

**City of Clinton
Planning & Zoning Commission**

September 22, 2015
6:30 p.m.
Municipal Courtroom

Minutes recorded by Roy Edwards, Director of Community Development.

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

City Officials present: Roy Edwards, Director of Community Development; Mark Jones, Videographer

Guests: Steve Lewis, Susan Lewis, Adam Peoples, P. J. Singh, Shelby Murray

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

The minutes of the meeting held August 25, 2015 were reviewed. As there were no changes to be made Rosemary Horne made the motion, seconded by Benjie Barham, to approve the minutes as presented. Following a unanimous vote in favor the motion to approve the minutes from the August 25, 2015 meeting carried.

New Considerations

A. Lewis Furniture – 451 Highway 80 East – Dimensional Variance

Steve Lewis is seeking a Dimensional Variance to add an additional 5,600 square feet to his furniture store. The property is currently zoned C-2 and the variance is needed to accommodate setback requirements. Rosemary Horne made the motion to recommend to the Mayor and Board of Aldermen that we approve the dimensional variance request and was seconded by Benjie Barham. The vote was unanimous in favor. Motion carried.

B. Fresenius Medical Clinic – Johnston Place – Architectural Review

Shelby Murray of The Pickering Firm presented the site plan, landscape plan and architectural elevations for a 9,000 square foot medical clinic and dialysis center. After discussion, Benjie Barham made the motion to forward the site plan for the Fresenius Medical Clinic 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.

C. Bombay Plaza – 957 Highway 80 East – Dimensional Variance

The owners of Bombay Plaza, P.J. Singh and Johnny Singh, have requested a dimensional variance that will permit them to use the existing frame of the old Surplus City sign for a new sign. The new sign will have spaces for Taste of India, Bombay Fashion, Bombay Plaza and a new convention space. Benjie Barham made the motion to recommend to the Mayor and Board of Aldermen that we approve the dimensional variance request for the Bombay Plaza

sign and was seconded by Rosemary Horne. The vote was unanimous in favor. Motion carried.

D. Site Plan Review – 953 Highway 80 East – Rapid Tire Exchange

The drawings of the proposed signage for Rapid Tire Exchange were presented for the committee to review. (See attachments) This signage is for the main Rapid Tire Exchange sign and the smaller signs that will go above each bay door, denoting the services offered in each bay. Rosemary Horne made the motion to forward the proposed signage request for Rapid Tire Exchange to the Mayor and Board of Aldermen with our recommendation for approval. The motion was seconded by Christine Whitton and the motion carried.

E. Tim McCartney – 409 E. College Street – Certificate of Appropriateness

Tim McCartney is requesting approval of color choices for two of his properties that are located in the Olde Town Clinton historic district. Benjie Barham made the motion to recommend to the Mayor and Board of Aldermen that we approve the color choices for 409 E. College Street with the stipulation that the front porch posts are changed to square columns. The motion was seconded by Rosemary Horne and the vote was unanimous in favor.

E. Tim McCartney – 413 E. College Street – Certificate of Appropriateness

Tim McCartney is requesting approval of color choices for the second of two properties he owns in the Olde Town Clinton historic district. Benjie Barham made the motion to recommend to the Mayor and Board of Aldermen that we approve the color choices for 413 E. College Street. The motion was seconded by Rosemary Horne and the vote was unanimous in favor.

Other Business

There was no other business to come before the committee.

Next Meeting

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, October 27, 2015.

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 6:50 p.m.