

**PLANNING AND ZONING COMMITTEE**

**March 28<sup>th</sup>, 2017**

**7:30 p.m.**

**Members Present:** Bettye King, Christine Whitton, Rosemary Horne, Benji Barham, James Lott & Gerald Ellis

**City Officials Present:** Roy Edwards, Community Development

**Minutes Recorded By:** Lauren Chamblee, Community Development

**Call to Order**

The meeting was called to order at 7:32 p.m. by Mrs. King.

**Consideration and Approval of Minutes**

Minutes of the meeting on February 28, 2017 were brought forward for review -

Motion by Rosemary Horne to approve as presented

Second by Lisa Shoemaker

Unanimous approval

**New Considerations**

**Subdivision Regulation Variance - George Chatham - Southern Oaks Phase 10**

Upon presentation by Roy Edwards & George Chatham

Gerald Ellis asked why the preliminary plat did not have the correct street name

Roy Edwards stated that it was brought to his attention and he corrected it himself as it is a preliminary drawing

Gerald Ellis stated that the GPS dates on the preliminary plat are incorrect and the correct documentation needs to be coming out of Community Development

Benji Barham asked why a variance is being asked on the turn in the street

George Chatham stated in his experience it slows people down and that the rest of Southern Oaks was built before it was annexed into the City of Clinton and their requirements were different

Gerald Ellis stated that without approval of this variance George Chatham would be building into people's front yards

George Chatham explained that he still has a 50 foot right of way - it is his land and explained the agreement he has with Lester Howell Jr. when Mr. Howell built his house.

Lester Howell Jr stated that he does have that agreement with George Chatham although he is not in favor of this phase

James Lott asked if George Chatham has an alternative if he isn't granted this variance

George Chatham stated he would lose trees along the road if he has to widen it and he doesn't want that to happen

**Meeting open for Public Hearing**

Sam Mason, president of Southern Oaks HOA, stated he has concerns about the increase in traffic, especially construction traffic, the damage to the entrance, the road and that this phase

would be tying onto a water & sewer system the current residents had to pay the City of Clinton for themselves.

Richard Shapley asked if there is a limit on how many houses can be built in a subdivision and who would get the assessments from these lots and he has concerns about the construction traffic

Thomas Smith stated that he understood Keith Lane was abandoned by Hinds County before it was brought into the City and he wanted to know who is responsible for that road - also has concerns about the turn in Chatham Place

Michael Johnson asked if there would be another entrance for construction traffic

Don Locke stated he has concerns about the roads being repaired by the City given how long it took for a culvert that was falling in and he does not feel that the road beds will be able to withstand the construction traffic

George Chatham stated that he will not be tying into the system Southern Oaks residents paid for, he will be using his own pump station on his land, the city will be responsible for any damage to the roads by construction traffic, Southern Oaks will get all assessments for lots, there will not be another entrance for construction - there is no interest in opening up Keith Lane for that reason, Keith Lane is supposed to be for emergency use only - if a fire truck needs to gain access.

#### **Closed Public Hearing**

Rosemary Horne stated she has concerns about the width of the road, have sidewalks been considered

George Chatham stated that sidewalks would push back ditch area and encroach on existing trees in the area - he does not want to lose any more trees than he has too

Christine Whitton asked how long the road is at the cul-de-sac and if there was ever a master plan of Southern Oaks

George Chatham stated that Southern Oaks has always been presented in phases - and reminded the commission that all of that was done through Hinds County

Roy Edwards stated that the road looks to be about 300-400 feet long at that section

Benji Barham asked when Southern Oaks was annexed

Roy Edwards stated that he believed it was around 2007

Benji Barham asked about road requirements by the developer

George Chatham stated they have to provide 7 ½ inches of asphalt

Gerald Ellis stated that the area is beautiful but he feels that there should be a significant need for a variance to be granted or they would be granting them to everyone

Motion by Rosemary Horne to approve as presented

Second by Christine Whitton

Vote stands at 2 to 3 against

#### **Certificate of Appropriateness - Bill Hetrick - 309 Jefferson Street**

Upon presentation by Roy Edwards & Bill Hetrick

Motion by Benji Barham to approve as presented

Second by Rosemary Horne

Unanimous approval

**Sign/Site Plan Review - Mr. Carwash - 1023 Hampstead Blvd.**

Upon presentation by Richard Easley (with Rainbow Signs) & Roy Edwards

Motion by Gerald Ellis to approve as presented

Second by Christine Whitton

Unanimous approval

**Other Business**

Gerald Ellis would like the sign for Runnells Insurance to be on the agenda for next month's meeting as a discussion item.

Motion by Gerald Ellis

Second by Rosemary Horne

Unanimous approval

**Next Meeting**

The next meeting will be April 25<sup>th</sup>, 2017

**Adjournment**

Motion by Rosemary Horne to adjourn at 8:54

Second by James Lott