

PLANNING AND ZONING COMMITTEE
November 28, 2023
6:00 PM

Members Present: Benjie Barham, Weaver McCracken, Sandra Atterberry Heyward Bell & Rob Logan

City Officials Present: Roy Edwards, Director of Community Development

Minutes Recorded by: Roy Edwards, Director of Community Development

Call to Order

The meeting was called to order at 6:00 p.m. by Benjie Barham

Consideration and Approval of Minutes

Approval of minutes from meetings held on October 24, 2023

Motion made by Heyward Bell

Seconded by Sandra Atterberry

New Considerations:

Certificate of Appropriateness – Cedar Grove Cemetery – 500 East College

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the certificate of appropriateness to remove the tree located at the Cedar Grove Cemetery

Seconded by Sandra Atterberry

Unanimous Approval

Conditional Use – Candace Harvey – 2227 Old Vicksburg Road

Upon presentation by Roy Edwards, Director of Community Development

Candace Harvey present to represent

Weaver McCracken asked what the difference is in an adult daycare and a personal care home

Candace Harvey Personal care home requires some assistance and will stay on premises; Adult day care provides a daytime place for activities and (fellowship) for elderly

Weaver asked if they have a state license

Candace Harvey stated yes, they are licensed

Motion made by Heyward Bell to approve the conditional use to operate an adult daycare at 2227 Old Vicksburg Road as presented

Seconded by Sandra Atterberry

Unanimous Approval

Dimensional Variance – LaRondia Kelly – 1651 SW Linda Drive

Upon presentation by Roy Edwards, Director of Community Development

Heyward Bell stated that this variance is larger than any others that have been approved in the past for lots this size

Weaver McCracken stated that it is very visible and larger than what has been approved in the past

Weaver McCracken asked what the building will be used for

LaRondia Kelly stated it will be used for storage of vehicles and other equipment; She has a contract for the installation of a retaining wall to protect foundation and help divert water flow

James Boone stated If approved this will sweep the violations made by contractors under rug; if request is denied it would give the homeowner more reason to take the contractor to court if need be; if approved it would weaken her case in court; It is not just the homeowner's property that is affected by this it is also the surrounding properties as well

Jared Sanders stated This structure was not there at the time he bought his property next door; He states he has concerns over the quality of construction, the foundation has already been repaired, the ground around the structure is eroding away, and the structure has more of an industrial look than a residential use; this location blocks some of his view of the lake; there is more water runoff from property onto his property with structure at this location and will undermine his driveway eventually; does not believe that this request would be approved by the City if application had been made prior to construction; Cost should not be factored in to decision

LaRondia Kelly stated she built for the security of their belongings, did not know a permit was needed to build a detached structure; project still under construction, water will run in swale beside driveway; she has a contract to repair sewer treatment and drainage; She cannot make the contractors come do the work

Motion made by Weaver McCracken to deny the dimensional variance request at 1651 SW Linda Drive due to the size and compatibility

Seconded by Heyward Bell

Unanimous Approval

Zoning Ordinance – Roy Edwards

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the adoption of the City of Clinton Zoning Ordinance as presented

Seconded by Weaver McCracken

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be December 20, 2023

Adjournment

Motion by Sandra Atterberry to adjourn at 6:40 PM

Seconded by Weaver McCracken

Unanimous approval