROPERTY LINES
 Lee_6inch_20X.sid
 RGB
 Red: Band_1
 Green: Band_2
 Blue: Band_3


 1 inch = 83 feet

The City of Tupelo Development Code and Official Zoning Map can be viewed online at <http://www.tupeloms.gov/development>

Tupelo City Hall 71 East Troy Street P O Box 1485 Tupelo Mississippi 38802 662-841-6510

A/O	AGRICULTURAL/OPEN	LDR	LOW DENSITY RESIDENTIAL	MUAC	MIXED USE ACTIVITY CENTER	MUD	MIXED USE DOWNTOWN	MUR	MIXED USE RESIDENTIAL
I	INDUSTRIAL	MDR	MEDIUM DENSITY RESIDENTIAL	MUCC	MIXED USE COMMERCIAL CORRIDOR	MUE	MIXED USE EMPLOYMENT	RC	REGIONAL COMMERCIAL

**NOTICE TO ADJACENT PROPERTY OWNERS
OF PENDING APPLICATION**

Case No.: FLEX16-02

Location: 2801 South Gloster Street

Applicant: Jeff Michael, owner

Meeting Date: Monday, June 6, 2016 at 6:00 p.m.

The Department of Development Services has received a request for a Flexibility Zoning Review from Mr. Jeff Michael to allow his building at 2801 South Gloster Street to allow replacement of a non-conforming use, wholesale distribution facility. It is located in the Mixed Use Commercial Zoning District.

A Public Hearing has been scheduled by the Tupelo Planning Committee to consider this application on **Monday, June 6, 2016 at 6:00 pm**. This Public Hearing will be held in the City of Tupelo Council Chamber on the second floor of City Hall, located at 71 East Troy Street. (The elevators are located on the south end of City Hall).

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The original application is available for inspection during regular business hours at our offices, located on the third floor of City Hall, located at 71 East Troy Street.

Any party aggrieved by the decision of the Tupelo Planning Committee on this matter may file a petition for appeal to the Tupelo City Council by writing a letter of objection outline the reasons for appeal within three (3) business days of the date of the hearing.

ZONING REQUEST



CASE NO: FLEX16-02

PARCEL: 114J-19-154-00

LOCATION: 2801 S. GLOSTER

APPLICANT: JEFF MICHAEL

ZONING: MUCC

FLOODZONE: NO

HISTORIC DISTRICT: NO

WARD: 3

IMAGE DATE: 2012



SUBJECT PROPERTY

ZONING DISTRICT

PROPERTY LINES

Lee_6inch_20X.sid
RGB

Red: Band_1

Green: Band_2

Blue: Band_3

0 45 90 180
Feet 1 inch = 155 feet

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**NOTICE TO ADJACENT PROPERTY OWNERS
OF PENDING APPLICATION**

Case No.: VAR16-03
Location: 205 North Veterans Memorial Boulevard
Applicant: Mr. Cliff Weeks, Cliff's Car Care
Meeting Date: Monday, June 6, 2016 at 6:00 p.m.

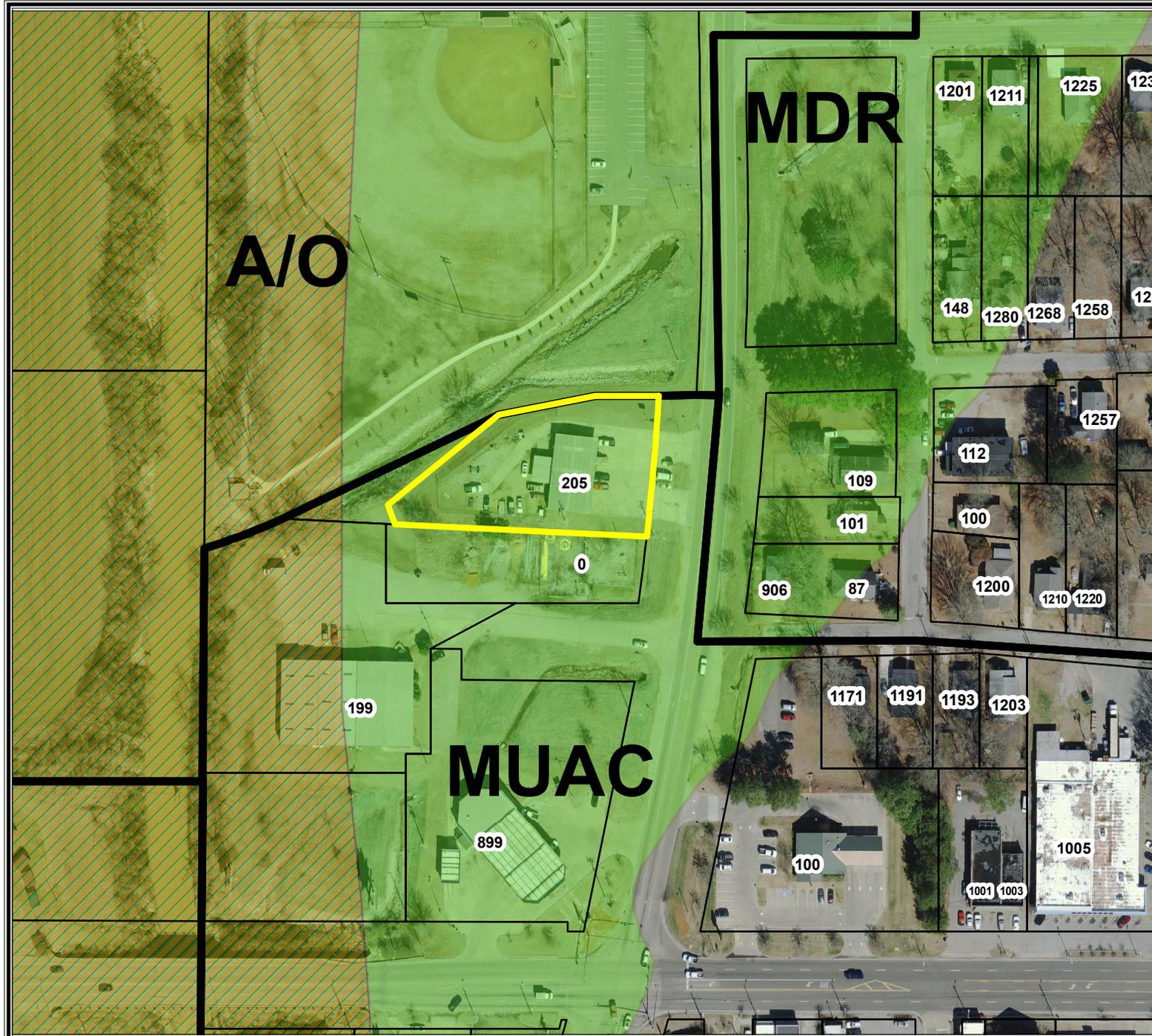
The City of Tupelo Department of Development Services has received an application for a Variance from Mr. Cliff Weeks to build an addition to his business at 205 North Veterans Memorial Boulevard at the current flood elevation of the existing building (264.8 feet) instead of the required two feet above the base flood elevation (266.5). The property is located in the Mixed Use Activity Center – (MUAC) Zoning District.

A Public Hearing as part of the Variance process has been scheduled by the Tupelo Planning Committee to consider this application on **Monday, June 6, 2016 at 6:00 P.M.** This Public Hearing will be held in the City of Tupelo Council Chamber on the second floor of City Hall, located at 71 East Troy Street. (The elevators are located on the south end of City Hall).

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Any party aggrieved by the decision of the Department of Development Services on this matter may file a petition for appeal to the Planning Committee by writing a letter of objection outline the reasons for appeal within three (3) business days of the date of the hearing.



ZONING REQUEST



CASE NO: VAR16-03

PARCEL: 088J-33-002-00

LOCATION: 205 N. VETERANS BLVD.

APPLICANT: CLIFF MEEKS

ZONING: MUAC

FLOODZONE: YES

HISTORIC DISTRICT: NO

WARD: 5

IMAGE DATE: 2012

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