

**City of Clinton
Planning & Zoning Commission**

February 23, 2016
6:30 p.m.
Municipal Courtroom

Minutes recorded by Kelly Hall, Community Development.

Commission members present: Bettye King, Christine Whitton, Rosemary Horn, Gerald Ellis and Benjie Barham

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

Guests: Danny Bartlett, Clint Farrar, Dean Farrar, Jeff Speed, Rod Cadenhead

The meeting was called to order at 6:30 p.m. by Bettye King.

The minutes of the meeting held January 26, 2016 were reviewed. As there were no changes to be made Benjie Barham made the motion, seconded by Rosemary Horne, to approve the minutes as presented. Following a unanimous vote in favor the motion to approve the minutes from the January 26, 2016 meeting carried.

New Considerations

Conditional Use – Grace Baptist Mission Church – Clinton Tinnin Road

Danny Bartlett, pastor for Grace Baptist Mission Church, addressed the committee and noted that representative from the church had met with homeowners in the Quail Hollow subdivision. He presented a written response to all of their concerns (see attachment) that satisfactorily resolved the issues raised at that meeting as well as at the first public hearing held on November 24, 2015. At this time Mrs. King opened the meeting for public comments. Chris Pace, a resident of Quail Hollow, presented a list of restrictive covenants that he would like to make a part of the approval, if granted, for a Conditional Use. Wes McCleese, 570 Clinton Tinnen Road, expressed concern that lighting of the church and its parking lot would be intrusive to neighboring properties; Mr. Edwards noted that there are ordinances in place that would address this and require adjustments to the lighting, if needed. John Brinkman, 111 Stafford Drive, expressed concern about the driveway of the church being on Clinton Tinnin Road. The road curves as it goes by this property and Mr. Brinkman noted that there have been many accidents at this location. Mr. Ellis noted that the landscaping needs to be moved back in order to have a clear line of sight. Mr. Edwards noted that the property will be cleared in order to provide a 700' line of sight distance in both directions from the driveway. Mr. Barham asked what the distances are between the church and the neighboring properties. Mr. Edwards noted it is approximately 675' on the north, approximately 420' to the rear of the property and approximately 650' to the south. At this time Christine Whitton

made the motion, seconded by Benjie Barham, to recommend approval of the Conditional Use request for Grace Baptist Mission Church, without the contingency of restrictive covenants (as the committee had not had time to review them). The vote was unanimous in favor and the motion carried.

Conditional Use/Certificate of Appropriateness – Jefferson Street and Vernon Road – The Mill

Clint and Dean Farrar were on hand to present a proposed multi-family development to be located on property next to the railroad tracks at the corner of Vernon Road and Jefferson Street. There will be five buildings offering 8 one-bedroom apartments and 12 two-bedroom apartments.

Site Plan Review & Dimensional Variance – Jefferson Street and Vernon Road – The Mill (Multi-Family Development)

Mr. Barham asked if there were any federal requirements with regards to buffer zones from the railroad tracks; Mr. Edwards stated that to his knowledge there were none. Mr. Ellis asked if other variances have been granted for multi-family units in this area; Mr. Edwards noted that while no variances have been approved for multi-family housing there are several single family subdivisions (Oakwood Glen, The Heights) that were approved. Mr. Ellis also questioned the requested parking space variance and noted that there is no off-street parking in this area. Would it be possible to add any additional parking to the thirty-eight spaces on the site plan? Mrs. Horne stated her preference for the addition of at least two more parking spaces. Dean Farrar said they are working with their engineer, Floyd & Baird, to add some additional spaces. Mr. Edwards noted that there are enough parking spaces shown on the site plan to permit one parking space per bedroom plus six additional. The parking spaces will be 9'x18.5' as required by ordinance. The variances requested are for 6' on the front, 10' on side. The side setback of 10' will require a privacy fence. 100' variance from railroad buffer is also requested. They are also requesting a variance of 12 parking spaces. Mrs. King opened the meeting for public comments and Kevin Johnson, 16 Charleston Avenue, asked what the minimum square footage of the units will be and the cost per square foot. Clint Farrar stated the minimum square footage will be 973' for a two-bedroom apartment and the cost will be about \$100 per square foot to construct. Mr. Ellis noted that he spoke to several residents in the area who expressed concern about continued maintenance of the development to make sure there is no deterioration in its appearance and value as it ages. The Farrars noted they are investing extra money for high end materials and do not intend to let the property decline, as their reputation is tied to all of their projects.

Rosemary Horne made the motion, seconded by Gerald Ellis, to recommend approval of the Conditional Use request for multi-family units at The Mill. The vote was unanimous in favor and the motion carried. Christine Whitten made the motion, seconded by Benjie Barham, to recommend approval of the Dimensional Variances requested for the multi-family units with the condition that two additional parking spaces be provided. The vote was unanimous in favor and the motion carried.

Site Plan Review & Dimensional Variances – Jefferson Street and Vernon Road – The Mill (Single-Family Development)

The second part of the development opposite from the apartments is Parcel 2860-794; it will be cleared and subdivided into five single-family home sites. The variances needed for this part of the development are 15' in the front, 50' from the railroad buffer, 35' in lot width and a 5' variance in the rear yard. Mr. Ellis noted that there are some serious drainage issues in the immediate area. Marita Smith, who lives in this area of Olde Towne, said that she has seen Vernon Road be covered by storm waters to the point that it was not safe to drive on. Mr. Edwards stated that drainage issues must be corrected before any building permits are issued. Clint Farrar stated they are working with Floyd & Baird engineering to make sure all water runoff will be controlled through retention areas that control the flow of drainage into city drains.

Benjie Barham made the motion, second by Rosemary Horne, to recommend approval of the Certificate of Appropriateness with Dimensional Variance application for the single-family development at The Mill. The vote was unanimous in favor and the motion carried. Benjie Barham made the motion, seconded by Rosemary Horne, to recommend approval of the Dimensional Variances for the single-family development at The Mill. The vote was unanimous in favor and the motion carried.

Conditional Use – 201 Clinton Center Drive – Pinelake Church

Jeff Speed, of Speed Commercial Real Estate, represents the owners of the building that currently houses the United Artists Clinton Cinema 10. He has been working since May 2015 to find either a buyer for the property or someone to lease the property. Rod Cadenhead with Pinelake Church has approached him about leasing this property. At their present location on Northside Drive, the church has seating for 350 persons and must hold three services to accommodate their 780 person congregation. The theater site will have more than ample parking as well as plenty of space for their church services. Ms. Whitton asked if any effort had been made to find a retail business to buy or lease the property. Mr. Speed said it would take about 2.6 million dollars to make the repairs and changes needed to use it as a retail business, which does not make it very attractive to prospective retailers. In addition, the Robinson's Spring development is going to have plenty of retail space available when it is completed. Benjie Barham made the motion, seconded by Gerald Ellis, to approve the Conditional Use request for Pinelake Church at 201 Clinton Center Drive. The vote was as follows: Christine Whitton and Rosemary Horne – opposed. Benjie Barham, Gerald Ellis and Betty King – in favor. The motion carried.

Other Business

There was no other business to come before the committee

Next Meeting

The next meeting of the Planning & Zoning Committee will be Tuesday, March 22, 2016.

At this time Benjie Barham made the motion to adjourn and was seconded by Rosemary Horne. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 7:40 p.m.