

PLANNING COMMISSION
Monday, June 13, 2016
Clemson City Hall Council Chambers
5:00 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 5:03 pm by Mr. McGuire.
2. **Public Session:** No one from the public chose to speak. Public session was closed.
3. **Adoption of Minutes: May 9, 2016.** Mr. Carson moved to accept the minutes as amended. Mr. McGuire second. Unanimously approved by a show of hands.

4. **Advisory/Action Items**

- a. **2015-R-23:** Review and correction of scrivener errors, confusing language, and proposed Text Amendments to Article VII of the City of Clemson Zoning Ordinance which relates to Signs.

Public Comment: Open and closed no one chose to speak.

Mr. McGuire proposed some numbering changes to the Text Amendments to Article VII, sign ordinance and discussion followed.

Mr. McGuire moved to accept the proposed changes. Mr. Carson seconded. The motion was approved unanimously by a show of hands.

- b. **2016-R-07: Review and correction of scrivener errors, confusing language, and proposed Text Amendments to Article IX of the City of Clemson Zoning Ordinance which relates to Landscapes and Bufferyards.**

Mr. Steadman discussed changes dealing with Text Amendments to Article IX, dealing with landscaping and bufferyards.

Planning Commission asked for clarification with walls versus fences in the AR districts.

Mr. Carson motioned to approve. Ms. Green seconded the motion. The motion was approved unanimously by a show of hands.

c. 2016-R-08: Review and correction of scrivener errors, confusing language, and proposed Text Amendments to Article VIII of the City of Clemson Zoning Ordinance which relates to Parking.

Mr. Steadman recommended that the Commission discuss the Text Amendment, Article VIII that relates to parking, then do one of two things; either table or pass it with the exception of any items that have not been decided.

Discussion followed by the Planning Commission in reference to the clarification of Text Amendment, Article VIII, relating to Parking. The Commission discussed the pros and cons of limiting the required number of parking spaces for properties in close proximity to campus. It was discussed that national averages for required parking for downtown areas was closer to .5 spaces per bedroom while Clemson requires 1 per bedroom.

There was discussion about requiring developers to provide parking off-site if the City were to reduce the parking requirements for student housing projects within a mile of campus. There was discussion about the adding parking lots in other areas in the City or beyond city borders and how it would affect parking for multi-family and mixed use structures.

Mr. McGuire motioned to table the .75 for parking spaces from the amendment. Ms. Andreasen seconded. 4 were in favor, 3 opposed by a show of hands.

Mr. Steadman asked for clarification on what the Commission passed.

Mr. McGuire motioned to pass the ordinance as presented with the exception of the changes proposed changes to parking ratios for mixed-use buildings and multi-family as shown in table 19-802. Ms. Green seconded. All in favor by a show of hands.

5. Discussion Items:

- a. Minimum and maximum setbacks for CP-1.
- b. Set a work date for discussion for projected increase in student housing needs in the Clemson area.

Planning Commission agreed to continue the discussion on parking ratios, setbacks in CP-1 and have a general 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 5:57 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.**