

PLANNING COMMISSION
Monday, October 14, 2013
Clemson City Hall Council Chambers
6:00 P.M.

MINUTES

Members present: Ensley Feemster, Ruth Andreasen, Robert Mixon, Todd Steadman, Fran McGuire, John Peters, and Mary Beth Green

Members absent: N/A

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

1. **Call to Order:** Meeting was called to order at 6:00 p.m. by Chairman Todd Steadman.
2. **Public session:** James Woodruff of 219 Mountain View Lane came forward to speak about his support of a miniature golf business to be located at 976 College Ave. Mr. Steadman informed him that the topic was already on the agenda and would be discussed in turn.
3. **Commission Business**
4. **Adoption of 9-8-2013 Minutes:** Mary Beth Green moved that the minutes be accepted. Fran McGuire seconded the motion. The vote was unanimous.
5. **Advisory Item**
 - a. **2013-R-06: The applicant Tom Winkopp is requesting a zoning change for the following parcels to be rezoned from their current zone to C, General Commercial.**

PIN	Address	Current Zone	Requested Zone
4044-16-82-1629	392 College Ave	CP-1	C
4044-16-82-0623	390 College Ave	CP-1	C
4044-16-82-1558	College Ave	CP-1	C
4044-20-82-2481	105 Finley St	RM-3	C

Ms. Richardson brought forward a rezoning request from Tom Winkopp. She explained that Mr. Winkopp is trying to assemble the properties into one development tract and is requesting that all properties have one zoning of C, General Commercial. She reported that, when a single parcel has more than one zoning designation, the most restricted zoning applies. Ms. Richardson clarified that Mr. Winkopp has only requested that a portion of the Finley Street property be rezoned to C with the remainder to remain RM-3 as a buffer for the residential neighborhood. She stated that all City department heads have reviewed this request and reported that their department could support any service demands created by the change in zoning.

Tom Winkopp, who owns 391 College Avenue came forward to address the Commission. He stated that the Duke family came to him about developing the property together and are interested in building a mixed use structure. He also clarified that the Finley Street (RM-3) site would not be developed, but rather used as buffer and an egress.

Mr. McGuire asked if this request supports the Comprehensive Plan. Ms. Richardson responded the City's Comprehensive Plan does support this change as detailed in the staff report.

Mr. Feemster expressed some concerns about on-site parking. Mr. Steadman replied that the parking would be required for any residential at one space per bedroom per the recent changes to the parking standards. Any project would have to meet the new standards.

Mr. Peters requested clarification of the specific properties involved in the proposed rezoning.

Mr. Peters moved to approve the rezoning request with the only change being that it includes a survey of the divided property that will be used as a buffer. Mr. McGuire seconded the motion. The vote was unanimous.

- b. **2013-R-08: A proposed text amendment to Article IV Division 4 Section 19-436. of the City of Clemson Zoning Ordinance to allow for signs serving a Group Development in the C, CP-1, CP-2, CM, OP, RIL, and PD districts.**

Ms. Folz presented the text amendment proposed by staff that will allow signs that serve a group development and are specifically for businesses in that group development.

Mr. Feemster noted that there was a word missing in the text amendment.

Mr. McGuire approved the text amendment with the missing word addition and the addition of the definitions. Ms. Andreasen seconded the motion. The vote was unanimous.

- c. **2013-S-33: A request by Patrick Square LLC for bond and final approval of 38 Lots in Phase V of the Residential portion of the Patrick Square Planned Development located off Issaqueena Trail. PIN 4064-18-32-8072.**

Ms. Richardson presented the request from Patrick Square for final bonded approval for the 38 lots that comprise Residential Phase V, which is in the south east corner of the Patrick Square Planned Development. Staff recommends approval of Phase V based on submission of the financial guarantee of 125% of the estimate for completing the required infrastructure.

Mr. McGuire approved the request based on the submission of the financial guarantee. Mr. Feester seconded the motion. The vote was unanimous.

6. Reports

- a. **Discuss a request to amend the Zoning Ordinance to add Mini Golf uses as a Special Exception and Conditional Use in the CP-1 and CP-2 district, respectively.**

Ms. Foltz reported that miniature golf is not currently addressed in the Zoning Ordinance, but that there has been some interest expressed by City Council. She requested permission to develop text that included Miniature Golf as a conditional use.

The Planning Commission supported Ms. Folz in developing language to include miniature golf in Clemson.

- b. **A request from Lennar Multi-family Investors LLC for dates for a Planning Commission Workshop and an Informal Public Meeting for a proposed Planned Development on a portion of a large tract of land owned by Pacolet Milliken Enterprises Inc on Old Stone Church Rd PIN 4053-15-63-6584.**

Ms. Richardson came forward to request a workshop date and an informal public meeting date for Lennar Multi-family Investors LLC to discuss their plans for a portion of the Milliken property on Old Stone Church Rd. The current zoning is R-20; Lennar would like to develop a mixed-use Planned Development.

The Planning Commission set the workshop date for Wednesday, October 30th at 5:30 pm in the downstairs conference room. The Commission decide to set the date for the informal public meeting after the workshop meeting.

- c. **An update on the rewrite of the Zoning Ordinance, including setting dates for a Planning Commission Workshop.**
- d. **Request a workshop date to discuss and review the proposed process for writing the City of Clemson 2024 Comprehensive Plan including a discussion of a proposed city survey.**

The Planning Commission decided to meet on the morning of November 7th to discuss the Zoning Ordinance rewrite as well as the process for writing the 2024 Comprehensive Plan.

7. Adjourn-7:20 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.**