

PLANNING COMMISSION
Monday, January 11, 2016
Clemson City Hall Council Chambers
5:00 P.M.

MINUTES

Members present: Robert Mixon, Chad Carson, John Peters, Fran McGuire, and Mary Beth Green

Members absent: Eric Newton and Ruth Andreasen

Staff present: Sharon Richardson, Director of Planning and Codes; and Kelly Winchester, Recording Secretary

1. **Call to Order:** The meeting was called to order at 5:00 pm by acting chairman, Mr. McGuire.
2. **Public Session:** No one from the public chose to speak. Public session was closed.
3. **Adoption of Minutes: December 14, 2015.** Mr. Carson moved that the minutes from the December 14, 2015 meeting be approved with correction. Ms. Green seconded the motion. Motion approved unanimously by show of hands.

4. Advisory/Action Items

- a. **2016-S-01:** Request by Patrick Square Development for final approval of a 2.67 acre tract from the Town Center at the southwest corner of the intersection of Thomas Green Blvd and Pershing Ave.

Ms. Richardson reported that the final plat is consistent with the Patrick Square Planned Development and the previously approved preliminary plans for the Town Center. The lot is being subdivided from the overall tract for construction of an independent/assisted living facility.

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

Mr. Carson motioned to accept the plat as proposed, Ms. Green seconded the motion. Motion was approved unanimously by a show of hands.

- b. **2016-S-02:** Request by Patrick Square Development for final approval 4 townhouse lots in the Town Center along Thomas Green Blvd.

Ms. Richardson reported that the proposed 4 townhome lots in this particular location were within the bounds of the preliminary approved Town Center and that it meet all zoning requirements.

The Planning Commission discussed the location of the town homes and future traffic signals and entrances.

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

Mr. Carson motioned to approve, Mr. McGuire seconded.

- c. **2015-R-30:** Request by Jack Shadwick to rezone a lot, approximately .54 acres+/-, owned by Ralph Alexander, Inc. located at the southwest corner of the intersection of Skyview Drive and Stardust Lane from R-20, Single-family Residential District to CP-2, Community Business District. (TMS# 4054-15-63-0933)

Planning Commission asked about the zoning history of this parcel.

Ms. Richardson reported that there had been a zoning request submitted prior to her tenure with the City of Clemson. If request is resubmitted Ms. Richardson will include this information in her staff report. The PC also discussed the comprehensive plan 2024 and how it related to this property.

- d. **2016-R-01:** Request by Earle & Rice Investment, LLC to schedule a Planning Commission Work Session on a proposed major amendment to the Issaqueena Trail Planned Development.

Ms. Richardson explained by the applicant is seeking a modification to the allowed uses in Section A of the referenced PD to allow additional storage for his business as part of a new building. Since the proposed storage would not be part of the building housing his main business, it would be classified as a warehouse use. The existing PD does not permit this use in Section A. The base PD standards of the zoning ordinance requires a full/major amendment review for changes to allowable land uses. She requested to schedule a date for the required PD work session with the applicant.

Discussion followed about the pros and cons of the storage warehouse.

The Planning Commission agreed to February 28, 2016 6:00-8:00 pm.

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

Mr. Newton moved to consider option one, Ms. Green seconded. Motion passed with a four to three show of hands.

5. Discussion Items:

- a. Reschedule Planning Commission Work Session to discuss several pending text amendments to the City of Clemson Zoning Ordinance.

Decision was made to conduct this work session after the work session on February 28, 2016.

Public Comment: No public comment.

Mr. Carson moved to adjourn the meeting, Ms. Green seconded the motion.

6. Adjourn: Meeting adjourned at 5:32 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.**