PLANNING COMMISSION
Monday, May 9, 2016
Clemson City Hall Council Chambers
6:00 P.M.

MINUTES

Members present: Robert Mixon, Chad Carson, Fran McGuire, Mary Beth Green and Ruth Andreasen

Staff present: Todd Steadman Planner; and Kelly Winchester, Recording Secretary

1. **Call to Order:** The meeting was called to order at 6:03 pm by Mr. McGuire.

2. **Public Session:** No one from the public chose to speak. Public session was closed.

3. **Adoption of Minutes: April 11, 2016.** Ms. Green motioned to approve the minutes as corrected from the April 11, 2016 meeting. Mr. Carson seconded the motion. Motion approved unanimously by show of hands.

4. **Advisory/Action Items**

a. **2016-R-02:** Proposed Text Amendment to the City of Clemson Zoning Ordinance to Remove the Allowance for Increase to Dwelling Occupancy for Patio and Zero-Lot-Landscaping/Bufferyards for Shared Parking for Same in the RM-1 & RM-2 Districts.

Public Comment: Open and closed no one chose to speak.

Mr. Steadman discussed the proposed changes to the Residential ordinance which will take away the occupancy bonus for Patio Homes, clean up some definitions, and require Patio Homes being developed as multi-family to adhere to buffer, landscape, and parking requirements similar to those of multi-family.

Commission pointed out errors found in hand out, and expressed concerns about errors.

Mr. Steadman recommended if the Commission motioned to approve they would grant staff approval to make necessary changes without changes to the content.

Mr. Carson moved to approve, Ms. Green seconded his motion.

Discussion by the Planning Commission followed in reference to the proposed text amendment.

Mr. Carson stated that there needed to be discussion on possible locations of student development, and there may be parts of town that this clause may not be appropriate.

Motion was approved unanimously by a show of hands.

b. **2016-R-04:** Proposed Text Amendment to the City of Clemson Zoning Ordinance to Allow 65' Height for Hotels in the CM, Commercial-Mixed-use District as a Conditional Use.

Mr. Steadman stated this text amendment would allow hotels in the CM district to be 65' with certain conditions to the use.

Ms. Green motioned to approve in order to discuss it. Mr. Carson seconded the motion.

Public Comment:

Elaine Richardson, 301 Edgewood Ave. Ms. Richardson is concerned with what is happening in Clemson with the Commercial Mixed Use and if we go to a 65' exception for hotels we are diluting the purpose for what the Commercial Mixed Zoning is. Development should be in the best interest of the City and the majority of its residents.

Linda Gahan, 111 Martin St. Ms. Gahan asked for clarification to the process of approving a Text Amendment.

Mr. Steadman explained the differences with a Map Amendment and a Text Amendment and their process.

Ms. Gahan asked for definition of Conditional Use.

Mr. Steadman explained the 3 kinds of approvals which includes Conditional Use.

Ms. Gahan expressed concern that since City Council had already denied the 65' for Keowee Trail, to keep the trust of the citizens the Planning Commission should not approve.

Mr. Steadman explained there was confusion between Map Amendment and Text Amendment and that there is an Amendment being proposed to clarify the process.

Elaine Richardson, 301 Edgewood Ave. Ms. Richardson asked for clarification on the CM zoning districts.

Mr. Steadman clarified the CM Zoning districts.

Discussion followed by the Planning Commission about the pro and cons of the 65' height for Hotels in the CM District and the growth of City of Clemson and the University.

Motion to amend Text Amendment of City of Clemson Zoning Ordinance to allow 65' Hotels in the CM district was denied by a 4-1 show of hands. Mr. Mixon was in favor.

c. **2016-R-06:** Proposed Text Amendment to Article XIV. Amendment to Clarify the Process for Map and Text Amendments.

Mr. Steadman explained the proposed Text Amendment to Article XIV was to clarify the existing language regarding a text amendment versus a map amendment. This does not deflect any material change to the existing ordinance, it is simply clarifying what is already written.

Discussion followed by the Planning Commission in reference to the clarification of a Text Amendment and Map Amendment.

Mr. Mixon motioned to approve, Ms. Green seconded. Motion was unanimously approved by a show of hands.

5. **Discussion Items:**

a. Set a date for a work session on proposed amendments to the City Zoning Ordinance and Small Area Plan for Calhoun Area.

Mr. Steadman requested the Commission set a date for a workshop to address some proposed changes to the Landscape, Parking and Sign ordinances as well as the minimum and maximum front setback in the CP1.

Planning Commission set May 23, 2016 at 5:00 pm as the date for the workshop.

Mr. Steadman suggested setting up a date for a meeting to deal with the Commission's concerns about staying ahead of the wave of growth we are experiencing and have suggested interest in a meeting to discuss some of the broader planning issues the City faces.

Mr. Carson moved to adjourn the meeting. Ms. Andreasen seconded the motion. All was in favor.

6. **Adjourn:** Meeting was adjourned at 7:15 pm.

Respectfully submitted,

Kelly Winchester, Recording Secretary

Note: *The proceedings of this meeting have been recorded on digital media*