



City of

Clemson

**PLANNING & CODES ADMINISTRATION**

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**PLANNING COMMISSION**

**Monday, June 10 2013**

**Clemson City Hall Council Chambers  
6:00 P.M.**

**MINUTES**

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

**Members absent:** John Peters

**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:** N/A
3. **Commission Business**
4. **Adoption of 4-8-13 Minutes:** Mr. McGuire moved that the minutes be accepted. Ms. Green seconded the motion. The vote was unanimous.
5. **Advisory Items**

- a. **2013-S-12: A plat/subdivision request by Patrick Square LLC for preliminary approval of Residential Phase IX of the Patrick Square Planned Development to include twenty-two (22) single-family residential lots and associated open space per the approved Patrick Square master regulating plan.**

Ms. Richardson presented the request from Patrick Square for preliminary approval for 22 lots in Residential Phase IX. Phase IX property is contiguous to Phases III and IV and includes a second entrance onto Issaqueena Trail. Phase IX will be small cottage style lots. The preliminary approval gives permission to begin site work. Patrick Square is still subject to receiving all required state permits before final bonded approval is given.

Mr. McGuire inquired if there will be a light for Thomas Green Blvd. Ms. Richardson replied that there will be one for Chapman Hill and Issaqueena Trail. SCDOT is not quite ready to put one in yet, but they will probably be ready within the next year.

Ms. Green asked a question about the 9 ft. lanes referenced in the notes section. Ms. Richardson replied that they forgot to update their plans, but they will resubmit new plans with the 10 ft. lanes noted.

A resident of Patrick Square stood and wanted clarification as to which part of Patrick Square Phase IX is.

Mr. McGuire asked how small the lots in Phase IX are. Ms. Richardson replied that lots are 4100 square feet.

Mr. McGuire moved to grant preliminary approval, and Mr. Mixon seconded the motion. The vote was unanimous.

- b. **2013-S-13: A plat/subdivision request by Patrick Square LLC for preliminary approval of Town Center II of the Patrick Square Planned Development for properties abutting Thomas Green Boulevard.**

Ms. Richardson presented the request for preliminary approval of Phase II of Town Center in the Patrick Square Planned Development. This phase plans to take Thomas Green Blvd from the Town Center through the residential section. The preliminary approval gives permission to begin site work. Patrick Square is still subject to receiving all required state permits before final bonded approval is given.

Mr. McGuire moved that preliminary approval be given for Phase II of Town Center in the Patrick Square Planned Development. Ms. Andreasen seconded the motion, and the vote was unanimous.

**c. 2013-R-01: A proposed text amendment to Section 19-310 of the City of Clemson Zoning Ordinance to allow pet grooming as a Conditional Use in the CP-1 and CP-2 commercial districts.**

Ms. Richardson brought forward a text amendment that would allow pet grooming as a conditional use in the CP-1 and CP-2 districts. This text amendment arose from a request from Meredith Proshuto, who is trying to open a pet grooming business in Clemson. Ms. Richardson presented the final draft of the text amendment that the Commission discussed during a work session.

Ms. Proshuto of 718 Gaines St. came forward to answer any questions the staff might have.

Ms. Andreasen asked how many pets she would potentially have at one time. Ms. Proshuto replied that 3 at the same time would be the most she would have.

Mr. Steadman asked, in regard to the soundproofing condition, how do you measure the soundproofing? Ms. Richardson replied it is sufficient as long as no one complains; if someone does complain, the matter can be discussed at a later time.

Mr. Feemster moved that the text amendment be approved; Ms. Green seconded the motion. The vote was unanimous.

**6. Reports**

**a. Request Planning Commission schedule a work date to discuss the Master Bikeways Plan Update.**

The Planning Commission scheduled a work shop to discuss the Bikeways Plan Update for June 20<sup>th</sup> at 8 am.

**7. Other Items**

There will be a reception for retiring Zoning and Codes Administrator Bob Vecchio at City Hall on June 27<sup>th</sup> from 4-6 pm.

**8 Adjourn-6:35 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.**