

PLANNING AND ZONING COMMITTEE
February 25, 2025
6:00 PM

Members Present: Benjie Barham, Saundra Atterberry, Heyward Bell, Rob Logan, & David Ellis

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 December 30, 2024

Motion made by David Ellis

Seconded by Saundra Atterberry

New Considerations:

Certificate of Appropriateness – Krilakis – 312 Jefferson St.

Presented by Roy Edwards

Drew Creel present representing Krilakis

Mississippi Department of Achieves and History – Via email – requested that when mounting the signs that they try to avoid going into the brick

David Ellis asked if there are any existing zoning actions that would cause any conflicts with this request

Roy Edwards stated that no there are no current zoning actions that would cause a conflict to his knowledge

Benjie Barham asked if the signs will be metal

Drew Creel stated yes, they will be metal

Motion made by Heyward Bell to approve the certificate of appropriateness for Krilakis to install two signs at 312 Jefferson St. as presented

Seconded by Robert Logan

Unanimous approval

Certificate of Appropriateness – Cups – 101 West Main Street

Presented by Roy Edwards

Laura Jackson present representing Cups

Mississippi Department of Achieves and History – Via email – stated that the cable appears to be less intrusive than the previous lattice work and has no concerns with this item

David Ellis asked if there are any existing zoning actions that would cause any conflicts with this request

Roy Edwards stated that no there are no current zoning actions that would cause a conflict to his knowledge

Motion made by David Ellis to approve the certificate of appropriateness for Cups to replace the current lattice work on deck at 101 West Main Street as presented

Seconded by Robert Logan

Unanimous approval

Certificate of Appropriateness – Chip Wilbanks – 405 E College St.

Presented by Roy Edwards

Chip Wilbanks present

Mississippi Department of Achieves and History – Via email – I know our office has reviewed some plans for 405 East College Street, and those comments have been relayed to the applicant. Still, I wanted to reiterate that the retaining wall is a historical feature that must be repaired rather than replaced. The applicant's idea of shortening the height of the wall is not appropriate. I am very excited that someone is going to save this historic property. Kudos to them, and what an excellent preservation victory for Clinton!

Benjie Barham asked that if replaced will it be replaced with concrete just lower.

Chip Wilbanks stated that it would be a brick façade and out of all of the things on the list to be done this will be done at the end. After meeting with MDAH they had a lot of comments and requirements for interior and exterior, therefore some items being asked for in this request may not be done or done in a different way to keep the house historical and in line with MDAH requirements. With that being said I am asking that if approved it be contingent on MDAH and their requirements.

David Ellis asked if there were any basis to MDAH requiring the retaining wall to be repaired instead of replaced.

Chip Wilbanks stated that he is not sure how it can be repaired and he would like it to have a lower slope to help keep the cedar trees and make it easier to see the house. Chip also stated that there have not been any images showing the retaining wall

Heyward Bell asked if the retaining wall was original to the construction

Chip Wilbanks stated that MDAH stated that it is. The retaining wall may have to come back before the board and it will stay as it is for a while until a definite plan is made and at that time a carport will be brought as well.

David Ellis asked if he is asking to remove the retaining wall from the request

Chip Wilbanks stated that yes, there is no need to have it in the request at this time

Motion made by David Ellis to approve the certificate of appropriateness for Chip Wilbanks at 405 E College St. as presented contingent on MDAH recommendations and removing the retaining wall from the request

Seconded by Robert Logan

Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be March 25, 2025

Adjournment

Motion by Heyward Bell to adjourn meeting at 6:30 PM

Seconded by Sandra Atterberry

Unanimous approval

PLANNING AND ZONING COMMITTEE
March 25, 2025
6:00 PM

Members Present: Weaver McCracken, Saundra Atterberry, Heyward Bell, Rob Logan, & David Ellis

City Officials Present: Roy Edwards, Director of Community Development

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 December 30, 2024

Motion made by David Ellis

Seconded by Saundra Atterberry

New Considerations:

Certificate of Appropriateness – Dimensional Variance - Rob Gray & Brian Rutledge - 310 E College St

Presented by Roy Edwards

Rob Gray and Brian Rutledge Present present

David Ellis asked if there are any existing COA's or Variances on this property

Roy Edwards stated no

Weaver McCracken asked what the material for the new structure will be

Roy Edwards stated they are going to look for brick to match the existing but if they are unable to find it then it will be hardie board

Heyward Bell asked if it is an addition

Roy Edwards stated no, it is not attached to the existing structure

Heyward Bell asked if MDAH is fine with the detached structure

Roy Edwards stated that they do not give opinions on detached structures

David Ellis asked if each change and addition is looked at as separated COA request

Roy Edwards stated no, we will look at it as one request

David Ellis asked if MDAH has placed any requirements on this project

Brian Rutledge stated that with the grant request they are asking for they will be following all request from MDAH

Roy Edwards stated that we also adopted the secretary of interiors standards for rehabilitation and guidelines for rehabilitating historic buildings which is used by MDAH as well. MDAH comments are recommendations only. James Rutledge with MDAH asked for additional details on windows and everything else seems fine as long as the glassed-in porch is reversible.

Motion made by David Ellis to approve the Certificate of Appropriateness and dimensional variance as presented with the condition to maintain requirements set by MDAH and National Park assoc.

Seconded by Robert Logan

Unanimous approval

Architectural Review - Conditional Use – Soknat San – 121 Clinton Blvd

Presented by Roy Edwards

Louis Walsh Present

David Ellis stated he has concerns regarding the traffic that will back onto oakwood drive from cars waiting in the drive thru.

David Ellis asked if we have received any calls on this item

Roy Edwards stated the sign was posted and we have not received any calls or emails regarding the request

David Ellis asked if it would be possible for the applicant to put a fence on the northern part of the drive thru to block out some of the noise that may be generated from the business

Louis Walsh stated that he is sure the owners will want to do that and will be required to put some type of blockage around for dumpsters, grease traps, etc.

Weaver McCracken stated that if cars are line up where will they back up

David Ellis stated he agrees and there should be an entrance and exit off of Clinton blvd

Weaver McCracken suggested that maybe traffic management signs to help keep traffic to a minimum

Robert Logan asked if placing the window at the west end would be an option

Weaver McCracken agreed that the west end may be a better placement

Louis Walsh stated that there is a storm drain at that end of the building

Motion made by Weaver McCracken to approve the conditional use with recommendation that there be a traffic flow design and a fence

David Ellis amended the motion to stated approve with recommendation of no entrance or exit off of oakwood drive and to add a fence

Roy Edwards stated that there is no access to this building off of Clinton Blvd without going onto the Woods Activity parking lot

Louis Walsh stated that from the corner of the building to the street is 26ft

David Ellis stated that he is still concerned it is going to block traffic on Oakwood and Clinton Blvd

Motion made by David Ellis to deny the conditional use request as presented

Seconded by Weaver McCracken

Motion passes 3-2

Architectural Review – Munn Enterprises – 455 Springridge Road

Presented by Roy Edwards

Howard Munn present

Weaver McCracken stated that this change looks a lot better

Motion made by Weaver McCracken to approve the request as submitted

Seconded by Sandra Atterberry

Unanimous approval

Dimensional Variance – Gareth and Kylie Bond - 1633 N Midway Drive

Presented by Roy Edwards

Steve Olson present

David Ellis asked what the zoning is

Roy Edwards stated A-1 Agricultural

Weaver McCracken asked if the office has received any calls

Roy Edwards stated no calls or emails

Motion made by Weaver McCracken to approve the dimensional variance request as presented

Seconded by Robert Logan

Unanimous Approval

Second Motion made by Weaver McCracken to recommend the Board of Alderman to raise the maximum square footage allowed for properties located in the A-1 and possible the R-E zoned areas.

Seconded by Robert Logan

Unanimous Approval

Dimensional Variance – Steve Douglas – 211 Willow Oaks

Presented by Roy Edwards

Steve Douglas present

Robert Logan asked if all materials matched the existing house

Steve Douglas stated yes foundation, roof, and all other materials match and have been approved by the HOA.

Motion made by David Ellis to approve the dimensional variance request as presented

Seconded by Robert Logan

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be April 22, 2025

Adjournment

Motion by Robert Logan to adjourn meeting at 6:54 PM

Seconded by Sandra Atterberry

Unanimous approval

PLANNING AND ZONING COMMITTEE

April 22, 2025

6:00 PM

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

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 March 25, 2025

Motion made by Heyward Bell

Seconded by Robert Logan

New Considerations:

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

Presented by Roy Edwards

Drew Creel Present

Heyward Bell asked if the pick-up window is next to the grease container?

Roy Edwards stated yes, it is

Heyward Bell asked doesn't it smell

Drew Creel stated he has not had any issues with a smell coming from the grease container, it is cleaned out once or twice a month as needed

David Ellis asked if the applicant is asking to place a grease container on public property after it has already been built

Drew Creel stated apparently but it was not done intentionally. It was left off of the plans in the beginning and they failed to get it to Roy prior to it being put there. It could not be placed behind the fence at the end of the building due to the fence not being stable and the clean out hose would have to go over the top which could cause more damage to the fence so at the time this was the only place to put the grease container.

David Ellis stated how can we vote on something that is clearly on public property and clearly in violation of the City ordinance. So, if we vote to allow then we are allowing it to be on property that is not owned by the applicant.

Benjie Barham asked if the city would have to grant an easement

Roy Edwards stated that in the past a request was approved for the same district that allowed part of the building to be built on the City R.O.W and was not aware of an easement being granted but instead just using board of alderman minutes to cover placement on city right of way.

Drew Creel stated that the grease container does not sit on top of sidewalk, it stops right before the sidewalk

David Ellis stated that if we vote to allow this then we are voting to allow a something unlawful

Roy Edwards stated that this is not a permanent structure and can be removed at any time

Benjie Barham asked if it is drained from inside

Drew stated no, the grease container is placed inside of the enclosure.

Weaver McCracken stated that there could be spills or accidents that can cause a mess on the city sidewalk

Drew Creel stated that if any messes or accidents did occur, he would have it cleaned up. The only alternative is the grassy area behind the fence, but it is typically blocked by cars since it is also a parking

lot on that side so the clean out vendor would not be able to access it. Another possibility could be next to the dumpster that is closer to the police department which may cause more mess and accidents due to the distance we have to carry the grease.

David Ellis asked if the applicant met the 3 requirements that are listed to be met

Roy Edwards stated yes, the property lines are up to the building and this request is the same as others have received in this district. Applicant is not being granted any special privileges that hasn't been granted in this district.

David Ellis asked if the applicant satisfies the requirements in the ordinance

Roy Edwards stated yes, the property lines are up to the building and this request is the same as others in the same zoning district have received that have been approved. Applicant is not being granted any special privileges that hasn't been granted in this district. If denied the applicant would be deprived from what has been approved in this district before. Special Conditions and Circumstances exist due to the fact that the right of way extends to within one foot of the building

David Ellis asked if any other conditional uses or dimensional variance request conflict with this request

Roy Edwards stated not to his knowledge

Motion made by David Ellis to approve the Certificate of Appropriateness with a dimensional variance as presented with the conditions that the City issues an easement to owner and the owner indemnify the City for any thing the City could be held liable for as well as the owner being responsible for any damages on City Property if any occur. If conditions cannot be met then grease container should be moved to an alternate location.

Seconded by Robert Logan

Vote 4-1

Motion Passes

Motion made by Heyward Bell to approve the Certificate of Appropriateness to install a canopy, goose neck lighting, and flagstone as presented

Seconded by Sandra Atterberry

Unanimous approval

Certificate of Appropriateness – Sydney Sisson – 102 E Leake Street

Presented by Roy Edwards

Sydney and Kolby Sisson Present

Heyward Bell asked if anything from MS Dept of Achieves and History (MDAH)

Roy Edwards stated it was emailed to MDAH and they did not give any feedback which is typical since the changes are not permanent and can be removed if needed

Heyward Bell asked if it meets ADA regulations

Sydney Sisson stated yes, and it is the most ADA accessible route to the parking area

Motion made by Heyward Bell to approve the certificate of appropriateness as presented

Seconded by David Ellis

Unanimous Approval

Architectural Review – The Hair Spa – 702 Springridge Road

Presented by Roy Edwards

Arundell Simpson present

David Ellis asked for the size of the lot

Roy Edwards stated 32,383 Square Feet

David Ellis stated that the ordinance states a shopping center must have at least 3 acres

Roy Edwards stated that the definition for a shopping center is 3 or more units and this project is two spaces.

David Ellis asked if this is independent use and meets all requirements when abutting a residential district Roy Edwards stated yes, it meets all requirements

David Ellis asked if this use is permitted out right
Roy Edwards stated yes, it is
Motion made by David Ellis to approve the architectural review as presented
Seconded by Robert Logan
Unanimous approval

Architectural Review – Home Instead – 132 Northside Dr

Presented by Roy Edwards
Chuck Heirs present
Heyward Bell stated that the colors are repetitive and add no character to the building
David Ellis asked what changes would Heyward suggest
Heyward Bell stated what is existing looks more appealing than the purposed changes
Chuck Heirs stated that there were repairs made to the foundation so the back side of the break has large cracks and the color they have presented will make them less visible
Benjie Barham asked if there is parking striping and bumpers required
Roy Edwards stated that it is all pre-existing so no changes required to be made to parking
Heyward Bell asked if they could add landscaping to the front
Chuck Heirs stated that the concrete goes all the way to the building
Motion made by Weaver McCracken to approve the architectural review as presented
Seconded by Sandra Atterberry
Unanimous approval

Dimensional Variance – C-Store – 410 Highway 80 E

Presented by Roy Edwards
Daniel Wooldridge present
Benjie Barham asked if the gas pumps will be replaced
Daniel Wooldridge states yes, but the layout will be the same
David Ellis asked if there is a minimum distance required from the building to the pumps
Daniel Wooldridge stated that there has to be enough space for two-way traffic
David Ellis asked if it is currently non-conforming
Roy Edwards stated yes
David Ellis asked if there are variances for the current building
Roy Edwards stated the building was built long ago so he is unsure
David Ellis asked if the pump island could be moved closer to building
Daneil Wooldridge stated no, it will block the traffic flow
Benjie Barham asked if the building could be moved back
Daniel Wooldridge stated no, the plan is to match the existing layout and the land drops off around 20 feet in the back
David Ellis stated so the land is an issue causing you to ask for a variance since the drop does not allow you to move the building back
Daniel Wooldridge stated yes
Motion made by David Ellis to approve the dimensional variance request as presented
Seconded by Heyward Bell
Unanimous Approval

Architectural Review – Schoggen Landscape – 1114 Clinton Industrial Park

Presented by Roy Edwards
No representative
Heyward Bell asked if they are replacing the metal or painting it
Roy Edwards stated yes, they are replacing the metal

Motion made by David Ellis to approve the architectural review as presented
Seconded by Robert Logan
Unanimous Approval

Dimensional Variance – Louis Turcotte – 176 Skyline

Presented by Roy Edwards
Mr. and Mrs. Turcotte and Brett Whitton present
Benjie Barham asked what the total of the three lots owned by the Turcotte's
Louis Turcotte stated about 9 acres total
Motion made by David Ellis to approve the dimensional variance request as presented
Seconded by Robert Logan
Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be May 27, 2025

Adjournment

Motion by Robert Logan to adjourn meeting at 7:35 PM
Seconded by Sandra Atterberry
Unanimous approval

PLANNING AND ZONING COMMITTEE

May 27, 2025

6:00 PM

Members Present: Weaver McCracken, Benjie Barham, Sandra Atterberry, Heyward Bell, Rob Logan, Paige Smith & David Ellis

City Officials Present: Taylor Seaton, Administrative Assistant

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 22, 2025

Motion made by Weaver McCracken

Seconded by Sandra Atterberry

New Considerations:

Conditional Use – Clinton Tobacco and Vape – 1015 Hampstead Blvd

Presented by Taylor Seaton

Shuaib Alkusaimi present

Motion made by Heyward Bell to approve the conditional use to operate a Tobacco and Vape shop at 1015 Hampstead Blvd as presented

Seconded by Sandra Atterberry

Vote 4-2

Motion Passes

Conditional Use – Jason Birdwell – 1200 Clinton Raymond Road

Presented by Taylor Seaton

Jason Birdwell Present

Heyward Bell asked if the area that will be graded will be paved or rock

Jason Birdwell stated it will be rock

Heyward Bell asked what type of heavy equipment will be there

Jason Birdwell stated that they also have a construction company so any equipment not being used will be there available for rent along with mini excavators, skid steers, dozers, etc.

Heyward Bell asked if there will be any visual screening, like a fence, so it is not visible from the frontage road and/or Clinton Raymond Road.

Jason Birdwell stated that they do not want to do a fence due to needing visibility so that people know they have the equipment to rent. It will be neatly placed on the property and will not be like prior business at this location.

Weaver McCracken stated that it sounds like you will be improving the property, how many pieces of equipment will be there at a time

Jason Birdwell stated it will all be staged neatly, unsure of an exact number of equipment but it will be placed neatly and uncluttered.

Robert Logan stated that based on to the topography of the area a fence would likely not block the view of the equipment.

Jason Birdwell stated some of the equipment is 10 to 12 Feet high and an 8 Foot privacy fence would not block the view of them.

David Ellis stated that the zoning is C-3 and does have some landscape requirements and though it is an existing location and it is a change of occupancy and heavy equipment will be hard to shield with a fence with it being on the frontage road and being visible from Clinton Raymond Road landscaping would help that area look more presentable.

Motion made by David Ellis to approve the conditional use as presented with the condition that the applicant comply with the landscaping ordinance for C-3 Zoning.

Seconded by Heyward Bell

Unanimous Approval

Site Plan Review – Clinton Wine and Liquor – 484 Spring ridge Road Suite A

Presented by Taylor Seaton

Motion made by David Ellis to approve the sign for Clinton Wine and Liquor as presented

Seconded by Sandra Atterberry

Unanimous approval

Variance from Subdivision Regulations – Nix Harkins – Highway 80 West

Presented by Taylor Seaton

Carley Dunaway Present

David Ellis stated that the subdivision regulations clearly stated that a permit shall not be issued before a final plat is approved. The variance process does have items listed that must be met when granted a variance from these regulations. Do you meet these criteria listed?

Carley Dunaway stated that they are up against a hardship due to the lease at the current location ending

David Ellis stated that if you are stating you do not meet all of the requirements listed then it is an issue.

Carley Dunaway stated this has been in the works for a year and we have had plenty of time to have this handled but last year the City had another project that was prioritized at the time and I showed up to meetings that I was not meant to be at as well.

David Ellis stated so it would be fair to say that due to the City prioritizing another project your project was delayed

Carley Dunaway stated yes, possibly

Motion made by David Ellis to approve the variance from the Subdivision Regulations as presented

Seconded by Weaver McCracken

Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be June 24, 2025

Adjournment

Motion by Sandra Atterberry to adjourn meeting at 6:37 PM

Seconded by Robert Logan

Unanimous approval

PLANNING AND ZONING COMMITTEE

June 24, 2025

6:00 PM

Members Present: Weaver McCracken, Benjie Barham, Sandra Atterberry, Heyward Bell, Rob Logan, Paige Smith & David Ellis

City Officials Present: Taylor Seaton, Administrative Assistant

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 27, 2025

Motion made by David Ellis

Seconded by Sandra Atterberry

New Considerations:

Certificate of Appropriateness – Mike and Trish Ballard – 207 W Main Street

Presented by Roy Edwards

Mike and Trish Ballard present

David Ellis asked if it was in the City R.O.W and if so, it may require an easement

Motion made by David Ellis to approve the certificate of appropriateness as presented for either choice of fence to be located at 207 W Main Street

Seconded by Robert Logan

Unanimous approval

Certificate of Appropriateness – Tabb Hattaway – 100 Belmont Street

Presented by Roy Edwards

Tabb Hattaway Present

David Ellis asked if there was a gas main or EPA concerns

Roy Edwards stated no

David Ellis recommends reviewing the supreme courts ruling on 110/112 East Leake St. eminent domain to see if we are contradicting our testimony

Motion made by David Ellis to approve the certificate of appropriateness for 100 Belmont Street

Seconded by Robert Logan

Unanimous Approval

Certificate of Appropriateness – Dave Riley – 102 W Main Street

Presented by Roy Edwards

Motion made by Heyward Bell to approve the certificate of appropriateness at 102 W Main Street as presented

Seconded by Weaver McCracken

Unanimous approval

Conditional Use – Zayo Group/Rex Atkinson – 2010 N Frontage Road

Presented by Roy Edwards

Rex Atkinson Present

Public hearing opened

Motion made by Weaver McCracken to approve the conditional use at 2010 N Frontage Road as presented

Seconded by Weaver McCracken

Unanimous approval

Public hearing closed

Conditional Use – Chris Evans – 804 N Monroe Street

Presented by Roy Edwards

Chris Evans Present

Public Hearing Opened

Motion made by Robert Logan to approve the conditional use at 804 N Monroe Street as presented

Seconded by Heyward Bell

Unanimous approval

Public Hearing Closed

Amendment – Zoning Ordinance – Liquor Store

Presented by Roy Edwards

Public Hearing opened

Motion made by Robert Logan to approve the amendments to the City of Clinton Zoning Ordinance as presented

Seconded by Weaver McCracken

Unanimous approval

Public hearing closed

Other Business

David Ellis inquired about the Board of Alderman approving the Planning and Zoning minutes prior to them being reviewed by the Planning and Zoning members

Next Meeting

The next meeting will be July 22, 2025

Adjournment

Motion by Weaver McCracken to adjourn meeting at 6:42 PM

Seconded by Robert Logan

Unanimous approval

PLANNING AND ZONING COMMITTEE

July 22, 2025

6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Heyward Bell, Rob Logan, Paige Smith & David Ellis

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 24, 2025

Motion made by Heyward Bell

Seconded by David Ellis

New Considerations:

Subdivision Variance – Sheriee Townsend – 1482 Pinehaven Road

Presented by Roy Edwards

Mike and Sheriee Townsend present

Public Hearing Opened

David Ellis asked if the variance from the subdivision regulations because if they do not have it then it will be land locked

Roy Edwards stated yes because the 2-acre lot does not have frontage on the city right of way or a private drive. There will be a 50-foot easement granted for the 2-acre lot.

David Ellis asked if there are any other requirements on land locked properties that we need to look at it

Roy Edwards stated not to knowledge

David Ellis asked why a variance is needed

Roy Edwards stated that if approved there is not enough road frontage

David Ellis stated that section 605.02 of the subdivision regulations there are four requirements that must be met.

Roy Edwards stated that each are met as required – 1. They only have 50 feet of road frontage which is not enough for two lots 2. Not allowing would deprive the heirs of their rightful inheritance 3. This was not caused by the applicant 4. Under the same conditions I believe that this would be granted for others and there have been at least three others with similar request, with one of those being due to inheritance as well approved, by the City

Public Hearing Closed

Motion made by David Ellis to approve the subdivision variance as presented

Seconded by Robert Logan

Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be August 26, 2025

Adjournment

Motion by Heyward Bell to adjourn meeting at 6:30 PM

Seconded by Sandra Atterberry

Unanimous approval

PLANNING AND ZONING COMMITTEE

August 26, 2025

6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Heyward Bell, Brett Whitton, Paige Smith & Hayden King

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 22, 2025

Motion made by Heyward Bell

Seconded by Sandra Bell

New Considerations:

Architectural Review – Jeff Finch – 1106 Industrial Park Drive

Presented by Roy Edwards

Jeff Finch present

Brett Whitton stated he would like to see windows on the front because it would be more aesthetically pleasing

Jeff Finch stated that the windows are on the south side and removed from the front due to the sun coming in through the windows and making it really hot.

Jeff Finch also stated that he would be willing to install fake windows so that it looks better without having the heat coming in through real windows

Brett Whitton stated that would be great, maybe some shutters as well

Motion made by Heyward Bell to approve the architectural review with recommendations Seconded by Brett Whitton

Unanimous approval

Subdivision Variance – Matthew Jones – 2151 Pinehaven Road

Presented by Roy Edwards

Jerry Douel and Addy Jones present

Brett Whitton recused himself from item

Public Hearing Opened

Benjie Barham asked how many others were approved for a variance

Roy Edwards stated three others

No public comments

Public Hearing Closed

Motion made by Sandra Atterberry to approve the subdivision variance as presented

Seconded by Heyward Bell

Unanimous approval

Rezoning – Mississippi College – Highway 80 East

Presented by Roy Edwards

Bill Townsend present

Public Hearing Opened

Heyward Bell asked if something is going to be built

Roy Edwards stated that it is part of the 80/20 Project but no plans on anything at this time

No public comments

Public Hearing Closed

Motion made by Brett Whitton to approve the rezoning as presented

Seconded by Heyward Bell

Unanimous approval

Dimensional Variance – Mike and April Turnage – 132 Pinehaven Place

Presented by Roy Edwards

Public Hearing Opened

Paige Smith asked if the proposed building matches the house

Mike Turnage stated that the colors are not the same as the house

Roy Edwards stated that there will be a privacy fence added and it will keep the building from being as visible

Paige Smith asked if there are neighbors on the sides that could see it

Mike Turnage stated No, there is a lot to left with a pond and proposed building will be on the opposite side of house to the right

Brett Whitton asked if there will be a driveway to the building

Mike Turnage stated No, no plans for a driveway

No public comments

Public Hearing Closed

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

Seconded by Sandra Atterberry

Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be September 23, 2025

Adjournment

Motion by Heyward Bell to adjourn meeting at 6:30 PM

Seconded by Sandra Atterberry

Unanimous approval

PLANNING AND ZONING COMMITTEE
September 23, 2025
6:00 PM

Members Present: Benjie Barham, Saundra Atterberry, Heyward Bell, Josh Bower, Brett Whitton, Kirk Oldenburg & Hayden King

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 26, 2025

Motion made by Brett Whitton

Seconded by Heyward Bell

New Considerations:

Dimensional Variance – D & H Investments Properties – 625 Highway 80 East

Presented by Roy Edwards

Colin Baird Present

Public Hearing Opened

Brett Whitton asked about the garbage facilities

Colin Baird stated that it will not need an enclosure due to the small amount of trash that is generated

Heyward Bell asked if the number of parking spaces is adequate

Roy Edwards stated that the parking meets the City Zoning requirements

Colin Baird also stated that this is the smallest prototype building that Verizon has

No comments from the public

Public Hearing closed

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

Seconded by Brett Whitton

Unanimous approval

Architectural Review – Tim Presson – 900 Industrial Park Drive

Presented by Roy Edwards

Tim Presson and Tyler Somes present

Brett Whitton asked if there would be a new material on the front

Tim Presson stated no, it will be the same color and material

Motion made by Brett Whitton to approve the architectural changes at 900 Industrial Park Drive

Seconded by Kirk Oldenburg

Unanimous approval

Architectural Review – Camp Garawya – 312 Camp Garawya

Presented by Roy Edwards

Barri Shirley and Roddy Reed present

Heyward Bell stated that hardie board is not durable

Motion made by Heyward Bell to approve the architectural review as presented

Seconded by Kirk Oldenburg

Unanimous approval

Zoning Ordinance Amendment – Driveways/Parking Lots

Presented by Roy Edwards

Public Hearing Opened

No public comments

Public Hearing Closed

Motion made by Heyward Bell to approve the Zoning Ordinance amendments pertaining to driveways and parking lots as presented

Seconded by Hayden King

Unanimous approval

Zoning Ordinance Amendment – Historic Preservation

Presented by Roy Edwards

Public Hearing Opened

No public comments

Public Hearing Closed

Motion made by Brett Whitton to approve the Zoning Ordinance amendments pertaining to historic preservation as presented

Seconded by Heyward Bell

Unanimous approval

Zoning Ordinance Amendment – Historic Preservation

Presented by Roy Edwards

Public Hearing Opened

No public comments

Public Hearing Closed

Motion made by Brett Whitton to deny the Zoning Ordinance amendments pertaining to Short Term Rentals as presented

Seconded by Hayden King

Unanimous vote to deny the request

Other Business

No other business

Next Meeting

The next meeting will be on October 06, 2025

Adjournment

Motion by Heyward Bell to adjourn the meeting at 7:05 PM

Seconded by Brett Whitton

Unanimous approval

PLANNING AND ZONING COMMITTEE
Special Meeting October 06, 2025
5:00 PM

Members Present: Sandra Atterberry, Heyward Bell, Josh Bower, Kirk Oldenburg & Hayden King

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 5:00 p.m. by Heyward Bell

Consideration and Approval of Minutes

No Minutes

New Considerations:

Zoning Amendment – Text Change

Presented by Roy Edwards

Motion made by Josh Bower to approve the Zoning Amendment as presented

Seconded by Hayden King

Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be on October 28, 2025

Adjournment

Motion by Kirk Oldenburg to adjourn the meeting at 5:20 PM

Seconded by Sandra Atterberry

Unanimous approval

PLANNING AND ZONING COMMITTEE
November 25, 2025
6:00 PM

Members Present: Benjie Barham, Sandra Atterberry, Heyward Bell, Brett Whitton, Paige Smith and Kirk Oldenburg

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 06, 2025

Motion made by Kirk Oldenburg

Seconded by Heyward Bell

New Considerations:

Dimensional Variance – Dustin Byars – 118 Country Cove

Presented by Roy Edwards

Dustin Byars Present

Public Hearing Opened

No public comments

Public hearing closed

Brett Whitton asked if the barn seen in the image was on a neighbor's property

Dustin Byars stated yes, it is right next to the property line

Motion made by Kirk Oldenburg to approve the dimensional variance for the proposed accessory structure as presented

Seconded by Sandra Atterberry

Unanimous approval

Certificate of Appropriateness – Dimensional Variance – Dr. Chris Hughes – 403 Clinton Parkway

Presented by Roy Edwards

Dr. Chris Hughes Present

Public hearing opened

No comments from the public

Public hearing closed

Benjie Barham asked if there is a retaining wall there

Roy Edwards stated yes, there is currently a retaining wall, and a portion of it will be removed for this parking area

Motion made by Brett Whitton to approve the certificate of appropriateness and dimensional variance as presented

Seconded by Heyward Bell

Unanimous approval

Certificate of Appropriateness – Dimensional Variance – Robbie Followell – 100 E Leake St

Presented by Roy Edwards
Robbie Followell present
Public Hearing Opened
No public comments
Public hearing closed
Benjie Barham asked if this is a new use for this building
Roy Edwards stated yes, it will be a restraint
Brett Whitton asked what food they serve
Robbie Followell stated breakfast and lunch
Paige Smith asked what days they will be open
Robbie Followell stated Tuesday – Saturday, starting out
Motion made by Heyward Bell to approve the dimensional variance and certificate of appropriateness as presented
Seconded by Kirk Oldenburg
Unanimous approval

Conditional Use – Annesia Williams – 1125 Clinton Tinnin

Presented by Roy Edwards
Terri Dallriva and Annesia Williams present
Public Hearing Opened
No public comments
Public hearing closed
Paige Smith asked if the building is currently being used
Teri Dallriva stated that it is an art studio for herself
Benjie Barham asked how many occupants would be in the building
Annesia Williams stated that at the moment she is unsure and will know if the conditional use is approved and the licensure department comes to the property to tell her how many children she can have
Benjie Barham asked what the size of the building is
Terri Dallriva stated it is around 2,000 square feet
Brett Whitton asked if the ditch in the back has ever flooded
Terri Dallriva stated that it has never flooded
Brett Whitton asked if there would be a fence
Annesia Williams stated yes, it will be required
Motion made by Sandra Atterberry to approve the conditional use to operate
Seconded by Kirk Oldenburg
4 voted for approval, 1 opposed
Motion passes

Dimensional Variance – Kenneth and Wanda Deaver – 226 Wells Road

Presented by Roy Edwards
Wanda Deaver present
Public Hearing Opened
No public comments
Public hearing closed
Motion made by Heyward Bell to approve the 2,450 sq. ft. Ft. dimensional variance for an accessory structure at 226 Wells Road
Seconded by Sandra Atterberry
4 voted for approval, 1 opposed
Motion passes

Architectural Review - Mississippi College - Softball Batting Cages

Presented by Roy Edwards

Marcus Buffington present

Paige Smith asked if the doors would open on the sides

Marcus Buffington stated yes

Brett Whitton stated that the brick is a great addition to the building

Motion made by Brett Whitton to approve the softball batting cages at Mississippi College as presented

Seconded by Kirk Oldenburg

Unanimous Approval

Dimensional Variance – Walmart – 950 Highway 80 East

Presented by Roy Edwards

Brady Theriot present

Public Hearing Opened

No public comments

Public hearing closed

Motion made by Brett Whitton to approve the dimensional variance at 950 Highway 80 East

Seconded by Kirk Oldenburg

Unanimous Approval

Dimensional Variance – Ildefonso Magana – Springridge Road

Presented by Roy Edwards

Farris Crisley, Glenn Anglin, Ildefonso Magana, and Blake Alford present

Public Hearing Opened

No public comments

Public hearing closed

Heyward Bell asked if there is landscaping

Roy Edwards stated yes, it meets all the requirements

Benjie Barham asked, with the rear variance, can the water run off be controlled

Glenn Anglin stated Yes, the intention is to run it into the drain to the detention area

Benjie Barham stated that there is a ditch in front of the apartments, so the water will run into that

Roy Edwards stated yes, the water will run that direction towards I-20

Heyward Bell stated there is no space in the rear for deliveries

Glenn Anglin stated that the doors on the front will be double doors to allow deliveries to be brought in the front, or deliveries can be taken to the back door from the front by dolly

Brett Whitton asked if there would be a retaining wall in the back

Roy Edwards stated yes, a retaining wall will have to be done

Kirk Oldenburg asked if the 6-foot fence is the highest fence required

Roy Edwards stated yes

Motion made by Kirk Oldenburg to approve the dimensional variance as presented

Seconded by Brett Whitton

Unanimous Approval

Other Business

No other business

Next Meeting

The next meeting will be on October 06, 2025

Adjournment

Motion by Heyward Bell to adjourn the meeting at 6:45 PM

Seconded by Brett Whitton

Unanimous approval