

## **Architectural Review**

June 9, 2014

5:00 p.m.

Community Development Office

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: George Ewing, Mike Ballard, Tara Lytal, Bettye King, Debbe Tillman and Brian Hudson

City Officials: Roy Edwards

Guests: Bo Barksdale, Allen Scott, and Mike Crimm

The meeting was called to order at 5:07 p.m. by George Ewing.

The minutes of the May 12, 2014 meeting were reviewed. There being no changes needed, motion was made by Bettye King, seconded by Mike Ballard, to approve the minutes as written. The vote was unanimous in favor and the motion carried approving the minutes of the May 12, 2014 minutes.

### **New Considerations:**

#### **Clinton Park Elementary – 501 Arrow Drive – Conditional Use**

Clinton Public Schools District is requesting a conditional use to allow them to install 3-6 modular buildings over the course of the next 3-6 years to be used as additional classroom space. Only one unit will be installed on the west side at this time but approval is requested for the long term plan. Mr. Barksdale stated these modular buildings are needed due to a larger than projected growth in student enrollment. The school district cannot request another bond to fund expansion of the existing school building for at least seven more years. Mr. Ewing asked if any type of security fence will be put up around these buildings; Mr. Barksdale said they were not planning on any fencing but the modular buildings will have a security/alarm system installed. Walkways to these buildings will be covered. When asked why the modular units couldn't be placed behind the existing school building Mr. Barksdale said that area is being held for later expansion of the school. Mr. Ballard asked how many students will be in these classrooms; Mr. Barksdale stated they are trying to keep class size limited to 20-23 students. Each modular unit will have two to four classrooms and two bathrooms. The committee expressed concern about the appearance of these buildings as they will be visible from the road. Mr. Ewing asked if it would be possible to paint the modular units the same color as the exterior of the existing school; Mr. Barksdale replied that it could be painted to match. The committee discussed the use of a privacy fence and landscaping to hide the modular units from view from the road. A fence could be put up so that parts can be temporarily taken down when the school has to install additional units. Tara Lytal moved to approve the proposed site plan with the stipulations that (1)

the modular buildings be painted to match the existing school building, and (2) a privacy fence and landscaping be put in to hide the modular units from view of Arrow Drive. Bettye King seconded the motion and the vote was unanimous in favor of sending this to the Planning & Zoning Committee with our recommendation for approval with the aforementioned stipulations. The motion carried.

#### **Dairy Queen – 625 Highway 80 East – Site Review**

Mike Crim presented the site drawings for the Dairy Queen on Highway 80 in Clinton. DQ is moving away from the “brazier” concept and implementing their “grill and chill” approach. A new roof is in the process of being installed as well as a new HVAC system. The red metal awnings will be taken down with the exception of the awning over the solarium, which will get a new coat of red paint. The defunct car wash to the east will be torn down. The canvas canopy over the double wooden door entrance will be changed to a double glass door with a different cover, likely the red awning that will be used over the solarium. Ms. Lytal asked if the metal frame of the door could be changed to a dark bronze instead of bright aluminum and was told that it could be changed. The committee also noted a preference for a stone facing on the chimney and accent walls similar to what was shown in photos of other DQ stores. The committee also did not like the blue color at the back of the building where the drive-through is located; Mr. Crim stated that area could also be painted the orange or red color used elsewhere on the building. Mr. Edwards will ask the owner, David Johnson, to provide him with samples of the paint colors he plans to use on the building. Once those are received the committee members can come by the office next week to sign off on the color choices. Per the Committee’s request, the landscaping will also be tamed and cleaned up. Bettye King made the motion to forward the site review to the Planning & Zoning Committee with our recommendation for approval, contingent upon receipt and approval of the paint samples, using stone on parts of the facade and using a bronze finish on the metal parts of the doors. The motion was seconded by Mike Ballard and the vote was unanimous in favor. The motion carried.

#### **Other Business:**

Mr. Ewing noted that the next regular meeting, if needed, would be scheduled for Monday, July 14, 2014, at 5:00 p.m.

There being no further business to come before the committee, Tara Lytal moved to adjourn and was seconded by Bettye King. The vote was unanimous in favor and the motion carried to adjourn at 5:55 p.m.