

Architectural Review Committee

May 26, 2015

5:00 p.m.

Clinton Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: George Ewing, Bettye King, Brian Hudson, Debbe Tillman, Tara Lytal, Jared Acy and Tim McCartney

City Officials: Roy Edwards

Guests: Jeff Werszner and Phillip McAfee, Bo Barksdale and Jake Keys

The meeting was called to order at 5:00 p.m. by George Ewing.

The minutes of the April 13, 2015 Architectural Review meeting were presented for the committee's review and approval. Tara Lytal made the motion to approve the minutes as written. The motion was seconded by Bettye King and the motion to approve the minutes from the April 13, 2015 meeting was passed by unanimous vote.

New Considerations:

Northside Elementary – 451 Arrow Drive – Site Plan Review/CU

The Clinton Public School District is seeking a conditional use to place three modular buildings behind Northside Elementary School for use as additional classroom space. The modular buildings will be placed behind the school and will not be visible from Arrow Drive. They will be in use until another bond hearing can be held in six to eight years. Brian Hudson asked if any fencing would be placed around the units and was told that none was planned since the units will not be visible from the front. Bettye King asked if the units would be used or new; they will be used. There will be two classrooms per unit and sidewalks covered by awnings will be installed. Mrs. King asked if the units would be skirted and was told they would be. When asked how they would be purchased Mr. Barksdale stated the school district would advertise for bids. At this time Tara Lytal moved to forward this site plan and conditional use request to the Mayor and Board of Aldermen with our recommendation for approval, seconded by Bettye King. By unanimous vote, the motion carried.

The Development Co. – Springridge Road & Highway 80 – Site Plan Review/CU

Jeff Werszner gave a brief overview of this retail project that will feature national retail-level tenants. They will work closely with Mississippi College to try and mirror the look of the college campus, which is done primarily in a Colonial Revival style with the dark red brick and lighter, almost white trim. The name they have selected for this center is Robinson's Spring to reflect the historical importance of the site. The spring will be preserved and made a feature of the development. The main entrance will be off Capitol Street. The committee reviewed a map of the development and features of the

different zoned areas. The building materials will complement the college, as in old red stone or brick with a light grout material. Metal frames around doors and windows on the store fronts will be a medium bronze. A pedestrian-friendly crossing will be installed at Capitol Street to make it easier for students from the college to access the center. Landscaping will meet or exceed the requirements of the city. Signage will meet all requirements of the city's sign ordinance with the outparcel occupants having smaller signage than the main retail tenants. The committee viewed a rendering of the tall monument sign that will be the main sign for the center. This sign will be covered in the red brick similar to that used by the college.

One of the committee's concerns is related to the grading that will be necessary due to the many different elevations on this 38 acre property. The area around the cemetery is being left alone and Mr. Werszner said they are working with the property owners to protect that area. Mr. McAfee noted that they are working with MDOT on access points to the center from Springridge Road.

Ms. Lytal asked for guidance as to what exactly this committee is to make a recommendation on; Mr. Edwards said it would be the site plan and overall design. It was noted that the smaller retail stores will have awnings over the storefronts and the committee would like to see more variety in the front appearances of the stores. There will be a basic design that will be adjusted based on each individual store's personality. Ms. Lytal noted that the lighting and seating choices appear more contemporary than what is being used at the college and in Olde Towne. The committee would like to see something with a more traditional appearance.

Mr. Hudson asked about the materials to be used on the back sides of the stores. Mr. McAfee said it would not be brick but most probably a smooth, light-color painted surface. They will also use landscaping to screen these areas from the view of the interstate traffic. It was noted that each of the outparcel building tenants will need to appear before this committee for approval of their designs. Mr. Acy commented on the depth of each store front, noting that it presently looks a little boring; Mr. McAfee noted that each store will have varying designs for their main entrances that will add some character to the storefronts.

Mrs. King asked if The Development Company will continue to own and manage the center when it is completed and was told they would initially, but not indefinitely. Mr. Edwards said that The Development Company has requested several variances as part of this project:

1. A zero lot line between the Anchor F and Shops B. Some of the larger retail stores prefer to own their space rather than lease it from the developer and requiring ten foot setbacks would decrease the amount of retail space available.
2. Straight line striping of parking spaces instead of hairpin striping (double line). Newer retail centers have maximized the number of parking spaces by

- eliminating the double stripe between the spaces and using just a single stripe.
3. Require one parking space for every 250 square feet of retail space instead of one for 200 square feet of retail space.
 4. Variance from minimum parking spaces of 200 square feet and follow Table 1 of ordinance requiring 9' x 18.5'.

Betty King made the motion to recommend approval of the site plan and dimensional variance requests and was seconded by Tim McCartney. The vote was unanimous in favor and the motion carried.

Other Business:

There was no other business to come before the committee.

Mr. Ewing noted that the next regular meeting, if needed, would be scheduled for Monday, June 8, 2015, at 5:00 p.m.

At this time, Tara Lytal made the motion to end the meeting of the Architectural Review Committee and was seconded by Jared Acy. The vote was unanimous in favor and the meeting was adjourned at 6:05 p.m.