

PLANNING AND ZONING COMMITTEE
February 24, 2026
6:00 PM

Members Present: Sandra Atterberry, Josh Bower, Hayden King, Heyward Bell, Brett Whitton, and Paige Smith

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 Heyward Bell

Consideration and Approval of Minutes

Approval of minutes from the January 15th and January 27th meeting

Motion by

Seconded by

New Considerations:

Certificate of Appropriateness – Robby Followell – 100 E Leake Street

Presented by Roy Edwards

Robby Followell present

Brett Whitton asked if the front will be replaced as well

Roy Edwards stated no, they will be painting the trim black

Motion made by Brett Whitton to approve the certificate of appropriateness as presented.

Seconded by Sandra Atterberry

Unanimous approval

Conditional Use – Lvl Up Construction (Isaias Mazy) – 202 Simmons Drive

Presented by Roy Edwards

Isais Mazy Present

Paige Smith asked if there have been any complaints from neighbors

Roy Edwards stated our office has received three calls stating they are against this request

Paige Smith asked how long is a short-term rental

Roy Edwards stated 2 to 30 days

Brett Whitton asked how long a conditional use last, if it sells the property would new owner be able to continue as a short term

Roy Edwards stated that it can be a condition with approval to limit time or other limits if wanted

Sandra Atterberry asked why the callers stated they were against this request

Roy Edwards stated the main reason is that they will not know who their neighbors are

Public Hearing opened

Kimberly Atwood – 104 Landsdowne Place - stated that she lives across the street now that her mother passed and she has seen where another neighborhood had to deal with a short-term rental that had a lot of partying. She stated she is against this and does not want a short-term rental in the area

Isaias Mazy – applicant – 105 Willow brook Clinton MS – Stated that he and his father purchased this property to restore, which they have completed, and this concerns have been thought about. The intention was to have this property for workers their company brings in who need a place to stay for a few months.

Louise Kinnar – 410 McDonald Drive – stated she is against this request and agrees with Amanda. She also stated she does not like knowing it will have different strangers coming in and out.

Paige Smith stated that if the STRU request is not approved can they do long term?

Roy Edwards stated yes, that has always been allowed.
Josh Bower stated so month or longer would be fine with a regular rental
Roy Edwards stated yes
Brett Whitton asked if they can put time limits on a conditional use for like 2 years or so to see if it is going well or not and reapply at that time
Roy Edwards stated
Saundra Atterberry asked if the owners are able to put on the website what it being used for to specify it is for workers
Isaias Mazy stated that there is a description space to add any notes or rules. He also stated that him and his wife are Clinton residents and they are not wanting to bring any negative into Clinton. They got the idea because workers have been in hotels and extended stays but they do not have all of the amenities a home has.
Saundra Atterberry asked if they can specify a time frame for stays
Isaias Mazy stated yes, and while longer stays are the goal it may not always be so they wouldn't want it to sit vacant.
Josh Bower asked who enforces the rules listed on the site if they aren't followed
Isaias Mazy stated that would be him, they can place noise sensors but cannot place cameras.
Brett Whitton asked if he would be opposed to setting a time limit for 5 to 7 days
Isaias Mazy stated Yes, he could do that
Kimberly Atwood stated that property values go down when this type of rental is in a neighborhood
Isaias Mazy stated that he does not believe it will bring values down
Brett Whitton stated he agrees, the house looks a lot better than it did before being remodeled
Sherman – 101 Diane Place – stated he had neighbors telling him they were against it but they are not here tonight so he cannot speak for them however, he is against it. He also stated the neighborhood already has issues with multiple cars parking on the street and other things that make it look bad. He is concerned with how far this will go, and he wants to see the young people there stay and more young people come in.
Public Hearing Closed
Brett Whitton stated he believes when this amendment came to this board before they recommended to deny having short term rentals outside of olde Towne.
Hayden King stated he agrees and think they should continue with that
Motion made by Hayden King to deny the conditional use request to operate a short-term rental at 202 Simmons Drive
Seconded by Paige Smith
Unanimous vote to deny

Ordinance Amendment – Roof Top Signs

Presented by Roy Edwards
Public hearing opened
Motion made by Brett Whitton to approve the amendment as presented
Seconded by Josh Bower
Unanimous approval

Ordinance Amendment – Accessory Building

Presented by Roy Edwards
Public hearing opened
Motion made by Brett Whitton to approve the amendment as presented
Seconded by Saundra Atterberry
Unanimous approval

Other Business

No other business

Next Meeting

The next meeting will be on March 24, 2026

Adjournment

Motion by Josh Bower to adjourn the meeting at 6:40 PM

Seconded by Paige Smith

Unanimous approval