

PLANNING AND ZONING COMMITTEE

April 25, 2023

6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Weaver McCracken & Heyward Bell

City Officials Present: Scott Swinny, Building Inspector for Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

The meeting was called to order at 6:00 p.m. by Benjie Barham

Consideration and Approval of Minutes

Approval of minutes from meetings held on March 28, 2023

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Site Plan – Zaxby’s – 99 Highway 80 East

Upon presentation by Scott Swinny, Building Inspector for Community Development

No representative present

Motion Made by Heyward Bell to approve the site plan for exterior paint change at 99 Highway 80 East as presented

Seconded by Weaver McCracken

Unanimous approval

Conditional Use – Rob Logan – 5590 Williamson Road

Upon presentation by Scott Swinny, Building Inspector for Community Development Rob Logan present at meeting

Motion made by Weaver McCracken to approve the variance and conditional use for an accessory structure to be located at 5590 Williamson Road as presented

Seconded by Sandra Atterberry

Unanimous Approval

Site Plan – Pickering Engineering – 80/20 project

Upon presentation by Scott Swinny, Building Inspector for Community Development

Jonathan Johnson, Ben Walker, and Vicki Walker present at meeting

Motion made by Heyward Bell to approve the site plan for the Highway 80/Springridge road plat as presented

Seconded by Sandra Atterberry

Unanimous approval

Conditional Use – Cynthia Senior – 380 Highway 80 East

Upon presentation by Scott Swinny, Building Inspector for Community Development

Cynthia Senior Present as meeting

Weaver McCracken asked if parking concerns arise with that spot if they would be able to move to a different spot in the parking area

Cynthia Senior stated that her and the landlord have spoken about other spots they could move to if there are any issues with traffic in the current spot

Motion made by Weaver McCracken to approve the conditional use to park a GatorBugs snow cone trailer at this location as presented

Seconded by Sandra Atterberry

Unanimous Approval

Dimensional Variance – Shaquita Winters – 103 Montaigne Way

Upon presentation by Scott Swinny, Building Inspector for Community Development

Christian McGuffee present

Heyward Bell asked if they have HOA approval

Christian stated they have approval from HOA

Motion made by Weaver McCracken to approve the dimensional variance at 103 Montaigne Way

Seconded by Heyward Bell

Unanimous approval

Certificate of Appropriateness – City of Clinton – 207 W Leake St.

Upon presentation by Scott Swinny, Building Inspector for Community Development

Heyward Bell stated that he is opposed to the request to remove a 100-year-old tree instead of just repairing the sidewalk.

Weaver McCracken stated that he agrees with Heyward Bell and is also opposed to removing the tree

Motion made by Heyward Bell to deny the certificate of appropriateness to remove the tree at 207 W Leake St.

Unanimous vote to deny request

Conditional Use – Dayspring Community Church – 1053 Biedenharn Cove

Upon presentation by Scott Swinny, Building Inspector for Community Development

Bill Davis and Alex Reeves present

Richard Biedenharn stated that he has property in the area and is opposed to this request due to it being close to businesses in the area, stated that he is concerned for the safety of the women that work in the office close to the location that work in the late evenings and concerned about the people that will be in the area in the future.

Melinda Owens with Owens insurance company stated that she has 8 female employees who have stated they will not longer work there if this is approved due to not feeling safe. She also states that she will not feel safe to work late nights or run in the area as she currently does.

Benjie Barham asked if there were covenants for this area

Melinda Owens stated that there are but it does not have anything regulating this type of business.

Cynthia Senior stated that her and the landlord have spoken about other spots they could move to if there are any issues with traffic in the current spot

Bill Dunn in response stated that they work with the hinds county penal farm and that is where the residents would be coming from, and there will be someone on site living with them 24/7 to insure there are no concerns. Bill also states that anyone that comes there will be heavily screened, drug tested, fully vetted before coming to the facility. The max number of residents would be 12 including the supervising

person that is there 24/7. The residents will have bible study a minimum 3 days a week while also learning job skills daily so they can go back into the public as productive citizens to society. Melinda Owens stated that she loves what they are doing but does not want it next to where she is located or next to Waterbury's where the girls' softball teams go to practice regularly. Alex Reeves stated that it can be moved closer to the church Melinda Owens stated that she would still be against it if they moved it closer to the church Glenn David stated that he is opposed and concerned that criminals would come over to his businesses and cause problems as well as it causing his property value to decrease and other properties values decreasing as well. Bill Dunn stated that they will be always supervised and not be roaming freely in the area. Weaver McCracken stated that while he appreciates the ministry and what they are trying to do here the issue is the area it is in and who it will be next to. Heyward Bell asked if they have a more rural location to put it Bill Dunn stated that they picked this location because it is away from residential areas and felt like it was a great place for them to be located. Also stated that all other homes like this are in Jackson surrounded by all the things these guys need to stay away from, whereas the purposed location is not near any temptations to go back to any life they had before and a great spot for them to be rehabilitated. This entire project is fully funded by the church and will have no outside funding like other like homes have. Bill stated that they are willing and able to add other restricting that may be deemed necessary. Motion made by Weaver McCracken to deny the conditional use request for a sober-living facility to be located at 1503 Biedenham
Seconded by Heyward Bell
Unanimous vote to deny request

Other Business

No other business

Next Meeting

The next meeting will be May 23, 2023

Adjournment

Motion by Sandra Atterberry to adjourn at 6:50 PM

Seconded by Heyward Bell

Unanimous approval