

**City of Clinton  
Planning & Zoning Commission**

September 23, 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, Benjie Barham, and Nancy Davis

City Officials present: Mark Jones (Director of Communications/Videographer)

Guests: Mr. & Mrs. Jerrell Hutson, Steve McMillan (Rainbow Signs)

The meeting was called to order at 6:30 p.m. by Mr. Williams.

The minutes of the August 26, 2014 meeting were reviewed. As there were no changes to be made Lisa Shoemaker made the motion, seconded by Christine Whitton, to approve the minutes as presented. Following a unanimous vote in favor the motion to approve the minutes from the August 26, 2014 meeting carried.

New Considerations

**A. 417 East College Street – Certificate of Appropriateness**

Mr. Williams reviewed the history of this property starting with moving the house from its location on Fairmont Street to its current location on East College Street. Jerrell Hutson is seeking a Certificate of Appropriateness and approval of the site plan for this house. The recommendation from the Historic Preservation Commission was to approve with the recommendations to (1) Lower the windows to the same height as the front door and install a frieze board beneath the eaves and (2) put the parking area in back of the house. Originally the address for this property was 417-A East College but he has met with WGK Engineers and the address has been changed to just 417 East College with the duplex to the east becoming 417 A & B East College Street. Mr. Hutson noted that he has saved four houses in the Olde Towne Clinton district from demolition by relocating them to other properties in the district and presented pictures of these properties. He also presented pictures of homes in this district with parking in front of the house or in the driveway alongside the house. He is again asking for an exception to the parking ordinance so that he does not have to put a driveway all the way to the rear of the house and put the carport behind the house. He cited cost of additional concrete and concerns for tenant safety as there is no door at the rear of the house. Tenants would have to walk back up to the door on the east side of the house. Mr. Barham asked why a door could not be put in and was told that the back of the house is taken up with bedrooms. Mrs. King reminded Mr. Hutson that the houses in his pictures were built at a time before the area became the OTC district when different ordinances and regulations were in place. Ms. Whitton stated that the Planning & Zoning committee must base its recommendation on the current ordinances. Any requests for an exception would need to be presented to the Mayor and Board of Aldermen. The available space for the

driveway is only nine feet, which is just barely wide enough for one vehicle. Mr. Hutson believes the tenants can park one behind the other in the same manner as similar driveways shown in his pictures. After further discussion Mr. Barham asked him if he had any drawings of the property showing, to scale, what he wants to do as far as the width, length and exact location of the drive and parking area. This would help him present his appeal when he goes before the Mayor and Board of Alderman at their meeting on October 7th.

Mr. Hutson expressed his concern over how long this process has taken since his original request to move the house was submitted. Mrs. King noted that during part of this time he was out of the county and his representative who initially came before the Historical Preservation Commission was not able to address their questions, requiring them to table the project until he was back and able to come to their next meeting. Rain delays also kept the house from being moved until it was dry enough to move the house onto the empty lot.

Betty King moved to send this request on to the Mayor and Board of Alderman with no recommendation due to the lack of detailed, scale drawings of the desired driveway and parking. As there was no second the motion died. There was additional discussion related to the need for a detailed, to-scale drawing. Bettye King moved to forward this site plan to the Mayor and Board of Aldermen without a recommendation to approve or disapprove; the only recommendation being that Mr. Hutson make his appeal to the Mayor and Board of Aldermen and present them with a detailed, to scale plan of the property and his desired driveway and parking area. Benjie Barham seconded the motion and the vote was unanimous in favor.

### **B. 652 Highway 80 East – Site Plan Review**

Ben Walker, of Kickapoo Properties, has renovated the Old Members Exchange Credit Union at the corner of Kitchings Drive and Highway 80 East. It is now set up as Baptist Adult Day Health Services. Steve McMillan, of Rainbow Signs, was on hand to present the site plan for the proposed sign for the new center. As there were no notes to the contrary from Roy Edwards it was assumed that the sign meets the requirements of Clinton's sign ordinance. There are two options available for the sign, which will be internally lighted. The first option calls for the base of the sign to be aluminum covered by dryvit in a color that will match the paint color on the columns and trim of the building. This option is also more cost effective. The second option is to cover the base of the sign with brick. Mr. McMillan noted that they will not be able to exactly match the brick of the building but would have to find something as close as possible. After reviewing the drawing and photos of the building Christine Whitton made the motion, seconded by Bettye King, to forward this site plan for the sign at Baptist Adult Day Health Services to the Mayor and Board of Aldermen with our recommendation for approval of the sign with a brick-covered base to match as closely as possible the brick on the building. The vote was unanimous in favor and the motion carried.

### Other Business

There was no other business to be brought before the committee.

### Next Meeting

Planning & Zoning Commission  
September 23, 2014

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, October 28, 2014.

At this time Benjie Barham made the motion to adjourn and was seconded by Christine Whitton. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 7:20 p.m.