

City of Clemson
PLANNING COMMISSION MEETING
Monday, May 13, 2024
6:00 p.m.

MINUTES

The City of Clemson Planning Commission met in open session in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC.

Members present: Herb Tyler (Chair), Greg Rice (Vice-Chair), John Crolley, Tanya Hyatt, Matthew Corontzes, Frederick Burton, and Jennifer Thackston.

Staff present: Nathan Woods, Director of Planning and Development; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; Aaron O’Kelley, IT Department; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

Mr. Tyler called the meeting to order at 6:00 p.m. He then introduced the members of the Commission and City staff.

2. Public Session (0:1:32)

Mr. Tyler called for public comment on matters not on the agenda; no one chose to speak. Mr. Tyler then asked staff for any comments submitted through the My Civic app or by email; there were none. The public session was closed.

3. Adoption of Minutes (0:2:35)

a. April 8, 2024 - Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none.

Mr. Tyler called for a motion. Mr. Rice made a motion to approve the minutes of the April 8, 2024 meeting as presented; Mr. Burton seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 7-0 vote.

4. Action Items (0:03:41)

a. 2024 –R-01 Proposed Map Amendment (Hwy 76/Ligon St.)

Mr. Peabody presented the proposed amendment of the Official Zoning Map. He noted that the proposal to rezone the subject properties from RM-1 District to RM-4 District

was being put forth by staff in order to bring existing development on the properties into conformity with zoning, thereby both providing a route to rebuilding in the event a property is damaged, and to allow for additional multi-family residential development in the future. (See Attachment #1)

Mr. Tyler called for comments from the public.

Mr. Brandon F. Smith, 835 E. Cedar Rock Street, Pickens, SC, stated that he and his partners had recently purchased a property being considered for rezoning. He said that the current RM-1 District zoning was adequate for their plans, but that any requirement to build a larger multi-family project would exceed their existing financial backing. Mr. Peabody informed Mr. Smith that while the proposed change would allow for the development of larger projects, it would not require them. He assured Mr. Smith that any project permitted under the RM-1 District would also be permitted under RM-4 District. Mr. Smith stated that he was satisfied with the proposal.

Mr. Justin Ruzicka, 4 Black Powder Court, Piedmont, SC, stated that he was representing a seller of a piece of property proposed for rezoning, and said he and his client were in favor because of the higher permitted density increasing the value of the property.

Mr. Tyler called for other public comments; there were none. He then asked commissioners for their comments on the proposed map amendment.

Mr. Rice said he was in favor of the Commissioners moving the map amendment forward on order to allow existing buildings to be rebuilt if there were a catastrophic event. Mr. Tyler noted his agreement with Mr. Rice.

Mr. Tyler called for any additional comments; there were none.

Mr. Tyler called for a motion. Mr. Rice made a motion to approve 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St); Ms. Thackston seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 7-0 vote.

5. Advisory Items (0:12:42) None

6. Discussion Items (0:12:50)

a. PD Acreage and Setback Requirements (Matter Referred by Council)

Mr. Peabody briefed the Commission on the matter, noting that the two changes being discussed were initially suggested by Councilmember Catherine Watt. The first change, he explained, would require future proposed planned developments to encompass a minimum of four contiguous acres, with projects solely adjoining either the R-12 District or R-20 District required to encompass five contiguous acres. Also, he said it was

recommended to amend non-residential setback requirements to require at least 15' on the side in the C, CM, CP-1, CP-2, CP-3, and OP Districts. (See Attachment #2)

Discussion followed. Among the topics addressed were:

- Increased acreage for planned developments may result in developers buying more parcels to do larger projects
- Impacts on affordable housing and existing neighborhoods
- A 15' setback non-residential requirement could be limiting and impact variety of projects
- Walkability
- Similar setback requirements in other jurisdictions
- Existing rule to allow emergency services to require setback
- Developer's need/desire to utilize space for outside dining, etc.

At the end of discussion, staff was instructed to present the matter as an action item on the June meeting agenda.

Staff Reports (1:26:00)

Mr. Holbrooks reported that, after reviewing meeting space needs and members' typical availability, the third Thursday of the month was the best schedule for a 'regular' Commission workshop date. He noted, however, that the Board of Zoning Appeals (BZA) also had the third Thursday set as their regular meeting date, but they typically only meet several times each year; in the event the BZA would be meeting, an alternate Commission workshop schedule could be determined on a case by case basis.

Mr. Woods asked the Commissioners to complete their review of the Comprehensive Plan consultant's Existing Conditions Memo and get any final comments/edits submitted. He also noted that they were going to start winding down the survey, and said that he had learned there would be a final push for public input, including placing hang-tags on garbage roll carts across the City.

7. Other Items (1:34:50)

- a. Planning Commission Representation at Council Meetings – none.
- b. Future Workshops and Other Events – none.

8. Adjourn (1:35:00)

Mr. Tyler called for a motion to adjourn. Mr. Crolley made a motion to adjourn; Ms. Hyatt seconded the motion. Mr. Tyler called for a vote by a show of hands; the motion passed unanimously by a 7-0 vote.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Kelly Roach, Recording Secretary

These minutes are in draft format and subject to change until approval by the City of Clemson Planning Commission.

Attachment #1

Report on 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St Parcels)

**Report on 2024-R-01 Proposed Map Amendment
(Hwy 76/Ligon St. Parcels)**

Report on 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St Parcels)

This proposed amendment of the Official Zoning Map would change the current zoning of a group of parcels totaling approximately 21 acres situated near Highway 76 and Ligon Street from RM-1 (Two-family Residential) District to RM-4 (Multi-family Residential) District.



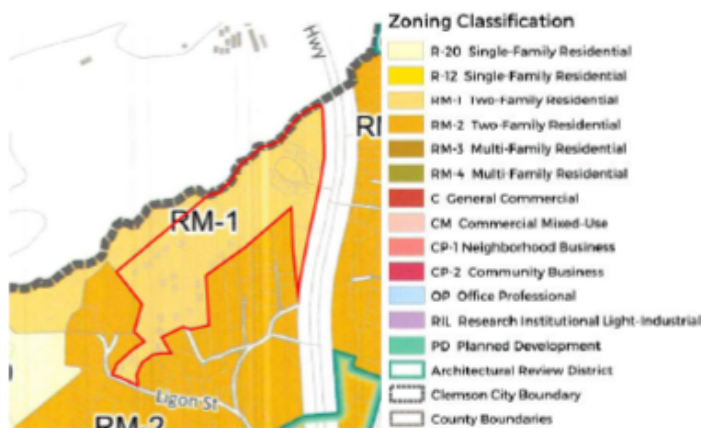
Zoning

As noted above, the properties are currently zoned RM-1 Two-family Residential District, which is:

intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots in areas where it is appropriate to increase density but maintain a neighborhood scale that serves as a transition between higher density multi-family districts and traditional lower density residential districts.

And, the purpose of the proposed zoning, RM-4 Multi-family Residential District, is:

to maintain and promote medium- to high-density residential development as appropriate for multiple-unit, patio home and zero-lot-line housing. This district is intended to provide alternatives to low-density, single-family, detached housing with an emphasis on walkable, environmentally responsible design principals.



Because current zoning requirements do not allow for the construction of townhomes in the RM-1 District, however, the existing development on the properties, which was constructed under old rules no longer in the Code, are legal non-conformities. This means that any future projects involving similar construction on the properties cannot be permitted, even in the event existing structures are destroyed and the owner wishes to rebuild what is now there. Also, it is worth noting that current construction costs combined with the limited number of units that might be reasonably expected to result from projects permitted under existing zoning (only single-family or duplex), development of the properties would have very limited chance of being financially feasible.

Comprehensive Plan

Although the Comprehensive Plan does not call out the specific properties, they are included in a group identified by the Future Land Use Map for medium density residential use.



The current RM-1 District zoning, however, is shown by the plan to be among the low density residential uses, which are for "single-family, site-built residential structures on large or medium-sized lots...." The proposed RM-4 zoning, which is classified by the plan as high density residential, would allow for a greater range of development, including "single-family residential structures, duplexes, patio homes, townhomes, and multi-family developments."

Attachment #2

FOR DISCUSSION ONLY (Matter referred to the Commission by City Council)
Planning Commission Meeting 5/13/24

At the City Council meeting on April 15, 2024, Councilmember Watt recommended changes to current City acreage requirements for proposed planned developments. The matter was referred to the Commission for discussion and consideration. The following recommendation was submitted by Ms. Watt:

PROPOSED ORDINANCE CHANGES

I know we made some changes a couple of years ago, with the intent that the smaller acreage requirements would enable some different kinds of development. The proposed changes are intended to encourage greater collaboration among property owners, ensure sufficient setbacks from the property line for drainage, and allow for sidewalks and pathways.

Sec. 19-503. District regulations.

- A. A PD shall encompass a minimum of two contiguous acres; however, a PD must be a minimum of four contiguous acres when adjoined solely by the R-20 or R-12 districts. Locations across a street or alley are considered to be adjoining.

Proposed Change: "A PD shall encompass a minimum of four contiguous acres; a PD must be a minimum of five contiguous acres when adjoined solely by the R-20 or R-12 districts. Locations across a street or alley are also considered to be adjoining."

Sec. 19-404-1. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts

Setbacks for structures in non-residential districts are set at 0' for front and side. This is creating challenges for drainage and pedestrian pathways. It also creates false incentives for PDs, and setbacks are used as a bargaining chip. This resets setbacks to more normal levels. Exceptions can be made for downtown Clemson, in the already-established area where there are no side setbacks.

Proposed Change: Side setbacks for non-residential districts – C, CM, CP-1, CP-2, CP-3, and OP – should have a minimum of 15' on each side.

USE	Structures in the Non-residential Districts								
	Districts								
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M
A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS									
1. Front setback, max.	3'/15' ¹	15' ²	15' ¹⁴	35'	35'	25'	35'		
2. Front setback, min.	0'	10'/12' ²	8'	8'	15'	8'	35'	25'	50' ³
3. Side setback, min.	0'	0'	0'	0'	0'	0'	25'	10'	50' ³
4. Side setback, max.	0' ⁴	0' ⁴							
5. Rear setback, min.	10'	10' ⁵	25'	25' ⁵	25'	25'	35'	25'	100' ³