

**City of Clinton  
Planning & Zoning Commission**

August 26, 2014  
6:30 p.m.  
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Mark Williams, Bettye King, Christine Whitton, Lisa Shoemaker, Benjie Barham, and Nancy Davis

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

Guests: Tommy Oberhausen, Ed & Pat Daigle, David Stevens

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

The minutes of the June 24, 2014 meeting were reviewed. As there were no changes to be made Benjie Barham moved, seconded by Nancy Davis, to approve the minutes as presented. Following a unanimous vote in favor the motion to approve the minutes from the June 24, 2014 meeting carried.

New Considerations

**A. 600 – 705 Highway 80 West - Rezoning Request**

Roy Edwards presented a request for rezoning of the property on the south side of Highway 80 West from Clinton-Raymond Road to the entrance of Woodmore subdivision. The property owners are requesting that the zoning be changed from C1 to C2. There are nine parcels in this area, comprising approximately 7 acres. The parcel numbers are as follows: 2860-834-622, 2860-834-623, 2860-834-621, 2860-834-620, 2862-166-006, 2862-166-005, 2862-045, 2862-045-011, and 2862-045-010 on the Hinds County Tax Assessor's Ownership Map. Mr. Edwards presented the current zoning map of Clinton for the Committee members to review. He reviewed the criteria for rezoning, one of which must be met before approval of a rezoning request:

1. A mistake, due to administrative or clerical error, was made in the original zoning.
2. The character of the neighborhood has changed to such an extent that rezoning is necessary AND there is a public need for the rezoning.

Mr. Edwards also noted that any proposed rezoning must be consistent with the City's Comprehensive Plan. David Stevens, one of those who are requesting the change in zoning, addressed the Committee. He said that the neighborhood has changed with the widening of I-20 and the addition of two new companies in the Industrial Park and Parkway Baptist Church. Mississippi College has also grown considerably in the last five to ten years. The intersection of Highway 80 and Clinton-Raymond Road has been enlarged and a traffic light installed to address the increase in traffic. Tommy Oberhausen addressed the Committee

and noted that he has been in his current location long enough to be in close contact to the community; his goal is to have or be able to have a dine-in restaurant in this location. Benjie Barham asked what other types of business could be considered if the rezoning is approved. Mr. Edwards replied that an enclosed retail business would be another possibility.

At this point Mr. Williams opened the meeting for public comments. Tammy Legron of 109 Winding Hills Drive said that if the property is zoned C-2 the property owners in the area do not want anything put in that will devalue their properties, e.g. tattoo parlors or adult book stores. Christine Whitton pointed out that Clinton has other ordinances in place that will prohibit those types of businesses from being approved.

There being no further public comments, Mr. Williams once again reviewed the criteria for granting a rezoning request. Mrs. King felt that the character of the neighborhood has, indeed, changed since the area was zoned in 1989 and there is a need for a business such as a dine-in restaurant or retail business in this area. Ms. Davis noted that these business owners are long-time Clinton residents and did not feel they would allow anything detrimental to be developed on these properties. Benjie Barham made the motion, seconded by Betty King to forward the rezoning request to change from C1 to C2 to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

#### Other Business

Christine Whitton asked the other committee members to join her in wishing Lisa Shoemaker a happy birthday, which they did.

#### Next Meeting

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, September 23, 2014.

At this time Betty King made the motion to adjourn and was seconded by Lisa Shoemaker. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 6:55 p.m.