

**PLANNING COMMISSION**  
**Monday, December 9, 2013**  
**Clemson City Hall Council Chambers**  
**6:00 P.M.**

**MINUTES**

**Members present:** Ensley Feemster, Ruth Andreasen, Robert Mixon, 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; Todd Steadman, Zoning and Codes Administrator; and Laura Hedden, Recording Secretary

1. **Call to Order:** Meeting was called to order at 6:00 p.m. by Vice-Chairman John Peters.
2. **Public session:** N/A
3. **Commission Business**
4. **Adoption of 9-8-2013 Minutes:** Fran McGuire moved that the minutes be accepted. Mary Beth Green seconded the motion. The vote was unanimous.

5. **Advisory Item**

- a. **2013-R-10: Consider recommendation and approval of the comprehensive zoning ordinance rewrite, including the zoning map.**

Ms. Richardson presented the comprehensive Zoning Ordinance rewrite and thanked the Planning Commission past and present for all their hard work. She explained that there were a few minor changes to the rewrite that the Commission needed to be aware of since the last workshop. The staff added caretaker facility as a conditional use in the CM district as a response to a request from the Baptist Student Union. The other changes are the addition of food trucks as a permitted use in all commercial districts, mini-golf courses as a special exception in CP-1, CP-2, CP-3, and OR districts, and the addition of language to allow temporary real estate signs in both residential and commercial districts without a sign permit.

There was discussion to clarify the maximum lot size.

Ms. Andreasen moved that the Zoning Ordinance rewrite be accepted and move forward to a public hearing and City Council. Mr. McGuire seconded the motion; the vote was unanimous.

Mr. McGuire made an additional motion to commend everyone who has worked on the Zoning Ordinance rewrite over the course of several years. Ms. Andreasen seconded the motion; the vote was unanimous.

- b. **2013-R-11: Request from applicant Todd Kennedy to rezone a portion of the lot located at 106 Calhoun St from RM-4 to CP-1. PIN 4044-12-85-7256.**

Mr. Richardson presented the request from the applicant Todd Kennedy for the corner of his property at 106 Calhoun St to be rezoned from RM-4 to CP-1 for office use. She explained that the applicant would like to have an office space for management of the Calhoun property as well as the The Orchards on Old Central Rd.

Mr. McGuire expressed concern about the CP-1 district expanding throughout the neighboring residential districts.

Mr. Kennedy, 3527 Simpson Farm Rd, Smyrna, GA, came forward to explain that he originally wanted to develop a Planned Development on the property, but the property is not over 2 acres which is a basic requirement of a PD. He explained that rezoning a small portion as CP-1 is the most logical choice since a PD is not an option.

After clarification that the property surrounding the requested rezoning area is owned by the applicant, the decision went to a vote.

Mr. McGuire moved to approve the rezoning request. Ms. Andreasen seconded the motion; the vote was unanimous.

## **6. Reports**

### **a. Staff update on the 2024 Comprehensive Plan Kickoff meeting scheduled for December 10<sup>th</sup>.**

Ms. Richardson explained that the 2024 Comprehensive Plan kickoff was scheduled for the next day with three meeting times- morning, afternoon, and evening. She stated that the comp plan must be adopted by City Council by December 31, 2014 in order to meet South Carolina state law. In order to meet the deadline, an aggressive schedule of committee meetings has been established. Ms. Richardson asked the Planning Commissioners to sign up for their preferred element. The Town and Gown, Cultural Resources, and Housing committee meetings will begin in January.

Ms. Richardson introduced Todd Steadman as the new Zoning and Codes Administrator.

## **7. Adjourn-7:07 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.**