

**PLANNING AND ZONING COMMITTEE**  
**January 23, 2024**  
**6:00 PM**

**Members Present:** Benjie Barham, Barbara Linn, Sandra Atterberry, Heyward Bell & Robert 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 December 20, 2023

Motion made by Heyward Bell

Seconded by Robert Logan

**New Considerations:**

**Conditional Use – LHC Adult Daycare – 800 Industrial Park Drive**

Upon presentation by Roy Edwards, Director of Community Development

Motion made by Heyward Bell to approve the conditional use contingent on architectural stamp being on plans prior to submitting to the Mayor and Board of Aldermen

Seconded by Robert Logan

Unanimous Approval

**Other Business**

No other business

**Next Meeting**

The next meeting will be February 13, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:40 P.M.

Seconded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**  
**February 13, 2024**  
**5:00 PM**

**Members Present:** Benjie Barham, Heyward Bell & Robert Logan

**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 5:00 p.m. by Benjie Barham

**Consideration and Approval of Minutes**

Approval of minutes from meetings held on January 23, 2024

Motion made by Heyward Bell

Seconded by Robert Logan

**New Considerations:**

**Dimensional Variance - Percy Thorton - 22 Chatham Place**

Upon presentation by Roy Edwards, Director of Community Development

Jason Ellis and Marshall Martin present to represent

Motion made by Heyward Bell to approve the dimensional variance to build an accessory structure at 22 Chatham Place as presented

Seconded by Robert Logan

Unanimous Approval

**Subdivision Variance - Ben Walker/ Brookfield - 0 Pinehaven Place**

Upon presentation by Roy Edwards, Director of Community Development

No representative

Benjie Barham asked if this is a ditch or just a low area

Roy Edwards stated that that this is a ditch

Benjie Barham asked if any of the houses are in the flood plain

Roy Edwards stated that there are no houses being built on the area that is flood plain but they will have to submit a rise certificate as houses are built

Motion made by Heyward Bell to approve the subdivision variance contingent on City of Clinton receiving the profile information on the ditch

Seconded by Robert Logan

Unanimous Approval

**Other Business**

No other business

**Next Meeting**

The next meeting will be February 27, 2024

**Adjournment**

Motion by Robert Logan to adjourn meeting at 5:30 P.M.

Seconded by Heyward Bell

Unanimous approval

**PLANNING AND ZONING COMMITTEE**  
**February 27, 2024**  
**6:00 PM**

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

**City Officials Present:** Roy Edwards, Director of Community Development

**Minutes Recorded by:** Taylor Seaton, Admirative 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 13, 2024

Motion made by Heyward Bell

Seconded by Robert Logan

**New Considerations:**

**Preliminary Plat – City Pointe Centre - 0 Pinehaven**

John Coughlin present representing City Pointe Centre

Weaver McCracken asked what the time frame is for the development

John Coughlin stated that Phase 1 will be the road and a convenience store, phase 2 will be adding in retail by the existing bank, and for phase 3 we will be working with grocery stores to go in a space as well in all the hope is to have it all completed within 3 to 4 years.

Motion made by Sandra Atterberry to approve the preliminary plat as presented

Seconded by Heward Bell

Unanimous approval

**Conditional Use – Dimensional Variance – Arrow Post – 0 Pinehaven Road**

John Coughlin, Sunny Singh, and Neil Singh present representing Arrow Post

Benjie Barham asked if it will be facing Pinehaven

Roy Edwards stated Yes it will

Motion made by Weaver McCracken to approve the conditional use for the Arrow Post, convenience store, at 0 Pinehaven Road as presented

Seconded by Robert Logan

Unanimous approval

**Dimensional Variance – Ted and Lorraine Gilbert – 340 Fortner Cove**

Ted and Lorraine Gilbert presented representing themselves

Weaver McCracken asked if any neighbors to the left and right have any comments

Roy Edwards stated that both neighbors to the left and right have signed in favor of it

Ricki Garrett resident of Cedar Crest stated that she is on behalf of the residents of Cedar Crest but mostly Sharon Pickens whom was unable to attend due to her husbands passing recently. Ricki stated that Sharons property is to the south of 340 Fortner Cove and the area where they are putting the metal building is visible from Sharon's rear yard. Sharon has had concerns in the past with the property due to

them having shipping containers sitting there and now with a large metal building she fears it will bring down her property value along with others in the neighborhood as well.

Ricki Garrett also states that on behalf of herself and others of Cedar Crest she asked for this to not be approved

Heyward Bell stated that the images presented seem to show that even though it is metal it will be aesthetically pleasing

Robert Logan asked how far the building will be from Sharons property

Roy Edwards stated that it will sit 150 Ft away from property line

Heyward Bell asked if it is wooded between the property line and the proposed building

Roy Edwards stated yes there are trees there

Lorraine Gilbert stated that it should be hard to see the building due to the area being wooded

Ted Gilbert stated that there are also others in the area that have larger metal buildings

Ricki Garrett stated that the metal buildings existing were there for a long time or did not go through the proper approvals before building

Heyward Bell asked if it was a kit and if it could be smaller

Ted Gilbert stated it is a kit but does not want to down size it due to the items he needs to store and stated that the container they have will be removed and was only there while work was being done

Motion made by Heyward Bell to approve the dimensional variance for a metal accessory building at 340 Fortner Cove

Seconded by Weaver McCracken

Unanimous approval

#### **Site Plan Review – Adam Rees – 0 Johnston Place**

Adam Rees present representing himself

Benjie Barham asked what this will be used for

Roy Edwards stated it will be a Cross Fit center

Benjie Barham asked which way the building will face

Roy Edwards stated it will face the Cul-de-sac on Johnston Place

Benjie Barham asked what the size of the lot is

Roy Edwards stated it is 3.6 Acres

Motion made by Heyward Bell to approve the site plan as presented to construction a new building at 0 Johnston Place

Seconded by Robert Logan

Unanimous approval

#### **Conditional Use – Dimensional Variance – Doug & Susan Williams – 1357 Kickapoo Road**

Doug and Susan Williams present representing themselves

Benjie Barham asked if the roof will match the existing roof of the barn

Susan Williams stated yes, the entire thing will be done to match the existing barn and it will also be landscaped so the building will not be visible from neighbor

Robert Logan stated that the neighbors can see the existing barn, correct?

Susan stated yes, it has been there for 14 years

Weaver McCracken asked if the hay storage could be moved elsewhere

Susan stated that her property is large but is also a lot of gullies so there is no where else feasible to put it where it is also close to the horses and barn so she has gotten landscaping to make a landscaping screen so the back of the building will not be visible to the neighbor.

Motion made by Heyward Bell to approve the dimensional variance and conditional use to construct an accessory structure at 1357 Kickapoo Road as presented

Seconded by Barbara Linn

Unanimous approval

**Certificate of Appropriateness – Colin Baird – 504 Jefferson St.**

Colin Baird present representing himself

Motion made by Weaver McCracken to approve to certificate of appropriateness as presented

Seconded by Barbara Linn

Unanimous approval

**Other Business**

No other business

**Next Meeting**

The next meeting will be March 26, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:58 PM

Seconded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**

**March 26, 2024**

**6:00 PM**

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

**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 February 27, 2024

Motion made by Heyward Bell

Seconded by Sandra Atterberry

**New Considerations:**

**Certificate of Appropriateness – 103 & 101 East Main St. – Ronnie Morton**

Ronnie Morton present to represent 103 and 101 East Main St.

Motion made by Weaver McCracken to approve the certificate of appropriateness to remove a tree located at 103 and 101 East Main St.

Seconded by Barbara Linn

Unanimous approval

**Certificate of Appropriateness – 205 East Main St. – Mascagni & Company**

Bill Campbell present to represent 205 East Main St.

Heyward Bell stated that MDAH likes to see additions on historic building stepped back so you can determine which is old and what is new.

Bill Campbell stated in 2010 there was an addition on the other side that matches the existing historic structure and MDAH had no issues with that addition. The proposed addition will be differentiated by the handicap accessible area and the offset at the new entry.

Motion made by Heyward Bell to approve the certificate of appropriateness for an addition at 205 East Main St. as presented

Seconded by Sandra Atterberry

Unanimous approval

**Site Plan Review – 902 Old Vicksburg – Kolby Sisson**

Kolby Sisson present to represent 902 Old Vicksburg

Robert Logan asked if he knew that the power lines run over the area Kolby wants to place the pet wash Kolby Sisson stated he did not realize it and is unsure if they go directly over where he is wanting to put the dog wash but he will investigate it and come back with a different site plan if the power lines are a concern

Motion made by Weaver McCracken to table this item until it is determined if the power lines will go over the dog wash if placed in the proposed area.

Seconded by Heyward Bell

Unanimous approval

**Other Business**

No other business

**Next Meeting**

The next meeting will be April 23, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:34 PM

Seconded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**

**April 23, 2024**

**6:00 PM**

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

**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 March 26, 2024

Motion made by Weaver McCracken

Seconded by Sandra Atterberry

**New Considerations:**

**Architectural Review – Pedro’s Tacos – Hampstead Blvd**

Doug Lum present to represent Pedro’s Tacos

Benjie Barham asked if there were any issues with the site

Doug Lum stated they will have to cut into the hillside and do a slope that is able to be mowed due to the steady incline on one side

Weaver McCracken asked if they meet the parking requirements

Roy Edwards stated yes, they have the right amount of parking

Weaver McCracken asked when the project will be started if approved

Doug Lum stated it will be done this year

Motion made by Heyward Bell to approve the construction of a Pedro’s Tacos on Hampstead Blvd as presented

Seconded by Barbara Linn

Unanimous approval

**Architectural Review – Beauty Star – 650 Highway 80 East**

Jeff Prewitt present representing Beauty Star

Weaver McCracken asked if there was a reason for changing from the originally approved plan

Jeff Prewitt stated he was not aware of the reason for changing the plan

Weaver McCracken stated that the proposed plan is less appealing

Jeff Stewart asked if what has been presented can be made more appealing without going back to original plan

Heyward Bell stated no

Motion made by Heyward Bell to deny the request for exterior changes at 650 Highway 80 East

Seconded by Weaver McCracken

Unanimous vote to deny

**Architectural Review – Slayedge Hair – 1100 Neal Street**

Anthony, Audrey, and Kelsey Bingham present representing Slayedge Hair Salon  
Motion made by Weaver McCracken to approve the construction of a hair salon at 1100 Neal St as presented  
Seconded by Robert Logan  
Unanimous approval

**Architectural Review – LHC Daycare – 800 Industrial Park Drive**

Heyward Bell asked if the height of the roof is still within requirements  
Roy Edwards stated yes  
Motion made by Sandra Atterberry to approve the changes on the roof pitch for LHC Daycare at 800 Industrial Park Drive  
Seconded by Barbara Linn  
Unanimous approval

**Architectural Review – LHC Daycare – 652 Highway 80 East**

Weaver McCracken stated that the proposed gate looks like a gate for an industrial area and not fit for a commercial location  
Motion made by Weaver McCracken made a motion to deny the request for a gate to be located at 652 Highway 80 East  
Seconded by Heyward Bell  
Unanimous vote to deny

**Conditional Use – Veracity LLC – 400 Highway 80 East**

Weaver McCracken asked if Veracity LLC will own both lots  
Bridgeforth Rutledge stated yes, but the other lot previously approved will be leased for something else  
Robert Logan asked if this request is approved will it negate the other approval  
Roy Edwards stated yes it will  
Motion made by Weaver McCracken made a motion to approve the conditional use to construct a 4800 SQ Ft. tunnel car wash at 400 Highway 80 East as presented  
Seconded by Sandra Atterberry  
Unanimous approval

**Conditional Use – Tammie Bright/Lillies – 204 Clinton Blvd**

Tammie Bright present  
Robert Logan asked what the time frame is for the remodel of the restaurant  
Tammie Bright stated she hopes for it to be complete in three to six months  
Motion made by Heyward Bell to approve the conditional use to operate a food truck for Lillie's Restaurant at 204 Clinton Blvd  
Seconded by Barbara Linn  
Unanimous approval

**Conditional Use – Thi P Dung Phan – 957 A Highway 80 East**

Thi P Dung Phan present  
Motion made by Sandra Atterberry to approve the conditional use to operate a nail salon at 957 A Highway 80 East  
Seconded by Heyward Bell  
Unanimous approval

### **Rezoning – Karen Godfrey – Whitaker St.**

Karen Godfrey present

Heyward Bell asked if there are any ideas for the future on the residential house

Karen Godfrey stated that it was appraised as residential due to the house being on the lot but cannot be used for residential purposes due to being zoned commercial. If it is OTC. It can be used for either commercial or residential and the plans are to remodel it at this time.

Motion made by Robert Logan to approve the rezoning of three lots on Whitaker St. as presented

Seconded by Sandra Atterberry

Unanimous approval

### **Other Business**

No other business

### **Next Meeting**

The next meeting will be May 28, 2024

### **Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:34 PM

Seconded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**  
**May 28, 2024**  
**6:00 PM**

**Members Present:** Benjie Barham, Barbara Linn, Sandra Atterberry, Heyward Bell & Robert Logan

**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 23, 2024

Motion made by Heyward Bell

Seconded by Robert Logan

**New Considerations:**

**Dimensional Variance – Casey Stevens – 1505 Southern Trace**

Casey Stevens Present

Heyward Bell asked if there has been any opposition to the request

Roy Edwards stated there has been one call received that was in opposition

Heyward Bell asked how many houses are currently built in southern trace at this time

Casey Stevens stated there are three

Paul McDonald, Bobby McDonald, Ken Wilson, Jessica Wilson, and others in the area present to state they are all in favor of the request

Motion made by Heyward Bell to approve the dimensional variance request as presented

Seconded by Robert Logan

Unanimous approval

**Dimensional Variance – Margaret Anderson – 1887 Clinton Raymond Road**

Margaret Anderson Present

Motion made by Sandra Atterberry to approve the dimensional variance request as presented

Seconded by Robert Logan

Unanimous approval

**Site Plan – Roma Italian Restaurant Signage – 803 E Northside Drive**

Motion made by Heyward Bell to approve the signage at 803 E Northside Drive as presented

Seconded by Barbara Linn

Unanimous approval

**Other Business**

No other business

**Next Meeting**

The next meeting will be June 25, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:20 PM

Seconded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**

**June 25, 2024**

**6:00 PM**

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

**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 May 28, 2024

Motion made by Heyward Bell

Seconded by Sandra Atterberry

**New Considerations:**

**Architectural Review – Methodist Rehabilitation – 251 Clinton Center Drive**

Heyward Bell stated bollards should be added to protect the EIFS

Motion made by Sandra Atterberry to approve the architectural review for exterior changes at 251 Clinton Center Drive as presented

Seconded by Barbara Linn

Unanimous approval

**Architectural Review – McHann Construction – 703 Highway 80 West**

Motion made by Weaver McCracken to approve the architectural review to add a dumpster enclosure at 703 Highway 80 West as presented

Seconded by Robert Logan

Unanimous approval

**Preliminary Plat – Horseshoe Bend – Pinehaven Road**

Motion made by Heyward Bell to approve the preliminary plat changes for Horseshoe Bend on Pinehaven Road as presented

Seconded by Sandra Atterberry

Unanimous approval

**Certificate of Appropriateness – Karen Godfrey – 503/507/509 Capitol St.**

Motion made by Heyward Bell to approve the certificate of appropriateness to add a fence at all three address as presented

Seconded by Barbara Linn

Unanimous approval

**Architectural Review – Louis Walsh – 101 W Northside Drive**

Motion made by Sandra Atterberry to approve the exterior changes at 101 W Northside Drive  
Seconded by Weaver McCracken  
Unanimous approval

**Other Business**

No other business

**Next Meeting**

The next meeting will be July 23, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:20 PM  
Seconded by Barbara Linn  
Unanimous approval

**PLANNING AND ZONING COMMITTEE**

**July 23, 2024**

**6:00 PM**

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

**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 June 25, 2024

Motion made by Weaver McCracken

Seconded by Robert Logan

**New Considerations:**

**Certificate of Appropriateness – Karen Godfrey – 703 Whitaker St.**

Presented by Roy Edwards

Karen Godfrey Present

Motion made by Sandra Atterberry to approve the certificate of appropriateness for 703 Whitaker St. as presented

Seconded by Barbara Linn

Unanimous approval

**Certificate of Appropriateness – Emily Fokeladeh – 115 Clinton Parkway**

Presented by Roy Edwards

Emily Fokeladeh Present

Motion made by Robert Logan to approve the certificate of appropriateness to remove trees and add a decorative fence at 115 Clinton Parkway as presented

Seconded by Barbara Linn

Unanimous approval

**Certificate of Appropriateness – James Robinson/Clyde Simpson – 505 East College**

Presented by Roy Edwards

James Robinson and Clyde Simpson present

Motion made by Heyward Bell to approve the certificate of appropriateness to remove a large tree at 505 East College

Seconded by Sandra Atterberry

Unanimous approval

**Architectural Review – Copiah Bank – 108 Cynthia Street**

Presented by Roy Edwards

Jared Pierce present

Motion made by Heyward Bell to approve the exterior architectural changes at 108 Cynthia Street as presented

Seconded by Sandra Atterberry

Unanimous approval

**Conditional Use – Jashpal Singh – 1104 E Northside Drive**

Presented by Roy Edwards

Jashpal Singh Present

Weaver McCracken stated that this does not enhance the city and the City really needs a specific location for food trucks

Heyward Bell sated the market will dictate the need

Motion made by Weaver McCracken to approve the conditional use request to operate a food truck at 1104 E Northside Drive but must move to an approved food truck park once it is established

Secoded by Heyward Bell

Unanimous approval

**Conditional Use – Street Dough – 25 W Lakeview Drive**

Presented by Roy Edwards

Motion made by Heyward Bell to approve the conditional use request to operate a food truck at 25 West Lakeview Drive but must move to an approved food truck park once it is established

Secoded by Barbara Linn

Unanimous approval

**Other Business**

No other business

**Next Meeting**

The next meeting will be August 27, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:20 PM

Secoded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**

**August 27, 2024**

**6:00 PM**

**Members Present:** Benjie Barham, Barbara Linn, Sandra Atterberry, Heyward Bell & Robert Logan

**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 July 23, 2024

Motion made by Sandra Atterberry

Seconded by Heyward Bell

**New Considerations:**

**Site Plan Review – Lilly Grace Crawshaw – 815 East Northside Drive**

Presented by Roy Edwards

Lilly Grace Crawshaw Present

Motion made by Barbara Linn to approve the site plan review to paint a mural on the building at 815 East Northside Drive

Seconded by Heyward Bell

Unanimous approval

**Conditional Use – Dean Farrar – 205 West Leake Street**

Presented by Roy Edwards

Dean Farrar Present

Motion made by Robert Logan to approve the conditional use to operate a short-term rental at 205 West Leake Street

Seconded by Sandra Atterberry

Unanimous approval

**Rezoning – Kirkland Development – Clinton Parkway Parcels 2861-30 and 2862-111-376**

Presented by Roy Edwards

David Ash Present

Public Hearing opened

**Deborah Zetterholm** – 908 Cedar Hill Drive – My road will be the entrance to this subdivision – will the trees be left as a buffer? Kentwood is low on the topography maps and if we lose all those trees the water will be more problematic and the street will need to be repaved due to the increased traffic which will then cause the street to be up higher

**Roy Edwards** stated that the entrance off Kentwood will be removed, the developers have been told that is not an option and the parkway will be the construction entrance. A buffer is required between the residential and commercial buildings but not between residential and residential

**Jan Daniel** – Submitted written copy of comments and concerns – see attached

**Audrey Harrison** – The Nature Center – The nature center shares a boundary with this development and has reached out to the seller due to getting a grant and were disappointed to learn the property was under contract and could not be purchased by The Nature Center. After learning who the developer of the property is under contract, a meeting was scheduled with Bennie Kirkland to see how they could work

together to ensure there could be an appropriate buffer but cancelled with no explanation or a date to reschedule. Ms. Harrison stated that a couple of concerns, as a non-profit operating in the city providing people access to nature and being a place that history and nature meet, is that the back property line is an Olde Natchez Trace Road. It is a culturally significant navigation route to the point that MDAH will not allow grant funding to fix any trails without complete costly surveys that the Nature Center cannot afford. This development will likely cause damages to the natural trails and they will not be able to make any repairs. This area is the largest intact forest in Clinton that provides numerous services to our community from children to adults. We are still interested in working with the developer. One thing Bennie Kirkland did tell, is that the common areas will be drainage ponds that directly abuts the Price's land and the spot where the Quinsberry Library's nature trails meet the Nature Center's trails; those areas are already very wet. These are the headwaters for Lindsey Creek within the development site. This land is important for numerous reasons; including being wildlife habitats. There are tri-color bats located here.

**Sherri Sarrett** – Dunton Road – Lived here for 10 years. My house backs up against the Price's property. There is a change of elevation from up at the Nature Center down to my home. The drainage water runs down to my home and I have tried to mitigate over the years, but it is a massive flash flood issue at my house. Neighbors have had to replace culverts due to their driveways washing out. I have rental next door that I own and I have foundation issues at that home. This is all without the development there that could possibly occur, I know the plan is to install drainage plans but still this exist along old trace and there will not be enough to contain water. There is a home on Dunton that has already experienced flooding into their home. I have a very large drainage pipe in front of my rental that appears city installed. We have asked who is responsible and we are told it is our responsibility. Opposed to this rezoning due to the flooding.

**William Twiner** – 204 Oakhill Circle – The property floods now in the dead end that goes into the Parkway. Anytime there is rain it backs up and we have church at our house we have to ferry people out or park across the street due to the water. We had 5 oak trees fall because it is already too wet to sustain those trees up. Rental property next to me still has a tree down and nothing is being done about that tree down. My house has standing water right now because of promises that have been made and nothing has happened. It is a different company but still the same city that is holding them to their promises. My daughter cannot play in the backyard due to the water that is currently there.

Has the land been purchased?

**David Ash** stated it is under contract

**William Twiner** – I am not affiliated with the Nature Center, but they have reached out to them and scheduled a meeting and then did not show up. How do we know these developers are going to do what they say they are supposed to do?

**Benjie Barham** stated that they must follow the plans that are approved. They cannot deviate from that.

**William Twiner** – so the common space will be detention ponds?

**Roy Edwards** stated that 25% must be common and only 50% of that 25% can be water

**William Twiner** – I want new construction however the existing homeowners should not be the sacrifices for that new development. Very glad to hear the entrance through Kentwood is removed.

**Mary Whitfield** – 119 Lakeview Drive – I have been in Clinton since 1967 – The idea of having affordable housing is great idea. I am just concerned about where it is, there are a lot of other places in Clinton that are not forested and not next to the nature center. I am concerned about the ecological impact, I know we have a new person on the City board that is supposed to be concerned about the environment, and I just wonder if there have been any studies on that. A place like the Nature Center is a jewel that not many places have and if we lose the nature center, we will not get it back. One of the things that occurs to me is that maybe if it just was not quite as much stuff and we had nice buffer zone that maybe the Kirkland's donated to the Nature Center and the donation part could be a buffer

**Eleanor Lewis** – Part of troop 4409 – Trees belong here. The first reason is trees are very important to many cities. In New York they have Central Park. The second reason is that trees make new fresh air. The third reason is that you would be tearing down homes of many animals, plants, and insects. Even dead trees give life. They fall and give insects, plants, and animals a home.

**Lizzie Kate Dear** – Cedar Cove – Where you want to build this is part of our city park – we all need places to hangout and have fun. Keep the trees here

**Ashley Ruppel** – Strongly oppose this development. It would break up continuous forest and it would remove habitat for the soon to be endangered tri color bats, eliminates the possibility of expanding trails. Building a housing development surrounding that location would diminish its greatest attribute. It will increase run off to surrounding areas. Clinton has a massive deficit of recreational opportunities for the citizens and I would love to see the Nature Center expand onto this property.

**Mark Luckett** – Member of the nature center, Clinton has plenty of areas to develop. Retention ponds do nothing but hold water and trash. We all know it does not work. We have a development behind Johnson Milling and nobody is doing anything with that. I oppose this. We do not need low-income houses in the heart of the town. Plenty of land on Pinehaven and Northside drive. Why does it need to be small houses? To much nature and too much history to throw up a bunch of small houses on it.

**Joan Blanton – 416 Wayne Street** – I am a little stuck because I love trees and Clinton needs more housing and I believe the requirement is 1400 sq ft. but the developer is going to build 1800 sq ft. for around \$300,000. This is not affordable housing so it should not be considered that when you are thinking about it. I am on the fence about it.

**Tom Mann – 114 Auburn Drive** – Drainage issues have come up several times tonight. Photos attached of drainage issues in areas of Clinton. Somone does a bad job at keeping silt out of the water.

**Prentice Cox** – One concern is the water. The water at that end drains from everywhere into there and just has no room for more water. Trails will wash and other difficulties will come up. The second concern is the light. The animals and plants need dark. The area does not need to be over loaded with lights. If approved hopefully they can keep lighting down and do something about the drainage there.

**Carolyn Dido** – I want us to save the trees and protect the animals. If we destroy these trees, I want this to be a beautiful place for kids to play. We go to the Nature Center a lot and I do not want part of that to be destroyed.

**Jane Philips** – Synchronous fireflies, we have them at the Clinton Nature Center. Has there been an environmental study done?

**David Ash** – Not aware of one being done at this time, cannot say yes or no

**Jane Philips** – Is it required by the city?

**Roy Edwards** – There is usually one done, especially with it being that close to the Natchez Trace

**Jane Philips** – I would like to know if it is done to protect the animals and insects. and how much water is held by those retention ponds. Do you have any idea?

**David Ash** – Those studies have not been done yet

**Lisa Bullock** – 130 Oakleigh Drive – I have been in Clinton since 1965. There are other places that houses can be built and we were hoping for retail instead of a neighborhood stuffed in there. Has the federal gov designated that as part of the Natchez Trace?

**Benjie Barham and others speaking** – Remains of the old Natchez Trace – not designated – federal government does not own the property

**Lisa Bullock** – Is it designated wet land?

**Benjie Barham** – It is not a designated wetland.

**Audrey Harrison** – It is not on the wetland map but all wetlands are not captured on the National Wetland Inventory Map. A survey must be done to know for sure.

**Bill Quisenberry** – This section of the Natchez Trace was abandoned by the federal government. My mother donated half to the Nature Center and the other half to the Prices. So, it is still protected just not by federal government

**Tony Moore – 102 Mallard Way** – The reason Clinton is here is because of the springs. Promises made and promises not kept so well. Our new development across from MC has one of these springs and the developer promised to use the spring in a water feature and our spring is going to be gone.

**Ted Gilbert – 340 Fortner Cove** – One concern when we were looking at this development is the one access for all these home. Our concern will be the traffic and parking for all the vehicles. If you are trying

to make it a residential area it will become a high traffic area with everyone using one road for 100 plus homes.

**Joe Price – 206 Price Hill Cove** – Me and my brother live at the bottom left. The retention ponds are a concern. It's obvious to me that no one has walked that property because you cannot put a retention pond on the top of the hill. There is terrible drainage down there. Why not get the studies done before we approve rezoning and get it out of the way now? There is a 40ft drop in elevation in there.

**Lydia Hall** – This is the third time explaining what happens in Kentwood and what has happened. The first time I came was when the shopping center was developed the water drains into the woods, so we came to the meeting and we tell what we know and there always seems to be a work around.

The experience with the shopping center is that they built up on a hill and pushed the water back up on Kentwood. There is erosion in the drainage areas and we are told it is the property owners' responsibility to clean the ditch out. I got the plats and it shows we do not own the ditch right behind Cedar Hill Drive In 2018 there came a second development at the very corner so we explained if that is done that the houses would flood, they were given a variance in the flood zone and low and behold the homeowners at the end of the street sold their homes because the water came up significantly. Now we are here will there be accountability, what is the plan for Kentwood? It is an older neighborhood. I have watched as people have moved in and out. I have watched people try to keep up their properties and people turn their homes into rentals. What is the process for accountability?

**Ruth Cummings – 703 Dunton Road** – Bought our house because it backs up to the Nature Center – I am a member of the Nature Center. The nature center is sacred and if anything is built behind it there will be no peace there. I can only imagine the fear and chaos for the animals in that forest if that became a subdivision. Is it worth it? Because once it is gone you cannot get it back. My plea to all of you tonight is to vote no

**Barbara Selby** - If you do vote against it, can the city do something to buy that land and preserve it for the Nature Center.

**David Ash** – This is my home town. I was born and raised here, I love this community. I take my kids to the Nature Center on a regular basis. One of the reasons I moved back here is because of the people and the community.

I believe there seems to be some miscommunication about zero lot lines, the houses sizes, and low-income housing.

We do not know what the commercial projects will be at this time. The Single-Family part will be in line with R-1/R-2 zoning. The proposed house sizes are 1800 to 2100 sq. ft. houses. The town houses will be 1600 sq ft. minimums and up. This is very early on in the project so we are still working out the plans. This will not be low-income housing. I cannot speak to other developments that have happened or are happening in Clinton.

What I do know is this is for the rezoning, this does not include the engineering plans. If the rezoning is approved there will be some minor changes to the master plan but the major points of it cannot change later i.e. house sizes and number of houses.

There are no detention ponds shown on the plan at this time. We do not know exactly where those will be. That is the proposed idea, but once engineering is done that may change. However the general development plan cannot change. We have been refused permits in the past if water issues are not dealt with.

I was not aware of the meeting with the Nature Center, I have talked with the Kirklands and they would love to work with the Nature Center. The Mayor even had an idea about talking to the Nature Center and working together on this. Originally, we did plan to tie the road from Kentwood into this new project, however the city expressed concern and that was taken off the table. Access will need to be dealt with and is a concern at this time. The minimum for mixed use is 1400 sq. ft but the proposed is 1800 to 2100 sq. ft. and we will have to do what we have proposed we cannot change it to below 1800 sq. ft. and if the rezoning is approved, we would have to bring a preliminary plat with all the details back to the city for approval.

If it is approved, the minutes will show what is approved and they will legally be able to hold us to that. We cannot deviate from what is approved by the Mayor and Board.

**Question asked** – How do we approve this if we do not know what all the details are, when is an updated plan submitted.

**Roy Edwards** – If it is rezoned and this is the master planned used then anything else would have to follow this master plan.

**Question asked:** So the board making the decision next week is the same one who made the last decision made that flooded Kentwood

**Roy Edwards** – not sure if it is the same exact board members but the next meeting is the Mayor and Board Meeting.

**David Ash** – I know that with the Parkway being put in place that is a growing commercial corridor and the future land use map does show that

**William Twiner** – What is Kirklands track record now? Did they finish all their developments? Is it true they sold the back half of one of their developments to a different group that does not even pretend to do half as good as Kirkland like DR Horton? Is this true?

**David Ash** – I am not aware of the details of their prior sales. I cannot speak to other developments that I was not a part of.

**William Twiner** – So they say they want to work with the Nature Center and scheduled a meeting and then cancelled it with no explanation and did not reschedule.

**Question asked:** You have done a very good job in a very difficult situation. The crucial issues are drainage for Kentwood, access to Parkway, and the Nature Center. Your presentation has been nice but you stated you do not have the answers to the crucial questions and has not changed my position on this project.

**David Ash** – I understand. With developments it is often the case that it goes through phases. This just being the first step and we will not know some of these things without a little more time. Traffic studies will have to be done as well.

**Question asked:** My understanding if the zoning is approved and your proposed plan is greater than those minimum requirements can the developer fight the city if they choose to go to the minimums instead of the approved higher square footages?

**David Ash** – No, the rezoning will have conditions to it. So if the board approves a rezoning with the house sizes presented then we must follow that plan.

**Robert Logan** – How does a developer go through the process? The land is under contract and then?

**David Ash** – Before additional expenses are done the rezoning will be Phase 1 and if approved the expenses will be made for all reports that are required to be done. Deals do die all the time due to the reports or engineering does not work.

**Robert Logan** – Currently it is zoned R-1 so the person that owns it now, what are the restrictions on them now keeping them from clear cutting?

**Roy Edwards** – They would need to submit a preliminary plat to the city for approval

**Robert Logan** – What if they did not want to develop and just cut the trees

**Roy Edwards** – Because it is such a large track of land a storm water plan would need to be submitted

Motion made by Heyward Bell to approve rezoning from R-1 (Single Family Residential) to MU (Mixed Use) contingent on drainage, traffic, zoning and sewer requirements being addressed with preliminary plat or construction plans.

Seconded by Robert Logan

Unanimous approval

### **Other Business**

No other business

### **Next Meeting**

The next meeting will be September 24, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 8:30 PM

Seconded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**  
**September 24, 2024**  
**6:00 PM**

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

**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 27, 2024

Motion made by Sandra Atterberry

Seconded by Robert Logan

**New Considerations:**

**Certificate of Appropriateness – Brian Hudson – 305 East College**

Presented by Roy Edwards

Motion made by Sandra Atterberry to approve to Certificate of Appropriateness to remove two dead trees at 305 East College Street

Seconded by Robert Logan

Unanimous approval

**Certificate of Appropriateness – Krikalis – Andrew Creel – 312 Jefferson Street**

Presented by Roy Edwards

Andrew Creel Present

Motion made by Weaver McCracken to approve the exterior changes at 305 Jefferson Street

Seconded by Sandra Atterberry

Unanimous approval

**Architectural Review – Denise Eley – 652 Highway 80 East**

Presented by Roy Edwards

Denise Eley present

Motion made by Heyward Bell to approve the architectural review for a deck/porch to be added and the exterior color change at 652 Highway 80 East

Seconded by Sandra Atterberry

Unanimous approval

### **Dimensional Variance – A-1 Roof Savers – 8071 N McRaven Road**

Presented by Roy Edwards

Charlene Melnick present

Bobby Harrell – 8067 N McRaven Road – asked if this is approved can they decide to put it on either side of lot

Roy Edwards stated no, if they want to put it other than where it is approved, they will have to come back for another hearing

Motion made by Weaver McCracken to approve the exterior building addition with dimensional variance as presented

Seconded by Robert Logan

Unanimous approval

### **Dimensional Variance – David Ellis – 1830 Clinton Ramond Road**

Presented by Roy Edwards

David Ellis and Melissa Ellis Present

Motion made by Weaver McCracken to approve the accessory building with dimensional variance at 1830 Clinton Raymond Road

Seconded by Heyward Bell

Unanimous approval

### **Site Plan Review – Cedar Hill Phase II – Pinehaven Road**

Presented by Roy Edwards

Bennie Kirkland, Baker Kirkland, David Ash, Don McDonald, Thomas Bobo (HOA), Bruce Leach (HOA) and George Arcement (HOA) present

Thomas Bobo would like to see covenants and architectural requirements maintained as in Phase I. He asked if the new entrance will match existing entrance, if Bought will it be sold to D.R. Horton, and is there anything in Phase I covenants that Kirkland Properties will not be adding into Phase II covenants Bennie Kirkland stated that Kirkland will honor Phase I covenants, the new drive will serve as the construction entrance and the new entrance will be gated as Phase II nears completion. He also stated the lots will be sold to local contractors to build 2500 to 3000 Sq Ft. but there are no plans to sell the development to anyone.

Motion made by Weaver McCracken to approve Cedar Hill Phase II but encourages Kirkland Properties to work with the Phase I HOA on covenants

Seconded by Heyward Bell

Unanimous approval

### **Other Business**

No other business

### **Next Meeting**

The next meeting will be October 22, 2024

### **Adjournment**

Motion by Saundra Atterberry to adjourn meeting at 8:30 PM

Seconded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**  
**October 22, 2024**  
**6:00 PM**

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

**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 24, 2024

Motion made by Heyward Bell

Seconded by Robert Logan

**New Considerations:**

**Architectural Review – Pedro’s Tacos – 102 Hampstead Blvd**

Presented by Roy Edwards

Doug Lum present

Motion made by Sandra Atterberry to approve the architectural review for Pedro’s Tacos at 102 Hampstead Blvd as presented

Seconded by Robert Logan

Unanimous approval

**Architectural Review – Quick Stop – 415 E Northside Drive**

Presented by Roy Edwards

Davinder Singh present

Motion made by Weaver McCracken to approve the exterior color changes for Quick Stop located at 415 E Northside Drive

Seconded by Heyward Bell

Unanimous approval

**Preliminary Plat – Nix Harkins Subdivision - 0 Highway 80 West**

Presented by Roy Edwards

Carley Dunaway present

Weaver McCracken asked what the plans are for the lots

Carlee Dunaway stated that they will be medical offices

Motion made by Sandra Atterberry to approve the preliminary plat for Nix Harkins Subdivision as presented

Seconded by Heyward Bell

Unanimous approval

**Architectural Review – Nix Pediatrics Dentistry – 0 Highway 80 West**

Presented by Roy Edwards

Carley Dunaway present

Motion made by Weaver McCracken to approve the site plan/architectural review for Nix Harkins pediatrics on Highway 80 West as presented

Seconded by Robert Logan

Unanimous approval

**Conditional Use – John Deady – 1259 B Springridge Road**

Presented by Roy Edwards

David Ellis and Melissa Ellis Present

Motion made by Weaver McCracken to approve the accessory building with dimensional variance at 1830 Clinton Raymond Road

Seconded by Heyward Bell

Unanimous approval

**Other Business**

Discussion on changing regularly scheduled meeting to November 12, 2024

**Next Meeting**

The next meeting will be November 12, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:30 PM

Seconded by Barbara Linn

Unanimous approval

**PLANNING AND ZONING COMMITTEE**  
**November 12, 2024**  
**6:00 PM**

**Members Present:** Benjie Barham, 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 October 22, 2024

Motion made by Sandra Atterberry

Seconded by Heyward Bell

**New Considerations:**

**Certificate of Appropriateness/Dimensional Variance – Krilakis – 312 Jefferson Street**

Presented by Roy Edwards

Drew Creek present

Heyward Bell suggest to be sure there is enough open-air flow to keep cooler from being damaged

Daryl Creel stated that he believes there will be plenty of space

Motion made by Heyward Bell to approve the certificate of appropriateness for an 8 x 8 cooler addition with a dimensional variance on the rear set back

Seconded by Sandra Atterberry

Unanimous approval

**Conditional Use – Sam Graham – 101 Crosspark Drive**

Presented by Roy Edwards

Public Hearing opened

Moved to meeting on November 26, 2024

**Dimensional Variance – Johnny and Stacey Donaldson – 3155 N Norrell Road**

Presented by Roy Edwards

Johnny Donaldson present

Motion made by Heyward Bell to approve the dimensional variance as presented for an accessory structure

Seconded by Barbara Linn

Unanimous approval

**Certificate of Appropriateness –Karen Godfrey – 805 N Monroe Street**

Presented by Roy Edwards

Karen Godfrey present

Motion made by Sandra Atterberry to approve the certificate of appropriateness as presented

Seconded by Barbara Linn

Unanimous approval

**Site Plan Review – Jeff Finch – 1106 Industrial Park Drive**

Presented by Roy Edwards  
Jeff Finch Present  
Motion made by Heyward Bell to approve the site plan as presented  
Seconded by Barbara Linn  
Unanimous approval

**Architectural Review –Elizabeth Stewart – 1205 Clinton Industrial Park Drive**

Presented by Roy Edwards  
Elizabeth Stewart Present  
Heyward Bell asked if the awning is real copper  
Elizabeth Stewart stated it has not been officially decided but that is what they want to have  
Motion made by Heyward Bell to approve painting the exterior of the building located at 1205 Clinton Industrial Park as presented  
Seconded by Sandra Atterberry  
Unanimous approval

**Certificate of Appropriateness – Chris Evans – 804 N Monroe Street**

Presented by Roy Edwards  
Motion made by Sandra Atterberry to approve the paint colors and wood columns for 804 N Monroe Street  
Seconded by Barbara Linn  
Unanimous approval

**Other Business**

Discussion on changing regularly scheduled meeting to November 12, 2024

**Next Meeting**

The next meeting will be November 26, 2024

**Adjournment**

Motion by Sandra Atterberry to adjourn meeting at 6:35 PM  
Seconded by Barbara Linn  
Unanimous approval

**PLANNING AND ZONING COMMITTEE**  
**November 26, 2024**  
**6:00 PM**

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

**City Officials Present:** 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 12, 2024

Motion made by Heyward Bell

Seconded by Sandra Atterberry

**New Considerations:**

**Conditional Use – Sam Graham – 101 Crosspark Drive**

Presented by Roy Edwards

Sam Graham present

Heyward Bell recused himself.

Public Hearing opened

The request is to install a fence with privacy screening on sections running parallel to public streets. Also to amend the requirement for a brick skirt on the west side of the building.

Motion made to approve the conditional use as presented by Sandra Atterberry.

Seconded by Rob Logan

**Other Business**

**Next Meeting**

The next meeting will be December 9, 2024

**Adjournment**

Motion by Weaver McCracken to adjourn meeting at 6:30 PM

Seconded by Rob Logan

Unanimous approval

**PLANNING AND ZONING COMMITTEE**  
**December 09, 2024**  
**6:00 PM**

**Members Present:** Benjie Barham, Saundra Atterberry, Heyward Bell, Rob Logan, Weaver McCracken, David Ellis & Barbara Linn

**City Officials Present:** 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 26, 2024

Motion made by Heyward Bell

Seconded by Saundra Atterberry

**New Considerations:**

**Conditional Use/Dimensional Variance – Murphy Oil USA – 948 Highway 80 East**

Presented by Roy Edwards

Sam Gassiott present

Heyward Bell asked if this will increase traffic

Sam Gassiot stated he does not believe these changes would cause any traffic concerns

David Ellis asked if it meets parking requirements

Roy Edwards stated yes

David Ellis asked if there were previously approved variance and conditional use

Roy Edwards stated he would have to assume there were previous approvals when it was done years ago

Motion made by Heyward Bell to approve the conditional use and dimensional variance as presented contingent on finding old documents from prior request

Seconded by Barbara Linn

Unanimous approval

**Site Plan Review – Amis Lawn and Landscape – Northside Drive**

Presented by Roy Edwards

Shane Ormon Present

David Ellis asked if a security gate is also a part of this request

Shane Ormon stated that is not aware of a security gate at this time

David Ellis stated that a security gate should be considered and he is going to make the recommendation to preapprove an 8ft security gate due to seeing many requests like this one.

Robert Logan stated he also agrees with that recommendation

Motion made by David Ellis to approve the site plan as presented with recommendation of including a 8ft security gate

Seconded by Weaver McCracken

Unanimous approval

## **Conditional Use - Dimensional Variance – Kids 1<sup>st</sup> Level Learning Center – 724 Springridge**

Presented by Roy Edwards

Kalandria Davis present

David Ellis asked if it is exceeding the square footage allowed

Roy Edwards stated yes, it is 100 Sq Ft over maximum square footage allowed

David Ellis asked how long have the accessory structures been located there

Roy Edwards stated about a month

Kalandria Archie stated she got the accessory structures to be used temporarily for storage and an office space due to lack of space in the current building

David Ellis if the intent is to buy a new building with more space or expand the building, she is currently located in so that these structures in the request are temporary.

David Ellis asked Roy if a time limit can be put as a condition to the request

Roy Edwards stated that any conditions can be put with the conditional use request

David Ellis asked Kalandria Archie how much time would be needed

Kalandria Archie stated that she cannot make any changes to the existing building due to the estate and owners

David Ellis asked if two years would be enough time

Kalandria Archie stated yes

Weaver McCracken stated he has a concern that there will be too many buildings on this lot

Motion made by David Ellis to approve the conditional use and dimensional variance as presented with time limit of 24 months and after that time the accessory structures will no longer be in compliance

Seconded by Sandra Atterberry

Unanimous approval

### **Other Business**

Unanimous approval to hold a special meeting on December 30, 2024 at 6PM

### **Next Meeting**

The next meeting will be December 30, 2024

### **Adjournment**

Motion by Weaver McCracken to adjourn meeting at 6:30 PM

Seconded by Rob Logan

Unanimous approval