

**City of Clinton  
Planning & Zoning Commission**

June 24, 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

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

Guests: Bo Barksdale, Alan Scott, Linda Edwards, Shane Orman, James McGuire, Mike Crimm and David Johnson

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

The minutes of the May 13, 2014 meeting were reviewed. As there were no changes to be made Lisa Shoemaker motioned, seconded by Benjie Barham, to approve the minutes as presented. Following a unanimous vote in favor the motion to approve the minutes from the May 13, 2014 meeting carried.

New Considerations

**A. 451 Arrow Drive – Clinton Park Elementary School – Conditional Use**

Clinton Public School District is requesting a Conditional Use to place up to six modular buildings to be used as overflow classroom space at Clinton Park Elementary School. The modular classrooms will be placed on the west side of the school to accommodate a larger than anticipated increase in student enrollment. Architectural Review has recommended approval with the stipulation that the modular classrooms be painted the same color as the existing school building and that a fence and landscaping be put in to hide the modular units from view from Arrow Drive. While CPSD is requesting approval for six units, only one modular unit is going to be placed at this time. Ms. Whitton asked when the landscaping and fencing would be put in; it will be addressed when the modular buildings become visible from Arrow Drive. Mr. Barham asked if the modular units will be on the Kindergarten side or the First Grade side; Mr. Barksdale noted they will be on the Kindergarten side but will be used for both Kindergarten and First Grade classes. Ms. Shoemaker asked if these modular units would be permanent; Mr. Barksdale said they would be removed when the school is expanded as part of their long range plan. Mr. Williams then opened the meeting for public comment or discussion. There being none, Benjie Barham made the motion to approve the request for a Conditional Use and forward our recommendation to the Mayor and Board of Aldermen. Mrs. King asked about the color of the fence, stating that if it was left a natural color it would deteriorate and become ugly in the future. She asked that, before the fence is erected, the Architectural Review committee have an opportunity to review color samples and make a recommendation. Ms. Whitton pointed out that to save time and avoid delays, it

would be easier to recommend a color at this meeting; since the units are to be painted to match the existing school building, it makes sense to ask that the fence also be painted to match, as well as requesting that the fence be put up now instead of waiting until later. Mr. Barham amended his motion to state that we recommend approval of the Conditional Use request with the stipulation that the fence be erected now and both the fence and modular units are painted to match the gray brick of the existing school building. Bettye King seconded the motion; the vote was unanimous in favor and the motion carried to forward our recommendation for approval with the aforementioned stipulations to the Mayor & Board of Alderman.

#### **B. 584-B Springridge Road – Linda Edwards – Conditional Use**

Linda Edwards is requesting a Conditional Use to operate a beauty salon in the vacant space next to the Book Rack. Her mother operates Kim's Pet Salon in the same strip. Ms. Whitton asked how many stylists would work in the salon; Ms. Edwards said she would be the only stylist in the beginning with the possibility of a friend coming in later. Mr. Barham asked who owned the building and was told it was owned by Mariposa Properties. At this time Mr. Williams opened the meeting for public comments and discussion. There being none, Bettye King made the motion, seconded by Lisa Shoemaker, to forward the request for a Conditional Use to operate a beauty salon at this address to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

#### **C. 625 Highway 80 East – Dairy Queen – Site Plan**

David Johnson is requesting approval of the site plan and color samples for renovations at the Dairy Queen on Highway 80. The metal awnings will be repainted with DQ's corporate colors and the main entrance will be replaced with glass doors in a dark bronze frame and a different awning. The landscaping will also be cleaned up and made neater in appearance. The Architectural Review committee requested that the blue color be eliminated from the building's exterior. After reviewing the paint colors and where they will be placed, it was felt that, instead of the awning over the drive-through being all blue, that perhaps just a blue stripe would be sufficient. Mr. Johnson noted that he will have to get approval from DQ's corporate headquarters for this type of change since the colors presented are part of the company's logo. It was also noted that the blue in the initial photos presented was much lighter in color than the blue on the paint sample. There being no further discussion and after seeing the darker blue paint sample, Benjie Barham moved to recommend approval of the DQ site plan with the colors presented by Mr. Johnson (Blueblood and Reynard) to the Mayor and Board of Alderman. The motion was seconded by Christine Whitton; the vote was unanimous in favor and the motion carried.

#### **D. 1206 Cynthia Drive – McGuire's Taxidermy – Site Plan**

Construction documents have been submitted for a proposed addition to the building owned by James McGuire on Cynthia Drive. The addition will start where the wood on the present building ends. It will be the same dark bronze metal used on the current building (including the roll-up door). Lisa Shoemaker made the motion, seconded by Benjie Barham, to forward

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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.

### 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, July 22, 2014.

At this time Christine Whitton made the motion to adjourn and was seconded by Bettye King. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 6:59 p.m.