

PLANNING COMMISSION
Monday, August 12, 2013
Clemson City Hall Council Chambers
6:00 P.M.

MINUTES

Members present: Ensley Feemster, Ruth Andreasen, Fran McGuire, Robert Mixon, 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:** There was no business brought before the Commission.
3. **Commission Business**
4. **Adoption of 7-11-2011 Minutes:** Fran McGuire moved that the minutes be accepted. Ruth Andreasen seconded the motion. The vote was unanimous.
5. **Advisory Item**
 - a. **2013-R-02: Bluestone Land, LLC is requesting a zoning map amendment for the parcel at 403 College Avenue (PIN 4044-16-83-0308) to be rezoned from CP-1 Neighborhood Business to C General Commercial.**

Ms. Richardson brought forward the request from the applicant to rezone the 1.24 acre parcel of land at 403 College Ave from CP-1 Neighborhood Business to C General Commercial and gave details about the land uses of the adjacent properties. Ms. Richardson explained that after talking to the other city departments, the current city services and infrastructure would be adequate to handle the rezoning, but that the main concern is the issue of parking.

Mr. McGuire asked for clarification on why the property was originally zoned CP-1. Ms. Richardson explained that it was treated as a neighborhood commercial district, thus being used as a buffer between the residential and the commercial districts.

Several Commissioners expressed their concerns about the availability of parking if the property was rezoned to C General Commercial.

Mr. McGuire inquired about the allowable uses in C General Commercial District. Ms. Richardson replied that the allowable uses include sit down restaurants, professional offices, retail, mixed use buildings, and churches.

William Park of Charlottesville, VA came forward as a representative of Bluestone Land, LLC. He presented the background of the project and explained that Bluestone went to the Comprehensive Plan to help guide them in their development plans for the property. He explained that they would like to develop a mixed use building that has retail space as well as apartments.

Mr. Steadman asked several questions regarding the proposed development including how many bedrooms do they plan to have and what was the plan for parking for the many people who would not have parking spaces based on the proposed plan.

Mr. Park replied that they planned to have 300 +/- beds and that they hope to attract urban professionals, as well as students, who would be interested in alternative means of transportation, including walking and the local transit system, thus forgoing the need for a car.

The Commissioners spent time talking amongst themselves regarding the concerns that they have about the property rezoning request, the main concern being parking.

Mr. Steadman reminded the Commission that they were not deciding support of the proposed project, but rather support of rezoning the property to C General Commercial District.

Mr. McGuire made the motion to deny the request to rezone the property from CP-1 Neighborhood Business to C General Commercial. Mr. Feemster seconded the motion. Mr. Steadman opposed the motion; all others favored the motion. It was passed on a 5-1 vote.

- b. **2013- R- 05: A proposed text amendment to Section 19-306 of the City of Clemson Zoning Ordinance to add Nursing Care Facilities and Community Care Facilities for the Elderly as Conditional Uses in the RM-3 and RM-4 residential districts and to amend Section 19-107 to add definitions of Nursing Care Facilities and Community Care Facilities for the Elderly.**

Ms. Richardson brought forward the proposed text amendment due to the fact that the Clemson Downs plans to expand on their medical facilities and are currently non-conforming. The current zoning of the property does not allow for nursing care facilities or community care facilities for the elderly. The Down's plans to add a memory care facility and a new skilled care facility cannot proceed under the current ordinance. Ms. Richardson reminded the Commission that the draft rewrite that they have been working on includes the proposed uses, and she has extracted the standards from that draft and is presenting them as an amendment to the current Zoning Ordinance. The only change made from the rewrite draft versus the amendment being presented for consideration is a modification in density. She left the density at the current RM-3 standards instead of making it line up with the slightly more dense standards that were developed in the rewrite.

Ms. Richardson noted that she did not include the definitions in the proposed amendment, but would work toward adding them immediately to the proposed draft.

Ms. Green asked how the density would affect what the Downs is trying to accomplish. Ms. Richardson replied that it would not affect their plans at all.

Dr. John LeHeup, the executive director of the Clemson Downs, affirmed the plans that the Clemson Downs has for expansion. He stated that their current plans would not be affected by any change in density.

Mr. McGuire made the motion to accept the propped text amendment with the definitions added; Ms. Green seconded the motion. The vote was unanimous.

- c. **2013-R-04: A proposed text amendment to Article IV Division 3 of the City of Clemson Zoning Ordinance to update the Sign Regulations for all zoning districts.**

Ms. Richardson explained that the staff has prepared the proposed text amendment at the request of City Council, and that it uses the language developed in the draft of the zoning rewrite that the Planning Commission has been working on for the last couple of years. The only change made to the proposed amendment was to reformat it to fall in line with the updated numbering system. The

push for the text amendment at this time is for the digital read-out board to go in effect for several businesses in the area.

The Commission had some discussion regarding the dimensions of the digital signs, as well as the wattage of the bulbs and the specifics of the graphics that are displayed.

Ms. Andreasen made the motion to accept the proposed text amendment as written; Mr. McGuire seconded the motion. The vote was unanimous.

6. Reports

Ms. Richardson introduced Jennifer Folz as the new planner for the City of Clemson.

Ms. Folz updated the Commission on the bikeways workshops that were held at City Hall on three different dates. She reported positive attendance and feedback from the community. The community gave feedback on what they considered to be high, medium, and low priority of bikeways that would be constructed first. Ms. Folz said that she would like to have another round of public workshops before presenting to the Planning Commission and ultimately going before City Council.

The Commission gave Ms. Folz positive feedback for the efforts that have been made up to this point.

7. Adjourn-7:20 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.**