

**City of Clinton  
Planning & Zoning Commission**

January 26, 2016  
6:30 p.m.  
Municipal Courtroom

Minutes recorded by Kelly Hall, Community Development.

Commission members present: Bettye King, Christine Whitton, Rosemary Horn, Gerald Ellis and Benjie Barham

City Officials present: Roy Edwards, Director of Community Development

Guests: Men Le, Audrey Bingham, Anthony Bingham

The meeting was called to order at 6:30 p.m. by Bettye King.

The minutes of the meeting held December 22, 2015 were reviewed. As there were no changes to be made Benjie Barham made the motion, seconded by Rosemary Horne, to approve the minutes as presented. Following a unanimous vote in favor the motion to approve the minutes from the December 22, 2015 meeting carried.

New Considerations

**Site Review – 101 Clinton Parkway – College Cleaners**

College Cleaners has submitted a sign request to place wall signs on the north, south and west sides of their building. Recent changes to the sign ordinance now permit this and square footage requirements have been met. Benjie Barham made the motion to forward the site plan for the three wall signs to the Mayor & Board of Aldermen with our recommendation for approval. The motion was seconded by Gerald Ellis and the vote was unanimous in favor.

**Conditional Use – 309 Highway 80 East – Glamour Nails & Spa**

Man Le is a Clinton resident who presently has a nail salon in Jackson. Due to recent security concerns Mr. Le wants to relocate his business to Clinton and is requesting a Conditional Use. The proposed location was formerly a hair salon in the Cedar Place shopping center. If approved, they will remodel the space and hope to open as early as March. Rosemary Horne made the motion to forward the Conditional Use request for the Glamour Nails and Spa to the Mayor & Board of Aldermen with our recommendation for approval. The motion was seconded by Christine Whitton and the vote was unanimous in favor.

**Conditional Use – 100 Lovett Street – Audrey Bingham (Open Hearts Academy)**

Audrey Bingham is requesting a Conditional Use to build a daycare facility. She received approval for a Conditional Use at this same location in 2009 but a strong storm blew down

the walls during construction in 2010. Changes in city ordinances make it necessary for her to resubmit her request at this time. She would like to build on the existing slab left from the previous building. The facility will have 2432 sq. ft. and will serve 55 children plus a staff of 4. The daycare's hours of operation are 7:00 a.m. to 5:30 p.m. The property is zoned C-2 and the properties to the east and west are also C-2. To the north is zoned R-2. The roof will consist of rolled roofing in brown with architectural shingles on the roof of the portico. The building will be faced with split-faced blocks at the base topped with brick. Mrs. Bingham is currently in a lease/purchase agreement for the property across the street (2004 W. Northside Drive) and is using this for her daycare at this time. In order to meet parking space requirements, it will be necessary for her to include the parking spaces at this location in addition to those at 100 Lovett Street. (At this time, Benjie Barham left the meeting for another commitment.) Mr. Ellis asked what the composition of the parking lot would be and was told it would be asphalt. At this time Rosemary Horne made the motion to recommend approval of the Conditional Use request with the condition that the daycare utilize the parking spaces at their current location in addition to those on site to meet the requirement for parking spaces. The motion was seconded by Christine Whitton and the vote was unanimous in favor.

**Dimensional Variance – 100 Lovett Street – Audrey Bingham (Open Hearts Academy)**

In order to build on this site it will be necessary for several dimensional variances to be approved. Community Development staff met with Mr. and Mrs. Bingham and their developer to review plans. Several changes to the site plan were reviewed that do not appear on the latest copy of the site plan; therefore, any recommended approval or denials will be based on the plan presented at this meeting. The following dimensional variances are needed:

1. 10' variance on Lovett Street (30' to 20').
2. 10' variance on the west side with a 6' privacy fence.
3. 10' variance from required landscaping on Lovett Street (10' to 0').
4. 18' variance on the north drive (53' to 35').
5. 528 sq. ft. variance off of the required landscaping (2526' to 1998').
6. 15' variance from the required distance to the drive (50' to 35').

Following discussion on each variance Christine Whitton made the motion to recommend approval only of the 10' variance on Lovett Street and the 10' variance with a 6' privacy fence on the west side of the property. The motion was seconded by Rosemary Horne and the vote was unanimous in favor. If an updated site plan is received by Friday, January 29, 2016, the remaining four variances should no longer be needed.

**Other Business**

The next meeting of the Planning & Zoning Committee will be Tuesday, February 23, 2016.

There was no other business to come before the committee. Rosemary Horne made the motion to adjourn the meeting at 7:25 p.m. The motion was seconded by Christine Whitton and the vote was unanimous in favor.

### Next Meeting

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, January 26, 2016.

At this time Christine Whitton made the motion to adjourn and was seconded by Rosemary Horne. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 6:30 p.m.