

**CITY OF CLINTON
REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN
TUESDAY, DECEMBER 5, 2000-7:00 P.M.
MUNICIPAL COURTROOM-305 MONROE STREET**

WELCOME AND CALL TO ORDER - Mayor Rosemary Aultman

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

The invocation was led by Alderman Hisaw followed by the Pledge of Allegiance to the Flag led by Alderman DePriest.

ROLL CALL - City Clerk Wayne Derrick

Present: Jehu Brabham - Alderman-At-Large
Tony Hisaw - Alderman Ward 1
Rodney DePriest - Alderman Ward 2
Clint Brantley - Alderman Ward 3
Phil Fisher - Alderman Ward 4
Herb Touchton - Alderman Ward 5
Sharbert Lott - Alderman Ward 6
Ken Dreher - City Attorney

APPROVAL OF CONSENT AGENDA ITEMS A-V

MOTION made by Alderman Brantley and **SECONDED** by Alderman Lott to approve Consent Agenda Items A-V listed on Page of this Minute Book AA. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF THE PLANNING & ZONING ITEM FOR CONDITIONAL USE (SPECIAL EXCEPTION) - OUR REDEEMER LUTHERAN CHURCH

Upon recommendation of the Planning & Zoning Board and Zoning Administrator Gary Ward **MOTION** made by Alderman Brabham and **SECONDED** by Alderman DePriest to approve conditional use (special exception) of property located at 1745 Clinton/Raymond Road, Clinton, MS for the construction fo a church facility by - Our Redeemer Lutheran Church, 1745 Clinton/Raymond Road, Clinton, MS. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF THE PLANNING & ZONING ITEM FOR PRELIMINARY SITE PLAN-HOLY SAVIOR CATHOLIC CHURCH

Upon recommendation of the Planning & Zoning Board and Zoning Administrator Gary Ward **MOTION** made by Alderman Fisher and **SECONDED** by Alderman Touchton to approve preliminary site plan of Holy Savior Catholic Church, 714 Lindale Drive, Clinton, MS. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF THE PLANNING & ZONING ITEM FOR CONDITIONAL USE (SPECIAL EXCEPTION) - CLINTON HEALTH & REHABILITATION CENTER

Upon recommendation of the Planning & Zoning Board and Zoning Administrator Gary Ward **MOTION** made by Alderman Lott and **SECONDED** by Alderman Brabham to approve conditional use (special exception) by Clinton Health & Rehabilitation Center, Woodchase Park Drive, Clinton, MS. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF THE PLANNING & ZONING ITEM FOR PRELIMINARY SITE PLAN-CLINTON HEALTH & REHABILITATION CENTER

Upon recommendation of the Planning & Zoning Board and Zoning Administrator Gary Ward **MOTION** made by Alderman Lott and **SECONDED** by Alderman Touchton to approve preliminary site plan of Clinton Health & Rehabilitation Center, Woodchase Park Drive, Clinton, MS. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF PLANNING & ZONING ITEM FOR PRELIMINARY SITE PLAN-CHICK-FIL-A RESTAURANT

Upon recommendation of the Planning & Zoning Board and Zoning Administrator Gary Ward **MOTION** made by Alderman Fisher and **SECONDED** by Alderman Lott to approve preliminary site plan of Chick-fil-A Restaurant, Highway 80, Clinton, MS. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF PLANNING & ZONING ITEM FOR PRELIMINARY SITE PLAN-MEGA PLASTICS

Upon recommendation of the Planning & Zoning Board and Zoning Administrator Gary Ward **MOTION** made by Alderman Hisaw and **SECONDED** by Alderman Brabham to approve preliminary site plan of Mega Plastics, 111 Industrial Park, Clinton, MS said to include a 50 foot roof height. **MOTION CARRIED UNANIMOUSLY**

APPROVAL FROM SELECTION COMMITTEE-WILLIFORD, GEARHART & KNIGHT, INC. - NEW FRONTAGE ROAD PROJECT

Upon on recommendation from Selection Committee and City Engineer Richard Broome **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Fisher to approve Williford, Gearhart & Knight, Inc. for New Frontage Road Project from Broadwater Drive to Masonic Drive. **MOTION CARRIED UNANIMOUSLY** Alderman DePriest was not present for vote.

APPROVAL OF BOARD OF ALDERMAN REPRESENTATIVE TO CLINTON CHAMBER OF COMMERCE-TONY HISAW

Upon recommendation of Alderman Brabham **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Fisher to appoint Tony Hisaw to serve one year from appointment as the Board of Aldermen Representative to Clinton Chamber of Commerce. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF ANNUAL SALARY INCREASES FOR MAYOR AND BOARD OF ALDERMEN

Upon recommendation of President of Clinton Chamber of Commerce Dan Gore **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Fisher to approve annual salary increases for the Mayor and Board of Aldermen to be effective July 1, 2001, as follows:

Mayor's Salary \$65,000.00 per annum

Aldermen's Salary \$12,500.00 per annum

MOTION CARRIED UNANIMOUSLY

APPROVAL OF SEWER EASEMENT FROM SPRINGRIDGE DEVELOPMENT COMPANY

Upon recommendation of City Engineer Richard Broome **MOTION** made by Alderman Touchton and **SECONDED** by Alderman Fisher to approve sewer easement from Springridge Development Company. **MOTION CARRIED UNANIMOUSLY**

ADJOURN 7:50 P.M.

MOTION made by Alderman Touchton and **SECONDED** by Alderman Brabham to adjourn.

Copy of Agenda can be found on Page of this Minute Book AA.

APPROVED:

Rosemary G. Aultman
Rosemary G. Aultman, Mayor

December 28, 2000
Date

ATTEST:

W. Derrick
Wayne Derrick, City Clerk

12/28/2000
Date



CITY OF CLINTON AGENDA ITEM FACT SHEET

BOARD APPROVED

Board Meeting Date: December 5, 2000

Agenda Item No. 7.A.

Consent Agenda:

To:

For:

Acct. No.

Discussion/Action: Our Redeemer Lutheran Church
Clinton /Raymond Road and Midway Road
Conditional Use

Introduced by: Gary Ward

Telephone: 924-2239

Exhibits for Review:

Minutes _____

Invoice _____

Other: _____

Ordinance _____

Plans, Maps _____

Resolution _____

Contract _____

Recommendation: Planning and Zoning recommends approval.

Board Action:

Motion made by: _____

Seconded by: _____

Vote Cast:

"Aye"

"Nay"

Action Taken:

Brabham _____

Hisaw _____

DePriest _____

Brantley _____

Fisher _____

Touchton _____

Lott _____

Mayor Aultman _____

RECEIVED

OCT 27 2000

CITY OF CLINTON
PLANNING & ZONINGZoning Action Application

Request for:

 Rezoning
 Dimensional Variance
XX Conditional Use (Special Exception)

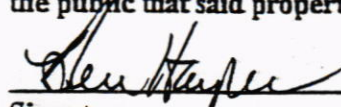
Owner's Name Our Redeemer Lutheran Church Phone # (601) 372-7256Address 1735 Shady Lane Drive Contact Tony Warrington at
Jackson, MS 39204-3526 (601) 924-6919Property Address 1745 Clinton-Raymond Road, Clinton, MS 39056Current Zoning A-1 Requested Change NoneDate of Public Hearing before Planning & Zoning Commission November 28, 2000Date of Mayor & Board of Aldermen Meeting December 5, 2000Requirements of Applicant: (General Guidelines Only)

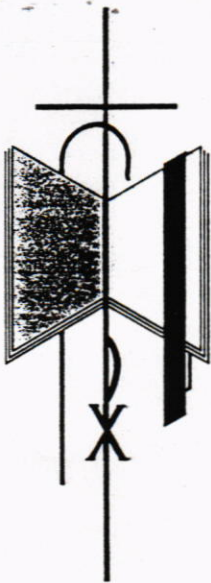
1. Letter stating reason for request.
2. Copy of the written legal description.
3. Site plan or plat of property.
4. Identification of property owners within 160 feet of subject property (*required for rezoning request only*).
5. \$250.00 fee required for processing.

PLEASE NOTE: APPLICANT IS RESPONSIBLE FOR COMPLYING
WITH ALL APPLICABLE REQUIREMENTS OF THE
ZONING ORDINANCE.

Applicant shall be present at both the Planning & Zoning Commission and Mayor/ Board of Aldermen meetings. Documents shall be submitted thirty (30) days prior to public hearing before the Planning and Zoning Commission.

By signing the application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on said property, giving notice to the public that said property is being considered for zoning action.


SignatureOctober 26, 2000.
Date



OUR REDEEMER LUTHERAN CHURCH

1735 SHADY LANE DR.
JACKSON, MS 39204-3526
(601) 372-7256

REV. LANE B. REUTER, PASTOR
CINDY NAMANNY, DCE

City of Clinton, Mississippi
Department of Public Works
P.O. Box 156
200 West Leake Street
Clinton, MS 39056
ATTN: Mr. Gary Ward, Zoning Administrator

October 26, 2000

RE: Application for Conditional Use (Special Exception) Permit for property to be used for a church facility

Gentlemen:

Enclosed are the Application and seven (7) copies of the Master Plan, together with the Legal Description and other information for our site along with a check for the \$250.00 fee, in support of our request for a Conditional Use (Special Exception) Permit for property we have purchased at the corner of Clinton-Raymond and Midway Roads for the relocation of our church. By this letter we would like to request such an exception for the following property:

Legal Description:

Starting at the NW corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 6 North, Range 2 West, Hinds County, Mississippi, said starting point being marked by a section of old railroad rail driven in the ground and running due East a distance of 985.0 feet; thence running due North a distance of 117.7 feet, to the intersection of the South property line and the East property line of the Raymond Clinton Road and Midway Road respectively, (both roads being 80 feet width between property lines), and the Point of Beginning of the survey; from the Point of Beginning, run North 52 degrees 28 minutes East a distance of 115.4 feet, along the right of way of the Raymond Clinton Road; thence run North 53 degrees 59 minutes East a distance of 146.1 feet along the Right of way; thence run North 56 degrees 13 minutes East a distance of 120.8 feet along the right of way; thence run North 57 degrees 46 minutes East a distance of 153.2 feet, along the right of way of the Raymond Clinton Road; thence run South 4 degrees 34 minutes East a distance of 341.0 feet; thence run South 7 degrees 15 minutes East a distance of 339.9 feet; thence run South 83 degrees 14 minutes West a distance of 224.3 feet; thence run South 88 degrees 28 minutes West a distance of 114.3 feet; thence run South 81 degrees 05 minutes West a distance of 166.1 feet, thence run North 1 degree 00 minutes West a distance of 427.5 feet along the East property line of Midway Road, and the Point of Beginning. The above property lies in all 4 quarters of the SE 1/4 of Section 35, T6N, R2W, Hinds County, Mississippi.

Last year our congregation voted to relocate to Clinton from our present location on Shady Lane Drive in Jackson where we have been for 40 years. Many of our members live in Clinton and our site on Clinton-Raymond Road will be easily accessible to those of our

congregation outside the immediate area. Since the city has such growth potential and so many desirable qualities, we are excited about the opportunity.

The location also should be of substantial benefit to the citizens of Clinton. There are no Lutheran Churches in the city although a growing number of Lutherans live in the area. With the growth of business activity, many more Lutherans will be moving in, particularly among those from mid-western states. Our site is at the heart of one of the largest projected areas of residential growth in the city, on the main thoroughfare connecting the Mississippi College area with Raymond. Access from all parts of Clinton and surrounding metropolitan areas is excellent and can only be enhanced with the completion of the North-South Parkway, Natchez Trace, and Interstate improvements. Our grounds will provide green space in the community and include amenities such as jogging or walking trails, picnic areas, exercise, and recreation space. Throughout the year we welcome our neighbors to community wide events for all ages and expect this to continue and grow in this area.

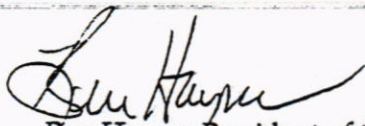
The Master Plan shows our plans for use of the site. It will be a phased project with complete facilities for Worship and all our present ministries provided in the first phase. Future phases will accommodate anticipated growth and expanded programs that we are planning. The order in which they will be constructed depends on the needs and growth of the various ministries. The initial Sanctuary and related areas in the First Phase, seating between 200 and 250 for several services will ultimately be converted to other purposes, primarily Family Ministry and related type spaces which is the designation shown on the plan for that portion of the building. It will be completely finished space from the start, but use temporary furnishings. The Sanctuary indicated on the plan is future construction and is sized and expected to accommodate substantially more people. The actual size will be based on our needs at the time. Other growth such as additional Sunday School space and the gymnasium portion of the Family Life Center will be based on our needs at the time. Parking at all times will be based on the needs of the spaces in use as well as code and zoning requirements based on the size of those spaces and their usage.

On our site we plan to make extensive use of existing trees in our landscaping. Natural buffer areas will be left along adjoining property for privacy, drainage, and recreational uses. There will be landscaping in conjunction with lawn areas, drives, parking and pedestrian areas, signage, and the roads. Necessary site utilities, drainage structures, and other required site improvements will be provided. The actual design of the facility is yet to be done. It will be comparable in materials, design, execution and quality to other new churches in the immediate vicinity at this time.

We will be present at the relevant Planning Commission and Board of Alderman meetings to further describe our plans and answer any questions you may have. Please let us know if you need any more information or have any questions before then. Meanwhile, thanking you in advance for your time and effort, we appreciate your review of our materials and your kind consideration of our application for a Conditional Use Exception for our property in Clinton.

In Christ,

OUR REDEEMER LUTHERAN CHURCH



Ben Harper, President of the Congregation

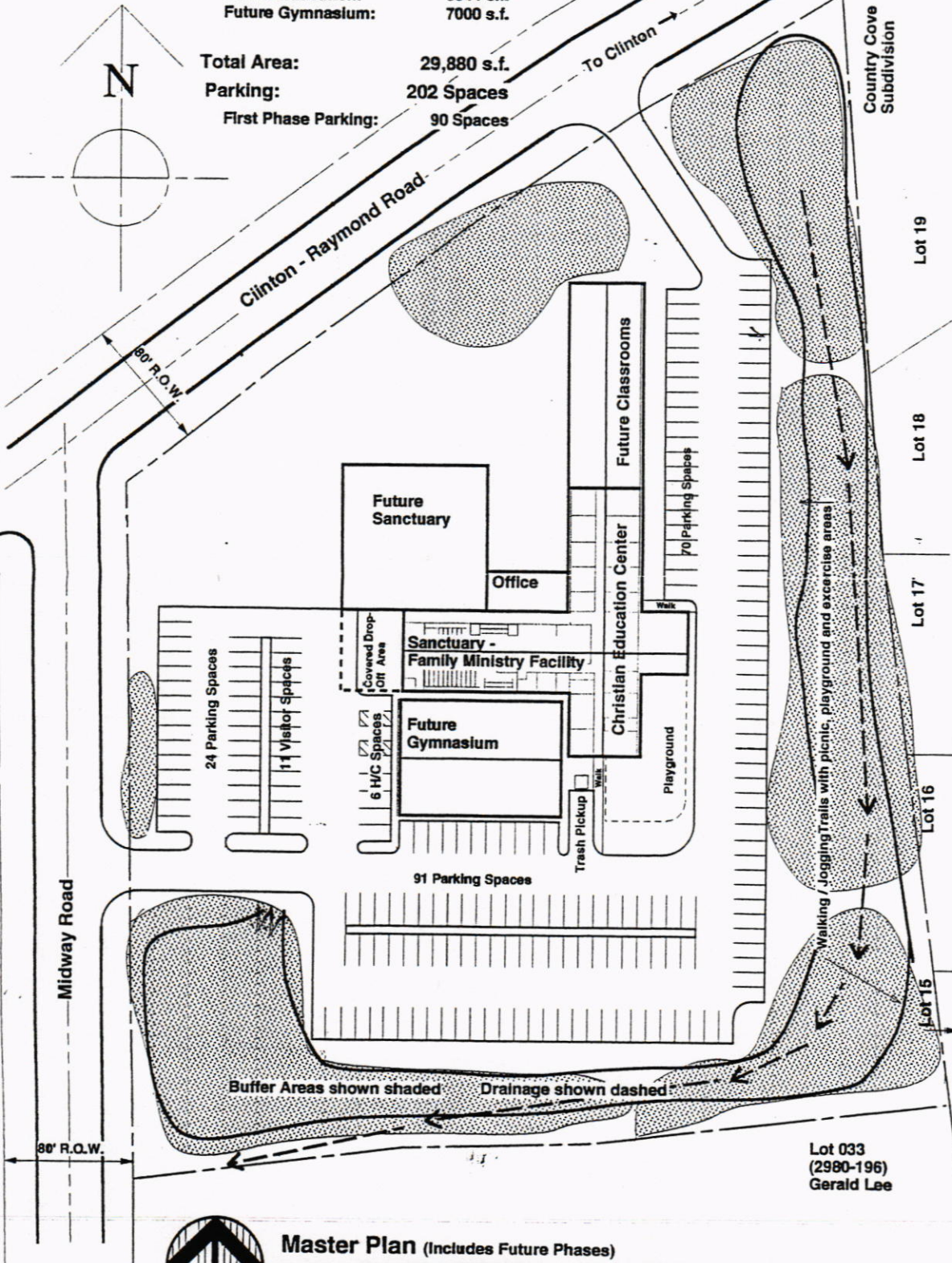
Ours Redeemer Lutheran Church

Lot 030.01 (2980-198-10)

6.0 Acres

Areas:	Phase I:	11,436 s.f.
	Phase II:	18,444 s.f.
	Future Sanctuary:	6400 s.f.
	Future Education:	5044 s.f.
	Future Gymnasium:	7000 s.f.

Total Area:	29,880 s.f.
Parking:	202 Spaces
First Phase Parking:	90 Spaces



Lot 033
(2980-196)
Gerald Lee



Master Plan (Includes Future Phases)

Scale: 1" = 60'-0"

RECEIVED

OCT 27 2000

CITY OF CLINTON
PLANNING & ZONING

**RESOLUTION APPROVING A CONDITIONAL USE FOR A
DESIGNATION OF PUBLIC/QUASI-PUBLIC FACILITY FOR
OUR REDEEMER LUTHERAN CHURCH
LOCATED ON CLINTON/RAYMOND ROAD, CLINTON, MISSISSIPPI**

WHEREAS, OUR REDEEMER LUTHERAN CHURCH did file a request for a designation of the property described in Exhibit "A" attached hereto as a public/quasi-public facility; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Clinton were accomplished and a public hearing was held on November 28, 2000, as required; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of the public hearing adopted a motion to approve the request for a conditional use for a public/quasi-public facility and that the motion be forwarded to the next meeting of the Mayor and Board of Aldermen for their consideration.

WHEREAS, the Mayor and Board of Aldermen of the City of Clinton, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinances; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the area involved in the request; and

BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Clinton, Mississippi that the request of OUR REDEEMER LUTHERAN CHURCH for designation of the property described in Exhibit "A" attached as a public/quasi-public facility and hereby granted and such action is taken pursuant to the findings of fact set out as follows:

1. The Mayor and Board of Aldermen of the City of Clinton, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The recommendation of the Planning and Zoning Commission is advisory in nature.
3. The Mayor and Board of Aldermen have knowledge of the area involved and are aware of the need for the conditional use.
4. The requested designation meets the definitions of a Conditional Use of the Zoning Ordinance.

5. The Conditional-Use will promote the general welfare of the City of Clinton and will not adversely affect adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matter will allow the City to continue to monitor the area.
6. The Mayor and Board of Aldermen find that Section 402 of the Zoning Ordinances has been complied with and that the requirements of Section 2405.01 of the Zoning Ordinances are satisfied based upon the presentation of the applicants and the site plan presented to the Planning Commission and to the Mayor and Board of Aldermen.
7. The granting of this conditional-use does not relieve the requested from compliance with any applicable law, court order, covenants or contracts.

The foregoing Resolution, having been reduced to writing, Alderman _____ moved that said Resolution be adopted. Alderman _____ seconded. The vote was as follows:

Alderman Brabham voted: _____

Alderman Hisaw voted: _____

Alderman DePriest voted: _____

Alderman Brantley voted: _____

Alderman Fisher voted: _____

Alderman Touchton voted: _____

Alderman Lott voted: _____

Whereupon the Mayor declared the Motion carried and the ordinance approved and adopted.

The foregoing ordinance was approved this the ____ day of _____, 2000.

CITY OF CLINTON

BY: _____
ROSEMARY AULTMAN, MAYOR

ATTEST:

Wayne Derrick, City Clerk

(S E A L)

Starting at the NW corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 6 North, Range 2 West, Hinds County, Mississippi, said starting point being marked by a section of old railroad rail driven in the ground and running due East a distance of 985.0 feet; thence running due North a distance of 117.7 feet, to the intersection of the South property line and the East property line of the Raymond Clinton Road and Midway Road respectively, (both roads being 80 feet width between property lines), and the Point of Beginning of the survey; from the Point of Beginning, run North 52 degrees 28 minutes East a distance of 115.4 feet, along the right of way of the Raymond Clinton Road; thence run North 53 degrees 59 minutes East a distance of 146.1 feet along the Right of Way; thence run North 56 degrees 13 minutes East a distance of 120.8 feet along the right of way; thence run North 57 degrees 46 minutes East a distance of 153.2 feet, along the right of way of Raymond Clinton Road thence run South 4 degrees 34 minutes East a distance of 341.0 feet; thence run South 7 degrees 15 minutes East a distance of 339.9 feet; thence South 83 degrees 14 minutes West a distance of 224.3 feet; thence run South 88 degrees 28 minutes West a distance of 114.3 feet; thence run South 81 degrees 05 minutes West a distance of 166.1 feet, thence run North 1 degree 00 minutes West a distance of 427.5 feet along the East property line of Midway Road and the Point of Beginning. The above property lies in all 4 quarters of the SE 1/4 of Section 35, T6N,R2W, Hinds County, Mississippi.

CITY OF CLINTON AGENDA ITEM FACT SHEET

BOARD APPROVED

Board Meeting Date: December 5, 2000

Agenda Item No. 7. B.

Consent Agenda:	To:
For:	Acct. No.

Discussion/Action: Holy Savior Catholic Church 714 Lindale Drive <i>Preliminary Site Plan</i>	Telephone: 924-2239
Introduced by: Gary Ward	

Exhibits for Review:		
Minutes _____ Ordinance _____ Resolution _____	Invoice _____ Plans, Maps _____ Contract _____	Other: _____

Recommendation: Planning and Zoning recommends approval.

<u>Board Action:</u>		Motion made by: _____	
		Seconded by: _____	
<u>Vote Cast:</u>	<u>"Aye"</u>	<u>"Nay"</u>	<u>Action Taken:</u>
Brabham	_____	_____	_____
Hisaw	_____	_____	_____
DePriest	_____	_____	_____
Brantley	_____	_____	_____
Fisher	_____	_____	_____
Touchton	_____	_____	_____
Lott	_____	_____	_____
Mayor Aultman	_____	_____	_____

Agenda items must be turned in to the City Clerk with all attachments no later than 5 P.M. on the Wednesday preceding the Tuesday Board Meeting to be included on the Agenda. This deadline will be strictly enforced.

A New Admin/Education Building
Holy Savior Catholic Church
714 Lindale Drive
Clinton, Mississippi

Project Narrative

Project Scope

The project consists of demolishing three existing one story buildings and replacing them with a new one story administrative/educational building approximately 10,000-12,000 square feet.

Need

The three existing buildings are 40-50 year old, formerly residential structures that currently house the church offices, pastor's residence, and classrooms. They are outdated and inadequate for their current uses and have experienced structural problems due to Yazoo clay soil conditions. There is a strong need for their replacement.

Design

The proposed new building design is a one story, 10,000 square foot $\pm$ building consisting of church offices and 12 religious ed classrooms. The building will occupy the site location of the three demolished buildings and face Lindale Street.

The exterior design will match the existing church and blend with the surrounding neighborhood character. Exterior walls will be brick matching the color of the church as closely as possible. A sloped roof with either metal roofing (matching the church) or dimensional shingles will be used, depending on the final costs. Windows will use gray tinted glass for energy efficiency.

Although soil borings have not yet been performed, it is anticipated that a structural concrete pile foundation with a raised floor over a crawl space will be required due to the soil condition.

Handicapped and physically disabled accessibility will be included throughout the design as well as all other life safety and building code requirements.

The building design includes a new covered drive-thru for inclement weather drop-off.



CITY OF CLINTON AGENDA ITEM FACT SHEET

BOARD APPROVED

7.C.

Board Meeting Date: December 5, 2000

Agenda Item No.

Consent Agenda:

To:

For:

Acct. No.

Discussion/Action: Clinton Health & Rehabilitation Center
Woodchase Park Drive
Conditional Use

Introduced by: Gary Ward

Telephone: 924-2239

Exhibits for Review:

Minutes

Invoice

Other:

Ordinance

Plans, Maps

Resolution

Contract

Recommendation: Planning and Zoning recommends approval.

Board Action:

Motion made by:

Seconded by:

Vote Cast:

"Aye"

"Nay"

Action Taken:

Brabham

Hisaw

DePriest

Brantley

Fisher

Touchton

Lott

Mayor Aultman

Agenda items must be turned in to the City Clerk with all attachments no later than 5 P.M. on the Wednesday preceding the Tuesday Board Meeting to be included on the Agenda. This deadline will be strictly enforced.

Zoning Action Application**Request for:**

- ☐ Rezoning
☐ Dimensional Variance
☒ Conditional Use (Special Exception)

Owner's Name

Phone #

Address

Property Address

Current Zoning

Requested Change

Date of Public Hearing before Planning & Zoning Commission

Date of Mayor & Board of Aldermen Meeting

Requirements of Applicant: (General Guidelines Only)

1. Letter stating reason for request.
2. Copy of the written legal description.
3. Site plan or plat of property.
4. Identification of property owners within 160 feet of subject property (required for rezoning request only).
5. \$250.00 fee required for processing.

PLEASE NOTE:

APPLICANT IS RESPONSIBLE FOR COMPLYING
WITH ALL APPLICABLE REQUIREMENTS OF THE
ZONING ORDINANCE.

Applicant shall be present at both the Planning & Zoning Commission and Mayor/ Board of Aldermen meetings. Documents shall be submitted thirty (30) days prior to public hearing before the Planning and Zoning Commission.

By signing the application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on said property, giving notice to the public that said property is being considered for zoning action.

Signature

Date

[Signature]
 FERRY WILCO
 AGENT FOR CLINTON PARTNERS, LLC
 901-754-3819

Clinton Partners, LLC

5901 Shelby Oaks Drive

Suite 175

Memphis, Tennessee 38134

Ph: 901.937.7994

Fax: 901.937.1516

October 23, 2000

City of Clinton, Mississippi

200 W. Leake Street

Clinton, MS 39060

Re: Conditional Use for 5.246 acre parcel on Woodchase Parkway

To Whom It May Concern:

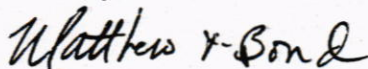
We hereby request a conditional use of the above-mentioned site, further described in the attached legal description to permit the construction of a 135-bed skilled nursing facility. This property is currently zoned C-2. All of the adjacent property is zoned C-2. The property immediately to the west is currently utilized as a mini-storage site. The property immediately to the north is currently utilized as a mobile home park. All other adjacent property is currently undeveloped.

This request is to enable the relocation of the existing "Clinton Health and Rehabilitation Center".

- a) The existing facility is dated and needs to be upgraded for better patient care.
- b) The constraints of the existing site prohibit the construction of a new facility on site.
- c) The proposed site will give better access to the expressway, which will minimize time to hospitals in the area for emergency services.
- d) The proposed site will yield easy access from Springridge Road which is being developed as a major north-south traffic artery in the Clinton area.

Thank you for your consideration.

Sincerely,



Matthew T. Bond

Secretary

107 007 2000 14.00 FROM TO 19917334251 P.02

DESCRIPTION WOODCHASE PARK

A 5.246 acre parcel being situated in the NE¼ of SW¼ and the NW¼ of SE¼ of Section 32, T6N - R1W, Hinds County, Mississippi and being more particularly described as follows:

Commencing at the intersection of the north line of the SE¼ of Section 32 with the east right of way of Springridge Road, run thence S 89°54'06" E - 421.61 feet along the north line of the SOUTH CENTRAL BELL PROPERTY as recorded in Book 2330 at Page 262; thence S 89°58'34" E - 384.93 feet to the POINT OF BEGINNING; S 89°58'34" E - 622.75 feet to the centerline of a drainage channel; thence S 01°02'59" W - 70.08 feet along said channel centerline; thence S 15°35'33" E - 234.39 feet along said channel centerline to a point on the northerly right of way of Woodchase Park Drive; thence N 86°40'37" W - 38.05 feet along said right of way; thence along said right of way, in the arc of a curve to the left, said curve having a radius of 505.96 feet, a chord bearing S 81°42'50" W - 203.63 feet, and an interior angle of 23°13'04"; thence S 70°06'18" W - 118.95 feet along said right of way; thence along said right of way, in the arc of a curve to the right, said curve having a radius of 526.91 feet, a chord bearing S 80°16'46" W - 186.15 feet, and an anterior angle of 20°20'55"; thence N 89°58'00" W - 149.74 feet along said right of way; thence N 00°01'02" E - 394.95 feet to the POINT OF BEGINNING.

**RESOLUTION APPROVING A CONDITIONAL USE FOR A
DESIGNATION OF PUBLIC/QUASI-PUBLIC FACILITY FOR
CLINTON PARTNERS, LLC
LOCATED ON WOODCHASE PARK DRIVE, CLINTON, MISSISSIPPI**

WHEREAS, CLINTON PARTNERS, LLC (dba CLINTON HEALTH AND REHABILITATION CENTER) did file a request for a designation of the property described in Exhibit "A" attached hereto as a public/quasi-public facility; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Clinton were accomplished and a public hearing was held on November 28, 2000, as required; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of the public hearing adopted a motion to approve the request for a conditional use for a public/quasi-public facility and that the motion be forwarded to the next meeting of the Mayor and Board of Aldermen for their consideration.

WHEREAS, the Mayor and Board of Aldermen of the City of Clinton, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinances; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the area involved in the request; and

BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Clinton, Mississippi that the request of CLINTON PARTNERS, LLC for designation of the property described in Exhibit "A" attached as a public/quasi-public facility and hereby granted and such action is taken pursuant to the findings of fact set out as follows:

1. The Mayor and Board of Aldermen of the City of Clinton, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The recommendation of the Planning and Zoning Commission is advisory in nature.
3. The Mayor and Board of Aldermen have knowledge of the area involved and are aware of the need for the conditional use.
4. The requested designation meets the definitions of a Conditional Use of the Zoning Ordinance.

5. The Conditional-Use will promote the general welfare of the City of Clinton and will not adversely affect adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matter will allow the City to continue to monitor the area.
6. The Mayor and Board of Aldermen find that Section 402 of the Zoning Ordinances has been complied with and that the requirements of Section 2405.01 of the Zoning Ordinances are satisfied based upon the presentation of the applicants and the site plan presented to the Planning Commission and to the Mayor and Board of Aldermen.
7. The granting of this conditional-use does not relieve the requested from compliance with any applicable law, court order, covenants or contracts.

The foregoing Resolution, having been reduced to writing, Alderman _____ moved that said Resolution be adopted. Alderman _____ seconded. The vote was as follows:

Alderman Brabham voted: _____

Alderman Hisaw voted: _____

Alderman DePriest voted: _____

Alderman Brantley voted: _____

Alderman Fisher voted: _____

Alderman Touchton voted: _____

Alderman Lott voted: _____

Whereupon the Mayor declared the Motion carried and the ordinance approved and adopted.

The foregoing ordinance was approved this the ____ day of _____, 2000.

CITY OF CLINTON

BY: _____
ROSEMARY AULTMAN, MAYOR

ATTEST:

Wayne Derrick, City Clerk

(S E A L)

A 5.246 acre parcel being situated in the NE1/4 of SW1/4 and the NW1/4 of SE1/4 of Section 32, T6N-R1W, Hinds County, Mississippi and being more particularly described as follows:

Commencing at the northern line of SE1/4 of Section 32 with the east right of way of Springridge Road, run thence S 89 degrees 54'06" E - 421.61 feet along the north line of the SOUTH CENTRAL BELL PROPERTY as recorded in Book 2330 at Page 262; thence S 89 degrees 58'34" E - 384.93 feet to the POINT OF BEGINNING; S 89 degrees 58'34" E - 622.75 feet to the centerline of a drainage channel; thence S 01 degrees 02'59" W - 70.08 feet along said channel centerline; thence S 15 degrees 35'33" E - 234.39 feet along said channel centerline to a point on the northerly right of way of Woodchase Park Drive; thence N 86 degrees 40'37" W - 39.05 feet along said right of way; thence along said right of way, in the arc of a curve to the left, said curve having a radius of 505.96 feet, a chord bearing S 81 degrees 42'50" W - 203.63 feet, and an interior angle of 23 degrees 13'04"; thence S 70 degrees 06'18" W - 118.95 feet along said right of way; thence along said right of way, in the arc of a curve to the right, said curve having a radius of 526.91 feet, a chord bearing S 80 degrees 16'46" W - 186.15 feet, and an interior angle of 20 degrees 20'55"; thence N 89 degrees 58'00" W - 149.74 feet along said right of way; thence N 00 degrees 01'02" E - 394.95 feet to the POINT OF BEGINNING.

CITY OF CLINTON AGENDA ITEM FACT SHEET

Board Meeting Date: December 5, 2000

Agenda Item No. 7.D.

Consent Agenda:	To:
For:	Acct. No.

Discussion/Action: Clinton Health & Rehabilitation Center Woodchase Park Drive <i>Preliminary Site Plan</i>	
Introduced by: Gary Ward	Telephone: 924-2239

Exhibits for Review:		
Minutes _____	Invoice _____	Other: _____
Ordinance _____	Plans, Maps _____	
Resolution _____	Contract _____	

Recommendation: Planning and Zoning recommends approval.

<u>Board Action:</u>		Motion made by: _____	
		Seconded by: _____	
<u>Vote Cast:</u>	<u>"Aye"</u>	<u>"Nay"</u>	<u>Action Taken:</u>
Brabham	_____	_____	_____
Hisaw	_____	_____	_____
DePriest	_____	_____	_____
Brantley	_____	_____	_____
Fisher	_____	_____	_____
Touchton	_____	_____	_____
Lott	_____	_____	_____
Mayor Aultman	_____	_____	_____

CITY OF CLINTON AGENDA ITEM FACT SHEET

BOARD APPROVED

5

Board Meeting Date: December 5, 2000

Agenda Item No. **7. E.**

Consent Agenda:	To:
For:	Acct. No.

Discussion/Action: Chick-fil-A Restaurant Highway 80 <i>Preliminary Site Plan</i>	Telephone: 924-2239
Introduced by: Gary Ward	

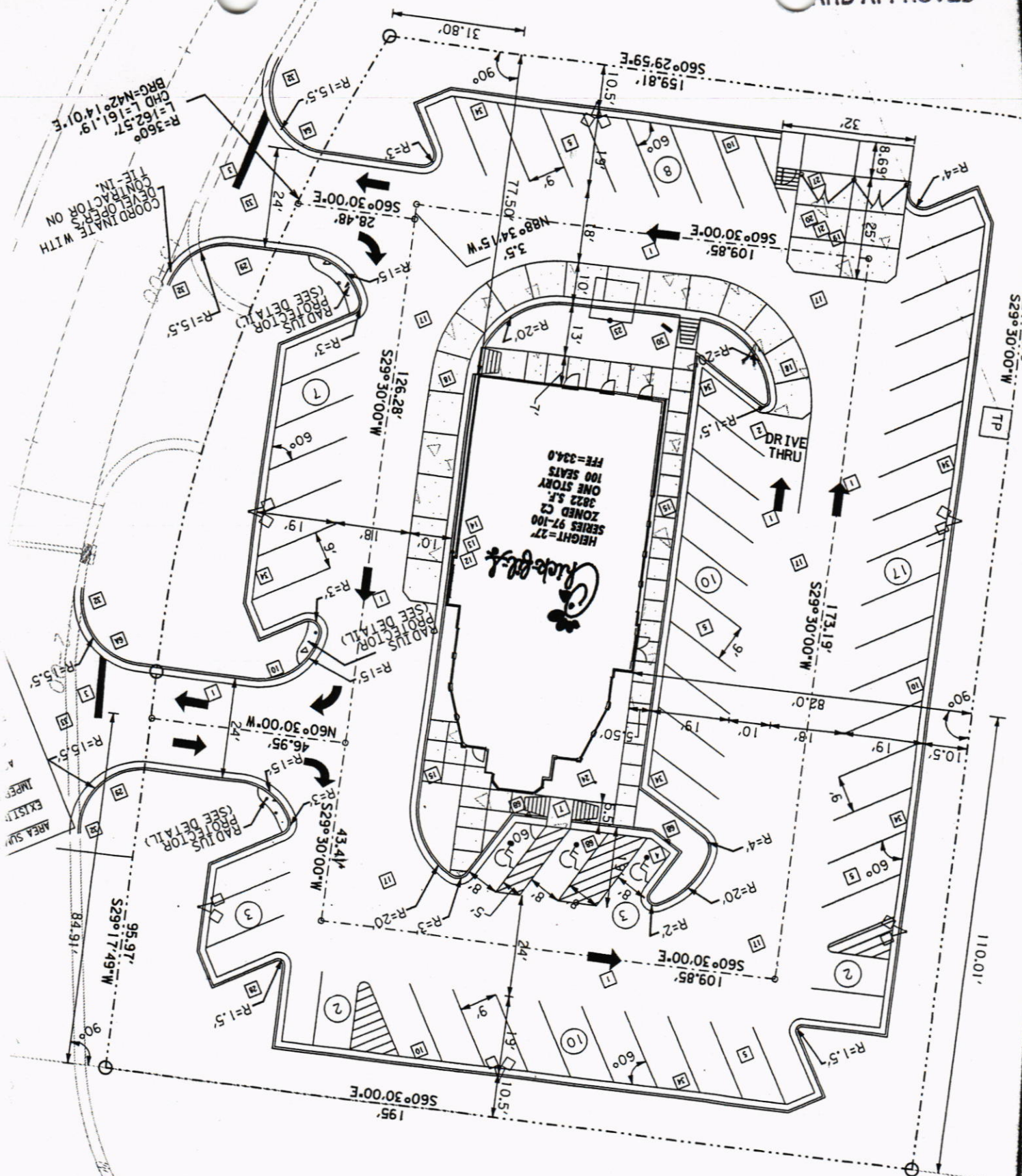
Exhibits for Review:		
Minutes _____ Ordinance _____ Resolution _____	Invoice _____ Plans, Maps _____ Contract _____	Other: _____ _____ _____

Recommendation: Planning and Zoning recommends approval.

<u>Board Action:</u>		Motion made by: _____	
		Seconded by: _____	
<u>Vote Cast:</u>	<u>"Aye"</u>	<u>"Nay"</u>	<u>Action Taken:</u>
Brabham	_____	_____	_____
Hisaw	_____	_____	_____
DePriest	_____	_____	_____
Brantley	_____	_____	_____
Fisher	_____	_____	_____
Touchton	_____	_____	_____
Lott	_____	_____	_____
Mayor Aultman	_____	_____	_____

Agenda items must be turned in to the City Clerk with all attachments no later than 5 P.M. on the Wednesday preceding the Tuesday Board Meeting to be included on the Agenda. This deadline will be strictly enforced.

..ANT?



CITY OF CLINTON AGENDA ITEM FACT SHEET

Board Meeting Date: December 5, 2000

Agenda Item No.

7. F.

Consent Agenda:

To:

For:

Acct. No.

Discussion/Action: Mega Plastics
 111 Industrial Park Road
Preliminary Site Plan

Introduced by: Gary Ward

Telephone: 924-2239

Exhibits for Review:

Minutes	_____	Invoice	_____	Other:	_____
Ordinance	_____	Plans, Maps	_____		
Resolution	_____	Contract	_____		

Recommendation: Planning and Zoning recommends approval.**Board Action:**

Motion made by: _____

Seconded by: _____

<u>Vote Cast:</u>	<u>"Aye"</u>	<u>"Nay"</u>	<u>Action Taken:</u>
--------------------------	---------------------	---------------------	-----------------------------

Brabham	_____	_____	_____
Hisaw	_____	_____	_____
DePriest	_____	_____	_____
Brantley	_____	_____	_____
Fisher	_____	_____	_____
Touchton	_____	_____	_____
Lott	_____	_____	_____
Mayor Aultman	_____	_____	_____

CITY OF CLINTON AGENDA ITEM FACT SHEET

BOARD MEETING DATE: Dec. 5, 2000

AGENDA ITEM NO. 8.

CONSENT AGENDA: \$ TO:

FOR:

ACCT. NO.

DISCUSSION/ACTION: Recommendation from Selection Committee - New Frontage Rd.

INTRODUCED BY: R. L. Broome

TELEPHONE: 924-5462

EXHIBITS FOR REVIEW:

Minutes _____
Ordinance _____
Resolution _____Invoice _____
Plans, Maps _____
Contract _____Other Memo _____

RECOMMENDATION:

BOARD ACTION:

MOTION MADE BY:

SECONDED BY:

VOTE CAST:

"AYE"

"NAY"

ACTION TAKEN:

Brabham _____
Hisaw _____
DePriest _____
Brantley _____
Fisher _____
Touchton _____
Lott _____

Mayor Aultman _____

AGENDA ITEMS MUST BE TURNED IN TO THE CITY CLERK WITH ALL ATTACHMENTS NO LATER THAN 5 P.M. ON THE WEDNESDAY PRECEEDING THE TUESDAY BOARD MEETING TO BE INCLUDED ON THE AGENDA. THIS DEADLINE WILL BE STRICTLY ENFORCED.

INTEROFFICE MEMORANDUM

To: Mayor Rosemary Aultman
From: Richard L. Broome, P.E., City Engineer
Date: November 27, 2000
Subject: New Frontage Road - Engineering Selection

Richard L. Broome

I have tallied the sheets of the Selection Committee and the ranking was in the following order:

1. Williford, Gearhart & Knight, Inc.
2. Neel Schaffer, Inc.
3. ABMB Engineers, Inc.
4. Michael Baker Jr., Inc.
5. Engineering Associates
6. Engineering Service
7. Waggoner Engineering, Inc.

FROM THE DESK OF...

RICHARD L. BROOME, P.E.
CITY ENGINEER
CITY OF CLINTON
P. O. BOX 156
CLINTON, MS 39060

601-924-5462
Fax: 601-925-4605

CITY OF CLINTON AGENDA ITEM FACT SHEET

BOARD MEETING DATE: 12/05/2000AGENDA ITEM NO. 9.

CONSENT AGENDA: \$ _____ TO: _____

FOR: _____

ACCT. NO. _____

DISCUSSION/ACTION: Appointment of Board of aldermen representative
to Clinton Chamber of Commerce Board of Directors

INTRODUCED BY: _____

TELEPHONE: _____

EXHIBITS FOR REVIEW:Minutes _____
Ordinance _____
Resolution _____Invoice _____
Plans, Maps _____
Contract _____Other _____

_____RECOMMENDATION:BOARD ACTION:MOTION MADE BY: _____SECONDED BY: _____VOTE CAST:"AYE""NAY"ACTION TAKEN:Brabham _____
Hisaw _____
DePriest _____
Brantley _____
Fisher _____
Touchton _____
Lott _____

Mayor Aultman _____

AGENDA ITEMS MUST BE TURNED IN TO THE CITY CLERK WITH ALL ATTACHMENTS NO
LATER THAN 5 P.M. ON THE WEDNESDAY PRECEEDING THE TUESDAY BOARD MEETING TO
BE INCLUDED ON THE AGENDA. THIS DEADLINE WILL BE STRICTLY ENFORCED.

CITY OF CLINTON AGENDA ITEM FACT SHEET

BOARD APPROVED

BOARD MEETING DATE: 12/05/2000

AGENDA ITEM NO. 10.

CONSENT AGENDA: \$	TO:
FOR:	
ACCT. NO.	

DISCUSSION/ACTION: <i>Recommendation from Chamber of Commerce Task Force regarding salaries for Mayor and Board of Aldermen effective July 1, 2001</i>	
INTRODUCED BY:	TELEPHONE:

EXHIBITS FOR REVIEW:

Minutes _____	Invoice _____	Other _____
Ordinance _____	Plans, Maps _____	_____
Resolution _____	Contract _____	_____

RECOMMENDATION:

BOARD ACTION:

MOTION MADE BY: _____

SECONDED BY: _____

<u>VOTE CAST:</u>	<u>"AYE"</u>	<u>"NAY"</u>	<u>ACTION TAKEN:</u>
Brabham	_____	_____	_____
Hisaw	_____	_____	_____
DePriest	_____	_____	_____
Brantley	_____	_____	_____
Fisher	_____	_____	_____
Touchton	_____	_____	_____
Lott	_____	_____	_____
Mayor Aultman	_____	_____	_____

AGENDA ITEMS MUST BE TURNED IN TO THE CITY CLERK WITH ALL ATTACHMENTS NO LATER THAN 5 P.M. ON THE WEDNESDAY PRECEDING THE TUESDAY BOARD MEETING TO BE INCLUDED ON THE AGENDA. THIS DEADLINE WILL BE STRICTLY ENFORCED.

UTILITY EASEMENT AND CONVEYANCE OF SANITARY SEWER LINE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid; and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned SPRINGRIDGE DEVELOPMENT, INC., a Mississippi corporation ("Grantor") does hereby grant and convey unto the City of Clinton, Mississippi ("Grantee") a perpetual easement for the purpose of operating, maintaining repairing, improving, and constructing a sanitary sewer line or lines over and across the following described property, lying and being situated in the First Judicial District of Hinds County, Mississippi and more particularly described as follows:

A 20.0 foot wide parcel being situated in the NW 1/4 of SE 1/4 of Section 32, T6N-R1W, City of Clinton, Hinds Co., Mississippi and being more particularly described as follows:

Commencing at the intersection of the north line of the SW 1/4 of Section 32 and the east right of way line of Springridge Rd., run thence S 89°54'06" E - 3,235.40 ft. to a point on the southerly right of way of Interstate Highway 20; run thence S 56°04'14" E - 812.46 ft. along said right of way; thence S 01°15'46" E - 230.94 ft.; thence N 89°33'37" W - 1720.01 feet to the POINT OF BEGINNING; thence run N 89°33'37" W - 753.16 feet to the centerline of an existing sanitary sewer easement; thence N 00°24'43" E - 20.0 feet along said centerline; thence S 89°33'37" E - 753.18 feet; thence S 00°26'23" W - 20.0 feet to the POINT OF BEGINNING.

Grantor further conveys unto the City of Clinton the eight inch (8") sanitary sewer line now in place within the above described easement.

By execution hereof, the City of Clinton does hereby acknowledge the acceptance of the above-described easement and the eight inch (8") sewer line located within said easement and does hereby agree to operate and maintain said sewer line as a part of the sanitary sewer distribution system of the City of Clinton.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 11th day of December, 2000.

GRANTOR:

SPRINGRIDGE DEVELOPMENT, INC.

BY: Nolan D. Palmer
Nolan D. Palmer, President

GRANTEE:

CITY OF CLINTON, MISSISSIPPI

By: Rosemary J. Aultman
Name:
Title: Mayor City of Clinton

STATE OF MISSISSIPPI

COUNTY OF Hinds

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 11th day of December, 2000, within my jurisdiction, the within named Nolan D. Palmer, who acknowledged that he is President of SPRINGRIDGE DEVELOPMENT, INC., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he executed the foregoing instrument of writing after first having been duly authorized by said corporation so to do.

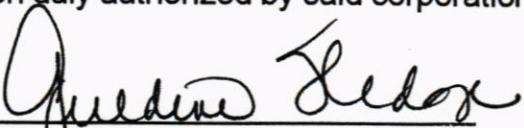
Quentin Sledge
Notary Public

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: August 10, 2002
Bonded Thru Heidman, Brooks & Garland, Inc.

STATE OF MISSISSIPPI

COUNTY OF Hinds

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 11th day of December, 2000, within my jurisdiction, the within named ROSEMARY G. AUSTMAN, who acknowledged that She is MAYOR of the City of Clinton, Mississippi, a municipal corporation, and that for and on behalf of said corporation, and as its act and deed, She executed the foregoing instrument of writing after first having been duly authorized by said corporation so to do.



Notary Public

My Commission Expires
Notary Public, State of Mississippi, Large
My Commission Expires: August 10, 2002
~~Bonded Thru Heiden, Brooks & Garland, Inc.~~

PREPARED BY:

Taylor, Covington & Smith, P.A.
P. O. Box 3509
Jackson, MS 39207-3509
Phone: 601/969-7817

INDEXING INSTRUCTIONS:

NW 1/4 of SE 1/4 of Section 32,
T6N-R1W, City of Clinton, Hinds Co.