



PROPOSED ZONING MAP AMENDMENT FACTS SHEET

Docket & File #: 2013-R-02

Property Owner: Lena A Sloan Multiple Generation Trust, Shuler Hoke Sloan, Trustee

Applicant: William N. Park, Bluestone Land, LLC

Property Location: 403 College Avenue

Property Size: 1.24 Acres

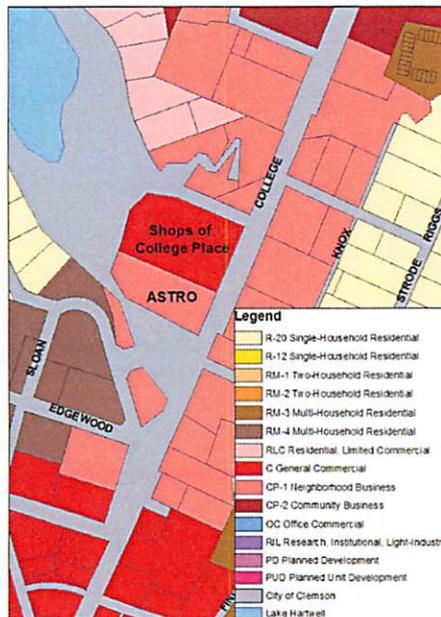
PINs: 4044-16-83-0308

Request: To rezone the 1.24 acre parcel from CP-1, Neighborhood Commercial to C, General Commercial

Current Land Use: The old Astro Theatre occupies the site.

Adjacent Land Uses:

- North: *Shops of College Place* / Clemson Center Shopping [Zoned C]
- South: Jaycee Park
- West: Lake Hartwell/US Army Corps of Engineers
- East: College Avenue





Picture 1: 403 College Avenue



Picture 2: Rear of 403 College Avenue, View toward Rear of College Place Mall

TECHNICAL REVIEW OF PROPOSED ZONING MAP AMENDMENT:

A. CONFORMITY OF THE PROPOSED AMENDMENT WITH THE COMPREHENSIVE PLAN AND IMPACT OF THE AMENDMENT ON THE ELEMENTS OF THE COMPREHENSIVE PLAN

Staff has reviewed the proposed zoning map amendment and reports the following based upon Article VIII-Amendment Section of the City of Clemson Zoning Ordinance:

1. What is the relationship of this request to the 2014 Comprehensive Plan?

Per the SC Codes of Laws, Title 6, Chapter 29:

SECTION 6-29-720. Zoning districts; matters regulated; uniformity; zoning techniques.

(A) When the local planning commission has prepared and recommended and the governing body has adopted at least the land use element of the comprehensive plan as set forth in this chapter, the governing body of a municipality or county may adopt a zoning ordinance to help implement the comprehensive plan. The zoning ordinance shall create zoning districts of such number, shape, and size as the governing authority determines to be best suited to carry out the purposes of this chapter.

Vision: The vision statement of the City reads: "The City of Clemson is a university town that provides a strong sense of community and a high quality of life for its residents. University students add to its diversity and vitality. The City is dedicated to providing a quality living environment for all its residents by ensuring a balanced, compatible, and healthy mix of residential and commercial development, while preserving and improving its natural resources, and promotes its image as a desirable, visually attractive, safe, and economically stable residential community. The City actively seeks cooperation with its neighbors to ensure the fulfillment of its vision."

2. Does the request support or violate the plan?

Goals and Objectives: The goals and objectives of the 2014 Comprehensive Plan that pertain to the rezoning request are listed below.

Natural Resources

Objective 6.1. Improve city's air quality by linking land use and transportation planning to reduce vehicular miles traveled and by reducing energy use at homes and in businesses.

Economic Development

Goal 4. Promote a balance between the City's commercial and residential property tax revenues that will encourage enhanced quality of life for City residents and businesses.

Goal 6. Reinforce existing commercial corridors as the commercial centers for the City.

Objective 6.1. Promote downtown as the cultural, commercial, and entertainment center of the City and encourage activities that attract a diverse and multigenerational population.

Objective 6.2. Encourage infill and/or redevelopment of existing commercial sites along commercial corridors.

Objective 6.3. Promote mixed use development in commercial areas that encourages a vibrant and sustainable commercial environment.

Land Use

Goal 5. Ensure that the City is well served by attractive commercial districts in appropriate locations that meet the day-to-day needs of its residents and visitors.

Objective 5.5. Promote redevelopment and infill of existing underutilized commercial areas.

Goal 6. Maximize the benefits derived from the City's investment in community facilities and infrastructure.

B. Impact on Physical Conditions and/or Natural Resources

According to the April 16, 2008 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Number 450238 Panels 379 & 387, the site is within an area designated as Zone "X". This designation means the property is in an "area determined to be outside the 0.2% annual chance floodplain. It does, however abut the US Army Corps of Engineers/Lake Hartwell which is categorized as Zone "AE" with and flood elevation of 665'.

required except for residential use because of small lot sizes and intensity of development. This district is designed to provide comparative shopping opportunities within a concentrated area, and promote a business climate essential to the vitality and economic stability of the community. Also, this district is intended to accommodate certain residential uses in concert with commercial development, through the conversion of upper floor space in existing commercial buildings for apartments and condominiums, or as part of a multipurpose building.

2. Comparison of district regulations for the CP-1 & C zoning districts:

Zoning Standard	C District	CP-1 District
AR District	#2 (attached)	#2 (attached)
Front Setback	0'	8' (per AR#2)
Maximum Front Setback	15'	NA
Side Setback	0'	0'
Rear Setback	10'	25'
Building Height	65'	40'
Parking	<p>Provision of on-site parking spaces are not required for most uses in the C District with the exception of government offices (1/300 sq ft), contractor's offices (1/300 sq ft), mixed use structures, bed & breakfast inns, and several special exceptions.</p> <p>Mixed Use Structure: 1 per dwelling unit, provided however, that no more than 30% of the required spaces may be designed for compact vehicles utilizing a minimum parking stall dimension of no less than 16 feet by 8 feet, provided the spaces are permanently designated by sign(s) as being for use by compact cars only. All other required spaces shall comply with the specifications of Section 19-448.</p> <p>Bed & Breakfast Inn: Parking required for the dwelling, plus 1 paved off-street parking space on the property for each guestroom. Applicant shall submit a site plan indicating location of parking and screening, if required.</p>	<p>Per Section 19-441 unless specifically modified by district regulations.</p> <p>Note: for mixed use structures Greater of 2 per unit or 1 per occupant</p>
Signage	Per Sect. 19-436	Per Sect. 19-436
Landscape/Buffer	Per Sect. 19-457 & AR #2	Per Sect. 19-457 & AR #2
Standards for Mixed Use Structures	See Below	See Below

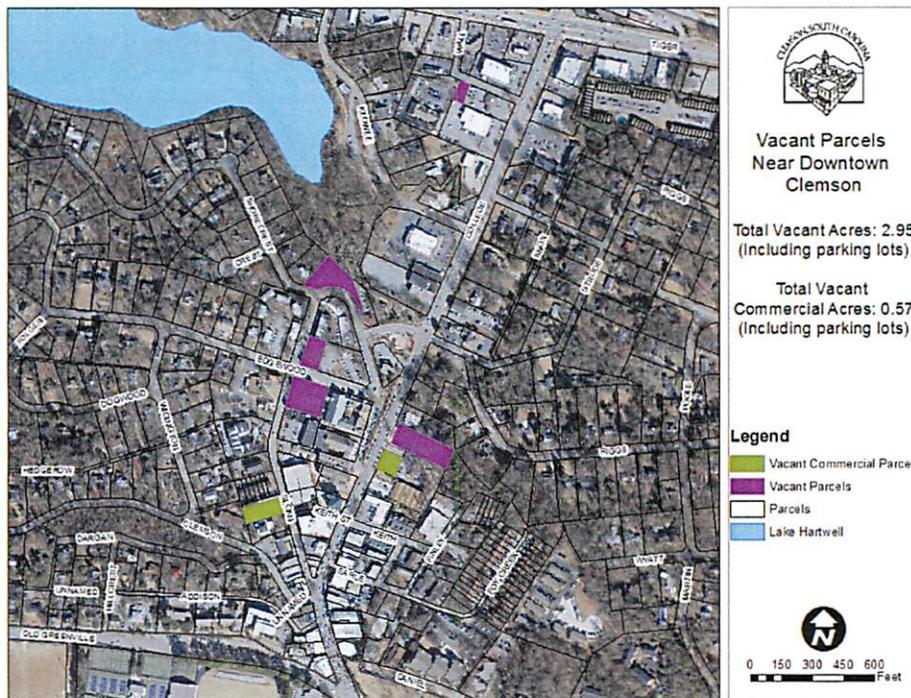
A copy of the district regulations for the C, General Commercial district is included at the end of this report.

3. **Are there adequate roads and other public services, or can they be provided to serve the needs of development likely to take place as a result of this change? Is the development in accord with any existing or proposed plans for providing water and/or sewer to the area?**

The comments from the Police Chief, Fire Chief, Utilities Director, Public Works, and CATS are attached to the end of this report.

4. a. **How much vacant land currently exists in this location, as well as citywide, which is zoned C, General Commercial?**

According to the 2014 Comprehensive Plan, 38 acres (3%) of the city's vacant land was zoned commercial. Staff has updated this information, with specific attention to the downtown/College Avenue corridor. There is only 2.95 acres of vacant land in this area in all districts and only 0.57 acres of this is zoned in one of the commercial districts. These numbers are inclusive of parking lots.



- b. **Are there any special circumstances, which may make a substantial part of such vacant land unavailable for development?**

Some of the calculated vacant land is parking for existing uses in this area.

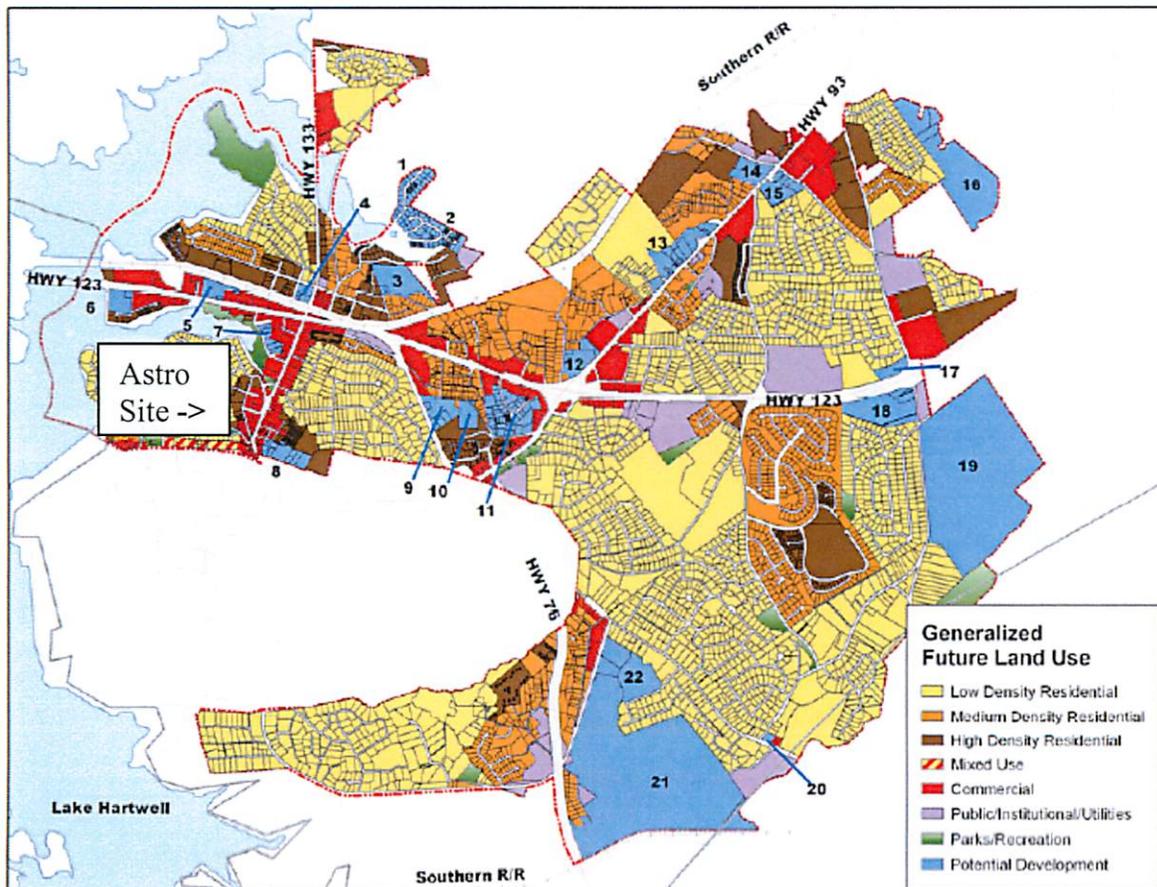
5. **What does the Zoning Ordinance say about the basis for approving rezoning requests?**

According to Sections 19-803 (4) and (5) of the Zoning Ordinance, the Planning Commission review shall include a determination of whether the proposed amendment is in conformity with the Comprehensive Plan and evaluation of the impact of the amendment on elements of the Comprehensive Plan.

The Planning Commission shall file with City Council its report and recommendation on the proposed amendment within thirty (30) days after review of the proposed amendment. The time for review may be extended by vote of City Council. If the Planning Commission fails to submit a report within the prescribed time, it shall be deemed to have recommended approval of the proposed amendment.

6. **How does the 2014 Comprehensive Plan Update address this area?**

Map IX-4. Generalized Future Land Use (pg. IX-10) of the 2014 Comprehensive Plan designates this property as commercial.



Source: City of Clemson, Planning and Codes Administration, 2004

7. **What is the minimum size required for the establishment of a new zoning district?**

According to the Zoning Ordinance, no amendment shall be initiated which would create a new zoning district with an area of less than two (2) acres. The minimum requirement does not apply to extension of an existing district, or addition of RLC, OC or CP-1 districts adjacent to residential districts. (Sec. 19-206. Minimum District Size; Extension of Existing District.)

The proposed rezoning would constitute an extension of an existing C district and is not restricted to the 2 acre requirement.

D. STAFF COMMENTS:

1. Based on the comments provided by the various city departments, current city services and infrastructure should be adequate to handle the higher density/intensity uses allowed in the C district with the proviso that specifics of any future project would require further study. This is particularly true in the final calculation of water and sewer availability and in the impacts on ridership for CATS. Copies of the individual responses are appended to this report.
2. The request is consistent with the surrounding land use and with the comprehensive plan in as much as the adjacent property is already zoned C.
3. Staff does, however, call attention to the issue of parking. The applicant had stated his intent to develop this site with a mixed use structure, the majority of which would be devoted to rental apartments. The current parking standard for mixed use structures in the C district is:

Mixed Use Structure:

1 per dwelling unit, provided however, that no more than 30% of the required spaces may be designed for compact vehicles utilizing a minimum parking stall dimension of no less than 16 feet by 8 feet, provided the spaces are permanently designated by sign(s) as being for use by compact cars only. All other required spaces shall comply with the specifications of Section 19-448.

This would allow construction of multi-bedroom dwelling units with only one parking space required for the unit. As the Commissioners will recall, this standard has been discussed at length during the course of the rewrite of the zoning ordinance. The current draft of the zoning ordinance changes the standard to 1 spaces for each bedroom. Staff feels this is an issue the Commission needs to fully discuss as part of its consideration of this request. Any rezoning request must be viewed in its entirety rather than by focusing one on proposal. All of the uses and standards applicable in the requested zoning must be a good fit to the city's future.

Addendum 1: C District Regulations

(e) *District regulations.* The following regulations apply to all uses in RLC districts:

1. Minimum lot area:	a. Single-household dwelling: 10,000 square feet. b. Two-household dwelling: 12,000 square feet. c. Other permitted uses: None, unless otherwise specified.
2. Minimum lot width at front building line:	a. Dwelling: 80 feet; b. Other uses: None.
3. Minimum front setbacks:	Front street, side street, and rear street frontages: 35 feet, except on Old Greenville Highway - 30 feet. No accessory building allowed in setback.
4. Minimum side setbacks:	a. Principal structure: 10 feet; 15 feet from adjoining residential lot. b. Accessory structure: 3 feet from interior lot line.
5. Minimum rear setbacks:	a. Principal structure: 25 feet. b. Accessory structure: 8 feet from interior rear lot line.
6. Maximum occupancy:	1 family, plus not more than 2 unrelated persons, or not more than 3 unrelated persons per dwelling unit.
7. Maximum structure height:	25 feet.
8. Access requirements:	a. Access drives shall not exceed 35 feet in width. b. No access to commercial use is permitted from an alley. c. Access drives on side streets are not permitted closer than 35 feet to abutting residential districts.
9. Accessory uses allowed in setbacks: [Covered porch, enclosed or open, is part of main dwelling for setback requirements. For projections allowed in setbacks, see article IV.]	a. Required off-street parking: See article IV. b. Signs: See article IV. c. Satellite dish more than 18 inches in diameter: 1 per lot in rear yard 10 feet from lot line. d. Fence or wall: in side or rear yard, not over 8 feet high, 18 inches from street line, 6 inches from interior lot line.
10. Visibility requirements:	a. Corner lot: no obstruction between heights of 2 and 10 feet above finished street level within 10 feet of intersection of street right-of-way lines. b. Driveway or access drive: no obstruction over height of 2 feet within 10 feet of street.
11. Bufferyard, screening and landscaping requirements:	See article IV, division 5.
12. Signs:	See article IV, division 3.
13. Site plan requirements:	See article IV, division 1.
14. General and supplementary regulations:	See article IV.

(Ord. No. CC-98-10, § 1, 6-1-98; Ord. No. CC-99-008, 2-1-99; Ord. No. CC-2002-11, § 1(19-308), 6-3-2002; Ord. No. CC-2012-14, 7-16-12)

Sec. 19-309. C, General commercial district.

(a) *Purpose.* The purpose of the C district is to provide for the intensive business and commercial development of certain areas of the city. Off-street parking is permitted separately and is not required except for residential use because of small lot sizes and intensity of development. This district is designed to provide comparative shopping opportunities within a concentrated area, and promote a business climate essential to the vitality and economic stability of the community. Also, this district is intended to accommodate certain residential uses in concert with commercial development, through the conversion of upper floor space in existing commercial buildings for apartments and condominiums, or as part of a multipurpose building.

(b) *Permitted uses.* The following uses are permitted in C districts:

<i>C Permitted Uses</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
1. Taxicab stand, bus station and related service	41	Local and suburban transit services	None
2. Telephone, telegraph, radio, television services, [except communications towers - see article IV, division 6]	48	Communications	None
3. Public utility, including water tower, substation, under 2,000 square feet	49	Electric, gas, water, sewer	None
4. Retail sales of merchandise on premises: wearing apparel, jewelry, hardware, household items, sporting goods, reading material, stationery, art supplies, food, gifts, sundries, toys, health and beauty aids, music, alcoholic beverages, paint and wallpaper, appliances, flowers, office equipment and supplies, photographic supplies and similar merchandise, not including tombstones, drive-in or drive-through eating places, or fuel dealers; [except SIC 55 - automotive dealers and gasoline service stations - see special exceptions]	523	Paint, glass and wallpaper	None
	525	Hardware	
	53	General merchandise	
	54	Food stores	
	56	Apparel and accessory	
	57	Home furniture, and equipment	
	58	Eating and drinking places [except drive-in or drive-through]	
	59	Miscellaneous retail [except 598 - fuel dealers, and 5999 - tombstones]	
5. Banks, finance, insurance, and real estate offices	60	Depository institutions	None
	61	Credit institutions	
	62	Security dealers, etc.	
	63,64	Insurance carriers, agents	
	65	Real estate agents, etc., offices only	
	67	Investment offices	

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<i>C Permitted Uses</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
6. Services to individuals and businesses: laundries, dry cleaners, barbershops and beauty shops, shoe shops, secretarial service, interior decorator, active and passive recreation, and similar activities [except coin-operated machines licensed pursuant to S.C. Code 1976, § 12-21-2720(A)(3) - (video poker, gambling devices, etc. and tattoo parlors - SIC 7299), unless otherwise permitted]	72	Personal services [except industrial laundry, carpet cleaning plant, funeral home, and tattoo parlors]	None
	733	Copying, art, photography, secretarial services	
	737	Computer-related services	
	751,752	Auto rental and parking	
	763	Watch and jewelry repair	
	7832	Indoor motion pictures	
	784	Videotape rental	
	791— 793, 799	Amusement and recreation [except gambling devices, unless otherwise permitted]	
	801— 804	Medical and dental offices	
	81	Legal services	
	823	Libraries	
	83	Social services, child care	
	841	Museums and art galleries	
	86	Membership organization	
	87	Engineering, architectural, accounting, consulting, etc. - offices only	
89	Miscellaneous services not classified		
7. Church, synagogue, temple, or other place of worship, including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	8661	Religious organizations, churches, etc.	None
8. Government building or facility, including postal facility	43	U.S. Postal Service	1 for each 300 square feet of floor area
	91—96	General government, justice, public order, safety, finance, etc.	
9. Accessory uses on same lot with principal use, customarily incidental to principal use, including:			
a. Off-street parking or storage area for vehicles owned by members, customers or employees of business;			
b. Completely enclosed building for storage of supplies or merchandise for use in the principal business;			
c. Solid waste collection containers;			
d. Coin-operated amusement devices limited to 5 or fewer machines in eating and drinking places or in convenience retail establishments.			

(c) *Conditional uses.* The following conditional uses are permitted in C districts:

<i>C Permitted Uses</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
<p>1. Mixed Use Structure(s), provided all of the following conditions are met:</p> <ul style="list-style-type: none"> a. Principal use structure(s) that front College Avenue, Keith Street, Earle Street, McCullom Street, Finley Street, Sloan Street, N. Clemson Avenue, or property owned by the City of Clemson or the U.S. Army Corps of Engineers shall have: <ul style="list-style-type: none"> i. Service, retail, or office uses along 100% of the façade that abuts the street, sidewalk, or grade level; and ii. Along College Avenue, a minimum of 80% of the building facade of the principal use structure(s) shall be constructed at the minimum front setback line and a minimum of 55% of the building facade of the principal use structure(s) shall be required along all other frontages. b. Principal use structure(s) that abut Daniel Drive shall have service, retail, or office uses along at least 40% of that facade at street or sidewalk level. The remaining frontage may be used for other permitted uses, recreational amenities or residential uses; c. Service, retail, or office uses shall occupy a space along the frontage of the principal use structure that has a minimum depth of 25 feet; d. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional 5 feet of width for a pedestrian sidewalk shall be provided; e. One 8-foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage; f. Dwelling units are permitted subject to the following: 	<p>N/A</p>	<p>N/A</p>	<p>1 per dwelling unit, provided however, that no more than 30% of the required spaces may be designed for compact vehicles utilizing a minimum parking stall dimension of no less than 16 feet by 8 feet, provided the spaces are permanently designated by sign(s) as being for use by compact cars only. All other required spaces shall comply with the specifications of Section 19-448.</p>

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<i>C Permitted Uses</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
<ul style="list-style-type: none"> i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the US Army Corps of Engineers other than for properties fronting Daniel Drive as noted in subparagraph b.; ii. For portions of a mixed use structure(s) not covered in subparagraph f (i.), dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph e. g. Each dwelling unit shall have minimum floor area of 350 square feet; h. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy. 			
<p>2. Temporary Christmas tree sales, including 1 temporary sign not exceeding 20 square feet for a period not to exceed 45 days</p>		N/A	None
<p>3. Contractor's office and equipment shed, provided:</p> <ul style="list-style-type: none"> a. Used in connection with construction on premises; b. Must not cause traffic congestion or nuisance; c. Issued for a term up to 1 year; may be renewed once. 		N/A	1 for each 300 square feet of office area

<i>C Permitted Uses</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
<p>4. Bed and breakfast inn, provided:</p> <ul style="list-style-type: none"> a. No more than 9 units will be utilized as guestrooms. b. No cooking facilities shall be allowed in the lodging units. c. Exterior storage of materials or supplies shall be enclosed in accessory buildings in accordance with section 19-407. d. No guest shall occupy the inn for more than 28 consecutive nights. e. The building shall comply with all applicable licensing, revenue collection, zoning, and building requirements for bed and breakfast inns. f. The operator shall keep a current guest register, including names, addresses and dates of occupancy of all guests. 	7011	Bed and breakfast inn	<p>Parking required for the dwelling, plus 1 paved off-street parking space on the property for each guestroom. Applicant shall submit a site plan indicating location of parking and screening, if required.</p>
<p>5. Home occupation, limited sales and services within a dwelling carried on by a member of the household residing on the premises, provided:</p> <ul style="list-style-type: none"> a. Services are limited to accounting, architectural, counseling, engineering, legal, sewing, telephone orders or similar services; b. Direct sales on-site are limited to arts and crafts produced on the premises; c. Activities involving clients are conducted during normal daytime business hours; d. There are no employees or animals used in the business; and e. No activity shall be conducted which involves or creates hazardous materials, noise, dust, odors or fumes, or which adversely affects health or safety. 			

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(d) *Special exceptions.* The following special exceptions may be permitted in C districts:

<i>C Special Exceptions [approved by zoning board of appeals after hearing]</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
<p>1. Automobile sales, service and repair, and gasoline service station, including limited sale of groceries, provided the board of appeals determines:</p> <ul style="list-style-type: none"> a. The use is compatible with the district; b. Parking and service areas are separated from adjoining residential property by planting screen, fence or wall at least 6 feet high; c. No junked or salvaged vehicles shall be kept on the premises; d. Adequate provisions are made for access, parking and traffic safety, with no access or openings toward residential districts; e. All service and repair shall be conducted outside the public rights-of-way and within 30 feet of the principal building front; f. Gasoline pumps and air outlets shall be set back 20 feet from any property line; and g. Conditions are imposed to protect adjacent property from adverse impact. 	55	Automotive dealers and gasoline service stations	2 spaces for each gasoline pump, service bay and wash rack, plus 1 space for each 350 feet of merchandise sales area
<p>2. Car wash, automatic or self-service, provided the board of appeals determines:</p> <ul style="list-style-type: none"> a. The use is compatible with the district; b. Adequate spaces for vehicles awaiting entry are required; more than minimum may be required; c. The area is required to be adequately screened from adjoining residential property; d. Adequate provisions are made for access and traffic safety; and e. Hours of operation are limited to prevent late night noise. 	7542	Carwashes	Self-service wash: 3. Automatic wash: set by board; minimum 6.
<p>3. Public utility, including water tower, substation, over 2,000 square feet</p>	49	Electric, gas, water, sewer	None

<i>C Special Exceptions [approved by zoning board of appeals after hearing]</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
4. Communications tower: See article IV.			

(e) *District regulations.* The following regulations apply to all uses in C districts:

1. Minimum lot area:	None.
2. Minimum lot width at front building line:	None.
3. Front setbacks: a. Minimum front setback b. Maximum front setback	None Unless otherwise noted elsewhere in this section, all structures shall comply with the following: a. The maximum front setback for any principal structure shall be 15 feet; b. Any principal structure with a front setback greater than three feet shall utilize the space between the right-of-way and the building for outdoor dining, courtyards or similar spaces; and c. No off-street parking shall be allowed in front of the front building line.
4. Minimum side setbacks:	None.
5. Minimum rear setbacks:	10 feet.
6. Maximum dwelling occupancy:	1 family, plus not more than 2 unrelated persons, or not more than 4 unrelated persons per dwelling unit.
7. Maximum structure height:	65 feet.
8. Building facade step-back requirements	Where at least 50 percent of the facade of the structure is located within 5 feet of a public or private right-of-way, the building facade shall be stepped back at least 8 feet for structures over 24 feet in height beginning at or below the third-floor level.
9. Expansions/Additions of Existing Buildings:	The expansion or addition of existing buildings over 25 feet in height is exempt from the facade step-back requirement of subparagraph 8., provided the following conditions are met: 1. Building material and color palette used for the expansion or addition will be the same as the original building; and 2. At least 30% of the addition or expansion abutting the public right-of-way shall be set back at least 5 feet.
10. Access requirements:	Access drives shall not exceed 35 feet in width, located at least 50 feet from a street intersection.
11. Accessory uses allowed in setbacks: [Covered porch, enclosed or open, is part of main dwelling for setback requirements. For projections allowed in setbacks, see article IV.]	a. Required off-street parking: See article IV; b. Signs: See article IV; c. Satellite dish more than 18 inches in diameter: 1 per lot in rear yard 10 feet from lot line; and d. Fence or wall: in side or rear yard, not over 8 feet high, 18 inches from street line, 6 inches from interior lot line.
12. Utilities:	a. External electrical and telephone service lines shall be installed underground; and b. Underground requirement may be waived by zoning administrator upon certification of practical difficulty or hardship; provided overhead wiring is placed in rear setback area. c. With the exception of parcels fronting College Ave., utility equipment to support uses within the structure may be located within the area between the right-of-way and building facade or setback, provided it is entirely enclosed by a structure of same or similar material as the building and approved by the board of architectural review.
13. Bufferyard, screening and landscaping requirements:	See article IV, division 5.

14 Signs:	See article IV, division 3.
15. Site plan requirements:	See article IV, division 1.
16. General and supplementary regulations:	See article IV.
17. Off-street loading requirements:	See article IV, division 4.

(Ord. No. CC-98-10, § 1, 6-1-98; Ord. No. CC-99-013, § 1, 7-19-99; Ord. No. CC-2000-01, 1-17-00; Ord. No. CC-2002-11, § 1(19-309), 6-3-02; Ord. No. CC-2003-07, 5-5-03; Ord. No. CC-2005-03, 1-17-05; Ord. No. CC-2005-04, 2-7-05; Ord. No. CC-2005-07, 3-21-05; Ord. No. CC-2012-13, 7-16-12; Ord. No. CC-2012-25, 12-17-12)

Sec. 19-310. CP-1, CP-2, and CP-3 Commercial districts.

(a) *Purpose.* The purpose of each of these districts, CP-1, CP-2, and CP-3 commercial, is described as follows:

- (1) *CP-1, neighborhood business district.* The purpose of this district is to provide for areas within the community where commercial service and convenience uses may be located to serve principally residential subdivisions and to permit small scale professional offices in such areas as compatible supplements.

Addendum 2: Comments from Various City Departments

Sharon Richardson

From: David Conner
Sent: Wednesday, August 07, 2013 2:09 PM
To: Sharon Richardson
Subject: Re: Proposed Rezoning of old Astro Theatre Property

Commercial sanitation service can be provided. Accessibility to service 2 commercial containers as well as an enclosure with concrete pad needs to be addressed for a project this size.

Sent via DroidX2 on Verizon Wireless™

-----Original message-----

From: Sharon Richardson <SRichardson@cityofclemson.org>
To: Benjie McGill <BMcGill@cityofclemson.org>, Kent Guthrie <kguthrie@cityofclemson.org>, David Conner <DConner@cityofclemson.org>, Jimmy Dixon <JDixon@cityofclemson.org>, Keith Moody <KMoody@cityofclemson.org>
Cc: Rick Cotton <RCotton@cityofclemson.org>
Sent: Wed, Aug 7, 2013 17:11:59 GMT+00:00
Subject: Proposed Rezoning of old Astro Theatre Property

Hi all. The PC has received a request to rezone the old Astro site from CP-1, Neighborhood Commercial to C, General Commercial (same as downtown and adjacent College Place Mall). Please respond as to adequacy of infrastructure and city services to support the needs of this up-zone. C allows taller buildings, wider range of uses, requires less parking, etc. Let me know if you need specific info. Their stated intent for development is a student housing/mixed use building, but the PC must consider the request considering all uses/standards in C. This request goes to the PC next week on the 12th. I'd appreciate getting your comments as soon as possible.

Thanks.
Sharon

Sharon L. Richardson, Director
City of Clemson
Department of Planning & Codes Administration
1250 Tiger Blvd, Suite 4
Clemson, South Carolina 29631
(864) 653-2050
(864) 653-2057 (fax)
snrichardson@cityofclemson.org

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Sharon Richardson

From: Benjie McGill
Sent: Wednesday, August 07, 2013 3:59 PM
To: Sharon Richardson; Kent Guthrie; David Conner; Jimmy Dixon; Keith Moody
Cc: Rick Cotton
Subject: RE: Proposed Rezoning of old Astro Theatre Property

Adequate water & sewer exist in the area. There is a 12" sewer in the adjacent JC Park & 8" water main in College Ave. This all depends on their calculations and plans from their engineers that Kent & I will review.

Benjie

From: Sharon Richardson
Sent: Wednesday, August 07, 2013 1:12 PM
To: Benjie McGill; Kent Guthrie; David Conner; Jimmy Dixon; Keith Moody
Cc: Rick Cotton
Subject: Proposed Rezoning of old Astro Theatre Property
Importance: High

Hi all. The PC has received a request to rezone the old Astro site from CP-1, Neighborhood Commercial to C, General Commercial (same as downtown and adjacent College Place Mall). Please respond as to adequacy of infrastructure and city services to support the needs of this up-zone. C allows taller buildings, wider range of uses, requires less parking, etc. Let me know if you need specific info. Their stated intent for development is a student housing/mixed use building, but the PC must consider the request considering all uses/standards in C. This request goes to the PC next week on the 12th. I'd appreciate getting your comments as soon as possible.

Thanks.
Sharon

Sharon L. Richardson, Director
City of Clemson
Department of Planning & Codes Administration
1250 Tiger Blvd, Suite 4
Clemson, South Carolina 29631
(864) 653-2050
(864) 653-2057 (fax)
srichardson@cityofclemson.org

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Sharon Richardson

From: Jimmy Dixon
Sent: Wednesday, August 07, 2013 1:16 PM
To: Sharon Richardson
Subject: RE: Proposed Rezoning of old Astro Theatre Property

Sharon from the law enforcement and traffic management perspective I don't see a problem with this.

Sent from mobile laptop

Jimmy Dixon
Chief of Police
Clemson City PD
864-643-6229

From: Sharon Richardson
Sent: Wednesday, August 07, 2013 1:12 PM
To: Benjie McGill; Kent Guthrie; David Conner; Jimmy Dixon; Keith Moody
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Sharon Richardson

From: Bill Box
Sent: Wednesday, August 07, 2013 3:17 PM
To: Sharon Richardson
Cc: Ben Collins
Subject: FW: Proposed Rezoning of old Astro Theatre Property

Sharon

Here is the email from the chief on the Astro Property project. Let me know if you need anything else.

Thanks Bill

J.W. Bill Box
Fire Marshal
City of Clemson
1250 Tiger Blvd, Ste 4
Clemson, SC 29631

864-653-2050 (main)
864-653-2058 (direct)
864-653-2057 (fax)

bbox@cityofclemson.org

From: William Daniel [<mailto:DW@clemson.edu>]
Sent: Wednesday, August 07, 2013 3:13 PM
To: Bill Box
Subject: RE: Proposed Rezoning of old Astro Theatre Property

Bill, I see no fire protection related issues as long as appropriate code compliance is maintained as with other projects...Thanks...

From: Bill Box [<mailto:bbox@cityofclemson.org>]
Sent: Wednesday, August 07, 2013 1:35 PM
To: William Daniel
Subject: FW: Proposed Rezoning of old Astro Theatre Property
Importance: High

Chief

Do you see any fire related issues from this request to rezone the old astro property? The Planning Commission (PC) will be reviewing this request next week and they would like a review from a fire department perspective. Let me know if you have any questions.

J.W. Bill Box
Fire Marshal

Sharon Richardson

From: Keith Moody
Sent: Thursday, August 08, 2013 9:47 AM
To: Sharon Richardson; Benjie McGill; Kent Guthrie; David Conner; Jimmy Dixon
Cc: Rick Cotton
Subject: RE: Proposed Rezoning of old Astro Theatre Property

Good Morning,

We currently serve that area. It would be according to the development size, but we may need to look into additional buses and/or larger buses to help serve the student housing/mixed use type building...due to our load capacities.

Thanks,

Keith

Keith Moody
Transit Supervisor



200 West Lane, Clemson, SC 29631
P: 864-654-2287 F: 864-653-2066
kmoody@cityofclemson.org

From: Sharon Richardson
Sent: Wednesday, August 07, 2013 1:12 PM
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