

**CITY OF CLINTON  
REGULAR MEETING OF THE MAYOR AND BOARD OF  
ALDERMEN  
TUESDAY JUNE 2, 2015 – 7:00 P. M.  
MUNICIPAL COURTROOM – 305 MONROE STREET**

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**WELCOME AND CALL TO ORDER** Mayor Phil Fisher

**INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG**

The invocation was led by Alderwoman Cossitt followed by the pledge of allegiance to the flag led by Alderman Cashion.

**ROLL CALL** City Clerk, Russell Wall

Present: Jehu Brabham – Alderman-at-Large  
Jim Martin – Alderman Ward 2  
William O Barnett – Alderman Ward 3  
Greg Cronin – Alderman Ward 4  
Jan Cossitt – Alderwoman Ward 5  
Mike Cashion – Alderman Ward 6

Absent: David Ellis – Alderman Ward 1

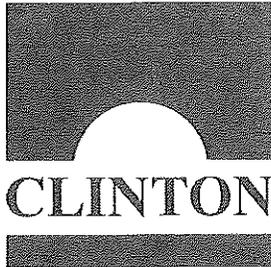
**RECOGNITIONS**

The Mayor recognized the Supervisor of the AmeriCorps team that would be working in the City during the summer. The Supervisor reviewed the purpose of AmeriCorps and set out the work program for the team. He also had the team introduce themselves and tell where they were from. There will be nine (9) team members.

The Mayor read an e-mail from Birdie Cookie associated with the NJCAA Tournament that was held in May at Traceway Park. She complemented the Parks and Recreation Staff for their work in hosting the tournament and she was looking forward to returning to the City for next year's tournament.

**APPROVAL OF CONSENT AGENDA ITEMS A - Q**

**MOTION** made by Alderman Brabham and **SECONDED** by Alderman Cashion to approve the Consent Agenda Items A-Q. **MOTION CARRIED UNANIMOUSLY**



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**DEPARTMENT HEAD REPORT**

Cole Smith, Director of Parks and Recreation updated the board on the recent NJCAA tournament held at Traceway Park in May 2015. He discussed the statistics that included the number of persons attending and the economic impact hosting the tournament had on the City. The estimated economic impact was approximately \$291,920.00

**BOARD OF ALDERMEN DISCUSSION AND REPORTS**

There were no items from the Board of Aldermen.

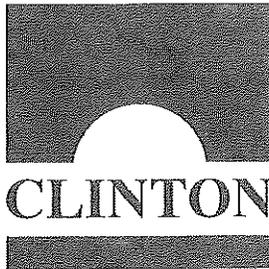
**MAYOR'S DISCUSSION AND REPORTS**

**CONDITIONAL USE – 451 ARROW DRIVE – CLINTON PUBLIC SCHOOLS**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Cashion and **SECONDED** by Alderman Martin the board approved the conditional use request from the Clinton Public Schools to install three (3) modular classrooms to be located at 451 Arrow Drive in the City of Clinton, Mississippi. Jake Keys with Engineering Services acting on behalf of the Clinton Public Schools discussed with the board the placement and type of modular classrooms to be used. The Architectural Review Committee and the Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**

**REZONING REQUEST – HIGHWAY 80 & SPRINGRIDGE ROAD – THE DEVELOPMENT COMPANY**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Cashion the board approved the rezoning request from The Development Company to rezone two (2) parcels of property owned by Mississippi College from SU to C2 located at Highway 80 and Springridge Road in the City of Clinton, Mississippi. Jeff Werszner with The Development Company discussed with the board the shopping center project and the request being made of the board to construct the project. The Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**



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**CONDITIONAL USE – HIGHWAY 80 & SPRINGRIDGE ROAD – THE  
DEVELOPMENT COMPANY**

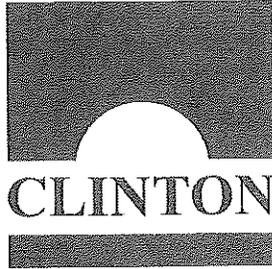
Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderwoman Cossitt and **SECONDED** by Alderman Cashion the board approved the conditional use request from The Development Company to build a big box retail development over 50,000 square feet, to build two hotels, to build fast food restaurants, and to build nail salons, hair styling shops, hair salons, and beauty parlors in the shopping center development to be located at Highway 80 & Springridge Road in the City of Clinton, Mississippi. The Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**

**DIMENSIONAL VARIANCE – HIGHWAY 80 & SPRINGRIDGE ROAD – THE  
DEVELOPMENT COMPANY**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Barnett and **SECONDED** by Alderman Brabham the board approved the Dimensional Variances requested by The Development Company to have a zero lot line between the Anchor F store and the Shops B stores, to have straight line striping of parking spaces, to require one parking space for every 250 square feet of retail space, and to have the size of parking spaces be 9 feet by 18.5 feet in the shopping center development to be located at Highway 80 & Springridge Road in the City of Clinton, Mississippi. The Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**

**SITE PLAN – 1480 PINEHAVEN DRIVE – CEDAR HILL PLACE**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Barnett and **SECONDED** by Alderman Cronin the board approved the site plan for the Cedar Hill Place subdivision to be located at 1480 Pinehaven Drive in the City of Clinton, Mississippi. David Sherer the developer of the subdivision discussed with the board the plans for the subdivision and the estimated time of beginning construction. The Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**



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**SITE PLAN – HIGHWAY 80 – COPIAH BANK**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Martin the board approved the site plan and the request to subdivide the property into two (2) tracts to build a medical office building on one tract and a bank branch on the other tract to be located on Highway 80 in the City of Clinton, Mississippi. Kenneth Herring representing the medical facility discussed with the board the plans for the property that would also include a branch of Copiah Bank. The Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**

**TEXT AMENDMENTS – INTERSTATE CORRIDOR SIGNS**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Cronin and **SECONDED** by Alderman Cashion the board approved the text amendments to the current sign ordinance regarding Interstate Corridor Signs. The Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**

**DIMENSIONAL VARIANCE – 104 ELIZABETH DRIVE – RATAN & KRISHNAPRIYA GUDURU**

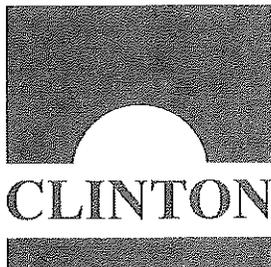
This item was removed from the agenda and no action was taken.

Before the Board considered the request by Neuro Tass for a conditional use the following discussion took place:

Dr. Howard Katz, representing Neuro Tass, explained the operation of the facility and discussed the improvements to be made to the property.

Barbara Trott, a resident of Oakhurst subdivision, spoke in opposition to the approval of the conditional use request. She was concerned that the property values in the subdivision would decline and that the residents would have to notify potential buyers that there was commercial property next to the subdivision. She believed these facts would make it harder to sell the properties in the subdivision. She felt that the owners of property in the Subdivision had not been told all of the facts considering the request for the conditional use.

Gina Ernest, a resident of the City living on McRaven Road, spoke in support of the conditional use request. She stated that she had a daughter with a traumatic brain injury. She related to the Board a visit she made to a similar facility. The facility she visited had no signs and looked just



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like any other residence. She also said that she had passed the facility twice before she realized that was the place she was looking for. She also described her favorable impressions of the inside of the facility.

Alderman Cashion appreciated all of the comments he received both pro and con. He believed that the approval of the conditional use request would be a good thing for the City. It was his opinion that all of the requirements for approval had been met.

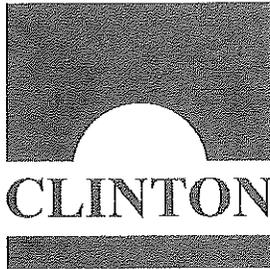
Alderman Cronin discussed how he came to his decision. He stated he had done an extensive review of all of the comments and found that the request for the conditional use had been met.

Alderman Barnett stated he agreed with the comments of Alderman Cashion concerning this issue. He understood the concerns; however, he believed that the requirements had been met for approval of the request.

Alderman Martin was concerned with issues that came up regarding a smooth transition of residential property to commercial property. He believed that the Pinehaven Drive area was an area in the City where many residential properties were being constructed and that commercial property should not be allowed. He also had concerns of commercial property development crossing the Natchez Trace. He did not think the conditional use request was appropriate and that some other place in the City should be found for this facility. He also believed that a group home in this location was against the City ordinances.

Alderman Brabham stated that his decision was based on a finding of fact as listed below:

1. The request meets all the requirements of Section 3005 of the Zoning Ordinance.
2. The property was previously used by the owner-physician to see patients.
3. This project was handled in a very similar manner to Dr Flowers' request to put a school at the Ed McDonald home on Clinton Boulevard.
4. The granting of this use will not negatively impact the public health/safety of the surrounding neighborhoods or the City as a whole.
5. The requesters surveyed property values at one of their existing sites and found that property values had increased. They performed a separate survey elsewhere in the same city and found the value increased an identical percentage.
6. The requesters experience at their other locations is that family members seldom visit more than once a week. Once a month is a more common time. Some patients never have visitors.
7. This is one of the listed conditional uses shown under Section 602(A) of the Zoning Ordinance.
8. There is no change to the exterior of the property to indicate that it is anything less than a residential use.
9. The additional traffic generated by this use will not have an adverse effect on Pinehaven Road, a principal arterial road for the City.
10. This use shows the City's willingness to comply with ADA requirements.
11. Makes an allowed use out of two vacant structures in the City.



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12. The use remains residential in character.
13. There is more than adequate parking for this use.
14. Conditional use granted for applicant (Neuro Tass) only.
15. Renovations to residence will not affect using structure as a single family dwelling in the future.

Alderman Brabham then stated that he has concluded that the conditional use request from Neuro Tass is within the scope of our zoning regulations.

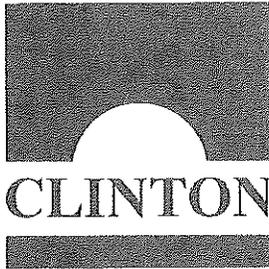
After discussion of this request the following motion was made.

**CONDITIONAL USE – 1481 PINEHAVEN DRIVE – NEURO TASS**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Brabham, to include the findings of fact set above and **SECONDED** by Alderman Cashion the board approved the conditional use request by Neuro Tass to operate a group home and rehab facility for patients with post-acute traumatic brain and/or spinal injuries at 1481 Pinehaven Drive in the City of Clinton, Mississippi, with the following conditions 1. A limit of no more than twelve (12) residents. 2. No exterior changes to buildings without City approval. 3. No parking stripes. 4. No excessive outdoor lighting which would be intrusive to neighbors. 5. Sufficient landscaping and/or buffering. 6. No exterior identification sign. 7. The conditional use is attached to the land use for a group home for brain/head injury patients. In the event of a sale of the property/change in ownership, change in the scope of Group Home services, the conditional use designation would not pass to the new ownership or operator. The new owner would have to go through the process to seek a conditional use request. The Planning and Zoning Commission had no recommendation. **MOTION WAS APPROVED 4 TO 2. ALDERMAN BRABHAM, ALDERMAN BARNETT, ALDERMAN CRONIN, AND ALDERMAN CASHION VOTED AYE. ALDERMAN MARTIN AND ALDERWOMAN COSSITT VOTED NAY.**

**APPROVE A RESOLUTION APPOINTING MISSISSIPPI MUNICIPAL LEAGUE 2015 VOTING DELEGATES FOR THE CITY OF CLINTON, MISSISSIPPI**

Upon presentation by Phil Fisher, Mayor, **MOTION** made by Alderman Cashion and **SECONDED** by Alderman Martin the board approved the resolution appointing Mississippi Municipal League 2015 voting delegates for the City of Clinton, Mississippi. **MOTION CARRIED UNANIMOUSLY**



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**APPROVE A RESOLUTION EXPRESSING SUPPORT FOR AN APPLICATION TO THE “TIGER” DISCRETIONARY GRANT PROGRAM OF THE US DEPARTMENT OF TRANSPORTATION TO FUND THE “HEARTS” PROJECT**

Upon presentation by Bill Owen, Consulting Engineer, **MOTION** made by Alderman Barnett and **SECONDED** by Alderman Cashion the board approved a resolution expressing support for an application to the “TIGER” Discretionary Grant Program of the US Department of Transportation to fund the “HEARTS” Program. **MOTION CARRIED UNANIMOUSLY**

**AUTHORIZE THE MAYOR TO SIGN A LETTER REQUESTING ISSUANCE OF BONDS RELATED TO THE NORTHSIDE PARK RENOVATIONS AND HISTORICAL MARKERS PROJECT, FUNDED BY STATE SENATE BILL 2906**

Upon presentation by Cole Smith, Director of Parks and Recreation, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Barnett the board authorized the Mayor to sign a letter requesting issuance of bonds related to the Northside Park Renovations and Historical Markers Project, funded by State Senate Bill 2901. **MOTION CARRIED UNANIMOUSLY**

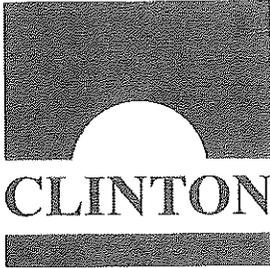
**OTHER BUSINESS**

**AUTHORIZE THE MAYOR TO EXECUTE A SUPPLEMENTAL AGREEMENT CONCERNING THE PINEHAVE DRIVE PROJECT BY GRANTING A SEVENTY FOUR (74) DAY EXTENSION TO THE CONTRACT**

Upon presentation by Bill Owen, Consulting Engineer, **MOTION** made by Alderman Barnett and **SECONDED** by Alderman Brabham the board authorized the Mayor to execute a Supplemental Agreement concerning the Pinehaven Drive project by granting a seventy four (74) day extension to the contract. **MOTION CARRIED UNANIMOUSLY**

**ADJOURN 8:51 P.M.**

**MOTION** made by Alderman Brabham and **SECONDED** by Alderman Cashion to adjourn until the next regular meeting of the Mayor and Board of Aldermen to be held June 16, 2015 at 7:00 pm. **MOTION CARRIED UNANIMOUSLY**



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APPROVED: *Philip R. Fisher*  
Philip R. Fisher, Mayor

6/8/15  
Date

ATTEST: *Russell L. Wall*  
Russell L. Wall, City Clerk

6-8-15  
Date

