



City of Clemson

PLANNING & CODES ADMINISTRATION

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CLEMSON PLANNING COMMISSION INFORMAL PUBLIC HEARING

**Monday, March 26, 2007
Morrison Annex – 7:30 P.M.
MINUTES**

Members present: David Hamilton, Chair, Spencer Bryan, Vice-chair, Harold Cheatham, Julie Craig, John Peters, and Elaine Richardson.

Members absent: Bob Smith

Staff present: Sharon Richardson, Director of Planning and Codes Administration, Arzu Yilmaz, City Planner, Bob Vecchio, Zoning Administrator and Pat Collins, Recording Secretary

- 1. Call to Order:** Meeting was called to order by Mr. Hamilton at 7:30 p.m.
- 2. Proposed Mixed Use Planned Development for the Digital Tract on Issaqueena Trail. (PIN: 4064-18-31-9470). Applicant is JMC Communities.**

Sharon Richardson stated there has been a request for rezoning of the property located on Issaqueena Trail. The request is to change the current zoning Research, Institutional, Light Industrial to Mixed Use Planned Development. She stated the commission needs to look at this request to determine the consistency with the comprehensive plan.

Michael Cheezem representing JMC Development discussed the reasons his company has decided to develop this parcel in this particular way. He introduced Robert Goodill, Principal representing Torti Gallas and Partners, CHK, Inc. who is the head of the planning group for Torti Gallas and Partners.

Mr. Goodill, representing Torti Gallas of Silver Spring, Maryland presented the proposed plans for this site. The plans call for a mix of uses making it a lively walk able neighborhood. The proposed plans call for the realignment of Chapman Road and include a commercial square with a retail anchor and shops with goods and services to serve the folks in the neighborhood. Main Street will be located one block off Issaqueena. A community center, man-made lake, neighborhood walking trails that will connect to Nettles Park, community gardens, a picnic pavilion and boardwalk overlooks. There will be a mix of residential units that will include:

- 241 single family homes on large, medium and small lots
- 84 duplexes
- 58 condominiums
- 32 live/Work units

An interconnected street network with the streets crafted for walking and a total of 67 acres of open spaces which includes 42 acres of property situated in a flood plane. Some residences will have an alley others will front to the street. Future plans also call for an ACLF.

Public Comments: Mr. Hamilton opened the floor for public discussion.

Rick Black, 586 Issaqueena Trail representing Memory Gardens asked what would be the esthetics considerations for the adjoining area. Mr. Goodill stated he was aware that they needed to provide fencing, screening and plantings and will work with the community to ensure that it is pleasing for everyone.

Mr. Black stated Memory Gardens has been trying to beautify this area and he was concerned about the back sides of the commercial buildings facing the cemetery. Mr. Goodill stated these would be two sided buildings which will look much better.

Joyce Cline, 203 Holly Ave stated she loved the idea and feels everything that has been presented is within the community's comprehensive plans.

Frankie Rogers, 549 Issaqueena Tr. asked when the developer planned to start the project and when was the projected finish time. Mr. Cheezem stated they anticipated beginning in approximately nine (9) months and the entire plan will take close to six (6) years to complete.

Bill Geer, 406 Skyview Drive asked if there is any decision on restricted access, how specific will the residential units be built or will they be built to the owner's plans and what is the nature of the anchor store.

Mr. Cheezem stated he would love to see the right mix of uses in that space. They are hoping to have a speciality grocery store, a small pharmacy, a coffee shop, book store, possibly a day care facility, however he cannot guarantee these uses.

Mr. Cheezem stated as for the type of homes, some will be built by the developer with a specific style and there will be others built to the owner's plans. However there will be guidelines and restrictions that must be followed.

Mr. Cheezem stated as for the restricted access there will be no restrictions. The plan is to integrate this into the community.

Mr. Geer asked if there were any plans for RV and boat storage. Mr. Cheezem stated no, not at this time.

Robert Phillips, Camelot (only address given) stated that he wanted to compliment the Architect that the project, it looks very good. His concern is that the area will only service from Issaqueena and there will be gridlock.

Mr. Goodill stated there are other ways to move traffic in and out. Mr. Cheezem stated there will be a traffic study to make sure the traffic flows and the developer has tried to eliminate any gridlock by having three accesses into the project.

Pamela Latour, 534 Squire Circle asked if any plans had been made to have a red light installed.

Ms. Richardson stated the traffic study will dictate what needs to be done and the City Engineer will make sure all these issues are addressed.

Mayor Larry Abernathy asked if Ms. Richardson would explain what a planned development is. Ms. Richardson gave an overview on the issues pertaining to a planned development.

Sandy Smith, 1002 Keystone asked what was the mix that was planned for the ACLF and when will it be developed? Mr. Cheezem stated the plans are for 60 residential units and a 60-bed skilled nursing facility. Plans are to get started very quickly.

David Allison, 217 Camelot stated he would like to applaud the developer's efforts and would like to hold the City to these standards. His concerns are with the issue of the tree coverage and parking issues. He would like to know if there was an attitude for the preserving the existing trees and would like to hear more about the bike ways. He would encourage the developer to look how the bikeways could be interconnected. He also asked if there was a potential to make Issaqueena a divided road that would allow safe passage across from Camelot.

Mr. Allison stated that this is a growth corridor for Clemson and the landfill property on Chapman Hill will have to be accessed from Chapman Road. Is there any other way it could be accessed. Mr. Goodill stated short of having a connector road through the flood plain this is not something they could do.

Keith Chapman, 1826 ___ Highway asked if the City plans to annex this property into the City.

Ms. Richardson stated the property is already in the City. Mr. Chapman asked how wide the streets will be for the Public Safety vehicles. Mr. Cheezem stated that all the streets have been designed to accommodate these vehicles. Mr. Chapman asked if there will be adequate water lines.

Mayor Abernathy stated that because this is a planned development the City will set the standards for what is needed.

Lynn Craig, 109 Riggs Drive stated there is a cemetery north of this and he would like the developer to respect that. He also stated that there will be times when there is no water in the flood area and would request that this area be made into an arboretum for when the water is not there.

Mr. Cheezem stated that their vision is to work with the best consultants they can find to make the lake permanent. The lake will also serve as storm water management.

Ms. Latour asked about the lighting and signage. How much will this project glow at night? Mr. Goodill stated that the City is very intensive and will make sure these issues will be addressed.

Judy Benson, Seneca (no other address given) asked what other developments Torti Gallas has done. Mr. Goodill suggested that she look at their website. They are the recipient of many awards and have done many projects throughout the United States and abroad. <http://www.tortigallas.com>

Mr. Cheezem suggested that the community also look at the JMC Communities web site: <http://www.jmccommunities.com/>

Gus Gustafson, 201 Lancelot asked how the commercial businesses will be owned. Mr. Cheezem stated that they might own a portion and they will have a commercial developer market the others. The majority of the office space will be sold as condominiums and office space. Mr. Gustafson asked if the City plans to put sidewalks on the Camelot side of Issaqueena with bike trails. Mayor Abernathy said this was a point well taken.

Terry Farris, 309 Lancelot stated that he takes students all over the country to show them similar projects and that this will have a true impact on the community and the economic development. This will benefit Camelot directly and he wanted to commend the designers of this project.

Jamie Francis, 319 Kings Way asked who would be maintaining the green space. Mr. Cheezem stated the people who live there will be maintaining it through a homeowners association.

Ms. Rogers asked if there was a \$ amount assigned to the single family homes. Mr. Cheezem stated this has not been established as yet.

Mark Vosburg (no address given) asked if there was an overall \$ value for the project. Mr. Cheezem stated this has not been established as yet.

John Beckerle, 325 Lancelot Drive stated he has put out a newsletter and the feed back has been very optimistic. He said the major concerns were lighting, that retail fronting on Issaqueena needs to have low intensity lighting and there needs to be the ability to get from Camelot to this development. He would like the City to consider a second entrance to Camelot with the possibility of a second pedestrian access possibly a sign-controlled cross walk.

Trudy Finch (no address given) asked what the box at the top of the plans was. Answer it is the City's water tower. Ms. Finch asked how the deliveries to the commercial properties will be handled and how would the trash pick up be handled.

Mr. Goodill stated there has been allowance for both the deliveries and the trash pick up incorporated in the design.

Ms. Finch stated she feels there should be more buffering to separate Camelot from this project. Mr. Goodill stated it is more of a tree save than a buffering issue; the store fronts will be the front yard and will act as a buffer instead of a shabby buffer. If it was going to be used as it is currently zoned it would look a lot worse.

Mr. Beckerle asked who would be maintaining the commercial part in the event the business moves out. Mr. Cheezem stated there will be standards built into the development of the commercial space. He stated all property excluding the streets will be the homeowners' responsibility.

Greg Chapman stated that the property holds the state record for the size of one of the oak trees. Mr. Goodill stated that not all of the woods would be cleared; there are specimen trees that will be taken into consideration.

Joyce Cline (no address given) stated she loves the plan and would like to know if there is really going to be affordable homes. Answer is yes.

Mr. Craig asked if there was any possibility that a new elementary school would be built to accommodate this project. Mr. Goodill stated this project is not large enough to justify a new school.

Lisa Benson, 520 Squire Circle asked if there would be access through the community to Nettles Park. Mr. Cheezem stated there will be access from the streets but not the common areas.

With no further discussion or questions, Mr. Hamilton declared the meeting adjourned. Time 9:07 pm.

Respectfully submitted,

Pat Collins, Recording Secretary

Note: The proceedings of this meeting have been recorded on audiotape.