

PLANNING AND ZONING COMMITTEE

January 25, 2022

6:30 p.m.

Members Present: Benjie Barham, Barbara Linn, Mauricka McKenzie, Weaver McCracken, Heyward Bell & Sandra Atterberry

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Roy Edwards, Community Development

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes from meeting held on December 21, 2021

Motion made by Weaver McCracken

Seconded by Sandra Atterberry

Unanimous Approval

New Considerations:

Dimensional Variance – Greg and Alice Derrick – 4905 Williamson Road

Upon presentation by Roy Edwards, Director of Community Development

Public Hearing opened – no public comments made

Motion made by Heyward Bell to approve the dimensional variance and site plan changes for an accessory structure located at 4905 Williamson Road as presented

Seconded by Weaver McCracken

Unanimous Approval

Conditional Use – Mauricka McKenzie – 602 E. Northside Drive

Upon presentation by Roy Edwards, Director of Community Development

Public Hearing opened – no public comments made

Heyward Bell stated that they should consider centering water fountain between the two buildings, and 8 ft. is very large for this area with a lot of maintenance

Benjie Barham also suggested placing the water fountain between the two buildings

Motion Made by Sandra Atterberry to approve the conditional use to use the location at 602 E Northside drive for church services as well as the site plan for exterior renovations with recommendation to place fountain in the center of the two buildings

Seconded by Weaver McCracken

Unanimous Approval

Public Hearing Closed

Site Plan – Storage City Signage – 157 Broadway St

Upon presentation by Roy Edwards, Director of Community Development
Heyward Bell stated concern regarding the LED digital sign being across from the apartments
Motion made by Sandra Atterberry to approve the site plan for Storage City Signage as presented
Seconded by Mauricka McKenzie
Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be February 22, 2022

Adjournment

Motion by Sandra Atterberry to adjourn at 7:00 PM
Seconded by Heyward Bell
Unanimous approval

PLANNING AND ZONING COMMITTEE

February 22, 2022

6:30 p.m.

Members Present: Benjie Barham, Barbara Linn, Heyward Bell, Scott Vernon & Sandra Atterberry

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Roy Edwards, Community Development

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes from meeting held on January 25, 2022

Motion made by Heyward Bell

Seconded by Sandra Atterberry

Unanimous Approval

New Considerations:

Signage – 819 E Northside Drive – Rob Neblett

Upon presentation by Roy Edwards, Director of Community Development

819 E Northside Dr represented by 819 E Northside Drive

Motion made by Scott Vernon to approve two wall mounted signs at 819 E Northside Drive; signs will be illuminated by a gooseneck light as presented

Seconded by Sandra Atterberry

Unanimous Approval

Signage – 902 Old Vicksburg – Baywash

Upon presentation by Roy Edwards, Director of Community Development

Baywash represented by Kolby Sisson

Motion Made by Sandra Atterberry to approve a wall mounted sign at 902 Old Vicksburg Road as presented

Seconded by Scott Vernon

Unanimous Approval

Architectural Review – 1711 E Northside Dr. – Hunter Smith

Upon presentation by Roy Edwards, Director of Community Development

1711 E Northside Dr represented by Hunter Smith

Motion made by Scott Vernon to approve the exterior paint changes for 1711 E Northside Drive as presented

Seconded by Sandra Atterberry

Unanimous approval

Conditional Use – 5330 E Northside Dr – Todd Stribling

Upon presentation by Roy Edwards, Director of Community Development
Public Hearing Opened

5330 E Northside Dr represented by Todd Stribling

Andy Ashley – Clinton Citizen – stated that he built a site-built home about .5 mile from this location and feels like a manufactured home no longer fits the characteristics of surrounding area which is a requirement in section 3005.01 of the City of Clinton Zoning Ordinance.

Motion made by Scott Vernon to approve the conditional use for a manufactured home to be placed at 5330 E Northside Drive contingent on it meeting all dimensional requirements for a manufactured home in A-1(Agricultural District)

Seconded by Sandra Atterberry

Unanimous approval

Public Hearing Closed

Other Business

No other business

Next Meeting

The next meeting will be March 22, 2022

Adjournment

Motion by Scott Vernon to adjourn at 7:30 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

March 22, 2022

6:30 p.m.

Members Present: Benjie Barham, Barbara Linn, Weaver McCracken, Mauricka McKenzie, Heyward Bell, Scott Vernon & Sandra Atterberry

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Roy Edwards, Community Development

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes from meeting held on February 22, 2022

Motion made by Heyward Bell

Seconded by Weaver McCracken

Unanimous Approval

New Considerations:

Certificate of Appropriateness – Tim Parkman – 304-312 Jefferson St.

Upon presentation by Roy Edwards, Director of Community Development

Heyward Bell stated that the historic district has never had copper awning before and is concerned with discoloring of awnings and sidewalks

Motion made by Mauricka McKenzie to approve the awnings for 304-312 Jefferson St. as presented

Seconded by Sandra Atterberry

Heyward Bell voted Nay

Motion carried 6-1

Certificate of Appropriateness – As You Wish – 310 Jefferson St.

Upon presentation by Roy Edwards, Director of Community Development

Motion Made by Scott Vernon to approve the signage at 310 Jefferson St. for As You Wish as presented

Seconded by Heyward Bell

Unanimous Approval

Site Plan – Copiah Bank – 400 Highway 80 East

Upon presentation by Roy Edwards, Director of Community Development

Copiah Bank represented by Kirk Oldenburg

Motion made by Weaver McCracken to approve the site plan to construct a Copiah Bank at 400 Highway 80 East as presented

Seconded by Sandra Atterberry

Unanimous approval

Dimensional Variance – Wanda Evers – 1624 B Rosemont Drive

Upon presentation by Roy Edwards, Director of Community Development
Public Hearing Opened
Wanda Evers present to represent her request
Public Hearing Closed
Motion made by Scott Vernon to approve the dimensional variance as presented for a covered parking area at 1624 B Rosemont Drive as presented
Seconded by Mauricka McKenzie
Unanimous approval

Conditional Use – Episcopal Church of the Creator – 1445 Clinton Raymond Road

Upon presentation by Roy Edwards, Director of Community Development
Public Hearing Opened
Episcopal Church of the Creator represented by Rev. Robert Blanton
Public Hearing Closed
Motion made by Scott Vernon to approve the conditional use for 1445 Clinton Raymond Road as presented
Seconded by Heyward Bell
Unanimous approval

Dimensional Variance – Open Hearts Academy – 100 Lovett St.

Upon presentation by Roy Edwards, Director of Community Development
Open Hearts Academy represented by Anthony and Audrey Bingham
Public Hearing Closed
Motion made by Weaver McCracken to approve the dimensional variance request for Open Hearts Academy contingent on meeting the required 20 parking spaces
Seconded by Heyward Bell
Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be April 26, 2022

Adjournment

Motion by Barbara Linn to adjourn at 7:30 PM
Seconded by Sandra Atterberry
Unanimous approval

PLANNING AND ZONING COMMITTEE

April 26, 2022

6:30 p.m.

Members Present: Benjie Barham, Barbara Linn, Weaver McCracken, Mauricka McKenzie, Heyward Bell, & Sandra Atterberry

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes from meeting held on March 22, 2022

Motion made by Sandra Atterberry

Seconded by Barbara Linn

Unanimous Approval

New Considerations:

Conditional Use – Shantwina Collins – 580 Springridge Road

Upon presentation by Roy Edwards, Director of Community Development

Shantwina Collins and Leslie Horn present to represent the conditional use request

Public Hearing open

Heyward Bell asked what are the other businesses in this space

Leslie Horn stated that there are offices there including an office for her as the office manager

Benjie Barham asked where signage will be

Leslie Horn stated they have door area for signage as well as a multi-tenant sign at the street

No public comments made

Motion made by Mauricka McKenzie to approve the conditional use to open Bliss Day Spa at 580 Springridge Road as presented

Seconded by Sandra Atterberry

Unanimous Approval

Public Hearing Closed

Certificate of Appropriateness – Tim McCartney – 204 Belmont St.

Upon presentation by Roy Edwards, Director of Community Development

Tim McCartney present to represent the request

Motion made by Heyward Bell to approve the Certificate of Appropriateness to renovate exterior of structure located at 204 Belmont St.

Unanimous Approval

Conditional Use – Brian Biernat – 0 Jefferson St/Belmont St.

Upon presentation by Roy Edwards, Director of Community Development
Public Hearing Opened

Sarah Wolfe, resides at 506 Capital Street, stated that she is opposed to this development, there are no sidewalks, the road is too narrow and barely fits two cars traveling opposite directions. When walking down the street you have to move over so you don't get hit but due to the poor drainage the grass and yards are wet and muddy. As a woman she fears not knowing who will be next to you due to them being short term rentals. Sarah Wolfe stated that this use is not compatible with the area.

Mary Howell resides at 202 Belmont St stated she is also opposed to this development because it will be right next door to her and she does not want to see it or the privacy fence that will be put up next to her. She also stated that the area has poor drainage.

Benjie Barham asked if the previous approval for this property was for single family housing

Roy Edwards stated that yes, but the property is mixed use so zoning changes will not be needed.

Barbara Linn asked what was there before

Roy Edwards stated at one time it had manufactured homes

Benjie Barham asked if a fence is required

Roy Edwards stated yes, the proposed fence will be a 6 ft privacy fence between the properties Motion made by Mauricka McKenzie to deny the conditional use request as presented

Seconded by Heyward Bell

Unanimous vote to deny

Public Hearing Closed

Other Business

No other business

Next Meeting

The next meeting will be May 24, 2022

Adjournment

Motion by Barbara Linn to adjourn at 7:06 PM

Seconded by Sandra Atterberry

Unanimous approval

PLANNING AND ZONING COMMITTEE

May 24, 2022

6:30 p.m.

Members Present: Benjie Barham, Barbara Linn, Weaver McCracken, & Heyward Bell

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes from meeting held on April 26, 2022

Motion made by Heyward Bell

Seconded by Weaver McCracken

Unanimous Approval

New Considerations:

Certificate of Appropriateness – Brian Hudson – 305 East College St.

Upon presentation by Roy Edwards, Director of Community Development

Brian Hudson was present to represent 305 East College St.

Heyward Bell stated that the new door is more appropriate for this style of home

Motion made by Weaver McCracken to approve the Certificate of Appropriateness to change the style door at 305 East College St. as presented

Seconded by Barbara Linn

Unanimous Approval

Site Plan – Signage at Bullet Fuel – 209 Clinton Blvd

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the site plan to add a 12 sq. ft Hunts Brothers Pizza sign on the convenience store at 209 Clinton Blvd

Unanimous Approval

Dimensional Variance – Antonio Ponder – 203 Church St.

Upon presentation by Roy Edwards, Director of Community Development

Public Hearing Opened

Antonio & Donna Ponder present to represent 203 Church St.

Motion made by Weaver McCracken to approve the dimensional variance request of 17'1" on the rear set back and 2'8.5" on the side set back as presented

Seconded by Barbara Linn

Unanimous Approval

Certificate of Appropriateness – Brad McHann – 0 Landrum St.

Upon presentation by Roy Edwards, Director of Community Development

Adam & Carrie Wilson present to represent 0 Landrum St.

Motion made by Weaver McCracken to approve the certificate of appropriateness at 0 Landrum St. to build a single-family house

Unanimous Approval

Text Amendment – Zoning Ordinance – Short-Term Rental

Upon presentation by Roy Edwards, Director of Community Development

Public hearing opened

Weaver McCracken stated that he is concerned that this will set a precedence for others areas of the city outside of Olde Towne

Sarah Wolfe – Resident in Olde Towne stated that after the last meeting regarding the cabooses she made a petition and received over 40 signatures (see attached) that are against the short-term rental cabooses, and is opposed to this amendment because it will take away from Olde Towne if everything becomes an Airbnb

Shannon Tuller – Resident in Olde Towne stated that she recently moved into a rental home across from the property that has been proposed to be short-term rental cabooses and is opposed to it, she stated that she lives alone and will feel unsafe if short-term rentals are there and the housing market is already very limited if short term rentals are allowed it will make that housing market worse

Martha Hudson – Olde Towne resident – stated that one of the reasons that the cabooses were tabled due to nothing in the ordinance allowed this type of project in Olde Towne, therefore this amendment would change that and allow projects like this to be approved with a conditional use, correct?

Roy Edwards – Director of Com Dev – stated that yes, it would allow them and others to come before this board to ask for a conditional use to operate short-term rentals in Olde Towne

Scott Evans stated that one of his properties has been used as an Airbnb and was used by Continental Tire for a minimum of 4 days, and also has someone wanting to be in his for 13 weeks in the comfort of a home away from home instead due to not being there long enough to sign a lease and too long to be in a hotel room.

Mary Hall stated that she is opposed to short – term rentals due to the possibility of crime and it will allow for cabooses that she does not feel fits in Olde Towne

David Zetterholm stated that he is neither for it or opposed to this amendment due to it having both pros and cons; some of those pros being the increased tourism it could bring to our area as well as college students families traveling here to see them graduate or watch the college sports events.

Sarah Wolfe stated that it does not seem fair to put short-term rentals next to long term residents here

Jerrell Hutson – stated that Continental Tire can use the hotels that we have or build cabins for their employees

Benjie Barham stated that the occupancy rates in our hotels are very high

Sam Biebers stated that everyone should pay close attention to the other cities that have failed with this

Faron Roders asked if hosts could say no to someone who is wanting to rent the short-term rentals

Scott Evans stated that yes, you can definitely say no to someone, I have someone running my Airbnb that are corporate offices and the goal is to have out of state contractors, employees, and other corporate type businessmen and women. Research has been done and they feel there is a need for short-term rentals in our area

Donna Ponder stated that her family have stayed in multiple short-term rentals all that require copies of driver’s license etc. before being approved to stay in the Airbnb. Also stated that when looking for a short- term rental she would definitely look for areas like our Olde Towne Clinton

Motion made by Weaver McCracken to deny the text amendment as presented

Seconded by Heyward Bell

Unanimous Denial

Public Hearing Closed

Other Business

No other business

Next Meeting

The next meeting will be June 28th, 2022

Adjournment

Motion by Barbara Linn to adjourn at 7:20 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

June 28, 2022

6:30 p.m.

Members Present: Benjie Barham, Barbara Linn, Weaver McCracken, Mauricka McKenzie, Sandra Atterberry & Heyward Bell

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes from meeting held on May 24, 2022

Motion made by Heyward Bell

Seconded by Sandra Atterberry

Unanimous Approval

New Considerations:

Certificate of Appropriateness – Chris & Scott Evans – 301 E Main St.

Upon presentation by Roy Edwards, Director of Community Development

Chris & Scott Evans present for 301 E Main St.

Motion made by Weaver McCracken to approve the Certificate of Appropriateness to remove a tree in front of 301 E Main St. and replace with two smaller trees in the front yard of residence

Seconded by Barbara Linn

Unanimous Approval

Certificate of Appropriateness – Rachel Riley – 304 E Main St.

Upon presentation by Roy Edwards, Director of Community Development

Adam Wilson present to represent Rachel Riley, 304 E Main St.

Motion made by Weaver McCracken to approve the certificate of appropriateness for exterior renovations at 304 E Main St. as presented

Unanimous Approval

Certificate of Appropriateness – Anna Nettles – 303 West Leake St.

Upon presentation by Roy Edwards, Director of Community Development

Anna Nettles present for 303 West Leake St.

Motion made by Heyward Bell to approve the certificate of appropriateness to paint the exterior of 303 West Leake St. as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Certificate of Appropriateness – Dimensional Variance - Karen & Mike Godfrey – 507 Capitol St.

Upon presentation by Roy Edwards, Director of Community Development
Mike Godfrey presented to represent 507 Capitol St.
Motion made by Sandra Atterberry to approve the certificate of appropriateness and dimensional variance for an approx. 1700 Sq. Ft. addition at 507 Capitol St.
Unanimous Approval

Rezoning – Kolby Sisson – 0 Old Vicksburg Parcel 2861-72-1

Upon presentation by Roy Edwards, Director of Community Development
Kolby Sisson present to represent Old Vicksburg Rd.
Public hearing opened
Motion made by Weaver McCracken to approve the rezoning request for 0 Old Vicksburg Road, Parcel 2861-72-1, from R-1 (Single Family Residential) to C-2 (General Commercial).
Seconded by Mauricka McKenzie
Unanimous approval
Public Hearing Closed

Dim Variance – Caleb & Lacy Deese _ 804 E Leake St.

Upon presentation by Roy Edwards, Director of Community Development
Caleb & Lacy Deese present to represent 804 E Leake St.
Public hearing opened
Heyward Bell asked if the addition will be sitting on top of the reserved area where the sewer line is located
Roy Edwards stated no it will be abutting the property line of the reserved area.
Motion made by Weaver McCracken to approve the dimensional variance for a residential addition at 804 E Leake St.
Seconded by Sandra Atterberry
Mauricka McKenzie abstained from vote
Unanimous approval
Public Hearing Closed

Dim Variance – Jim Clark – 3874 Williamson Road

Upon presentation by Roy Edwards, Director of Community Development
Jim Clark present to represent 3874 Williamson Road
Public hearing opened
Motion made by Heyward Bell to approve the dimensional variance request to construct a 1200 Sq. Ft accessory structure at 3874 Williamson Road
Seconded by Barbara Linn
Unanimous approval
Public Hearing Closed

Rezoning – Ben & Vicki Walker – 0 Williamson Road

Upon presentation by Roy Edwards, Director of Community Development
Ben & Vicki Walker present to represent 0 Williamson Road
Public hearing opened
Heyward Bell asked why they decided to change it from PUD to R-1
Ben Walker stated that he has learned that there is a more of a need for larger lots in the City of Clinton compared to the smaller lots

Motion made by Heyward Bell
Seconded by Sandra Atterberry
Mauricka McKenzie abstained from vote
Unanimous approval
Public Hearing Closed

Other Business

No other business

Next Meeting

The next meeting will be July 26, 2022

Adjournment

Motion by Barbara Linn to adjourn at 7:04 PM
Seconded by Sandra Atterberry
Unanimous approval

PLANNING AND ZONING COMMITTEE

August 23, 2022

6:00 PM

Members Present: Benjie Barham, Mauricka McKenzie, Sandra Atterberry & Heyward Bell

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Approval of minutes from meetings held on June 28, 2022 and

Special meeting held on July 19, 2022

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Certificate of Appropriateness – First Baptist Church – 100 College St.

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Mauricka McKenzie to approve the COA to build a gazebo in the playground area at 100 College St. as presented

Seconded by Heyward Bell

Unanimous Approval

Certificate of Appropriateness – Clinton Chamber of Commerce – 100 E Leake St.

Upon presentation by Roy Edwards, Director of Community Development

Anna Nutt present to represent the Clinton Chamber of Commerce

Motion made by Heyward Bell to approve the COA to paint the exterior of the Clinton Chamber as presented

Seconded by Sandra Atterberry

Unanimous Approval

Certificate of Appropriateness – Mississippi College – 450 W Madison St.

Upon presentation by Roy Edwards, Director of Community Development

Glenn Worley presented to represent Mississippi College

Motion made by Sandra Atterberry to approve the COA to build a covered patio at 450 W Madison St. as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Site Plan Review - The Briars Subdivision – Melrose & Old Vicksburg

Upon presentation by Roy Edwards, Director of Community Development
Anita Outlaw present to represent The Briars Subdivision
Motion made by Heyward Bell to approve the site plan for The Briars Subdivision signage at Melrose and Old Vicksburg as presented
Seconded by Sandra Atterberry
Unanimous Approval

Rezoning – Lark Properties – 5590 Williamson Road Parcels 2852-585, 2852-585-002 and 2852-577

Upon presentation by Roy Edwards, Director of Community Development
Rob and Melody Logan present to represent 5590 Williamson Road
Motion made by Heyward Bell to approved the rezoning request from R-E to A-1 as presented
Seconded by Mauricka McKenzie
Unanimous Approval

Architectural Review – The Winning Smile Signage – 104 Clinton Center Drive

Upon presentation by Roy Edwards, Director of Community Development
Motion made by Sandra Atterberry to approve the signage for The Winning Smile as presented
Seconded by Heyward Bell
Unanimous Approval

Architectural Review – The Winning Smile Color Change – 104 Clinton Center Drive

Upon presentation by Roy Edwards, Director of Community Development
Motion made by Heyward Bell to approve the color changes for The Winning Smile as presented
Seconded by Sandra Atterberry
Mauricka McKenzie abstained
Unanimous Approval

Architectural Review – Jackson Area Federal Credit Union – 204 Clinton Blvd

Upon presentation by Roy Edwards, Director of Community Development
Heyward Bell asked if they will be doing any other work than what has been presented
Derrick M stated all other work will be interior
Motion made by Mauricka McKenzie to approve all exterior changes as presented for 204 Clinton Blvd
Seconded by Sandra Atterberry
Unanimous Approval

Subdivision Regulations Variance – Mathew Knight – 5417 Williamson Road

Upon presentation by Roy Edwards, Director of Community Development
Heyward Bell asked if they met the MSDH recommendation
Roy Edwards stated that the MSDH notice of intent is in the file
Motion made by Heyward Bell to approve the variance from the subdivision regulations that requires homeowner to connect to city sewer as presented
Seconded by Sandra Atterberry
Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be September 27, 2022 at 6 PM

Adjournment

Motion by Sandra Atterberry to adjourn at 6:45 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

September 27, 2022

6:00 PM

Members Present: Benjie Barham, Mauricka McKenzie, Barbara Linn, Weaver McCracken & Heyward Bell

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

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

Consideration and Approval of Minutes

Approval of minutes from meetings held on August 23, 2022

Motion made by Heyward Bell

Seconded by Mauricka McKenzie

New Considerations:

Certificate of Appropriateness – Parallel Parking in Olde Towne

Upon presentation by Roy Edwards, Director of Community Development

Heyward Bell asked if the parking will be metered

Roy Edwards stated no they will not

Heyward Bell if it will fit the parking and two-way traffic

Tara Lytal stated it has been tested and yes it will

Motion made by Mauricka McKenzie to approve the COA to add parallel parking spaces on streets in Olde Towne Clinton

Seconded by Barbara Linn

Unanimous Approval

Certificate of Appropriateness – Painting crosswalks on College St

Upon presentation by Roy Edwards, Director of Community Development

Benjie Barham asked if this will be over the bricks

Tara Lytal stated that no bricks will be painted

Heyward Bell stated that blue, yellow, and red paints fade quickly

Tara Lytal stated that they are looking at a product that is not paint and it will be heated onto the asphalt. It should hold up for at minimum of 3 years.

Motion made by Heyward Bell to approve the COA to paint the crosswalks on College St. as presented

Seconded by Barbara Linn

Unanimous Approval

Certificate of Appropriateness – Mississippi College – 500 West Madison St.

Upon presentation by Roy Edwards, Director of Community Development
Motion made by Heyward Bell to approve the COA to build an indoor golf facility as presented
Seconded by Mauricka McKenzie
Unanimous Approval

Certificate of Appropriateness – Shane Ormon – 10/112 E Leake St.

Upon presentation by Roy Edwards, Director of Community Development
Heyward Bell suggested to make the color of the dumpster enclosure not the same as the building because typically MDAH does not like for it to look the same as if it was there before and not something new.
Motion made by Heyward Bell to approve the COA with the recommendation to check with MDAH to be sure they approve.
Seconded by Barbara Linn
One opposed – Motion passes

Dimensional Variance – Quick Trip – 500 Springridge Road

Upon presentation by Roy Edwards, Director of Community Development
Motion made by Weaver McCracken to approve the dimensional variance for an interstate corridor sign as presented.
Seconded by Barbara Linn
Unanimous Approval

Dimensional Variance – St. Mark Baptist Church – 1638 Clinton Raymond Road

Upon presentation by Roy Edwards, Director of Community Development
Mauricka McKenzie recused himself
Motion made by Heyward Bell to approve the dimensional variance for an addition at 1638 Clinton Raymond Rd. as presented
Seconded by Barbara Linn
One opposed – motion passes

Rezoning – Cheryl Sykes – 2385 N Midway Road

Upon presentation by Roy Edwards, Director of Community Development
Weaver McCracken asked why the last rezoning request similar to this one was denied by the board
Roy Edwards stated that it was denied due to the request not being in line with the future land use map
Weaver McCracken stated that he is opposed to the rezoning request due to the Cities intention of it to be R-E
Benjie Barham asked the reason for the rezoning request
Cheryl Sykes stated that majority of her property is in the flood plain along with some of it being under a power line, therefore it cannot be developed. All three offers made are wanting to have animals and with it being R-E they are not allowed. It is a total of 88 acres and she has already built on the parcel that is suitable to build on.
Motion made by Weaver McCracken to deny the rezoning request with a suggestion to the Mayor and Board of Alderman to look into making changes to the R-E zoning and allowing some animals in the Residential Estate areas.
Seconded by Heyward Bell
Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be October 25, 2022 at 6 PM

Adjournment

Motion by Benjie Barham to adjourn at 7:05 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

October 25, 2022

6:00 PM

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

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

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

Consideration and Approval of Minutes

Approval of minutes from meetings held on September 27, 2022

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Certificate of Appropriateness – Dean Farrar – 309 E Main St.

Upon presentation by Roy Edwards, Director of Community Development

No representative present

Heyward Bell stated that he would like to hear the recommendation of historical preservation which tabled the item.

Motion made by Heyward Bell to table item until the Historic Preservation send their recommendations

Seconded by Weaver McCracken

Unanimous vote to table

Site Plan – McNeely Plastics – 503 Battery Drive

Upon presentation by Roy Edwards, Director of Community Development

John Laws, Representative for McNeely Plastics

Benjie Barham asked if this will be over the bricks

Weaver McCracken asked if there are any concerns as far as with the City

Roy Edwards stated there are not

Motion made by Sandra Atterberry to approve the site plan for McNeely Plastics to construct a new building at 503 Battery Drive as presented contingent on the rezoning request being approved

Unanimous Approval

Site Plan – Blue Sky Exxon – 401 E Northside Drive

Upon presentation by Roy Edwards, Director of Community Development

Clayton Hooks present to represent Blue Sky Exxon

Motion made by Weaver McCracken to approve the site plan to install an enclosed smoker in the rear of the convenience store as presented

Seconded by Barbara Linn

Unanimous Approval

Site Plan – Ben Walker – 703 Clinton Parkway

Upon presentation by Roy Edwards, Director of Community Development

Ben and Vicki Walker present to represent 703 Clinton Parkway

Heyward Bell asked if it will be split face block at the base
Roy Edwards stated yes
Heyward Bell asked if it will lighted
Roy Edwards and Ben Walker stated it will not be lighted
Motion made by Heyward Bell to approve the site plan for a monument sign to be placed in the City Right-of-Way in the island located in front of 703 Clinton Parkway as presented
Seconded by Barbara Linn
Unanimous Approval

Dimensional Variance – Carl Griffin – 108 Keith Lane

Upon presentation by Roy Edwards, Director of Community Development
Carl Griffin present to represent 108 Keith Lane
Weaver McCracken asked if the addition is all in the rear of the existing detached garage
Roy Edwards stated that yes, the front of what is existing will not be changed and the addition will match what is existing
Motion made by Weaver McCracken to approve the dimensional variance for an addition to the existing detached garage.
Seconded by Barbara Linn
Unanimous Approval

Conditional Use – Brad McHann – 601 A Capitol St.

Upon presentation by Roy Edwards, Director of Community Development
Brad McHann presents to represent 601 A Capitol St.
Weaver McCracken asked if Brad own the entire 4-plex
Roy Edwards stated yes, he owns all 4 units
Benjie Barham asked if we received any calls regarding this request
Roy Edwards stated that the city has not received any calls
Sarah Wolfe asked which unit is A? also stated that there are people that park on the street and block traffic, what can be done? Who do we call if we have concerns with this short-term rental
Brad McHann stated that A is located in the front and all residences are instructed to park in the rear of the Four-Plex where their parking is located so if anyone is parking on the street it should not be his tenants, also if there are any concerns, he can be contacted directly to handle any concerns.
Roy Edwards stated that if someone is parking on the street blocking traffic it will be handled by the police department, due to there not being any no parking signs they are allowed to park on the street.
Mary Howell stated that she is against this request and does not want a short-term rental
Motion made by Heyward Bell to approve the conditional use request to operate a short-term rental at 601-A Capitol St. as presented.
Seconded by Sandra Atterberry
Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be October 25, 2022 at 6 PM

Adjournment

Motion by Benjie Barham to adjourn at 7:05 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE
November 22, 2022
6:00 PM

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

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

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

Consideration and Approval of Minutes

Approval of minutes from meetings held on October 25, 2022

Motion made by Weaver McCracken

Seconded by Sandra Atterberry

New Considerations:

Certificate of Appropriateness – Chris & Scott Evans – 301 E Main St.

Upon presentation by Roy Edwards, Director of Community Development

Chris Evans, Representative for 301 E Main St.

Motion made by Sandra Atterberry to approve the certificate of appropriateness to replace rolled roof in rear of residence located at 301 E Main St. with a charcoal metal roof

Seconded by Heyward Bell

Unanimous Approval

Certificate of Appropriateness – Dean Farrar – 309 E Main St.

Upon presentation by Roy Edwards, Director of Community Development

No representative present

Weaver McCracken stated that this type of fencing looks more suitable for an agricultural area more than the Olde Towne District.

Benjie Barham stated the style as well as the height are not appropriate

Motion made by Weaver McCracken to deny the certificate of appropriateness for the fence located at 309 E Main St.

Seconded by Heyward Bell

Unanimous vote to deny request

Conditional Use – Verizon Small Cell Site – Cascades Circle West

Upon presentation by Roy Edwards, Director of Community Development

Jeff Martella present, representing the Verizon Small Cell Site

Weaver McCracken asked if this has had HOA approval

Roy Edwards stated yes

Heyward Bell asked if you could co-locate on this pole

Roy Edwards stated yes, the purpose of this being the height is so that it can have additional small cells if needed. This is a city requirement

Motion made by Heyward Bell to approve the conditional use to place a small cell site in the Cascades Subdivision as presented

Seconded by Sandra Atterberry

Unanimous Approval

Conditional Use – Home2Suites – 0 Hampstead Blvd

Upon presentation by Roy Edwards, Director of Community Development

Jagdish Barot present, representing Home2Suites

Motion made by Weaver McCracken to approve the conditional use to construct a hotel at 0 Hampstead Blvd near the Home Depot and Fairfield Inn

Seconded by Sandra Atterberry

Unanimous Approval

Conditional Use – Maker Star Inc – 0 Clinton Industrial Park Dr.

Upon presentation by Roy Edwards, Director of Community Development

Robert Whitaker and Wesley Jones present to represent Maker Star Inc.

Robert Whitaker explained what this project is (Bitcoin Mining) so that the board had a better understanding.

Heyward Bell asked if they have any security issues

Robert Whitaker stated no, the property will be fenced off with 24 Hour security on site

Heyward Bell asked the noise that all of the computers would cause

Robert Whitaker stated that they purchase quieter machines so there should be no noise

Motion made by Sandra Atterberry to approve the conditional use to place containers on the property to operate a bitcoin mining facility as presented

Seconded by Heyward Bell

Unanimous Approval

Conditional Use – Maker Star Inc – 0 N Frontage Road

Upon presentation by Roy Edwards, Director of Community Development

Robert Whitaker and Wesley Jones present to represent Maker Star Inc.

Motion made by Weaver McCracken to approve the conditional use for Maker Star Inc as presented

Seconded by Sandra Atterberry

Unanimous Approval

Dimensional Variance – Choctaw Wine & Spirits – 219 Clinton Blvd

Upon presentation by Roy Edwards, Director of Community Development

Joginder Budhreja present to represent Choctaw Wine and Spirits

Heyward Bell asked if the dumpster will be moved

Roy Edwards stated that it will remain where it is

Motion made by Heyward Bell to approve the dimensional variance as presented

Seconded by Barbara Linn

Unanimous Approval

Dimensional Variance – Mississippi College – 400 E College St.

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Weaver McCracken to deny the dimensional variance request for MS College

Seconded by Heyward Bell

Unanimous vote to deny

Rezoning – McNeely Plastics – 503 Battery Drive

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the rezoning request for 503 Battery Drive from C-4 to I-1 as presented

Seconded by Barbara Linn

Unanimous Approval

Other Business

Vote to reschedule planning and zoning meeting from December 27th to December 20th

Unanimous approval

Next Meeting

The next meeting will be December 20, 2022 at 6 PM

Adjournment

Motion by Barbara Linn to adjourn at 7:05 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE
December 20, 2022
6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Mauricka McKenzie & Heyward Bell
City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Roy Edwards, Community Development

Call to Order

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

Consideration and Approval of Minutes

Approval of minutes from meetings held on November 22, 2022
Motion made by
Seconded by

New Considerations:

Dimensional Variance – Mississippi College – 400 East College

Upon presentation by Roy Edwards, Director of Community Development
Scott Allen present representing Mississippi College
Motion made by Heyward Bell to approve the dimensional variance for horizontal signage at 400 East College St.
Seconded by Sandra Atterberry
Unanimous Approval

Conditional Use – The Country Kitchen – 1104 E Northside Drive

Upon presentation by Roy Edwards, Director of Community Development
Erika Holmes present to represent The Country Kitchen
Motion made by Sandra Atterberry to approve the conditional use to operate a food truck at 1104 E Northside Drive as presented
Seconded by Mauricka McKenzie
Unanimous approval

Dimensional Variance – Brandy Perry – 1920 N Frontage Road

Upon presentation by Roy Edwards, Director of Community Development
Brandy Perry and Corey Davis present to represent 1920 N Frontage Rd.
Motion made by Heyward Bell to approve the dimensional variance for 1920 N Frontage Rd. as presented
Seconded by Mauricka McKenzie
Unanimous Approval

Dimensional Variance – Carl Griffin – 108 Keith Lane

Upon presentation by Roy Edwards, Director of Community Development
Carl Griffin present to represent 108 Keith Lane
Motion made by Mauricka McKenzie to approve the dimensional variance for an addition to existing accessory structure at 108 Keith Lane
Seconded by Sandra Atterberry
Unanimous Approval

Conceptual Site Plan – Salsas Mexican Grill – Springridge Road

Upon presentation by Roy Edwards, Director of Community Development

No representative present

Motion made by Heyward Bell to approve the conceptual site plan for Salsas Mexican Grill

Seconded by Sandra Atterberry

Unanimous Approval

Zoning Ordinance Amendment – City of Clinton

Upon presentation by Roy Edwards, Director of Community Development

Joey Sangy and Michael Conner

Heyward Bell abstained from vote

Motion made by Benjie Barham to approve the amendment to the City of Clinton Zoning ordinance

Seconded by Sandra Atterberry – One opposed

Motion passes

Other Business

Next Meeting

The next meeting will be January 24, 2023 at 6 PM

Adjournment

Motion by Benjie Barham to adjourn at 7:00 PM

Seconded by Sandra Atterberry

Unanimous approval

PLANNING AND ZONING COMMITTEE

July 19, 2022

Special Meeting

5:30 p.m.

Members Present: Sandra Atterberry & Heyward Bell

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

No Minutes Approved

New Considerations:

**Conceptual Site Plan – Mississippi College – Property located at the corner of Highway
80 and Springridge Road**

Upon presentation by Roy Edwards, Director of Community Development

Ben Walker and Laura Jackson present to represent the conceptual site plan

Motion made by Sandra Atterberry to approve the conceptual site plan at the corner of Highway 80 and
Springridge Road as presented

Seconded by Heyward Bell

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be August 23, 2022

Adjournment

Motion by Sandra Atterberry to adjourn at 5:40 PM

Seconded by Heyward Bell

Unanimous approval