

PLANNING COMMISSION
Monday, July 11, 2016
Clemson City Hall Council Chambers
6:00 P.M.

MINUTES

Members present: Robert Mixon, Eric Newton, Chad Carson, John Peters, Fran McGuire, Mary Beth Green and Ruth Andreasen

Staff present: Todd Steadman, Planner; and Kelly Winchester, Recording Secretary

1. **Call to Order:** The meeting was called to order at 6:00 pm by Mr. Peters.
2. **Public Session:** No one from the public chose to speak. Public session was closed.
3. **Adoption of Minutes: June 13, 2016.** Mr. Mixon moved to accept the minutes. Ms. Green second. Unanimously approved by a show of hands.
4. **Advisory/Action Items** – Mr. Steadman pointed out that due to scheduling conflicts he would not be available for the regularly scheduled September or October meeting but assured the Commission that informed staff would be on hand. The commission voted to have a workshop at 6:00 on Monday, August 22 to discuss any agenda items for the September meeting and to, at that time, decide if they want to move the October meeting date.
5. **Discussion Items:**
 - a. Parking ratios for residential developments in close proximity to campus.

Mr. Steadman stated that the current parking space per bedroom is 1 and that staff is proposing .67 per bedroom. This reduces parking and traffic but still allows developers to apply the 150% option (projects are allowed 150% of the required parking) and still end up with a 1 to 1 ratio.

Staff pointed out that all the research indicated that the best way to promote public transit is to reduce parking.

The Planning Commission expressed concerns over the possible issues that could arise if there wasn't adequate parking and public transportation for the students. The primary concern being "where would students put their cars?"

Various solutions and pros and cons were discussed. There appeared to be a consensus in support of reducing parking requirements but the terms and conditions remained unsettled.

Ms. Patricia Finley, 10 Foy Creek expressed concern about student parking on Earle St. saying she felt that students were parking in the downtown spaces.

Ms. Donna McCubbin 304 Edgewood Ave, expressed concern that there isn't adequate public transit in place and there was not parking spaces available for off-site parking.

Mr. Kevin Collins, 133 Thomas Green Blvd, discussed the pros and cons from a developer stand point of .67 parking ratio and off- site parking and favored the reduction. It was decided to have staff distill the conversation, do further research, and report back to the Commission with a proposed ordinance which can be edited and voted on.

Sorrel Hoover, 405 College Avenue, expressed concerns that the City has a Comprehensive Master Plan yet is not following it. She feels that some of the actions taken by the City seem to discourage or discriminate against certain areas.

b. Minimum and maximum setbacks for CP-1 District.

Mr. Steadman pointed out that both the maximum and minimum front setback for CP-1 is 8'. Staff is recommending that the front setback be 8' minimum with a 15' maximum.

Discussion followed. Staff is to present the Commission with a proposal to vote on at the next meeting.

c. Impact of a projected increase in demand for student housing in the Clemson area.

Mr. Steadman stated that while the university has not confirmed an exact number, the enrollment at Clemson University is increasing. Regardless of the final number or the pace, it is prudent to contemplate how to best accommodate growth. Steadman recommended to set up a work date to discuss the projected increase in student housing needs in the Clemson area. Steadman also shared that preliminary results of the recent housing survey indicate that the majority of residents as well as faculty and staff from Clemson University were overall satisfied with the housing market in Clemson.

Discussion followed as multiple scenarios for growth were explored.

Ms. Green stated that she was not opposed in any way to an increase in enrollment at Clemson and that she feels that the students are vital to our community.

Planning Commission agreed to continue the discussion regarding the growth that Clemson is experiencing at the next Planning Commission meeting.

Ms. Green moved to adjourn the meeting. Mr. Newton seconded. All were in favor.

6. Adjourn: Meeting was adjourned at 8:41 pm.

Respectfully submitted,

Kelly Winchester, Recording Secretary

Note: The proceedings of this meeting have been recorded on digital media

*** These minutes are in draft format and subject to change until approval by the Planning Commission.**