

**City of Clinton  
Planning & Zoning Commission**

February 24, 2015  
6:30 p.m.  
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Bettye King, Christine Whitton, Benjie Barham and Nancy Davis

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

Guests: Shane Orman, Stan Sullivan, Rob Neblett

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

The minutes of the meeting on January 27, 2015 were reviewed. As there were no changes to be made Nancy Davis 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 January 27, 2015 meeting carried.

New Considerations

**A. Rapid Oil Change – Conditional Use – Stanley Sullivan**

Stanley Sullivan is requesting a conditional use to expand the services offered at his business located at 955 Highway 80 East. He wants to add a second building as a tire sales and service facility behind his present oil change business. The project is proposed in two phases. Phase I consists of the addition of the tire service center and parking area between the two facilities. Phase II, if implemented, will consist of a showroom and retail area for truck accessories. The conditional use request is for both phases. Mr. Edwards noted that the properties to the east and west of Rapid Oil are zoned C-2 while the area behind the shop is zoned R1. Mr. Sullivan has elected to put up a six-foot fence to separate his business from the residential properties. The building is to be faced with EIFS above brick with six metal doors. The EIFS will be #934 Pebble Sand with the bay doors a brown color. Color samples for the stucco and trim were presented for approval as well as the brick. The landscape plan was presented for review; in addition to the fence there will also be a row of evergreens planted to help separate the commercial property from the residential properties behind it. Initially Mr. Edwards noted some concerns related to parking, but he said those concerns have already been addressed by Shane Orman, the contractor. Mr. Barham asked how many square feet the facility will have and was told that Phase I will have 7,236 square feet and Phase II, if implemented, will bring the square footage total to 11,236 square feet. At this time the meeting was opened for public comment but no comments were made. Benjie Barham moved to forward the conditional use request for the addition of a tire service center at Rapid Oil Change 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. 1000 Hampstead Boulevard – Site Plan Review – Robert Neblett**

Rob Neblett has presented the site plans for four signs to go on his building on Hampstead Boulevard behind Chik-Fil-A. Two of the signs will be mounted on the front wall facing Hampstead Boulevard (All Star Designs and Nebco Fabric & Frames). The third sign for his snow cone business will be mounted on the rear (west) facing wall. The menu board for the snow cone business will be mounted on the side elevation above the walk-up window. The signs fronting Hampstead Boulevard consist of 40 square feet while the sign on the rear elevation will consist of 30 square feet. Mr. Barham asked what businesses will be in the building; Mr. Neblett stated it would house his custom screen-printing company, the snow-cone business and his mother's framing and fabric business. There being no other comments or concerns, Nancy Davis made the motion, seconded by Benjie Barham, to forward the site plan for signage at 1000 Hampstead Boulevard to the Mayor and Board of Aldermen with our recommendation for approval. The vote was unanimous in favor and the motion carried.

Other Business

There was no other business to come before the committee.

Next Meeting

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, March 24, 2015.

At this time Christine Whitton made the motion to adjourn and was seconded by Nancy Davis. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 6:45 p.m.