

PLANNING AND ZONING COMMITTEE

August 27, 2019

6:30 p.m.

Members Present: Benji Barham, Bryce Yelverton, Lisa Shoemaker, Scott Vernon, James Lott & Sandra Hill

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 Mr. Barham

Consideration and Approval of Minutes

Minutes of the meeting on July 30, 2019 were brought forward for review -

Motion made by Scott Vernon to approve as presented

Seconded by Lisa Shoemaker

Unanimous approval

New Considerations

Certificate of Appropriateness – Winstead Clothing Co. – 102 W. Leake St

Upon presentation by Roy Edwards –

Winstead Clothing Co. represented by Davis Winstead

Motion made by Lisa Shoemaker to approve the Certificate of Appropriateness for a monument sign for Winstead Clothing Co. at 102 W. Leake St.

Seconded by James Lott

Unanimous Approval

Certificate of Appropriateness – Marcus Rushing – 305 Jefferson St.

Upon presentation by Roy Edwards –

305 Jefferson St. Represented by Chip Wilbanks

Motion made by Scott Vernon to approve the Certificate of Appropriateness for exterior renovations at 305 Jefferson St.

Seconded by Lisa Shoemaker

Unanimous Approval

Site Plan – E3 – 1018 Industrial Park Drive

Upon presentation by Roy Edwards –

E3 represented by Daniel Wooldridge

Motion made by Bryce Yelverton to approve site plan for a vehicle storage shed for E3 at 1018 Industrial Park Drive

Seconded by Lisa Shoemaker

Unanimous approval

Dimensional Variance – Certificate of Appropriates – Clay Mansell – 105 E Main St

Upon presentation by Roy Edwards –

105 E Main St represented by Clay Mansell & Bill Hetrick

Motion made by Lisa Shoemaker to approve Dimensional Variance of 46.5 from side set back and Certificate of Appropriateness for 105 E. Main St.

Seconded by Sandra Lee

Unanimous approval

Conditional Use – Luft Alhanshali – 755 Clinton Parkway

Upon presentation by Roy Edwards –

755 Clinton Parkway represented by Assma Ali & Rogen Chhabra

Benji Barham asked if there has been any regulation set for the business by the management company that is leasing the space

Rogen Chhabra stated that there have been regulations put into the lease but he is unsure of what those regulations are

Jill Hutchinson, owner of Jillians Salon, stated that the salon does not want a vape shop next to them because they feel it is unsafe. The clients that come to her business will not feel safe with this type of business next door. She also stated that there are already stores in the area that sell the same items and there is no need for another. They do not want to have to smell the vape shop. A school is down the street and they also don't want the kids from the school to have somewhere else to get these smoke products.

Lisa Shoemaker asked if there is an element to be sure that these businesses are comparable to one another

Roy Edwards stated yes, that is one of the criteria for the conditional use, but there are no guidelines as to what would be compatible

Benji Barham stated are there any parking restrictions for that strip center

Jill Hutchinson stated that they do not have designated spaces for any businesses

Lisa Shoemaker asks if the business will need to have a certain amount of parking spaces.

Roy Edwards stated the parking spaces were approved when the strip center was done

Rogen Chhabra stated that vaping does not smell like burning tobacco, the owner of the business is committed to no smoking outside and to making this business an upscale business.

Tyler Oats – Jillian Salon, states that this business will be bringing bad things for students and one vape shop is enough

Motion made by James Lott to approve conditional use for a vape shop at 755 Clinton Parkway
Seconded by Scott Vernon
Unanimous approval

Dimensional Variance – VU Enterprises – 484 Springridge Road

Upon presentation by Roy Edwards –

VU Enterprises represented by Marques Hall

Motion made by Lisa Shoemaker to approve dimensional variances 29.6' from required 40' setback facing I-20, 68' from required 200' lot width, 2.3 acres from required 3acre lot area, 2 space variance from required 32 parking spaces. 5' variance from required 5' east side landscaping, 5' variance from required 5' variance on west side landscaping, 8' variance from required 10' I-20 side, and 460sf variance from the required 800sf front set back landscaping for shopping center at 484 Springridge Road

Seconded by James Lott

Unanimous approval

Rezoning – Bruce & Craig Stevens – 1780 Pinehaven Road

Upon presentation by Roy Edwards –

1780 Pinehaven Road represented by David Ash

David Hand spoke on behalf of the Windsor Plantation Home Owners; there were two major issues he discussed to explain why the homeowner of Windsor Plantation is against the rezoning of this property the first major issue being smaller lots and smaller homes – Windsor Plantation does not desire having a subdivision next to theirs with lower end, starter type houses. The second major issue being connecting a new subdivision to Windsor Plantation with only one entrance and exit for 450 plus homes – Please see attached letter for his full discussion on the two major issues.

Bryan Williamson, lives on Pinehaven Place states that RE is what attracts people to the area, also states that where he is located is a low flood area and if property is rezoned and developed the water will have to go somewhere and he believes that water will be onto Pinehaven. He does not want property rezoned.

Mr. Williamson also referred to the comprehensive plan page 34 and 35. Reading directly from these pages he reads “The residential estate category serves a buffer between the more densely populated areas and the rural, agriculture areas.” As well as “there is adequate lands to provide the additional housing units needed without converting any lands from agriculture or residential estate”.

Mr. Williamson also states that over 30+ acres of this property is flood plain and cannot be built on. He then refers to Comprehensive plan page 34, “It is noted that approximately 23 percent of the City and 20 percent of the study area is within the 100-year floodplain and has been deemed undevelopable”.

Harold Windborne states that he built his home in the area because of the lot sizes. Also states that once Windsor Plantation was developed he began having an issue with water in his yard, stated “the water issue needs to be addressed whether the rezoning is approved or not”.

Will Hammons – 113 Twain Trail – States that his home is his investment and he believes this rezoning will effect that investment in a negative way. He stated “The property is unique for larger lots and homes”. Mr. Hammons stated three points of objection to the rezoning, 1. The City of Clinton Land Use plan, 2. The shared drive on the preliminary master plan submitted by Kirkland Development, 3. Concerned with the stewardship and environmental responsibility of the Developer. Please see attached letter submitted by Will Hammons speaking on each objection.

Bill Burrow – located on Chestnut – states that smaller lots and more homes will cause more water on Chestnut so he is opposed to the rezoning

Rick Williams – states that additional water from the development will cause more issues.

David Jolly – lives on Chestnut – states that if property is rezoned and developers build twice as many houses then this will affect the RE homeowners and their property values due to “cookie-cutter” houses. Mr. Jolly states that the rezoning will decrease property values because the area will lose its “country-living” feel and the increased number of new houses will create a buyer’s market and not a seller’s market. Also stated, this rezoning will increase traffic which will be bad for the streets that aren’t in good shape currently as well as noise.

Marvin Williams stated that when there is a heavy rain there is a 100 ft. river in his front yard, states development will only make that worse. States that there is enough R1 existing in the city.

Motion made by Lisa Shoemaker to deny the rezoning request from (R-E) to (R-1) on 1780 Pinehaven Drive

Seconded by James Lott

Unanimous approval

Other Business

No other Business

Next Meeting

The next meeting will be October 22, 2019

Adjournment

Motion by Bryce Yelverton to adjourn at 8:05 P.M.

Seconded by Sandra Hill Lee

Unanimous approval

David Jilly

There is no Benefit to us as homeowners and tax payers to Rezoning, of the property,

Rezoning will lead to decreased Property Values due to:

The character of our neighborhood will change. It'll no longer be like living in the country in the City.

The increased number of new houses will create a BUYER'S market vs a Seller's Market.

INCREASED TRAFFIC - Roads are already in bad shape.

Increased NOISE Levels - No more peace and quiet.

Destruction of the Natural Wildlife habitat

Cookie-Cutter Houses -

Instead of going with SMALLER LOTS, Make the lots the size of Horseshoe Acres and Norton Place. These subdivisions are something to be proud of and don't have Cookie-CUTTER HOUSES.