

Planning & Zoning Commission
April 26, 2016

Commission members present: Benjie Barham, Christine Whitton, Gerald Ellis, Rosemary Horne, Lisa Shoemaker

City officials present: Roy Edwards, Director of Community Development

Guests: Dr. Bobby Pankey, Erin Pankey, Greg McNeely, Rita Payton, John Laws, Marty Elrod, Mark Baker

Minutes recorded by Kelly Hall, Administrative Assistant

Benjie Barham called the meeting to order at 6:30 p.m.

The minutes of the meeting held February 23, 2016 were reviewed. Motion was made by Gerald Ellis, seconded by Rosemary Horne, to approve the minutes as presented. The vote was unanimous in favor and the motion carried to approve the minutes of the meeting held February 23, 2016 as written.

New Considerations

Site Review – 115 W. Cynthia Drive – Optical 2000

Dr. Bobby Pankey and Erin Pankey are seeking approval for the new signage at their relocated optometry practice in the Chapatoula Building. The property is zoned C2. The main sign will be moved from the east side of the property and will be centered in front of the building; it will still meet setback requirements. The wall sign on the east side of the building will be centered beneath the second floor windows. Their expected move-in date is May 31, 2016 with a grand opening event in June. Lisa Shoemaker made the motion, seconded by Rosemary Horne, to recommend approval of the site plan for Optical 2000's signage. The vote was unanimous in favor and the motion carried.

Site Review – 1111 Industrial Drive – McNeely Plastics Expansion

Laws Construction is the contractor for the proposed expansion of the McNeely Plastics facility on Industrial Drive. The addition will add 29,000 sq. ft. to the current facility. Mr. Edwards noted that there has been one change to the plans since they were sent out to the commission members; the pallet storage area has been moved from the back of the building to the side. It will be screened from view by chain link fence with privacy strips woven through. All finishes will match what is already present. The gate access to Battery Drive will be used by employees only. Atmos is going to handle the relocation of the gas line. Lisa Shoemaker made the motion, seconded by Christine Whitton, to recommend approval of the site plan for McNeely Plastics' expansion. The vote was unanimous in favor and the motion carried.

Text Amendments to Outdoor Advertising Ordinance

Mr. Edwards noted that these amendments were previously considered in November 2015 but were removed from the agenda for the Mayor and Board of Aldermen meeting. Mr. Ellis asked

if we had researched the billboard ordinances from any of the surrounding areas and Mr. Edwards said that he had contacted several other municipalities. It was noted that any signs that are proposed, should the text amendments be approved, must seek approval for a conditional use. Mr. Ellis asked about the 40' height limit and was told that is a requirement of M.D.O.T.

Mark Baker of Lamar Advertising (also an attorney for the city of Brandon) addressed the meeting and noted that the city of Brandon has adopted Clinton's ordinance as it relates to billboards for their use in order to reduce the number of billboards in Brandon.

Mr. Baker noted that Lamar Advertising was the one to approach Clinton and offer to reduce the number of billboards in the city from eleven to four using the current ordinance. The two electronic billboards that Lamar already has in place are 67% leased and they do not feel that the market will support another billboard at this time.

Mr. Baker stated Lamar had approached Clinton stating their interest in placing a billboard on Springridge Road but was told they could not. Now it appears that Clinton is considering amending the ordinance to allow a sign on Springridge Road after Lamar installed a second sign elsewhere per the reduction agreement. This would include a specific location on Springridge Road across from the proposed commercial development between Walgreens and the Interstate.

Mr. Baker stated that the ordinance is being amended to benefit the city by allowing a three-sided sign on city property.

Mr. Ellis noted that while he has asked several people in city government no one has been able to tell him why we are looking to add billboards when, just a couple of years ago, we changed the ordinance to disallow them. Gerald Ellis made the motion, seconded by Christine Whitton, to recommend that we do not approve the proposed text changes to the ordinance for outdoor advertising. The vote was unanimous in favor and the motion carried.

Other Business

There was no other business to come before the meeting.

The next meeting, if needed, will be held on Tuesday, May 24, 2016.

Christine Whitton made the motion, seconded by Rosemary Horne, to adjourn the meeting at 7:15 p.m. The vote was unanimous in favor and the motion carried to adjourn.