

PLANNING AND ZONING COMMITTEE

January 24, 2023

6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Mauricka McKenzie, Weaver McCracken & Heyward Bell

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Roy Edwards, Community Development

Call to Order

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

Consideration and Approval of Minutes

Approval of minutes from meetings held on December 20, 2022

Motion made by Weaver McCracken

Seconded by Sandra Atterberry

New Considerations:

Site Plan – Rainbow Signs – 318 Highway 80 East

Upon presentation by Roy Edwards, Director of Community Development

Steve McMillan present to represent Rainbow Signs

Motion made by Weaver McCracken to approve the site plan for a monument sign at 318 Highway 80 East

Seconded by Sandra Atterberry

Unanimous Approval

Subdivision Variance – Brandon Mizell – 5413 Williamson Road

Upon presentation by Roy Edwards, Director of Community Development

Brandon Mizell present representing 5413 Williamson Road

Motion made by Sandra Atterberry to approve the subdivision variance to use a treatment plant at 5413 Williamson Road

Seconded by Heyward Bell

Unanimous approval

Conditional Use – Chris & Scott Evans – 207-D West Leake St.

Upon presentation by Roy Edwards, Director of Community Development

Chris Evans, Scott Evans, and Brian Biernat present representing 207-D West Leake St.

Mike Ballard stated that he is opposed to this request due to it being a residential home and it just doesn't fit there.

Jerry Kinnard stated that this does not benefit the city and it will bring parties to the area. He also stated that there are hotels available for short term stays

Brian Biernat stated that there will be security cameras, no parties, and they screen all tenants before approving their stay.

Bob Gilmore stated that he is in favor of this request because it is good for the city and helps share the ambience of OTC with others.

Amber Walker stated that you get more value from a short-term rental than you do a hotel. She also stated that this property is close to Mississippi College and down town. Tenants will have a lot of comfortable amenities and from personal experience with short term rentals noise complaints are handled well.

Reed Walker stated that he is in favor of this request, but asked what the recourse is if there is a problem

Roy Edwards stated that between the host, Clinton Police Dept, and Community Development any and all concerns will be taken care of in a timely manner

Chris Evans stated it is easier to correct problems with short term tenants compared to long term tenants.

Motion made by Mauricka McKenzie to approve the conditional use to operate a short-term rental at 207-D West Leake St.

Seconded by Weaver McCracken

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be February 28, 2023

Adjournment

Motion by Weaver McCracken to adjourn at 6:40 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

February 28, 2023

6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Mauricka McKenzie, Weaver McCracken, Barbara Linn & Heyward Bell

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

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 January 24, 2023

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Certificate of Appropriateness – Margaret Dean – 311 East College

Upon presentation by Roy Edwards, Director of Community Development

Margaret Dean present at meeting

Motion Made by Mauricka McKenzie to approve the certificate of appropriateness to remove a tree at 311 East College

Seconded by Barbara Linn

Unanimous approval

Certificate of Appropriateness – Dean Farrar – 309 E Main St.

Upon presentation by Roy Edwards, Director of Community Development

Dean Farrar present.

Weaver McCracken asked if the ordinance states what is considered decorative

Roy Edwards stated no

Mauricka McKenzie asked if there are other fences similar in the area

Roy Edwards stated no

Motion made by Weaver McCracken to approve the certificate of appropriateness for the fence at 309 E Main St.

Seconded by Heyward Bell

Unanimous Approval

Certificate of Appropriateness – Mandy King – 312 Jefferson St.

Upon presentation by Roy Edwards, Director of Community Development

Mandy King present at meeting

Motion made by Heyward Bell to approve the certificate of appropriateness for exterior renovation at 312 Jefferson St. as presented

Seconded by Sandra Atterberry

Unanimous approval

Certificate of Appropriateness – Ronnie Morton – 103 E Main St.

Upon presentation by Roy Edwards, Director of Community Development

Addison Morton present at meeting

Heyward Bell asked what the use will be for this property
Addison Morton stated they are not certain but are looking into a Bed and Breakfast or possibly a wedding venue.
Motion made by Weaver McCracken to approve the certificate of appropriateness for exterior renovation as presented
Seconded by Barbara Linn
Unanimous approval

Conditional Use – Lakesha Harmon – 205 Clinton Blvd

Upon presentation by Roy Edwards, Director of Community Development
Lakesha Harmon present at meeting
Heyward Bell asked if it will stay there all day and night
Lakesha stated it will only be there during operation hours which are typically just lunch hours
Motion made by Heyward Bell to approve the conditional use to place a food truck at 205 Clinton Blvd
Seconded by Mauricka McKenzie
Unanimous approval

Zoning Amendment – Tree Trimming Section

Upon presentation by Roy Edwards, Director of Community Development
Motion made by Weaver McCracken to approve the zoning amendment as it pertains to tree trimming and removal as presented
Seconded by Barbara Linn
Unanimous approval

Zoning Amendment – Animals in Residential Estate

Upon presentation by Roy Edwards, Director of Community Development
Weaver McCracken stated that he understands there to be multiple versions of the amendment presented and one of those allowing animals in platted subdivisions with 3 acres or more and stated that he is not in favor of animals being in any subdivisions.
Weaver McCracken also stated that he would like to recommend the board require a conditional use for those that would not be in subdivision so they can be approved on a site by site basis.
Heyward Bell submitted an email from Betty Benton (Attachment A) and would like for the concerns to be addressed.
Motion made by Weaver McCracken to not allow any animals in any subdivisions and for all other R-E properties to ask for a conditional use
Heyward Bell amended motion to add that we make necessary changes suggested by Betty Benton (Attachment A)
Seconded by Sandra Atterberry
Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be March 28, 2023

Adjournment

Motion by Weaver McCracken to adjourn at 6:50 PM
Seconded by Heyward Bell
Unanimous approval

PLANNING AND ZONING COMMITTEE

March 28, 2023

6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Mauricka McKenzie & Heyward Bell

City Officials Present: Roy Edwards, Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

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 February 28, 2023

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Site Plan – The Potter’s House – 111 Woodchase Park Drive

Upon presentation by Roy Edwards, Director of Community Development

Jackie Collins present at meeting

Motion Made by Heyward Bell to approve the site plan for a monument sign to be located at 111

Woodchase Park Drive as presented

Seconded by Sandra Atterberry

Unanimous approval

Site Plan – Jim Yawn – 210 Highway 80 East

Upon presentation by Roy Edwards, Director of Community Development

Jim Yawn and Shane McLendon present at meeting

Benjie Barham asked if there was more than one entrance

Roy Edwards stated that there will be one public entrance and one for employees

Motion made by Sandra Atterberry to approve the site plan for exterior renovations at 210 Highway 80

East as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Site Plan – McNeely Plastics – 1111 Industrial Park Drive

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the site plan for an addition to commercial building used for

McNeely Plastics at 1111 Industrial Park Drive as presented

Seconded by Mauricka McKenzie

Unanimous approval

Dimensional Variance – Kierra Adams – 102 Chestnut

Upon presentation by Roy Edwards, Director of Community Development

Kierra Adams present at meeting

Heyward Bell stated he was concerned with the size being just as large as the house

Heyward Bell asked how many trees would be removed

Kierra stated that there will be 3 trees removed

Benjie Barham asked if it will be open carport or have doors
Roy Edwards stated it will have garage doors
Motion made by Sandra Atterberry to approve the dimensional variance for the square footage and height of the accessory structure as presented
Seconded by Mauricka McKenzie
Heyward Bell abstained from vote
Motion passes

Subdivision Variance – Hayden Beard – 5415 Williamson Road

Upon presentation by Roy Edwards, Director of Community Development
Hayden Beard present at meeting
Motion made by Mauricka McKenzie to approve the subdivision variance at 5415 Williamson Road allowing them to use a treatment plant
Seconded by Heyward Bell
Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be April 25, 2023

Adjournment

Motion by Sandra Atterberry to adjourn at 6:20 PM
Seconded by Heyward Bell
Unanimous approval

PLANNING AND ZONING COMMITTEE

April 25, 2023

6:00 PM

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

City Officials Present: Scott Swinny, Building Inspector for Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

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 March 28, 2023

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Site Plan – Zaxby’s – 99 Highway 80 East

Upon presentation by Scott Swinny, Building Inspector for Community Development

No representative present

Motion Made by Heyward Bell to approve the site plan for exterior paint change at 99 Highway 80 East as presented

Seconded by Weaver McCracken

Unanimous approval

Conditional Use – Rob Logan – 5590 Williamson Road

Upon presentation by Scott Swinny, Building Inspector for Community Development Rob Logan present at meeting

Motion made by Weaver McCracken to approve the variance and conditional use for an accessory structure to be located at 5590 Williamson Road as presented

Seconded by Sandra Atterberry

Unanimous Approval

Site Plan – Pickering Engineering – 80/20 project

Upon presentation by Scott Swinny, Building Inspector for Community Development

Jonathan Johnson, Ben Walker, and Vicki Walker present at meeting

Motion made by Heyward Bell to approve the site plan for the Highway 80/Springridge road plat as presented

Seconded by Sandra Atterberry

Unanimous approval

Conditional Use – Cynthia Senior – 380 Highway 80 East

Upon presentation by Scott Swinny, Building Inspector for Community Development

Cynthia Senior Present as meeting

Weaver McCracken asked if parking concerns arise with that spot if they would be able to move to a different spot in the parking area

Cynthia Senior stated that her and the landlord have spoken about other spots they could move to if there are any issues with traffic in the current spot

Motion made by Weaver McCracken to approve the conditional use to park a GatorBugs snow cone trailer at this location as presented

Seconded by Sandra Atterberry

Unanimous Approval

Dimensional Variance – Shaquita Winters – 103 Montaigne Way

Upon presentation by Scott Swinny, Building Inspector for Community Development

Christian McGuffee present

Heyward Bell asked if they have HOA approval

Christian stated they have approval from HOA

Motion made by Weaver McCracken to approve the dimensional variance at 103 Montaigne Way

Seconded by Heyward Bell

Unanimous approval

Certificate of Appropriateness – City of Clinton – 207 W Leake St.

Upon presentation by Scott Swinny, Building Inspector for Community Development

Heyward Bell stated that he is opposed to the request to remove a 100-year-old tree instead of just repairing the sidewalk.

Weaver McCracken stated that he agrees with Heyward Bell and is also opposed to removing the tree

Motion made by Heyward Bell to deny the certificate of appropriateness to remove the tree at 207 W Leake St.

Unanimous vote to deny request

Conditional Use – Dayspring Community Church – 1053 Biedenharn Cove

Upon presentation by Scott Swinny, Building Inspector for Community Development

Bill Davis and Alex Reeves present

Richard Biedenharn stated that he has property in the area and is opposed to this request due to it being close to businesses in the area, stated that he is concerned for the safety of the women that work in the office close to the location that work in the late evenings and concerned about the people that will be in the area in the future.

Melinda Owens with Owens insurance company stated that she has 8 female employees who have stated they will not longer work there if this is approved due to not feeling safe. She also states that she will not feel safe to work late nights or run in the area as she currently does.

Benjie Barham asked if there were covenants for this area

Melinda Owens stated that there are but it does not have anything regulating this type of business.

Cynthia Senior stated that her and the landlord have spoken about other spots they could move to if there are any issues with traffic in the current spot

Bill Dunn in response stated that they work with the hinds county penal farm and that is where the residents would be coming from, and there will be someone on site living with them 24/7 to insure there are no concerns. Bill also states that anyone that comes there will be heavily screened, drug tested, fully vetted before coming to the facility. The max number of residents would be 12 including the supervising

person that is there 24/7. The residents will have bible study a minimum 3 days a week while also learning job skills daily so they can go back into the public as productive citizens to society. Melinda Owens stated that she loves what they are doing but does not want it next to where she is located or next to Waterbury's where the girls' softball teams go to practice regularly. Alex Reeves stated that it can be moved closer to the church Melinda Owens stated that she would still be against it if they moved it closer to the church Glenn David stated that he is opposed and concerned that criminals would come over to his businesses and cause problems as well as it causing his property value to decrease and other properties values decreasing as well. Bill Dunn stated that they will be always supervised and not be roaming freely in the area. Weaver McCracken stated that while he appreciates the ministry and what they are trying to do here the issue is the area it is in and who it will be next to. Heyward Bell asked if they have a more rural location to put it Bill Dunn stated that they picked this location because it is away from residential areas and felt like it was a great place for them to be located. Also stated that all other homes like this are in Jackson surrounded by all the things these guys need to stay away from, whereas the purposed location is not near any temptations to go back to any life they had before and a great spot for them to be rehabilitated. This entire project is fully funded by the church and will have no outside funding like other like homes have. Bill stated that they are willing and able to add other restricting that may be deemed necessary. Motion made by Weaver McCracken to deny the conditional use request for a sober-living facility to be located at 1503 Biedenham
Seconded by Heyward Bell
Unanimous vote to deny request

Other Business

No other business

Next Meeting

The next meeting will be May 23, 2023

Adjournment

Motion by Sandra Atterberry to adjourn at 6:50 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

May 23, 2023

6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Weaver McCracken, Barbara Linn, Mauricka McKenzie & Heyward Bell

City Officials Present: Roy Edwards, Director of Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

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 April 25, 2023

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Site Plan/Dimensional Variance/Conditional Use – Veracity LLC – 410 Highway 80 East

Upon presentation by Roy Edwards, Director of Community Development

Bill Davis present at meeting

Benjie Barham asked if there will be total demolition of the existing building

Bill Davis stated yes, it will be demolished completely

Heyward Bell stated he believes this project will be a great addition to the area but has a performer been done

Bill Davis stated yes, a performer was done and showed that it will be do good here and they are very optimistic

Motion Made by Heyward Bell to approve the site plan, conditional use, and dimensional variances as presented

Seconded by Mauricka McKenzie

Unanimous approval

Dimensional Variance – Pickering Engineering – 80/20 Project

Upon presentation by Roy Edwards, Director of Community Development

Matt Whitton Present at meeting

Benjie Barham asked if all utilities will be underground

Roy Edwards stated Yes, all utilities will be underground

Heyward Bell asked what the reasons are for the variances

Roy Edwards stated they are trying to make the development more like the olde towne district, for example having buildings up closer to the sidewalks and make it a more walkable area.

Heyward Bell asked where parking will be

Matt Whitton stated that the parking will be in the back of the buildings

Heyward Bell asked about the fountain shown on the plans

Matt Whitton stated that the fountain is the existing spring

Motion made by Weaver McCracken to approve the variances as presented for the 80/20 Project.

Seconded by Mauricka McKenzie

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be June 27, 2023

Adjournment

Motion by Sandra Atterberry to adjourn at 7:00 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

June 13, 2023

6:00 PM

Members Present: Barbara Linn, & Heyward Bell

City Officials Present: Roy Edwards, Director of Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

Call to Order

The meeting was called to order at 6:00 p.m. by Heyward Bell

Consideration and Approval of Minutes

Approval of minutes from meetings held on May 23, 2023

Motion made by Barbara Linn

Seconded by Heyward Bell

New Considerations:

Site Plan/Conditional Use – Andrew King – 901 E Northside Drive

Upon presentation by Roy Edwards, Director of Community Development

Andrew and Mandy King present at meeting

Heyward Bell asked if the trucks will stay at the location permanently

Andrew King stated that the plan is to have multiple options for the trucks on how long or how permanent they want

Heyward Bell asked if water and electricity will be provided there or will there be generators

Andrew King stated that there will be power and water provided to avoid the noise for generators

Heyward Bell asked where the garbage will be located

Andrew King stated that there will be small garbage cans in the area but also a dumpster behind the building

Heyward Bell stated that he is in favor of this concept and only concern is whether it will be big enough

Andrew King stated that the pavilion can be extended out later if it is needed to provide more covered sitting area.

Motion Made by Heyward Bell to table the site plan and conditional use located for 901 E Northside Drive until 06/14/23 at 6PM

Seconded by Barbara Linn

Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be June 14, 2023

Adjournment

Motion by Barbara Linn to adjourn at 6:30 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

June 14, 2023

6:00 PM

Members Present: Benjie Barham, Barbara Linn, & Heyward Bell

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 June 13, 2023

Motion made by Barbara Linn

Seconded by Heyward Bell

New Considerations:

Site Plan/Conditional Use – Andrew King – 901 E Northside Drive

Upon presentation by Roy Edwards, Director of Community Development

Andrew and Mandy King present at meeting

All comments made on 6/14/23 regarding this item were presented

Motion Made by Heyward Bell to approve the site plan and conditional use located for 901 E Northside Drive as presented

Seconded by Barbara Linn

Unanimous approval

Certificate of Appropriateness – Hillman Commons - 408 East Street

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the certificate of appropriateness for Hillman Commons to change the aluminum lights originally approved to concrete poles for Hillman Commons located at 408 East St. as presented

Seconded by Barabara Linn

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be June 27, 2023

Adjournment

Motion by Barbara Linn to adjourn at 6:30 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

June 27, 2023

6:00 PM

Members Present: Benjie Barham, Barbara Linn, Sandra Atterberry, Weaver McCracken & Heyward Bell

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 June 14, 2023

Motion made by Heyward Bell

Seconded by Sandra Atterberry

New Considerations:

Certificate of Appropriateness – Karen Godfrey – 507 Capitol St.

Upon presentation by Roy Edwards, Director of Community Development

Motion Made by Weaver McCracken to approve the Certificate of Appropriateness for exterior color changes as presented

Seconded by Sandra Atterberry

Unanimous approval

Dimensional Variance – Independent Metal Craft – 1016 Industrial Park Drive

Upon presentation by Roy Edwards, Director of Community Development

CC Gernand Present as meeting

Motion made by Heyward Bell to approve the dimensional variance for an addition to commercial building at 1016 Industrial Park Drive

Seconded by Barbara Linn

Unanimous Approval

Certificate of Appropriateness - Dimensional Variance – Wyatt Waters – 307 Jefferson St.

Upon presentation by Roy Edwards, Director of Community Development

Shane McLendon present at meeting

Heyward Bell stated that they need to show something to distinguish the old from the new

Motion made by Heyward Bell to deny the certificate of appropriateness for 307 Jefferson St.

Seconded by Weaver McCracken

Unanimous vote to deny request

Architectural Review – Betty Todd – 610 Springridge Road

Upon presentation by Roy Edwards, Director of Community Development

Betty and Lauren Todd Present at meeting

Weaver McCracken asked if it will be open year-round?

Betty Todd stated yes it will be open year-round

Motion made by Heyward Bell to approve the architectural review changes for 610 Springridge Road as presented

Seconded by Sandra Atterberry

Unanimous Approval

Conditional Use – Max Lyall – 322 Highway 80 East

Upon presentation by Roy Edwards, Director of Community Development

Benjie Barham asked if this is their first location

Roy Edwards stated yes, it is the first location

Motion made by Heyward Bell to approve the conditional use request for 322 Highway 80 East as presented

Seconded by Sandra Atterberry

Unanimous Approval

Conditional Use – 7Brew – Angela Love – Highway 80 East

Upon presentation by Roy Edwards, Director of Community Development

Blake Alford present as meeting

Sandra Atterberry asked if this is a walk-up coffee shop

Blake Alford stated that it is drive thru only

Heyward Bell asked if traffic will be affected

Roy Edwards stated that there is adequate space for the request

Motion made by Weaver McCracken to approve the conditional use request for 7Brew at Highway 80 East, Kroger Parking lot

Seconded by Barbara Linn

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be July 25, 2023

Adjournment

Motion by Sandra Atterberry to adjourn at 7:00 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE

August 22, 2023

6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Weaver McCracken, Heyward Bell, Mauricka McKenzie & Scott Vernon

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 July 25, 2023

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Subdivision Variance – Horseshoe Bend – Kirkland Development

Upon presentation by Roy Edwards, Director of Community Development

Bruce Kirkland, David Ash, Bennie Kirkland, and Baker Kirkland all present to represent

Scott Vernon asked if lines will have to run overhead with each phase

Roy Edwards stated no, this is temporary for this phase only

Bruce Kirkland stated they are trying to have housing inventory for next summer and the lines will be removed before certificate of occupancies are issued.

Motion made by Weaver McCracken to approve the variance from the City of Clinton Subdivision

Regulations allowing temporary over head power lines for Horseshoe Bend

Seconded by Scott Vernon

Unanimous Approval

Conditional Use – 209 B West Leake St. – Evans Investments

Upon presentation by Roy Edwards, Director of Community Development

Chris Evans Present at meeting

Motion made by Heyward Bell to approve the conditional use allowing 209 B West Leake St. to be used as a short-term rental unit as presented

Seconded by Mauricka McKenzie

Other Business

No other business

Next Meeting

The next meeting will be September 26, 2023

Adjournment

Motion by Scott Vernon to adjourn at 6:40 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE
September 26, 2023
6:00 PM

Members Present: Benjie Barham, Weaver McCracken, Heyward Bell & Barbara Linn

City Officials Present: Roy Edwards, Director of Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

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 August 22, 2023

Motion made by Weaver McCracken

Seconded by Heyward Bell

New Considerations:

Architectural Review – 161 Broadway St. – Kirkland Development

Upon presentation by Roy Edwards, Director of Community Development

Bennie Kirkland and Baker Kirkland present to represent

Motion made by Weaver McCracken to approve the color change of storage building located at 161 Broadway St. as presented

Seconded by Barbara Linn

Unanimous Approval

Architectural Review – 941 Highway 80 East – Cowboy Maloney’s

Upon presentation by Roy Edwards, Director of Community Development

Steven Stewart present to represent Cowboy Maloney’s

Motion made by Weaver McCracken to approve the color change of the retail center located at 941 Highway 80 East as presented

Seconded by Barbara Linn

Unanimous Approval

Conditional Use – 484 Springridge Road – Vivian Nguyen

Upon presentation by Roy Edwards, Director of Community Development

Vivian Nguyen present

Weaver McCracken asked if this will be the largest full-service spa in Clinton

Vivian stated yes

Weaver McCracken asked what the name of it will be

Vivian stated the name will be Bloom X Beauty Zone

Motion made by Heyward Bell to approve the conditional use to operate a full-service spa at 484 Springridge Road as presented

Seconded by Scott Barbara Linn

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be October 24, 2023

Adjournment

Motion by Weaver McCracken to adjourn at 6:30 PM

Seconded by Heyward Bell

Unanimous approval

PLANNING AND ZONING COMMITTEE
October 24, 2023
6:00 PM

Members Present: Benjie Barham, Weaver McCracken, Mauricka McKenzie, Sandra Atterberry
Heyward Bell & Barbara Linn

City Officials Present: Roy Edwards, Director of Community Development

Minutes Recorded by: Taylor Seaton, Administrative Assistant

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 September 26, 2023

Motion made by Sandra Atterberry

Seconded by Heyward Bell

New Considerations:

Certificate of Appropriateness – Ben Pasley - 1001 Monroe St.

Upon presentation by Roy Edwards, Director of Community Development

Ben and Deborah Pasley present to represent

Weaver McCracken asked what the city size limitations are

Roy Edwards stated that it is 750 Sq. Ft and 12 Ft. on the height

Motion made by Heyward Bell to approve the certificate of appropriateness of storage building to be located at 1001 Monroe St. as well as the exterior color change of the home as presented

Seconded by Mauricka McKenzie

Unanimous Approval

Site Plan – Signage – Bloom X – 484 Springridge Road

Upon presentation by Roy Edwards, Director of Community Development

No representative

Motion made by Weaver McCracken to approve the sign for Bloom X Spa at 484 Springridge road as presented

Seconded by Barbara Linn

Unanimous Approval

Site Plan – Signage – Cafezinho Coffee – 1000 Hampstead Blvd

Upon presentation by Roy Edwards, Director of Community Development

Johni Medeiros present representing Cafezinho Coffee

Weaver McCracken asked if this sign will be illuminated

Roy Edwards stated no it will not be illuminated

Motion made by Sandra Atterberry to approve the signage for Cafezinho Coffee at 1000 Hampstead Blvd as presented

Seconded by Heyward Bell

Unanimous Approval

Site Plan – Signage – Mauricka McKenzie – 602 E Northside

Upon presentation by Roy Edwards, Director of Community Development
Mauricka McKenzie present to represent 602 E Northside
Mauricka McKenzie recused himself from meeting
Benjie Barham asked if this sign will be internally lighted
Roy Edwards stated yes
Motion made by Heyward Bell to approve the signage for Fountain of Life located at 602 E Northside Drive as presented
Seconded by Barbara Linn
Unanimous Approval

Architectural Review – Methodist Rehabilitation Center – 251 Clinton Center Drive

Upon presentation by Roy Edwards, Director of Community Development
Kirk Oldenburg present to represent Methodist Rehabilitation Center
Benjie Barham asked if the asphalt will be redone
Kirk Oldenburg stated yes it will be redone
Benjie Barham asked what the square footage of the building is
Kirk Oldenburg stated it is about 3600 Square Feet
Motion made by Weaver McCracken to approve the architectural changes to the commercial building at 251 Clinton Center Dr. as presented
Seconded by Mauricka McKenzie
Unanimous Approval

Site Plan Review – Sam Graham – 101 Cross park Drive

Upon presentation by Roy Edwards, Director of Community Development
Sam Graham Present to represent
Heyward Bell recused himself
Motion made by Sandra Atterberry to approve the site plan to construct a metal building at 101 Cross park drive as presented
Seconded by Mauricka McKenzie
Unanimous Approval

Conditional Use – John Deady – 1208 Springridge Road

Upon presentation by Roy Edwards, Director of Community Development
No representative
Heyward Bell asked if there is anyway to put up a screen so the trucks are not as visible from the street
Roy Edwards stated they did add something to the fence to create a small screen but it does not hide the trucks
Benjie Barham asked if they will be adding any lighting or an office building
Roy Edwards stated they will have lighting but no office space it is strictly to park vehicles to be prepared incase of a storm or disaster
Heyward Bell stated he would like to request they add better screening with a privacy fence
Motion made by Weaver McCracken to approve the request with the recommendation to add a privacy fence to create a better screen
Seconded by Heyward Bell
Unanimous Approval

Zoning Amendment – Commercial Farming in Agricultural Zoned Areas

Upon presentation by Roy Edwards, Director of Community Development

Weaver McCracken asked about the purpose of a conditional use for this

Roy Edwards stated that when asking for a conditional use when it comes before the board conditions can be added with the approval to prevent any concerns there may be and it will also limit the number of commercial farms we have

Motion made by Heyward Bell to approve the presented zoning amendments as it pertains to commercial farming in Agricultural zoned areas

Seconded by Sandra Atterberry

Unanimous Approval

Zoning Ordinance Discussion

Weaver McCracken stated that the represented Zoning Ordinance is a much better format and easier to find what you are looking for.

Heyward Bell stated that the illustrations are great and make it easier to understand

Heyward Bell asked if it will be on the website

Roy Edwards stated that it will be

Other Business

No other business

Next Meeting

The next meeting will be November 28, 2023

Adjournment

Motion by Heyward Bell to adjourn at 6:40 PM

Seconded by Barbara Linn

Unanimous approval

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

PLANNING AND ZONING COMMITTEE
December 20, 2023
6:00 PM

Members Present: Benjie Barham, Mauricka McKenzie 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 November 28, 2023

Motion made by Heyward Bell

Seconded by Robert Logan

New Considerations:

Certificate of Appropriateness – Mary Howell – 202 Belmont St.

Upon presentation by Roy Edwards, Director of Community Development

Mary Howell Present

Motion made by Heyward Bell to approve the certificate of appropriateness for an accessory structure at 202 Belmont St.

Seconded by Mauricka McKenzie

Unanimous Approval

Architectural Review – Top Shelf Wine & Spirits – 600 Highway 80 West

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the architectural review for exterior building changes at 600 Highway 80 West as presented

Seconded by Robert Logan

Mauricka McKenzie abstained from vote

Unanimous Approval

Preliminary Plat – Bond/Olson Subdivision – Midway Road

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the preliminary plat for Bond/Olson Subdivision

Seconded by Mauricka McKenzie

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be January 23, 2024

Adjournment

Motion by Robert Logan to adjourn meeting at 6:20

Seconded by Weaver McCracken

Unanimous approval