



City of Clemson

PLANNING & CODES ADMINISTRATION

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PLANNING COMMISSION
Monday, March 11, 2013
Clemson City Hall Council Chambers
6:00 P.M.

MINUTES

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

Members absent: Ruth Andreasen

Staff present: Sharon Richardson, Director of Planning and Codes Administration Department; Bret Martin, City Planner; 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**
 - a. **Welcome to newly appointed Planning Commissioners.**
 - b. **Election of Planning Commission Officers: Planning Commission to select new officers (Chair and Vice-chair) to terms expiring in February 2014 and appoint the Commission's recording secretary.**

Todd Steadman was nominated for Planning Commission Chairman by Mr. Peters. Mr. McGuire seconded the motion; the vote was unanimous.

John Peters was nominated for Planning Commission Vice Chairman by Mr. Steadman. Mr. McGuire seconded the motion; the vote was unanimous.

Laura Hedden was nominated for Planning Commission Recording Secretary by Mr. Peters. Mr. Steadman seconded the motion; the vote was unanimous.

4. **Adoption of 1-14-13 Minutes:** Mary Beth Green moved that the minutes be accepted as written. Fran McGuire seconded the motion. The vote was unanimous.
5. **Advisory Items**
 - a. **2013-S-06: A plat/subdivision request by Patrick Square LLC for preliminary approval of Residential Phase V of the Patrick Square Planned Development to include twenty-seven (27) residential lots and two (2) open space lots.**

The plat/subdivision request by Patrick Square LLC for preliminary approval of Residential Phase V of the Patrick Square Planned Development was withdrawn from the March agenda and tabled until next month.
 - b. **2013-S-07: A request by the City of Clemson to rename Brooks Street, a recently platted street in Patrick Square, to Hardin Street due to 911 addressing conflicts. This request must be approved by the Planning Commission.**

Ms. Richardson explained to the Planning Commission that because there was currently a Brooks Street in city limits, Patrick Square, LLC was requesting that Brooks Street be renamed to Hardin Street at the instigation of the

city. The Planning Commission did not express any concerns. Mr. Feemster moved to accept the change; Ms. Green seconded the motion. The vote was unanimous.

c. Consider for recommendation of approval to City Council a rewrite of the residential district regulations chapter of the City of Clemson Zoning Ordinance.

Ms. Richardson clarified several points of the residential district regulations chapter of the Zoning Ordinance for the new Commissioners. Specifically, she discussed the changes proposed to the maximum lot area coverage standard and the special exception standards for religious organizations in the R districts. The Commission expressed agreement to the changes proposed for religious uses, but continued to debate whether to change the lot coverage standard from 25% to 35%. Setting the standard at 35% for lots of less than an acre and 25% for lots over an acre was also discussed. After discussion, the Commission decided to make their final decision at the April meeting.

6. Staff Reports

a. Receive an update on the rewrite of the City's Zoning Ordinance and set a date for a workshop with the City Council to review the proposed nonresidential district regulations chapter.

Ms. Richardson stated that she is waiting for a date from City Council that they will be able to meet with the Planning Commission to discuss the non-residential chapter and the architectural review chapter of the Zoning Ordinance rewrite. She will inform the Commission upon hearing from City Council.

Ms. Richardson informed the Commission that only the general and supplemental regulations chapter of the Zoning Ordinance remains left for review. The next Zoning Ordinance workshop will be on a Thursday morning at 8 am, but the date is yet to be determined.

b. Receive an update on the status/progress of the City's Bikeways Plan.

Mr. Martin presented an update on the City of Clemson Bikeways Plan as it relates to the MPO. The City's effort to organize a local MPO was unsuccessful; Clemson will be part of the GPAT's MPO. The funding that we will receive for the City's Bikeways Plan will go through the governing body of GPAT's MPO.

Mr. Martin stated that he would like to present the entire update as a whole to the Planning Commission in a morning workshop. Mr. Martin would like to also have a public meeting to present the City's Bikeways Plan to the public for feedback.

Mr. Steadman inquired as to what the desired outcome is of the public session. He also asked about the best way to move forward and advertise for the Bikeways public session.

Mr. Martin responded that the meeting would focus on where the City will be directing their resources and will also inform the public as to the types of facilities. It will give the public a chance to give feedback on the proposed update. Mr. Martin stated that there are many avenues for advertising; he agreed that we should advertise in as many ways as possible.

The Planning Commission agreed that they would like to meet for a morning workshop to go over the City's Bikeway's Update. This meeting date will be determined after the Commission meets to go over the Outdoor Recreation District.

c. Receive a draft of the proposed district regulations for the new Outdoor Recreation (OR) zoning district.

Mr. Martin explained that the new Outdoor Recreation (OR) zoning district is the Planning Commission's response to the RV Park issue that was discussed a few months back. He stated that he will soon have a draft prepared of the proposed district regulations for the new Outdoor Recreation (OR) zoning district and will present the draft to the Commission at the next 8 am workshop on March 21, 2013.

- d. **Receive a brief report on Staff's intent to undertake major proposed amendments to the City's Land Development Regulations.**

The City of Clemson will undertake major amendments to the Land Development Regulations. A sub-committee formed from City staff has already met to discuss the upcoming amendments.

7. **Other Items** N/A

7. **Adjourn-7:10 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.**