

**City of Clinton
Planning & Zoning Commission**

January 27, 2015
6:30 p.m.
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Bettye King, Christine Whitton, Benjie Barham and Mark Williams

City Officials present: Roy Edwards, Director of Community Development, Mark Jones (Director of Communications/Videographer)

Guests: Bart Ballard, Jagdish Bardot, Darryl McQuirter

The meeting was called to order at 6:30 p.m. by Mark Williams.

The minutes of the meetings on October 28, 2014 and November 25, 2014 were reviewed. As there were no changes to be made Bettye King made the motion, seconded by Benjie Barham, to approve the minutes as presented. Following a unanimous vote in favor the motion to approve the minutes from the October 28, 2014 and November 25, 2014 meetings carried.

New Considerations

A. Kingdom Montessori – Conditional Use – Dr. Lemmie Flowers

Dr. Lemmie Flowers is requesting a conditional use to operate a Montessori school in a house located at 508 Clinton Boulevard. She plans to have no more than forty-five students. At this time, Christine Whitton excused herself from the meeting as her company represents the sellers of this property. Mr. Edwards noted that the house will have to meet all applicable codes before the property can be used as a school. Darryl McQuirter, who is Dr. Flowers' brother, was on hand to address any questions regarding the application as Dr. Flowers is out of town. He noted that the contract with the sellers of the property is contingent upon receiving approval of the conditional use request. He provided additional drawings of the property to address concerns related to parking. The main drive is U-shaped in front of the house, with a short section that continues down one side to the garage. Bettye King asked what grade levels will be served by the school and was told that the focus will be on children from six months old up to age five. Mr. McQuirter informed the committee that they hope to have plans available for review in approximately three months. Mr. Williams opened the floor for the public hearing. Danielle Robins of 113 McDonald Drive questioned whether they would need additional parking and asked where it would be.

Mr. McQuirter stated that, if needed, additional parking spaces would be placed down the side of the property and in the rear. Ms. Robins also noted that she had concerns about the noise level when the children were outside playing but since the plan is to have only preschool aged students the noise level would probably not be too bad. Benjie Barham asked what type of playground equipment would be installed; Mr. McQuirter stated that there were no plans to purchase any playground equipment and the focus will be on creative play

using what is available in the yard, per the Montessori method of teaching. There being no further questions or comments, Mr. Williams reviewed the criteria for a conditional use to be granted and noted that the application by Dr. Flowers meets these criteria. Benjie Barham moved to forward the conditional use request for the establishment of a Montessori School at 508 Clinton Boulevard to the Mayor and Board of Aldermen with our recommendation for approval. Bettye King seconded the motion and the vote was unanimous in favor.

At this point Ms. Whitton rejoined the meeting.

B. Birdsong Construction – Conditional Use – 105 Crosspark Drive

Jeff Cox is applying for a conditional use that will permit him to erect a fence around his office that will include part of the front area. He is proposing to put up a chain link fence with privacy strips threaded through the fence. Christine Whitton asked what color the strips will be; Mr. Edwards stated it would be a dark color, black or possibly a dark bronze. The Architectural Review committee noted that regular maintenance of the fence (repairing broken strips, faded strips) should be stipulated if the conditional use is approved. Bettye King made the motion, seconded by Benjie Barham, to forward the conditional use request for the installation of a fence at 105 Crosspark Drive to the Mayor and Board of Aldermen with our recommendation for approval with the requirement for regular maintenance. The vote was unanimous in favor and the motion carried.

C. Hilton Garden Inn – Conditional Use & Dimensional Variance

New Vision Ventures wants to build a Hilton Garden Inn on the property located at the intersection of Hampstead Boulevard and Hampstead Circle, across from Home Depot and behind Dixie Self Storage. The property will consist of five floors and 108 guest rooms with a total of 70,000 sf. The site is a two-acre lot zoned C2. The proposed parking area meets all the requirements of the City's ordinances. Mr. Barham asked if a landscaping plan was available for review; Mr. Edwards noted that the landscaping plan will be presented when we do the site plan review, if the conditional use request is approved. Bart Ballard and Jagdish Bardot were present to address questions and concerns. The dimensional variance is needed because there is a five-foot section on each side of the proposed hotel that will exceed setback limits. Mr. Bardot noted that this is due to the specified building dimensions established by Hilton Garden Inns. Mr. Ballard noted that while it is not shown in the drawings originally presented, there will be a portico on the front of the hotel for guests and luggage to be unloaded. At this time Mr. Williams opened the meeting for public comment related to the conditional use; there being none Bettye King made the motion to forward the request for a conditional use for the Hilton Garden Inn to the Mayor and Board of Aldermen with our recommendation for approval. The motion was seconded by Benjie Barham and the vote was unanimous in favor. The floor was then opened for discussion related to the dimensional variance request. As there were no comments or questions Benjie Barham made the motion to forward the request for a dimensional variance for the Hilton Garden Inn to the Mayor and Board of Aldermen with our recommendation for approval. The motion was seconded by Christine Whitton and the vote was unanimous in favor.

D. Proposed Text Amendments to Section 409.03

Mr. Edwards noted that due to several calls related to trash containers being left open it is felt that the ordinance related to trash enclosures needs to be amended. He presented two

options for the committee's review. The first option adds the word "existing" to the current ordinance and would require that new and existing trash enclosures conform to the type of enclosure that, at present, only new businesses must have (masonry enclosure with gates across the front). The second option adds a paragraph (see attachment to minutes) that will allow existing businesses to keep their current trash enclosures as long as they are in good repair and prevent the trash containers from being seen. Where there is no trash enclosure the business owner can put up a wooden or other solid barrier around the trash containers to hide them from view. Only in the case of new businesses or total replacement of the enclosure will the masonry barrier be required. Bettye King asked if the Central MS Planning & Development District addressed this in their recommendations and was told that they had. She also asked who would be responsible for enforcing the ordinance and Mr. Edwards said that his office, specifically Code Enforcement and Property Maintenance, would be responsible. Both Mrs. King and Mr. Barham commented on the need to avoid putting too great a financial burden on local business owners. Ms. Whitton asked if fencing material such as the kind Birdsong Construction wants to use would be acceptable around trash containers; Mr. Edwards stated it would need to be a solid barrier. The floor was opened for public comment but none was received. Benjie Barham made the motion to forward our recommendation to adopt the second option of the text amending Section 409.03 of the City's ordinance to the Mayor and Board of Aldermen with our recommendation for approval. Bettye King seconded the motion and the vote was unanimous in favor.

E. 961 Highway 80 East – Municipal Annex – Site Plan Review

Mr. Edwards presented a drawing and site plan for the sign to be erected at the new municipal office building on Highway 80 East across from WalMart. The sign will be blue with white lettering atop a brick base. The building currently houses Human Resources, Community Development and a police precinct office with additional space available. There will be an open space on the sign where future tenants can put their name. Benjie Barham made the motion to forward the site plan for the City of Clinton Municipal Annex sign to the Mayor and Board of Aldermen with our recommendation for approval. The motion was seconded by Bettye King 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, February 24, 2015.

At this time Christine Whitton made the motion to adjourn and was seconded by Bettye King. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 7:20 p.m.