

**PLANNING COMMISSION**  
**Monday, August 10, 2015**  
**Clemson City Hall Council Chambers**  
**5:00 P.M.**

**MINUTES**

**Members present:** Robert Mixon, John Peters, Fran McGuire, Mary Beth Green, and Chad Carson

**Staff present:** Sharon Richardson, Director of Planning and Codes; and Kelly Winchester, Recording Secretary

1. **Call to Order:** The meeting was called to order at 5:04 pm by Chairman John Peters.
2. **Public Session:** No one from the public chose to speak. Public session was closed.
3. **Adoption of Minutes: July 13, 2015.** Mr. McGuire moved that the minutes from the July 13, 2015 meeting be approved as presented. Mr. Carson seconded the motion. Motion approved unanimously by show of hands.

**4. Advisory/Action Items**

- a. **2015-R-22:** Proposed Text Amendment to Section 19-402 and 19-405 to add Assembly Areas in commercial districts as a conditional and special exception use.

Staff proposed that the Commission table this item for a month. In preparing the draft, staff had developed identified concerns related to parking and noise and wanted to discuss options for addressing each prior to finalizing the draft. Staff recommended tabling and discussing the issues at the work session scheduled to follow the regular meeting.

Commission accepted staff's recommendation and table the proposed amendment for further study and discussion.

- b. **2015-R-24:** Patrick Square Minor Amendment Clarification.

Staff reported that, over the last few months, there had been problems with applying the front build-to line requirement of the Patrick Square Planned Development to lots with curved front lot lines. Staff felt a reasonable change to the PD language was possible that allowed the Zoning and Codes Administrator to allow reasonable adjusts to the final building placement for main habitable structures relative to the build-to lines when curved lot lines or tree save areas are involved. While staff felt this change qualified as a minor text amendment, staff felt it was appropriate to place the matter before the Planning Commission for its review and concurrence since the Zoning Administrator would be given more authority in resolving these situations. The Commission agreed this change constituted a minor amendment and instructed staff to proceed with the required 10-day posting per the regulating standards of Section 19-505.

**5. Discussion Items: None**

**6. Adjourn:** Meeting adjourned at 5:50 and work session followed.

Respectfully submitted,

Kelly Winchester, 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.**