

**PLANNING COMMISSION**  
**Monday, July 14, 2014**  
**Clemson City Hall Council Chambers**  
**6:00 P.M.**

**MINUTES**

**Members present:** Robert Mixon, Ruth Andreasen, Fran McGuire, John Peters, Mary Beth Green, Eric Newton, and Ensley Feemster

**Members absent:** N/A

**Staff present:** Sharon Richardson, Director of Planning and Codes Administration Department; Jennifer Folz, City Planner and Laura Hedden, Recording Secretary

1. **Call to Order:** Meeting was called to order at 6:00 p.m. by Chairman John Peters.
2. **Public session:** N/A
3. **Adoption of 04-14-2014 Minutes:** Mr. McGuire commented that the date on the minutes was wrong and asked that it be corrected. Fran McGuire moved that the minutes be accepted with the change made. Ruth Andreasen seconded the motion. The vote was unanimous.
4. **Advisory/Action Item**

- a. **2014-S-21: Consider request from applicant Patrick Square LLC for bonded final approval for 22 townhouse lots identified as Phase IV of the residential portion of Patrick Square Planned Development (PIN 4064-13-24-0888).**

Ms. Richardson presented the request from Patrick Square for final bonded approval for the 22 townhouse lots that comprise Residential Phase IV. Staff recommends approval of Phase IV based on submission of the financial guarantee of 125% of the estimate for completing the required infrastructure. All work is to be concluded before the bond is released.

Mr. Newton approved the request based on the submission of the financial guarantee. Mr. Mixon seconded the motion; the vote was unanimous.

- b. **2014-R-06: Consider a request from Charles Rice to set a date for a Planning Commission workshop to discuss a text/major amendment to the Issaqueena Trail Planned Development (Property Unlimited, owner) (PIN 4064-13-24-0888).**

Ms. Richardson brought forward a request from Chuck Rice to set a date for workshop to discuss text/major amendment to the Issaqueena Trail Planned Development that is near the corner of Issaqueena Trail and Hwy 123. The applicant is requesting a change of use which constitutes a major change and needs Planning Commission's approval.

John Earle of Tiger Town Graphics, 360 College Ave, came forward to speak about the request. Tiger Town Graphics is interested in having a location in the Issaqueena Trail Planned Development. He said that the business is outgrowing its current downtown location and would like to find a space that has room to expand.

Ms. Richardson explained that a printing business is a current allowable use. Tiger Town Graphics would like to have a retail space as well, which is not an allowable use. The Planning Commission set a date of Monday, July 18<sup>th</sup> at 5:30 pm to discuss the change of use.

## **5. Discussion Items**

### **a. Consider a request by Brandon Shirley to discuss a possible text amendment to the zoning ordinance at 121 Old Greenville Highway.**

This discussion item was withdrawn.

### **b. Consider a request by Eric Newton to consider a zoning text amendment to allow mobile offices in the commercial districts.**

Ms. Richardson stated that after several conversations with Mr. Newton, staff decided that they would like the Planning Commission to instruct them on how to move forward with his request for a zoning text amendment to allow mobile offices in the commercial districts.

Mr. Newton explained to the Planning Commission he was in Texas for a conference and saw a mobile leasing office in use. The property in question that he would like to place the mobile office on is on Hwy 93 beside the Clemson Gun & Pawn Shop. It is a small piece of property. Mr. Newton would like it to be landscaped nicely and have the mobile leasing office on it until he can work out a long term solution for the property.

Ms. Andreasen inquired about who would own the truck and who the clientele would be. Mr. Newton stated that his company would own the truck and most of the leasing would be geared toward students.

After some questions from Commissioners, Ms. Richardson explained that the Planning Commission would ultimately be approving to allow a mobile office in whichever zoning districts they saw fit. If the Planning Commission is interested in hearing more about the topic, she would like to them to instruct or request the staff to research more. The Planning Commission agreed to have the staff conduct more research and present at a later date.

## **6. Reports**

### **a. Staff update on the zoning ordinance rewrite**

Ms. Richardson reported that the staff sent out 4000 postcards to property owners in the City of Clemson regarding the zoning ordinance rewrite and that there is detailed information that can be found on our website. An all-day drop in meeting was held for the public in which 18 people attended. There was a public hearing held in which 55-60 people attended. Ms. Richardson informed that there are still some issues for Council to decide, but she hopes that they will vote on it in the near future.

Mr. McGuire commented that the public hearing was a positive meeting, but he wished that there had been a few more City Council members there. He feels like the attention given to the zoning ordinance rewrite by the public is positive and hopes that it will keep the momentum going with the downtown area concerns and awareness.

### **b. Staff update on progress of the 2024 Comprehensive Plan**

Ms. Folz reported that there are 3 ½ more elements to go on the 2024 Comprehensive Plan. She updated that housing has one more meeting, transportation has one more meeting (after the completion of a CAT bus survey), and the meetings for community facilities are beginning. Land use and priority

investments plan to begin meeting in mid-August. She hopes to have a final draft by the October meeting.

Ms. Folz updated that she will complete the bike plan and work on a bike path. She is also still working on text for bee keeping in residential areas.

**7. Adjourn-7:25 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.**