



# City of Clemson

## PLANNING & CODES ADMINISTRATION

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### CLEMSON PLANNING COMMISSION

Monday, November 14, 2011

Clemson City Hall Council Chambers

6:30 P.M.

### MINUTES

**Members present:** Julie Craig, John Peters, Greg Scarbrough, and Ruth Andreasen

**Members absent:** Paul Goldstein and David Allison

**Staff present:** Sharon Richardson, Director, Planning and Codes Administration; Bret Martin, City Planner; Bob Vecchio, Zoning and Codes Administrator; and Laura Hedden, Recording Secretary

1. **Call to Order:** Meeting was called to order at 6:30 p.m. by Chairman Julie Craig.
2. **Public session:** There was no business brought before the Commission.
3. **Adoption of 7-11-2011 Minutes:** Greg Scarbrough moved that the minutes be accepted as written. Ruth Andreasen seconded the motion. The minutes were accepted as written.
4. **Advisory item:**
  - a. **2011-R-11-05: Text and associated documents for review and consideration of the Planned Development Ordinance for the commercial portion of Planned Development, PD-1, CC-1998-01; known as Clemson Town Center which is located on the vacant 11.44 acre parcel at the intersection of Berkeley Drive and Old Greenville Highway. Owner: Rajesh Patel PIN: 4054-12-86-6735**

Ms. Richardson explained that Clemson Town Center has been in conceptual stage for several years with Arzu Yilmaz overseeing the project. Since her departure Mr. Vecchio has accepted the project and will present the staff report.

Mr. Vecchio explained that in 1998, Berkeley Place Planned Development was the first Planned Development City Council approved under the current ordinance. It has three parcels; the first parcel being the multifamily complex Berkley Place, and the second was Village Walk,. The third parcel is the commercial portion which is now called Clemson Town Center and is being presented.

The parcel has sat empty since 1998. No standards were ever developed for the property because the original owner had stated that it was his intention to sell the land to a future developer who would then present the standards. The applicant, Mr. Raj Patel, purchased the property in 2006/2007, has been before the Planning Commission on several occasions, and is now presenting his ordinance to the commission for recommendation to City Council.

Mr. Vecchio detailed some of the issues that have already been addressed with Mr. Patel and his staff. These issues include connectivity in and around the project, access on and off Berkley Drive, and protection of surrounding neighborhoods specifically Monaco Estates. He explained that the items of storm water ponds, landscaping, building, placement, lighting, signage, interior connections, and architectural standards are all addressed within the ordinance being presented tonight. Mr. Vecchio stated that there will not be any signage along Berkley Drive and will have standard signage along Old Greenville Highway.

Mr. Vecchio noted the commission is now determining the standards for the commercial use portion of the Planned Development, Clemson Town Center.

Mr. Peters inquired about sidewalks, and Mr. Vecchio responded there are sidewalks along Old Greenville Highway and Berkley Drive.

Mr. Patel came forward to make his presentation with his team, Todd Steadman and John Connelly. Mr. Patel explained again how he has been before the commission in the past, taken their recommendations into consideration, and is back with the current package.

Todd Steadman, 99 Blue Ridge Drive, Clemson, then came forward to present the specifics of the presentation. Mr. Steadman thanked the Planning Commission for meeting with them and Bob, Arzu, and Sharon for their help. He stated that the biggest concern in developing the standards for this Planned Development Ordinance was the residents' protection. Mr. Steadman then elaborated on the concerns that they addressed. There is to be no up-lighting on buildings facing Berkley Drive or any residential area. There will be buffers established that meet or exceed any guidelines and no signage along Berkley Drive. All dumpsters and loading docks will be screened by a structure that is a foot taller than the object it is containing. The retaining ponds will be esthetically pleasing, and landscaping will be greener than any project in Clemson. There will be circular vehicle nodes to slow traffic down for pedestrians and to help address the concern of people cutting through between Hwy 93 and Berkley Drive. There have been conversations with Al Babinicz about the possibility of having a CAT stop within the development.

Discussion then followed between Planning Commission members and Mr. Steadman and Mr. John Connelly of 55 Beattie Place, Suite 400, Greenville, SC, a consulting engineer helping Mr. Patel with this project.

Mr. Steadman explained that there will be a water feature facing Berkley Drive and Hwy 93 to help prevent scum build-up. The use of specified grasses and materials will be emphasized for a more attractive area and minimize the effect when the water is low or the ponds are dry. He also addressed the concern of the maximum 25foot setback along Old Greenville Highway. Duke Power has power lines within this area and any trees are limited to a maximum height and the developer will use the appropriate trees to prevent any unnecessary topping or trimming. He also stated most existing trees on the project will not stay because there are so few hard woods and the property was planted at one time with pines..

Mr. Connelly answered concerns about traffic issues and recommended against a turning lane.

Mr. Peters expressed concern about the consistency of the property if there can potentially be four different developers. Ms. Andreasen addressed that concern and reminded him that the purpose of the ordinance is to give the developers consistency.

Discussion from the Chair and other members ensued about the necessity to strengthen some the language regarding the architectural standards. The ingress and egress on Berkeley Drive was discussed specifically the drive closest to Highway 93 intersection. Mr. Patel noted the traffic light scheduled for the Berkeley Drive and Highway 93 intersection along with a left hand turn lane. The board felt a "right in/right out" drive for the access point closest to Highway 93 was appropriate. Mr. Patel stated he felt comfortable with all recommendations by the Planning Commission and they would be incorporated into the ordinance.

No one came forward for public session.

Greg Scarborough moved to recommend to City Council with the following recommendations: there will be a right turn in and right turn out only on Berkley Drive for the access point closest to Highway 93, the architectural language/design will be finalized as discussed, and the water feature be noted in the ordinance as a permissible use.

Ruth Andreasen seconded the motion, and it was approved unanimously.

## **6. Staff reports**

Sharon Richardson reported on the new website.

## **7. Adjourn-7:45 pm**

Respectfully submitted,

Laura Hedden, 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.**