



# CLINTON NEXT COMPREHENSIVE PLAN 2018



Prepared by:  
Central Mississippi Planning  
& Development District



## **CITY OF CLINTON**

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**Website - [www.clintonms.org](http://www.clintonms.org)**

**Mayor - Phil Fisher**

### **Board of Aldermen**

**Alderman, Ward 1 - David Ellis**

**Alderman, Ward 2 - Jim Martin**

**Alderman, Ward 3 - William Barnett**

**Alderman, Ward 4 - Keith Perritt**

**Alderman, Ward 5 - Jan Cossitt**

**Alderman, Ward 6 - Mike Cashion**

**Alderman at Large - Ricki Garrett**



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## HISTORY

Long before Mississippi gained statehood, Clinton was an Indian agency known as Mount Dexter. In 1823, Walter Leake, who would later become Mississippi's third governor, built his home in the area naming the home Mount Salus. The settlement around his home soon became known as Mount Salus.

In the fall of 1828, the town's name was changed to Clinton for Dewitt Clinton who was the current Governor of New York. The following year, the town narrowly missed by one vote being selected as the state capital.

Clinton is also home of Mississippi College which was founded as Hampstead Academy in 1826. The name was changed to Mississippi College by an act of the state legislature in 1831.





# INTRODUCTION







*The Comprehensive Plan defines a common vision of Clinton's future, using citizen input to shape the plan and build on the community's strengths while addressing opportunities for change. The plan is intended to build on Clinton's rich heritage found in its humble beginning as a settlement once called Mount Salus to the current vibrant city of over twenty-five thousand people and home to Mississippi's oldest college.*

## **PURPOSE OF THE PLAN**

The purpose of this Comprehensive Plan is to serve as a general and long-range policy guide to decision-making for the City of Clinton. The Plan is "comprehensive" in that it includes all of the City's geographical areas and service functions that sustain or support the City's physical development. The Plan is "long-range" in that it looks beyond the City's immediate conditions and issues to the City's future (20 to 25 years) needs and potential. The Plan is "general" in that recommendations, proposals, and policies are summarized rather than detailed. The Plan often indicates approximate locations rather than exact locations. Many recommendations and proposals are conceptual ideas, intended to spur further discussion and thought. Some of the illustrations and photos are of this nature.

City officials recognize the importance of planning in making effective decisions concerning the City's future. This Plan is a result of extensive study into existing development patterns as well as population and the economy. This Plan should, however, be reviewed and updated periodically (every 5 to 10 years) in order for it to remain current and be effective.

Comprehensive Plans are often times seen as a means to an end. If a county or municipality wants to have zoning regulations, then they must have a comprehensive plan that meets the requirements outlined in the State Code.

From a planning perspective, the comprehensive plan is much more than that. With today's technology, a comprehensive plan can also be a valuable economic development tool. The use of online surveys, GIS map viewers and Story Maps can help local governments better collect





public input into the planning process and ultimately produces a plan that engages the public and serves as a useful marketing and economic development tool. When released in Story Map form, a comprehensive plan is accessible from any computer, tablet, or web-enabled mobile device. To view this plan in Story Map format visit [www.clintonms.org](http://www.clintonms.org).

## ELEMENTS OF THE PLAN

Section 17-1-1 of the Mississippi Code defines a Comprehensive Plan as follows: "...a statement of policy for the physical development of the entire municipality or county adopted by resolution of the governing body..." The Code goes on to state that a comprehensive plan must include a minimum of four components in order to comply with the statute. These components are long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan. This Plan goes beyond the required elements by including a separate chapter for the following topics: public input, population projections, and economic development. The goals and objectives are found throughout this Plan as they pertain to the other elements as contained herein.

The goals and objectives of a comprehensive plan are made with respect to the future. Long-range community development plans help a community identify what it desires to

achieve in the future. Section 17-1-1 of the Mississippi Code requires that the goals and objectives section of the plan address residential, commercial, and industrial development as well as parks, open space, and recreation. Additionally, street and road improvements, public schools, and community facilities must be considered.

Chapter One contains the Public Input section. An important part of the planning process is to solicit citizen input. In an effort to gain input from the public, a short online survey was conducted and a public meeting was held.

The next chapter addresses Existing Demographics Characteristics and Population Projections. It provides information that is used to develop population, employment, and other projections used in other chapters.

The third chapter addresses Economic Development in Clinton. Labor force and existing business inventory were analyzed to gain an accurate picture of the economic conditions present in the City.

The fourth chapter of this Comprehensive Plan is the Community Facilities Plan. Used as a basis for making capital improvement decisions, the community facilities plan includes: housing, schools, parks and recreation, public buildings and facilities, utilities and drainage.



Chapter Five addresses the Transportation Plan. This Plan classifies all existing and proposed streets, roads and highways and shows them on a Major Thoroughfares Map. The Transportation Plan covers the same time period that the Land Use Plan covers. The Plan includes arterial, collector and local streets, and roads and highways, as defined by minimum rights-of-way and surface width requirements.

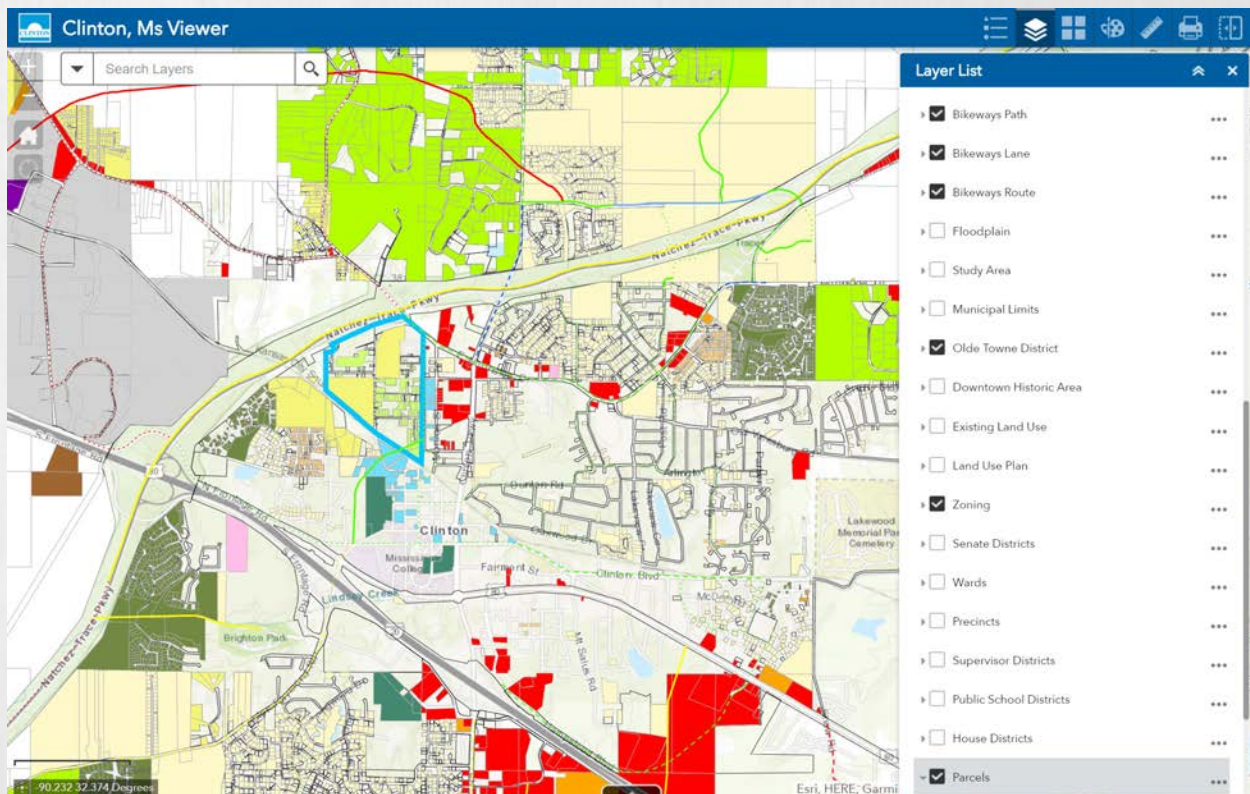
Chapter Six of this Comprehensive Plan is the Land Use Plan. This Plan designates the anticipated distribution and extent of land uses for residential, commercial, industrial, and other categories of land usage. This chapter of the Plan contains projections of land use for the community.

A comprehensive plan is not a legal tool; however, because it forms the basis for the zoning ordinance, the subdivision regulations, and other implementation documents, it does carry some legal weight. The plan should serve as a guide for consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, the Capital Improvements Program, and the Capital Improvements

Budget. The Land Use Map in the Plan is intended to indicate broad categories of land for future development. To be useful for zoning, the land use map attempts to delineate exact boundaries wherever possible.

## WEB-BASED GIS MAPPING VIEWER

As part of the development of the Comprehensive Plan for Clinton, the CMPDD created an interactive web-based GIS (Geographic Information Systems) mapping application and viewer. With this internet based GIS viewing tool, users are able to pick and choose which background map and data layer(s) they wish view from a menu of available information. This new service will allow accessibility to numerous informational data layers including aerial imagery, topography, existing land use, the land use plan, the transportation plan, water lines, recreational features/facilities, demographic data, land ownership, flood zones, and zoning. A link to the viewer can be found on the City's website at [www.clintonms.org](http://www.clintonms.org).





# HOW TO USE THIS PLAN





As noted in the Introduction, a comprehensive plan serves as a policy guide for the physical and economic development of the community. It is to be used in making decisions regarding rezoning, variances, conditional uses, and site plan review. It may also be used to aid in locating business, industries, and public facilities.

Community planning does not attempt to replace market forces of supply, demand, and price but to shape and channel market forces by establishing certain rules for development and conservation. A community plan should foster growth policies that enhance the community. For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases. Planning seeks to reduce these unnecessary costs.

According to state law, zoning and other land use regulations must be based upon a comprehensive plan. This means that zoning and subdivision regulations, at a minimum, must conform to the local comprehensive plan. The implication is that comprehensive plans must precede land use regulations in preparation and adoption. Regulations that are consistent with, or conform to, a comprehensive plan must be consistent with each element of the plan. Even though there is generally not an exact match between the land use plan map and the zoning map, the two should mirror each other as closely as possible.

The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when these decisions are based on plans.

The goals and objectives element of the Plan gives the governing authority written, consistent policies about how the community should develop. The Plan enables the legislative body to make decisions on development matters, using a unified set of general, long range policies. The Plan is supposed to serve as a practical working guide to the governing body in making decisions.

The governing body uses the Comprehensive Plan to take action on two types of physical development matters: 1) measures which are



specifically designed to implement the comprehensive plan (zoning ordinance, subdivision regulations, capital improvements program and budget, the official zoning map, and development plans), and 2) other measures that routinely require legislative approval (rezoning cases, special use permits/special exception/conditional use permits, variance applications, subdivision plats, street closing, site acquisitions, and public works projects. For both types, the Plan should at least be consulted to see if the Plan speaks specifically to the matter or provides any guidance as to how the matter should be handled. It should be remembered that the Plan may not indicate what action to take, nor will it answer all the questions that come before the governing body. It is not supposed to; its purpose is to serve as a generalized guide to making development decisions.

## USE OF THE PLAN

The proponent or applicant for a zoning change must show that the proposed change is in conformance with the Comprehensive Plan. The applicant must also show that there is a public need for the kind of change in question, and that the need will be best served by changing the zoning classification of the property in question.

Usually, a rezoning's conformance or non-conformance can be quickly established by looking at the land use plan map. The colored designations of land use categories on the map should follow specific boundaries to be useful as a decision-making guide. Arbitrarily drawn land use boundaries can make it difficult to determine into which map section a particular piece of property falls. If the property falls on



or near the boundary between a conforming and a nonconforming land use category on the Land Use Plan, the applicant should make a case that his particular proposal is consistent with the Plan to the nearest natural topographical boundary, or to the nearest street or property line. The applicant should also establish conformance with both the map and text, if possible, and it is important that both the plan and the facts showing conformance be placed into the record of the hearing.

## NONCONFORMANCE TO THE PLAN AND PLAN AMENDMENTS

If the proposed change does not conform to the Plan, the Plan must be amended before the requested change in zoning classification can be approved. For all practical purposes, if an applicant submits a plan amendment application to change the designation of a parcel of land, he should also submit a rezoning application. The application should explain exactly why a plan amendment and zoning map amendment are needed. The reason is that the Planning Commission should be informed as to the intent of the plan amendment so that they can make an informed decision. Most proposed plan amendments are in pursuit of rezoning.

All development proposals, as well as proposed rezonings, should not only be reviewed in light of the standards set forth in the zoning ordinance, but also according to each individual element of the Plan. The goals and objectives should be checked against the proposal to determine if there is any conflict. The Land Use Plan must be checked to determine if the proposed rezoning is in conformance with the designated land use category. For example, if a proposed rezoning to a multi-family district is indicated, then the Land Use Plan must show a high density classification for that site. The proposed rezoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.

## IMPLEMENTATION DEVICES

Once the Plan has been prepared and adopted, it should be implemented. There are three

primary means or devices commonly used to implement comprehensive plans; zoning ordinances, subdivision regulations, and capital improvements programs. Other devices include official maps and specific area development plans such as a downtown plan or neighborhood plans. Comprehensive plans should be reviewed each year to determine if revisions are needed. Plans should be completely revised or rewritten every five to ten years to take advantage of changes that have occurred and to use current information.

Comprehensive plans can and should be used for concurrency plans. This is a concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezoning. Otherwise, what often happens is that when infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard can be difficult and quite expensive. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing.



## PREVIOUS PLANS

The City of Clinton has a long history of actively planning for the future of the City and implementing plans through the use of land use controls such as zoning. The first Comprehensive Plan for the City of Clinton was adopted in 1968. The Central Mississippi Planning and Development District (CMPDD) developed subsequent Comprehensive Plans that were adopted in 1989 and 2007.





## GENERAL GOALS AND OBJECTIVES

The Clinton Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following chapters: Public Input, Economic Development, Community Facilities, Transportation Plan, and Land Use Plan.

Among other things, this Comprehensive Plan is designed to:

- improve transportation;
- improve public safety;
- encourage economic development;
- prevent the overcrowding of land;
- continue to promote the high quality of living within Clinton and the surrounding areas.

**GOAL: To provide for an orderly arrangement of land uses in Clinton.**

**OBJECTIVE:** To encourage proper land use patterns and to enforce zoning laws to insure compatibility of land uses. To provide a mechanism through which development and redevelopment will be in accordance with the City's Land Use Plan.

**OBJECTIVE:** To recognize the desirability for separation of land uses into compatible types.

**OBJECTIVE:** To grade land uses by type, character, intensity and orientation with particular emphasis on the relationship between adjacent residential and commercial uses.

**OBJECTIVE:** To separate incompatible land uses and require buffering to reduce possible conflicts where different land use classifications adjoin.

**GOAL: To guide and direct the development of the foreseeable future into desirable forms and patterns rather than inefficient sprawl.**

**OBJECTIVE:** To prevent the inefficient use of land. By using the Comprehensive Plan as a guide to development, the desired land use pattern will be produced.

**OBJECTIVE:** To promote orderly expansion of urban growth to provide efficient use of resources.

**OBJECTIVE:** To coordinate land uses so as to create and maintain a functional and appealing image for the City.

**OBJECTIVE:** To protect and preserve property values.

**GOAL: To use the Comprehensive Plan as a guide to future development.**

**OBJECTIVE:** To make citizens, property owners and developers aware of the plan and its policies and recommendations.



# CHAPTER ONE

## PUBLIC INPUT





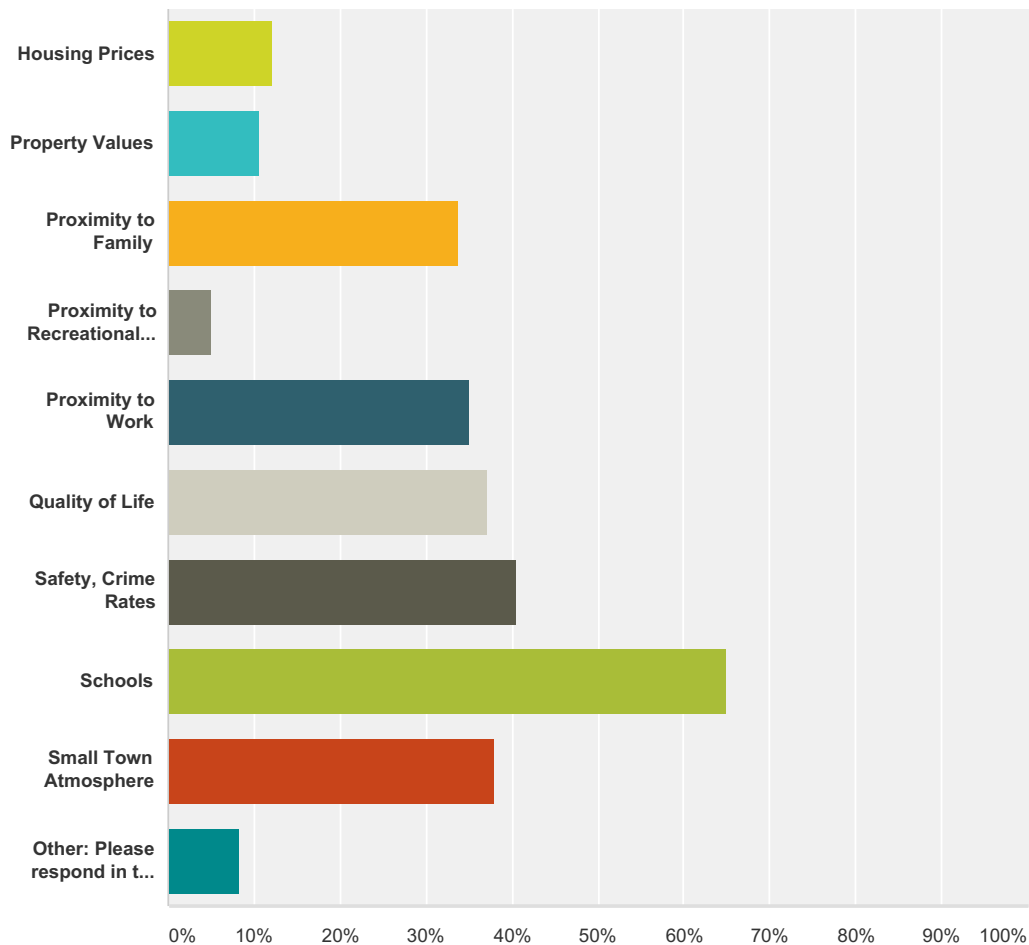
## GOALS AND OBJECTIVES

**GOAL:** To seek out and incorporate input from all citizens and stakeholders into the Comprehensive Plan in order to develop a plan that serves the needs of the community.

**OBJECTIVE:** To make citizens, property owners and developers aware of the plan and provide them an opportunity to participate in the development of its policies and recommendations.

### Q1 Why did you choose to live in Clinton? Please select any that apply.

Answered: 533 Skipped: 0

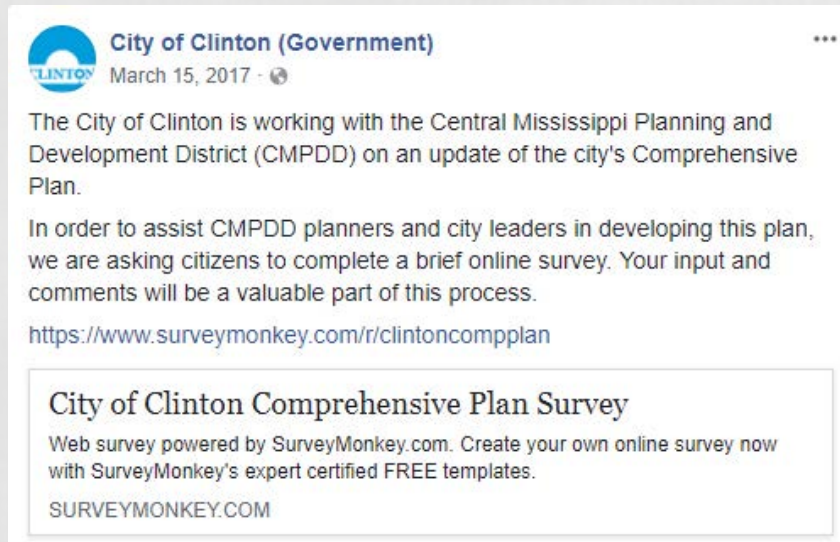




An important part of the planning process is seeking public input. For a plan to be truly community driven, feedback and input from citizens and other stakeholders must be considered. During the early stages of development of this Plan, an online survey was conducted. The survey contained eleven questions related to why people choose to live in Clinton, options for shopping and recreation, bicycle

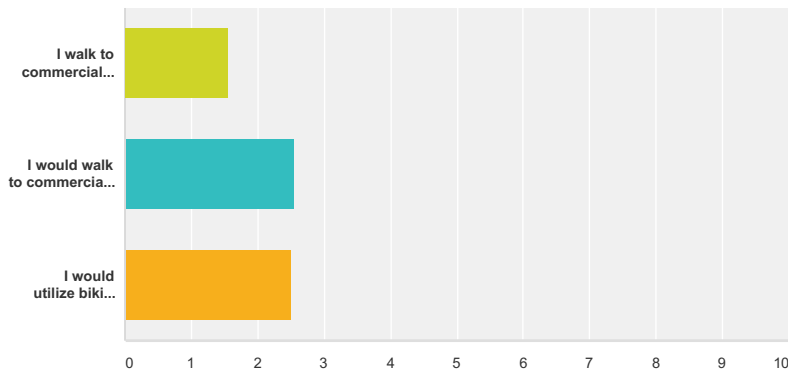
and pedestrian facilities, and other areas of concern. The public was asked to participate by advertising the survey on the City's website and Facebook page, and also through an email blast.

In an effort to receive additional input and also reach a broader demographic, the City then advertised and held a public meeting where planners utilized interactive polling tools and



### Q7 Please indicate your agreement with the following statements.

Answered: 494 Skipped: 39



	Strongly Disagree	Disagree	Agree	Strongly Agree	Total	Weighted Average
I walk to commercial areas, i.e. grocery store, pharmacy, restaurants, in Clinton.	54.66% 270	36.44% 180	6.28% 31	2.63% 13	494	1.57
I would walk to commercial areas if additional trails and sidewalks were installed.	17.21% 85	27.33% 135	38.26% 189	17.21% 85	494	2.55
I would utilize biking as a mode of transportation if additional bike lanes or trails were installed.	19.43% 96	28.74% 142	34.01% 168	17.81% 88	494	2.50



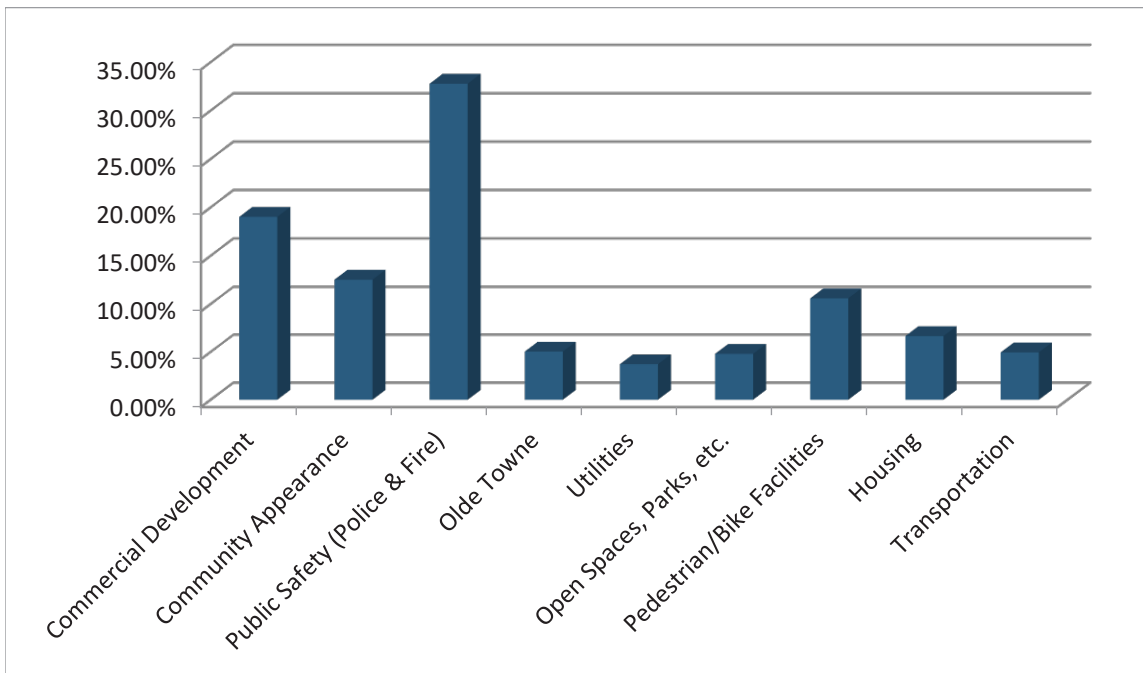
software that allows meeting participants to submit feedback anonymously using a hand held remote device. The answers and feedback to questions was displayed immediately on screen for all to see and allow for further discussion. The meeting was well attended by both citizens and City leaders. The meeting was also live streamed on Facebook.

Also, in an effort to make the plan more accessible to the public, this plan was developed in an electronic format that integrates an interactive GIS map viewer and can easily be viewed from the City's website.

The complete results of the online survey and public forum survey are included in the Appendix of this Plan.



### What is important to the future of Clinton? Rank your top 3. (Priority Ranking)





# CHAPTER TWO

## POPULATION PROJECTIONS AND DEMOGRAPHICS





The table below contains population counts and projections for the City of Clinton and Hinds County. These Projections are in ten-year increments from 2010 to 2040. Following the 2010 Census, the City of Clinton notified the U.S. Census Bureau of a known undercount of population. It was determined that over 1,500 persons living in group quarters on Mississippi College’s campus were not included in the 2010 Census. The population listed below has been adjusted for this known error. The projections do not assume that growth will be confined to within the city limits. Naturally, as the city grows, the geographic area considered to be part of the city will grow. The projections for the City and County were generated using a combination of proportional share and linear regression technique. This technique combines the City’s historic proportion of the County’s total population with a simple trend line.

### POPULATION PROJECTIONS

YEAR	HINDS COUNTY	CITY OF CLINTON
1970	214,973	7,289
1980	250,998	14,660
1990	254,441	21,847
2000	250,800	24,932
2010	246,848	26,779
2020	274,136	30,741
2030	285,625	35,122
2040	297,115	39,503

Source: U.S. Census Bureau and CMPDD, Adjusted for known undercount





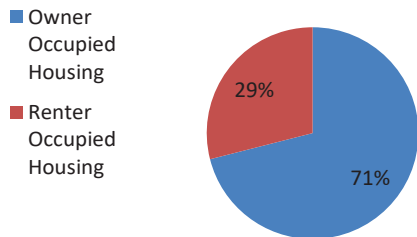


# Demographic and Income Projections

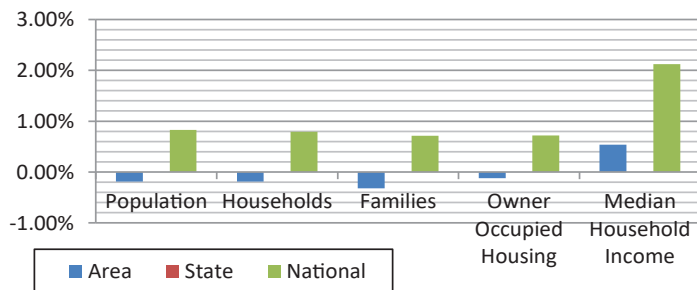
## Clinton, Mississippi

Summary	2010	2017	2022	Trends 2017 - 2022 Rate		
				Area	State	National
Population	25,216	25,450	25,213	-0.19%	0.31%	0.83%
Households	9,766	9,861	9,768	-0.19%	0.31%	0.79%
Families	6,837	6,811	6,703	-0.32%	0.19%	0.71%
Average Household Size	3	3	3	-	-	-
Owner Occupied Housing	6,937	6,631	6,592	-0.12%	0.34%	0.72%
Renter Occupied Housing	2,829	3,230	3,176	-	-	-
Median Age	37	38	39	-	-	-
Median Household Income	-	\$57,073	\$58,632	0.54%	1.03%	2.12%

**Housing Units by Occupancy Type**



**Trends: 2017 - 2022**

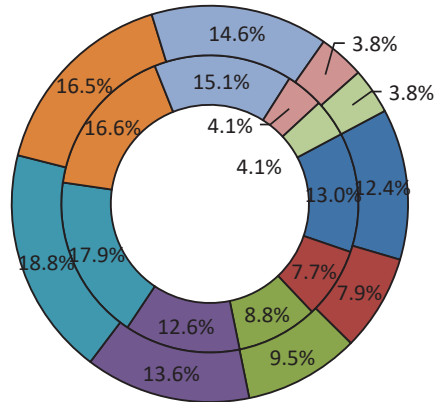


Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,215	12.4%	1,272	13.0%
\$15,000 - \$24,999	775	7.9%	752	7.7%
\$25,000 - \$34,999	928	9.5%	864	8.8%
\$35,000 - \$49,999	1,331	13.6%	1,230	12.6%
\$50,000 - \$74,999	1,838	18.8%	1,752	17.9%
\$75,000 - \$99,999	1,608	16.5%	1,626	16.6%
\$100,000 - \$149,999	1,428	14.6%	1,470	15.1%
\$150,000 - \$199,999	368	3.8%	402	4.1%
\$200,000+	370	3.8%	401	4.1%
Median Household Income	\$57,073		\$58,632	
Average Household Income	\$73,624		\$79,238	
Per Capita Income	\$28,953		\$31,127	

**Households by Income**

Inner ring: 2022 projections  
Outer ring: 2017 data

- <\$15,000
- \$15,000 - \$24,999
- \$25,000 - \$34,999
- \$35,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000+



**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022.

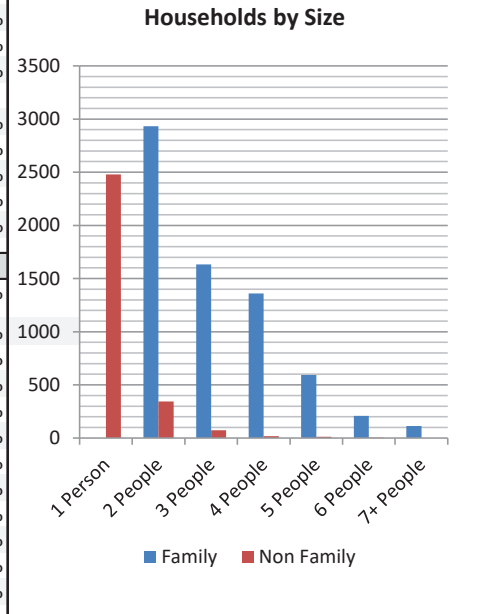




## Household Summary Clinton, Mississippi

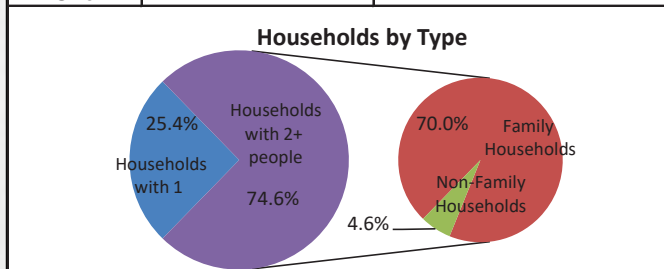
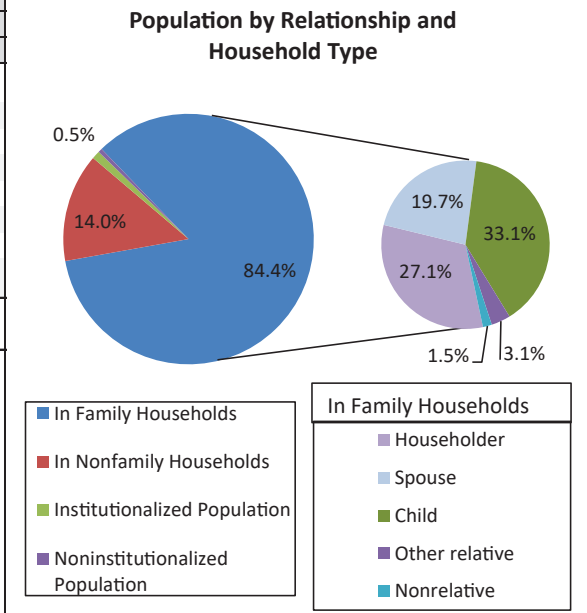
Households by Type	Number	Percent
Households with 1 Person	2,479	25.4%
Households with 2+ People	7,287	74.6%
Family Households	6,837	70.0%
Husband-wife Families	4,957	50.8%
With Own Children	2,087	21.4%
Other Family (No Spouse Present)	1,880	19.3%
With Own Children	1,005	10.3%
Nonfamily Households	450	4.6%
All Households with Children	3,463	35.5%
Multigenerational Households	444	4.5%
Unmarried Partner Households	377	3.9%
Male-female	324	3.3%
Same-sex	53	0.5%

Total Households	
2000	8,851
2010	9,766
Annual Rate (%)	0.99%
Average Size	2.54



Population by Relationship and Household Type		
Total	25,216	100.0%
In Households	24,819	98.4%
In Family Households	21,285	84.4%
Householder	6,837	27.1%
Spouse	4,957	19.7%
Child	8,336	33.1%
Other relative	789	3.1%
Nonrelative	366	1.5%
In Nonfamily Households	3,534	14.0%
In Group Quarters	397	1.6%
Institutionalized Population	265	1.1%
Noninstitutionalized	132	0.5%

	Family		Non Family	
	Number	Percent	Number	Percent
Total	6,837	100.0%	2,929	100.0%
1 Person	---		2,479	84.6%
2 People	2,933	42.9%	345	11.8%
3 People	1,632	23.9%	73	2.5%
4 People	1,359	19.9%	17	0.6%
5 People	592	8.7%	12	0.4%
6 People	209	3.1%	3	0.1%
7+ People	112	1.6%	0	0.0%
Average Size	3.06		1.21	



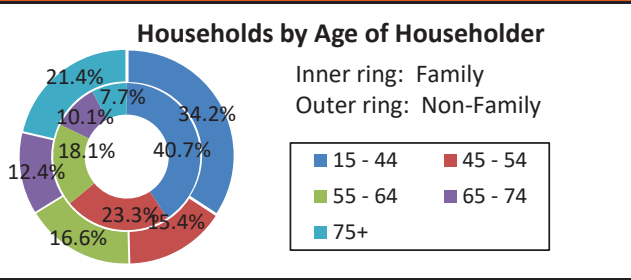
**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives. Source: U.S. Census Bureau, Census 2010 Summary File 1.





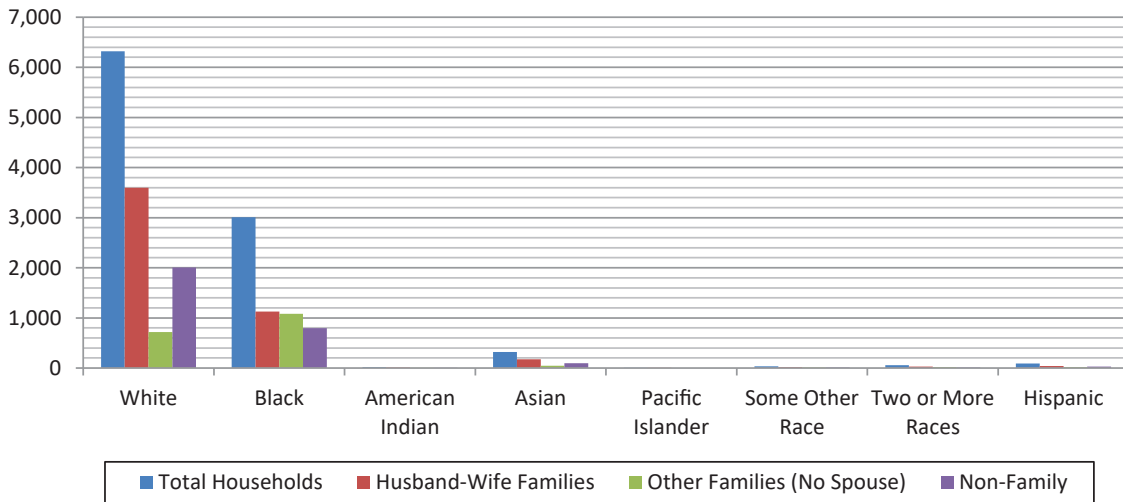
## Householder Summary Clinton, Mississippi

Households by Age of Householder				
	Family		Non-Family	
	Number	Percent	Number	Percent
Total	6,837	100.0%	2,929	100.0%
15 - 44	2,785	40.7%	1,002	34.2%
45 - 54	1,594	23.3%	451	15.4%
55 - 64	1,237	18.1%	487	16.6%
65 - 74	692	10.1%	363	12.4%
75+	529	7.7%	626	21.4%



Householder is:	Total Households		Husband-Wife Families		Other Families (No Spouse)		Non-Family	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	9,766	100.0%	4,957	100.0%	1,880	100.0%	2,929	100.0%
White	6,322	64.7%	3,595	72.5%	719	38.2%	2,008	68.6%
Black	3,010	30.8%	1,127	22.7%	1,084	57.7%	799	27.3%
American Indian	19	0.2%	10	0.2%	4	0.2%	5	0.2%
Asian	319	3.3%	177	3.6%	47	2.5%	95	3.2%
Pacific Islander	2	0.0%	2	0.0%	0	0.0%	0	0.0%
Some Other Race	36	0.4%	16	0.3%	10	0.5%	10	0.3%
Two or More Races	58	0.6%	30	0.6%	16	0.9%	12	0.4%
Hispanic	90	0.9%	43	0.9%	20	1.1%	27	0.9%

### Race of Householder



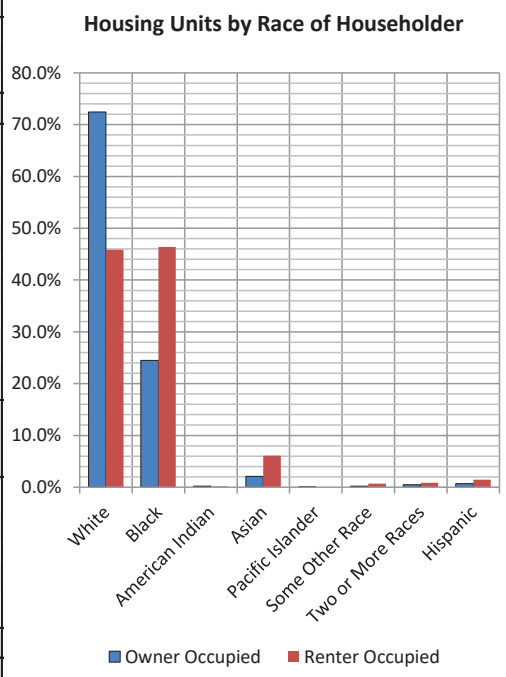
**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



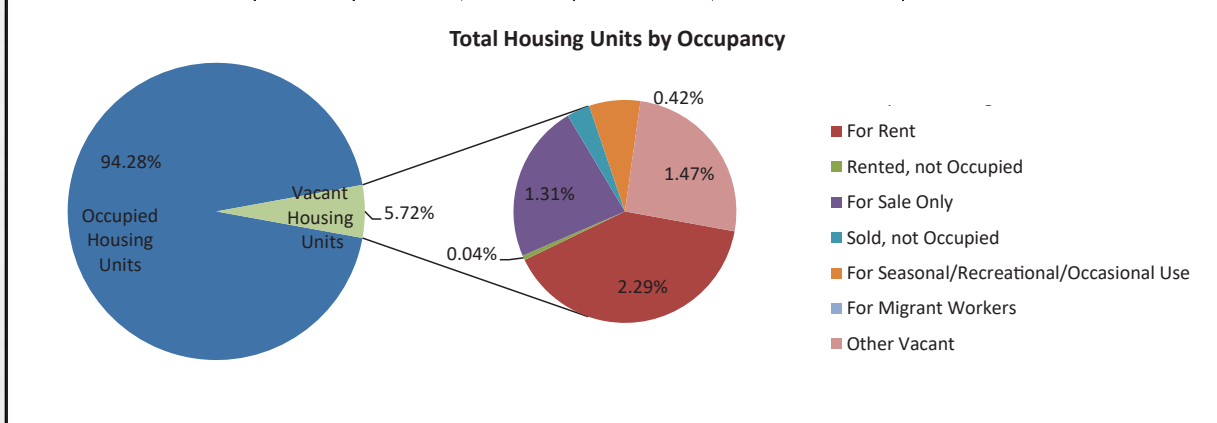
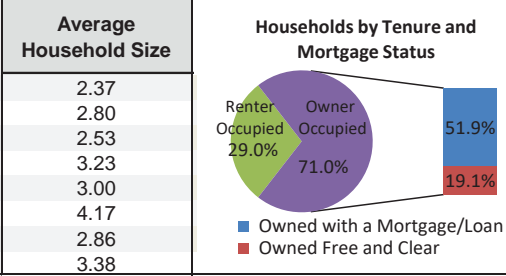


## Housing Unit Summary Clinton, Mississippi

Total Housing Units				
2000	9,431			
2010	10,359			
Annual Rate (%)	0.94			
Total Housing Units by Occupancy		Number	Percent	
Occupied Housing Units		9,766	94.28%	
Vacant Housing Units				
For Rent		237	2.29%	
Rented, not Occupied		4	0.04%	
For Sale Only		136	1.31%	
Sold, not Occupied		20	0.19%	
For Seasonal/Recreational/Occasional Use		44	0.42%	
For Migrant Workers		0	0.00%	
Other Vacant		152	1.47%	
Total Vacancy Rate (%)			5.7%	
Households by Tenure and Mortgage Status		Number	Percent	Average Household Size
Total		9,766	100.0%	
Owner Occupied		6,937	71.0%	2.62
Owned with a Mortgage/Loan		5,071	51.9%	
Owned Free and Clear		1,866	19.1%	
Renter Occupied		2,829	29.0%	2.34



Housing Units by Race of Householder	Owner Occupied		Renter Occupied		Average Household Size
	Number	Percent	Number	Percent	
Total	6,937	100.0%	2,829	100.0%	
White	5,025	72.4%	1,297	45.8%	2.37
Black	1,698	24.5%	1,312	46.4%	2.80
American Indian	15	0.2%	4	0.1%	2.53
Asian	147	2.1%	172	6.1%	3.23
Pacific Islander	2	0.0%	0	0.0%	3.00
Some Other Race	16	0.2%	20	0.7%	4.17
Two or More Races	34	0.5%	24	0.8%	2.86
Hispanic	49	0.7%	41	1.4%	3.38



**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



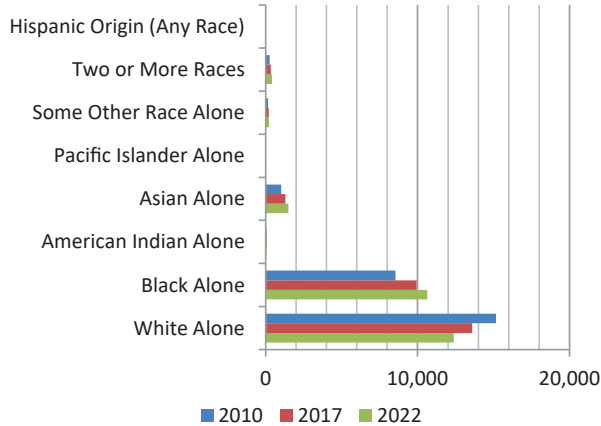


## Population Summary and Projections Clinton, Mississippi

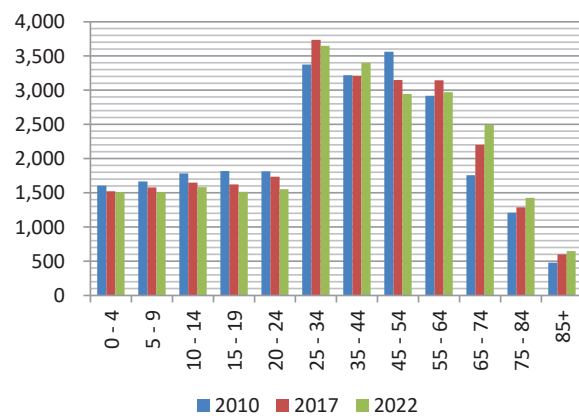
Population	2010		2017		2022	
	25,216		25,450		25,213	
<b>Population by Age</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
0 - 4	1,608	6.4%	1,524	6.0%	1,509	6.0%
5 - 9	1,667	6.6%	1,581	6.2%	1,510	6.0%
10 - 14	1,785	7.1%	1,649	6.5%	1,584	6.3%
15 - 19	1,817	7.2%	1,623	6.4%	1,515	6.0%
20 - 24	1,815	7.2%	1,737	6.8%	1,554	6.2%
25 - 34	3,376	13.4%	3,736	14.7%	3,649	14.5%
35 - 44	3,218	12.8%	3,212	12.6%	3,404	13.5%
45 - 54	3,564	14.1%	3,148	12.4%	2,947	11.7%
55 - 64	2,919	11.6%	3,146	12.4%	2,972	11.8%
65 - 74	1,760	7.0%	2,203	8.7%	2,493	9.9%
75 - 84	1,209	4.8%	1,289	5.1%	1,427	5.7%
85+	478	1.9%	603	2.4%	651	2.6%

<b>Race and Ethnicity</b>						
White Alone	15,163	60.1%	13,599	53.4%	12,374	49.1%
Black Alone	8,542	33.9%	9,935	39.0%	10,631	42.2%
American Indian Alone	56	0.2%	55	0.2%	56	0.2%
Asian Alone	1,029	4.1%	1,299	5.1%	1,483	5.9%
Pacific Islander Alone	6	0.0%	19	0.1%	29	0.1%
Some Other Race Alone	169	0.7%	202	0.8%	223	0.9%
Two or More Races	251	1.0%	342	1.3%	416	1.6%
Hispanic Origin (Any Race)	0	0.0%	0	0.0%	0	0.0%

**Race and Ethnicity**



**Population by Age**



Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022.

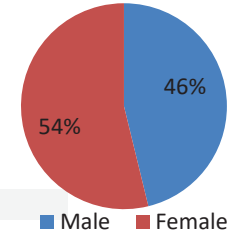




## Population Summary Clinton, Mississippi

Population by Race	Number	Percent	Total Population
Reporting One Race	24,965	99.00%	2000 24,932
White	15,163	60.13%	2010 25,216
Black	8,542	33.88%	Annual Rate (%) 0.11
American Indian	56	0.22%	
Asian	1,029	4.08%	
Pacific Islander	6	0.02%	
Other Race	169	0.67%	
Reporting Two or More Races	251	1.00%	
Total Hispanic Population	373	1.48%	

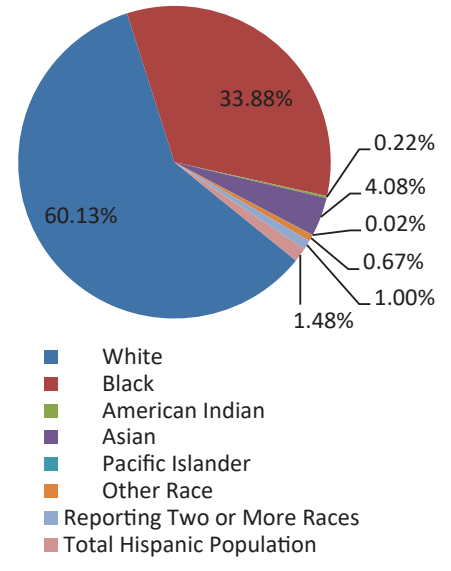
### Population by Sex



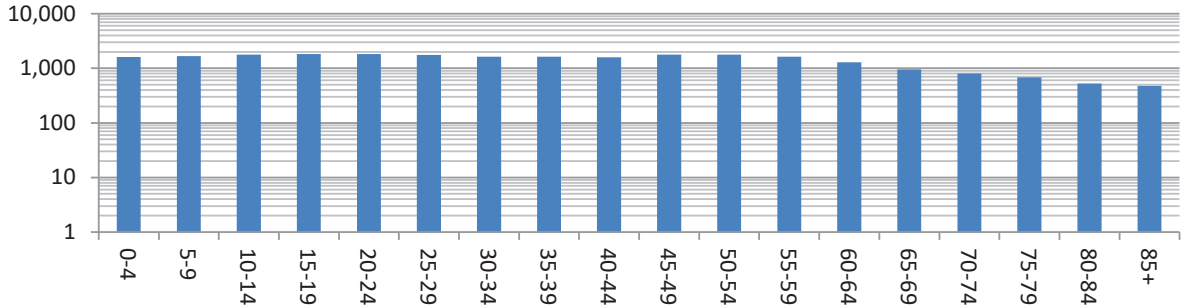
Population by Sex	Number	Percent
Male	11,647	46.2%
Female	13,569	53.8%

Population by Age	Number	Percent
0-4	1,608	6.38%
5-9	1,667	6.61%
10-14	1,785	7.08%
15-19	1,817	7.21%
20-24	1,815	7.20%
25-29	1,750	6.94%
30-34	1,626	6.45%
35-39	1,627	6.45%
40-44	1,591	6.31%
45-49	1,783	7.07%
50-54	1,781	7.06%
55-59	1,628	6.46%
60-64	1,291	5.12%
65-69	961	3.81%
70-74	799	3.17%
75-79	685	2.72%
80-84	524	2.08%
85+	478	1.90%
18+	19,011	75.39%
65+	3,447	13.67%

### Population by Race



### Population by Age



**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



# CHAPTER THREE

## ECONOMIC DEVELOPMENT





## GOALS AND OBJECTIVES

**GOAL:** To make Clinton a healthy, safe and convenient place to live and work, and to provide a pleasant and attractive atmosphere for living, shopping, recreation, civic and cultural, and service functions.

**OBJECTIVE:** To ensure that future development will be in the best interest of the City and its citizens, measures will be taken which will generally improve the quality of life of the citizens of Clinton.

**OBJECTIVE:** To preserve the unique and appealing downtown environment which will encourage and enhance development by private developers consistent with the culture, heritage, and vision of the City.

**GOAL:** To retain and expand existing businesses located within Clinton, and to attract new businesses to the City that complement existing businesses and the meet the needs of the community.

**OBJECTIVE:** To partner with existing business organizations, such as Chamber of Commerce and Hinds County Economic Development Authority, to foster a business friendly environment and facilitate the recruitment and retention of business and industry in the City.

**OBJECTIVE:** To partner with businesses and industry to fund necessary infrastructure improvements through available grants, loans, or funding strategies such as Tax Increment Financing.

**OBJECTIVE:** To maintain a diverse business mix to provide services and employment opportunities to all citizens of the City of Clinton.

**OBJECTIVE:** Encourage the reuse and reinvestment in vacant commercial facilities to prevent the spread of commercial growth and declining property values.

**GOAL:** To accept tourism as an economic driver.

**OBJECTIVE:** Continue to promote the City in local and regional marketing outlets as a destination.

**OBJECTIVE:** Partner with the Clinton Chamber of Commerce and Clinton Visitors Center to encourage visitors and spectators to dine, shop, and stay in Clinton when participating in or attending events at Mississippi College or at the one of the City's recreational facilities.

**GOAL:** Continue to promote new industrial development.

**OBJECTIVE:** Continue to provide well-located sites adequately served by highways, railroads, utilities and services for new industrial development.

**GOAL:** To provide for quality educational opportunities for all students.

**OBJECTIVE:** To continue to support the Clinton School District and all schools within the City in the growth of educational opportunities for children.

**OBJECTIVE:** To encourage the utilization of Mississippi College and Hinds Community College's campus in Raymond to provide workforce training.

**GOAL:** To encourage the provision of an adequate housing supply that meets all needs.

**OBJECTIVE:** To provide a mix of residential densities in the City of Clinton to suit different needs and markets, ranging from patio homes to large lot estates.

**OBJECTIVE:** To maintain and enforce land development regulations, specifically the Land Use Plan, Zoning Ordinance, and Subdivision Regulations, to ensure that the physical growth of the City supports the housing needs of all residents.





In a strict, traditional use, the term economic development means the process and policies a government uses to improve the economic, political, and social well-being of its people. It creates conditions for economic growth and improved quality of life. Economic development is generally assumed to be the attraction and retention of employers within a given jurisdiction. However, economic development encompasses significantly more than just commercial and industrial development or jobs. Economic development activities in partnership with land development regulations help build a high-quality community where citizens can live, work, and play. This chapter will first inventory and analyze what is currently within the City, then it will set a vision of what is needed and desired for the future.

Local governments are key players in economic development by offering services, infrastructure, and other assistance to help spur job growth. To expand visibility and avoid duplication of services, many governments, including Clinton, partner with private and/or non-profit economic development groups, such as Hinds County Economic Development Authority, to provide such services and assistance. In return, a healthy economy generates tax revenues that allow the local government to provide services.

The economy of Clinton is extremely diverse, which allows for a mixture of employment opportunities and provides the City with stability during economic downturns. In recent years, many local governments and even state and

federal programs have placed a significant importance on “high-quality, high-wage jobs.” This type of job certainly has the ideal characteristics that a growing, wealthy community would desire; however, it is important to note the diversity of the City’s population and their needs. A single-sector economy and one without a service or retail sector would cause significant investments and income to leave the City.

Ideally, residents should be able to find gainful employment based on their skill or knowledge, housing that is affordable for their income, and the services to meet their needs without leaving the City. Income that is earned and reinvested within a community creates growth, income that is invested in another community, grows that community.

## LABOR FORCE

A community’s labor force is comprised of all individuals over the age of 16 that have or are actively seeking a job that are not serving in the military or are not institutionalized. The U.S. Bureau of Labor Statistics tracks and reports on the labor force on a monthly basis. This data is an estimate and does not include the self-employed or those working for non-profit or religious organizations. However, this information is the most accurate source of labor data available. As such, it is noted that Clinton’s employed population has increased from 12,630 in 2012 to 12,910 in 2017. The overall labor force has decreased slightly during this same time. As expected due to the increase in employment, the unemployment rate has dropped from 6.2 to 3.6.

The following table compares the data for Clinton to that of Hinds County, the Jackson Metropolitan Statistical Area (MSA), which accounts for Copiah, Hinds, Madison, Rankin and Simpson Counties, and the State of Mississippi. The City of Clinton’s labor force decline was in keeping with the labor forces of Hinds County and the State of Mississippi; while the labor force for the Jackson MSA increased. However, the City’s unemployment rate remained nearly 1.5 percent below that of any other area in this comparison.





	2012				2017			
	City of Clinton	Hinds County	Jackson MSA	State of Mississippi	City of Clinton	Hinds County	Jackson MSA	State of Mississippi
Labor Force	13,470	115,700	271,910	1,316,500	13,390	112,260	273,200	1,287,300
Employed	12,630	105,540	251,070	1,198,200	12,910	106,870	261,300	1,221,900
Unemployment Rate	6.2	8.8	7.7	9.0	3.6	4.8	4.4	5.1

SOURCE: Mississippi Department of Employment Security

A comparison of the City of Clinton’s labor force with surrounding municipalities of similar size indicates that the labor force of Clinton has remained one of the most employable in the region. While the City of Madison’s labor force has maintained a slightly lower unemployment rate, the City of Clinton’s rate of employment indicates that it is a strong, working labor force. A strong, working labor force is the foundation to a strong economy.

	2012				2017			
	City of Clinton	City of Madison	City of Pearl	City of Vicksburg	City of Clinton	City of Madison	City of Pearl	City of Vicksburg
Labor Force	13,470	12,890	12,820	10,730	13,390	13,560	13,050	9,500
Employed	12,630	12,240	11,990	9,560	12,910	13,110	12,550	8,890
Unemployment Rate	6.2	5.0	6.5	10.9	3.6	3.3	3.8	6.4

SOURCE: Mississippi Department of Employment Security

Educational attainment is also important to a strong labor force. According to the American Community Survey data from 2016, approximately 91% of City’s population over the age of 25 has at least a high school degree. Furthermore, nearly 40% of the same population has a bachelor’s degree or higher. Nearly half of those with a bachelor’s degree or higher hold a graduate degree. In contrast, 83% of the State of Mississippi’s population over the age of 25 has at least a high school degree, and 21% has a Bachelor’s degree or higher. A labor force must have diversity in education and training as well. In this case, it is apparent that the labor force of Clinton is extremely well-educated as nearly half of the labor force have some college education, meaning an associate’s degree or higher. It is possible that the labor force’s educational attainment exceeds the needs of many retail and service sector employment opportunities, which are vital to the City’s economic base.







## Commute Patterns

The labor force of a political boundary, i.e. a municipality, is not limited to the political boundaries that define the area. As such, the residents of Clinton may commute outside of the City for employment, while others commute into the City for employment. Commuting patterns as analyzed by the U.S. Census Bureau address this issue. According to 2012 – 2016 American Community Survey data, only 28%, or approximately 3,600, of the labor force in Clinton work live and work in the City. The majority of the labor force that leaves the City for employment works within Hinds County. On average residents travel 22 minutes to their place of work. Based on the out commuter data provided by the U.S. Census and employment data collected by CMPDD, it can be assumed that an additional 6,100 workers commute into Clinton for employment.

In the perfect economy, the City’s labor force would be able to provide the labor necessary to fill all employment opportunities and there would be adequate opportunities within the City to provide employment for all. This would mean that the economy was so diverse that it provides employment opportunities for every skill level, from entry-level, trade skills to high-level, professional skills. Furthermore, the educational attainment of the labor force meets the needs of the employers.

While the City’s labor force is adequately sized to meet the demands of the existing businesses within City, many residents are commuting beyond the City for employment. The demand is filled by residents of surrounding areas. This suggests a slight, but not significant, imbalance in the labor force. Such an imbalance is expect-

ed in a suburban community, especially in an area within close proximity of a cluster of state and federal government facilities. Additionally, this imbalance may be a result of the City’s high level of educational attainment.

## BUSINESS INVENTORY

An inventory of businesses operating in the City of Clinton was compiled from local data sources, CMPDD, and a national database, Hoover’s Inc. The top five sectors for total number of businesses are listed in table below.

Sector	Number of Businesses
Professional Services	164
Business Services and Support	156
Other Non-Public Services	147
Retail	143
Health Care and Social Services	109
<b>CITY TOTAL</b>	<b>1,191</b>

Professional services includes accounting/ payroll, legal, marketing, architectural/ engineering, and computer services. These businesses typically require a degree in a specific field and are “higher skilled.” The significant presence of this sector in the City matches the high level of educational attainment of the City’s labor force. The business services sector includes any corporation or business that provides management or product services to other businesses. For example, landscaping, waste management, printing and duplicating production, employment agencies, and general consulting are included in this sector. The third largest sector is the classified as “Other Non-Public Services”. This covers personal services, such as automobile repair and hair



salons, non-profits, and religious organizations. Many of the businesses in the top three sectors are smaller in scale. The retail sector represented in this list does include big-box retailers, grocery stores, clothing, home goods, etc. but does not include accommodations or food services. The health care and social services sector includes medical offices and clinics, rehabilitation centers, nursing homes, and child care services. The educational requirements of these businesses are very diverse. An analysis of employees was also conducted. The results are listed below.

Sector	Employees
Education	1,498
Retail	1,497
Health Care and Social Services	1,094
Government	1,073
Accommodations and Food Service	898
<b>CITY TOTAL</b>	<b>9,502</b>

The education sector is reported to have the highest number of employees. This sector includes Clinton Public Schools, Mississippi College, private schools, and various other tutoring or instructional services. It is followed by the retail sector then health care and social services. The fourth largest sector is government, which includes local, state or federal government operations, but does not include any education-related employment. Accommodations and food service sector round out the top five sectors by employment.

The Clinton Public School District is the largest single employer in Clinton and is followed by Mississippi College, according to Hover and CMPDD data. The third largest employer in Clinton is the Mississippi Department of Revenue. When public sector and education related employers are excluded, the largest employers are a “big-box” retailers and an assisted living and continued care facilities. Nearly one-third of employment in Clinton is in small scale businesses, such as banks, professional services (engineering/architecture, legal, etc), and personal services. As the number of employees per business decrease, the diversity of sectors

begins to increase. This confirms the diversity of Clinton’s economy continues beyond overall sectors and reaches individual firms.

The City of Clinton is posed to see an increase in manufacturing and logistics (i.e. warehousing and distribution) as a result of the Continental Tire facility location in close proximity to the City. The facility will employ thousands and provide numerous contracting opportunities for suppliers. While the facility is not located within the City, spin-off industry may locate within the City. Housing demand will likely increase within the City as well. The anticipated workforce will commute to the facility from surrounding communities, but many are likely to relocate to Clinton. Additionally, the City should anticipate an increase in spending from commuters as they pass through the City on their way to the facility.

Even with the new jobs created by Continental are including in the City’s employment diversity, Clinton is not, and will likely remain, dependent on a single sector or sub-sector for employment and investment. There is diversity in the economy of Clinton, which is known to help weather downturns in a given sector. Furthermore, as discussed previously, the labor force in Clinton must also be very diverse to meet the needs of existing business and industry. Currently, there are a significant number of “high-skill, high-wage” professional opportunities and numerous opportunities for entry level positions. The jobs created will the Continental Tire facility and the indirect jobs created as a result of the facility will provide significant opportunities for skilled individuals. An economy that lacks diversity, also lacks the ability to meet the needs of its residents.





## EDUCATION

Residents of Clinton are served primarily by the Clinton Public School District and two private schools, Clinton Christian Academy and Mt. Salus Christian School, for kindergarten – high school education. There are numerous other private schools within 30 miles of the Clinton that may also serve the residents of the community.

The Clinton Public School District (CPSD) is comprised of seven schools ranging from Pre-K through 12th grade with an enrollment of 5,276 for the 2017 – 2018 school year. The CPSD has seen a steady, yet gradual increase in enrollment since the 2012 school year as noted in the table below. The enrollment has grown by 552 students, or just under 12 percent over the past 6 years. This growth is at a manageable rate and has been addressed adequately by the Clinton Public School District.

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
District Total	4,724	4,896	4,970	5,142	5,182	5,276
Numerical Change		172	74	172	40	94
Percent Change		3.64%	1.51%	3.46%	0.78%	1.81%

Source: Clinton Public School District

School	Grades	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Clinton Park Elementary	PreK & K	369	422	390	383	382	354
Clinton Park Elementary	1	362	391	421	409	372	392
Northside Elementary	2	361	386	420	437	437	392
Northside Elementary	3	351	374	382	415	424	448
Eastside Elementary	4	338	359	376	391	415	421
Eastside Elementary	5	354	360	368	403	393	416
Lovett Elementary	6	347	362	375	387	413	415
Clinton Junior High School	7	381	372	387	413	399	437
Clinton Junior High School	8	366	391	368	378	405	410
Sumner Hill Jr. High School	9	377	380	404	385	386	406
Clinton High School	10	369	370	388	428	393	390
Clinton High School	11	355	354	323	353	378	387
Clinton High School	12	317	328	321	306	318	344

Source: Clinton Public School District







By following a diagonal from left top to right bottom, one can follow a cohort of group of students as they progress through each grade. The class that began in 2012 – 2013 as PreK and Kindergarten has increased in size each year and through each grade. This school year the cohort has reached the 5th grade and has 416 students, while it started with 369 students. Future growth patterns suggest the enrollment will continue to increase with the projected increase in population. The diversity of students has also increased according the CPSD, which is reflective of the changing demographics within the City of Clinton.

The Clinton Public School District has maintained an “A” rating since 2014 in the Mississippi Accountability Ratings. Based upon the proficiency standards in each subject area as well as overall, the CPSD students rate ahead of the State of Mississippi average, which speaks to the quality of education offered within the system. A highly-rated school system is vital to producing a labor force that is desired by employers and contributes to the overall quality of life sought by those currently in the labor force looking to relocate due to job opportunities.

The City of Clinton also benefits from the location of Mississippi College within its political

boundaries and the close proximity to Hinds Community College located in Raymond. Mississippi College is a private, Christian university of liberal arts and sciences. It is the oldest institution of higher learning in the State of Mississippi as it was founded in 1826. Mississippi College has 83 undergraduate areas of study, 50 areas of graduate studies, and three doctoral programs. The location of Mississippi College in Clinton has a significant impact on the educational attainment of the labor force, employment opportunities within the City, and the strength of the City’s economy.

Hinds Community College’s main campus is located in Raymond, which is also within Hinds County and only 20 miles from Clinton. Hinds is Mississippi’s largest community college and provides more than 200 academic and technical programs. Hinds Community College is a frequent partner in workforce training activities in the Central Mississippi region and commonly works with businesses and industries to provide customized workforce training. Hinds Community College will play a key role in workforce training associated with the Continental Tire facility.



## HOUSING

The City of Clinton's housing market continues to grow and expand, and additional demand is projected based on the population projections. Utilizing the population projections as discussed in Chapter Two and historic persons-per-household and occupied housing unit data from Census, a demand for additional housing units is noted. Based on this assumption, the following table projects population and housing needs for the City through 2040.

### PROJECTED HOUSING UNITS CITY OF CLINTON 1990 - 2040

YEAR	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION	PROJECTED HOUSING NEED (IN DWELLING UNITS)
1990	7,489	2.78			
2000	8,328	2.60			
2010	9,766	2.54			
2020			2.64	30,741	11,644
2030			2.64	35,122	13,304
2040			2.64	39,503	14,963

*Source: U.S. Census Bureau and Central Mississippi Planning and Development District.*

Additionally, according to the 2010 U.S. Census, the City's housing unit vacancy rate was just over 5 percent. The U.S. Census Bureau's 2012 – 2016 American Community Survey estimates the vacancy rate to be 6 percent. As with the 2010 data, the majority of vacancies were in the rental housing market. Given the location of the Mississippi College in Clinton, there is rental housing market that may cause this vacancy rate to be inflated at times. However, it does not indicate an oversaturation of housing units. Furthermore, the number of new construction permits indicates a demand for new housing units within the City. In the period from 2010 to 2017, there were nearly 400 building permits issued for the construction of single family, site built homes in the City. On average, there were 50 new units added each year.

According to U.S. Census data, nearly one-half of all housing units in the City of Clinton were constructed between 1970 and 1989. While the pace of construction slowed since 1990, an additional 3,100 units, accounting for 32 percent of the housing units, were constructed between 1990 and 2009. Over the forty year period from 1970 through 2009, the City averaged annually 193 units added to the housing stock. The pace of new construction remains slower than during the high. This also indicates that the housing market is not oversaturated and is increasing with demand. As the existing housing stock continues to age, it is likely that some units will be replaced







by new construction and major renovations will increase.

Over the past five years, on average, the new housing units in the City have approximately 2,400 square feet. It is important to also consider the statistical median and mode when analyzing the square footage of new housing units. The average can be influenced by outliers, or a single data point that is extremely low or extremely high. The median and mode are not impacted as significantly by such data points. The median is the absolute middle in a list of numbers, while the mode is the most frequently used number within the list. The median reduces the typical square footage

but there remains no significant change in the square footage of homes constructed during this time.

Site Built			
Year	Average SF	Median	Mode
2012	2,281	2,171	2,228
2013	2,526	2,356	2,847
2014	2,312	2,199	1,725
2015	2,492	2,340	1,893
2016	2,496	2,414	2,410

Source: City of Clinton Community Development Department

Overall the housing market in the City of Clinton is very strong. The market supply is maintaining pace with demand, which has helped to stabilize the median sales price. The City anticipate additional housing growth in the northern half and southwestern quarter of the City as demand is projected to continue in these areas.

## TAXES

The taxing rate, or millage rate, is set based on the overall value of taxable property within the local government and the local government's budget. If the revenues generated from other taxes (i.e. sales tax) and/or the value of property within the local government increases, the millage rate can be lowered. Low tax rates are favorable for property owners; therefore, private investment, especially in the business sector, grows. When considering the millage rate of a municipality, the rate of the county and school district must also be included as property is taxed by all three jurisdictions. While the local government only has control over their millage rate, the overall tax rate is more of concern to property, not the individual rates.

A direct comparison of property tax rates is difficult to accomplish due to a variety of factors, a review of data provided by the Mississippi Department of Revenue suggests that property tax rates are similar between Clinton, Madison, Pearl and Brandon. The City of Jackson's rate is significantly higher. These municipalities were selected for comparison as a result of their similar population and location within the Jackson Metropolitan Area. The City of Jackson was reviewed during this study for the purposes of comparison of rates within Hinds County; however, its population is nearly 170,000.

	Clinton	Brandon	Jackson	Madison	Pearl
County	38.33	40.24	38.33	38.13	40.24
School District	45.20	51.55	45.20	54.55	60.40
City	41.49	29.00	61.03	28.80	27.50
Total	125.02	120.79	144.56	121.48	128.14
Effective Cost on \$100,000 Home	\$1,875.30	\$1,811.85	\$2,168.40	\$1,822.20	\$1,922.10

Source: Mississippi Department of Revenue, 2015 - 2016 City Millage Rate





The Cities of Clinton and Jackson have the same property tax rate from Hinds County, and even though both have independent school districts, the school district rates were equal. However, the City of Clinton's property tax rate is nearly 20 mils less than the City of Jackson's. The overall millage rate for the remaining municipalities are nearly equal with Clinton's overall millage rate. It is slightly higher than Brandon and Madison, but less than Pearl. Without a lengthy discussion on appraised and assessed values, one can quickly determine that, assuming a property appraises at \$100,000 in each jurisdiction and is assessed at the same percentage, their property tax bill would be significantly higher in Jackson and generally the same in the other municipalities. The importance of maintaining an overall millage rate that is similar to surrounding jurisdictions is clear – holding all other factors equal, a prospective property owner will seek the lowest overall millage rate for their investment.

It is important to note that municipalities benefit greatly from revenues received from sales tax. The Cities of Brandon, Madison and Pearl received a larger sales tax diversion than the City of Clinton. This comparison is based only on the state-wide 7 percent sales tax and does not include any special taxes levied on sales by any jurisdiction. The relationship between lower property tax and higher revenues from sales tax is supported by this data.

In summary, strong property values supported by the housing market and business investments will assist the City in maintaining these reasonable tax rates.

## LAND

Availability of land for all types of development is key to economic growth. While infill development and redevelopment/reuse is strongly encouraged, it is not always suitable or financially feasible. Therefore, it is vital that a local government have developable land available for its economy to grow. A comparison of developed lands and undeveloped lands was completed to ensure that there is ample land to meet future development needs within each land use category. Overall, 38 percent of the incorporated areas Clinton is developed. When the larger study area, which is the anticipated growth pattern for the City, is considered approximately 26 percent is developed. It is noted that approximately 23 percent of the City and 20 percent of the study area is within the 100-year floodplain and has been deemed undevelopable. However, there remains ample lands available in each category for development. It

is vital to note that one of the land use categories within this comparison is parks/open space. This is in no way a recommendation to develop all lands without preservation of open space. By adopting a Comprehensive Plan, which includes a Land Use Plan, and enforcing the City's Zoning Ordinance, the City is positioned to guide future development. This prevents the overcrowding of lands, incompatible land use conflicts, and rapid growth or sprawl.

Future growth must balance sprawl and overcrowding, both of which are undesirable. Therefore, it is imperative to follow the growth pattern outlined in the Land Use Plan. Currently, there are approximately 1,600 acres of land within the City of Clinton and the study area designated for low, medium, and high-density residential development that is vacant and developable. Nearly all of this land



is classified for low-density development. Additionally, there is approximately 11,235 vacant, developable acres in the study area, of which 9,450 acres are in the City, in the larger-lot, residential estate category. The residential estate category serves a buffer between the more densely populated areas and the rural, agriculture areas. If the vacant, developable acres within the City are developed at their current classification and at the maximum allowed density for that classification, there is adequate lands to provide the additional housing units needed without converting any lands from agriculture or residential estate. Conversion of lands from lower density uses, i.e. agriculture and residential estate, to higher density uses,

i.e. low or medium density, is likely to cause sprawl and overcrowding.

Finally, it is noted that there is approximately 40,300 acres of undeveloped, but developable agriculture lands in the study area. While considered undeveloped because these parcels lack physical improvements, such as homes, much of this land is active, productive farmlands. As such, it is recommended that these areas be strictly protected from encroaching sprawl and urban growth.

As noted in the table below, the City also has some commercial and industrial lands available for development. Redevelopment of existing commercial centers is strongly encouraged where feasible.

### City of Clinton Available Land by Category Proposed Land Use Plan 2018

Category	Vacant/ Available Acres	Percent of Total	Number of Housing Units
Agricultural	27.15	0.21%	18
Residential Estate	9,451.91	73.71%	16,068
Low Density Residential	1,435.72	11.20%	4,576
Medium Density Residential	196.06	1.53%	750
High Density Residential	1.95	0.02%	10
Manufactured Home Residential	19.82	0.15%	147
Low Intensity Commercial	37.34	0.29%	
General Commercial	617.04	4.81%	
High Intensity Commercial	169.07	1.32%	
Light Industrial	791.29	6.17%	
Heavy Industrial	0.00	0.00%	
Parks/Open Space	0.00	0.00%	
Public/Semi-Public	27.91	0.22%	
Special Use	6.54	0.05%	
Olde Towne Clinton District	40.65	0.32%	
<b>TOTAL:</b>	<b>12,822.45</b>	<b>100.00%</b>	<b>21,569</b>

*\*Acres within the 100-year Floodplain have been excluded. Additionally, 15% of each category has been excluded to account for infrastructure, utilities, and other similar development related facilities.*

# CHAPTER FOUR

## COMMUNITY FACILITIES





## GOALS AND OBJECTIVES

**GOAL:** Continue to provide public facilities and services in a manner that is cost efficient and makes public facilities accessible and convenient to the City's residents.

**OBJECTIVE:** To continue planning for maintenance, extension of services, and upgrades to public facilities through the utilization of a Capital Improvement Program.

**GOAL:** To develop and implement measures necessary for continuation of programs aimed at reducing the fire rating for the City of Clinton.

**OBJECTIVE:** To aggressively support the Clinton Fire Department's long and short range planning efforts.

**OBJECTIVE:** Continue to provide the Fire Department with adequate facilities and equipment to meet the needs of that Department

and to ensure public safety.

**GOAL:** To provide a law enforcement system that supports the continuation of the City's low crime rate.

**OBJECTIVE:** Continue to provide the Police Department with adequate facilities and equipment to meet the needs of that Department and to ensure public safety.

**GOAL:** To develop parks and open space to ensure that the long-range recreational needs of the residents of Clinton are met.

**OBJECTIVE:** Continue to provide safe, well-maintained, and steadily improving facilities that promote activities for the physical and mental well-being of citizens of all ages.

**OBJECTIVE:** Continue to improve and expand the existing recreational facilities.







## CITY HALL

The City Hall is located at 300 Jefferson Street and was constructed in 1933. There are six (6) employees in City Hall as follows:

- Mayor's Office (2)
- City Attorney (1)
- Main Street Clinton (2)
- Communications Director (1)

There is 3,348 square feet of office space (first floor) and the second floor is used for storage. While there is adequate office space in City Hall, there is a need to add additional meeting space to better facilitate conducting business and holding meetings with the mayor.

## BRIGHTON PARK FACILITY

The City of Clinton is utilizing the building located at Brighton Park for the City Clerk's office and Accounting Department. This 5,900-square-foot building also includes an assembly room for meetings. Space is more than adequate to house these departments.



## MUNICIPAL ANNEX

The Municipal Annex building is located at 961 Highway 80 East. The building houses the Community Development Department (6 employees), the Human Resources Department (1 employee) and also serves as a Police Department Precinct. The Police Precinct normally operates with 8 officers per shift (4 shifts per day) and also 5 Traffic Unit officers and occasionally 1 Animal Control officer.

The two-story building is 4,982 square feet with the upstairs utilized for storage. There is adequate space for these departments and no renovations are needed at this time.

## POLICE DEPARTMENT

The Police Department is located within the Justice Complex at 305 Monroe Street. The 11,000-square-foot building was built in 1993 and an additional 4,400 square feet was added in 2013. The facility does contain a 988-square-foot jail with a capacity of 6 persons.

The department has 79 employees with 71 being full time and 8 part time. There are 4 shifts per day with 8 employees per shift. Currently office space is limited and there is a need for conference/meeting space and a holding cell.

By the year 2040 the City of Clinton is expected to have a population of 39,503 persons as well as associated housing and commercial development. Therefore, Clinton will need additional police officers and equipment to serve this projected population.



## FIRE DEPARTMENT

The City of Clinton is served by 52 full time firefighters working 3 shifts daily with 16 employees per shift and operating from four fire stations as listed in the table below. The City's fire rating is Class Five.

FIRE STATION	LOCATION	YEAR BUILT	SQUARE FOOTAGE
1	1234 Clinton-Raymond Road	1998	16,000
2	910 Old Vicksburg Road	2013	10,200
3	1659 Northside Drive	1989	6,100
4	1973 Pinehaven Road	2017	7,100

These facilities are adequate and the City's fleet of fire fighting vehicles is well maintained. However, in order to accommodate future growth and development, the City should consider locating an additional fire station in the southeast portion of the City. Suggested locations are somewhere along Hampstead Boulevard or Springridge Road. Also, ideally the new fire station could incorporate a training facility at the same site.



## PARKS AND RECREATION

The Mississippi Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2015-2019, Making Strides, reports the results of surveys conducted of outdoor recreation providers and citizens. The survey results show that city parks are the most used recreational facilities. City parks account for 59.6% usage as opposed to state parks (49.8%) and national parks



(22.3%). The survey results also report that 83% of respondents said they would walk to a park. Of the respondents who said they would not walk or bike to a park, 42% said it was due to unsafe conditions. Of the citizen survey results, the highest demand for recreational facilities was trails for walking, jogging/running and biking.

## REGIONAL PARKS

### Traceway Park

Traceway Park is located at 200 Soccer Row. This park was awarded the MS Recreation Parks Association (MRPA) Facility Design of the Year in 2008. Facilities include 11 soccer fields, 6 softball fields, 8 baseball fields, ¼ mile walking track and a ¾ mile shared path, playground equipment, and the location of Parks and Recreation Administrative Office. Traceway Park is made up of approximately 160 acres and is Clinton's major park site for local, state, regional, college and national tournaments.



### Brighton Park

Brighton Park, located at 530 South Frontage Road, received the MS Recreation and Parks Association (MRPA) Facility Design of the Year in 2007. Facilities include four regulation tennis courts and two championship courts, two sand volleyball courts, two pavilions, two shuffleboard courts, three horseshoe pits, a nine hole disc golf course, a 1/2 mile shared path, a 10 station outdoor exercise equipment set, an ADA compliant playground and a 5,900 square foot programming facility.





## NEIGHBORHOOD PARKS

### **Robinson Park**

Located at 205 West Northside Drive, this park includes a pavilion, multi-purpose field, one outdoor basketball court, a playground and 1/4 mile shared path.

### **Northside Park**

Located at 1659 West Northside Drive, this park has two outdoor basketball courts, a pavilion, playground, a multi-purpose field and a .3 mile walking track.

### **Kids Towne Park**

Located at 915 Old Vicksburg Road and built by community volunteers, Kids' Towne Playground offers a wide variety of wood-constructed playground equipment, 3 tennis courts, 1 backboard court, a .17 mile walking track and a pavilion.

## WOOD ACTIVITY AND THERAPEUTIC CENTER

The A.E. Wood Activity and Therapeutic Center houses the City of Clinton's Therapeutic Recreation (TR) Department. The facility is over 10,000 square feet and was originally built in 1969. The building was remodeled in 2013. The TR Department provides activities and programs for therapeutic purposes to individuals in the Living Young program who are age 50 and over and the Abilities program for individuals ages 6 and up with developmental, cognitive, or physical disabilities.

The facility has a three station computer lab/program room, exercise station that includes exercise bikes, treadmills and elliptical machines. The facility also has a kitchen, small conference room, office space, lounge area, and restrooms.





## WATER SUPPLY AND SEWAGE DISPOSAL

The Public Works Department operates out of a facility located at 525 Springridge Road. This facility is adequate space for the current 48 employees.

### Water Supply

The City of Clinton is served by 12 water wells and 5 water tanks. The City is currently operating at 73% of capacity. The City of Clinton is currently supplying water throughout the City with the exception of areas served by the North Hinds Water Association. However, there is a need to add an additional well on the south side to supplement the Brighton Well, which is currently supplying all water on the south side of the City.

### Sewage Disposal

The City of Clinton's wastewater facilities are operated by Inframark Water and Infrastructure Services, a national firm specializing in the operation of municipal water and wastewater systems. The infrastructure is owned by the City. The system contains four treatment facilities, or publicly owned treatment works (POTW) with a total capacity of 4.7 million gallons per day, or approximately 141 million gallons per month. The system collectively treats 98 million gallons of sewage on average each month. Therefore, the treatment capacity of the system is currently adequate and should have ample capacity for future growth within the City's service area.

The age, capacity, actual flow, and needed improvements are noted for each treatment facility below:

Name	Location	Year Built	Capacity (million gallons per day)	Actual Flow (average million gallons per day)	Improvements Needed:
Northeast POTW	Tanglewood Drive	1997	.300 mgd	0.200 mgd	Biolac System; Aeration Lines; Diffuser System
Briars POTW	Magnolia Road	1997	.630 mgd	.533 mgd	Biolac System; Aeration Lines; Diffuser System
Lovett POTW	Vista Street	1997	.276 mgd	.103 mgd	Biolac System; Aeration Lines; Diffuser System
Southside POTW	Clinton-Raymond Road	1999	3.5 mgd	2.433 mgd	Clarifier; Screw Pump; Dewatering Operation

## QUISENBERRY LIBRARY

The Clinton Library is operated by the Jackson Hinds Library System. The library building is owned by the City of Clinton and is located at 605 East Northside Drive. The facility includes a genealogy room, children's library, group study rooms and a nature trail. The 20,000 square foot facility was built in 2009 and is served by 6 full time and 1 part time employees. Current book stock is 60,841 with a circulation of 101,187.



# CHAPTER FIVE

## TRANSPORTATION PLAN





## GOALS AND OBJECTIVES

**GOAL:** To provide an efficient and a safe street system which will meet the travel demands of motorists by implementing traffic operational improvements and major street projects, such as widening of thoroughfares and construction of new streets where needed.

**OBJECTIVE:** To provide better traffic flow, to reduce traffic congestion and accidents, and to improve vehicular accessibility and circulation.

**OBJECTIVE:** To build on and upgrade existing roadway resources and to add new roads to accommodate expected future development and increased traffic.

**GOAL:** To incorporate alternate transportation elements into developments and transportation plans initiated by private developers and the City.

**OBJECTIVE:** To establish a safe, secure, seamless, and user friendly bicycle and pedestrian circulation network that promotes bicycling and walking as healthy, convenient, and cost effective alternative to motor vehicle transport.

**OBJECTIVE:** To establish a bicycle and pedestrian facility network that increases accessibility for users to schools, parks, commercial areas, transportation centers, and other bicycle and pedestrian facilities.

**OBJECTIVE:** To integrate bikeway and pedestrian facilities into the design of new roadway construction, as well as proposed roadway widening.

The Central Mississippi Planning and Development District is the “Metropolitan Planning Organization” or “MPO,” designated by the Governor of Mississippi as the agency responsible for coordinating a federally-mandated “Transportation Planning Process” for the three county metropolitan area of Hinds, Madison and Rankin counties. One of the responsibilities of the CMPDD as the MPO is the development and maintenance of an area-wide transportation plan, known as the Metropolitan Transportation Plan (MTP). Under federal regulations, this MTP must include a projection of the metropolitan area’s transportation needs for the next 20-25 years. For the sake of consistency, the horizon year for the Clinton Comprehensive Plan is the year 2040; the same as the horizon year for the MTP.

This plan categorizes the streets/roads (highways, arterials, and collectors) in Clinton and indicates improvements to many of them. The City of Clinton recognizes the important relationship between land uses and transportation. Various community activities such as shopping and employment centers, schools, and high density residential development generate large



amounts of traffic. However, it is also true that the construction of major streets will create pressure for more intensive types of development. If designed properly, major traffic arteries connecting focal points or community activities will have better traffic flow and fewer accidents without passing through residential areas. The land use plan is valuable in helping make determinations between land uses and traffic routes.





Concurrently with preparation of the Land Use Plan for the Clinton study area, the CMPDD developed a Thoroughfares Plan, classifying streets and highways according to the function that they can be expected to perform by the target year of 2040. According to the Federal Highway Administration (FHWA), “functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide” (Highway Functional Classification, U.S. Department of Transportation, July, 1974).

The following are FHWA definitions of each classification:

1. Principal Arterials (red): This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trip desires.
2. Minor Arterials (green): The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and contains facilities that place more emphasis on land access than the principal arterial system.
3. Collectors (purple): The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It distributes trips from arterials to their ultimate destinations.

## EXISTING MAJOR ROADS

The following is a list of existing major roads and some of the roads are in the Clinton Study Area (Freeways, Principal Arterials, Minor Arterials, and Collector Roads):

### FREEWAY/LIMITED ACCESS ROAD:

- Interstate 20

### PRINCIPAL ARTERIALS:

- U.S. Hwy 80
- Clinton Pkwy
- E. Northside Dr.

### MINOR ARTERIALS:

- Clinton Blvd
- Clinton-Raymond Rd.
- Clinton-Tinnin Rd.
- Kickapoo Rd.
- Lakeview Dr.
- Natchez Trace Pkwy
- N. Midway Rd.
- Old Vicksburg Rd.
- Pinehaven Dr.
- Shaw Rd.
- Springridge Rd.
- W. Northside Dr.
- Williamson Rd.

### COLLECTOR ROADS:

- Arrow Dr.
- Cynthia Rd.
- E. College St.
- Hampstead Blvd
- Industrial Park Dr.
- Lindale St.
- Magnolia Rd.
- McRaven Rd.
- Monroe St.
- N. Frontage Rd.
- N. Norwell Rd.
- Parker Dr.
- W. College St.



The following chart contains traffic projections that are based on projected population growth for the roads that are included in the Functional Class system. Any roadway segment that appears in green is projected to be under capacity, yellow is nearing capacity, and red is over capacity. The roadway will not change classification, but will require additional capacity measures, i.e. additional lanes. Also, it is very important to note that these projected traffic counts are also based on the assumption that all transportation projects identified in the MPO Long-Range Plan have been implemented.

Street Name	Termini	Current Capacity	Average Daily Traffic Count	2030 Projections	2040 Projections
I-20 - 1	between Bolton exit & Norrell Rd.	72,000	32,000	36,695	39,919
I-20 - 2	between Norrell Rd. & Clinton-Raymond Rd.	72,000	32,000	36,716	39,990
I-20 - 3	between Clinton-Raymond Rd. & Springridge Rd.	72,000	35,000	38,613	40,898
I-20 - 4	between Springridge Rd. & Hwy. 18	72,000	47,000	53,637	56,429
Hwy. 80 - 1	between Clinton-Raymond Rd. & Madison St.	30,000	14,000	16,180	17,735
Hwy. 80 - 2	between Madison St. & Springridge Rd.	30,000	12,000	14,057	15,754
Hwy. 80 - 3	between Springridge Rd. & Mt. Salus Rd.	30,000	24,000	25,867	26,158
Hwy. 80 - 4	between Mt. Salus Rd. & Lakeview Dr.	30,000	19,000	21,140	21,226
Hwy. 80 - 5	between Lakeview Dr. & Shaw Rd.	30,000	19,000	21,640	22,353
Hwy. 80 - 6	between Shaw Rd. & South Dr.	30,000	18,000	18,637	19,045
Arrow Dr. - 1	between Pinehaven Dr. & Warrior Lane	11,000	5,100	5,866	2,632
Arrow Dr. - 2	between Warrior Lane & Cynthia Rd.	11,000	3,600	4,001	4,274
Clinton Blvd. - 1	between College St. & Lakeview Dr.	12,000	6,900	6,112	6,010
Clinton Blvd. - 2	between Lakeview Dr. & Shaw Rd.	14,000	4,000	4,312	4,403
Clinton Pkwy.	between Northside Dr. & Hwy. 80	30,000	20,000	23,132	24,898
Clinton-Raymond Rd. - 1	between I-20 & Midway Rd.	14,000	12,000	12,810	13,672
Clinton-Raymond Rd. - 2	between Midway Rd. & Snake Creek Rd.	11,000	2,900	3,071	3,367

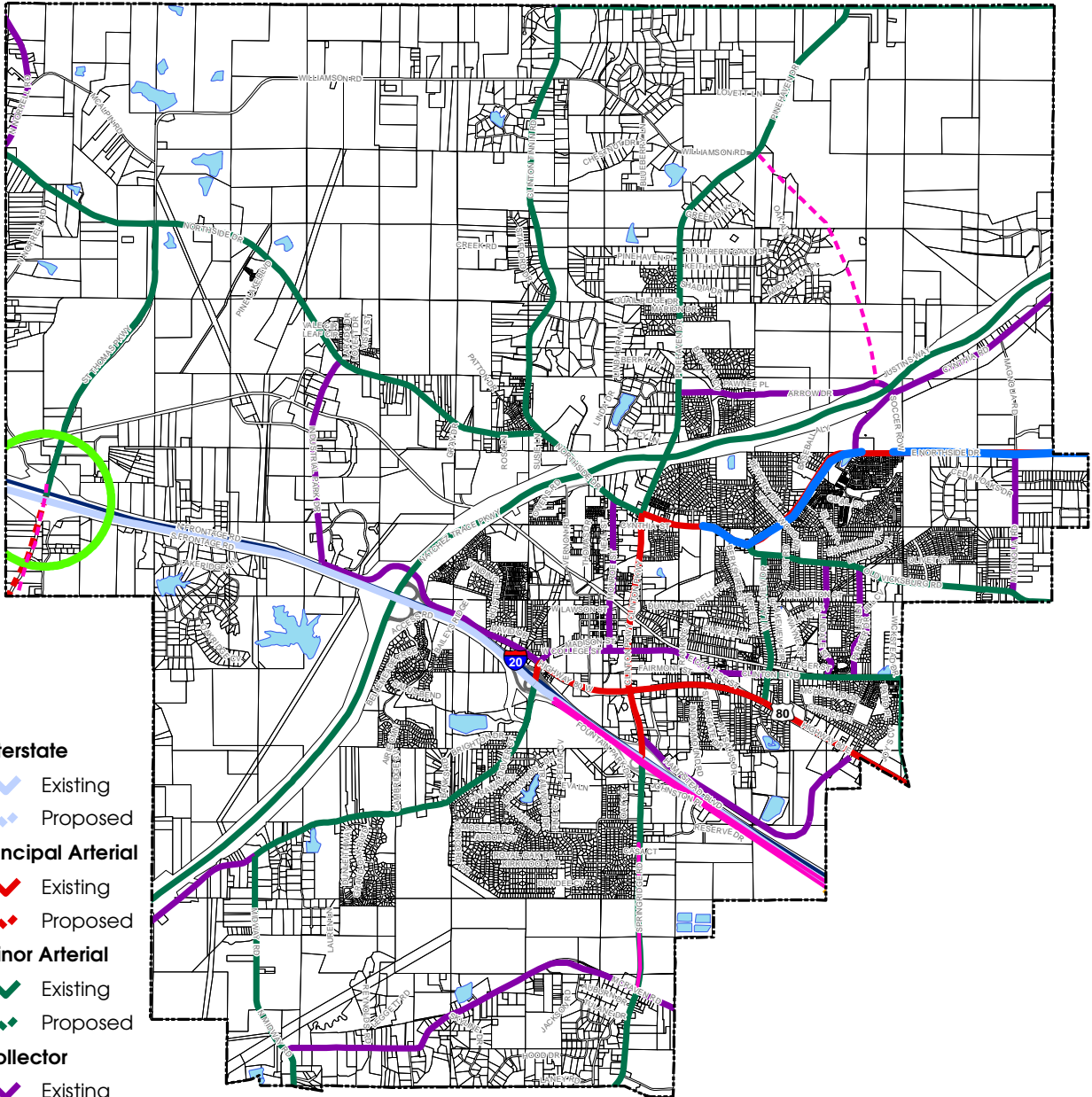


Street Name	Termini	Current Capacity	Average Daily Traffic Count	2030 Projections	2040 Projections
Clinton-Tinnin Rd. - 2	between Kickapoo Rd. & Northside Dr.	14,000	1,700	2,045	2,373
College St. - 1	between Madison St. & Monroe St.	11,000	4,600	4,751	4,777
College St. - 2	between Monroe St. & Clinton Pkwy.	11,000	8,600	8,734	8,673
College St. - 3	between Clinton Pkwy. & Clinton Blvd.	11,000	6,300	5,359	4,724
Cynthia Rd.	between Northside Dr. & Hwy. 49	11,000	1,300	1,419	1,491
Hampstead Blvd.	between Broadway St. & Hwy. 80	12,000	680	543	573
Industrial Park Dr.	between Frontage Rd. & Northside Dr.	11,000	1,700	1,633	1,903
Kickapoo Rd. - 1	between Clinton-Tinnin Rd. & Pinehaven Rd.	14,000	1,100	1,269	1,380
Kickapoo Rd. - 2	between Pinehaven Rd. & Hwy. 49	14,000	1,900	2,208	2,413
Lakeview Dr. - 1	between Old Vicksburg Rd. & Clinton Blvd.	14,000	7,300	7,570	8,546
Lakeview Dr. - 2	between Clinton Blvd. & Hwy. 80	14,000	7,300	7,834	8,780
Lindale Dr.	between Old Vicksburg Rd. & Clinton Blvd.	11,000	2,900	2,896	2,957
McRaven Rd. - 1	between Midway Rd. & Springridge Rd.	11,000	1,500	2,532	2,988
McRaven Rd. - 2	between Springridge Rd. & Siwell Rd.	11,000	2,600	2,974	3,193
Madison St. - Clinton	between College St. & Hwy. 80	11,000	2,800	2,962	3,143
Magnolia Rd. - 1	between Northside Dr. & Old Vicksburg Rd.	11,000	2,000	2,060	2,102
Midway Rd. - 1	between Clinton-Raymond Rd. & McRaven Rd.	14,000	450	512	580
Midway Rd. - 2	between McRaven Rd. & Hwy. 18	14,000	900	1,050	1,140
Monroe St.	between College St. & Northside Dr.	11,000	2,100	2,240	2,337
N Frontage Rd.	between Industrial Park Dr. & Clinton-Raymond Rd.	11,000	2,500	2,645	2,739

Street Name	Termini	Current Capacity	Average Daily Traffic Count	2030 Projections	2040 Projections
N. Norrell Rd.	between Jimmy Williams Rd. & W. Northside Dr.	11,000	470	540	592
Northside Dr. - 12	between Flag Chapel Dr. & Cynthia Rd.	28,000	7,700	8,143	10,614
Northside Dr. - 13	between Cynthia Rd. & Old Vicksburg Rd.	14,000	9,700	10,390	15,123
Northside Dr. - 14	between Old Vicksburg Rd. & Pinehaven Rd.	14,000	11,000	13,357	21,004
Northside Dr. - 15	between Pinehaven Rd. & Clinton-Tinnin Rd.	14,000	7,500	8,743	9,668
Northside Dr. - 16	between Clinton-Tinnin Rd. & Industrial Park Dr.	14,000	3,000	3,491	3,850
Northside Dr. - 17	between Industrial Park Dr. & Norrell Rd.	14,000	1,900	2,195	2,403
Old Vicksburg Rd. - 1	between Northside Dr. & Parker Dr.	14,000	3,800	4,327	5,669
Old Vicksburg Rd. - 2	between Parker Dr. & Magnolia Dr.	14,000	3,700	3,880	3,922
Parker Dr. - 1	between Clinton Blvd. & Arlington St.	11,000	1,500	1,679	1,736
Parker Dr. - 2	between Arlington St. & Old Vicksburg Rd.	11,000	890	1,011	1,030
Pinehaven Rd. - 1	between Northside Dr. & Arrow Dr.	30,000	11,000	13,607	13,971
Pinehaven Rd. - 2	between Arrow Dr. & Kickapoo Rd.	14,000	5,100	6,190	6,838
Shaw Rd.	between Clinton Blvd. & Hwy. 80	14,000	2,000	2,492	2,541
St. Thomas Pkwy.	between I-20 & W. Northside Dr.	14,000	1,300	1,585	1,727
Springridge Rd. - 1	between Hwy. 80 & I-20	30,000	19,000	19,128	20,109
Springridge Rd. - 2	between I-20 & McRaven Rd.	14,000	11,000	9,100	9,331
Springridge Rd. - 3	between McRaven Rd. & Hwy. 18	14,000	6,400	7,295	8,012



# City of Clinton Transportation Plan



**Interstate**

- Existing
- Proposed

**Principal Arterial**

- Existing
- Proposed

**Minor Arterial**

- Existing
- Proposed

**Collector**

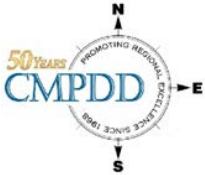
- Existing
- Proposed

**2040 MTP Projects**

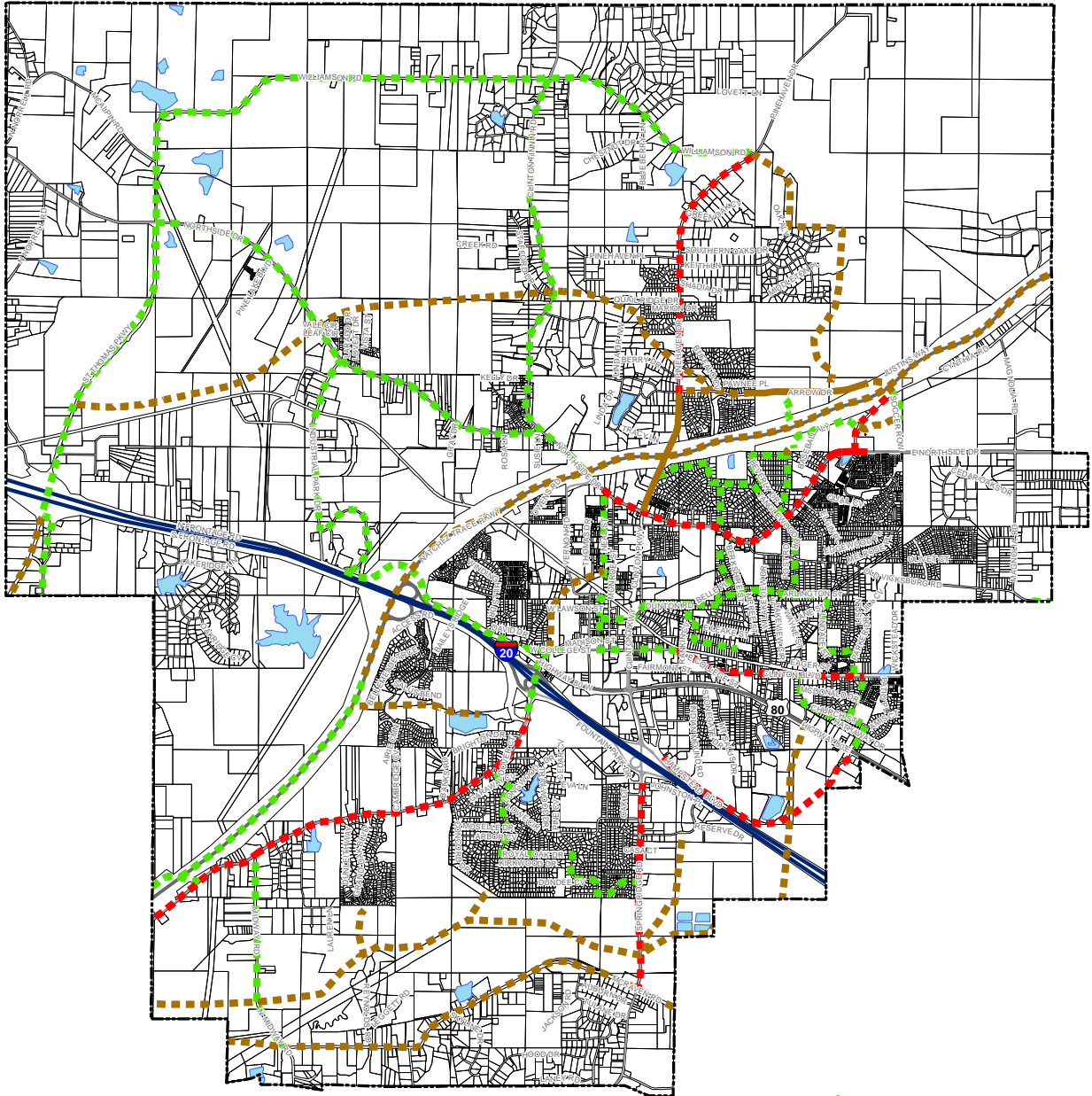
- Stage I - New Roadway
- Stage I - Existing Roadway Improvement
- Stage II - New Roadway
- Stage II - Existing Roadway Improvement
- Stage III - New Roadway
- Stage III - Existing Roadway Improvement

**Vision Projects**

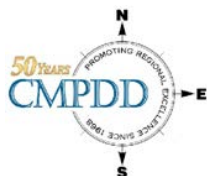
- Unfunded Project - Existing Roadway Improvement
- Unfunded Project - New Roadway
- Clinton Corporate Limits



# City of Clinton Bicycle & Pedestrian Plan



-  Existing Bike Route
-  Proposed Bike Route
-  Existing Bike Lane
-  Proposed Bike Lane
-  Existing Bike Path
-  Proposed Bike Path
-  Clinton Corporate Limits





# CHAPTER SIX

## LAND USE PLAN





## GOALS AND OBJECTIVES

**GOAL:** To maintain a residential density pattern that will produce desirable concentrations of residences and will not overburden the local community facilities or cause congestion.

**OBJECTIVE:** To preserve established neighborhoods and development patterns in Clinton and to encourage compatible additional development that will help to maintain the desirability and value of already improved properties.

**GOAL:** To require sufficient open space in conjunction with all residential uses in order to prevent overcrowding and provide sufficient light and air.

**OBJECTIVE:** To prevent the location of high density residential or intense commercial uses immediately adjacent to single-family residences, unless proper buffering is provided in the form of wide set-backs with required screening and landscaping.

**GOAL:** To encourage development of quality housing options.

**OBJECTIVE:** To permit the location of manufactured homes only in certain tightly defined areas such as manufactured home parks.

**OBJECTIVE:** To locate higher density residential developments only in areas where the infrastructure and street system will support such development and where such development is compatible with neighboring land uses.

**OBJECTIVE:** To encourage the removal of substandard housing and replacement with quality housing and to upgrade substandard housing where practical.

**OBJECTIVE:** To encourage construction of adequately sized single family housing through zoning regulations.

**GOAL:** To promote development of well-designed, attractive commercial uses in appropriately zoned areas of Clinton.

**OBJECTIVE:** To permit future outdoor oriented commercial activities along major thoroughfares.

**OBJECTIVE:** To promote the preservation and redevelopment of Clinton's downtown area.

**OBJECTIVE:** To provide sufficient neighborhood oriented convenience commercial development to accommodate the residential population.

**GOAL:** Continue to promote new industrial development.

**OBJECTIVE:** Continue to provide well-located sites adequately served by infrastructure for new industrial development.







Section 17-1-1 of the Mississippi Code specifies that the Land Use Plan element of the Comprehensive Plan shall designate “---in map or policy form the proposed general distribution and extent of the uses of land for residences, commerce, industry, recreation and open space, public/quasi-public facilities and lands.” The Code also requires that “background information shall be provided concerning the specific meaning of land use categories depicted in the plan in terms of the following: residential densities; intensity of commercial uses; industrial and public/ quasi-public uses; and any other information needed to adequately define the meaning of land use codes (reflected on the Land Use Plan map). Projections of population and economic growth for the area encompassed by the plan may be a basis of quantitative recommendations for each land use category.”

The purpose of the land use section of the Comprehensive Plan is to inventory the community’s existing land use patterns and to recommend policies for future development that are consistent with the community’s character. These policies also involve decisions on how the land use patterns should change for future needs. The Land Use Plan is a vital part of the Comprehensive Plan since zoning decisions

are required by State law to be based on the adopted Land Use Plan. The Land Use Plan is subject to change as the City grows and may be amended at any time following the necessary public hearings.

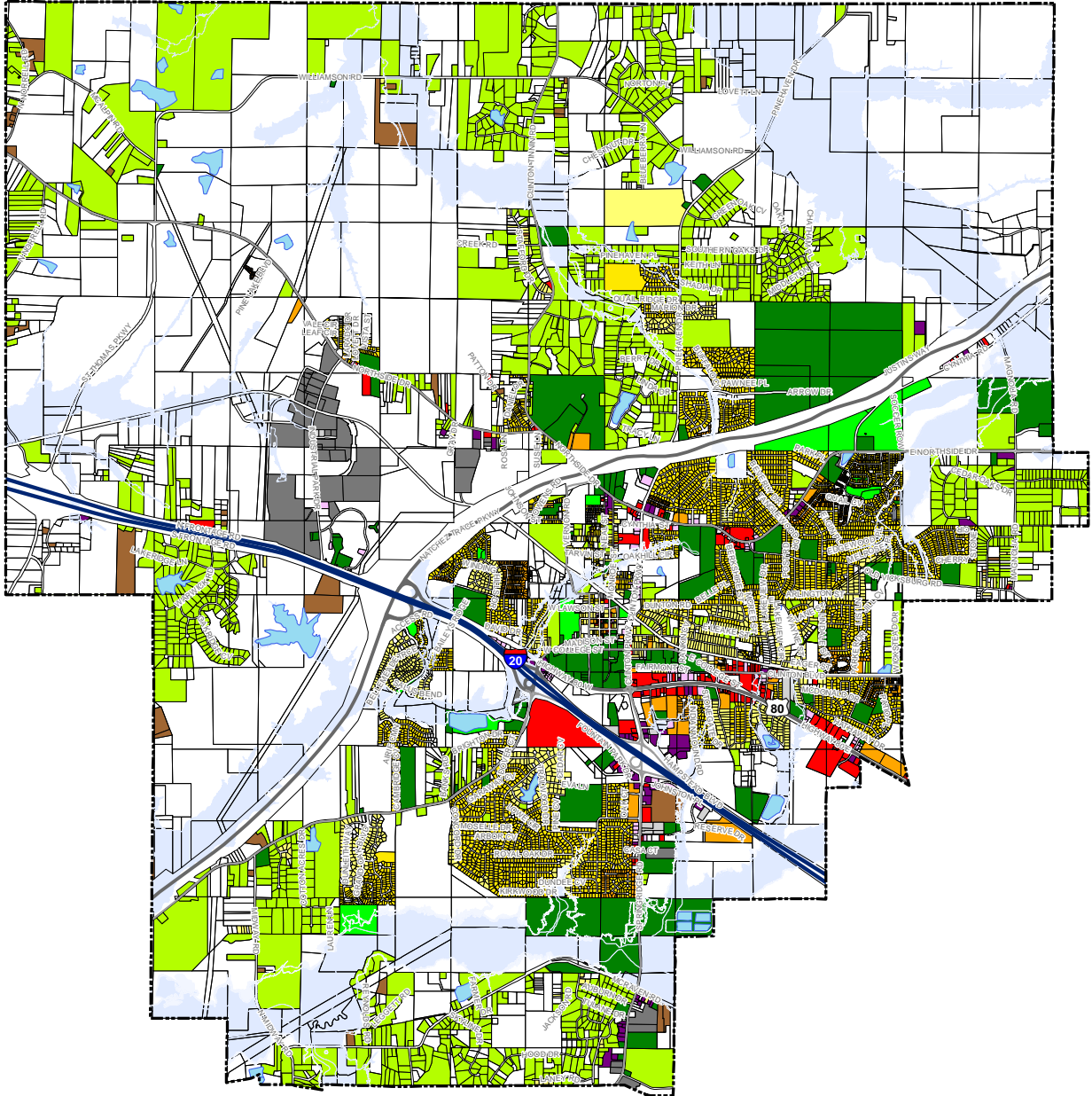
### **EXISTING LAND USE METHODOLOGY**

The land use survey is traditionally the most important survey of the planning process. This survey is a field “windshield” survey conducted in Clinton and the surrounding study area. The field work was recorded on a base map and aerial photographs, and each parcel was coded according to its present land use and then transferred to a large base map.

The existing land use map shows present land use patterns and provides a basis for the development of the land use plan and future zoning map.

The existing land use map for the city and study area may be viewed in an interactive map online at [www.clintonms.org](http://www.clintonms.org).

# City of Clinton Existing Land Use



- |                               |                           |                          |
|-------------------------------|---------------------------|--------------------------|
| Agricultural/Vacant           | General Commercial        | 100 Yr Floodplain        |
| Residential Estate            | High Intensity Commercial | 500 Yr Floodplain        |
| Low Density Residential       | Light Industrial          | Clinton Corporate Limits |
| Medium Density Residential    | Heavy Industrial          |                          |
| High Density Residential      | Parks/Open Space          |                          |
| Manufactured Home Residential | Public/Semi-Public        |                          |
| Low Intensity Commercial      | Water Area                |                          |





## 2017 City of Clinton Existing Land Use

Existing Land Use	Study Area (Acres)	Percent	Incorporated Area (Acres)	Percent	Unincorporated Area (Acres)	Percent
Agricultural / Vacant	61,035.30	73.91%	15,000.67	61.04%	46,034.63	79.37%
Residential Estate	13,243.69	16.04%	4,472.26	18.20%	8,771.43	15.12%
Low Density Residential	548.70	0.66%	512.67	2.09%	36.03	0.06%
Medium Density Residential	1,628.71	1.97%	1,600.39	6.51%	28.32	0.05%
High Density Residential	238.37	0.29%	238.25	0.97%	0.12	0.00%
Manufactured Homes	1,755.46	2.13%	221.38	0.90%	1,534.08	2.64%
Low Intensity Commercial	64.30	0.08%	55.26	0.22%	9.04	0.02%
General Commercial	200.09	0.24%	179.90	0.73%	20.19	0.03%
High Intensity Commercial	201.26	0.24%	86.41	0.35%	114.85	0.20%
Light Industrial	29.26	0.04%	27.49	0.11%	1.77	0.00%
Heavy Industrial	695.04	0.84%	359.79	1.46%	335.25	0.58%
Parks / Opens Space	233.15	0.28%	227.07	0.92%	6.08	0.01%
Public / Semi-Public	2,702.50	3.27%	1,594.23	6.49%	1,108.27	1.91%
<b>Totals:</b>	<b>82,575.83</b>		<b>24,575.76</b>		<b>58,000.07</b>	

## Dwelling Statistics

Dwelling Type	Study Area Count	Incorporated Count	Unincorporated Count
Single Family	9,184	7,805	1,379
Dilapidated Single Family	81	29	52
Multi-Family/Apts	2,580	2,580	0
Manufactured Home	796	372	424
<b>Totals:</b>	<b>12,641</b>	<b>10,786</b>	<b>1,855</b>



## THE LAND USE PLAN

The Land Use Plan represents a composite of all the elements of the planning program. With this context, the Plan depicts in narrative, statistical and map forms the general relationships between land use patterns, major transportation arteries, schools, parks and other community facilities, and the overall environment of the community. Preparation of the Land Use Plan was closely coordinated with the development of all other elements of the planning program, particularly the population and economic study, the Transportation Plan, and the Community Facilities Plan.

The Land Use Plan should be used primarily as a general and long range policy guide to decisions concerning future land development. The adoption of these policies by the Mayor and Board establishes their dominance as a guide for land use decisions, and that they may change only by amending the Plan. The Land Use Plan shall also be used as a forecast of the future land needs of the City. Although the land use forecasts are for 20 to 25 years in the future, the life expectancy of the land use Plan, for accuracy and applicability is five to six years. This emphasizes the need to revise the Plan every five years.

## METHODOLOGY

This section of the Comprehensive Plan was developed using three processes involving plan formulation and evaluation. First, the spatial distribution of Clinton's future land uses was made after applying specific locational criteria. Second, the amount of land allocated for future land uses was correlated with existing growth patterns. Last, a physical plan for future growth was developed, which attempts to use City resources and meet City needs in an effective and efficient manner.

The quantities of land needed to accompany various activities in an urban area depend on a multitude of interrelated factors. The most important of these factors are the composition and the characteristics of the population, the economy of the area and the trends in the density of development. Since all three of these factors are closely related, a change in one will cause a corresponding change in the other two. For example, the density of development is dependent, to a large degree, on raw land and development cost (economic factors). Therefore, if these costs increase, the density of the development usually increases, unless the costs are offset by a corresponding increase in income, sales or other economic factors. Although there are numerous methods and techniques used to forecast demands





for the future land uses in urban areas, all of these techniques rely, directly or indirectly, on estimates of these factors.

The Land Use Plan, in order to be useful as a policy tool for guiding land use decisions, must be carefully composed. In drafting the Land Use Plan Map, the following factors were considered:

1. Existing land use patterns and growth trends
2. Projected future land use needs based on projected future population and employment converted to the number of acres needed to accommodate projected growth levels
3. Flood plains, excessive slopes and soil types
4. Location of major streets and open space

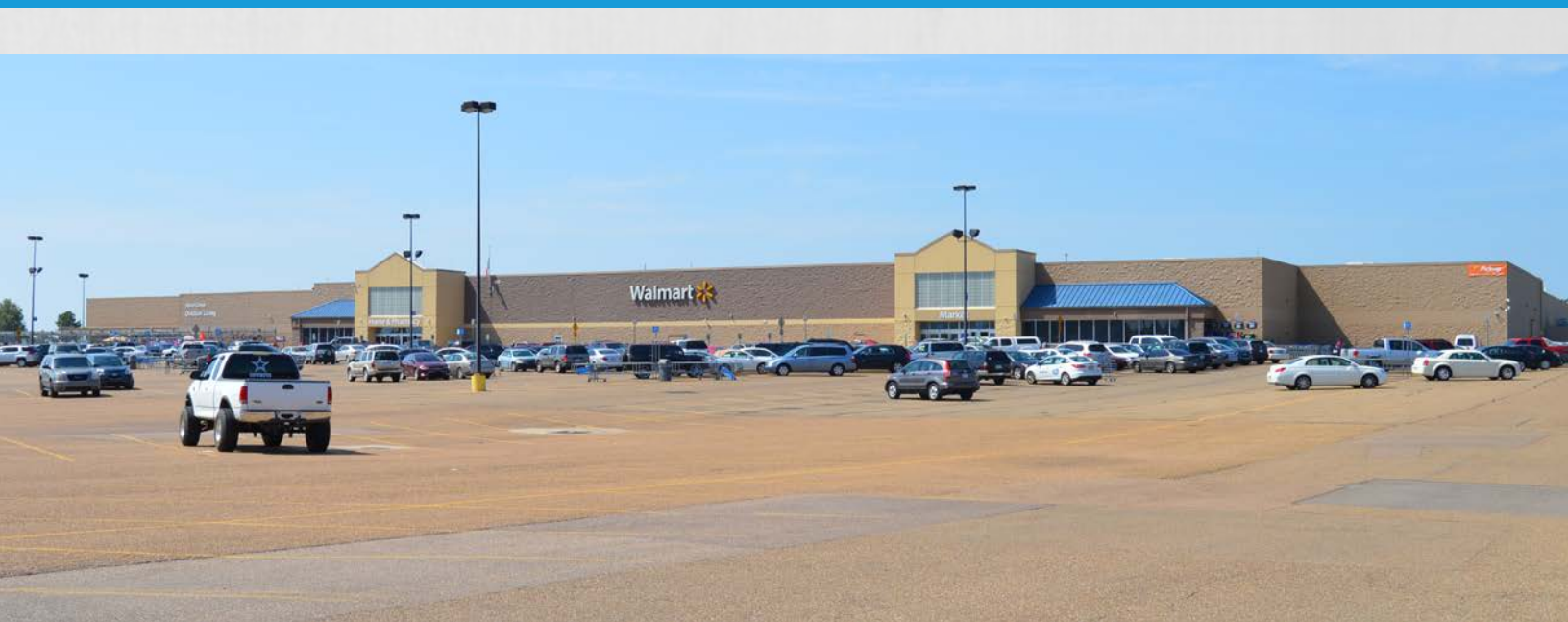
## LOCATION CRITERIA

Locational criteria are guiding principles and standards used in the placement of activities on the land. These principles and standards have evolved over time within the planning profession and are recognized for their universal application. These criteria involve numerous considerations including danger from floods and other health and safety standards, the vulnerability of important environmental processes to urban activities, the proximity of one land use from another in time, distance and cost, the social, economic and environmental

compatibility of adjacent land uses, physical characteristics of individual locations and their suitability for development and the pattern of land values. General principles relating to the location of land uses customarily identify five major functional areas: the work areas, the living areas, the shopping and leisure time areas, the community facility systems and environmentally critical areas of land and water. These principles can be expressed as follows:

1. Work areas should be located in convenient proximity to living areas where energy efficient interconnecting transit and thoroughfare routes can be designed to insure easy access back and forth; they should be in convenient proximity to other work areas and where uses incidental to one another have access to interconnecting truck routes. The spatial distribution of work areas should harmonize with intra-urban patterns of firm interaction. Heavy concentrating of work areas should be avoided so as to disperse point sources of pollution. Some work areas should be in locations accessible to heavy transportation facilities and large capacity utility lines. Work area locations provide sites adequate in size, economic to develop and attractively situated for the particular uses intended.
2. Living areas should be located in convenient proximity to the work and leisure time areas and where there are nearby transit and thoroughfare routes to insure easy access. The spatial configuration of residential communities should take the activity and residential preference patterns of various categories of households into account. Living areas should be in convenient proximity to large open spaces and should include smaller open spaces, with residential areas within easy walking distance of community facilities. They should be located in areas protected from traffic and incompatible uses, in areas which are economic, energy efficient, and attractive to develop, and where desirable residential densities with a range of choice can be insured.





3. Shopping areas and entertainment centers such as shopping malls, restaurant areas, cultural centers and educational complexes should be in reasonably convenient proximity to living areas. They should be in centrally located areas and on sites adequate for their purposes.
4. Community facility systems should be designed around the underlying service-delivery concepts of each such system and its program, with service levels appropriate to the user groups of each facility. Recreational facilities, schools, libraries, medical care facilities, police and fire stations, and other community facilities should be in locations convenient to user groups and on sites economic to develop.
5. Open space system and environmental protection Major parks and large open spaces should be located so as to take advantage of, as well as protect, natural processes and unusual landscape features and to provide for a variety of outdoor recreational and other activities. Environmentally critical areas of land and water should be protected from incompatible uses and from pollutants generated by urbanization in the vicinity. Wooded areas that serve a functional purpose in climate, noise, light, and pollution control should be preserved as part of

an urban forest and open space system. Vulnerable urban development should not be located in areas of natural hazards to life and property such as floods, slides and unstable soils. Development using on-site sewage treatment should be prohibited from areas of unsuitable soil and geological conditions. Present and future water supply drainage basins should receive only urban development compatible with protection of the water quality.





## LAND USE PLAN MAP

In order for the zoning map to be optimally effective, it should closely mirror the Land Use Plan Map. Other considerations in drawing the land use and zoning map are:

1. How many sets of districts shall there be?
2. How much space should be allocated to each type of district?
3. What types of land are suitable for each type of district?
4. What should be the typical relationships between various types of districts?
5. Where should the various districts be located, in general?
6. Where should the exact boundary lines of each district run?

In mapping zoning districts, there is usually a compromise between the distracting pattern dictated by existing development and that called for by the land use plan. The land use plan becomes a guide for this decision making process, as well as for the deliberations to be followed in making later amendments to the zoning ordinance. Generally, zoning districts reflect certain principles as follows:

1. Compatibility of use
2. Appropriateness of the land
3. Locational needs of uses
4. Public Service effects

As a general rule, it is more advisable to run the boundaries of a district along or parallel to rear

lot lines, rather than through the center of a street. Where a district runs parallel to side lot lines it should avoid splitting lots. Land situated similarly should be zoned alike. Care should also be taken that not too many non-conforming uses are created in each district.

## EXPLANATION OF LAND USE CATEGORIES

The Clinton Land Use Plan categorizes future land uses in the following manner:

**AGRICULTURAL/RURAL (white):** Maximum development of one residential unit for every one to two acres.

This land use classification depicts areas that are expected to remain rural or agricultural with no significant concentrations of residential, commercial, industrial or other development. These areas of the Land Use Plan are not expected to be served by municipal sewer service within the next 25 years.

**RESIDENTIAL ESTATE (light green):** Maximum density of one single family detached residential unit for every one-half acre.

This land use classification is intended to promote development of large, residential estate size lots with a minimum lot size of one-half acre. These areas on the Land Use Plan may or may not be served by a municipal sewer system within the next 25 years.

**LOW DENSITY RESIDENTIAL (yellow):** Maximum density of three single family detached residences per acre.

This land use classification is intended to promote the development of single family detached dwellings on relatively large lots (approximately 11,500 square feet).

**MEDIUM DENSITY RESIDENTIAL (gold):** Maximum density of five single family detached residential units per acre.

This land use classification allows the development of single family detached dwellings on moderate size lots (at least 9,500 square feet). This category includes the type of single family residence known as patio homes and also townhouses.







**HIGH DENSITY RESIDENTIAL (orange):** Maximum density of six dwelling units per acre.

This land use classification allows the development of apartments or condominiums on arterial streets/roads or highways which have the capability of carrying higher traffic volumes generated by these higher density residences.

**MANUFACTURED HOME RESIDENTIAL (brown):**

This classification also allows the development of manufactured home parks.

**LOW INTENSITY COMMERCIAL (light pink):** Restricted Commercial.

These areas should include small-scale, low-intensity, predominately indoor, retail, service, and office uses that provide goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods (e.g., personal service uses, professional offices, recreational facilities, small restaurants, banks, convenience stores, drug stores, and grocery stores).

**GENERAL COMMERCIAL (red):** Enclosed Commercial Activities Only.

This classification would encompass all types of commercial uses, including outdoor commercial activities.

**HIGHWAY/HIGH INTENSITY COMMERCIAL (purple):** All Commercial Activities

This classification would encompass all types of commercial uses, including outdoor commercial activities.

**LIGHT INDUSTRIAL (light gray):** Enclosed Industrial Activities Only.

This classification includes manufacturing and warehousing uses conducted primarily indoors. These manufacturing uses are those that do not generate noise, vibration or offensive odors detectable to human senses off the premises.

**HEAVY INDUSTRIAL (dark gray):** All industrial uses, including outdoor.

This classification includes manufacturing uses where all or part of the associated activities are conducted outdoors, or where the use requires large volumes of water or generates noise, vibration, etc., detectable off the premises.

**PARKS AND OPEN SPACE (medium green):**

This land use classification includes all existing and proposed parks, ballfields, bicycle/pedestrian trails and other similar uses.

**PUBLIC/QUASI PUBLIC USES (dark green):**

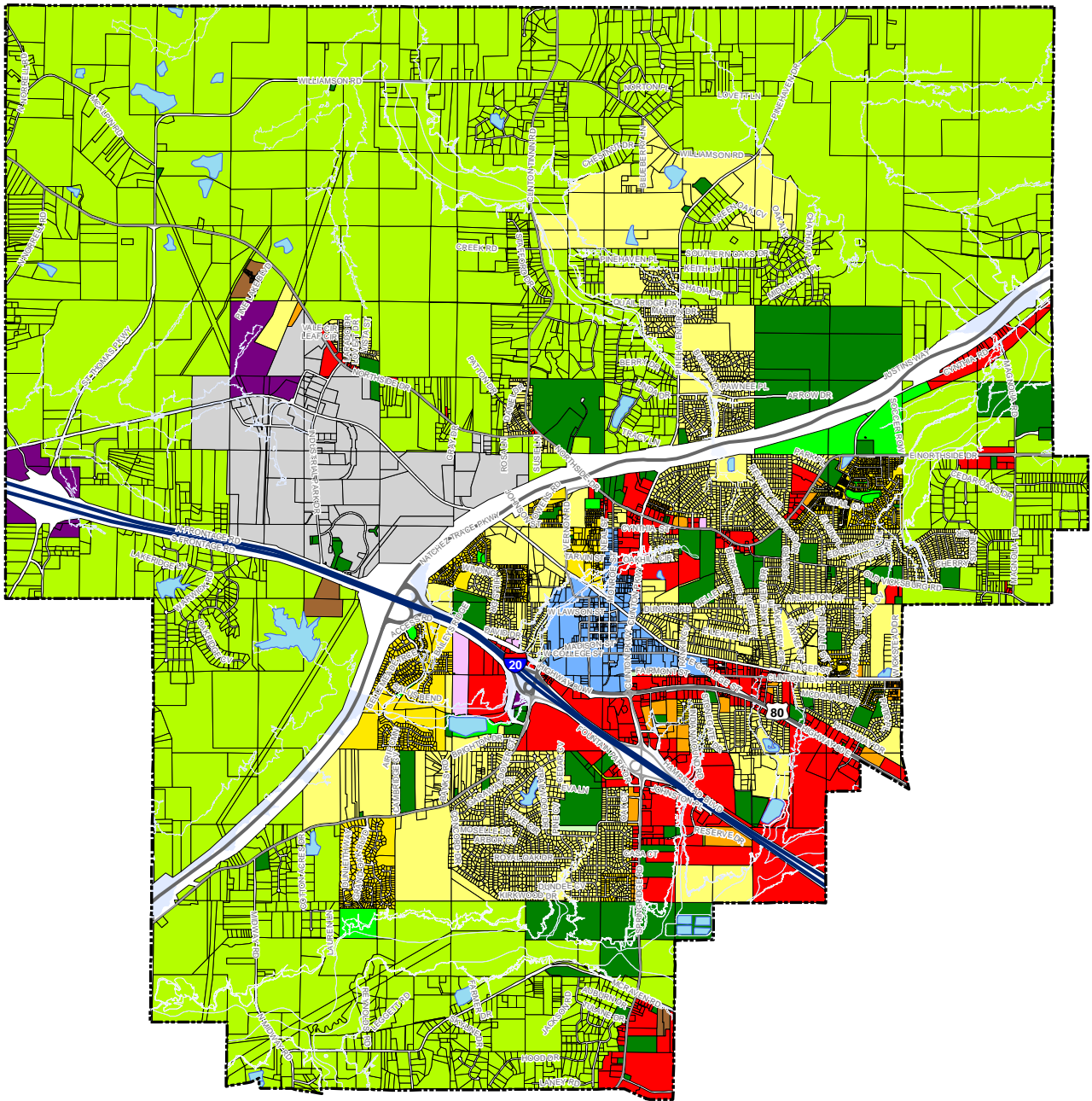
This land use classification includes all existing and proposed public/quasi-public uses such as churches, schools, governmental buildings and facilities, cemeteries, etc.

**100 YEAR-FLOOD PLAIN (light blue pattern):**

These areas are shown on the latest available Federal Insurance Administration "Flood way: Flood Boundary and Flood way Map" as 100-year flood plain (i.e., subject to a one percent chance of flooding in any year).



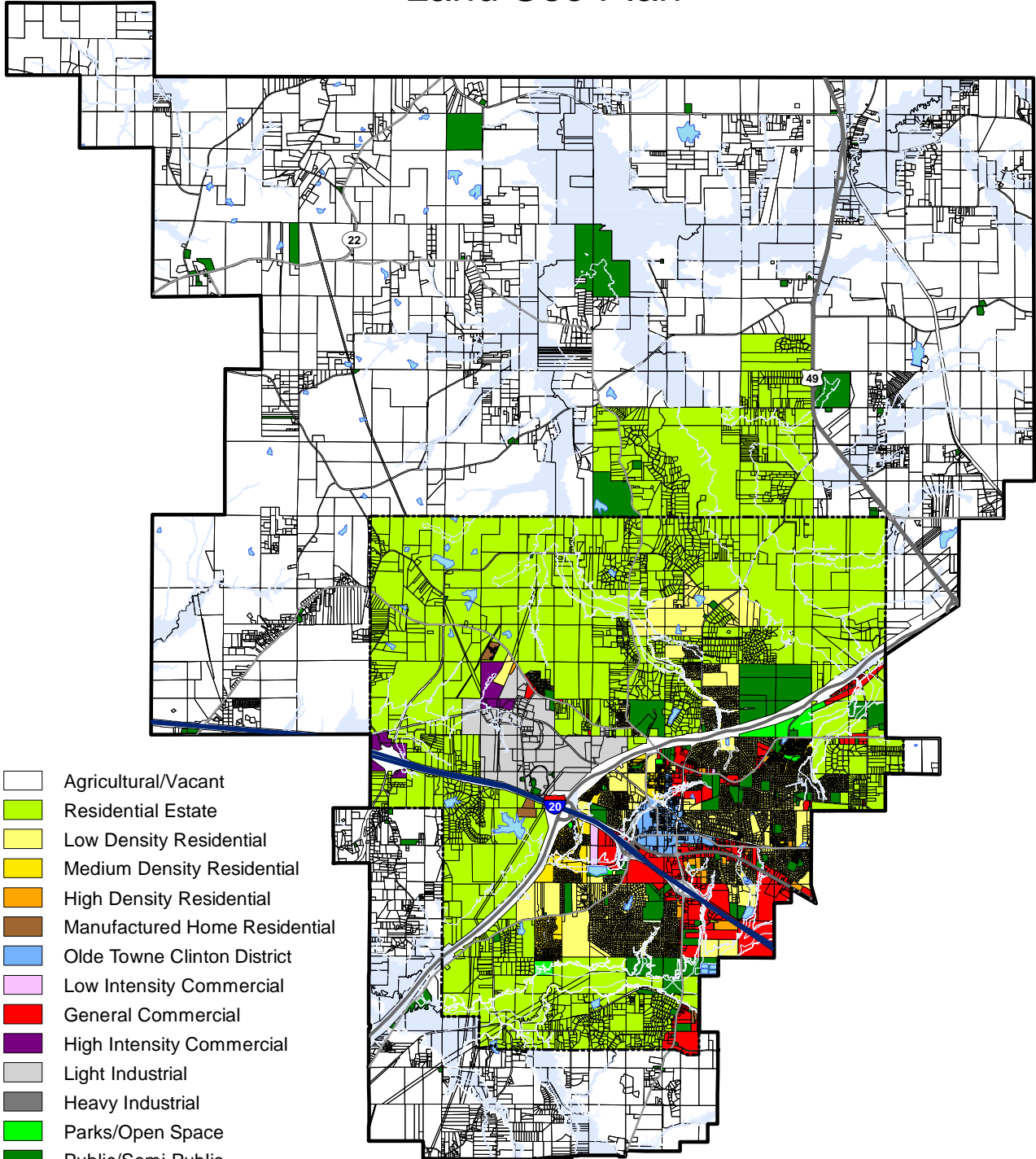
# City of Clinton Land Use Plan



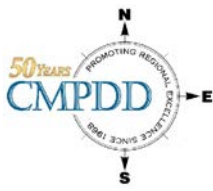
- |                             |                           |                          |
|-----------------------------|---------------------------|--------------------------|
| Agricultural/Vacant         | General Commercial        | 100 Yr Floodplain        |
| Residential Estate          | High Intensity Commercial | 500 Yr Floodplain        |
| Low Density Residential     | Light Industrial          | Clinton Corporate Limits |
| Medium Density Residential  | Heavy Industrial          |                          |
| High Density Residential    | Parks/Open Space          |                          |
| Olde Towne Clinton District | Public/Semi-Public        |                          |
| Low Intensity Commercial    | Special Use               |                          |
|                             | Water Area                |                          |



# City of Clinton Land Use Plan



- Agricultural/Vacant
- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home Residential
- Olde Towne Clinton District
- Low Intensity Commercial
- General Commercial
- High Intensity Commercial
- Light Industrial
- Heavy Industrial
- Parks/Open Space
- Public/Semi-Public
- Special Use
- Water Area
- 100 Yr Floodplain
- 500 Yr Floodplain
- Clinton Corporate Limits
- Study Area





# RECOMMENDATIONS







1. The City should consider adopting an ordinance to control the use of large trucks in the downtown area.
2. The City should adopt a Complete Streets Ordinance to encourage development of safe and functional pedestrian and bicycle routes.
3. The City should update the Zoning Ordinance to create an easier more user friendly code.
4. The City should continue to work with the CMPDD to continually update and maintain the online interactive map.
5. As population and demand for recreational sports continue to grow, the City will need to add more ballfields, facilities and additional parking. Also, according to the survey conducted at the town hall meeting (see Appendix), citizens would like to see upgrades and improvements in all city parks. In particular, at the three neighborhood parks, citizens asked that the following improvements be considered: Fencing, dog park, lighting, restrooms, walking trails, pavilions, splash pad, and ADA compliance.
6. The City should promote the use of resources found on the City's website including the online interactive map in an effort to inform and assist citizens and developers.
7. The City should continue to use the adopted zoning and building codes to address neglected and abandoned properties.
8. The City should continue to fund and provide excellent police and fire protection.
9. The City should consider adopting minimum square footage standards for single family housing based on historic development patterns.



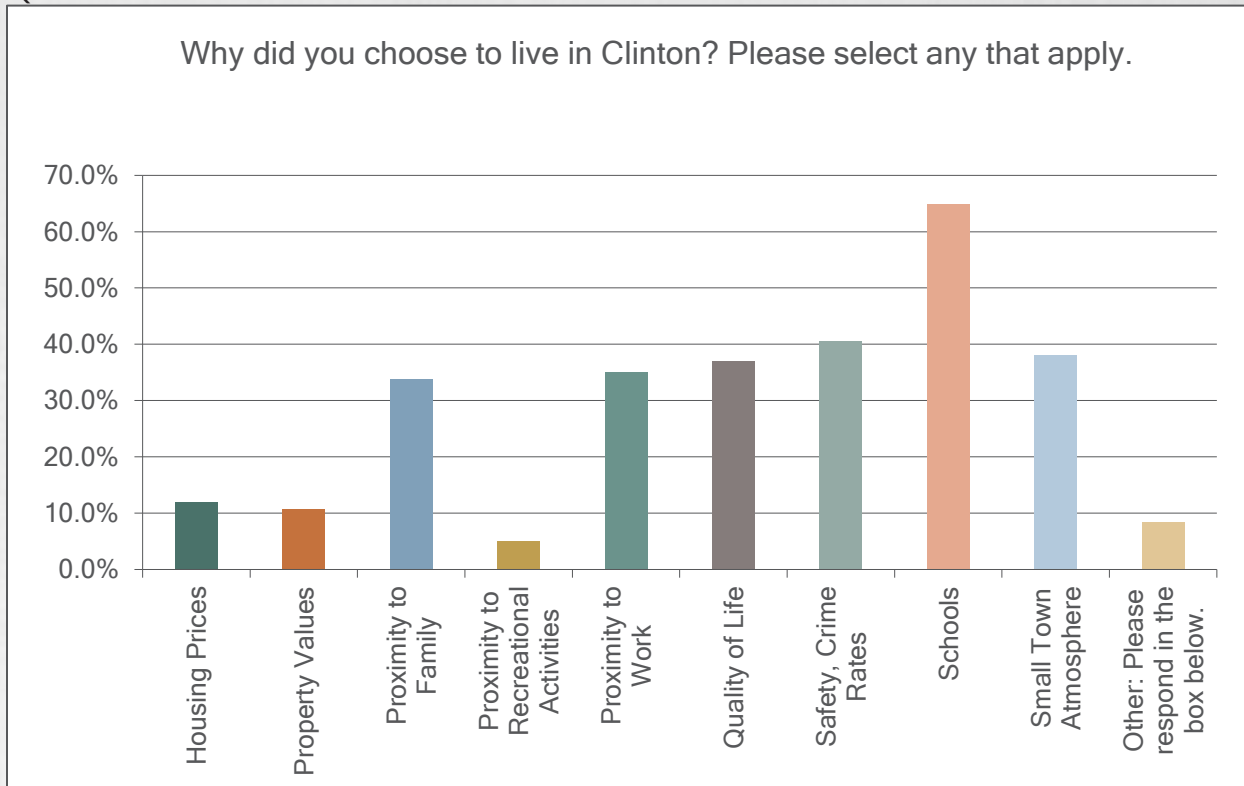


# APPENDIX



## Appendix A: Online Survey Results

### Question #1:



### Question #2:

Please indicate your agreement with the following statements regarding Clinton's Comprehensive Plan.

	Strongly Disagree	Disagree	Agree	Strongly Agree
<b>The Plan should guide and control growth in a way that protects and preserves the existing qualities of the City.</b>	3.9%	5.5%	44.7%	45.9%
<b>The Plan should encourage new commercial developments.</b>	3.7%	3.5%	42.4%	50.4%
<b>The Plan should encourage new residential developments.</b>	2.7%	11.4%	60.2%	25.7%
<b>The Plan should encourage new industrial developments.</b>	5.1%	12.5%	55.1%	27.3%



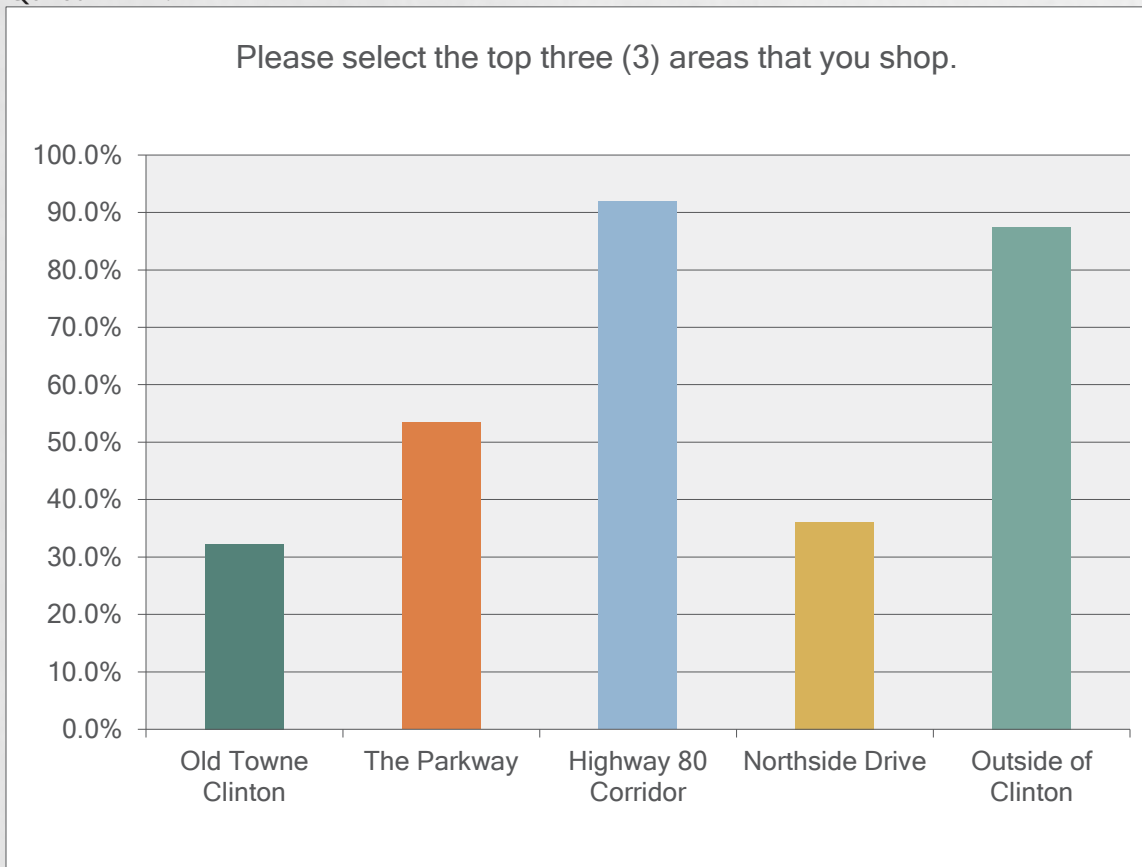
Question 3:

Please indicate your agreement with the following statements regarding Clinton's retail offerings.

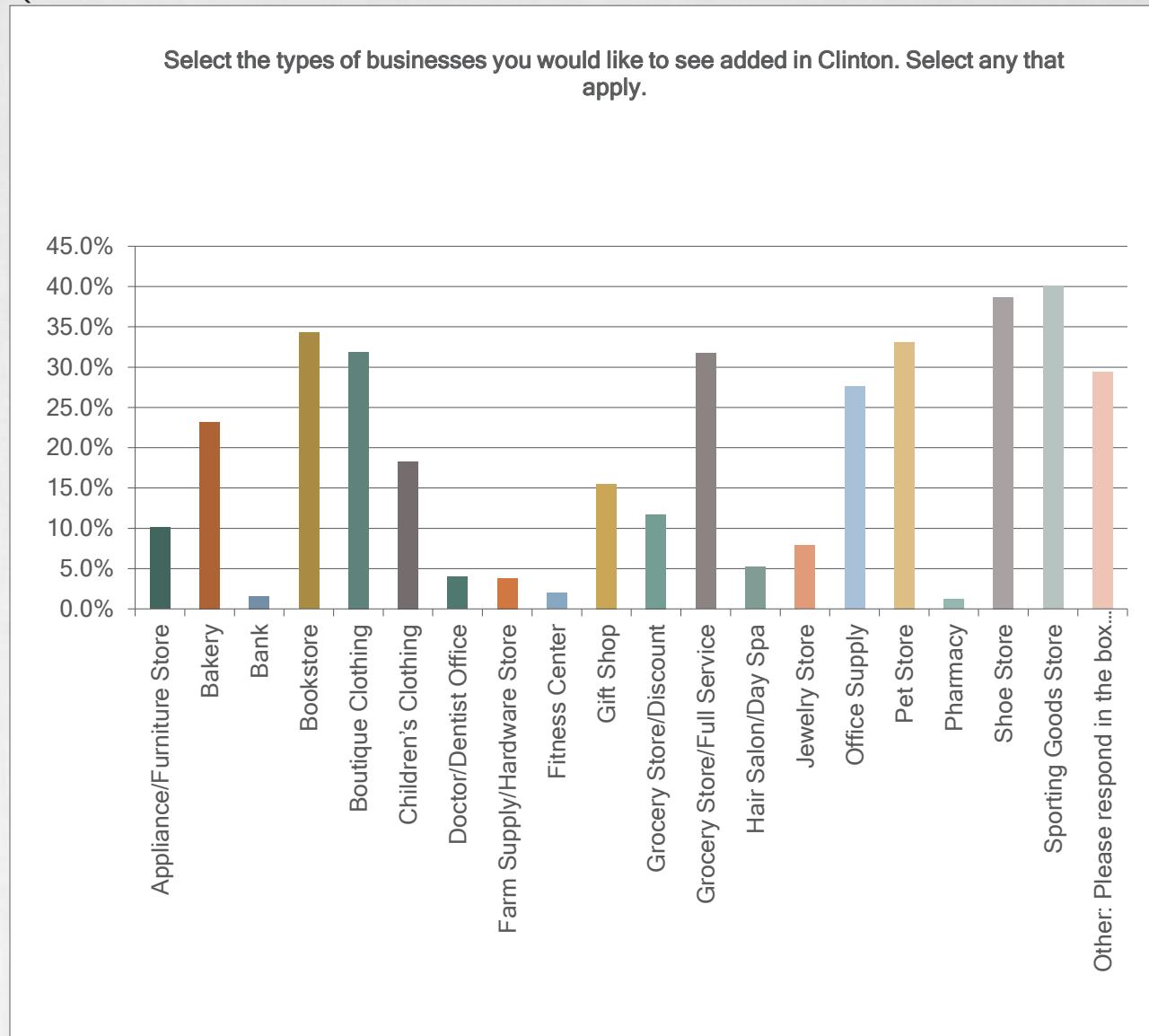
	Strongly Disagree	Disagree	Agree	Strongly Agree
Generally, for day to day activities, the current stores in Clinton meet my shopping needs.	16.7%	32.1%	43.1%	8.1%
The retail shopping opportunities in Clinton are adequate to meet my needs.	27.4%	50.4%	19.4%	2.8%
I believe there should be more fast food restaurants located in Clinton.	21.2%	55.6%	18.3%	4.8%
I believe there should be more full service/dine in restaurants located in Clinton.	1.8%	3.0%	35.9%	59.3%

Question #4:

Please select the top three (3) areas that you shop.



Question #5:

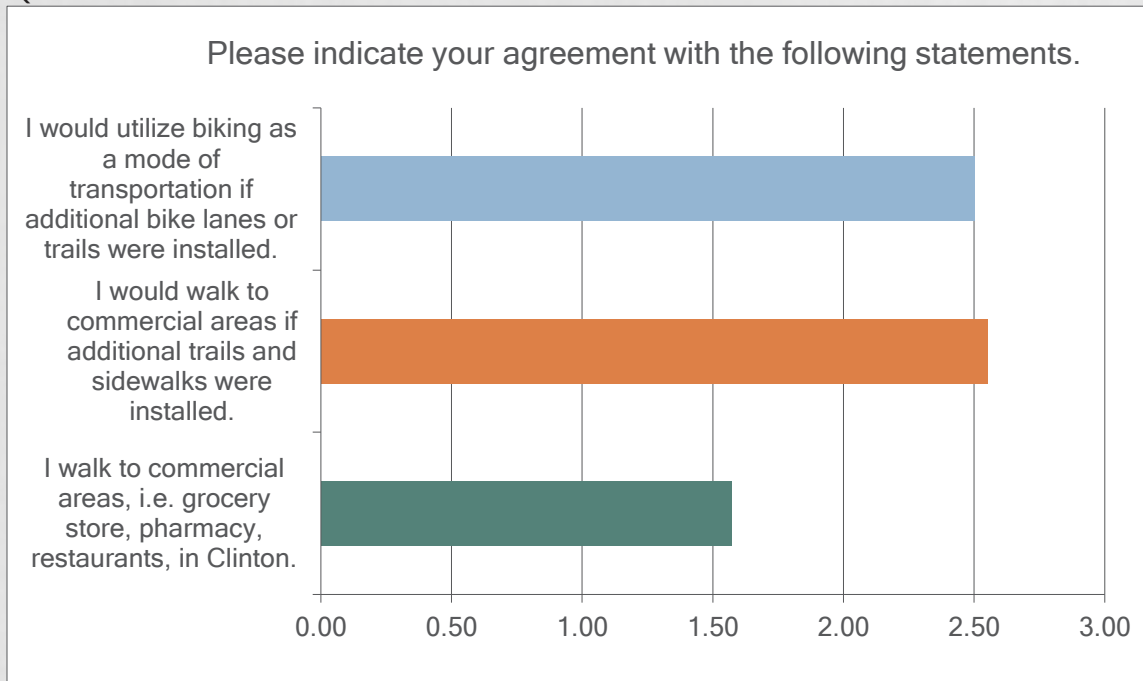


Question #6:

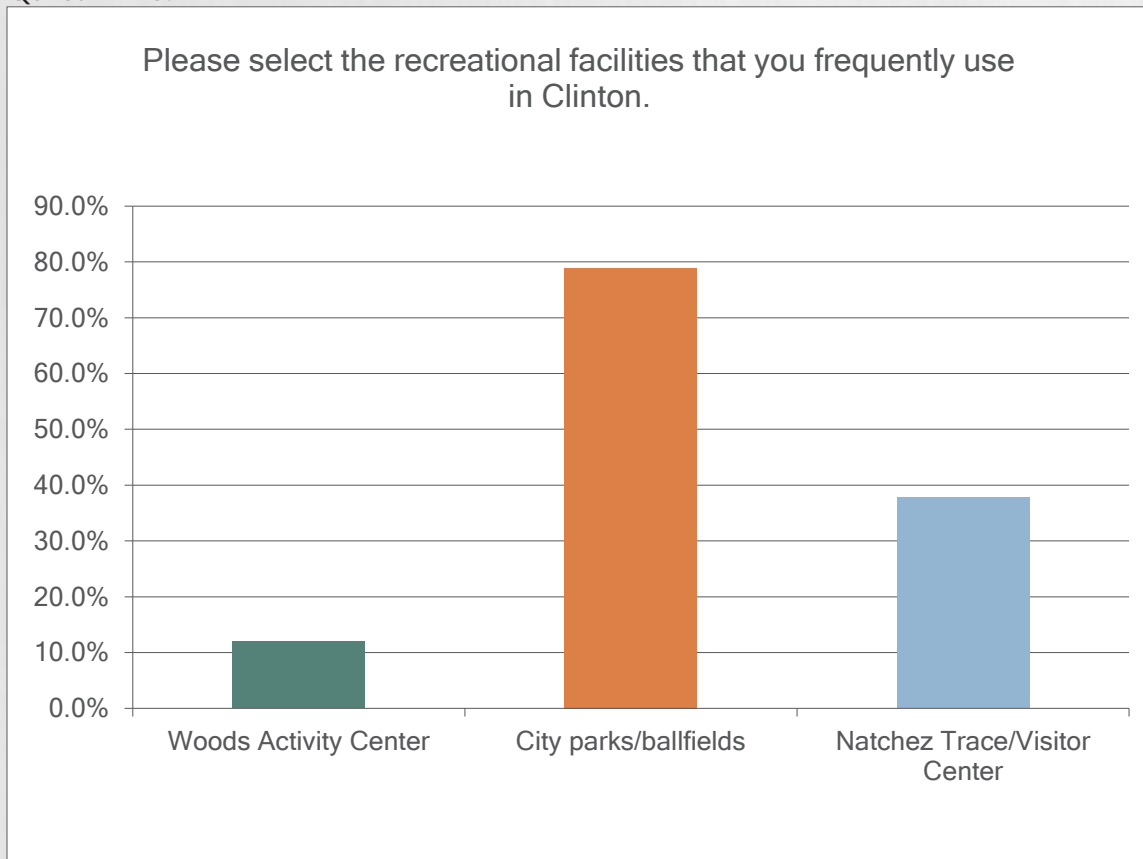
Please indicate your agreement with the following statements regarding a designated Walking/Biking Route in Clinton.				
	Strongly Disagree	Disagree	Agree	Strongly Agree
I would support a designated walking/biking route along streets in Clinton that connects parks, schools, and downtown with residential areas.	3.2%	7.9%	37.5%	51.4%
I believe directional signage with mileage markers along the designated route would be useful.	2.6%	12.3%	57.7%	27.4%



Question #7:



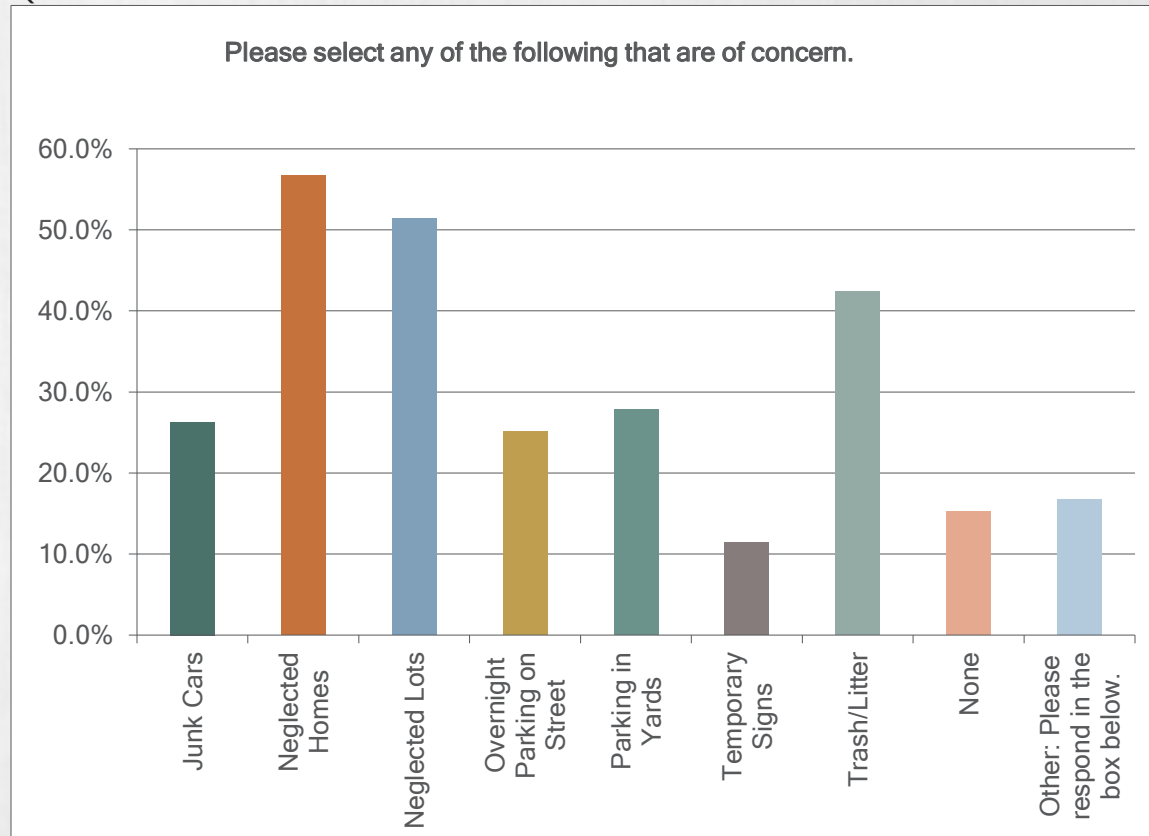
Question #8:



Question #9:

Please indicate your agreement with the following statements.				
	Strongly Disagree	Disagree	Agree	Strongly Agree
I believe the lighting along main corridors is adequate in Clinton.	4.1%	19.8%	69.0%	7.1%
I believe the public areas and rights-of-way in Clinton are attractive.	2.4%	18.4%	71.2%	8.0%
I believe additional landscaping (plantings, flowers, etc) and "hardscaping" (benches, trash containers, light fixtures, brick or stonework, etc) would make Clinton more attractive.	2.7%	16.3%	57.6%	23.5%
I believe the "gateways" into Clinton area are visually well-defined.	2.4%	24.1%	65.3%	8.2%
I would support additional architectural guidelines, such as design, line, mass, dimension, color, material, texture, lighting, landscaping and roof line and height regulations, in Clinton.	10.4%	27.6%	44.5%	17.6%

Question #10:



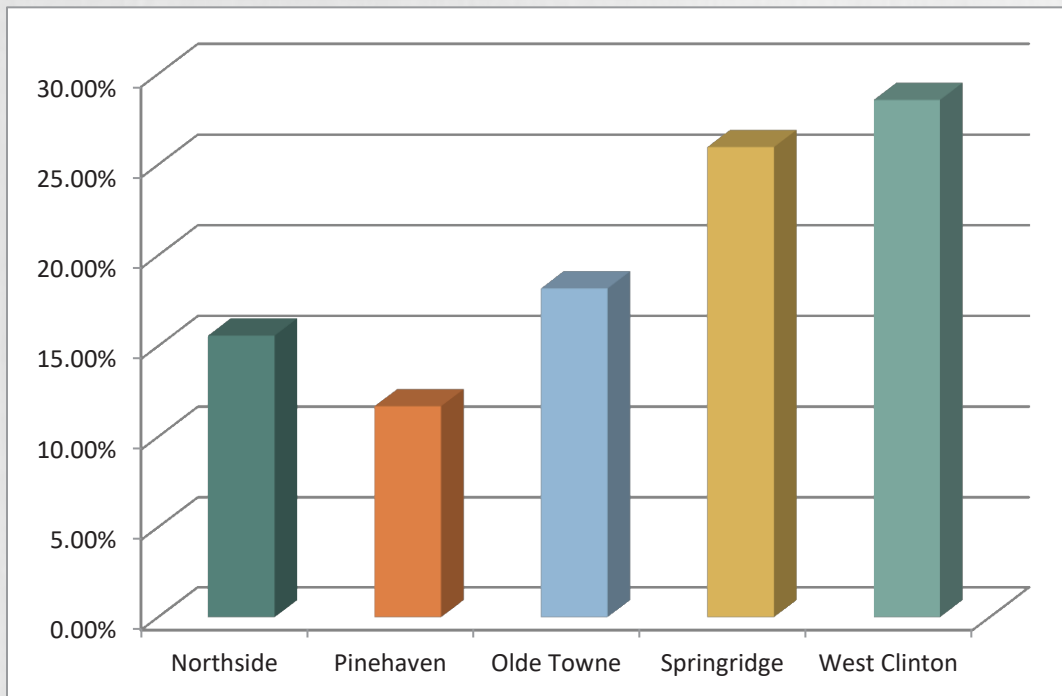


## Appendix B: Public Forum Survey Results

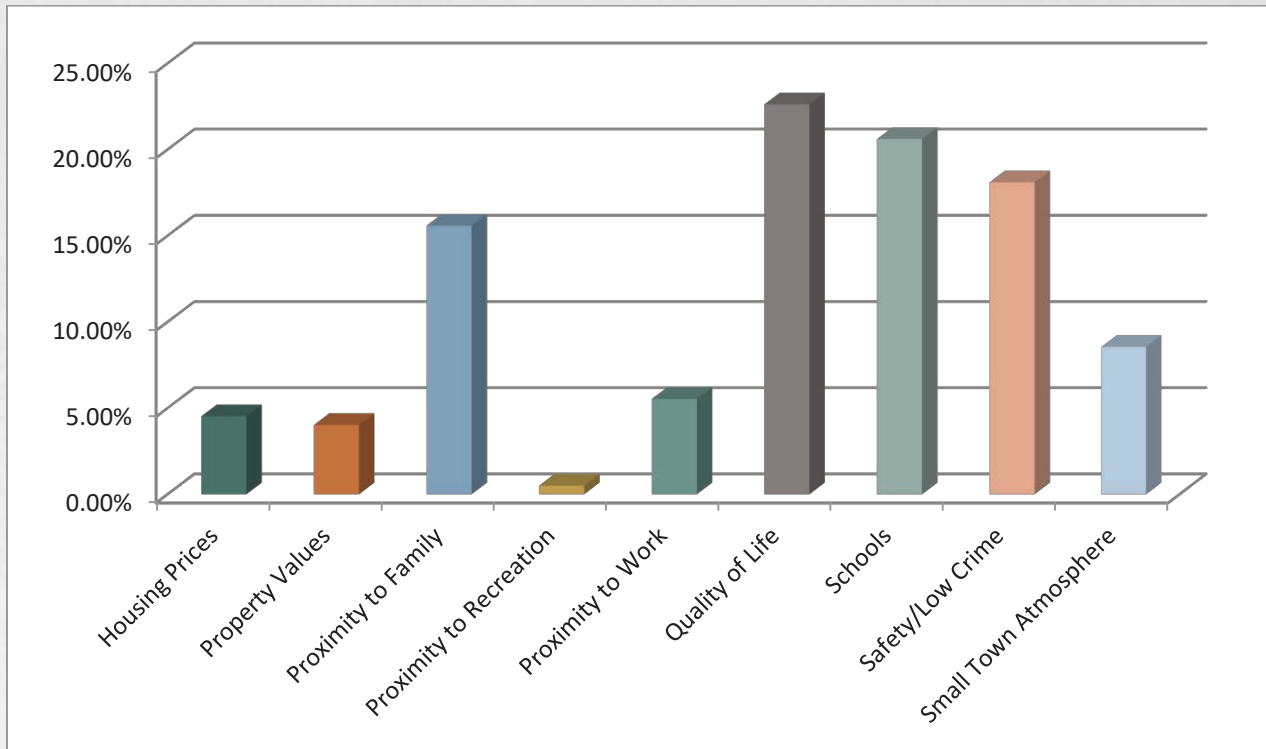
Question #1: Did you participate in the online survey? (Demographic Assignment)

Responses	
	Percent
Yes	24.44%
No	75.56%
Totals	100%

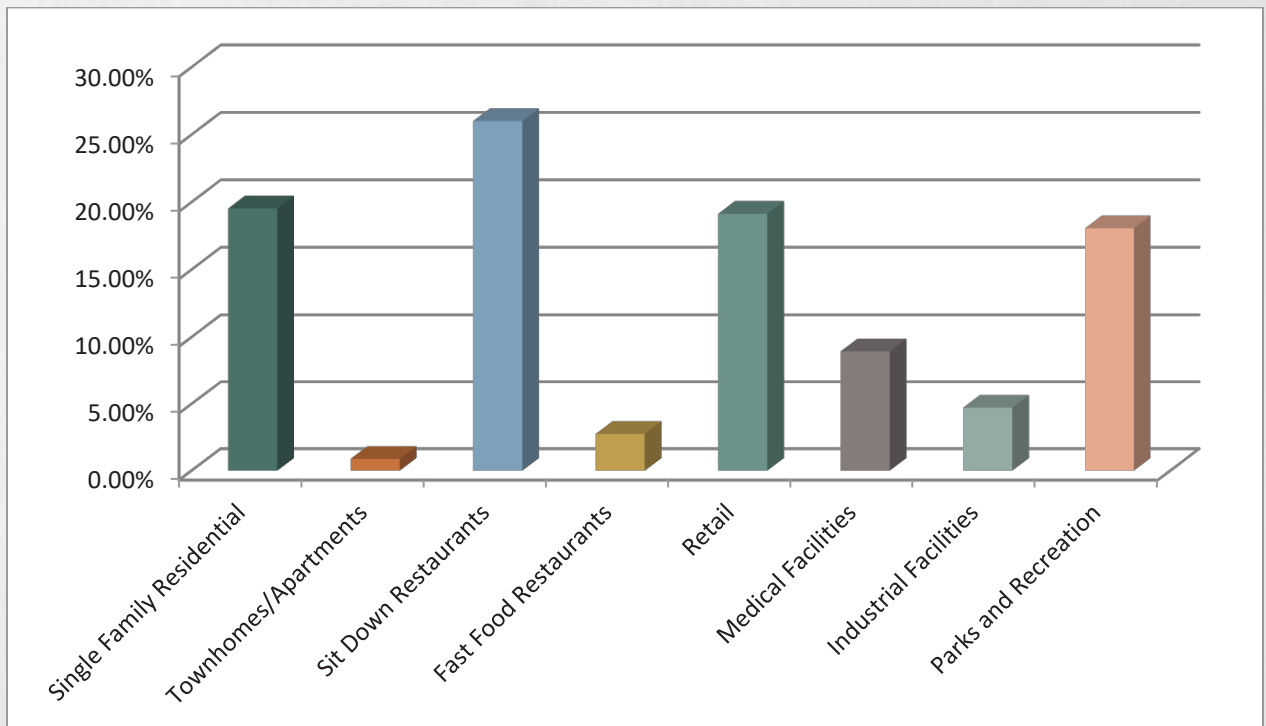
Question #2: Where do you live?



Question #3: Why did you choose to live in Clinton? Select up to 3 reasons. (Multiple Choice - Multiple Response)

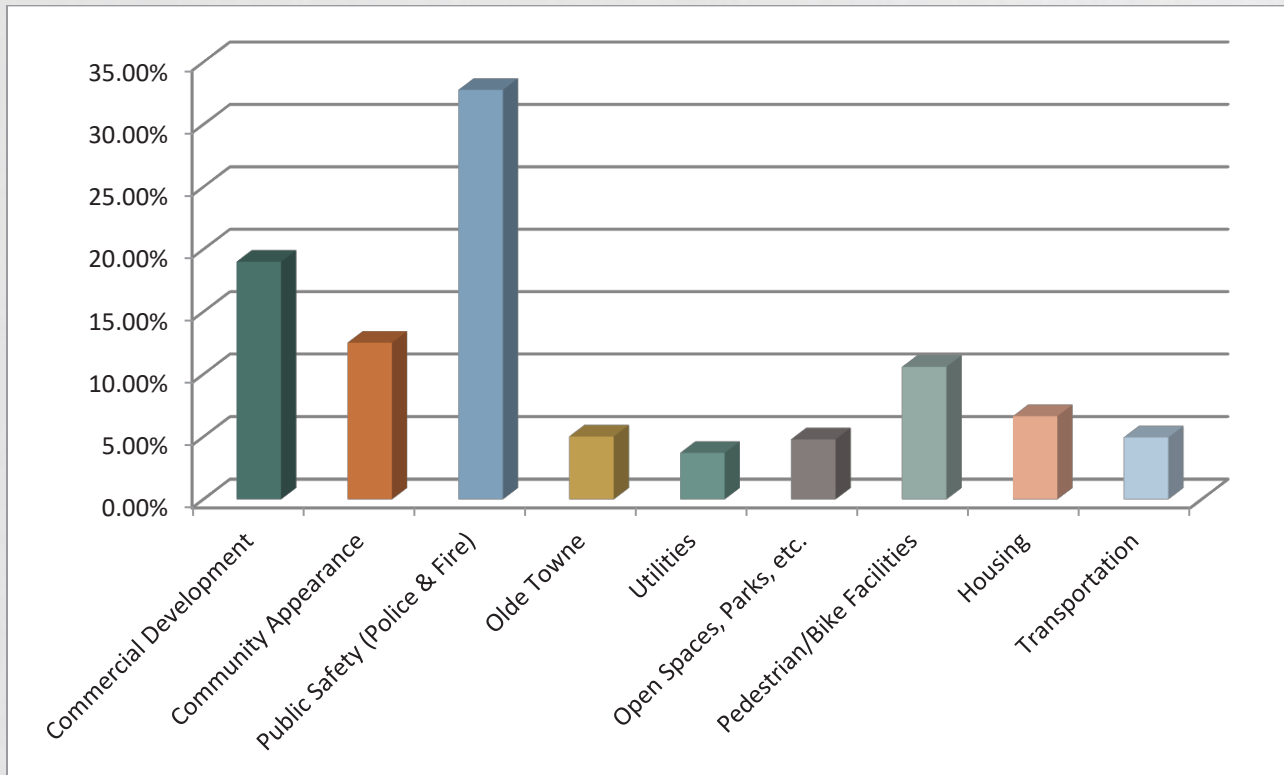


Question #4: In the future, what types of uses should the City encourage? Rank your top 5. (Priority Ranking)

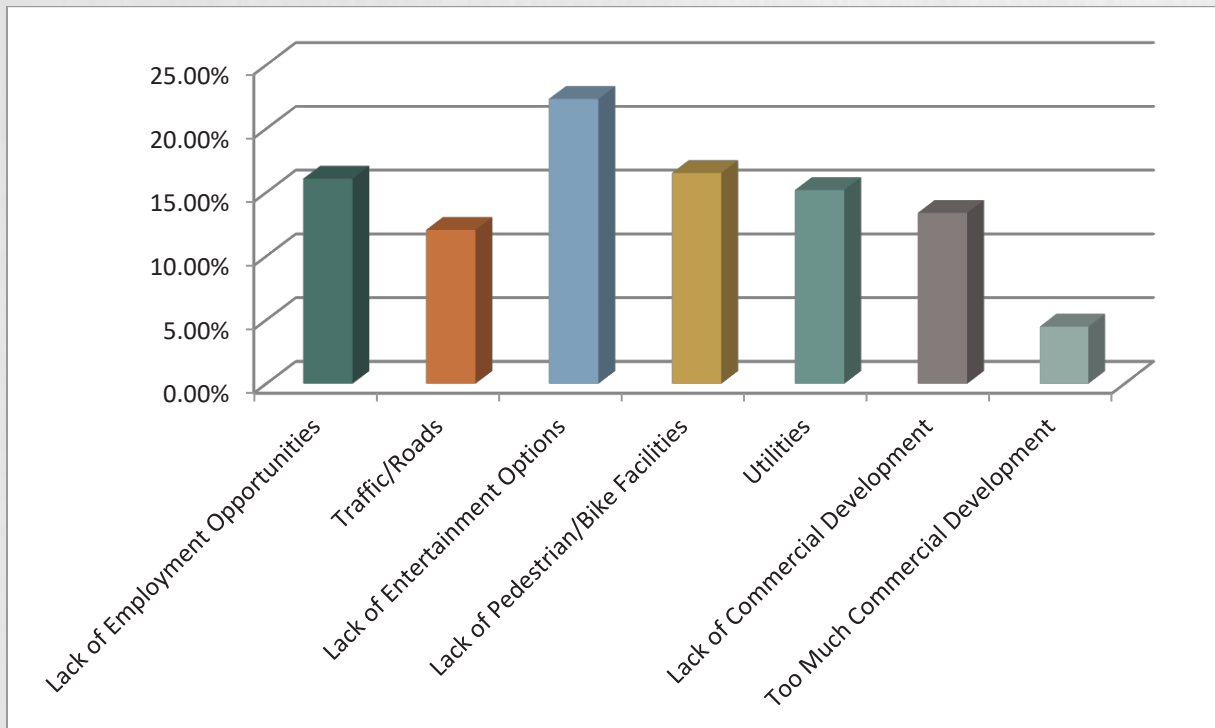




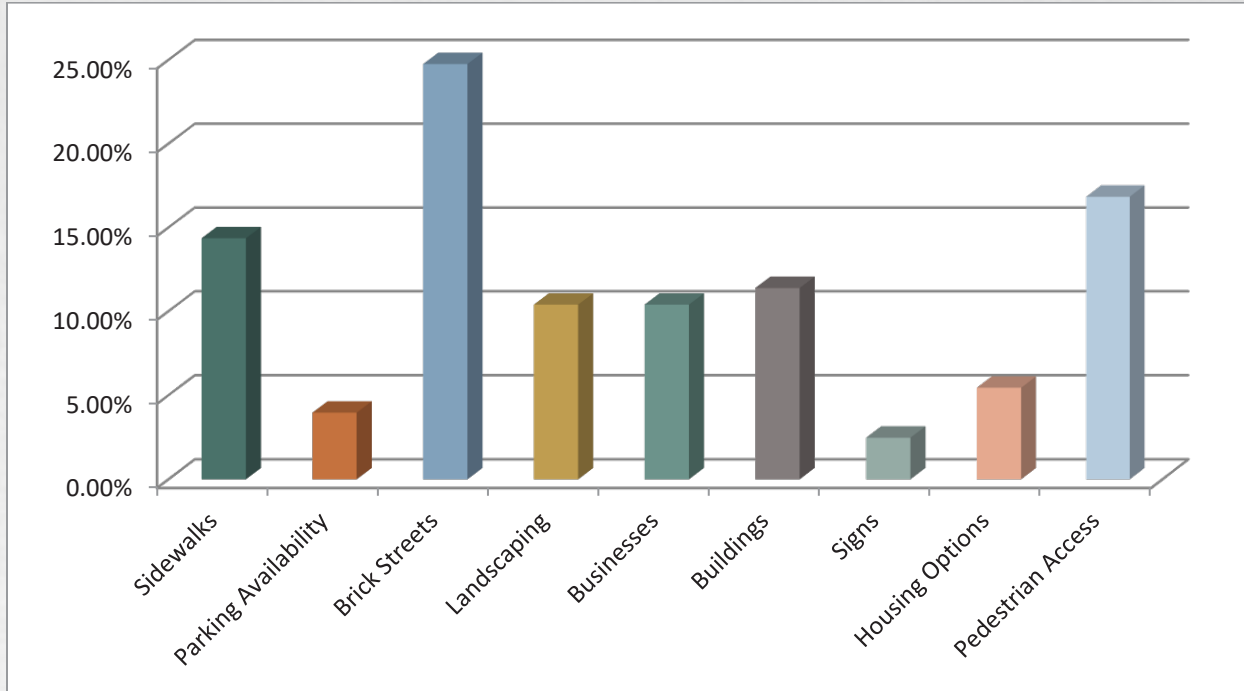
Question #5: What is important to the future of Clinton? Rank your top 3. (Priority Ranking)



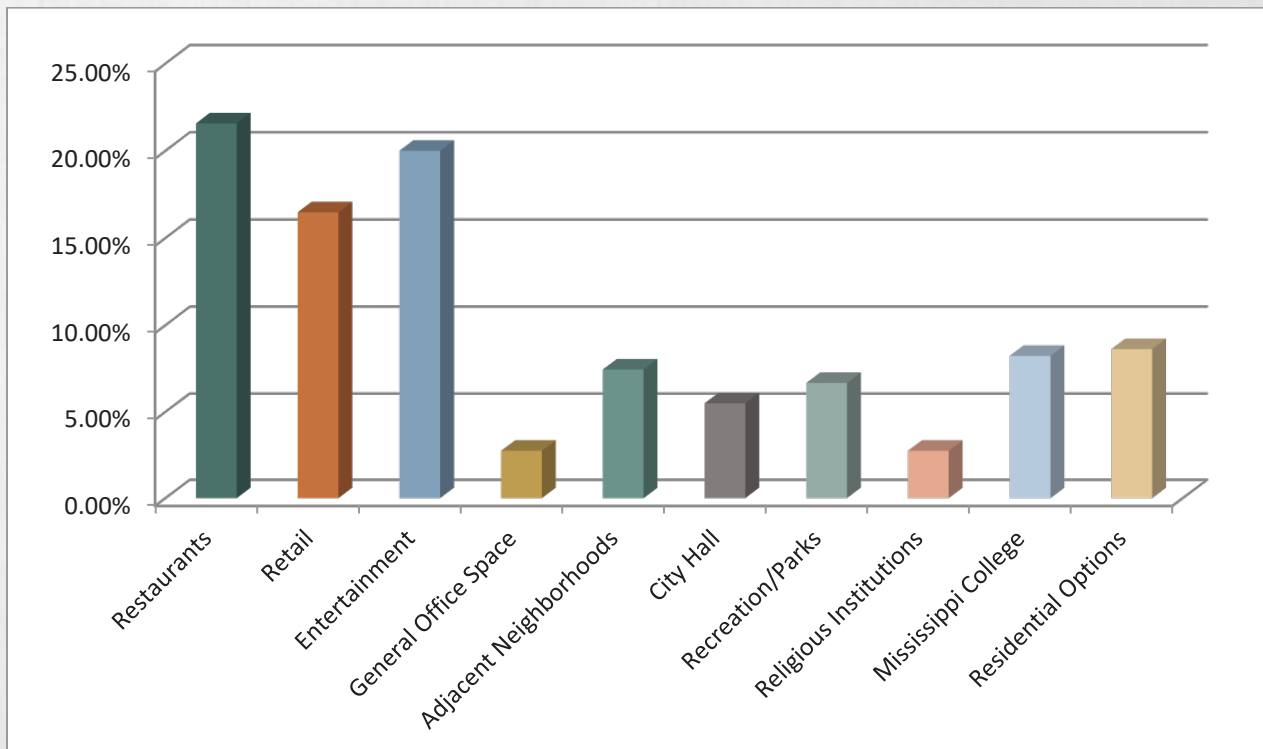
Question #6: Which of the following do you think are shortcomings for Clinton? Select any that apply. (Multiple Choice - Multiple Response)



Question #7: What do you like most about Olde Towne? Select any that apply. (Multiple Choice - Multiple Response)

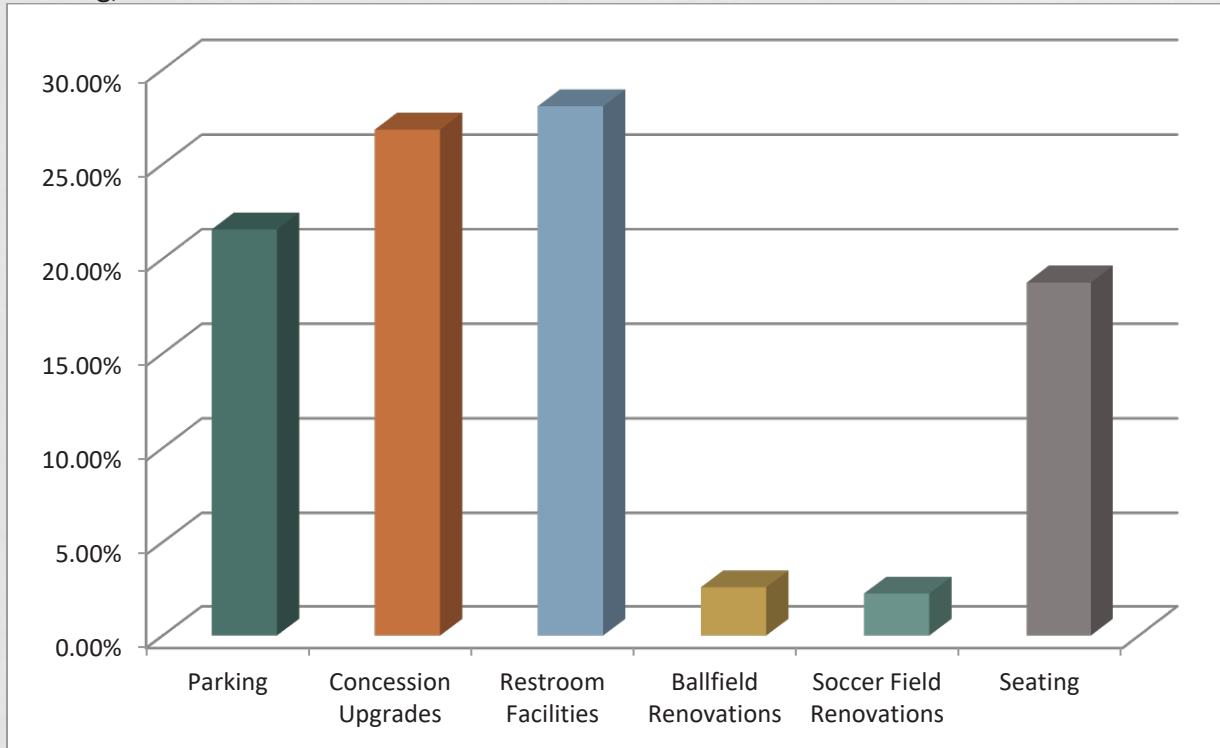


Question #8: What uses do you think are crucial for the success of Olde Towne? Select any that apply. (Multiple Choice - Multiple Response)

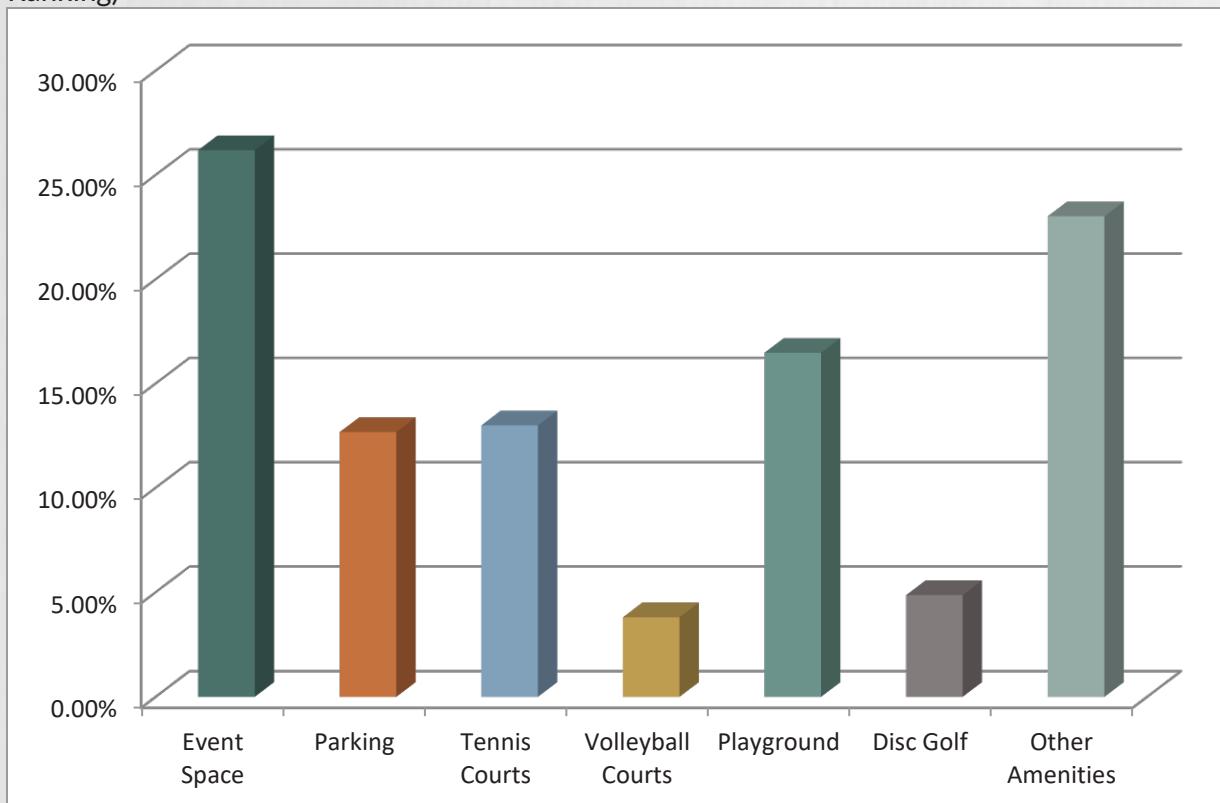




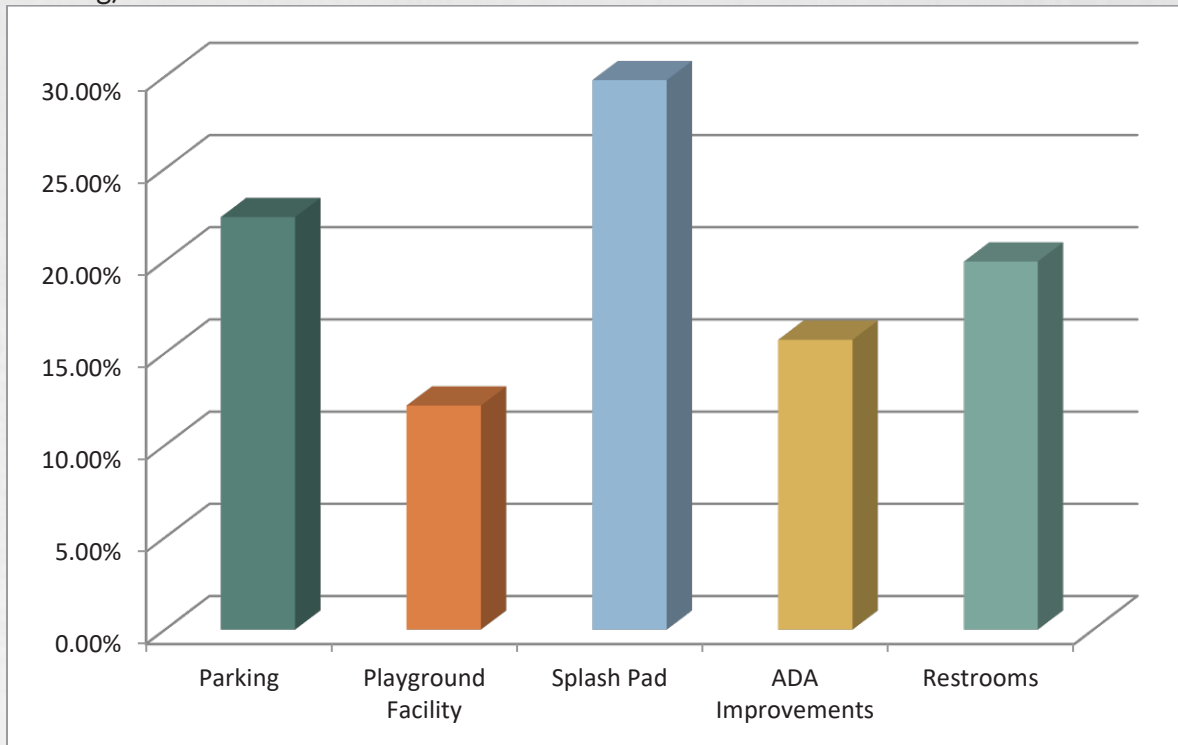
Question #9: What improvements are needed at Traceway Park? Select up to 3. (Priority Ranking)



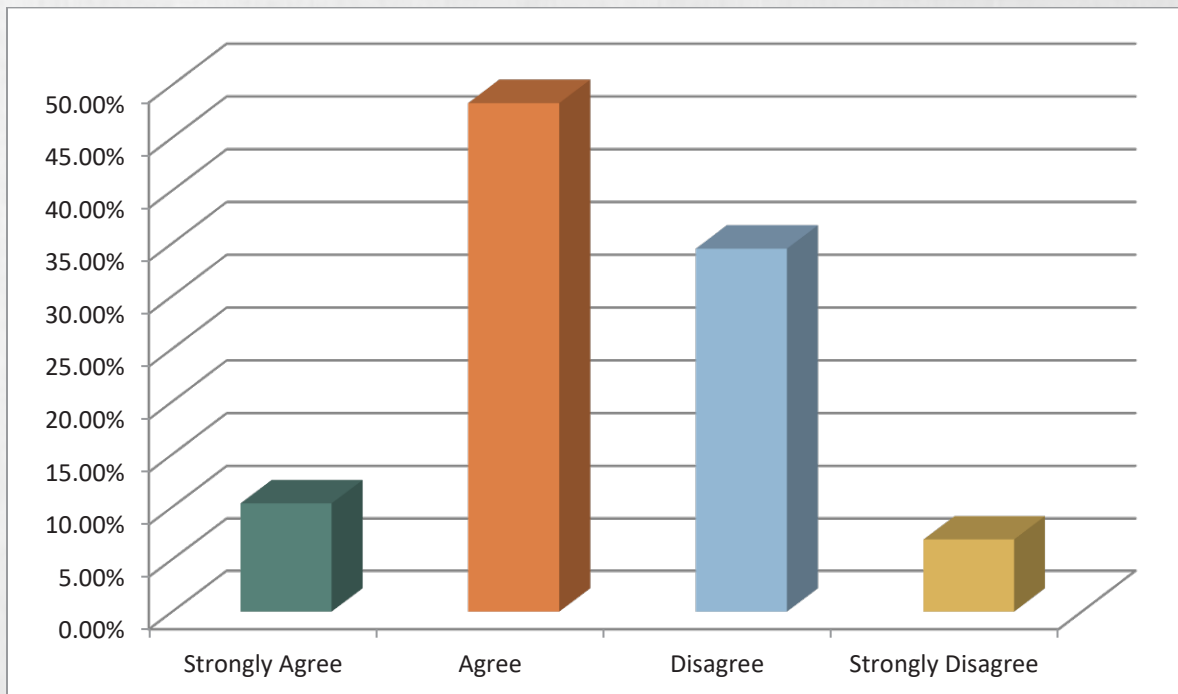
Question #10: What improvements are needed at Brighton Park? Select up to 3. (Priority Ranking)



Question #11: What improvements are needed at Kidstown Park? Select up to 3. (Priority Ranking)



Question #12: Northside Park and Robinson Park: The City does a great job of keeping our neighborhood parks clean and up-to-date. (Multiple Choice)







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& Development District**

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