

**City of Clinton
Planning & Zoning Commission**

February 25, 2014
6:30 p.m.
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Mark Williams, Bettye King, Christine Whitton, Lisa Shoemaker, Nancy Davis, Benjie Barham

City Officials present: Roy Edwards (Director of Community Development), Ken Dreher (City Attorney) and Mark Jones (Director of Communications/Videographer)

Guests: Leon & Anita Hemphill (Pinehaven Presbyterian Church), Robert Norman (Pinehaven Presbyterian Church/Sesame Seed), Bill Schmid (Episcopal Church of the Creator), Rev. Bob Blanton (Episcopal Church of the Creator), Winnie Brantley (Episcopal Church of the Creator), Stacy Patterson (Springridge Plaza), Debbe Tillman (Realtor/Business Owner), T. J. McSparrin (Chamber of Commerce), Mark Wilson (310 Clinton Boulevard).

The meeting was called to order at 6:30 p.m. by Mr. Williams. He introduced Benjie Barham as the newest member of the commission representing Ward 4 and welcomed him to the position.

The minutes of the January 28, 2014 meeting were reviewed. As there was no changes to be made Lisa Shoemaker motioned and Bettye King seconded the motion to approve the minutes as presented. After a unanimous vote the motion to approve the minutes from the January 28, 2014 meeting carried.

New Considerations

A. 1445 Clinton Raymond Road – Episcopal Church of the Creator – Conditional Use

Rev. Bob Blanton, Bill Schmid and Winnie Brantley were in attendance to address any questions related to the request for a Conditional Use. The church wants to replace two modular classrooms with a permanent 1300 sf building that will contain two classrooms, storage area and the vestry. The new building will actually be less square footage than the two modular buildings presently in use. Drainage on the site will also be improved. Mark Williams asked if the setbacks had been reviewed and Roy Edwards assured him that all setback requirements have been met. Nancy Davis asked how long this will take to construct and was told by Bill Schmid that they hope to start construction in late summer and be done in nine months. Lisa Shoemaker made the motion and was seconded by Nancy Davis to forward the conditional use request for Episcopal Church of the Creator on to the Mayor and Board with our recommendation for approval. The vote was unanimous in favor and the motion carried.

B. Pinehaven Presbyterian Church – 2001 Pinehaven Road – Site Plan Review

(This item was moved up on the agenda because it should not take long to review this item compared to the proposed text changes.) Leon Hemphill was in attendance to address any questions related to the sign requested by Pinehaven Presbyterian Church. When the site plan for the church was reviewed it did not include the sign which is why it is being presented at this time. The sign meets zoning requirements as far as size and setbacks. Mr. Hemphill noted that the sign was designed and made so that it will be easy to maintain and make changes as needed in the future. Bettye King made the motion and was seconded by Lisa Shoemaker to forward the site plan to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

C. Proposed Text Amendments

Section 401.06(c): The current ordinance limits accessory buildings to only 150 square feet in any district. Recent requests by homeowners with larger lots have been denied due to the restrictions of this ordinance. In order to make the ordinance more equitable to property owners with larger lots Roy Edwards presented suggested changes for the commission to consider. At this time the meeting was opened for public comment. Mark Wilson of 310 Clinton Boulevard is a car collector and stated that the current ordinance requires that he store his vehicles and equipment at an off-site location. He owns property greater than one acre and has plenty of room for the larger accessory building that he needs in order to store and work on his cars. Lisa Shoemaker asked for the definition of “accessory” buildings; an accessory building is any attached/detached structure which is subordinate or incidental to the main building or dominant use of the property. After discussion related to square footage versus percentage of lot size limitations, residential versus all properties, and the number of accessory buildings, Christine Whitton made the motion and was seconded by Bettye King to recommend to the Mayor and Board of Alderman that Section 401.06(c) be amended to read “Accessory buildings shall not cover more than ten percent (10%) of the rear yard in any residential district.” The vote was unanimous in favor and the motion carried.

Section 1902 & 1902(L) and 2001 & 2001(L): The amendments proposed are just for the purpose of cleaning up confusing language. As it currently reads, hair salons and beauty parlors are not permitted as a stand-alone use in the general commercial district. The amendment will delete the “hair styling shops or hair salons, beauty parlors and” from the ordinance. Benjie Barham made the motion and was seconded by Lisa Shoemaker to forward the changes to Sections 1902(L) and 2001(L) on to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

Section 2702, 2703.11 and 2708.02(4): Following meetings with input from local business and property owners it has been proposed to change the ordinance with regards to the hanging of banners. The City’s code enforcement officers will police and enforce the ordinance. The meeting was opened to the public for comments. Robert Norman (The Sesame Seed) asked about signage limitations for business owners located in a strip mall or shopping center, since the ordinance only permits one banner per parcel. This would allow only one tenant at a time to have a banner. Mr. Barham presented situations wherein more than one banner would be needed. (Holiday Sales, Business Closings, etc.). Stacy Patterson (Springridge Plaza) requested that language be considered to allow more than one banner at

a time in a shopping center. She feels that a determination regarding how many banners can be up at one time would be better than limiting banners to one per parcel. A business will only be able to have four banners per year. Mr. Norman stated that depending upon the type of business, some stores will never need to put up banners and the City's fear of too many banners at one time is unfounded. T. J. McSparrin of the Chamber of Commerce reviewed issues of concern when the Chamber first looked at this issue. There was also discussion related to changing the 7-day limit to a 10-day limit so businesses could take advantage of two weekends. It was noted that public schools will also have to abide by the restrictions of this ordinance. Debbe Tillman (Leake Street Collection) feels that we are making progress in cleaning up the appearance of the City but allowing banners would be moving ahead and benefit local businesses. Mr. Norman agreed and said not only would it benefit local businesses but increase the City's tax base as well. Christine Whitton noted that she would not have a problem with changing the 7-day time limit to a 10-day time limit. Mark Williams noted that this item (banners) can be tabled and discussed at the next regular meeting or a work session. Mr. Norman said he would be happy to volunteer to help police banners but Ken Dreher said that it could not be done by someone other than a city employee. Nancy Davis asked Mr. Dreher if he could think of any reason the banner ordinance would not be good for the City. Mr. Wilson feels that allowing banners would make Clinton more business friendly. After more discussion Christine Whitton made the motion and was seconded by Lisa Shoemaker to table this discussion until the next meeting of the Planning & Zoning Commission committee, either at its next regular meeting or a called work session. The vote was unanimous in favor and the motion carried.

Other Business

There was no other business for discussion. .

Next Meeting

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, March 25, 2014.

At this time Bettye King made the motion to adjourn and was seconded by Christine Whitton. The vote was unanimous in favor and the motion carried. The meeting adjourned at 7:30 p.m