

**PLANNING COMMISSION**  
**Monday, September 12, 2016**  
**Clemson City Hall Council Chambers**  
**6:00 P.M.**

**MINUTES**

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

**Staff present:** Jacob Peabody, Zoning; 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: August 8, 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. 2016-R-09: Request by Patrick Square to approve Phases VII and VIII with minor modifications from the originally approved PD. These changes involve the elimination of a street and the addition of an alley.

Mr. Peabody reported that the connector road leading to phase 2 has been eliminated. The existing road (Pershing Avenue) will continue around to Phase 2. There will probably be a pedestrian connector added. The boulevard is moving over the outer edge to make room to add a buffer to the outside of the development to shield the single family homes from the apartments next door. The unit count and overall type of use will stay the same.

The Commission asked for clarification of which road would continue to phase 2 and had concerns about lot density.

Mr. Peabody described that there would be lots off of Pershing Avenue with a ring Alleyway going around the backside. They are just carrying on the way the rest of development has done. They have eliminated a landscaped island so they can move that road over a little bit to create a better buffer on the side.

Mr. Peabody explained that they are putting in there are actually smaller than what was going in off of the two cul-de-sacs, so the number of lots being created haven't changed.

Mr. Micah Fraley with Blue Water Civil Design representing Patrick Square, stated that Mr. Peabody was right, everything more or less staying the same. Eliminating a little of the roadway as far as the eyebrow design to increase more welcome space and beautification on that side, plus add a buffer between the single family homes and apartments. Overall no major change.  
Public Comment: Open and closed no one chose to speak.

Mr. McGuire moved to approve these changes. Ms. Andreasen seconded. The motion was approved unanimously by a show of hands.

- b. 2016-R-10: Request by Great Southern Homes to consider a proposed subdivision of 3.8 acres creating six (6) building sites served by a cul-de-sac off of Berkeley Drive between Sedgfield and Monaco Estates`.

Mr. Peabody reported that it would be a 6 lot subdivision with a new road being created. The roadway is going to have a 50' right-of-way, with sidewalk, paved and gutter. It is proposed to be designed with a hammerhead turn around rather than cul-de-sac. There will be a flag lot at the end, shared driveway for the last 2 lots. It is zoned R-20 zoning district and abuts other single family homes that are also R-20 zoned properties. They will have on site water treatment for storm water, public sewer and water.

Micah Fraley with Blue Water Civil Design addressed concerns expressed in emails received by staff from a group of citizens.

Mr. Mixon asked if the present house would remain.

Brad Harper with Great Southern Homes, stated the home would remain, financially it was the best use of the property, even though the value of the home would be less than the future homes going in.

Ms. Andreasen asked Mr. Harper, as a developer, do they get the demographics and find out what's needed in town and where there is a void in certain price point.

Mr. Harper, explained that they believe that currently there is a underserving for the new home market, 250,000 to 350,000 dollar range for the ones that do not want to be in a PD subdivision.

Mr. Mixon asked Mr. Peabody if it is mandatory that a detention pond be on site.

Mr. Peabody responded that under our new Storm Water Detention Pond regulations, there is a requirement for both water quality and quantity.

Public Comment: Mr. and Mrs. Ronald Thomas of 103 Sedgfield Dr, Clemson expressed their concerns via email and also during public comment.

Mr. Harper agreed to sit down with the Mr. and Mrs. Thomas to come up with a landscaping plan to satisfy the Thomas's concern with the appearance of the detention pond.

Mr. Peters stated that Mr. McGuire made the point in his discussion about having them to work with you and the city to get it to where it was agreeable to you and would work.

Mr. Worth Henley of 104 Princess Grace Avenue, Clemson expressed his concerns via email and also during public comment.

Mr. Harper agreed to have a 40' setback to be consistent with adjoining lots 1, 2, and 3. He also agreed to an easement for a bike trail.

Mr. McGuire motioned to approve the request of 2016-R-10 requested by Great Southern Homes to consider a proposed subdivision of 3.8 acres creating 6 building sites off a cul-de-sac off of Berkeley Drive between Sedgefield and Monico Estates with the changes we discussed. Mr. Peters added that the changes would include the 40' setback on the top and side. Ms. Andresen seconded the motion. This motion was approved unanimously by a show of hands.

**5. Discussion Items:**

- a. Verify change of next meeting date from October 10, 2016 to October 18, 2016.

It was determined that all Commissioners that were at this meeting would be attending the October 18, 2016 meeting.

Mr. Carson motioned to adjourn the meeting, Mr. Mixon seconded. Meeting adjourned unanimously by a show of hands.

**6. Adjourn:** Meeting was adjourned at 7:10 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.**