

PLANNING AND ZONING COMMITTEE

November 28, 2017

6:30 p.m.

Members Present: Lisa Shoemaker, Christine Whitton, Bettye King, Bryce Yelverton & Benji Barham

City Officials Present: Roy Edwards, Community Development

Minutes Recorded By: Taylor Seaton, Community Development

Call to Order

The meeting was called to order at 6:41 p.m. by Mrs. King.

Consideration and Approval of Minutes

Minutes of the meeting on October 24, 2017 were brought forward for review -

Motion by Christine Whitton to approve as presented

Seconded by Lisa Shoemaker

Unanimous approval

New Considerations

Small Cell Site

Upon presentation by Roy Edwards –

Christine Whitton asked if it is strictly for single use and if they wanted to at any time could they add more antennas without coming back to get it approved?

Roy Edwards stated that with the size of the pole it will only be able to hold the one antenna, Yes they could just add more if there was the space to do so without coming in front of the committee for approval but they will have to get permits if they were to try and add more antennas.

Motion by Benjie Barham to approve as presented

Seconded by Christine Whitton

Unanimous Approval

Clinton Crossing - Conditional Use - 107 HWY 80 East

Upon presentation by Roy Edwards –

Clinton Crossing is represented by Jason Toole and Claire Vitto

Jason Toole with CPH is seeking a conditional use on behalf of Brixmor Property Group to construct an approximate 11,000 sf mixed use structure. Approximately 8000sf retail and 3000sf restaurant.

Applicant is also requesting a dimensional variance from required landscaping between structures on a single lot. Zoning requires 1351sf and proposed is 720sf (631sf variance). Proposed plans would add 2123sf of additional landscaping over entire project and would decrease the impervious area by about 3%. Proposed plans exceed required 10% of total area to be landscaped by almost 7%

Applicant is also seeking a variance from the required parking spaces going from a required 683 parking spaces to 569. (114 space variance).

Motion by Benjie Barham to approve as presented

Seconded by Christine Whitton

Unanimous Approval

AT&T – Conditional Use – 447 HWY 80 East

Upon presentation by Roy Edwards –

AT&T is seeking a conditional use to construct a 39' wireless communications facility at this location.

Property is zoned C-2 and a wireless communications facility is allowed as a conditional use under Section 2904.01(2).

Applicant is requesting that the criteria be reevaluated during the conditional use process, given that these items are more suited for traditional cell towers as opposed to the proposed utility poles.

Applicant is also seeking a dimensional variance 29' from required setbacks. Required setback would be 39' and the proposed is 10'

Motion by Benjie Barham to approve as presented

Seconded by Bryce Yelverton

Unanimous Approval

Willowood Developmental Center – Conditional Use – 116 Clinton Blvd.

Upon presentation by Roy Edwards –

Willowood Developmental Center represented by Laci Pittman & Curtis Alford

Benjie Barham recused himself from this discussion and vote.

Curt Alford with Willowood Development Center is seeking a conditional use to operate an adult daycare facility in an existing structure.

Property is zoned Clinton Boulevard Corridor District and an adult daycare is allowed as a conditional use under Section 1802B.

Applicant is requesting a 5' variance from required side setback to construct a 13 X 20 (260) canopy over an existing parking pad. Canopy would be located between existing fence and structure.

Bryce Yelverton asked if the awning is metal.
Roy Edwards stated that it is metal.

Motion by Christine Whitton to approve as presented
Seconded by Lisa Shoemaker
Unanimous Approval

Hillman Commons – NE Corner of East Leake Street and East Street

Upon presentation by Roy Edwards –
Hillman Commons represented by David Kelly
David Kelly is seeking rezone parcel at the NE corner of East Leake St and East St. Applicant is also requesting a Certificate of Appropriateness and a conditional use with dimensional variances to construct a mixed use structure at the NE corner of East Leake and East Streets. This property currently has dual zoning being a Special Use in the Olde Towne Clinton district.

Applicant is seeking dimensional variances for the following:

- 1) Front setback 25'; proposed is 20 (5' variance)
- 2) Parking spaces 261 required; 118 provided on site (143 space Variance) will also have 66 spaces in ROW.
- 3) Commercial Bldg. 4000sf max; proposed 123,236 (119,236 variance)

Benjie Barham asked how many square feet does the structure take up.

David Kelly stated that it will be 123,236 Sq. Ft.

Christine Whitton asked how much of 123,236 Sq. Ft. will be retail?

David Kelly stated that 4,600 Sq. Ft. will be retail

Christine Whitton and Lisa Shoemaker expressed concerns with the amount of retail being so small compared to the amount of the area that will be lofts.

Christine Whitton asked if the building will be higher than the parkway.

David Kelly stated that it was designed to be level with the parkway so that no one is driving down the parkway and seeing the top of a building.

Lisa Shoemaker asks if the trees of the existing park will be left there.

David Kelly stated that the old park will no longer be there and that they are putting a park on the other side of the building and the trees there will be untouched. They will have someone come in and make sure that all of the trees are healthy and none are dying.

Bryce Yelverton asks if there will be parking for the park.

David Kelly stated that there will be parking and it will be more than there is now.

Bryce Yelverton asked how many lofts will be on the ground level.

David Kelly stated that there will be around 16 on ground level.

Bryce Yelverton asked if the parking for the tenants will be gated.

David Kelly stated that no parking will be gated; only the pool area and breeze way will be gated.

Mary Louis, a citizen of Clinton, expressed concerns about sidewalks for the runners and walkers if this development brings congestion to that area.

David Kelly stated that they will have sidewalks added to both sides of the park and wherever they are required to be.

No Motion was made

No Second motion was made

Cook Out Restaurants - Site Plan - 650 HWY 80 East

Upon presentation by Roy Edwards –

Cook Out Restaurants represented by Rod Lindsey

Chris Clayton with Commercial Site Design has submitted construction documents for an approximately 1400sf building for Cook-Out Restaurant.

Motion by Lisa Shoemaker to approve as presented

Seconded by Benjie Barham

Unanimous Approval

Cowboy Maloney's - Architectural Review – 941 HWY 80 East Building M

Upon presentation by Roy Edwards –

Cowboy Maloney's represented by Jason Renkenburger

Motion by Lisa Shoemaker to approve as presented

Seconded by Benjie Barham

Other Business

There is no other business

Next Meeting

The next meeting will be December 21, 2017

Adjournment

Motion by Christine Whitton to adjourn at 7:38 p.m.

Second by Lisa Shoemaker

Unanimous approval