

CHAPTER 1. INTRODUCTION TO THE UPDATE TO THE 2024 COMPREHENSIVE PLAN

THE PC REQUESTS THAT THE ORIGINAL 2024 COMPREHENSIVE PLAN BE ARCHIVED ELECTRONICALLY TO THE CITY WEBSITE AND THE PLANNING AND CODES DEPARTMENT AND BY PAPER COPY. Please note that during 2019, the Planning Commission was required to review a past Comprehensive Plan in order to provide assistance to the City Council. The City should maintain all the original Comprehensive Plans and their Five-Year Updates in both electronic archived form and a paper copy. It is our understanding from discussing with staff that, based on prior practices, the 2024 Comprehensive Plan will be overwritten by the updated version. Also, the PC requests that all Planned Developments be easily accessible on the City's website and contain completion dates and expiration dates. For those which have expired, the PC will implement the required procedures to close them.

The five-year Update to the 2024 Comprehensive Plan (UCP) is a compilation and integration of the work of committees, staff, Planning Commission (PC) and public input since 2018. The 2019 Planning Commission continued this process and studied the eight main elements. The PC decided that the UCP should be 1) a documented measurement of the progress and success of the original Objectives, Goals and Strategies (OGS) and that 2) the narrative portion should contain updated data and maps unless that material is unavailable. In order to be a high quality Update, the PC requested that the P & C follow these procedures:

- 1) In the last portion of each of the elements with the OGS, the progress, or lack of, be documented in the fourth column headed as "Status."
- 2) If an item is completed, the Planning and Codes staff is to document through links or statements so that the reader understands how it was accomplished.
- 3) Rather than delete any item in the OGS, it is to be maintained, but marked through.

The Planning Commission concludes that the city is in need of a vision statement which promotes a sense of community and place, preserves and enhances its unique character and advances the City's branding as a desirable place to live, work and visit. Our vision statement should capture what community members value most and the shared image of what they desire Clemson to become. Once the vision statement is adopted, the mission statement should be updated to describe how the vision for Clemson will be achieved.

Additionally, the PC determined that the Update to the Comprehensive Plan addresses numerous master plans but is missing an overarching Comprehensive Master Plan. In fact, in May of 2019, the PC presented to City Council, "The City of Clemson Strategic Downtown Master Plan" noting that it is unusual for similar cities to be without such an important direction for determining the City's identity. {Reference to "The City of Clemson Strategic Downtown Master Plan" should go here.}

To have a broader approach to the Update, the PC incorporated public input from Townhall meetings, regular public input at regular PC meetings, other city meetings, various internet platforms and 2019 survey findings. While there are some methodological issues regarding the Planning Commission Survey, it provides another source of citizen concern and wishes for guiding future priorities and development within the city. The five top priorities discerned from

the survey are traffic congestion, protecting existing neighborhoods, traffic safety, green space and a city-wide sidewalk system. Other issues are the effects of density, parking reduction, impervious ratios and green space on all aspects of City life.

As a rule, the PC is also recommending hiring additional personnel for specific jobs rather than adding to the duties of current staff. For instance, the position of Economic Recruiter would be solely the responsibility of one person and not added to duties of current staff. The same would pertain to hiring a Cultural Resources Director.

Volunteers and citizen groups could be charged with finding solutions to emerging problems. A citizen task force to achieve diverse housing including a housing product for lower income persons and another task force for student housing which would research and maintain data of actual vacancies would be invaluable. Also, evaluating properties that can be renovated rather than building new might increase diverse housing stock. There is also a need to budget for the determination of road capacity prior to more development and assessing of dangerous and busy intersections.

Overall measures need to be taken in the future to condense the number of Goals, Objectives and Strategies by means of cross-referencing between Elements. P & C states that the hired consultants will provide this service. The City website is in need of links and source citations in the UCP to facilitate readers finding mentioned information in the Update. Also, a listing of all Master Plans should be available on the City website with links in the Update. The PC requests that the City Website be more user friendly. Placing documents in separate folders for each Board and Commission makes materials readily available and gives these groups more transparency.

The PC recognized through the updating process that Smart Growth principles do not necessarily work in a small town. The intention of the PC is to replace problem-causing language with wording that promotes solutions and a better community. After the Planning Commission and City Council have finished their reviews, made changes and accepted the final Update, a review of the zoning ordinances would be in order to help implement some of the findings and conclusions from the Comp Plan Update process.

Planning is not a finite, one-time event. The PC envisions that that the Comprehensive Plan be a fluid process used as a way to consider what is working for the city and what needs to be discarded including zoning. The PC requests to serve on a diverse UCP Committee/s meeting twice a year to discuss the City's progress per the Update and make a report to City Council once a year. By reviewing the Update more often, the roadmap stays before us rather than sitting on a shelf waiting for the next one.

Executive Summary for Economic Development

The Vision of the 2024 Economic Development Element is "The City of Clemson is dedicated to being a great place to live, work, learn, and play by providing high quality living environments and promoting sustainable economic and community development strategies." The intent of this Element is to foster the development of a sound economic base for the City of Clemson

that offers a wide range of employment opportunities for residents, supports the economic competitiveness of existing and future employers, promotes a highly trained and educated workforce, complements the City's cultural and natural resource base, and strengthens the overall quality of life for all residents. It also stresses that a balanced and diversified economy can also help the City of Clemson and its residents successfully weather economic downturns. During the September 26, 2018 presentation of the Comprehensive Plan Progress Report to City Council, the highest priorities of the Economic Development Element were to:

- Survey local businesses to determine how local services and infrastructure could be improved to better serve their needs.
- Attract retail and other specialty/service establishments, such as unique cuisine restaurants, clothing boutiques, and art galleries.
- Develop a data base that will tell us what is happening on all parcels in the City of Clemson
- Engage the community to start a branding process to enhance the city's identity and define its cultural character.
- Promote the use of public transit, walking, and biking by incorporating incentives into the city zoning and land regs.
- Identify an appropriate niche for city-based economic development programs with university programs.
- Promote Lake Hartwell as a destination for recreation and tourism.
- Create a council of neighborhood and business property owner associations.
- Create incentive programs that encourage small business development
- Re-examine the demand for a new meeting and conference space in the city.

Comprehensive Plan 5 Year Update:

The Planning Commission has reviewed and supports the foundation laid in this Element. It is now time to begin its implementation by:

- Hiring a City Economic Recruiter/ Economic Coordinator to coordinate and implement the goals and objectives for this element.
- Focusing attention to the City's Downtown District as the commercial heart of the City and community destination.
- Revisiting the Branding Process for the city to enhance its identity and define its cultural character.

New Strategies:

Strategy VI.5.2.6 Establish a Visitors Center in Downtown Clemson with public toilets.

Strategy VI.5.2.7 Use technology to provide up-to-date information regarding local businesses via Downtown kiosks.

Strategy VI.5.2.8 Add wrought-iron fencing around downtown street trees.

Strategy VI.5.9 Keep lights in trees along College Avenue Year round.

Strategy VI.5.2.10 Have a city-wide clean-up day two times a year

Executive Summary for Cultural Resources

“The Beautiful Arts – the magic bonds which unite all ages and Nations”, Thomas Green Clemson

The Vision of the 2024 Cultural Resources Element is “Cultural resources, activities, and opportunities will be prominent as an essential element of community life, contributing to the vibrancy, place, and identity of the City of Clemson and the well-being of its residents and will create a positive memorable experience for all.” This element is built around the same five goals identified in the 2014 Comprehensive Plan:

1. Expand the role of the City in the cultural growth of the community
2. Encourage and welcome diversity and promote a sense of belonging for all residents by using arts, cultural, and historic resources as a means.
3. Preserve and enhance the City’s culture and historic resources as a source of unique community identity, vitality, and history.
4. Incorporate arts as a prominent element of daily life.
5. Develop and enhance Clemson’s wealth of cultural resources to promote employment, small business development, and tourism in Clemson.

One of the three overriding needs emerged from the committee of Cultural Resource Element-2024 Comp Plan was “Focusing on ways to make Downtown Clemson the focal point of a metamorphosis of the City of Clemson into a vibrant art and culture community is essential to future success. Downtown Clemson needs to become a visible manifestation of the importance of culture and cultural resources in the identity of Clemson. During the September 26, 2018 presentation of the Comprehensive Plan Progress Report to City Council, the highest priorities of the Cultural Resource Element were to:

- Create a position for a director/coordinator.
- Focus on grant writing for funding
- Incorporate a Cultural Arts component for new development
- Take existing structures and incorporate art.

Comprehensive Plan 5 Year Update:

The Planning Commission has reviewed and supports the foundation laid in this Element. It is now time to begin its implementation by:

- Hiring a Cultural Resource Coordinator to coordinate and implement the goals and objectives for this element.
- Incorporate and implement the City of Clemson Art Plan of 2017.

- Revisit the Branding Process for the city to enhance its identity and define its cultural character.

New Strategies:

Strategy V.1.1.2 Rename the Parks and Recreation Department by including “Cultural Affairs” to reflect the expanded mission. Recommend the department be broken down into parks, recreation, arts, and cultural resources.

Strategy V.1.1.6 Include cultural resources in the scope of all future City master planning efforts.

Strategy V.3.1.2 Plan, promote, and hold events designed to celebrate the sesquicentennial anniversary of the Village of Calhoun in 2022.

Chapter 6 Housing

Introduction

Adequate, safe housing is a basic human need. The American Public Health Association ranks housing as one of the top three significant issues affecting personal and community health. Why is affordable housing important? It not only fulfills a basic human need, but it also contributes to individual and family physical and mental well being. This in turn contributes to a stable community. It is a large part of the quality of life experienced in the City. The purpose of the Housing element is to assess the condition, availability, and affordability of Clemson housing stock and to project future housing needs. In summary, the City has done an acceptable job of providing housing for our part-time residents (students), but has fallen woefully short on the availability of affordable and low to moderate income residents.

Housing Element Vision

The City of Clemson will preserve and protect the neighborhood character and quality of life in residential neighborhoods; encourage a balanced range of housing types and opportunities; promote opportunities for clean, safe, and affordable housing; and maintaining neighborhood character, stability, and safety.

Comprehensive Plan 5 year Update

When the Comprehensive Plan Progress Report Committee reviewed all the strategies and goals, 6 out of the 7 goals received a “C” and approximately 60% of the strategies were evaluated as C or D. Affordable housing is challenging for any community, but it is proving to be especially challenging for the Clemson community. Goal 3 is to “encourage a balanced range of housing types that promote clean, safe, and affordable housing”. In recent years, this

“balance” has been highly skewed to student housing. The committee recommended overarching ideas as the highest priority:

- *Protect our existing neighborhoods
- *Provide a range of housing types and prices.

During the spring 2019, 6 town hall meetings and multiple public sessions for citizen input were held. The following ideas summarize public concerns related to housing:

- *Gentrification
- *Affordable housing for all residents (including workforce housing and single family housing)
- *Inclusionary zoning
- *Overbuilding of housing targeting students
- *Revitalization of older/empty complexes

New Strategies

VI.1.1.3. Discourage rezoning any R12/R20 land to a designation of higher density. (See also VII.2.1.5 and XII.3.1.15)

VI.1.1.4 Ensure adequate road capacity is available prior to approval of new developments on or near main corridors (HWYS 123, 93, 76 and 133) (Also see VIII.4.2.4 and XII.2.3.13)

VI.1.6.2. Assist homeowners with deed searches and understanding City code.

VI.1.6.3. Provide computer assistance for accessing records, deeds, property line information, etc.

VI.1.8.5. Provide buffers for existing minority neighborhoods (ie., transitional zoning or landscaped buffers).

VCI.3.1.3. Explore the AARP Community Challenge grant program (and similar programs) and assess potential benefit for all ages in the Clemson Community.

VI.3.2.3. Promote and incentivize the development of (high rise or high density) student housing complexes on the southern side of the city (south of Walker Course), 99 Wyatt, 120 Daniel square, and along Seneca Creek Road in Oconee County. (See also XII.2.4.8)

VI.3.2.4. Incorporate density standards for residential component in all nonresidential districts. (See also XII. 2.4.9)

VI.3.2.5. Incorporate impervious ratio requirements into all non-residential districts. (See also XII.2.4.10)

VI.3.2.6. Any residential housing permitted in the Commercial districts (C, CM, CP2, CP3) must have side setbacks for emergency access. (See also XII.2.4.11)

VI.4.1.6. Provide incentives for more sustainable housing (ie., solar or cycle powered homes, gray water collection)

VI.4.3.3 Explore housing opportunities for persons of varying means and incomes (ie., workforce and affordable housing) in mixed use projects and all other types of residential districts. (See also XII.2.4.12)

VI.6.1.3. Create a task force to develop strategies to encourage young professionals to live in Clemson rather than commuting from other locations.

Summary

In the 5 year review of the comprehensive plan, the Planning Commission identified the following specific Goals as top priorities for the Housing element:

Goal VI.1 Protect existing single-family neighborhoods

Goal VI.4 Promote opportunities for clean, safe, and affordable housing options

Chapter 7

Natural Resources

Executive Summary

Prepared for City Council

September 11, 2019

Significance

The quality of City of Clemson's natural resources is a large part of the **quality of life** experienced in the City. A healthy natural environment supports a healthier social and **economic development** of the City. In addition, natural resources impact economic factors that range from tourist activity to homeowners insurance rates. The Natural Resources element provides a framework for environmental planning in the City and addresses the need for the identification, conservation, and management of sensitive resources.

Natural Resources Element Vision

The City of Clemson should be known as a community whose informed stewardship of its natural resources seeks a thoughtful balance between the built and natural environment, contributes to a healthy community, promotes sustainable habitats for future generations, and helps the citizens of Clemson and beyond recognize, appreciate and enjoy these resources.

New Strategies

- **IV.3.1.5.** Decrease the amount of impermeable surface allowed on site to foster environmentally responsible development. Formalize permeability ratios within codes for qualification of impact for best management practices.
- **IV.6.2.3.** Provide park facilities within 10 minutes walking distance of every resident in the City.
- **IV.6.2.4.** Develop new or renovate existing parks to include a high variety of park facilities from small pocket parks (Rotary Park), and active and passive neighborhood parks (Clemson Park), to community-wide active park facilities (Nettles Park).
- **IV.7.1.2.** Provide workout stations for adults surrounding children’s playgrounds so parents can exercise while monitoring their children at play.
- **IV.7.1.3.** Create a destination park downtown intended to attract families. Shanklin-Sams Park is a potential location.

Revised Goals and Strategies (revisions indicated in underlined text)

- **Strategy IV.1.2.2.** Promote the use of native and/or adaptive plant materials in new public and private landscaping projects and provide incentives to do so.
- **Strategy IV.1.2.3.** Maintain and enhance habitat diversity for wildlife through native plantings and protection of waterways.
- **Strategy IV.1.3.2.** Explore incentives in the Zoning Ordinance to encourage developers to provide additional open space amenities beyond the minimum requirement. Some options may include density bonuses in cluster subdivision and occupancy increases in track development and multifamily.
- **Strategy IV.2.1.4.** Provide means for the City Horticulturalist to consult with a certified arborist quarterly as needed.
- **Strategy IV.2.3.2.** Increase the amount of space allotted for planting street trees and/or alternative planting methods such as silva cells, similar products and irrigation.
- **Goal IV.3.** ~~Maintain~~ Improve the quality and quantity of surface water.
- **Strategy IV.3.1.1.** Encourage the use of stormwater best management practices (porous pavements, green roofs, bioretention, etc.) beyond what is required by DHEC through the use of incentives.
- **Strategy IV.6.1.1.** Develop a Greenway/Greenlink/Green Crescent Trail system (signage, land acquisition). Hire an intern to work with neighborhood associations and private citizens to communicate and implement plans.
- **Strategy IV.6.2.1.** Maintain the land-to-people ratio recommended by National Park and Recreation Association (NRPA) of 6.25-10.5 acres per 1000 people as the population grows. Because the student population residing within City limits, one may

underestimate the acreage needed to accommodate park demand. Thus, this ratio should be viewed as a conservative measure of the park acreage needed to meet demand.

Cross References to Other Elements

- **IV.2.1.5** Discourage rezoning any R-12 or R-20 land to a designation of higher density. (see also *Strategies VI.1.1.3, XII.3.1.14, and XII.3.1.15*)
- **IV.3.1.5.** Decrease the amount of impermeable surface allowed on site to foster environmentally responsible development. Formalize permeability ratios within codes for quantification of impact of best management practices. (see also *Strategies VI.3.2.5 and XII.2.4.10*)
- **IV.6.1.3.** Seek external funding (i.e., state funding) to establish connecting trails between parks utilizing current utility right of ways (see also *Strategy XII.3.2.2*)
- **IV.6.1.4.** Promote and protect Clemson’s natural resources as community amenities and sources for tourism, including lakefront properties within the city limits (see also *Strategy XII.2.3.1*)

Executive Summary for the Transportation Element

Introduction

The Committee for the Transportation Element met many times during 2018 and found that traffic congestion, pedestrian and bicyclist safety, cut-thru traffic through neighborhoods due to heavy traffic congestion on the main lines in and out of Clemson and the need for a bypass were the top issues. As enrollment growth from the university continues and spills out into the city and surrounding areas, the city’s road networks will continue to be further strained thus why the issues above have become a top priority for the city to combat. There are one hundred-four strategies for this element, while some are ongoing and some are new that align with the four issues mentioned above that will be effective solutions for our traffic woes. During the spring of 2019, there were six town hall meetings that many residents expressed concerns over traffic congestion, speeding motorists thru neighborhoods; especially in the downtown neighborhoods where there is a large amount of cut-thru traffic, the need for more sidewalks, safer crosswalks and a bypass. Below is a summary of new strategies that have been recommended for implementation.

Trnsportation Element Vision

The City is committed to providing safe, sustainable, efficient, and equitable multi-modal transportation systems and services to enhance the quality of life and foster economic vitality in the City of Clemson.

Comprehensive Plan 5 year Update

When the Comprehensive Plan Progress Report Committee reviewed all the strategies and goals, 2 out of the 5 goals received a “B” and 3 out of five goals received a “C”. The committee recommended the following strategies as the highest priorities:

1. Continue to add and improve bike and pedestrian pathways.
2. Continue to support mass transit.
3. Explore providing transit in traditional neighborhoods.

During the spring 2019, 6 town hall meetings and multiple public sessions for citizen input were held. The following ideas summarize public concerns related to Transportation:

- Consider infrastructure safety enhancement possibilities:
 - Implement a policy and procedure for speed humps and other traffic calming systems
 - Continue to invest (and possibly increase the annual budget) for sidewalk construction
 - Increase the number of bus shelters on the CATbus routes
 - High visibility crosswalk markings
 - Consider the need for additional signalized and pedestrian activated traffic signals
- Invest in the Green Crescent Trail System and work with the Friends of the Green Crescent.

New Strategies

Strategy VIII.1.1.5. Amend the land development regulations to require a traffic impact study for all developments with 75 or more parking spaces.

Strategy VIII.1.1.7. Provide Digital Signage at the intersection of Hwy 123/SC133 to direct student traffic down 123 (in either direction) versus down College Ave if Clemson University is their destination.

Strategy VIII.1.1.8. Continue to work with SCDOT and neighboring counties to explore a bypass for US Hwy 123

Strategy VIII.1.1.9. Explore and adopt a master plan for US Hwy 123

Amended Strategy VIII.1.2.1. Add a turn arrow in both directions and warning signals at the intersection of SC93 and Frontage Rd. **Amendment: Add left turn arrow for Calhoun St turning left onto SC 133/College Ave/**

Strategy VIII.1.2.6. Educate drivers of the best routes using digital signage specifically related to cut thru traffic in the downtown.

Strategy VIII.1.3.1. Expand the ban on right turns where there is a high volume of pedestrians.

Strategy VIII.1.3.3. Added content: Install pedestrian initiated in pavement L.E.D. lit crosswalks at SC123/Sc133/College Ave, Strode Circle/Edgewood Ave/College Ave.

Strategy VIII.1.3.5. Install digital speed control signs in neighborhoods and other areas in the downtown where there is moderate pedestrian activity.

Strategy VIII.1.3.6. Install sidewalk lighting along the Northside of SC 93 from Canoy Lane to West Lane.

Strategy VIII.1.3.7. Establish a safe street initiative for all neighborhoods that will identify problematic congestion and un-safe conditions.

Strategy VIII.3.3.3. Add liaison to build rapport between the City and University. Support the liaison to CATbus to promote more efficient partnerships including the use of apps and other tools.

Strategy VIII.5.1.4. Create partner contracts for at least one fiscal year to pursue grant funding for CAT

Strategy VIII.5.1.7. Explore options of a gondola, PRT or other means by which to provide transportation alternatives between the Pier/Highpointe and Clemson University.

Strategy VIII.5.2.3. Cooperate with CAT and Clemson to establish bus pull-offs on SC93 near Sikes Hall

Strategy VIII.5.2.8. Encourage and support the construction of a pedestrian bridge over SC93 near Douthit Hills and Sikes Hall

Executive Summary for Town and Gown Element

The Town and Gown Committee for the 2024 Comprehensive Plan identified communication as the most critical standard of measurement of the Town/Gown relationship. Founding Organizers of the non-profit Town-Gown Association, former Clemson University President James R. Barker and former City of Clemson Mayor Larry W. Abernathy, stated “We have affirmed a need to bring the leaders of colleges and universities together with community leaders to engage their staff, faculty, volunteers, citizens, and students to work together in a more collaborative effort in addressing problems and creating opportunities specific to issues of college towns”.

Comprehensive Plan Progress Report Committee:

The need of this communication was identified as the highest priority by the committee of Town-Gown Element- Progress Update as reported to City Council on September 26, 2018.

Top priorities recommended included the following:

- Update residents and students on the status of the Town/Gown relationship (IX 3.3)

- Have a member of the city staff provide a brief presentation at annual Clemson University Trustees meeting (IX 1.2.6)
- Work together to provide open transportation communications and work together to form the best transportation network possible (Goal IX 4)

Comprehensive Plan 5 Year Update:

In the five-year comprehensive plan review, overall descriptions of the town and gown relationship were modified from a success story to one that is strained.

Factors identified that contribute to this are:

- Overall decreased levels of engagement and lack of coordination, as evidenced on several fronts such as the siting of the Clemson University Steam Plant and electrical switchyards;
- Changes in leadership styles of both groups, including within the JCUAB Board;
- Increased University enrollment without commensurate addition to on-campus housing, leading to visible change within the community that is unsettling to residents;
- Changes in transportation structures such as funding sources for CAT, an additional University bus system, and increased commuter parking on campus.

However, a number of positive joint city-university efforts are also identified, including the continued partnership for fire services as well as jail-holding services, the new joint use of the City's courtroom, and coordination for major campus or town-gown events.

New Strategies/Modified Strategies:

- Increase and foster open communication for residents with the City of Clemson and Clemson University. **Objective IX.1.3.1 supported by 3 Strategies.**
- Increase transparency through means such as making reports of data shared between the City and University available to the public and co-funding a paid communication position to serve both entities and the citizens. **Strategy IX.1.3.1 and Strategy IX.3.3.1**
- Coordinate with the University on ways to decrease traffic, such as joint efforts and co-funding of bicycle and pedestrian networks, and discouragement of on-campus parking for freshmen. **Modifications to Goal IX.4.1**
- Seek external opportunities to improve collaboration between entities. **Strategy IX.3.1.3**
- Evaluate and improve the mechanisms of the JCUAB to result in meaningful coordination of ideas and action (*for example, the creation of smaller working groups*). **Goal IX.3. and all supporting Objectives and Strategies and Objective IX.2.2**

Chapter 10
Community Facilities
Executive Summary

Significance

The Element of Community Facilities consists of 1) city government operations, basic infrastructure such as water and sewer, fire and police protection, solid waste disposal, stormwater management, floodplain issues, information disbursement technology and employing environmental best practices and 2) quality of life such as recreation, education, cultural and library facilities and 3) a sense of community and public participation. In fact, this element interacts with the other elements and has the potential for sharing similar and supporting goals, especially as to Items 2) and 3).

Vision

The City of Clemson is committed to providing adequate and high quality, energy conserving and cost-efficient public facilities and services which provide for basic needs, quality of life, and sense of community for all who live, work and visit in this small, University town. In doing so, the City strongly encourages and will lead in establishing partnerships with area jurisdictions, community groups, Clemson University and other agencies and businesses.

Additional Strategies

- X.1.2.4. Monitor remaining capacity of the Pendleton-Clemson Waste-Water Treatment Plant to facilitate the planning and construction of a facility upgrade in an efficient and timely manner.
- X.1.3.1. Implement stormwater management standards and evaluate and address changes as needed to maintain MS4 status.
- X. 1.3.3. Identify and evaluate potential solutions for managing and mitigating the impacts of non-point source trash.
- X.1.3.4. Seek to develop incentives to encourage developers to implement programs intended to mitigate negative impacts of non-biodegradable trash.
- X.1.3.6. Identify and evaluate potential solutions for managing and mitigating the impacts of non-point source trash.
- X.1.3.8. Develop a local “Adopt A Stream” program focused on monitoring streams in the City.
- X.1.3.10. Evaluate the establishment of a stormwater permitting fee structure based on impervious uses.
- X.10.2.1. Partner with the County in identifying the location of new branch libraries.

Additional Objective

Objective X.8.7. Ensure development does not limit nor impede access to parks and Lake Hartwell and ensure proximity to adequate parking.

Items to be listed and linked or referenced

Stormwater Management Ordinance
Stormwater Management Plan
Bikeway Master Plan
Master Sidewalk and Trails Plan
Recreation Master Plan

Items to note

- 1). Stormwater Management Program strategies were solved with hiring a Stormwater Manager per Planning and Codes.
- 2). The Report Card Committee determined some strategies not effective such as enforcing proper recycling. They also determined that the demand was low for a local trauma center to be located within the City.
- 3). People who are homeless reportedly are using city parks and wooded areas for refuge. People exposed to the elements deserve our attention. The City does not have local social services.
- 4). Local churches provide their facility for voting.
- 5). Most of the Goals/Objectives/Strategies in Community Facilities are on-going.

Recommendations from the Report Card Committee of 2018:

1. As an element, the community facilities portion is quite broad and a reorganization of some goals and revision of objectives and strategies could help provide more clarity of actions.
2. Goals 12 & 13 may be merged together to reduce redundancy within the strategies.
3. There were several strategies that did not have measurable outcomes or benchmarks that would be useful in evaluating progress.
4. A concern raised by the committee is whether public facilities and infrastructure planning and management are keeping pace with the growth of the City. In light of the aggressive development plans of the university that have developed only in the last couple years (after this initial plan was written), it is important to base priority areas on new and emerging issues that may come as a result of this growth.
5. Particular concern was suggested for proactive focus on quality of life issues as the City continues to expand.

Executive Summary Chapter 10 UCP icloud documents

Land use planning is the pre-eminent element of any comprehensive plan. At this juncture, the city of Clemson does not have a comprehensive master plan that effectively addresses the challenges facing the city from a land use, preservation, expansion, and overall development perspective. However, there is mention in several areas of the Land Use Element that master plans should be developed, i.e., with each of the potential annexation sites.

Thus, the PC strongly recommends the development of an integrated comprehensive master plan to provide the necessary vision, goals and strategies to allow Clemson to preserve and maintain its character, culture, and ambience that the citizens demand. This effort should utilize an external consultant who can effectively undertake a coordinated effort that addresses all elements (aspects) of development in Clemson.

The highest priorities identified by the Progress Report Committee for Land Use and the correlating Strategy are as follows:

1. Encourage the redevelopment of older multi-family areas to provide housing for underserved segments of the local market. (XII 2.3.6)
2. Encourage a greater diversity of options for lower middle income single-family housing, especially targeting housing in the \$100,000-\$200,000 range. (XII 2.3.8)
3. Partner with Clemson University to enhance the connectivity between the city and the university with particular emphasis on pedestrian, bicycle, and vehicular traffic. (XII 2.1.6)
4. Develop and implement plans to install amenities in older neighborhoods such as sidewalks, street lighting, and recreational spaces (XII 3.5.3)
5. Adopt a “Complete Streets” ordinance and require sidewalks on all new or updated roads and bikeways identified by the Master Bikeway Plan and Master Sidewalk and Trails Plan (XIII 1.1.3)
6. Update the city’s Land Use Development regulations to require sidewalks and bikeways and to increase roadway connectivity. (XII 1.1.11)
7. Provide effective transitions and interfaces between land uses, especially where single family neighborhoods adjoin more intense uses. (XII 3.2.1)
8. Amend the Zoning Ordinance to provide incentives to encourage affordable housing in all new developments (XII 3.4.3)
9. Create protection plans to maintain and support natural features. (XII 4.1.1)
10. Review and consider a range of incentives to promote desirable annexation. (XII 5.2.1)

New Goals and Strategies added to the Land Use Element to respond to citizens concerns and suggestions are as follows:

Goal XII.1 Establish a comprehensive master plan (CMP) that integrates all 11 elements as defined by the

state.

- 1.1.1 Compile a list of all existing master plans for individual areas into the CMP
- 1.1.2 Include a distinct section addressing a master plan for the downtown area
- 1.1.3 Provide funding for the completion of a downtown master plan

- 1.1.4 Hire expert consultants to create a master plan that visualizes the character and layout of future mixed-use and multi-family residential housing development projects, as well as open space provisions, providing a clear goal and outline for development in Clemson. (this was formerly XII 2.4.4)

Goal XII. 2

- 2.3.13 Ensure adequate road capacity is available prior to approval of new developments on main corridors (highway 123, 93 and 76)
- 2.4.8 Promote and incentivize the development of high rise or high density student housing complexes on the southern side of the city (south of Walker Course), 99 Wyatt, 120 Daniel Square and along Seneca Creek Road in Oconee County)
- 2.4.9 Incorporate density standards for residential component in all nonresidential districts
- 2.4.10 Incorporate impervious ratio requirements into all non-residential districts
- 2.4.11 Any residential housing permitted in Commercial districts (C, CM, CP2, CP3) must have side setbacks for emergency access.
- 2.4.12 Explore housing opportunities for persons of varying means and incomes (ie. Workforce and affordable housing) in mixed use projects and all other types of residential districts (Cross references in Housing VII 4.3.3)

Goal XII 3

- 3.2.2 Seek external funding (ie., state funding) to establish connecting trails between parks utilizing current utility right of ways