



# City of Clemson

## PLANNING & CODES ADMINISTRATION

365 College Avenue • Clemson, SC 29631 • (864) 653-2050 • Fax (864) 653-2057 • www.cityofclemson.org

### CLEMSON PLANNING COMMISSION Monday, July 9, 2007 City Hall – Council Chambers – 6:30 P.M. MINUTES

**Members present:** Spencer Bryan, Vice-chair, Harold Cheatham, John Peters, and Bob Smith.

**Members absent:** Julie Craig and Elaine Richardson.

**Staff present:** Sharon Richardson, Director of Planning and Codes Administration; Bob Vecchio, Zoning and Codes Administrator; and Jennifer Johnson, Recording Secretary

**1. Call to Order:** Meeting was called to order by Spencer Bryan at 6:38 p.m.

Spencer Bryan spoke a few words in remembrance of David Hamilton. Sharon Richardson reported that memorial plans include purchasing a bench at the Catherine Smith Plaza in David Hamilton's name. Donations can be sent to the Planning and Codes office. \$1200.00 is the goal for donations for the memorial.

#### **2. Public Session**

Robert Dupree of 214 Stephens Road expressed concern over the subdivision of the lot at 1387 Tiger Blvd. He indicated that he was not concerned about stopping any development; he expressed concern about road upkeep, flow of traffic and speed on the road. He is concerned for the safety of the children in the neighborhood.

Sharon Richardson reported that no additional curb cuts are being proposed on Stephens Road; any additional curb cuts would be on Pressley Drive. This would help minimize the traffic volume on Stephens Road.

Mr. Dupree also expressed concern about rarely seeing police patrol in the area. He feels that speed on the road has increased since the recent addition of new homes on Pressley Drive. He would like to see either an increase in police patrol or the installation of speed bumps.

Bob Vecchio responded by requesting information from Mr. Dupree to pass along to the police chief.

#### **3. Adoption of minutes**

Spencer Bryan asked if there was a motion to adopt the minutes from June 11, 2007 and June 19, 2007.

Bob Smith reported that he could not vote for adoption of the minutes for the meeting at which he was not in attendance.

John Peters made a motion to approve the minutes from June 11, 2007. Harold Cheatham seconded the motion. Three were in favor of approval of the minutes and Bob Smith abstained.

Harold Cheatham suggested one correction on the reporting of the minutes from the meeting dating June 19, 2007. Concerning Peter Skewes comments in the public session, the phrase should be "...not a very appropriate time..."

Bob Smith made a motion to approve the minutes as amended; John Peters seconded the motion. The vote was unanimous.

#### **4. Administrative Action**

**a. S-07-23: Subdivision of one lot at 1387 Tiger Boulevard into two and lot line adjustments for the lots fronting Pressley Drive. PINs 4054-14-33-4596 and 4054-14-33-2893.**

Sharon Richardson reported that this plat has previously been before the planning commission, but has never been recorded. The proposal would create one parcel for the existing Days Inn. A second lot (parcel B on the plat) would be created behind the Days Inn parcel. This lot would have access onto Pressley Dr and no curb cuts on Stephens

Road. Parcel C would be created along Stephens Rd with a small portion of parcel B being deeded to it in order to create a 2-acre tract.

John Peters asked if anything was currently behind the Days Inn; Ms. Richardson reported that it is currently undeveloped land.

Harold Cheatham asked if the concerns of Mr. Dupree were addressed. Ms. Richardson reported that restriction to access and allowed curb cuts on Pressley Drive will minimize the effect of traffic on Stephens Rd. She noted that the adjacent lot to Mr. Dupree would remain RM-2. She also reported that the concerns of Mr. Dupree will be passed along to the police chief and city engineer.

Bob Smith inquired as to why is this action being proposed. Mr. Raj Patel responded that nothing has changed with the overall plans for the area. He is requesting the subdivision for financial and business planning reasons. The second hotel will be located on parcel B and the hope is that, through the PD process, a conference center can be developed on parcel C.

Bob Vecchio suggested that emergency traffic (controlled by a gate and lock box) would be allowed on Stephens Drive.

Staff Report: Sharon Richardson reported that staff recommends the approval of the 3-lot subdivision with access for parcels off of Pressley Drive with specific allowances for emergency vehicles.

Additional Comments: Raj Patel reported that the second hotel will possibly be a Holiday Inn Express with a conference center in the back. He intends to try to get parcel C rezoned as a PD in the first quarter of 2008. Grading permits for parcel B are expected to be pursued in the next couple of months.

Bob Smith made a motion to approve the plan as proposed with no ingress or egress on Stephens Road except for emergency vehicles. Harold Cheatham seconded he motion. The vote was unanimous.

#### **b. R-0701: Set informal meeting date for the Sleepy Hollow Planned Development**

Sharon Richardson suggested 2 possible dates for the informal meeting – Monday, July 23, 2007 or Monday, August 13, 2007 before or after the regular planning commission meeting.

A 5:15pm meeting time was suggested if the meeting were planned for August 13, 2007.

After discussion, the planning commission decided to hold the informal meeting for the Sleepy Hollow Planned Development from 5:30-6:30pm on August 13, 2007 followed by a regular planning commission meeting at 6:45pm.

### **5. Advisory Action**

#### **a. Discussion: Group Homes.**

Sharon Richardson explained that the item from last months agenda was to consider amending RM-1 districts to allow group homes as special exceptions. This would mean that there would be upfront requirements that would need to be met before the proposal would go before the board of zoning appeals as a special exception. The board would also have the ability to impose special criteria if the situations deemed it necessary.

Bob Vecchio provided a synopsis of the draft document under consideration. He also emphasized that no variances are allowed for special exceptions.

Bob Smith asked where the facility could go. Bob Vecchio answered in RM-1 and RM-2 districts that include areas such as off of Goldman Street, Stone Circle, Summey Street, Hawthorne Street, Shaw Street Extension, and Country Walk, though Country walk probably has covenants that would prohibit such use in the development.

Bob Smith also asked if a district could be created that would allow this use in particular. Sharon Richardson responded that a district could be created that would allow this and other uses, but not for only this single use.

Bob Vecchio also noted that for special exceptions there is significant weight placed on public opinion.

Sharon Richardson explained that minimum requirements must be met before a special exception project could proceed. One requirement is a minimum 1-acre lot size. She pointed out that there are not a lot of 1-acre lots remaining in RM-1 and RM-2 areas.

Bob Smith asked if there should be some provision for security. Bob Vecchio responded that security was difficult to add to zoning ordinances. Harold Cheatham responded that DJJ, DHS, DSS and any other of the departments that would license these facilities have stringent requirements.

Bob Smith asked if fraternity/sorority houses could be classified as group homes. Bob Vecchio responded “no.”

Bob Smith also expressed concern about the location of the facilities. Staff was instructed to continue reviewing options for inclusion in the overall re-write of the zoning ordinance.

**b. R-07-13: Text amendment to allow group homes as special exception in the RM-1 districts.**

Spencer Bryan offered the correction on the draft text that item “d” under Sec. 19-305 should read “... which may be permitted in R-20 and RM-1 districts are special exceptions which may be permitted in RM-2 districts.”

John Peters made a motion to forward the text amendment to city council for consideration. Harold Cheatham seconded the motion. The vote was unanimous.

**6. Staff Report**

Sharon Richardson reported that the home owner of the house in Figure IV-4 of the Comprehensive Plan (illustrating how an elevated first floor could perform in a flood) would like the picture removed from the Comprehensive Plan.

Bob Smith asked if a sketch could replace the picture so as illustrative intent can still accomplished.

Harold Cheatham made a motion for staff to respond to request that the picture of the house in Figure IV-4 of the Comprehensive plan be removed and replaced with another to serve illustrative purposes. John Peters seconded the motion. The vote was unanimous.

**7. Additional discussion**

The board discussed the best practices for dealing with controversial projects. Further discussion was suggested as to reveal the most appropriate, productive, and efficient venues for interactions between developers of a project and the concerned public.

Sharon Richardson said she will make a request to city council for filling the vacant position on the planning commission.

Harold Cheatham made a motion to add the election of the office of vice-chair to the August meeting agenda. John Peters seconded the motion. The vote was unanimous.

**3. Adjournment:** Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Jennifer Johnson, Recording Secretary

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