

PLANNING COMMISSION
Monday, February 10, 2014
Clemson City Hall Council Chambers
6:00 P.M.

MINUTES

Members present: Ensley Feemster, Robert Mixon, Fran McGuire, John Peters, Eric Newton, and Mary Beth Green

Members absent: Ruth Andreasen

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:**
 - **Emily Wood**, 974 College Ave – Ms. Wood spoke to express her concern about the miniature golf that is being proposed for 976 College Ave. She suggests that miniature golf is an unacceptable use for a CP1 property. Because CP1 district is a transitional district that links commercial to residential districts, she feels that it would be better to have a quiet business that has no night-time uses, such as a medical office. She is concerned that miniature golf is a deviation away from Clemson’s history of protecting residential districts through the less restrictive language found in the rewrite of the Zoning Ordinance.
 - **Betty Grandy**, 970 College Ave – Ms. Grandy spoke to the idea of the area staying a quiet residential area. She is concerned about the bright lights, music, and noise that will be generated constantly from a miniature golf business. She is also concerned about the danger that will be created in the summer time when kids run across the road to purchase snack items that might be available at the proposed business.
 - **John Woodruff**, 976 College Ave – Mr. Woodruff’s family owns the lot that is in question for the proposed miniature golf business. He wants to assure the public that he would like to develop something more along the lines of a botanical garden that would contain a miniature golf course. He does not have plans to make it a tourist trap, like something one would envision with giant dinosaurs and bright lights. It will not be big and flashy, but rather quiet, secluded, and private.
 - **Joan Henry**, 106 Riggs Dr – Ms. Henry spoke to the issue of the contentious situation that the City of Clemson and residents are currently involved in. She feels that this kind of situation can be easily averted with less rushing and more forethought. She suggested that the following be done before a final vote is given for the rewrite of the Zoning Ordinance to avoid the appearance of rushing the vote. First, always visit a site that is to be ruled on, and try to see everyone’s point of view that are involved. Next, do your own homework on whether a proposal meets the Comprehensive Plan or not. And lastly, convene a panel of experts to help evaluate difficult issues, such as the environmental impacts of a particular proposal.
 - **Vern House**, 105 Strode Circle – Mr. House came to inquire about energy conservation standards to which Ms. Richardson assured him that she would provide him with that information as it is not something that the Planning Commission deals with. He also had questions about building heights, if the height is measured from the burm or from the street. He questions whether or not the City really wants that tall of buildings. He is concerned and would like to know what can be done about storm water management. He would like the vote on the Zoning Ordinance rewrite delayed until more research can be done.
 - **Jon Silkworth**, 115 Ft. Rutledge – Mr. Silkworth feels that enough time has been spent on the Zoning Ordinance rewrite through all the workshops and requests made for input from the community. He would like to see the Zoning Ordinance rewrite be voted on and not delayed any further. He thinks that the draft

that he has read is one of the clearest forms he has ever read.

- **Charlotte Holt**, 110, 114, 116 Finley St.- Ms. Holt's family owns the apartment complex on Finley Street. Ms. Holt would like to second Ms. Henry's request of the Planning Commission to walk the area and do a traffic study of the area. She is concerned about the parking lot of her apartments butting up to the entrance of the parking garage of the Dukes Center project. She would like to know how the additional traffic will affect the area. She has no objection to the renaming of Finley St.

- **Kathy Hunter**, 268 Riggs Dr – She has a question for the Planning Commissioners. She would like to know if they do not live in the downtown area, to picture themselves living there and ask how they would feel with all the proposed changes coming to the area. Would they be happy with the changes and mind the larger buildings and the traffic and congestion? Would they be willing to live with the negative changes that will occur?

- **Mary Haque**, 114 Strode Circle – Ms. Haque expressed concern with the water and flooding issues in the downtown area, including the old Astro Theater area as it is located next to Lake Hartwell and thus particularly sensitive to flooding. She requests that the Planning Commission look at the language very specifically in the Zoning Ordinance rewrite that has to do with building height. She requests that the vote be delayed while the Commission takes a closer look at the language.

Mr. McGuire would like to invite and encourage any city members to sign up for a Comprehensive Plan committee. He encouraged the public to be active in giving the Commission feedback, because they value it. He would also like to see the City residents and the owners of the property who have proposed a miniature golf business to sit down together and come up with a plan that will accommodate all parties concerned.

3. Commission Business

a. Elect Chair and Vice-chair for term running from Feb 2014 to Jan 2015

Mr. Peters started by welcoming Eric Newton as the newest member of the Planning Commission.

Ms. Green nominated John Peters as chairman on the Planning Commission. Mr. Feemster seconded the nomination. The vote was unanimous.

Mr. Peters nominated Fran McGuire as the Vice Chairman on the Planning Commission. Ms. Green seconded the nomination. The vote was unanimous.

b. Appoint recording secretary

The Planning Commission acknowledge Laura Hedden as the recording secretary.

4. Adoption of 12-9-2013 Minutes: Ensley Feemster moved that the minutes be accepted. Fran McGuire seconded the motion. The vote was unanimous.

5. Advisory/Action Item

a. 2014-R-01: Consider recommendation and approval of the comprehensive zoning ordinance rewrite, including the zoning map.

Ms. Richardson requested that the Planning Commission table the vote and schedule a workshop to discuss a few issues that City Council would like the Commission to consider, including building height.

The date for the workshop was scheduled for March 6, 2014 at 6 pm in the Community Room. Mr. Peters encouraged the public to send comments before the meeting.

Mr. McGuire made a motion to table the vote and instruct staff. Ms. Green seconded the motion; the vote was unanimous.

b. **2014-R-03: Consider request from City Council (pending approval) to hold a public hearing to rename Finley Street to Fendley Street.**

Andy Blondeau, the Assistant City Administrator, informed the Commission of a family that lived in the house that Grouchos is now operating in. The son, whose name was Frank Keith Fendley, went to war, served in Italy, and killed in action. This man's name is displayed on the Clemson Scroll of Honor along with his brother's name. Keith street was named after him, as well as Fendley Street which along the way as been changed to Finley Street. Mr. Blondeau has done some research and, although he does not know when or why the street's name was changed, has found that there is record of it being Fendley Street in council minutes from 1952.

City Council, by way of the Planning Commission, is requesting the name of the street be change back to the original name of Fendley Street. They would like for the Planning Commission to have a short public hearing at the beginning of the next meeting. The eight property owners on Finley St. have been notified through letters. The City has met with the three commercial property owners on the street; they have no objection.

Mr. Feemster made a motion to approve the request to move forward to a public hearing. Ms. Green seconded the motion; the vote was unanimous.

6. Reports

a. **Staff update on the 2024 Comprehensive Plan.**

Ms. Folz passed out the results from the Comprehensive Plan Survey, and gave a brief update on the status of Cultural Resource, Housing, and Town & Gown committee meetings.

Mr. Peters inquired about the policy to provide email addresses to the public. Ms. Richardson replied that typically they have not, but it is at the discretion of the Commission. After discussion, the Commission decided that they would like emails to be sent to the Planning Department first and then disseminated to them.

7. Adjourn-6:55 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.**