

PLANNING AND ZONING COMMITTEE

January 22, 2019

6:30 p.m.

Members Present: Sandra Hill Lee, Bryce Yelverton, Lisa Shoemaker & 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 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes of the meeting on November 27, 2018 were brought forward for review -

Motion made by Lisa Shoemaker to approve as presented

Seconded by Bryce Yelverton

Unanimous approval

New Considerations

Conditional Use – John Rose – 801 E. Northside Drive

Upon presentation by Roy Edwards –

801 E. Northside Drive represented by John Rose

Motion made by Bryce Yelverton to approve a conditional use to operate used car lot with no more than six (6) vehicles at any time.

Seconded by Lisa Shoemaker

Unanimous Approval

Rezoning – John Rose – 801 E. Northside Drive

Upon presentation by Roy Edwards –

801 E. Northside Drive represented by John Rose

Motion made by Lisa Shoemaker to approve the rezoning of a portion of parcel 2861-71-11 from R-1 to C-2

Seconded by Sandra Lee

Unanimous Approval

Certificate of Appropriateness – Mississippi College – 400 E. College St.

Upon presentation by Roy Edwards –

Mississippi College represented by Glenn Worley

Motion made by Bryce Yelverton to approve the certificate of appropriateness for wall mounted sign for Mississippi College as presented

Seconded by Lisa Shoemaker band hall
Unanimous Approval

Dimensional Variance – Walmart – 950 Highway 80

Upon presentation by Roy Edwards –
Walmart represented by Duong Bach
Lisa Shoemaker asked if there is an alternate option to avoid getting a variance
Duong Bach stated that usually they will try to reduce the size of existing signage to get new signage and meet requirements
Lisa Shoemaker asked if there is any signage they can remove so that they aren't asking for a variance
Duong Bach stated there is no signage to remove that will keep them from needing a variance.
Motion made by Lisa Shoemaker to deny the request from Walmart for a Dimensional Variance
Seconded by Sandra Lee
Unanimous Denial

Certificate of Appropriateness – Dean Farrar – Quisenberry House - 309 E. Main St.

Upon presentation by Roy Edwards –
309 E. Main St. Represented by Dean Farrar
Motion made by Bryce Yelverton to approve a Certificate of Appropriateness for 309 E. Main St.
Seconded by Lisa Shoemaker
Unanimous Approval

Conditional Use – AT&T – 343 X Woodstone Rd.

Upon presentation by Roy Edwards –
AT&T represented by Timothy Hawkins
Motion by Lisa Shoemaker to approve a conditional use for AT&T to install a small cell antenna on wooden wall overall height of approximately 39'
Seconded by Sandra Lee
Unanimous Approval

Conditional Use – AT&T – 633 X Highway 80

Upon presentation by Roy Edwards –
AT&T represented by Timothy Hawkins
Motion by Lisa Shoemaker to approve a conditional use for AT&T to install a small cell antenna on wooden wall overall height of approximately 39'
Seconded by Sandra Lee
Unanimous Approval

Conditional Use – AT&T – 1020 X Hampstead Blvd

Upon presentation by Roy Edwards –
AT&T represented by Timothy Hawkins

Motion by Lisa Shoemaker to approve a conditional use for AT&T to install a small cell antenna on wooden wall overall height of approximately 39'
Seconded by Sandra Lee
Unanimous Approval

Conditional Use – AT&T – 98 X Clinton Blvd.

Upon presentation by Roy Edwards –
AT&T represented by Timothy Hawkins
Motion by Lisa Shoemaker to approve a conditional use for AT&T to install a small cell antenna on wooden wall overall height of approximately 37'
Seconded by Sandra Lee
Unanimous Approval

Conditional Use – AT&T – 151 X Broadway St.

Upon presentation by Roy Edwards –
AT&T represented by Timothy Hawkins
Motion by Lisa Shoemaker to approve a conditional use for AT&T to install a small cell antenna on wooden wall overall height of approximately 37'
Seconded by Sandra Lee
Unanimous Approval

Site Plan – Army Career Center – 701 Clinton Parkway

Upon presentation by Roy Edwards –
Motion by Lisa Shoemaker to approve signage for the Army Career Center
Seconded by Sandra Lee
Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be February 26, 2019

Adjournment

Motion by Lisa Shoemaker to adjourn at 7:08 P.M.
Seconded by Bryce Yelverton
Unanimous approval

PLANNING AND ZONING COMMITTEE

February 26, 2019

6:30 p.m.

Members Present: Sandra Hill Lee, Bryce Yelverton, Scott Vernon, James Lott & 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 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes of the meeting on January 22, 2019 were brought forward for review -

Motion made by Sandra Hill to approve as presented

Seconded by Bryce Yelverton

Unanimous approval

New Considerations

Site Plan – Dimensional Variance – Premier Foot Clinic – 705 Highway 80 W

Upon presentation by Roy Edwards –

Premier Foot Clinic represented by Katherine Thomas

Motion made by James Lott to approve a conditional use and dimensional variance for 705 Highway 80 West

Seconded by Bryce Yelverton

Unanimous Approval

Conditional Use – Rob Neblett - 819 E. Northside Drive

Upon presentation by Roy Edwards –

819 E. Northside Drive represented by Rob Neblett

Motion made by James Lott to approve Conditional Use for 819 E. Northside Drive as presented

Seconded by Scott Vernon

Unanimous Approval

Conditional Use – AT&T Small Cell Site – 322 X Highway 80

Upon presentation by Roy Edwards –

AT&T represented by Michael Walker

Motion made by Scott Vernon to approve the conditional use for AT&T Small Cell Site as presented

Seconded by Sandra Hill

Unanimous Approval

Site Plan – Clinton High School – 401 Arrow Drive

Upon presentation by Roy Edwards –

Clinton High School represented by Jake Keys, Russ Blount, and Dr. Martin

Motion made by Bryce Yelverton to approve site plan for Clinton High School as presented

Seconded by James Lott

Unanimous approval

Site Plan – Clinton Jr. High School – 711 Lakeview Drive

Upon presentation by Roy Edwards –

Clinton Jr. High School represented by Jake Keys, Russ Blount, and Dr. Martin

Motion made by Bryce Yelverton to approve site plan for Clinton Jr. High School as presented

Seconded by James Lott

Unanimous approval

Other Business

No other Business

Next Meeting

The next meeting will be March 26, 2019

Adjournment

Motion by Bryce Yelverton t to adjourn at 7:00 P.M.

Seconded by James Lott

Unanimous approval

PLANNING AND ZONING COMMITTEE

March 26, 2019

6:30 p.m.

Members Present: Sandra Hill Lee, Scott Vernon, & 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 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes of the meeting on February 26, 2019 were brought forward for review -

Motion made by Scott Vernon to approve as presented

Seconded by Sandra Hill

Unanimous approval

New Considerations

Site Plan – Elite Physical Therapy – 703 Clinton Parkway

Upon presentation by Roy Edwards –

Elite Physical Therapy represented by Steve MacMillan

Benji Barham asks if sign will be lighted

Steve MacMillan stated yes, the sign will be lighted

Motion made by Scott Vernon to approve site plan as presented for Elite Physical Therapy wall signage at 703 Clinton Parkway

Seconded by Sandra Hill

Unanimous Approval

Conditional Use – Reaching Our Community Adult Day Care – 469 E. Northside Drive

Upon presentation by Roy Edwards –

Reaching Our Community Adult Day Care represented by Vivian Banks

Motion made by Sandra Hill to approve Conditional Use as presented for 469 E. Northside Drive

Seconded by Scott Vernon

Unanimous Approval

Site Plan – Gulf Relay – 108 Cross Park Drive

Upon presentation by Roy Edwards –

Motion made by Scott Vernon to approve site plan as presented for Gulf Relay Guard Shack at 108 Cross Park Drive Seconded by Sandra Hill
Unanimous approval

Other Business

No other Business

Next Meeting

The next meeting will be April 23, 2019

Adjournment

Motion by Sandra Hill to adjourn at 7:00 P.M.
Seconded by Scott Vernon
Unanimous approval

PLANNING AND ZONING COMMITTEE

April 23, 2019

6:30 p.m.

Members Present: Sandra Hill Lee, Scott Vernon, & 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 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes of the meeting on March 26, 2019 were brought forward for review -

Motion made by Scott Vernon to approve as presented

Seconded by Sandra Hill Lee

Unanimous approval

New Considerations

Certificate of Appropriateness – Barry Smith – 106 W. Leake St

Upon presentation by Roy Edwards –

106 W. Leake St. represented by Barry Smith

Motion made by Scott Vernon to approve Certificate of Appropriateness for the awning and painting the east and back wall at 106 W. Leake St. as presented

Seconded by Sandra Hill Lee

Unanimous Approval

Certificate of Appropriateness – Jim Martin – 108 W. Leake St.

Upon presentation by Roy Edwards –

108 W. Leake St. represented by Barry Smith

Motion made by Scott Vernon to approve Certificate of Appropriateness for the awning at 108 W. Leake St. as presented

Seconded by Sandra Hill Lee

Unanimous Approval

Site Plan – Birdsong Construction – 1010 Industrial Parkway

Upon presentation by Roy Edwards –

Birdsong Construction represented by James Pujol

Motion made by Scott Vernon to approve site plan as presented for Birdsong Construction at 1010 Industrial Parkway

Seconded by Sandra Hill Lee

Unanimous approval

Other Business

No other Business

Next Meeting

The next meeting will be May 28, 2019

Adjournment

Motion by Scott Vernon to adjourn at 6:35 P.M.

Seconded by Sandra Hill Lee

Unanimous approval

PLANNING AND ZONING COMMITTEE

May 28, 2019

6:30 p.m.

Members Present: Sandra Hill Lee, Bryce Yelverton, Scott Vernon, Lisa Shoemaker, Benji Barham, & James Lott

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 April 23, 2019 were brought forward for review -

Motion made by Scott Vernon to approve as presented

Seconded by Sandra Hill Lee

Unanimous approval

New Considerations

Site Plan – Gulf Relay – 108 Cross Park Drive

Upon presentation by Roy Edwards –

Gulf Relay represented by Steve MacMillan

Motion made by Bryce Yelverton to approve Site Plan for the signage at Gulf Relay – 108 Cross Park as presented

Seconded by Sandra Hill Lee

Unanimous Approval

Site Plan – Merit Health – 732 Clinton Parkway

Upon presentation by Roy Edwards –

Merit Health represented by Chris Haskins and Tommy Wells

Motion made by Lisa Shoemaker to approve Site Plan for signage at Merit Health – 732 Clinton Parkway as presented

Seconded by Bryce Yelverton

Unanimous Approval

Conditional Use – Holy Savior Catholic Church – 719 Lindale Drive

Upon presentation by Roy Edwards –

Holy Savior Catholic Church represented by Allen Scott

Motion made by Lisa Shoemaker to approve conditional use as presented for Holy Savior Catholic Church at 719 Lindale Drive

Seconded by James Lott
Unanimous approval

Dimensional Variance – VU Enterprises – 484 Springridge Road

Upon presentation by Roy Edwards
Public Hearing opened
Motion made by Lisa Shoemaker to table Dimensional Variance for 484 Springridge Road for further information
Seconded by Bryce Yelverton
Public Hearing Closed
Unanimous Approval

Rezoning – Richard Anderson – 2625 S. Frontage Road

Upon presentation by Roy Edwards –
2625 S. Frontage Road represented by Richard Anderson
Motion made by Lisa Shoemaker to approve rezoning for 2625 S. Frontage Road as presented
Seconded by Bryce Yelverton
Unanimous Approval

Conditional Use – Justin Jones – House of Vapes – 706 Highway 80 E

Upon presentation by Roy Edwards –
House of Vapes represented by Justin Jones
Motion made by Scott Vernon to approve conditional use for 706 Highway 80 E. as presented
Seconded by Sandra Hill Lee
Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be June 25, 2019

Adjournment

Motion by Lisa Shoemaker to adjourn at 7:00 P.M.
Seconded by Bryce Yelverton
Unanimous approval

PLANNING AND ZONING COMMITTEE

July 30, 2019

6:30 p.m.

Members Present: Sandra Hill Lee, 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 6:30 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes of the meeting on June 25, 2019 were brought forward for review -

Motion made by Bryce Yelverton to approve as presented

Seconded by Sandra Hill Lee

Unanimous approval

New Considerations

Conditional Use – Loc Hoang (Day Spa) – 505 B Springridge Road

Upon presentation by Roy Edwards –

Day Spa represented by Loc Hoang and Bao Chau Phan

Motion made by Bryce Yelverton to approve Conditional use for Lao Hoang (Day Spa) at 505 B Springridge Road

Seconded by Sandra Hill Lee

Unanimous Approval

Site Plan – Clinton Park Elementary – 501 Arrow Drive

Upon presentation by Roy Edwards –

Clinton Park Elementary represented by Mark Pipper, Allen Scott, Beau Barksdale, and Abigail Raper

Motion made by Sandra Hill Lee to approve Site Plan for Clinton Park Elementary as presented

Seconded by Bryce Yelverton

Unanimous Approval

Conditional Use – Lovett Elementary – 2002 W. Northside Drive

Upon presentation by Roy Edwards –

Lovett Elementary represented by Mark Pipper, Allen Scott, Beau Barksdale, and Abigail Raper

Motion made by Bryce Yelverton to approve site plan for Lovett Elementary – 2002 W.

Northside Drive

Seconded by Sandra Hill Lee

Unanimous approval

Other Business

No other Business

Next Meeting

The next meeting will be August 27, 2019

Adjournment

Motion by Bryce Yelverton to adjourn at 6: 40 P.M.

Seconded by Sandra Hill Lee

Unanimous approval

PLANNING AND ZONING COMMITTEE

August 27, 2019

6:30 p.m.

Members Present: Benji Barham, Bryce Yelverton, Lisa Shoemaker, Scott Vernon, James Lott & Sandra Hill

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 July 30, 2019 were brought forward for review -

Motion made by Scott Vernon to approve as presented

Seconded by Lisa Shoemaker

Unanimous approval

New Considerations

Certificate of Appropriateness – Winstead Clothing Co. – 102 W. Leake St

Upon presentation by Roy Edwards –

Winstead Clothing Co. represented by Davis Winstead

Motion made by Lisa Shoemaker to approve the Certificate of Appropriateness for a monument sign for Winstead Clothing Co. at 102 W. Leake St.

Seconded by James Lott

Unanimous Approval

Certificate of Appropriateness – Marcus Rushing – 305 Jefferson St.

Upon presentation by Roy Edwards –

305 Jefferson St. Represented by Chip Wilbanks

Motion made by Scott Vernon to approve the Certificate of Appropriateness for exterior renovations at 305 Jefferson St.

Seconded by Lisa Shoemaker

Unanimous Approval

Site Plan – E3 – 1018 Industrial Park Drive

Upon presentation by Roy Edwards –

E3 represented by Daniel Wooldridge

Motion made by Bryce Yelverton to approve site plan for a vehicle storage shed for E3 at 1018 Industrial Park Drive

Seconded by Lisa Shoemaker

Unanimous approval

Dimensional Variance – Certificate of Appropriates – Clay Mansell – 105 E Main St

Upon presentation by Roy Edwards –

105 E Main St represented by Clay Mansell & Bill Hetrick

Motion made by Lisa Shoemaker to approve Dimensional Variance of 46.5 from side set back and Certificate of Appropriateness for 105 E. Main St.

Seconded by Sandra Lee

Unanimous approval

Conditional Use – Luft Alhanshali – 755 Clinton Parkway

Upon presentation by Roy Edwards –

755 Clinton Parkway represented by Assma Ali & Rogen Chhabra

Benji Barham asked if there has been any regulation set for the business by the management company that is leasing the space

Rogen Chhabra stated that there have been regulations put into the lease but he is unsure of what those regulations are

Jill Hutchinson, owner of Jillians Salon, stated that the salon does not want a vape shop next to them because they feel it is unsafe. The clients that come to her business will not feel safe with this type of business next door. She also stated that there are already stores in the area that sell the same items and there is no need for another. They do not want to have to smell the vape shop. A school is down the street and they also don't want the kids from the school to have somewhere else to get these smoke products.

Lisa Shoemaker asked if there is an element to be sure that these businesses are comparable to one another

Roy Edwards stated yes, that is one of the criteria for the conditional use, but there are no guidelines as to what would be compatible

Benji Barham stated are there any parking restrictions for that strip center

Jill Hutchinson stated that they do not have designated spaces for any businesses

Lisa Shoemaker asks if the business will need to have a certain amount of parking spaces.

Roy Edwards stated the parking spaces were approved when the strip center was done

Rogen Chhabra stated that vaping does not smell like burning tobacco, the owner of the business is committed to no smoking outside and to making this business an upscale business.

Tyler Oats – Jillian Salon, states that this business will be bringing bad things for students and one vape shop is enough

Motion made by James Lott to approve conditional use for a vape shop at 755 Clinton Parkway
Seconded by Scott Vernon
Unanimous approval

Dimensional Variance – VU Enterprises – 484 Springridge Road

Upon presentation by Roy Edwards –

VU Enterprises represented by Marques Hall

Motion made by Lisa Shoemaker to approve dimensional variances 29.6' from required 40' setback facing I-20, 68' from required 200' lot width, 2.3 acres from required 3acre lot area, 2 space variance from required 32 parking spaces. 5' variance from required 5' east side landscaping, 5' variance from required 5' variance on west side landscaping, 8' variance from required 10' I-20 side, and 460sf variance from the required 800sf front set back landscaping for shopping center at 484 Springridge Road

Seconded by James Lott

Unanimous approval

Rezoning – Bruce & Craig Stevens – 1780 Pinehaven Road

Upon presentation by Roy Edwards –

1780 Pinehaven Road represented by David Ash

David Hand spoke on behalf of the Windsor Plantation Home Owners; there were two major issues he discussed to explain why the homeowner of Windsor Plantation is against the rezoning of this property the first major issue being smaller lots and smaller homes – Windsor Plantation does not desire having a subdivision next to theirs with lower end, starter type houses. The second major issue being connecting a new subdivision to Windsor Plantation with only one entrance and exit for 450 plus homes – Please see attached letter for his full discussion on the two major issues.

Bryan Williamson, lives on Pinehaven Place states that RE is what attracts people to the area, also states that where he is located is a low flood area and if property is rezoned and developed the water will have to go somewhere and he believes that water will be onto Pinehaven. He does not want property rezoned.

Mr. Williamson also referred to the comprehensive plan page 34 and 35. Reading directly from these pages he reads “The residential estate category serves a buffer between the more densely populated areas and the rural, agriculture areas.” As well as “there is adequate lands to provide the additional housing units needed without converting any lands from agriculture or residential estate”.

Mr. Williamson also states that over 30+ acres of this property is flood plain and cannot be built on. He then refers to Comprehensive plan page 34, “It is noted that approximately 23 percent of the City and 20 percent of the study area is within the 100-year floodplain and has been deemed undevelopable”.

Harold Windborne states that he built his home in the area because of the lot sizes. Also states that once Windsor Plantation was developed he began having an issue with water in his yard, stated “the water issue needs to be addressed whether the rezoning is approved or not”.

Will Hammons – 113 Twain Trail – States that his home is his investment and he believes this rezoning will effect that investment in a negative way. He stated “The property is unique for larger lots and homes”. Mr. Hammons stated three points of objection to the rezoning, 1. The City of Clinton Land Use plan, 2. The shared drive on the preliminary master plan submitted by Kirkland Development, 3. Concerned with the stewardship and environmental responsibility of the Developer. Please see attached letter submitted by Will Hammons speaking on each objection.

Bill Burrow – located on Chestnut – states that smaller lots and more homes will cause more water on Chestnut so he is opposed to the rezoning

Rick Williams – states that additional water from the development will cause more issues.

David Jolly – lives on Chestnut – states that if property is rezoned and developers build twice as many houses then this will affect the RE homeowners and their property values due to “cookie-cutter” houses. Mr. Jolly states that the rezoning will decrease property values because the area will lose its “country-living” feel and the increased number of new houses will create a buyer’s market and not a seller’s market. Also stated, this rezoning will increase traffic which will be bad for the streets that aren’t in good shape currently as well as noise.

Marvin Williams stated that when there is a heavy rain there is a 100 ft. river in his front yard, states development will only make that worse. States that there is enough R1 existing in the city.

Motion made by Lisa Shoemaker to deny the rezoning request from (R-E) to (R-1) on 1780 Pinehaven Drive

Seconded by James Lott

Unanimous approval

Other Business

No other Business

Next Meeting

The next meeting will be October 22, 2019

Adjournment

Motion by Bryce Yelverton to adjourn at 8:05 P.M.

Seconded by Sandra Hill Lee

Unanimous approval

David Jilly

There is no Benefit to us as homeowners and tax payers to Rezoning, of the property,

Rezoning will lead to decreased Property Values due to:

The character of our neighborhood will change. It'll no longer be like living in the country in the City.

The increased number of new houses will create a BUYER'S market vs a Seller's Market.

INCREASED TRAFFIC - Roads are already in bad shape.

Increased NOISE Levels - No more peace and quiet.

Destruction of the Natural Wildlife habitat

Cookie-Cutter Houses -

Instead of going with SMALLER LOTS, Make the lots the size of Horseshoe Acres and Norton Place. These subdivisions are something to be proud of and don't have COOKIE-CUTTER HOUSES.

PLANNING AND ZONING COMMITTEE

September 24, 2019

6:30 p.m.

Members Present: Benji Barham, & Scott Vernon

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 of the meeting on August 27, 2019 were brought forward for review -

Motion made by Scott Vernon to approve as presented

Seconded by Benji Barham

Unanimous approval

New Considerations

Dimensional Variance – Jesse Bayne – 109 Stafford

Upon presentation by Roy Edwards –

109 Stafford Drive represented by Jesse Baynes

Motion made by Scott Vernon to approve the dimensional variance for a detached garage for 109 Stafford Drive

Seconded by Benji Barham

Unanimous Approval

Site Plan – Taco Bell – 490 Springridge Road

Upon presentation by Roy Edwards –

Taco Bell represented by Mike Davis

Motion made by Scott Vernon to approve the site plan for renovations at Taco Bell located at 490 Springridge Road

Seconded by Benji Barham

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be October 22, 2019

Adjournment

Motion by Scott Vernon to adjourn at 6:50 P.M.

Seconded by Benji Barham

Unanimous approval

PLANNING AND ZONING COMMITTEE

October 22, 2019

6:30 p.m.

Members Present: Benji Barham, Bryce Yelvertom & Scott Vernon

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 September 24, 2019 were brought forward for review -

Motion made by Scott Vernon to approve as presented

Seconded by Bryce Yelverton

Unanimous approval

New Considerations

Site Plan – Grace Garden – 1240 Cynthia Road

Upon presentation by Roy Edwards –

109 Stafford Drive represented by Mc and Suzanne Alford

Motion made by Scott Vernon to approve the site plan for Grace Garden event center at 1240 Cynthia Road

Seconded by Bryce Yelverton

Unanimous Approval

Certificate of Appropriateness – Conditional Use – Brad Mchann – 601 Capitol St.

Upon presentation by Roy Edwards –

601 Capitol St. represented by Brad & Britney Mchann

Motion made by Bryce Yelverton to approve certificate of appropriateness and conditional use to make the existing duplex into a four-plex at 601 Capitol St. as presented

Seconded by Scott Vernon

Unanimous Approval

Conditional Use – Nailed it! Spa – 801 Northside Drive

Upon presentation by Roy Edwards –

Nailed it! Spa represented by Glen & Lasonya Edwards Friday

Motion made by Scott Vernon to approve the conditional use for a nail salon spa for Nailed it! Spa at 801 Northside Drive as presented

Seconded by Bryce Yelverton

Unanimous Approval

Certificate of Appropriateness – Wyatt Waters – 303 East St.

Upon presentation by Roy Edwards –
303 East St. represented by Shane McLendon
Motion made by Scott Vernon to approve the Certificate of Appropriateness for 303 East St.
Seconded by Bryce Yelverton
Unanimous Approval

Site Plan – Diversified Construction Services – 1225 Springridge Road

Upon presentation by Roy Edwards –
Diversified Construction Services represented by Scott Thaggard
Motion made by Scott Vernon to approve the Site Plan for exterior remodel, signage and
fencing at 1225 Springridge Road
Unanimous Approval

Certificate of Appropriateness – Tim McCartney – 204 Belmont

Upon presentation by Roy Edwards –
204 Belmont represented by Tim McCartney
Motion made by Bryce Yelverton to approve a certificate of appropriateness to paint exterior of
home, reopen front porch to its original design, and tear off shed roof on the right of the home
and rebuild another open porch.
Seconded by Scott Vernon
Unanimous Approval

Certificate of Appropriateness – Tim McCartney – 415 A – B East College St.

Upon presentation by Roy Edwards –
204 Belmont represented by Tim McCartney
Motion made by Bryce Yelverton to approve a certificate of appropriateness to remove all
windows on the sun room addition except for one on the back wall and paint front door,
shutters, and lower brick on the front columns as presented
Seconded by Scott Vernon
Unanimous Approval

Rezoning – City of Clinton – Indian Mound

Upon presentation by Roy Edwards –
Motion made by Bryce Yelverton to approve the rezoning request for Indian Mound as
presented
Seconded by Scott Vernon
Unanimous Approval

Rezoning – City of Clinton – Home Depot

Upon presentation by Roy Edwards –

Motion made by Bryce Yelverton to approve the rezoning request for Indian Mound as presented

Seconded by Scott Vernon

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be November 26, 2019

Adjournment

Motion by Scott Vernon to adjourn at 7:00 P.M.

Seconded by Bryce Yelverton

Unanimous approval

PLANNING AND ZONING COMMITTEE

November 26, 2019

6:30 p.m.

Members Present: Benjie Barham, Sandra Lee, Lisa Shoemaker & Scott Vernon

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 October 22, 2019 were brought forward for review -

Motion made by Scott Vernon to approve as presented

Seconded by Sandra Lee

Unanimous approval

New Considerations

Site Plan – Trust Care – 601 Highway 80

Upon presentation by Roy Edwards –

Trust Care is represented by Brian Nettles

Motion made by Lisa Shoemaker to approve the site plan for the Trust Care monument sign at 601 Highway 80

Seconded by Scott Vernon

Unanimous Approval

Certificate of Appropriateness – Conditional Use – AT&T – 200 Jefferson St.

Upon presentation by Roy Edwards –

Motion made by Scott Vernon to approve certificate of appropriateness and conditional use for AT&T small cell site at 200 Jefferson St.

Seconded by Lisa Shoemaker

Unanimous Approval

Certificate of Appropriateness – Conditional Use – AT&T – 100 E. Leake St.

Upon presentation by Roy Edwards –

Motion made by Lisa Shoemaker to approve certificate of appropriateness and conditional use for AT&T small cell site at 100 E. Leake St.

Seconded by Sandra Lee

Unanimous Approval

Conditional Use – Matthew Spann – 530 East College St.

Upon presentation by Roy Edwards –

530 East College St. represented by Matthew Spann

Motion made by Scott Vernon to approve the Conditional use for church services at 530 East College St.

Seconded by

Unanimous Approval

Site Plan – Northside Elementary School – 451 Arrow Drive

Upon presentation by Roy Edwards –

Northside Elementary School is represented by Ebony Batchelor

Motion made by Lisa Shoemaker to approve the Site Plan for classroom additional for Northside Elementary School at 451 Arrow Drive

Seconded by Sandra Lee

Unanimous Approval

Rezoning – City of Clinton – Monroe St. – East Sproles St.

Upon presentation by Roy Edwards –

Nate Jarnagin, Randi Jarnagin, Ben Walker, Timothy McCartney and Debbie Thomas spoke in favor of the rezoning, with none speaking in opposition

Motion made by Lisa Shoemaker to approve a rezoning with recommendation to add parcel number 2861-24 from C-2 to OTC for certain parcels north & south of East Sproles St. and east of Monroe St.

Seconded by Sandra Lee

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be January 28, 2020

Adjournment

Motion by Scott Vernon to adjourn at 7:00 P.M.

Seconded by Lisa Shoemaker

Unanimous approval