

**Regular Council Meeting  
July 20, 2015  
Council Chamber, Clemson City Hall**

**Call to Order:** Mayor J.C. Cook, III at 7:00 p.m.

**Invocation and Pledge of Allegiance:** Council Member Hay

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

**Media present:** Vince Jackson, *Independent Mail*

**Notification emailed:** July 15, 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 Pro Tem Fowler presiding - Mr. Alvin Hodges, 100 Strode Cir. spoke of concerns for the new project on College Avenue with the exit onto Knox Road. He stated he attended the Board of Architectural Review meeting for this project and it was approved in one meeting. He suggested the process be changed for larger projects to allow more time and consideration on issues brought forth.

Ms. Katie Hill, 140 Folger St. spoke of concerns for Gameday parking with time limits for parking, tailgating, port-a-potty requirements, liter control, and behavior of parkers, current barricades, the enforcement of all and the quality of life for the community. She suggested a trial run for 2 years and noted more people will participate now that it has been advertised.

Mr. Tal Slann, 408 College Ave. commented that Gameday parking would surely allow control and make it safer for the downtown area. He then requested that the item for a text amendment on the rear setback against RR right of ways be modified to allow more paved surfacing. He said the way the amendment is written there is only a 2ft. gain and he believed the intent is a 5 ft. gain for vehicle use.

Mr. Seth Finley, 227 N. Clemson Ave. spoke of concerns for fees with the Gameday parking. Mayor Cook responded that the Gameday parking has requirements for a business license but it is still being discussed and explained the current in-town business license process. Mr. Finley said he has done Gameday parking for last 2 years and it has been friends/families only and is very controlled.

Mr. Jay Cooper, 204 N. Clemson Ave. spoke of concerns with Gameday parking. He said that he checked with Augusta Nationals for both parking and short term rentals and they have no fees involved.

Mr. Bryan Fraser, spoke of concerns for the proposed Ordinance that will be presented at the next public hearing to allow chickens and requested the limitations be according to property size.

Ms. Kayla Dimarco, 106 Sunset Ave. spoke of concerns for limited parking at her apartment downtown. She stated she loses her own parking space during football season and requested something be done to control the personal spaces. Council suggested she contact her landlord to resolve her issue.

**Approval of Minutes:** July 6, 2015 were approved as presented.

**Reports/Discussion Agenda:**

-Receive a report from Municipal Court Judge Gary Barnes. Judge Barnes announced he was retiring December 31<sup>st</sup>. He has been on the bench in Municipal Court for 30 years. He provided an overview of the

changes the Court has experienced during his years of serving as Municipal Court Judge and highly recommended the Assistant Judge, Teresa Daniel as the City's future Court Judge.

-Discuss the establishment of regulations and fees for Gameday Parking and Short-Term Rentals following the change in the Ordinance that authorizes these land uses – Mr. Todd Steadman, Zoning & Codes Administrator presented this item. Council Member Chapman recused himself from discussion of this item due to a vested interest. Mr. Steadman presented recommendations for standards as discussed in the work session for short term home rentals allowing rentals up to 25 days a year and for Gameday Parking. Council discussed a possible trial run for 1-2 years; Gameday parking management; the times allowed before and after games; and restroom facilities.

-Review and discuss the proposed Development and Agreement between the City of Clemson and three development firms for the financing and construction of that will provide utility services to development projects to said firms – Mr. Rick Cotton, City Administrator presented this item for information purposes and noted the cost at \$316,000 to add sanitary sewer line capacity improvements. He said the work would be in conjunction with other work being done at the same time and will be on the agenda in August for formal vote with comments from the three developers.

Staff and Council Reports:

Council scheduled a public hearing at 6:30 p.m. on August 17<sup>th</sup> for an Ordinance to allow chickens and honey bees. Council Member Chapman requested more information from the research and a comparison of standards from Planning & Codes.

Mr. Rick Cotton, City Administrator provided an update on all current/future City projects. Mayor Cook reported that the recent MASC meeting that he and Council attended will be discussed at the upcoming Work Session on Wednesday.

**Policy/Action Agenda:**

Consider 2<sup>nd</sup> 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 changes since 1<sup>st</sup> Reading. Council Member Ducworth made a motion, seconded by Council Member Cox to approve 2<sup>nd</sup> 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. (*See attached.*)

Consider 2<sup>nd</sup> 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 changes since 1<sup>st</sup> Reading. Council Member Cox made a motion, seconded by Council Member Oswald to approve 2<sup>nd</sup> 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. (*See attached.*)

Consider 2<sup>nd</sup> 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 changes since 1<sup>st</sup> Reading. Council Member Cox made a motion, seconded by Council Member Fowler to approve 2<sup>nd</sup> 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. (*See attached.*)

Consider 2<sup>nd</sup> 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 no changes since 1<sup>st</sup> Reading. Council Member Fowler made a motion, seconded by Council Member Cox to approve 2<sup>nd</sup> 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. (*See attached.*)

Consider 1<sup>st</sup> 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 – (*This item was tabled last meeting.*) Council Member Chapman recused himself from this item due to a vested interest. Council Member Fowler made a motion, seconded by Council Member Ducworth to place this item back on the table. Vote on this motion was unanimous. Ms. Sharon Richardson, Planning & Codes Director presented this item and noted the Planning Commission's recommendation to allow parking in a vacant lot with a residence next door of the same owner. Council Member Oswald made a motion, seconded by Council Member Ducworth to approve 1<sup>st</sup> 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. Vote on this motion was unanimous. *(See attached.)*

Consider an Agreement between Clemson University and the City of Clemson for Clemson Area Transit services for fiscal year 2015-2016 – Mr. Rick Cotton, City Administrator presented the agreement with Clemson University and stated it was a final document. Council Member Fowler made a motion, seconded by Council Member Chapman to approve an Agreement between Clemson University and the City of Clemson for Clemson Area Transit services for fiscal year 2015-2016. Vote on this motion was unanimous. *(See attached.)*

Consider a Contractual Agreement between the City of Clemson and the Town of Central for Clemson Area Transit services for fiscal year 2015-2016 – Mr. Rick Cotton, City Administrator presented the agreement with the Town of Central. Council Member Ducworth made a motion, seconded by Council Member Cox to approve a Contractual Agreement between the City of Clemson and the Town of Central for Clemson Area Transit services for fiscal year 2015-2016. Vote on this motion was unanimous. *(See attached.)*

Consider a Contractual Agreement between the City of Clemson and the Town of Pendleton for Clemson Area Transit services for fiscal year 2015-2016 – Mr. Rick Cotton, City Administrator presented the agreement with the Town of Pendleton. Council Member Hay made a motion, seconded by Council Member Ducworth to approve a Contractual Agreement between the City of Clemson and the Town of Pendleton for Clemson Area Transit services for fiscal year 2015-2016. Vote on this motion was unanimous. *(See attached.)*

Consider approval of an Infrastructure Reimbursement Development Agreement between the City of Clemson and University House, LLC for storm water line and water line improvements – Mr. Rick Cotton, City Administrator presented the agreement with University House, LLC. Council Member Cox made a motion, seconded by Council Member Ducworth to approve an Infrastructure Reimbursement Development Agreement between the City of Clemson and University House, LLC for storm water line and water line improvements. Vote on this motion was unanimous. *(See attached.)*

Consider a Resolution relating to the declaration of intent by the City of Clemson to reimburse certain expenditures made prior to the issuance of a federally tax-exempt General Obligation bonds or other obligation by the City for the design and construction of a fire substation – Mr. Rick Cotton, City Administrator presented the Resolution for the reimbursement. Council Member Ducworth made a motion, seconded by Council Member Fowler to approve a Resolution relating to the declaration of intent by the City of Clemson to reimburse certain expenditures made prior to the issuance of a federally tax-exempt General Obligation

bonds or other obligation by the City for the design and construction of a fire substation. Vote on this motion was unanimous. (*See attached.*)

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:42 p.m.

Respectfully submitted,

Approved

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Beverly A. Coleman, CMC

By: \_\_\_\_\_  
J.C. Cook III, Mayor