

**PLANNING AND ZONING COMMITTEE**

**July 10, 2018**

**6:30 p.m.**

**Members Present:** Christine Whitton, Bettye King, Benji Barham, Lisa Shoemaker & 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 Mrs. King.

**Consideration and Approval of Minutes**

Minutes of the meeting on May 22, 2018 were brought forward for review -

Motion by Christine Whitton to approve as presented

Seconded by Benji Barham

Unanimous approval

**New Considerations**

**Dimensional Variance – Drayer PT Clinic – Clinton Parkway**

Upon presentation by Roy Edwards –

Drayer PT Clinic represented by Ben Walker, Gray Ormon, Meegan regional director of Elite Physical Therapy and Mack Alford

Bettye King opened the floor for questions from audience

David Murray of 913 Cedar Hill Drive asked when it was zoned C-2 and if there will be an entrance to and from the neighborhood. Feels it is an intrusion to the neighborhood and also stated a 5 Foot privacy fence is not tall enough. Concerned the flooding and drainage in the area will get worse if this is built. The traffic is a current issue on the parkway already with accidents happening often. The street culverts are failing and there are sinkholes in the neighborhood.

Jim Sharp of 913 Cedar Hill Drive stated that the existing stores have been dumping trash over their fence causing a rodent issue and the lights never go off which bothers residents. Also, stated also that when it floods they have to have the Police Department close off the road because it isn't safe.

Roy Edwards stated it has been C-2 since the parkway was built and that Drayer will have to adjust the lights where they are on the parking lot for parking lot safety.

Joey Chancellor of 211 Oakhill drive stated concerns with water flooding because the culvert under the parkway is not big enough for the amount of water.

David Murray of 913 Cedar Hill Drive stated the erosion is bad by the driveway of his and his neighbor's home. Also, David requested the City of Clinton to give Hinds permission to solve situation with the Natural Resources Conservation Service.

Roy Edwards stated that they can talk to their alderman about the NRCS.

Pat Mahafey of 204 Oakhill Circle stated her concerns with the flooding

Patsy Packer asked if there will be an entrance and exit into the neighborhood  
Roy Edwards stated there will not be an entrance or exit into neighborhood also stated that because it is in a flood way a no rise certificate will be needed before permit is issued.  
Cecil Packer stated the creek comes beside his home and water gushes down the culvert from nursing home behind his house  
Katie Baugher stated concerns that this will make an existing flood issue worse  
Roy Edwards stated that flooding will be addressed; they will have to get a no rise certificate  
Lydia Hall stated that he creek overflows to neighborhood which may not affect the business but it does affect the homes in the neighborhood. The roads need to be repaved because the water and caused the road to wash out. Concerned that it will take away privacy and bring in more noise.  
Pat Mahafey asked about the lighting for the building  
Roy Edwards stated that they will have buffers on the lights to be sure they are not shining into anyone's home which is addressed at the time of permitting  
Christine Whitton asked for the operation hours  
Meagen Mallett, Regional Director of Elite Physical Therapy stated that the hours are 7am-7pm Monday – Thursday Fridays are 7am-6pm and Saturday are by appointment only  
Christine Whitton asked if the trees on the side of the residents will have to be taken care of by residents.  
Roy Edwards stated that the residents will not be responsible for keeping up the trees; if a commercial building goes in near existing residential they will be responsible for keeping up those trees.  
Christine Whitton asked what the requirement is for shrubbery where they are asking for a dimensional variance on the south side  
Roy Edwards stated the landscape plans meet the City requirements  
Benji Barham asked who the engineer is for the foundation of building  
Gray Ormon stated it will be Mack Alford  
Roy Edwards stated The elevation certificate shows finished floor at 18 inches above base flood elevation  
Ben Walker stated that the building is not touching the flood way, they are asking for the dimensional variance so that they can have the building over far enough to stay out of the flood way. The pad will be built up so that it will not change any water flow.  
Mack Alford stated they are moving building away from the ditch to avoid causing problems and the city will be sure to make them get a no rise certificate.  
Christine Whitton stated that the City, Mayor, and Aldermen should look at the creek for property owners so they will not have flooding of their homes.  
Motion by Benji Barham to approve as presented pending no rise certificates  
Seconded by James Lott  
Unanimous Approval

### **Conditional Use – Long Nguyen – 322 Highway 80 East**

Upon presentation by Roy Edwards  
322 Highway 80 E represented by Long Nguyen

Motion by James Lott to accept as presented  
Second by Lisa Shoemaker  
Unanimous approval

**Other Business**

No other Business

**Next Meeting**

The next meeting will be July 24, 2018

**Adjournment**

Motion by Benji Barham to adjourn at 7:24  
Second by Lisa Shoemaker  
Unanimous approval