

**PLANNING AND ZONING COMMITTEE**

**January 28, 2020**

**6:30 p.m.**

**Members Present:** Benjie Barham & Sandra Lee

**City Officials Present:** Roy Edwards, Community Development

**Minutes Recorded By:** Taylor Seaton, 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 of the meeting on January 07, 2020 were brought forward for review -

Motion made by Sandra Lee to approve as presented

Seconded by Benji Barham

Unanimous approval

**New Considerations**

**Site Plan Review – Trace Pointe Subdivision – Corner of Arrow Drive and Pinehaven**

Upon presentation by Roy Edwards –

Trace Pointe Subdivision represented by David Ash

Benji Barham asked if this will be out of the flood plain

David Ash stated that it will be out of the flood plain, the flood plain will be used as a green space for residents

Motion made by Sandra Lee to approve site plan for Trace Pointe Subdivision as presented

Seconded by Benji Barham

Unanimous Approval

**Site Plan – Comfort Inn monument sign – 5010 Hampstead Blvd**

Upon presentation by Roy Edwards –

Comfort Inn represented by Steve Douglas

Motion made by Benji Barham to approve the site plan for Comfort Inn's monument sign as presented

Seconded by Sandra Lee

Unanimous Approval

**Site Plan – Century First Federal Credit Union – 1001 Highway 80 E**

Upon presentation by Roy Edwards –

Century First Federal Credit Union represented by John Harmond and James Smith

Motion made by Sandra Lee to approve the site plan for Century First Federal Credit Union exterior building renovations as presented

Seconded by Benji Barham

Unanimous Approval

**Site Plan – Mississippi High School Activities Association – 1201 Clinton Raymond**

Upon presentation by Roy Edwards –

Mississippi High School Activities Association represented by Shane Ormon

Roy Edwards stated that no permit is to be issued until survey work is done to determine property lines

Motion made by Benji Barham to approve the site plan for Mississippi High School Activities Association as presented

Seconded by Sandra Lee

Unanimous Approval

**Conditional Use- Beauty with Grace – 706 Highway 80 E**

Upon presentation by Roy Edwards –

Beauty with Grace represented by Kaitlyn Van

Motion made by Benji Barham to approve the conditional use for Beauty with Grace salon as presented

Seconded by Sandra Lee

Unanimous Approval

**Rezoning – VTW Properties LLC – Merit Properties**

Upon presentation by Roy Edwards –

VTW Properties LLC represented by Ben & Vicki Walker

Motion made by Benji Barham to approve the rezoning for Merit Properties as presented

Seconded by Sandra Lee

Unanimous Approval

**Dimensional Variance – Grace Garden Event Center – 1240 Cynthia Road**

Upon presentation by Roy Edwards –

Grace Garden represented by Mac Alford, Susan Alford, & Crystal Collier

Benji Barham asked for the reasoning for requesting the variance

Crystal Collier stated that the quotes she received for the original 89 parking space was three times more than the cost of the building itself

Bryan Williamson, Clinton resident, stated that he is not in favor of approving this variance

Motion made by Benji Barham to deny the 42-parking space dimensional variance request for Grace Garden Event Center

Seconded by Sandra Lee

Unanimous Approval

**Text Amendment – Minimum Area Single Family House Size**

Upon presentation by Roy Edwards –

Karen Godfrey stated that it will be a mistake to change the minimum house size to what was presented because this will end young couples looking for starter homes in Clinton. She stated she would recommend the minimum to be 1600 SF.

Bill Hetrick stated that he is not in favor of the minimum house sizes presented and would recommend letting the market decide the house sizes.

David Ash stated that he is not in favor of the minimum house size presented because it is not friendly to young people who are looking to purchase their first home.

Debbie Thomas stated she is not in favor of the minimum house sizes presented because we need to attract younger people and the City of Clinton needs affordable homes.

David Stevens stated that cost today per square foot for a home is a lot and it will not go down it will continue to rise therefore a minimum 2000 sq. ft is not reasonable and recommends it to be 1600 square foot.

Bill Hetrick stated that we need more roof tops to bring in more businesses and if the minimum is 2,000 sq. ft., we will not be able to build more rooftops.

David Zetterholm stated that he was not in favor of the 2,000 square foot minimum

Bryan Williamson asked what the reason for minimum house size

Roy Edwards stated that it is to protect and increase property values

Debbie Thomas stated that the City of Clinton is building a new park but with a 2,000 square foot minimum we will not have young people here to use the park

Motion made by Saundra Lee to approve the text amendment for the City of Clinton zoning ordinance as it pertains to minimum area for single family house size with recommendation as follows, RE – 1500 Sq. Ft, R1 - 1600 Sq. Ft, R2 -1500 Sq. Ft., R3 - 1400 Sq. Ft., MU – 1400 Sq. Ft., OTC - 1400 Sq. Ft., SD - 750 Sq. Ft.

Seconded by Benji Barham

Unanimous Approval

### **Other Business**

No other Business

### **Next Meeting**

The next meeting will be February 25, 2020

### **Adjournment**

Motion by Saundra Lee to adjourn at 7:45 P.M.

Unanimous approval