



# City of Clemson

## PLANNING & CODES ADMINISTRATION

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### CLEMSON PLANNING COMMISSION

Monday, June 11, 2007

City Hall – Council Chambers – 6:30 P.M.

### MINUTES

**Members present:** David Hamilton, Chair; Spencer Bryan, Vice-chair, Harold Cheatham, and Julie Craig.

**Members absent:** John Peters, Elaine Richardson, and Bob Smith.

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

1. **Call to Order:** Meeting was called to order by David Hamilton at 6:35 p.m.

2. **Public Session:** Mr. Hamilton called for Public Session.

With no public comments, Mr. Hamilton declared Public Session closed.

3. **Adoption of minutes:** Mr. Hamilton asked if there was a motion to adopt the minutes of the May 14, 2007 meeting.

Spencer Bryan moved to approve the minutes as presented. Harold Cheatham seconded the motion. The vote was unanimous.

#### 4. Advisory Actions

a. **R 07-04 Rezoning request for the proposed 5.56 acre Stone Ledge single-family residential planned development off Highway 93.**

Arzu Yilmaz said that the applicants P. Zugg and M. Hill have asked to table this request due to changes they have to make in their storm water drainage plans.

b. **R07-08 Review of proposed planned development which comprises 173 acres located on Issaqueena Trail. (PIN: 4064-18-31-9470).**

#### Applicant Comments:

Michael Cheezem, representing Digital Development, LLC stated they have tried to incorporate many of the changes that were suggested in previous meetings. The applicant would like to make sure that this plan meets all the needs of the community to make it a marvelous and unique place.

He stated they have agreed to provide access to Nettles Park via the streets and side walks of the project. The residents of the Camelot subdivision and the public will be able to walk through the community. Side walks and bike paths will be provided on the frontage road. He stated he feels rather than taking out more trees this would be a suitable solution. Applicant will provide signage.

There will be a buffer between the Memory Gardens Cemetery and the town center. This will be the result of the realignment of Chapman Road. He stated they met with the manager of the cemetery and feel they will be able to work out details of an acceptable plan and will commit to landscaping and an access point to the cemetery if it is desired. The landscaping will include trees which will also dress up the backs of the building and the secondary entrance. All of the dumpsters will be screened.

Mr. Cheezem stated they have been working really hard with City staff members to address all the requests and apologized for not having a name for the development as yet. The project will be named in the near future. He also stated he has met with potential partners, builders, and potential users of the town square and have had very positive results.

The project will be completed in phases, the first being the community center. The town's sales will help support the townhomes and condominiums. There will be restaurants, coffee shops, assisted living and they are considering a lodging component and possibly suite type apartments that would meet some of the University's needs.

Mr. Hamilton stated there is one tree identified as the largest and oldest white oak tree in this area. Will this be taken into consideration.

Mr. Cheezem stated they plan to do a major survey of the existing trees and intend to preserve that one. He said he would ask for that kind of flexibility to adjust the roads to keep the larger trees.

Robert Goodill, representing Torti Gallas and Partners presented the proposed plan with the changes. He stated this is a traditional neighborhood design and they have worked closely with the staff. The builders are in alignment with the plans and they are putting together commercial uses to make this area walk able. He noted this is not a master plan, what has been presented will be built. (The proposed plans are on file at the planning office and will become part of these minutes).

Mr. Bryan asked if the main street will look like the examples in the presentation and if there will be a cap on the amount of restaurants allowed. Mr. Goodill stated Main Street will depend on the commercial uses and there has been no discussion about capping the amount of restaurants.

**Staff Comments:**

Sharon Richardson stated the City has received a copy of the planned development regulations. This is a document that is set up as an ordinance. It is created with a series of definitions. She stated there has been a traffic study done with a variety of recommendations. The survey looked at the proposal to make sure the roads are adequate in size to accommodate the growth. The study indicates that there is a need for a traffic light and that the numbers are higher than anticipated. The study also looked at the improvements to be done at the intersection of Highway 123 and Issaqueena Trail.

Mr. Bryan stated he was really concerned with what is going to happen at the intersection of Pendleton Road and Issaqueena Trail.

Ms. Richardson stated this was not part of what DOT requested.

Mr. Bryan stated there is potential for development in this area and the lane widths need to be able to support it.

Ms. Richardson stated DOT is confident that with logical and reasonable growth the roads are adequate.

Mr. Goodill stated there will be a town architect to work with the builders to meet with the requirements of this planned development.

Julie Craig asked if the town architect will be licensed.

Mr. Goodill stated this would be a very able person who would not have to stamp the drawings. He said he would ask for flexibility with this also.

Ms. Richardson stated staff will review all building plans. She noted that there has been a change to the section regarding signage. The applicant is proposing a 120 square foot entry sign that will be a solid based monument style. There would not be any secondary signs.

Ms. Richardson stated that all of the proposed changes have been reviewed by all of the other City departments including the Building Official and Fire Marshal, and there were no problems identified with this planned development.

**Public Comments:**

John Beckerle, 325 Lancelot Drive asked if there was going to be signage on the major properties and what type of impact this may have on the houses on Issaqueena Trail.

Ms. Richardson stated all signage will face the interior and the lighting will be screened. She stated the signs will have to meet the City code. There are light standards and no lighting can extend beyond the property.

Elise Schnabel, 115 Princess Lane asked for clarification on the major sign at the entrance. Ms. Richardson stated it would be similar in size to the one at the BiLo Plaza on Highway 93.

David Allison, 217 Camelot Road stated he wanted to applaud the developer and design team on what sets a new standard for this community. He feels that lighting is important in the development standards and stated he would like to see the developer referred to the traditional lighting. The street lights at the intersection of Hwy123 and Hwy 93 are inadequate. He stated as an architect he applauded the styles and would like to see the addition of a contemporary style. He asked if the heights were only defined as a story.

Mr. Goodill stated that the towers and spires are allowed to project through the ceiling of the 50 foot standard.

Mr. Allison said he would encourage the City to rewrite the height restriction limitations for Church spires, water towers and other necessary mechanical features.

Mr. Allison asked about enforcement of the residential styles. Is this something that is enforced by the architect? Mr. Goodill stated this is still in the planning stages.

Ms. Richardson stated architectural appearance issues will be submitted for approval by the Zoning Administrator.

Harold Cheatham stated he would like to cosign Mr. Allison's request for a contemporary design. He also stated he would like to see some single story residences.

Ms. Craig stated she would like to see a contemporary style also.

Mr. Cheezem stated that each house will be built by an approved builder and individuals will be allowed to build the style of home they desire.

Mr. Bryan stated that he appreciated the tie into Nettles Park and the proposed bike path. He stated he would like to see the frontage road and Issaqueena Trail combined. He stated he would like to build in flexibility to revisit the bike trail and have another automobile entrance into Nettles Park. He would like to propose another meeting to brainstorm on how this could be done.

Mr. Cheezem stated in regard to an automobile entrance into Nettles Park through the development, he would be very concerned about directing traffic through the community and still being able to retain a pedestrian friendly walk about community. Eighteen mile creek runs along the area mentioned and there are flood issues which would not be conducive to an automobile entrance. He stated the plans call for enhancing the area to support the habitat and he is very reluctant to encroach on that, they are very sensitive to green issues.

Mr. Bryan proposed to make the existing Issaqueena road south bond and the new frontage road go north.

Mr. Cheezem stated the plans call for facing the front homes towards Issaqueena and this would make a huge amount of traffic in front of them. He feels this would significantly detract from the community and this would be a very bold move if you could pull it off and deliver. He feels rather than saving money you would be spending more. This would change the character of the proposed sleepy residential street.

There was a lengthy discussion on this issue and the traffic impact this would have along with the construction of a bridge across the flood plain for access to Nettles Park.

The applicant is opposed to these suggestions. He stated this would have a huge impact taking this amount of traffic and running it through the community after they have worked so hard to make it a pedestrian friendly neighborhood.

Mr. Cheatham made a motion to forward this proposal with staff recommendations to the City Council pending the following suggestions that were made to finalize this proposal. They are:

- a. add language dealing with the height requirements
- b. explore the addition of a contemporary style home.

Ms. Craig seconded the motion. The vote was 3 in favor 1 opposed. The motion carried.

## **6. Staff Report**

Arzu Yilmaz stated staff was asked to explore the possibility of allowing a residential group home particularly for at risk youth. The request was initiated by the Hope Center of the Upstate which has shown an interest to locate in the former Child Development Center located in an RM-2 Two-household Residential District. She stated staff review of the zoning districts showed that the use is currently allowed in commercial districts in the city. Staff has some concerns about expanding the use into residential districts. She said the current draft proposal for discussion limits the use in RM-1 and RM-2 districts and the use would have to be approved by a special exception which would be an additional review and approval process by the Board of Zoning Appeals. A special exception also allows the opportunity for neighborhood input.

Mr. Hamilton asked if there would be a limit to the number of people who could live in this type of a facility.

Ms. Yilmaz stated the capacity for residents would be determined by using the existing zoning district lot sizes and densities for duplexes but cap it at 20, regardless of the lot size. Overnight staff would be in addition to .

Mr. Bryan asked what will happen if the business goes away? Ms. Yilmaz said the zoning designation stays with the land/property.

Ms. Yilmaz stated staff recommendation is that this type of use could go in any of the RM-1 and RM-2 districts but would have to be further approved by the Board of Zoning Appeals as a special exception.

Bob Vecchio stated the Board has to consider the following conditions in reviewing a special exception:

1. traffic impact
2. vehicle and pedestrian safety
3. potential impact of noise, lights, fumes, or obstructions of airflow on adjoining property
4. adverse impact of the proposed use on the aesthetic character of the environs
5. possible need for screening from view; and orientation and spacing of improvements of buildings

Ms. Yilmaz stated that with the special exception option, if the Board finds the use will have an adverse impact on the neighborhood, it would not be allowed.

Mr. Hamilton asked if this could be written into the rewrite of the Zoning Ordinance possibly creating a special category.

Ms. Yilmaz stated staff feels the special exception process is the best way to deal with this type of situation.

Ms. Craig asked if there is a reason for including both districts. Answer is the two districts are similar.

Mr. Bryant asked what the next step would be.

Mr. Hamilton stated he was having second thoughts on allowing troubled teenagers in the area to mingle with the Clemson students.

Mr. Bryan stated this was a concern for him also.

Mr. Vecchio stated the commission needs to consider the concept of group homes as it is described not just the Hope Center.

Mr. Bryan made a motion to table this for discussion at a later time. Mr. Cheatham seconded the motion. The vote was unanimous.

With no further discussion or questions, Mr. Hamilton declared the meeting adjourned.

7. **Adjournment:** Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Pat Collins, Recording Secretary

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