

PLANNING AND ZONING COMMITTEE

January 26, 2021

6:30 p.m.

Members Present: Benjie Barham & Sandra Atterberry

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 from meeting held on December 22, 2021

Motion made by Sandra Atterberry

Seconded by Benjie Barham

New Considerations

Conditional Use – THC, LLC – 1237 Springridge Road

Upon presentation by Roy Edwards –

THC, LLC represented by Scott Thaggard

Motion made by Sandra Atterbury to approve a conditional use request to construct an storage building and add a fence to front property line at 1237 Springridge Road

Seconded by Benjie Barham

Unanimous Approval

Conditional Use – Dimensional Variance – Storage City, LLC – Broadway/Woodstone

Upon presentation by Roy Edwards –

Storage City, LLC represented by David Ash and Daniel Wooldridge

Motion made by Sandra Atterberry to approve the Conditional Use request as submitted to construct a climate controlled self-storage facility at the corner of Broadway and Woodstone as well as the dimensional variance from the 61 required parking spaces; purposed 13 parking spaces

Seconded by Benjie Barham

Unanimous Approval

Certificate of Appropriateness – Jim Allen – 203 Jefferson St.

Upon presentation by Roy Edwards –

203 Jefferson represented by Jim Allen

Motion made by Sandra Atterberry to approve the certificate of appropriateness as presented for a residential addition at 203 Jefferson St.

Seconded by Benjie Barham

Unanimous Approval

Site Plan – Final Plat – Cedar Ridge Estates – Williamson Road

Upon presentation by Roy Edwards –

No representative for Cedar Ridge Estates

Motion made by Sandra Atterberry to approve the preliminary plat for Cedar Ridge Estates on Williamson Road as presented

Seconded by Benjie Barham

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be February 23, 2021

Adjournment

Motion by Sandra Atterberry to adjourn at 7:00 P.M.

Seconded by Benjie Barham

Unanimous approval

PLANNING AND ZONING COMMITTEE

February 23, 2021

6:30 p.m.

Members Present: Benjie 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 from meeting held on January 26, 2021

Motion made by James Lott

Seconded by Benjie Barham

New Considerations

Zoning Amendment as it relates to driveways for single family dwellings

Upon presentation by Roy Edwards –

Motion made by Benjie Barham to approve the presented amendments to the City of Clinton official Zoning Ordinance as it relates to driveways for single family dwellings

Seconded by James Lott

Unanimous Approval

Conditional Use – The Boxcar Produce – 612 Springridge Road

Upon presentation by Roy Edwards –

The Boxcar Produce represented by Lawren Todd, Betty Todd, Ben Todd and Mac Alford

Motion made by James Lott to approve the Conditional Use request as submitted to place a storage container to be used as a produce stand at 612 Springridge Road

Seconded by Benjie Barham

Unanimous Approval

Site Plan – David Stevens Century 21 – 701 Highway 80 West

Upon presentation by Roy Edwards –

David Stevens Century 21 represented by Steve Macmillan with Rainbow Signs

Motion made by James Lott to approve the site plan for a new monument sign at 701 Highway 80 West for Century 21

Seconded by Benjie Barham

Unanimous Approval

Conditional Use – The BE Factor Salon – 606 Highway 80 East

Upon presentation by Roy Edwards –

The BE Factor Salon represented by Nichole Shelton

Motion made by James Lott to approve the conditional use to operate a beauty salon at 606 Highway 80 E as presented

Seconded by Benjie Barham

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be March 23, 2021

Adjournment

Motion by James Lott to adjourn at 7:00 P.M.

Seconded by Benjie Barham

Unanimous approval

PLANNING AND ZONING COMMITTEE

April 27, 2021

6:30 p.m.

Members Present: Benjie Barham, Sandra Attaberry, Mauricka McKenzie & 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 from meeting held on February 23, 2021

Motion made by James Lott

Seconded by Sandra Attaberry

New Considerations

Certificate of appropriateness – The Vault Hair Salon - 200-A West Leake St

Upon presentation by Taylor Seaton –

The Vault Salon represented by Christe McKenzie

Motion made by James Lott to approve the Certificate of Appropriateness for The Vault Hair Salon's signage, black awning, and goose neck lighting as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Certificate of appropriateness – Dave Riley – 105 East Leake St.

Upon presentation by Taylor Seaton –

105 East Leake St. represented by Dave Riley

Motion made by James Lott to approve the Certificate of Appropriateness to repaint the residential property at 105 East Leake St.

Seconded by Sandra Attaberry

Unanimous Approval

Dimensional Variance – Robby Clarke – 112 Pinehaven Place

Upon presentation by Taylor Seaton –

112 Pinehaven Place represented by Robby Clarke

Benjie Barham stated he has no issues with the structure being placed there the area is not in a plated subdivision and the placement would not be completely visible. With no concerning neighbors here at the meeting his only suggestion would be that the materials would match the home on the property.

Robby Clarke stated he intended on using a metal frame and then using the same roofing shingles and material to enclose the structure that will match the house
Motion made by James Lott to approve the dimensional variance request for an accessory structure to be used for a RV Cover at 112 Pinehaven Place
Seconded by Sandra Attaberry
Unanimous Approval

Certificate of Appropriateness – Chris and Scott Evans – 301 East Main St

Upon presentation by Taylor Seaton–
301 East Main St represented by Chris and Scott Evans
Motion made by James Lott to approve the Certificate of Appropriateness for a 100 Sq. Ft. accessory structure in the rear yard at 301 East Main St. to be used for laundry machines
Seconded by Sandra Attaberry
Unanimous Approval

Conditional Use – Sonya Case – Clinton Raymond Road

Upon presentation by Taylor Seaton –
Clinton Raymond Road represented by Sonya Case
Motion made by James Lott to approve the conditional use to place a modular home on Clinton Raymond Rd. Parcel 2966-582-7
Seconded by Sandra Attaberry
Unanimous Approval

Conditional Use – Sonya Case – Clinton Raymond Road

Upon presentation by Taylor Seaton –
Clinton Raymond Road represented by Sonya Case
Motion made by James Lott to approve the conditional use to place a modular home on Clinton Raymond Rd. Parcel 2966-582-7
Seconded by Sandra Attaberry
Unanimous Approval

Site Plan – Moffett & Walley Orthodontics – 489 Springridge Rd

Upon presentation by Taylor Seaton –
Moffett and Walley Orthodontics represented by Doug Price
Motion made by James Lott to approve the site plan for exterior renovations at 489 Springridge Road
Seconded by Mauricka McKenzie
Unanimous Approval

Ordinance Amendments – Beauty Shops/Restaurants CBC

Upon presentation by Taylor Seaton –

Motion made by James Lott to approve the zoning ordinance as it pertains to Beauty Shops and Restaurants in the CBC Zoning District

Seconded by Mauricka McKenzie

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be May 25, 2021

Adjournment

Motion by James Lott to adjourn at 7:00 P.M.

Seconded by Sandra Attaberry

Unanimous approval

PLANNING AND ZONING COMMITTEE

May 25, 2021

6:30 p.m.

Members Present: Benjie Barham, Sandra Atterberry, Mauricka McKenzie & 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 from meeting held on April 27, 2021

Motion made by James Lott

Seconded by Sandra Attaberry

New Considerations

**Certificate of appropriateness – Dimensional Variance - Kickapoo Properties - Clinton Pkwy –
Monroe St.**

Upon presentation by Roy Edwards –

Kickapoo Properties represented by Mac Alford

Benjie Barham asked if these will be 0 lot lines

Roy Edwards stated that they will have 5-foot side setbacks as required by OTC

Mauricka McKenzie asked if there will be any vegetation for the detention pond

Mac Alford stated that there is not any vegetation proposed at this time but they are willing to put any necessary or recommended vegetation in that area.

Benjie Barham asked how many lots are proposed

Roy Edwards stated there will be 14 lots

Mauricka McKenzie asked if the lot width is 80 Ft

Roy Edwards stated that the variance request is for a 30ft variance from the required 80 ft lot width and 6ft variance from the required 28 ft paved streets as required by the subdivision regulations

Mauricka McKenzie asked what the house sizes would be

Mac Alford stated that they will be between 1600 and 2000 Sq. Ft.

Roy Edwards stated that the ordinance sets the minimum at 1400 Sq. Ft.

Motion made by Mauricka McKenzie to approve the Certificate of Appropriateness and Dimensional variance for Kickapoo properties on Clinton Pkwy and Monroe St. as presented

Seconded by Sandra Atterberry

Unanimous Approval

Site Plan Review – Beauty Star – 650 Highway 80 East

Upon presentation by Roy Edwards –

Beauty Star represented by Anthony McLaurin

Mauricka McKenzie asked if the parking lot will be repaired

Anthony McLaurin stated that they will be resurfacing the parking lot

Motion made by James Lott to approve the exterior renovation to the building located at 650 Highway 80 East

Seconded by Sandra Attaberry

Unanimous Approval

Site Plan Review – Multi-Use Building – 957 A Highway 80 East

Upon presentation by Roy Edwards –

957 A Highway 80 East represented by Anthony McLaurin

Motion made by Sandra Atterberry to approve exterior renovations at 957 A Highway 80 East

Seconded by Mauricka McKenzie

Unanimous Approval

Site Plan Review – Waffle House – 486 Springridge Road

Upon presentation by Roy Edwards –

Motion made by Sandra Atterberry to approve the exterior renovation for as presented for Waffle House located at 486 Springridge Road

Seconded by Mauricka McKenzie

Unanimous Approval

Conditional Use – The Boxcar Produce – 612 Springridge Road

Upon presentation by Taylor Seaton –

The Boxcar Produce represented by Betty and Lawren Todd

Motion made by James Lott to approve the conditional use for The Boxcar Produce at 612 Springridge Road as presented

Seconded by Sandra Attaberry

Unanimous Approval

Dimensional Variance – Dave Folse – 104 Kimberly Cove

Upon presentation by Roy Edwards –

104 Kimberly Cove represented by Dave and Kelly Folse

Wanda Mosley at 105 Lauren Lane – Concerned neighbor – opposed to dimensional variance – stated that the back of her property backs up to and sits below the back of 104 Kimberly Cove so she will be able to see the metal building from her patio. Miss Mosley states that this building will bring down her property value and hurt any future sale of her property, even with a 6ft privacy fence down the property line a 17 ft tall building will not be hidden from her view.

Mr. Stringfellow – 111 Cotton Acres – Opposed to the dimensional variance – stated that he is just north of 104 Kimberly Cove and stated that he read in the ordinance that an accessory structure should be compatible with the house and this metal building will not follow that. He also stated that no other residents have metal accessory structures therefore this one would not blend with any existing homes or structures.

Mr. Stringfellow also states that he is unsure of why the homeowner at 104 Kimberly needs a shop of this size when he has an existing storage building in rear yard that is visible as well as a camper trailer.

Mauricka McKenzie stated that the material of the structure is also one of his concerns Stacy Patterson – 103 Kimberly Cove – stated that the structure would be very visible from her home and is also opposed to the dimensional variance because the size is very large and the height being 17 ft compared to the ordinance only allowing 12 ft.

Kelly Folse – Homeowner at 104 Kimberly Cove – stated that the smaller storage building would be removed and they are in the process of selling the camper trailer. Mrs. Folse stated that the purposed accessory building would be place in the back tree line and mostly hidden. Also stated that she has a 21-year-old son with a disability that would require him to live with her for the rest of his life and stated that he could use this building for a sense of independence within a few years instead of being in the residence on the property.

Dave Folse stated that he believed the material and look of accessory structure to be aesthetically pleasing and does not intend for it to be an eye-sore.

Motion made by Mauricka McKenzie to deny the dimensional variance request for an accessory structure at 104 Kimberly Cove with a recommendation for the homeowner to come back before the board with a new plan with materials that match blend with the residence.

Seconded by Sandra Attaberry

Unanimous Approval

Conditional Use – C-Spire Small Cell Site – 305 N Monroe St.

Upon presentation by Roy Edwards –

C-Spire represented by Jeff Martella of CMI Acquisitions

Motion made by Sandra Atterberry to approve the conditional use for a small cell site on the roof of building located at 305 N Monroe St. as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Conditional Use – Verizon Small Cell Site – Tanglewood Drive

Upon presentation by Roy Edwards –

Verizon represented by Jeff Martella of CMI Acquisitions

Motion made by Mauricka McKenzie to approve the conditional use for a small cell site located in the City Right of Way on the northside of Tanglewood Drive between 1607 Tanglewood and 1605 Tanglewood Lat: 32.353389; Long. -90.313000 as presented

Seconded by Sandra Atterberry

Unanimous Approval

Conditional Use – Verizon Small Cell Site – Old Vicksburg Road

Upon presentation by Roy Edwards –

Verizon represented by Jeff Martella of CMI Acquisitions

Motion made by James Lott to approve the conditional use for a small cell site located in the City Right of Way Northside of Old Vicksburg Road and 2001 Old Vicksburg Road Lat:

32.344078; Long. -90.296764 as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Conditional Use – Verizon Small Cell Site – Northside Drive

Upon presentation by Roy Edwards –

Verizon represented by Jeff Martella of CMI Acquisitions

Motion made by Sandra Atterberry to approve the conditional use for a small cell site located in the City Right of Way on the North West Corner of Northside Drive and Huntcliff Way as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Conditional Use – Verizon Small Cell Site – Cynthia Road

Upon presentation by Roy Edwards –

Verizon represented by Jeff Martella of CMI Acquisitions

Motion made by Sandra Atterberry to approve the conditional use for a small cell site located in the City Right of Way on the east side of Cynthia Road at Lat: 32.357250; Long. -90.300944 as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Zoning Amendment – Interstate Corridor Signs

Upon presentation by Roy Edwards –

Motion made by James Lott to approve the City of Clinton Zoning Ordinance amendment as it pertains to interstate corridor signs as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be June 22, 2021

Adjournment

Motion by James Lott to adjourn at 7:30 P.M.

Seconded by Sandra Atterberry

Unanimous approval

PLANNING AND ZONING COMMITTEE

May 25, 2021

6:30 p.m.

Members Present: Benjie Barham & Sandra Atterberry

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 from meeting held on May 25, 2021

Motion made by Sandra Atterberry

Seconded by Benjie Barham

New Considerations

Certificate of appropriateness – Lark Properties LLC – 801 N Monroe St.

Upon presentation by Roy Edwards –

Lark Properties LLC represented by Robert Logan

Motion made by Sandra Atterberry to approve the certificate of appropriateness for Lark Properties to remove a dying tree at 801 N Monroe St. as presented

Seconded by Benjie Barham

Unanimous Approval

Site Plan Review – Chick Fil A - 952 Highway 80 East

Upon presentation by Roy Edwards –

Chick Fil A represented by Jason Rosier

Motion made by Benjie Barham to approved the site plan for an additional 8 x 58 awning on the pick up side of Chick Fil A located at 952 Highway 80 East as presented

Seconded by Sandra Attaberry

Unanimous Approval

Site Plan Review – Paul Gore – 815 Northside Drive

Upon presentation by Roy Edwards –

Motion made by Sandra Atterberry to approve the site plan for a mural to be painted on the side of Indian Lanes at 815 Northside Dr contingent on the mural going from corner to corner of the building

Seconded by Benjie Barham

Unanimous Approval

Certificate of Appropriateness – Conditional Use – Dimensional Variance – Jim Hurt III & John Treavor – 500 West College St.

Upon presentation by Roy Edwards –

500 West College St. represented by Jim Hurt and Clark Wells

Martha Hill – lives on Dahaja Circle – voiced concerns about the amount of water that currently comes through and with the limited amount of green space on the drawings she is concerned they will get more water drained onto her property.

Martha Hill – also asks why there is no buffer required between the existing homes and the development

Roy Edwards stated that a buffer is not required because the development is residential

Clark Wells stated they will be doing everything they can do to keep from adding any additional water to what is already there. They will have a retention pond to help with the water

Taylor George – resident on West College St also expressed concerns with the water – he stated that currently he gets a lot of drainage and is worried that with this development he will have worsened water issues

Tony and Wynette Harries residents on David Drive stated concerns regarding the water run-off coming onto their properties

Motion made by Benjie Barham to approve the certificate of appropriateness, conditional use, and dimensional variances as submitted

Seconded by Sandra Atterberry

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be July 27, 2021

Adjournment

Motion by Sandra Atterberry to adjourn at 7:04 PM

Seconded by

Unanimous approval

PLANNING AND ZONING COMMITTEE

August 10, 2021

6:30 p.m.

Members Present: Benjie Barham, Barbra Linn, Heyward Bell & Sandra Atterberry

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 from meeting held on June 22, 2021

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations

Conditional Use – The Potters House – 0 Woodchase Park Drive

Upon presentation by Roy Edwards –

The Potters House represented by Jaqueline Collins Martin and Mark Martin

Motion made by Sandra Atterberry to approve the conditional use for The Potters House at 0 Woodchase Park Drive and using Mosswood Brick, bronze trim, and ash gray for the roof

Seconded by Heyward Bell

Unanimous Approval

Dimensional Variance – Wayne Pierce – 5 Chatham Place

Upon presentation by Roy Edwards –

5 Chatham Place represented by Wayne and Donna Pierce

Heyward Bell asked if this will be a metal building or custom built

Wayne Pierce stated that it will be a metal building with board and baton siding on the sides and shutters to match the house

Motion made by Benjie Barham to approved the site plan for an additional 8 x 58 awning on the pick up side of Chick Fil A located at 952 Highway 80 East as presented

Seconded by Sandra Attaberry

Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be September 28, 2021

Adjournment

Motion by Sandra Atterberry to adjourn at 7:00 PM

Seconded by Heyward Bell - Unanimous approval

PLANNING AND ZONING COMMITTEE

Special Meeting

September 13, 2021

5:40 p.m.

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

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Community Development

Call to Order

The meeting was called to order at 5:40 p.m. by Mr. Barham

Consideration and Approval of Minutes

Minutes from meeting held on June 22, 2021

Motion made by Sandra Atterberry

Seconded by Mauricka McKenzie

Unanimous Approval

New Considerations:

Architectural Review – 600 Northside Drive – Mauricka McKenzie

Upon presentation by Roy Edwards, Director of Community Development

600 Northside Drive represented by Mauricka McKenzie

Motion made by Sandra Atterberry to approve the architectural review as presented;

RD-W10 New House White – exterior paint color

6x6 timber post

Add ADA ramp on front

Architectural stained doors, 36 Inch (existing 34 inches)

Seconded by Heyward Bell

Unanimous Approval

Certificate of Appropriateness – Karen Godfrey – 507/509 Capitol Blvd

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Weaver McCracken to approve the Conditional Use as presented and 2 Ft. Landscaping

Dimensional Variance as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Dimensional Variance – Sonny ’s BBQ – 101 Hampstead Blvd

Upon presentation by Roy Edwards, Director of Community Development

Public Hearing Opened by Benjie Barham

No questions or comments from the public

Motion made by Heyward Bell to approve the dimensional variance for Sonny’s BBQ as presented

Seconded by Sandra Atterberry

Unanimous Approval

Public Hearing Closed

Other Business

No other Business

Next Meeting

The next meeting will be September 28, 2021

Adjournment

Motion by Sandra Atterberry to adjourn at 6:15 PM

Seconded by Mauricka McKenzie

Unanimous approval

PLANNING AND ZONING COMMITTEE

September 28, 2021

6:30 p.m.

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

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 from meeting held on September 13, 2021

Motion made by Heyward Bell

Seconded by Sandra Atterberry

Unanimous Approval

New Considerations:

Dimensional Variance – Wyatt Waters – 303 East St.

Upon presentation by Roy Edwards, Director of Community Development

303 East St represented by Wyatt and Kristine Waters

Public Hearing opened for public comment – no public comments made

Weaver McCracken asked if the dimensional variance is for the rear set back only

Roy Edwards stated yes, the variance is for the rear set back

Weaver McCracken asked if there is a reason the building could not be moved to meet required set backs

Kristine Waters stated that they also keep a camper in the rear yard so they need space for both to fit in rear, the fence was built onto the neighboring property in agreement with the neighbor therefore, when the accessory structure was placed it was put next to the fence

Motion made by Mauricka McKenzie to approve the dimensional variance of 3.5 Ft. of the required 5 Ft.

rear set back required by the City Ordinance conditional on the part of the property currently owned by

Ronnie Morton being deeded over to Wyatt and Kristine Waters

Seconded by Sandra Atterberry

Unanimous Approval

Public Hearing Closed

Dimensional Variance – Wesley Carraway – 923 Post Road

Upon presentation by Roy Edwards, Director of Community Development

923 Post Road represented by Wesley Carraway

Public Hearing opened for public comment – no public comments made

Heyward Bell stated that with the additional carport being placed that close to the front setback it will not leave much apron to park a vehicle, is there any way to allow the residents to finish closing in the carport without requiring them to build a carport?

Benjie Barham asked if the presented carport/garage would be closed or open

Wesley Carraway stated it will be an open carport

Heyward Bell asked Wesley Carraway if they allowed them to enclose to carport without an additional carport would they be open to a condition that the closed carport be reopened once it is no longer needed for the father

Wesley Carraway stated that he does not want to put over 30k into enclosing it to then have to take it back down to a carport

Mauricka McKenzie asked Wesley Carraway if they look into doing an addition on the back of the house instead of the front

Wesley Carraway stated yes, but it would require a foundation to be poured and be more costly compared to enclosing and adding another carport onto the front

Mauricka McKenzie stated his worry is that once the addition to the front is added it will be an eyesore to the community

Weaver McCracken made a motion to approve enclosing the carport without requiring the homeowner to build an additional carport due to the family circumstances mentioned in the letter submitted by Wesley Carraway

Seconded by Heyward Bell

Unanimous Approval

Public Hearing Closed

Dimensional Variance – Conditional Use – Armando Palacios – 0 Hwy 80

Upon presentation by Roy Edwards, Director of Community Development

Public Hearing opened for public comment – no public comments made

Motion made by Weaver McCracken to approve the 2ft dimensional variance from landscaping from the 5ft. required by the City Ordinance as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Public Hearing Closed

Dimensional Variance – Ronnie Morton – 103 E Main St.

Upon presentation by Roy Edwards, Director of Community Development

Public Hearing opened for public comment – no public comments made

103 E Main St. represented by Ronnie Morton

Benjie Barham asked if the structure will match the material of the office building existing

Ronnie Morton stated that the existing is mostly brick, no it will not be the same material. It will be board and batten and primarily white

Motion made by Mauricka McKenzie to approve the 3ft. dimensional variance from allowed 25 Ft. height set in the City Ordinance

Seconded by Heyward Bell

Unanimous Approval

Public Hearing Closed

Dimensional Variance – Greg & Alice Derrick – 4905 Williamson Road

Upon presentation by Roy Edwards, Director of Community Development
4905 Williamson Road represented by Greg and Alice Derrick
Public Hearing opened for public comment – no public comments made
Weaver McCracken asked if it will be wooded around and not visible from the street
Greg Derrick stated that it will be wooded around it and far back from the street and will not be visible
Motion made by Sandra Atterberry to approve the 370 Sq. Ft. variance from the 750 Sq. Ft. minimum
allowed for accessory buildings
Seconded by Heyward Bell
Unanimous Approval
Public Hearing Closed

Conditional Use – Audrey Bingham – 752 W Northside Drive

Upon presentation by Roy Edwards, Director of Community Development
752 West Northside Drive represented by Audrey Bingham
Public Hearing opened for public comment – no public comments made
Motion made by Mauricka McKenzie to approve the conditional use for 752 West Northside Drive for
building to be used as a child care facility as presented
Seconded by Sandra Atterberry
Unanimous Approval
Public Hearing Closed

Rezoning – John & Casey Rushing – 0 Williamson Road

Upon presentation by Roy Edwards, Director of Community Development
0 Williamson Road represented by John & Casey Rushing
Public Hearing opened for public comment –
Mr. C. Brown resident at 5407 Williamson Road stated that 15 years ago when they were annexed, they
were told they would have sewer if it ever developed out that way.
Roy Edwards stated that the city sewer goes up Williamson and stops at the church and if it goes further
in the future sewer would be available.
Motion made by Heyward Bell to approve the rezoning request from R-1(Single Family Residential) to
R-E (Residential Estate) as presented
Seconded by Sandra Atterberry
Unanimous Approval
Public Hearing Closed

Architectural Review – Refreshing Rain – 1269 Springridge Road

Upon presentation by Roy Edwards, Director of Community Development
Refreshing Rain represented by Anthony McLaurin, Daryl & Sylvia Ross
Benjie Barham asked what the height difference is from what was presented originally to what is being
presented now
Anthony McLaurin stated about 6 Ft and also stated that there is no overall foot print change only changes
to architectural on the outside of the building
Heyward Bell asked why the roof colors for the existing building and the addition do not match
Anthony McLaurin stated that the white roof on the addition made it more energy efficient for the heat
Motion made by Mauricka McKenzie to approve the architectural changes as presented for Refreshing
Rain Ministries at 1269 Springridge Road
Seconded by Heyward Bell
Unanimous Approval

Other Business

No other Business

Next Meeting

The next meeting will be October 26, 2021

Adjournment

Motion by Sandra Atterberry to adjourn at 7:20 PM

Seconded by Mauricka McKenzie

Unanimous approval

PLANNING AND ZONING COMMITTEE

October 26, 2021

6:30 p.m.

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

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 from meeting held on September 28, 2021

Motion made by

Seconded by

Unanimous Approval

New Considerations:

Dimensional Variance – Joel & Carrie Thames – 4605 Williamson Rd

Upon presentation by Roy Edwards, Director of Community Development

4605 Williamson Road represented by Joel & Carrie Thames

Public Hearing opened for public comment – no public comments made

Heyward Bell asked if there will be an automatic gate

Joel Thames stated that there will be a gate at the entrance

Benji Barham asked how much time is left on home construction and if it was possible there would be time to ask about amending the ordinance to not require a 100 foot in certain zoned areas

Joel Thames stated that he is about a month and a half from now but cannot get a certificate of occupancy until the driveway issue is solved

Joel and Carrie Thames stated that they are 500 feet from the street and also on 19 acres of land and feel like a crushed gravel driveway would not be a concern out on Williamson Road. Also, they would prefer to do the 100 feet of concrete drive starting at the house and not from the public street

Motion made by Weaver McCracken to deny the dimensional variance at 4605 Williamson Road as presented

Seconded by Sandra Atterberry

Unanimous vote to deny request

Public Hearing Closed

Dimensional Variance – Conditional Use – Storage City of Clinton – 0 Clinton Pkwy –

Parcel 2861-10-7

Upon presentation by Roy Edwards, Director of Community Development

Storage City of Clinton represented by David Ash and Daniel Wooldridge

Public Hearing opened for public comment – no public comments made

David Ash stated that they are looking into other landscape options so that they can avoid the landscaping variance

Weaver McCracken asked if the size of the building was the reason for applicant needing a variance request?

Weaver McCracken also stated that this area in his opinion is a prime area for the City of Clinton and feel like this type of business is not best fit for an area like the parkway but more for areas not centered in the middle of Clinton, would love to see this type of building be built somewhere in Clinton but will choose to vote against based on the location

David Ash stated that the location chosen is in the flood plain and limits development in that spot. They have run the reports and with the number of rooftops coming to Clinton they show a need for this type of business and in this area with Williamson Road being in the vicinity it will be needed when development starts there.

Benjie Barham asked if there will be two entrances; Parkway and Monroe?

David Ash stated yes, with the main entrance being on Clinton Parkway, also stated that there is not a lot of frontages on the Parkway so from that side you will really only be able to see phase 1 of the project with the rest being hidden by St. Dominic's

Benjie Barham stated he would be more in favor of one entrance on Monroe and no exit/entrance off the parkway

Heyward Bell stated that he is concerned with the flood plain and causing more flooding and water issues for the area.

Daniel Wooldridge stated that there will be a retention pond and water will be monitored because they are not allowed to cause more than what is existing.

Heyward Bell asked what the signage will look like

Roy Edwards stated signage has not been presented and will be brought back before the board to be approved

Motion made by Heyward Bell to approve the conditional use as presented

Seconded by Sandra Atterberry

Mauricka McKenzie and Weaver McCracken voted nay

Benjie Barham vote aye to break the tie

Motion to approve passes 3 to 2

Public Hearing Closed

Motion Made by Heyward Bell to approve the dimensional variances as presented

Seconded by Sandra Atterberry

Mauricka McKenzie voted nay

Weaver McCracken abstained

Motion to approve passes 2 to 1

Dimensional Variance – Conditional Use – Storage Max Clinton 5 – 0 Northside Dr. –

Parcel 2862-111-374

Upon presentation by Roy Edwards, Director of Community Development

Public Hearing opened for public comment – no public comments made

Storage Max Clinton 5 represented by Nick Newcombe

Heyward Bell asked how any locations have they built using EIFS

Nick Newcombe stated sixteen (16)

Mauricka McKenzie asked what will be done with the trees on the lot

Nick Newcombe stated that the lot has already been cleaned leaving only the trees along the ditch which have yet to be decided on to leave them or not

Benjie Barham asked which gates are entrances and which are exits

Nick Newcombe stated that will be two gates on each side – one being an exit and the other an entrance.
You will only be able to exit on the same side you entered on
Heyward Bell asked if there will be exterior storage allowed
Nick Newcombe stated no, the city ordinances prohibit outdoor storage
Motion made by Mauricka McKenzie to approve the conditional use as presented
Seconded by Sandra Atterberry
Unanimous approval
Motion made by Mauricka McKenzie to approve the conditional use as presented
Seconded by Weaver McCracken
Unanimous approval

Conditional Use – Verizon Wireless – Scotland Road

Upon presentation by Roy Edwards, Director of Community Development
Verizon Wireless represented by Jeff Martella
Public Hearing opened for public comment – no public comments made
Heyward Bell asked if there will be fiber underground
Jeff Martella stated yes it will all be done underground and you will have a 47 ft. steel power pole above
to hold the small cell site, it is 47ft. tall to leave space or co-locate
Motion made by Weaver McCracken to approve the conditional use as presented
Seconded by Mauricka McKenzie
Unanimous Approval
Public Hearing Closed

Conditional Use – C-Spire Wireless – 961 Highway 80 East

Upon presentation by Roy Edwards, Director of Community Development
Verizon Wireless represented by Jeff Martella
Public Hearing opened for public comment – no public comments made
Motion made by Heyward Bell
Seconded by Sandra Atterberry
Unanimous Approval
Public Hearing Closed

Text Amendment – Zoning Ordinance – Commercial Vehicles

Upon presentation by Roy Edwards, Director of Community Development
Public Hearing opened for public comment – no public comments made
Motion made by Weaver McCracken to approve the text amendment to the City of Clinton Zoning
Ordinance regarding commercial vehicles as presented
Seconded by Sandra Atterberry
Unanimous Approval
Public Hearing Closed

Subdivision Plat – Cottonwood Estates Part II – Jim Neblett

Upon presentation by Roy Edwards, Director of Community Development
Weaver McCracken asked if there is anything unusual about this request
Roy Edwards stated no it is a usual request
Weaver McCracken asked what size is the lot
Roy Edwards stated the lot is just under 4 acres and once subdivided it will be a little over an acre each

Motion made by Sandra Atterberry to approve the Subdivision Plat as presented
Seconded by Mauricka McKenzie
Unanimous Approval
Public Hearing Closed

Other Business

No other Business

Next Meeting

The next meeting will be November 23, 2021

Adjournment

Motion by Sandra Atterberry to adjourn at 8:00 PM
Seconded by Mauricka McKenzie
Unanimous approval

PLANNING AND ZONING COMMITTEE

November 23, 2021

6:30 p.m.

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

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 from meeting held on October 26, 2021

Motion made by Sandra Atterberry

Seconded by Heyward Bell

Unanimous Approval

New Considerations:

Architectural Review – Trustmark Bank – 203 Clinton Blvd

Upon presentation by Roy Edwards, Director of Community Development

Trustmark Bank represented by Scott Williams with Dunaway Williams Architects

Motion made by Weaver McCracken to approve the architectural review for exterior renovations at 203 Clinton Blvd

Seconded by Heyward Bell

Unanimous Approval

Certificate of Appropriateness – Mississippi College – 400 E College

Upon presentation by Roy Edwards, Director of Community Development

Mississippi College represented by Chris Meyer with CDFL Architects

Motion Made by Heyward Bell to approve the certificate of appropriateness for exterior renovation at 400 East College as presented

Seconded by Sandra Atterberry

Unanimous Approval

Conditional Use -AT&T – Clinton Raymond and Clinton Center Drive

Upon presentation by Roy Edwards, Director of Community Development

AT&T represented by Michael Walker

Public Hearing opened for public comment – no public comments made

Heyward Bell asked if there will be lights placed on the poles

Roy Edwards stated if needed they are capable of adding a light

Motion made by Sandra Atterberry to approve the conditional use for a small cell site to be located at the corner of Clinton Raymond Road and Clinton Center Drive in the MDOT right of way as presented

Seconded by Weaver McCracken

Unanimous approval

Conditional Use – AT&T – Clinton Parkway and Oakhill Circle

Upon presentation by Roy Edwards, Director of Community Development
AT&T represented by Michael Walker
Public Hearing opened for public comment – no public comments made
Heyward Bell asked what the range of the small cells are
Jeff Martella stated that the
Motion made by Weaver McCracken to approve the conditional use for an AT&T small cell site as presented
Seconded by Sandra Atterberry
Unanimous Approval
Public Hearing Closed

Conditional Use – AT&T – Clinton Parkway and Fairmont St.

Upon presentation by Roy Edwards, Director of Community Development
AT&T represented by Michael Walker
Public Hearing opened for public comment – no public comments made
Motion made by Weaver McCracken to approve the conditional use for an AT&T small cell site as presented
Seconded by Sandra Atterberry
Unanimous Approval
Public Hearing Closed

Conditional Use – AT&T – West Sproles St.

Upon presentation by Roy Edwards, Director of Community Development
AT&T represented by Michael Walker
Public Hearing opened for public comment – no public comments made
Motion made by Weaver McCracken to approve the conditional use to replace an existing wooden pole with an AT&T small cell site as presented
Seconded by Sandra Atterberry
Unanimous Approval
Public Hearing Closed

Conditional Use – AT&T – West Lawson St.

Upon presentation by Roy Edwards, Director of Community Development
AT&T represented by Michael Walker
Public Hearing opened for public comment – no public comments made
Motion made by Weaver McCracken to approve the conditional use for an AT&T small cell site to be located behind residences at West Lawson St. on H.O.A. property as presented
Seconded by Sandra Atterberry
Unanimous Approval
Public Hearing Closed

Other Business

Benjie Barham requested that the December 28, 2021 meeting be moved to December 21, 2021 when all member are able to be present

Next Meeting

The next meeting will be November 23, 2021

Adjournment

Motion by Sandra Atterberry to adjourn at 8:00 PM

Seconded by Mauricka McKenzie

Unanimous approval

PLANNING AND ZONING COMMITTEE

December 21, 2021

6:30 p.m.

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

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 from meeting held on November 23, 2021

Motion made by Heyward Bell

Seconded by Weaver McCracken

Unanimous Approval

New Considerations:

Certificate of Appropriateness – Colin Baird – 504 Jefferson St.

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Weaver McCracken to approve the certificate of appropriateness for a mother-in-law suite addition at Weaver McCracken

Seconded by Sandra Atterberry

Unanimous Approval

Dimensional Variance – Dave Riley – 105 E Leake St.

Upon presentation by Roy Edwards, Director of Community Development

105 E Leake St. represented by Dave Riley

Public Hearing opened – no public comments made

Dave Riley added to Roy presentation that this office will be used by 3 ladies as office space for the business of real estate broker

Motion Made by Heyward Bell to approve the dimensional variance for side setbacks as presented and as follows, 9.5 Ft variance on left side and 8.5 ft. variance on the right side

Seconded by Sandra Atterberry

Unanimous Approval

Public Hearing Closed

Amendment to Site Plan – Arby's – 320 Highway 80 E

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Weaver McCracken to approve the site plan amendment as presented as it pertains to landscaping

Seconded by Sandra Atterberry

Unanimous approval

Conditional Use – C-Spire – 601 Highway 80 West

Upon presentation by Roy Edwards, Director of Community Development
C-Spire represented by Jeff Martella with CMI Acquisitions
Public Hearing opened for public comment – no public comments made
Motion made by Sandra Atterberry to approve the conditional use to place a small cell site in MDOT
right of way located at or near 601 Highway 80 West as presented
Seconded by Heyward Bell
Unanimous Approval
Public Hearing Closed

Conditional Use – C-Spire – 601 Highway 80 West

Upon presentation by Roy Edwards, Director of Community Development
C-Spire represented by Jeff Martella with CMI Acquisitions
Public Hearing opened for public comment – no public comments made
Motion made by Weaver McCracken to approve the conditional use to place a small cell site at the corner
of Highway 80 East and Shaw Road
Seconded by Heyward Bell
Unanimous Approval
Public Hearing Closed

Other Business

No other business

Next Meeting

The next meeting will be January 25, 2022

Adjournment

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