

**City of Clinton
Planning & Zoning Commission**

October 28, 2014
6:30 p.m.
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Bettye King, Christine Whitton, Lisa Shoemaker, Benjie Barham, and Nancy Davis (late)

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

Guests: James Jamison, Amanda (Capp?), P. J. Singh, Nathan Shores, Beth Shores, David Cobb

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

The minutes of the September 23, 2014 meeting were reviewed. As there were no changes to be made Christine Whitton 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 September 23, 2014 meeting carried.

New Considerations

A. 929 Highway 80 East – Southern Eye Care – Site Plan Review

James Jamison was present to address any questions related to the sign request for Southern Eye Care. Mr. Edwards noted that the sign meets all criteria of the Clinton sign ordinance. It will be placed parallel to the front of the building. Mr. Barham asked if the sign was single-faced or double-faced and Mr. Jamison stated it would be a single-face sign. As there were no further questions or comments Lisa Shoemaker moved that the site plan for the Southern Eye Care sign be forwarded to the Mayor and Board of Aldermen with our recommendation for approval. Christine Whitton seconded the motion and the vote was unanimous in favor.

B. 1475 Northside Drive- Northside Baptist Church – Site Plan Review

David Cobb was present to address questions related to the sign request for Northside Baptist Church. Mr. Edwards noted that the sign itself complies with all criteria of our sign ordinance but the location originally requested was in the right-of-way, which runs all the way to the edge of the asphalt of the church's parking lot. (At this point Nancy Davis joined the meeting.) Mr. Barham asked if the sign couldn't be moved west of the desired location and placed closer to the church building; Mr. Cobb said there were concerns with the sign not being easily visible in this location. Mr. Edwards has been working with him to determine an appropriate location. Since the sign itself meets all criteria of the sign ordinance Benjie Barham made the motion, seconded by Christine Whitton, to forward the site plan for the sign at Northside Baptist Church to the Mayor and Board of Aldermen with our recommendation

for approval with a suitable placement to be worked out by Roy Edwards and David Cobb. The vote was unanimous in favor and the motion carried.

C. 315 Morrison Drive – Dental Solutions of Clinton – Site Plan Review

Mr. Edwards presented the site plan for the proposed sign at Dental Solutions of Clinton; the drawings show a pole mounted sign, which is in violation of the sign ordinance. The pole will have to be wrapped in an appropriate material in order to be approved. This sign will replace the current sign. The sign meets criteria for height and total area allowed by ordinance. Lisa Shoemaker made the motion to forward the site plan to the Mayor and Board of Aldermen with our recommendation for approval with the condition that the pole is wrapped in a material that will match the exterior of the building; the motion was seconded by Benjie Barham and the vote was unanimous in favor. The motion carried.

D. 957 Highway 80 East – Bombay Plaza – Site Plan Review

P. J. Singh was present to address questions related to the renovation and remodel of the old Surplus City shooting range into Bombay Plaza. He noted that most of the Indian population in the metro area lives in Clinton. Bombay Plaza will cater to their needs by having an Indian market carrying ethnic food products they cannot find at regular grocery stores. There will also be a bazaar style shopping area with Indian fabrics, jewelry, etc. It will also have a small place for a hair salon; an application for a Conditional Use permit will come before this committee at its next meeting. The third section of the plaza will be a full service Indian restaurant. Samples of the colors to be used on the exterior of the building and the building caps were presented. The building will be gold painted stucco above a dark brown cinder block with the caps being a cream/off-white color. Brick columns will be added across the front as accents with red brick being the predominant color and off-white brick accents. Benjie Barham made the motion to forward the site plan for Bombay Plaza to the Mayor and Board of Aldermen with our recommendation for approval. Christine Whitton seconded the motion and the vote was unanimous in favor.

E. 108 W. Leake Street – Paxton Peak – Site Plan Review

Nathan and Beth Shores will be opening a store carrying clothing and accessories for outdoor sports enthusiasts (bicycling, canoeing, hiking). The signs they are requesting meet all criteria of the city's ordinance. The main sign will be mounted flush against the wall above the awning over the store's entrance and will be spotlighted. A smaller, pendant sign will hang beneath the awning in front of the entrance. Mrs. Shores pointed out that the main sign will actually be slightly larger than what is shown in the photo but will still meet sign ordinance criteria. Benjie Barham made the motion to forward the site plan for Paxton Peak to the Mayor and Board of Aldermen with our recommendation for approval. The motion was seconded by Lisa Shoemaker and the vote was unanimous in favor.

Other Business

Nancy Davis apologized for being late to the meeting; she has been out of town and was delayed on her return flight back to Jackson.

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Next Meeting

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

At this time Lisa Shoemaker made the motion to adjourn and was seconded by Benjie Barham. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 6:55 p.m.