



Planning & Zoning Recommendation

Date: February 11, 2022

To: Town Council

From: Planning & Zoning Commission

Re: Preliminary Subdivision Site Plan for Tupelo Sands Apartment Complex

The Planning & Zoning Commission met on Thursday, February 10, 2022, to consider a revised preliminary subdivision site plan prepared by Davis, Bowen, and Friedel, Inc., on behalf of OA Millville and DHIC, Inc. to construct a 216-unit apartment complex named Tupelo Sands. The 32.75 acres site is located on the northwest side of Roxana Rd. on Tax Map Parcel #134-15.00-93.01 zoned Master Planned Community.

The Planning & Zoning Commission voted unanimously 3-0-2, with the abstentions of Ms. Scheck and Mr. Roe, to recommend to Town Council to approve the above-mentioned proposed subdivision site plan revisions. The following recommendations were included in the motion: 1) inclusion of the missing 33 parking spaces; 2) consider removing the parking garages; 3) adding playground equipment and other amenities along the trail system; 4) additional landscaping along Rt. 17 and the garages.