

Regular Council Meeting
July 6, 2015
Council Chamber, Clemson City Hall

Call to Order: Mayor J.C. Cook, III at 6:30 p.m.

Invocation and Pledge of Allegiance: Council Member Ducworth

Members present: Mayor J.C. Cook, III presiding, Council Members Chapman, Cox, Ducworth, and Hay.

Absent: Council Members Fowler and Oswald.

Media present: Greg Oliver – the *Journal*

Notification emailed: July 1, 2015 to the *Greenville News*, the *Journal*, the *Independent Mail*, the *Pickens Sentinel*, the *Easley Progress*; WSNW Radio, WYFF Channel 4, WSPA Channel 7 and Fox 21 TV News.

Public Session: Mayor J.C. Cook presiding – Mr. Allen Hodges, 100 Strode Circle and Dr. Jeff Martin, 233 Riggs Dr., spoke of concerns with the proposed student housing project at 412 College Ave and the exit onto Knox Road because the street is too narrow to handle traffic flow.

Mr. Chad Carson, 213 Lark Circle, representing Friends of Green Crescent invited Council and attendees to a guided tour of the Doodle Trail on Thursday, July 23rd 6:00 p.m.-9:00 p.m., meet at City Hall Community Room with officials from Alta Planning and the City of Easley/Pickens. CAT bus will provide transportation for the tour and there will be Q & A sessions for information on how it got started, what the future plans are, economic impact and challenges/opportunities.

Mr. Robert Lee, 113 Pressley Dr., spoke of concerns for noise with sanitation pickup at 4:00 a.m. at neighboring properties.

Mr. Tal Slann, 408 College Ave., spoke of concerns for the impact on the use of his property with the new zoning requirements on projects in the downtown areas. He also spoke of concerns for the number of required parking spaces with these projects because the intent is to promote less vehicles and more pedestrian traffic/bus transportation. He said it was not good urban planning and would cause unintended consequences.

Approval of Minutes: June 15, 2015 and June 29, 2015 were approved as submitted.

Reports/Discussion Agenda:

Review and discuss possible Infrastructure Reimbursement Agreements (IRA) with private development companies who will be constructing public infrastructure improvements for dedication to the City of Clemson as part of their development project – Mr. Rick Cotton, City Administrator presented this item for IRA on the Fendley Street mixed use structure with parking spaces within the parking garage; the Duke's Center mixed-use structure with storm sewer replacement and water line-fire protection and service; and Patrick Square-JMC Communities with street and utility improvements for infrastructure to support a new hotel and assisted living center. Council discussed details of the IRA options on each project and gave staff direction for draft agreements to be presented for a formal vote.

Staff and Council Reports.

Mr. Rick Cotton, City Administrator reported that July 1st began the new fiscal year budget and the 2014-2015 fiscal year's books will close out the end of August; the SRF loan project is 80% complete on sewer lines and the water line replacements have begun at Calhoun District; the Hwy 123 retaining wall is under construction and the lane closure has not been a real traffic issue, should be complete August 15th; the Berkeley Dr. Pedestrian Bridge project easements are being finalized and will go out for bid; and the request for qualifications of architect and design services on the fire substation will advertise July 10th.

Council scheduled a Work Session for Transit and ITGA Conference discussions on Wednesday, July 22nd from 8:00 a.m. to 12:00 p.m.

Mr. Todd Steadman, Zoning Administrator reported on Gameday parking and short term residential rentals and then presented standards for Mayor and Council's review that would make the activity legal and regulate the process. Mr. Steadman noted that the 1st reading on the agenda for Gameday parking only makes it an allowed use and does not detail the regulations that have to be met in the use. Council scheduled a Work Session to discuss the standards on July 20th at 5:30 p.m. prior to the public hearing at 6:30 p.m.

Policy/Action Agenda:

Consider 1st Reading of a proposed text amendment 2015-R-13 an Ordinance to Amend Article III Residential Districts Section 19-304 Table 19-304 to reduce the rear yard setback requirement for properties abutting Army Corps of Engineer properties – Ms. Sharon Richardson, Planning & Codes Director presented this item with no public comments since the public hearing and the Planning Commission recommended approval of the amendment. Council Member Ducworth made a motion, seconded by Council Member Cox to approve 1st Reading of a proposed text amendment 2015-R-13 an Ordinance to Amend Article III Residential Districts Section 19-304 Table 19-304 to reduce the rear yard setback requirement for properties abutting Army Corps of Engineer properties. Vote on this motion was unanimous.

Consider 1st Reading of a proposed text amendment 2015-R-14 an Ordinance to Amend Article III Residential Districts to allow Gameday Parking as a conditional use in residential districts and a proposed amendment to Section 19-107 Definitions to add a definition for Gameday Parking – Ms. Sharon Richardson, Planning & Codes Director presented this item for the allowed use with no public comments since the public hearing and the Planning Commission recommends approval of the amendment. *Council Member Hay made a motion, seconded by Council Member Ducworth to table this item for further discussion. Vote on this motion was unanimous.*

Consider 1st Reading of a proposed text amendment 2015-R-16 an Ordinance to Amend Article IV Section 19-404 Table 19-404-4 to amend the Front Setbacks in the CM District and a proposed ordinance to amend Section 19-404 Table 19-404 endnote 4 to modify the required rear yard setback in CP-2 for properties abutting an active railroad right-of-ways, and to amend Article IX, Section 19-907 Table 19-907

to eliminate the requirements of a bufferyard for office/commercial or industrial uses abutting an active railroad right-of-way – Ms. Sharon Richardson, Planning & Codes Director presented this item with no public comments since the public hearing and the Planning Commission recommended approval of the item. Ms. Richardson stated that she would meet with Mr. Slann and apply the standards to his property to see what the impact would be at his location. Council Member Cox made a motion, seconded by Council Member Hay to approve 1st Reading of a proposed text amendment 2015-R-16 an Ordinance to Amend Article IV Section 19-404 Table 19-404-4 to amend the Front Setbacks in the CM District and a proposed ordinance to amend Section 19-404 Table 19-404 endnote 4 to modify the required rear yard setback in CP-2 for properties abutting an active railroad right-of-ways, and to amend Article IX, Section 19-907 Table 19-907 to eliminate the requirements of a bufferyard for office/commercial or industrial uses abutting an active railroad right-of-way. Vote on this motion was unanimous.

Consider 1st Reading of a proposed text amendment 2015-R-17 an Ordinance to Amend Article IV Section 19-405 Table 19-405.A.1.a Table of Standards for Conditional Uses and Special Exceptions in Non-residential districts for mixed-use structures in C, CM, CP-2, and CP-3 districts and a proposed amendment to Section 19-109 to add the definition of floor – Ms. Sharon Richardson, Planning & Codes Director presented this item with no comments since public hearing and the Planning Commission recommended approval of the item. Mayor Cook requested clarification in the text for smaller lots that did not have enough space for 50' setback. Council Member Cox made a motion, seconded by Council Member Ducworth to approve 1st Reading of a proposed text amendment 2015-R-17 an Ordinance to Amend Article IV Section 19-405 Table 19-405.A.1.a Table of Standards for Conditional Uses and Special Exceptions in Non-residential districts for mixed-use structures in C, CM, CP-2, and CP-3 districts and a proposed amendment to Section 19-109 to add the definition of floor. Vote on this motion was unanimous.

Consider 1st Reading of an Ordinance to adopt a new fee schedule for services and inspections provided by the Planning & Codes Administration Department – Ms. Sharon Richardson, Planning & Codes Director presented this item with changes in the fee schedule as discussed at earlier meeting. Council Member Cox made a motion, seconded by Council Member Ducworth to approve 1st Reading of an Ordinance to adopt a new fee schedule for services and inspections provided by the Planning & Codes Administration Department. Vote on this motion was unanimous.

Consider a Contract Award to Thermal Belt Sports Surfaces for resurfacing of the Nettles Park tennis courts (and replacement of tennis benches) and Old Stone Church basketball court in the amount of \$42,475.20 – Mr. Rick Cotton, City Administrator presented this item with the recommendation for bid award to Thermal Belt Sports Surfaces. Council Member Ducworth made a motion, seconded by Council Member Hay to approve a Contract Award to Thermal Belt Sports Surfaces for resurfacing of the Nettles Park tennis

courts (and replacement of tennis benches) and Old Stone Church basketball court in the amount of \$42,475.20. Vote on this motion was unanimous. *(See attached.)*

Consider an Intergovernmental Agreement between the City of Seneca, SC and the City of Clemson, SC for Clemson Area Transit services for fiscal year 2015-2016 – Mr. Rick Cotton, City Administrator presented this item that is the same as approved last October 2014. Council Member Hay made a motion, seconded by Council Member Cox to approve an Intergovernmental Agreement between the City of Seneca, SC and the City of Clemson, SC for Clemson Area Transit services for fiscal year 2015-2016. Vote on this motion was unanimous. *(See attached.)* Mr. Cotton explained the process of new fiscal year agreements with the other partners for CAT services based on ridership.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Approved

Beverly A. Coleman, CMC

By: _____
J.C. Cook III, Mayor