

Planning & Zoning Commission
May 24, 2016

Commission members present: Bettye King, Benjie Barham, Christine Whitton, Rosemary Horne, Lisa Shoemaker

City officials present: Roy Edwards, Director of Community Development

Guests: Pradeep Khurana, R. J. Williams

Minutes recorded by Kelly Hall, Community Development

Bettye King called the meeting to order at 6:30 p.m.

The minutes of the meeting held April 26, 2016 were reviewed. Motion was made by Benjie Barham, seconded by Rosemary Horne, to approve the minutes as presented. The vote was unanimous in favor and the motion carried to approve the minutes of the meeting held April 26, 2016 as written.

New Considerations

Conditional Use – 755 Clinton Parkway – Pradeep Khurana

Mr. Khurana is seeking a conditional use to open a tobacco store at 755 Clinton Parkway. He presently operates a wholesale tobacco business but would like to open a retail store where he can sell tobacco and tobacco products at a discount price. The area is zoned C-2 and tobacco shops are permitted as a conditional use under section 1902 (Q). A Conditional Use is one that would not generally be appropriate in a particular zoning district but would, in the judgement of the Mayor and Board of Aldermen, promote the public health, safety, morals or general welfare of the City and would not adversely affect the adjacent properties. Mr. Edwards reviewed the criteria for granting a Conditional Use. Mrs. King opened the meeting for the public hearing. The owner and staff of Jillian's Salon, (Jill Hutchison, Tyler Oates, Mallory Sanford, Jordan Fisher, and Mallory Myers) located next to the subject property, had several questions and comments:

What will the stores hours be? Mr. Khurana said he will operate from 10 a.m. to 7 p.m.

Will you have any security or surveillance system? There will probably be security cameras inside the store.

What type of clientele do you expect? Mr. Khurana said no specific customers other than adults.

Are pipes and papers going to be offered for sale? Only for the purpose of smoking legal tobacco products. Use for illegal drugs will not be promoted.

Mr. Barham asked if the owner of the Parkway Center had spoken with any of his tenants about this business moving into the center; Ms. Hutchison said they were told it would be coming but their feelings/input were not sought. She has spoken with other tenants and none want this type of shop in the center. She said they already have safety concerns with the way the center is presently set up. The bank has been robbed twice and her salon must keep the door locked in the

evenings to keep out unscheduled visitors. She is concerned about the potential for customers to loiter outside the tobacco shop and make her clients uncomfortable. She also noted that parking is already inadequate for the businesses currently in place. Ms. Hutchison stated that there are at least three places within a half mile of this location that also sell tobacco products. Ms. Horne asked if a needs analysis had been done; Mr. Khurana said it had not. He also noted that in strip centers where a liquor store is located there is usually a tobacco shop close by. Ms. Whitton read an email (see attachment) from the owner and manager of the Cupboard, a gift shop located in Parkway Center; they are not in favor of a tobacco shop joining the other businesses here as they want to keep the family-friendly feel. Ms. Whitton noted that the latest changes to city ordinances with regards to smoking are not tobacco friendly and she does not feel this meets the criteria of "promoting the public health, safety, morals or general welfare of the City." She asked Mr. Khurana if he had considered any other, more suitable retail location in Clinton but he has not. There being no further discussion Benjie Barham made the motion, seconded by Rosemary Horne, to recommend disapproval of the Conditional Use for Pradeep Khurana to operate a Tobacco Store at 755 Clinton Parkway based on opposition from existing businesses and concern that it will be detrimental to the health, safety and general welfare of the community. The vote was unanimous in favor and the motion carried.

Site Review – 1205 Industrial Drive – R. J. Williams

R. J. Williams is currently operating a tractor trailer rental business with his son at this location. His business leases empty tractor trailers to other trucking companies. He is asking permission to erect a new metal building on the existing slab where a previous building burned. Architectural Review has reviewed the site plan and color choices and recommends approval. Lisa Shoemaker made the motion, seconded by Christine Whitton, to recommend approval of the site plan for Jackson Truck & Trailer at 1205 Industrial Drive. The vote was unanimous in favor and the motion carried.

Other Business

There was no other business to come before the meeting.

The next meeting, if needed, will be held on Tuesday, June 28, 2016.

Benjie Barham made the motion, seconded by Lisa Shoemaker, to adjourn the meeting at 6:54 p.m. The vote was unanimous in favor and the motion carried to adjourn.



Tobacco shop - Clinton centre

Cheryl Brabham <brab126@bellsouth.net>
To: christineywhitton@gmail.com

Tue, May 24, 2016 at 4:02 PM

Sent from my iPhone

On behalf of The Cupboard, Cindi Brown, owner, and myself, Cheryl Brabham, manager, would like to voice our disapproval of the opening of the tobacco shop in the Clinton Centre, which is coming before the zoning board for approval this evening. Due to a family conflict we will be unable to attend tonite's meeting, or we would be present.

We like to think the Centre is mostly a family friendly place, and an establishment like a tobacco shop will not be a good fit for our Centre or our city! It will certainly not enhance our centre!

Thank you for your consideration, and we hope you will vote in the best interest of the tenants in the Parkway Centre.

Cindi Brown
Cheryl Brabham
