

TUPELO PLANNING COMMITTEE

August 3, 2020

CALL TO ORDER

Chair Leslie Mart called the meeting to order via Zoom. Other members attending by Zoom were Mr. Ted Moll and Mrs. Patti Thompson. Mr. Bill Smith, Mr. Gus Hildenbrand, and Jimmy Swann were present. Mr. Swann provided the invocation and Ms. Mart led the Pledge of Allegiance. Staff present were Pat Falkner and Marilyn Vail of the Development Services Department.

APPROVAL OF MINUTES

The minutes of the June 1 meeting was approved on a motion by Mr. Hildenbrand, seconded by Mr. Swann.

NEW BUSINESS

Mr. Hildenbrand made a motion to adjourn. Mr. Smith seconded. The motion passed unanimously.

NEW BUSINESS

FLEXVAR 20-06: Application from First United Pentecostal Church to allow placement of waste container in the front yard of the property at 900 South Thomas Street.

Pastor Jay Carney spoke on behalf of the applicant. He said that the church had noted deterioration of their driveway and parking lot in the area where the waste container is currently located. They had spoken to Waste Management about this who recommended that the container be relocated closer to the street. Mr. Carney said that the cost of rebuilding the driveway and parking lot would be impossible for the church to afford.

Mr. Hildenbrand asked if the church members had discussed the relocation of the container. Mr. Carney said that they had. Mr. Hildenbrand asked if the church had contacted any of the residents on Willow Chase Drive. Mr. Carney said that they did not.

Mr. Swann asked about the scale of activities at the church and the types of waste that are generated. Mr. Carney said that the church had about 400 members meeting for two services on Sunday and one on Wednesday, but nothing unusual about the type of waste created.

Est Glen

Ms. Mart asked if the church had asked any contractors for quotes on the repair work. Mr. Carney said they did not.

The chair opened the meeting for public comment.

Ms. Karen Mayfield of 2403 Willow Chase Drive spoke. Her residence is across the street from the proposed location of the waste container. She said that she did not know about the church's plans until she received the notice from the city. She said that she is opposed to the location because of the potential effects on traffic visibility, the possibility of unwanted dumping, the noise of the truck emptying the container, the smell, the view and the effect on property value.

Mr. Curry of 1116 Forest Glen Cove and his wife Crystal Curry also appeared to state their opposition.

Councilman Willie Jennings spoke to say that he had received calls from residents about the proposed variance and said that he thought locating the dumpster at the street would be a disservice to the neighborhood.

Ms. Mart asked if staff had a recommendation. Mr. Falkner answered that the staff recommended disapproval.

Ms. Mart noted that the concrete pad where the container was to be placed had been installed without permit from the city. She also noted that she had provided a set of drawings to show the church how they should improve the area around the current container location so that the pavement would hold up. She also pointed out that the proposed relocation would shift any damage from the waste collection process to the city street.

Ms. Thompson said she agreed with Ms. Mart and with the residents.

Mr. Hildenbrand made a motion to deny the variance, seconded by Ms. Thompson. The motion was amended to include a requirement that the concrete pad placed at the street be removed. The amended motion passed unanimously.

Mr. Falkner reported to the committee that he was beginning some preliminary work toward the eventual preparation of a new comprehensive plan. The current plan has a time horizon of 2025, but the economic impacts of the COVID pandemic are likely to make ordinary projections of trends less reliable. He advised the committee that he would be asking for their input and also bringing in some other people for additional perspective, with the intent being to find the right questions to be asking as a starting point for the process.

Mr. Falkner noted that two applications were expected for the September meeting. Ms. Mart set the work session for August 31 and the meeting for September 14.

The meeting was adjourned on a motion by Ms. Thompson, seconded by Mr. Hildenbrand.