

**City of Clinton
Planning & Zoning Commission**

August 10, 2015
6:30 p.m.
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Bettye King, Christine Whitton, Rosemary Horne, Lisa Shoemaker, Gerald Ellis and Benjie Barham

City Officials present: Roy Edwards, Director of Community Development

Guests: Dr. Steve Stanford (MC), Paula DeYoung, Anthony Varnell, Kenneth & Vicki Lewis, Colin Baird

The meeting was called to order at 6:30 p.m. by Bettye King.

The minutes of the meeting on May 26, 2015 were reviewed. As there were no changes to be made Benjie Barham made the motion, seconded by Rosemary Horne, to approve the minutes as presented. Following a unanimous vote in favor the motion to approve the minutes from the May 26, 2015 meeting carried.

New Considerations

A. Mississippi College Sign – Corner of Fairmont & Clinton Parkway – Certificate of Appropriateness and Dimensional Variance

Mississippi College is seeking a Certificate of Appropriateness as well as a Dimensional Variance so they can erect a sign on the northeast corner of the intersection at Fairmont Street and the Clinton Parkway. The intent is to put up a brick sign identical to the one at the intersection of the Clinton Parkway and College Street. Paula DeYoung, of Probity Construction, is the construction manager for this project. Mr. Edwards noted that this property is zoned both as Special Use as well as Olde Town Clinton (OTC). The Clinton Parkway Corridor permits a sign up to 12' tall from the centerline of the street and up to 80 square feet of signage. OTC zoning limits the height of the sign to 6' and only 20 square feet of signage. The sign proposed is 10' high from the grade. It will be made of the Old American brick used on most of MC's buildings. Mr. Ellis asked if there would be anything else built on the property behind the sign; Dr. Stanford said that the college eventually will add other buildings on the east side of the Clinton Parkway but no specific plans have been developed at this time. It is the recommendation of the Historic Preservation and Architectural Review Committees to approve the Dimensional Variance Request and Certificate of Appropriateness based on the Special Use zoning since it exceeds limitations of OTC zoning. At this time Mrs. King opened the meeting for public comment; there being none Benjie Barham moved to forward MC's request for a Dimensional Variance and a Certificate of Appropriateness to the Mayor and Board of Aldermen with our recommendation

for approval. Gerald Ellis seconded the motion and the vote was unanimous in favor. Motion carried.

B. Kenneth & Vicky Lewis – 502 W. Northside Drive – Dimensional Variance

Kenneth and Vicki Lewis operate the Lambs of God daycare on West Northside Drive. The covered drive-thru in front of the building is very narrow and has been hit numerous times by cars negotiating the tight turn to pull underneath it. The last incident caused so much damage that the entire structure needs to be replaced. The Lewis' insurance carrier has notified them that it will no longer pay for damages to the structure or vehicles due to the number of claims that have been filed. Since it must be rebuilt, they want to make it large enough for two vehicles to have plenty of room to drop off and pick up children with protection from bad weather. In order to have the room they want they are asking for a 23' variance from the front setback. The hearing notice was published in the Clarion Ledger and the property posted per our requirements. Ms. Shoemaker asked for clarification as to whether or not it currently meets code requirements; Mr. Edwards stated that it is already nonconforming. Mr. Lewis reviewed their traffic flow issues. Mr. Ellis stated he had been out to their location and observed the situation during peak hours and does not feel that enlarging the structure will prevent vehicles from hitting the supporting posts. Mr. Varnell pointed out the supports currently in place are only temporary and will be moved further out when the structure is enlarged. Mr. Ellis also noted that there are no marked parking places, including handicapped parking. Mr. Lewis stated that they have purchased the property next door and plan on using it as a parking lot for the daycare vehicles and staff. They plan on requiring that all traffic leaving the daycare turn right and go west on Northside. This way there will not be a backlog of vehicles trying to cross traffic and turn left. If needed, traffic leaving the daycare can be routed through the additional property and come out on Sumner Hill Drive. Ms. Whitton said she had also observed the traffic at the daycare and felt they had worked out a very reasonable solution. Mr. Lewis also noted that they are going to repaint the building with a light-to-medium gray on the siding and a darker gray for the trim. Mrs. King then opened the meeting for public comment but there was none. Rosemary Horne moved to recommend approval of the Dimensional Variance request and was seconded by Lisa Shoemaker. The vote was five in favor (Horne, Shoemaker, Barham, Whitton and King) and one opposed (Ellis) and the motion carried to forward the Dimensional Variance request for Lambs of God Daycare to the Mayor and Board of Aldermen with our recommendation for approval.

C. Stefferud Properties – Johnston Place Business Park East. – Site Plan

Colin Baird, of Floyd & Baird Engineering, was on hand to address any questions related to the site plan for a new business park on Johnston Place. The property is zoned C-2 and consists of three lots. All infrastructures (water, sewer, etc.) are already in place. City departments have reviewed the plat and have requested some minor adjustments, including the setbacks along the proposed right-of-way. Mr. Ellis asked how many curb cuts would be made as part of the project; Mr. Edwards said it would depend on the type/number of businesses that occupy the property. There being no further questions from the committee Lisa Shoemaker made the motion to forward the site plan for Johnston Place Business Park

East to the Mayor & Board of Aldermen with our recommendation for approval. The motion was seconded by Christine Whitton and the vote was unanimous in favor.

Other Business

There was no other business to come before the committee.

Next Meeting

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, August 25, 2015.

At this time Rosemary Horne made the motion to adjourn and was seconded by Benjie Barham. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 7:10 p.m.