

# AGENDA

**MEETING OF MAYOR AND CITY COUNCIL  
CITY OF CLINTON  
MONDAY, JANUARY 4, 2010  
CITY COUNCIL CHAMBERS  
6:00 P.M.**

- A. MEETING CALLED TO ORDER BY MAYOR RANDALL
- B. INVOCATION
- C. APPROVAL OF MINUTES – December 7, 2009
- D. MAYOR TO RECOGNIZE CITIZENS REGISTERED TO ADDRESS CITY COUNCIL
- E. COUNCIL TO RECOGNIZE CLINTON CHRISTMAS PARADE WINNERS AND SPIRIT OF CHRISTMAS AWARD WINNERS (Page 1)
- F. CITY COUNCIL TO CONDUCT A PUBLIC HEARING ON A REZONING REQUEST AND AMENDMENT TO THE CITY ZONING MAP
  - 1. Council to Consider First Reading of an Ordinance Approving The Amendment of the City Zoning Map to Change the Zoning of 4.836 +/- Acres of Property Located on Musgrove Street from Residential (R-1) to Planned Development District (PDD) And to Designate it as the Musgrove Street PDD (Page 2)
- G. CITY COUNCIL TO CONDUCT A PUBLIC HEARING ON THE COMPREHENSIVE PLAN FOR THE CITY OF CLINTON
  - 2. Council to Consider First Reading of an Ordinance to Adopt the Comprehensive Plan for the City of Clinton in Compliance With South Carolina Code Section 6-29-510 (Page 27)
- H. CITY MANAGER'S REPORTS AND RECOMMENDATIONS
  - 3. Council to Consider Final Reading of an Ordinance Temporarily Suspending the Application of Sunday Sales Prohibition (Blue Laws) Within the Corporate Limits of the City of Clinton and Other Matters Related Thereto (Page 29)

4. Council to Consider Approval of An ID Card System for the City of Clinton (Page 31)
5. Council to Consider Approval of Bids for the Purchase of a Spare Transformer for the Asten Johnson Manufacturing Facility (Page 32)

I. CITY ATTORNEY'S REPORTS AND RECOMMENDATIONS

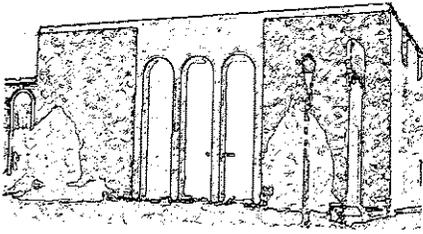
J. MAYOR'S REPORTS AND RECOMMENDATIONS

K. COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS

L. EXECUTIVE SESSION

1. Personnel Matter - Matters Relating to the Municipal Judge Position
2. Legal Matter - Receipt of legal advice which relates to a matter Covered by Attorney-Client Privilege
  - I-385 Water Line Replacement
3. Contractual Matter - Matters relating to the disposal of Property
4. Economic Development Matter - Matters relating to the funding of Economic Development initiatives
5. Personnel Matter - Matters relating to the appointment of Individuals to the following boards or committees:
  - Planning Commission
  - Design Review Board

M. ADJOURNMENT



# City of Clinton

211 N. Broad Street • Phone (864) 833-7505

Randy Randall, Mayor • Joshua L. Kay, City Manager

Clinton, South Carolina 29325

## MEMORANDUM

TO: MAYOR RANDALL AND MEMBERS OF CITY COUNCIL  
FROM: DIANNEL WYATT, EXECUTIVE DIRECTOR  
DATE: DECEMBER 28, 2009  
SUBJECT: CHRISTMAS AWARD WINNERS

The award winners of the 2009 Clinton Christmas Parade are:

1<sup>st</sup> Place - Clinton High School Marching Band  
2<sup>nd</sup> Place - The Dance Shop - Christmas in Hawaii  
3<sup>rd</sup> Place - Providence A.R. P. Church

Christmas decorations were judged throughout the community on December 15, 2009.  
The following were selected as winners:

### Southeast Quadrant

Mr. & Mrs. Callie Gault  
100 Horseshoe Lane

### Northeast Quadrant

The Wayne Steele Family  
405 Caldwell Street

### Southwest Quadrant

The Claude Davis Family  
37 Peachtree Street

### Northwest Quadrant

Mrs. Brenda Tucker  
402 Florence Street

Each will receive a \$25.00 credit on their utility bills

Business -

Designer's Alley  
West Main Street

Will receive a \$50.00 credit on their utility bill

## COUNCIL MEMBERS

Mary J. Byrd  
Daniel O. Cook, Jr.

John H. Dowdle  
Shirley Y. Jenkins

Eddie L. McGee  
Robert T. McLean



**CITY OF CLINTON  
STATE OF SOUTH CAROLINA**

**AN ORDINANCE APPROVING THE AMENDMENT OF THE CITY ZONING MAP  
TO CHANGE THE ZONING OF 4.836+/- ACRES OF PROPERTY LOCATED ON MUSGROVE  
STREET FROM RESIDENTIAL (R-1) TO PLANNED DEVELOPMENT DISTRICT (PDD) AND TO  
DESIGNATE IT AS THE MUSGROVE STREET PDD**

- WHEREAS,** by action of Ordinance the City of Clinton created a Zoning Ordinance which guides land use and development within the corporate limits of the City of Clinton, and;
- WHEREAS,** the said City of Clinton Zoning Ordinance outlines the procedure for a citizen to request a rezoning of property in accordance with the law of the State of South Carolina, and;
- WHEREAS,** the Planning Commission of the City of Clinton has reviewed a request to rezone from Residential R-1 to Planned Development District PDD 1.588+/- acres of property belonging to 2027 Land and Development Company, LLC, located on and near Musgrove Street and Red Line Street, and recorded as tax map numbers 901-10-01-025, 901-06-07-016, and 901-06-07-017 and depicted on a plat recorded in Plat Book 16 Page 34 and recorded in the Laurens County Tax Assessor's Office and is hereby referenced as to all metes and bounds of the said property, and;
- WHEREAS,** the Planning Commission held a public hearing regarding the property recorded as tax map numbers 901-10-01-025, 901-06-07-016, and 901-06-07-017 on the 10<sup>th</sup> day of November 2009 in accordance with applicable state law and the City of Clinton Zoning Ordinance, and advertised the public hearing in advance in accordance with the provision of the City of Clinton Zoning Ordinance, and posted the property in accordance with the provisions of the City of Clinton Zoning Ordinance, and;
- WHEREAS,** the Planning Commission of the City of Clinton has reviewed a request to rezone from Residential R-1 to Planned Development District PDD .15+/- acres of property belonging to 2027 Land and Development Company, LLC, located on and near West Red Line Street, and recorded as tax map numbers 901-06-06-004, and 901-06-06-014 and depicted on plats recorded in Plat Book 32 Page 275 and Plat Book 31 Page 165, respectively, and recorded in the Laurens County Tax Assessor's Office and is hereby referenced as to all metes and bounds of the said property, and;
- WHEREAS,** the Planning Commission held a public hearing regarding the property recorded as tax map numbers 901-06-06-004, and 901-06-06-014 on the 17<sup>th</sup> day of December 2009 in accordance with applicable state law and the City of Clinton Zoning Ordinance, and advertised the public

hearing in advance in accordance with the provision of the City of Clinton Zoning Ordinance, and posted the property in accordance with the provisions of the City of Clinton Zoning Ordinance, and;

**WHEREAS,** the City of Clinton Planning Commission has recommended that the property referenced herein be rezoned from Residential (R-1) to Planned Development District (PDD) and be included in the Musgrove Street Planned Development District, and;

**WHEREAS,** the City of Clinton Planning Commission has created regulations which are included in the current zoning ordinance which provide guidelines for development in the Musgrove Street Planned Development District (PDD), and;

**WHEREAS,** the City of Clinton Planning Commission has recommended that the Official City of Clinton Zoning Map and Ordinance be amended to reflect this change.

**NOW THEREFOR BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLINTON ASSEMBLED**

**SECTION 1:** That the City Council of the City of Clinton hereby approves the change in zoning for the property referenced herein and located inside the corporate limits of the City of Clinton from Residential (R-1) to Planned Development District (PDD) and designates it as part of the existing Musgrove Street Planned Development District (Musgrove Street – PDD).

**SECTION 2:** That the City Council of the City of Clinton hereby approves the necessary changes to the Official Zoning Map of the City of Clinton to reflect the changes described in this ordinance.

**SECTION 3:** That the City Council of the City of Clinton directs the City Manager or his designee to take such action or actions as may be necessary to document this amendment including the production of a certified modification to the Official City of Clinton Zoning Map.

**SECTION 4:** This ordinance shall become effective immediately upon approval and adoption.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Randy Randall, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Templeton, City Clerk

Planning Commission Public Hearing:  
First Reading:  
City Council Public Hearing  
Second Reading:

**Page 4**  
November 10, 2009 & December 17, 2009



# PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION  
MEETING OF NOVEMBER 10<sup>th</sup>, 2009

PLANNING CASE NUMBER 2009-0902A (Amendment to 2009-0902)

<b>LOCATION:</b>	Musgrove Street West Red Line Street	<b>APPLICANT:</b>	2027 Land and Development Company LLC
<b>EXISTING USE:</b>	Vacant and Residential	<b>PROPERTY OWNER:</b>	Multiple Owners
<b>PROPOSED USE:</b>	Multi-Family Residential	<b>APPLICATION:</b>	Zoning PDD Amendment
<b>CURRENT ZONING:</b>	R-1	<b>PROPOSED ZONING:</b>	PDD

## BACKGROUND

2027 Land and Development Company, LLC, has applied to the city to have 4.80+/- acres rezoned from R-1 to PDD. The application for PDD status was received on September 23, 2009. The planning commission reviewed the proposed zoning request and held a public hearing regarding the request on October 8<sup>th</sup>, 2009. City Council reviewed the request, reviewed the recommendation to approve the rezoning from the planning commission, and held a public hearing regarding the request on November 2, 2009.

Currently, the property under consideration is a mixture of vacant lots, abandoned homes, and residential lots. Portions of the property are adjacent to areas zoned C-2 and C-3.

The developer has requested that the planning commission amend the proposed Musgrove Street PDD to include three additional lots as listed below:

Tax Map No.	Location	Current Use	Current Zone	Size(+/-)
901-10-01-025	Musgrove Street	Vacant	R-1	.986 acres
901-06-07-016	Red Line Street	Vacant	R-1	.110 acres
901-06-07-017	Red Line Street	Abandoned Home	R-1	.492 acres



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PLANNING CASE NUMBER 2009-0902A (Amendment to 2009-0502)

Amending the boundaries of the Musgrove Street PDD to include these lots would increase the total size of the PDD to 5.328 acres.

### PROPOSAL

The applicant is proposing to develop the 5.328 acres of property into a multifamily residential area. The proposal calls for the construction of the project in phases. The first phase will include two (2) buildings. One building will be three stories and offer eighteen (18) rental units. The second building will be two stories with twelve (12) rental units. Additional phases, which may include three additional apartment buildings as well as community facilities such as a clubhouse or pool are planned. Proposed structures are of an architectural style that features brick and wood accents as well as architectural roof lines. Existing structures on the site would be demolished.

### ANALYSIS

The following analysis is provided to assist the Planning Commission in the review of this project.

#### *Zoning*

The City of Clinton Zoning Ordinance<sup>1</sup> provides for a specific analysis to be performed in regards to rezoning of property in the City of Clinton. This analysis is presented below for the consideration of the Planning Commission.

#### *Justification*

The proposed rezoning must be justified by a change in condition since the original zoning ordinance was passed. The area of this project, which is the interface between standard R-1 residential uses on Musgrove Street, civic uses located at the Public Safety Facility, and commercial uses in the downtown area, has changed over time. Previously, this area was single family residential. Currently, the area is losing its usefulness as single family residential, which is apparent by the increased number of vacant homes. The change in the local condition based on the expansion of Presbyterian College into the area creates a need for higher density lower cost housing in this neighborhood.

#### *Comprehensive Plan*

The *City of Clinton Comprehensive Plan*<sup>2</sup> identifies the lack of rental apartments and the lack of choice in housing as a weakness and identifies several goals aimed at mitigating those issues. The goals include encouraging affordable housing for all income groups and encouraging the rehabilitation of housing areas that are in disrepair. The development of the property on

<sup>1</sup> City of Clinton Zoning Ordinance Section 5.4.4

<sup>2</sup> City of Clinton. *City of Clinton Comprehensive Plan*. Clinton, South Carolina. 1998. Pg 49-50.



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Musgrove Street into a multi-family housing area addresses those two goals from the *Comprehensive Plan*.

*Precedents*

The Planning Department is not aware of any precedents that apply to this situation. Denial of the proposal may send a message that residential growth is not a priority within the City of Clinton and drive investment outside the city.

This is an amendment to a proposed PDD that was recommended for approval by the Planning Commission.

*City Services*

The city currently provides services to the area. The service burden in the area will be lessened due to the reinvestment in infrastructure at the site.

*Property Value Impact*

The redevelopment of this property is expected to increase the property value in the neighborhood based on the infrastructure improvements, elimination of dilapidated and abandoned housing in the area which will be cleared as part of this project, and the creation of a clear buffer between residential and commercial uses along the Musgrove Street Corridor. This development is expected to enhance and protect the existing residential neighborhood.

*City Policy Impact*

There is no foreseeable impact on existing city policies and procedures.

**REVIEW PROCESS**

The zoning classification of the property is subject to the following review process:

Review Process	Responsible Entity	Timeframe
Public Hearing (Musgrove Street PDD)	Planning Commission	October 8, 2009
Public Hearing (Musgrove Street PDD)	City Council	November 2, 2009
First Reading of Zoning Ordinance (Musgrove Street PDD)	City Council	November 2, 2009



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PLANNING CASE NUMBER 2009-0902A (Amendment to 2009-0502)

Public Hearing (PDD Amendment)	Planning Commission	November 10, 2009
Second Reading of Zoning Ordinance (if applicable) (Musgrove Street PDD)	City Council	December 7, 2009
Public Hearing (PDD Amendment)	City Council	December 7, 2009
First Reading of Zoning Ordinance (PDD Amendment)	City Council	December 7, 2009
Second Reading of Zoning Ordinance (if applicable) (PDD Amendment)	City Council	January 4, 2010

The construction and development of the property is subject to the following review process:

Review Process	Responsible Entity	Timeframe
Land Clearing Approval	Planning Department	TBA
Site Plan Review	Planning Department	TBA
Site Plan Review	Department of Public Works	TBA
Zoning Permit	Planning Department	TBA
Sign Permit	Planning Department	TBA
Landscaping Permit	Planning Department	TBA
Construction Review	Building Inspections	TBA
Building Code Inspections	Building Inspections	TBA
Certificate of Occupancy	Building Inspections	TBA

**PUBLIC NOTIFICATION AND COMMENT**

In accordance with the Zoning Ordinance of the City of Clinton, the property referred to in this report was signed with multiple zoning signs on all parcels and along all street frontages on October 21, 2009.

Public notices regarding the public hearing and the project were placed on display at the M.S. Bailey Municipal Center on October 21, 2009. Public notices were placed in the *Clinton Chronicle* on October 21, 2009.



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As of November 2, 2009, the Planning Department has received the following in regards to public comment and interest:

- One (1) request for information.

#### **ATTACHMENTS**

Exhibit A: Project Area Zoning Map  
Exhibit B: PDD zoning section: Musgrove Street Planned Development District

#### **NOTES**

The original PDD application is included as Appendix C to the staff report for Planning Case 2009-0902.

#### **SUBMITTAL**

Submitted to the City of Clinton Planning Commission for review and consideration on November 2, 2009.

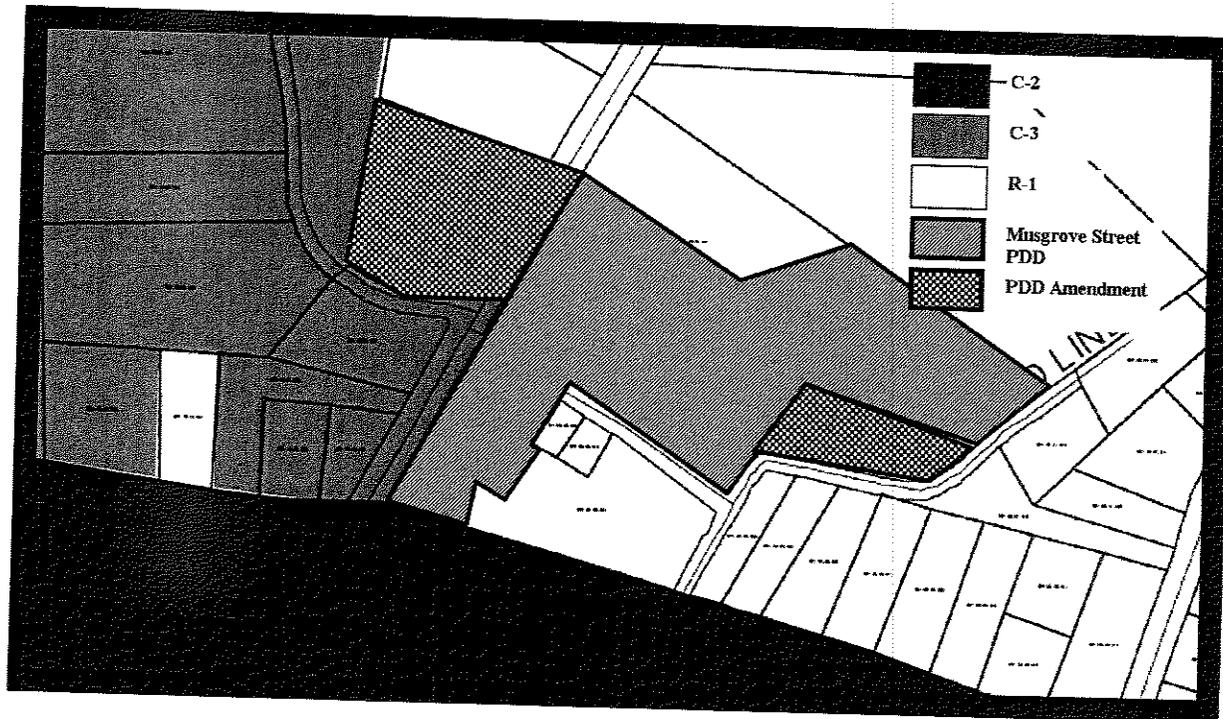
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Frank N. Stovall, Assistant City Manager / Planning Director



FOR THE PLANNING COMMISSION  
MEETING OF NOVEMBER 10<sup>th</sup>, 2009  
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Exhibit A: Project Area Zoning Map





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MEETING OF NOVEMBER 10<sup>th</sup>, 2009  
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Exhibit B: Proposed PDD Zoning Chapter

**4.14: Planned Development District: Musgrove Street Planned Development District**

**4.14.1: Intent**

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space.

**4.14.2 General**

Minimum Lot Size	2.5 acres
Minimum Lot Width	70 ft.
Minimum Floor Area:	11,500 sq ft. per apartment building
Setbacks:	Front: 10 ft
	Side: 5 ft
	Rear: 10 ft
Maximum Height:	60 ft.
% maximum Lot Coverage:	65%
Distance between habitable structures on same lot:	10 ft min.

**4.14.3 Uses**

- A. Permitted Uses: The following uses are permitted in the Musgrove Street Planned Development District provided that all specified standards are met.
  - 1. Single Family Residential Buildings
    - i. One (1) house per lot permitted.
  - 2. Duplex Residential Buildings
    - i. Up to two (2) units per lot permitted provided that the lot size meets the minimum lot area listed in section 4.14.2 of this ordinance.
  - 3. Multifamily Residential Units
    - i. More than two(2) units per lot are permitted provided that the lot size meets the minimum lot area listed in section 4.14.2 of this ordinance.
  - 4. Civic Buildings
    - i. Civic buildings including, but not limited to, schools, churches, playgrounds, parks, community halls, and government services buildings may be constructed in this zone.
- B. Prohibited Uses: The following uses are prohibited in the Musgrove Street PDD.



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1. Bars or taverns
2. Private clubs
3. Service or gas stations
4. Outdoor storage
5. Outdoor business
6. Drive through restaurant
7. Dry cleaning establishment
8. Sexually Oriented Businesses
9. Cellular Towers
10. Mobile / Manufactured Housing
11. Any use not listed as permitted is prohibited

**4.14.4: Parking**

- A. Parking shall meet general requirements in Chapter 3 Section 3.12 of the City of Clinton Zoning Ordinance.
- B. A minimum of two parking spaces per dwelling unit will be provided for all multi-family construction within the Musgrove Street PDD

**4.14.5: Landscaping**

- A. General Requirements: See landscaping requirements in Chapter 3 Section 3.10: Landscaping.
- B. Parking Areas
  1. Peripheral
    - i. Required landscaping area: At least 5' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings are to be provided.
    - ii. Required landscaping materials: Choose one:
      1. One (1) large maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape; or
      2. A combination of trees, hedge, other durable landscape material, or approved wall, fence, or earthen berm may be utilized to form a continuous landscape element of at least three feet (3') in height.
    - iii. Other requirements
      1. All portions of the landscaped area not planted with shrubs and trees or coved by a wall or fence barrier shall be planted in grass and/or some other vegetative ground cover; and



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2. Parked vehicles may overhang a landscaped area no more than two and one half feet (2.5'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and / or destruction by overhanging vehicles.
2. Interior
    - i. Required Landscaping Area: Five percent (5%) of the interior of any parking, loading, or other vehicular use area shall be landscaped. The location of such landscaping is at the option of the owner or developer; provided, however, the following standards shall apply;
      1. Landscape Island: shall be at least five feet (5') in width and ten feet (10') in length. Each island shall contain one large maturing tree plus shrubs and/or vegetative ground cover to cover the entire area.
      2. No more than twenty (20) parking spaces shall be permitted in a continuous row without being interrupted by a landscaped island.
      3. Each parking row shall terminate in a landscape island.
      4. Median Strip: shall be at least five feet (5') in width.
      5. Every fourth row of parking shall be separated by a median strip for landscaping and pedestrian purposes.
      6. Every median strip shall contain plantings of one large maturing tree at intervals of 30 to 40 feet, plus shrubs and/or vegetative ground cover to cover the entire area.
    - ii. Other Requirements:
      1. All portions of the landscaping area not planted with trees shall be planted in grass and/or with some other vegetative ground cover; and
      2. Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops and installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.
- C. Requirements for Boundaries Adjacent To any Residential Zoning District and Existing Residential Uses in the General Commercial District
    1. Required Buffer Area:
      - i. Minimum Width: 20 feet
    2. Required Buffering Materials:
      - i. Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
      - ii. 2 trees for every 100 linear feet.
      - iii. 17 shrubs per 100 linear feet.



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- iv. All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
3. Alternative 1: Buffering Requirements reduced by 25%(5 feet):
  - i. Minimum width may be reduced by 25% or five (5) feet with use of a landscaped earth berm.
  - ii. Berms shall be constructed within the property boundary meeting the following requirements:
    1. Minimum Height: 2 ft.
    2. Minimum Crown Width: 2 ft.
    3. Minimum Slope: 2:1
4. Alternative 2: Buffering Requirements reduced by 50% (10 feet):
  - i. Minimum width may be reduced by 50% or ten (10) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence.
  - ii. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
  - iii. Maximum wall height: 10 ft.
  - iv. Shrubs shall reach 1/3 of the height of the wall within 3 years.
5. Alternative 3: Buffering Requirements reduced by 60% (12 feet):
  - i. Minimum width may be reduced by 50% or twelve (12) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence, and a planted earth berm.
  - ii. Berms shall be constructed within the property boundaries meeting the following requirements:
    1. Minimum Height: 2 ft.
    2. Minimum Crown Width: 2 ft.
    3. Minimum Slope: Adjoining Property Boundary
  - iii. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
    1. Maximum wall height: 10 ft.
    2. Shrubs shall reach 1/3 of the height of the wall within 3 years.

#### 4.14.6 Tree Protection

- A. Refer to Chapter 3, Section 3.11 for general tree protection requirements.

#### 4.14.7: Signage

- A. Intent
  1. The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; and to



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increase the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

- B. Refer to section 3.4: Signage for general sign requirements.
- C. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.
- D. Sign Area: Shall be measured by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.
- E. Allowed Signs: The applicant may select two (2) of the following two (2) choices for a sign type per street frontage:
  - 1. Awning Sign
    - i. Maximum Size: 15% of exterior surface of the awning.
    - ii. Signs, symbols, or designs may be painted or sewn onto the awning.
  - 2. Freestanding (Ground) Sign
    - i. Maximum Size: 1 square foot for every 2 feet of street frontage.
    - ii. Maximum Height: 8 feet.
    - iii. Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
    - iv. No more than one (2) freestanding sign shall be allowed per parcel.
    - v. Freestanding signs may not be pole mounted and must be set in a brick or masonry base.
- F. Prohibited Signs:
  - 1. Moving signs of any type.
  - 2. Signs projecting above the roof line.
  - 3. Any sign not listed as being allowed is prohibited.



# PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION  
MEETING OF December 17th, 2009

PLANNING CASE NUMBER 2009-0902B (Amendment to 2009-0902)

<b>LOCATION:</b>	West Red Line Street	<b>APPLICANT:</b>	2027 Land and Development Company LLC
<b>EXISTING USE:</b>	Residential	<b>PROPERTY OWNER:</b>	Multiple Owners
<b>PROPOSED USE:</b>	Multi-Family Residential	<b>APPLICATION:</b>	Zoning PDD Amendment
<b>CURRENT ZONING:</b>	R-1	<b>PROPOSED ZONING:</b>	PDD

## BACKGROUND

2027 Land and Development Company, LLC, has applied to the city to have 4.80+/- acres rezoned from R-1 to PDD. The application for PDD status was received on September 23, 2009. The planning commission reviewed the proposed zoning request and held a public hearing regarding the request on October 8<sup>th</sup>, 2009. City Council reviewed the request, reviewed the recommendation to approve the rezoning from the planning commission, and held a public hearing regarding the request on November 2, 2009. City Council approved the creation of the Musgrove Street PDD later that month.

On November 10<sup>th</sup>, 2009, the Planning Commission reviewed a request and held a public hearing regarding the amendment of the boundaries of the Musgrove Street PDD to include three additional parcels totaling 1.58 +/- acres in size. The Planning Commission voted to recommend to City Council that the amendment be approved. City Council will review the recommendation of the Planning Commission regarding this amendment on January 4, 2010.

The applicant has since acquired two parcels totaling .15+/- acres adjacent to the existing Musgrove Street PDD and desires that these two parcels be included in the PDD.



FOR THE PLANNING COMMISSION  
MEETING OF NOVEMBER 10<sup>th</sup>, 2009  
PLANNING CASE NUMBER 2009-0902B (Amendment to 2009-0902)

The parcels under consideration for this amendment are two residential lots with homes constructed on them.

The developer has requested that the planning commission amend the Musgrove Street PDD to include two additional lots as listed below:

Tax Map No.	Location	Current Use	Current Zone
901-06-06-004	West Red Line Street	Residential	R-1
901-06-06-014	West Red Line Street	Residential	R-1

Amending the boundaries of the Musgrove Street PDD to include these lots would increase the total size of the PDD to 5.478 +/- acres.

**PROPOSAL**

The applicant is proposing to develop the 5.478 +/- acres of property into a multifamily residential area. The proposal calls for the construction of the project in phases. The first phase will include two (2) buildings. One building will be three stories and offer eighteen (18) rental units. The second building will be two stories with twelve (12) rental units. Additional phases, which may include three additional apartment buildings as well as community facilities such as a clubhouse or pool are planned. Proposed structures are of an architectural style that features brick and wood accents as well as architectural roof lines. Existing structures on the site would be demolished.

**ANALYSIS**

The following analysis is provided to assist the Planning Commission in the review of this project.

*Zoning*

The City of Clinton Zoning Ordinance<sup>1</sup> provides for a specific analysis to be performed in regards to rezoning of property in the City of Clinton. This analysis is presented below for the consideration of the Planning Commission.

*Justification*

The proposed rezoning must be justified by a change in condition since the original zoning ordinance was passed. The area of this project, which is the interface between standard R-1 residential uses on Musgrove Street, civic uses located at the Public Safety Facility, and commercial uses in the downtown area, has changed over time. Previously, this area was single family residential. Currently, the area is losing its usefulness as single family residential, which is

<sup>1</sup> City of Clinton Zoning Ordinance Section 5.4.4



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apparent by the increased number of vacant homes. The change in the local condition based on the expansion of Presbyterian College into the area creates a need for higher density lower cost housing in this neighborhood.

#### *Comprehensive Plan*

The *City of Clinton Comprehensive Plan*<sup>2</sup> identifies the lack of rental apartments and the lack of choice in housing as a weakness and identifies several goals aimed at mitigating those issues. The goals include encouraging affordable housing for all income groups and encouraging the rehabilitation of housing areas that are in disrepair. The development of the property on Musgrove Street into a multi-family housing area addresses those two goals from the *Comprehensive Plan*.

#### *Precedents*

The Planning Department is not aware of any precedents that apply to this situation. Denial of the proposal may send a message that residential growth is not a priority within the City of Clinton and drive investment outside the city.

This is an amendment to a PDD that was recommended for approval by the Planning Commission and approved by City Council.

#### *City Services*

The city currently provides services to the area. The service burden in the area will be lessened due to the reinvestment in infrastructure at the site.

#### *Property Value Impact*

The redevelopment of this property is expected to increase the property value in the neighborhood based on the infrastructure improvements, elimination of dilapidated and abandoned housing in the area which will be cleared as part of this project, and the creation of a clear buffer between residential and commercial uses along the Musgrove Street Corridor. This development is expected to enhance and protect the existing residential neighborhood.

#### *City Policy Impact*

There is no foreseeable impact on existing city policies and procedures.

### **REVIEW PROCESS**

<sup>2</sup> City of Clinton. *City of Clinton Comprehensive Plan*. Clinton, South Carolina. 1998. Pg 49-50.



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The zoning classification of the property is subject to the following review process:

Review Process	Responsible Entity	Timeframe
Public Hearing (Musgrove Street PDD)	Planning Commission	October 8, 2009
Public Hearing (Musgrove Street PDD)	City Council	November 2, 2009
First Reading of Zoning Ordinance (Musgrove Street PDD)	City Council	November 2, 2009
Public Hearing (PDD Amendment A)	Planning Commission	November 10, 2009
Second Reading of Zoning Ordinance (Musgrove Street PDD)	City Council	November 16, 2009
Public Hearing (PDD Amendment B)	Planning Commission	December 17, 2009
Public Hearing (PDD Amendments A & B)	City Council	January 4, 2010
First Reading of Zoning Ordinance (PDD Amendments A & B)	City Council	January 4, 2010
Second Reading of Zoning Ordinance (if applicable) (PDD Amendments A & B)	City Council	February 1, 2010

The construction and development of the property is subject to the following review process:

Review Process	Responsible Entity	Timeframe
Land Clearing Approval	Planning Department	TBA
Site Plan Review	Planning Department	TBA
Site Plan Review	Department of Public Works	TBA
Zoning Permit	Planning Department	TBA
Sign Permit	Planning Department	TBA
Landscaping Permit	Planning Department	TBA
Construction Review	Building Inspections	TBA
Building Code Inspections	Building Inspections	TBA
Certificate of Occupancy	Building Inspections	TBA



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### **PUBLIC NOTIFICATION AND COMMENT**

In accordance with the Zoning Ordinance of the City of Clinton, the property referred to in this report was signed with multiple zoning signs on all parcels and along all street frontages on December 2, 2009.

Public notices regarding the public hearing and the project were placed on display at the M.S. Bailey Municipal Center on December 2, 2009. Public notices were placed in the *Clinton Chronicle* on December 2, 2009.

As of December 11, 2009, the Planning Department has received the following in regards to public comment and interest:

- No comments

### **ATTACHMENTS**

Exhibit A: Project Area Zoning Map  
Exhibit B: PDD zoning section: Musgrove Street Planned Development District

### **NOTES**

The original PDD application is included as Appendix C to the staff report for Planning Case 2009-0902. Please refer to that report for the application.

### **SUBMITTAL**

Submitted to the City of Clinton Planning Commission for review and consideration on December 17, 2009.

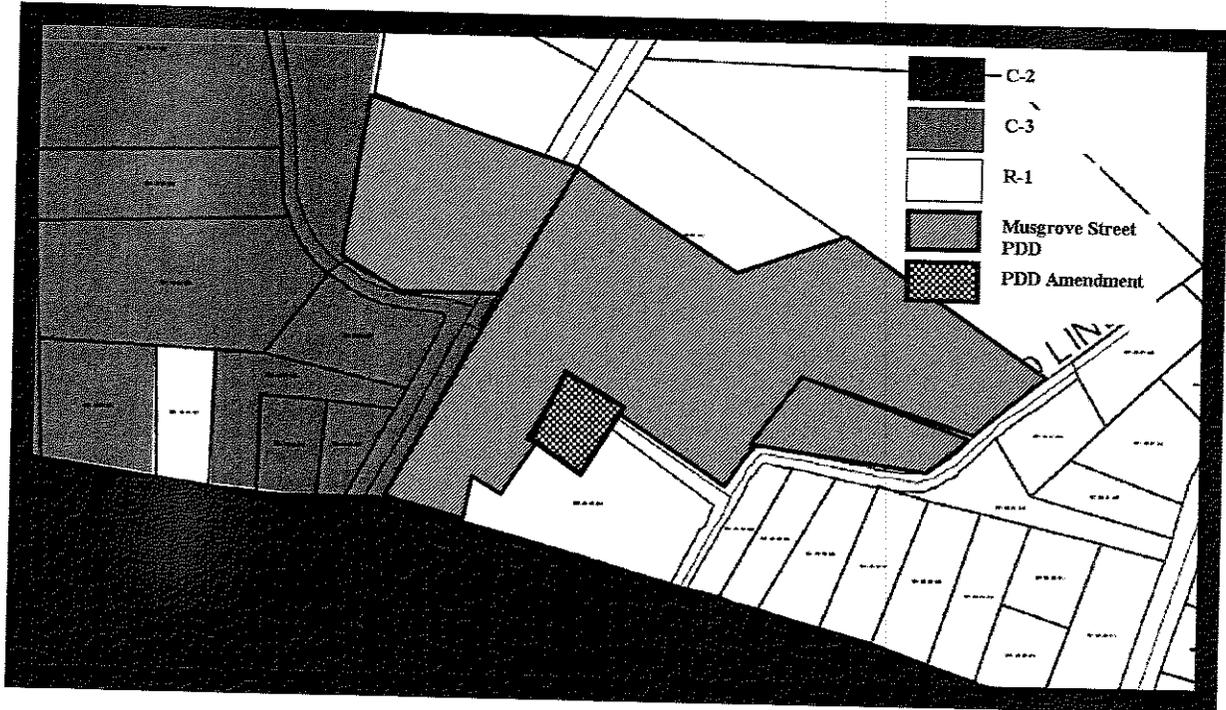
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Frank N. Stovall, Assistant City Manager / Planning Director



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Exhibit A: Project Area Zoning Map





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Exhibit B: Proposed PDD Zoning Chapter

**4.14: Planned Development District: Musgrove Street Planned Development District**

**4.14.1: Intent**

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space.

**4.14.2 General**

Minimum Lot Size	2.5 acres
Minimum Lot Width	70 ft.
Minimum Floor Area:	11,500 sq ft. per apartment building
Setbacks:	Front: 10 ft
	Side: 5 ft
	Rear: 10 ft
Maximum Height:	60 ft.
% maximum Lot Coverage:	65%
Distance between habitable structures on same lot:	10 ft min.

**4.14.3 Uses**

- A. Permitted Uses: The following uses are permitted in the Musgrove Street Planned Development District provided that all specified standards are met.
1. Single Family Residential Buildings
    - i. One (1) house per lot permitted.
  2. Duplex Residential Buildings
    - i. Up to two (2) units per lot permitted provided that the lot size meets the minimum lot area listed in section 4.14.2 of this ordinance.
  3. Multifamily Residential Units
    - i. More than two(2) units per lot are permitted provided that the lot size meets the minimum lot area listed in section 4.14.2 of this ordinance.
  4. Civic Buildings
    - i. Civic buildings including, but not limited to, schools, churches, playgrounds, parks, community halls, and government services buildings may be constructed in this zone.
- B. Prohibited Uses: The following uses are prohibited in the Musgrove Street PDD.



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1. Bars or taverns
2. Private clubs
3. Service or gas stations
4. Outdoor storage
5. Outdoor business
6. Drive through restaurant
7. Dry cleaning establishment
8. Sexually Oriented Businesses
9. Cellular Towers
10. Mobile / Manufactured Housing
11. Any use not listed as permitted is prohibited

**4.14.4: Parking**

- A. Parking shall meet general requirements in Chapter 3 Section 3.12 of the City of Clinton Zoning Ordinance.
- B. A minimum of two parking spaces per dwelling unit will be provided for all multi-family construction within the Musgrove Street PDD

**4.14.5: Landscaping**

- A. General Requirements: See landscaping requirements in Chapter 3 Section 3.10: Landscaping.
- B. Parking Areas
  1. Peripheral
    - i. Required landscaping area: At least 5' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings are to be provided.
    - ii. Required landscaping materials: Choose one:
      1. One (1) large maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape; or
      2. A combination of trees, hedge, other durable landscape material, or approved wall, fence, or earthen berm may be utilized to form a continuous landscape element of at least three feet (3') in height.
    - iii. Other requirements
      1. All portions of the landscaped area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or some other vegetative ground cover; and



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2. Parked vehicles may overhang a landscaped area no more than two and one half feet (2.5'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and / or destruction by overhanging vehicles.
2. Interior
    - i. Required Landscaping Area: Five percent (5%) of the interior of any parking, loading, or other vehicular use area shall be landscaped. The location of such landscaping is at the option of the owner or developer; provided, however, the following standards shall apply:
      1. Landscape Island: shall be at least five feet (5') in width and ten feet (10') in length. Each island shall contain one large maturing tree plus shrubs and/or vegetative ground cover to cover the entire area.
      2. No more than twenty (20) parking spaces shall be permitted in a continuous row without being interrupted by a landscaped island.
      3. Each parking row shall terminate in a landscape island.
      4. Median Strip: shall be at least five feet (5') in width.
      5. Every fourth row of parking shall be separated by a median strip for landscaping and pedestrian purposes.
      6. Every median strip shall contain plantings of one large maturing tree at intervals of 30 to 40 feet, plus shrubs and/or vegetative ground cover to cover the entire area.
    - ii. Other Requirements:
      1. All portions of the landscaping area not planted with trees shall be planted in grass and/or with some other vegetative ground cover; and
      2. Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops and installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.
- C. Requirements for Boundaries Adjacent To any Residential Zoning District and Existing Residential Uses in the General Commercial District
    1. Required Buffer Area:
      - i. Minimum Width: 20 feet
    2. Required Buffering Materials:
      - i. Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
      - ii. 2 trees for every 100 linear feet.
      - iii. 17 shrubs per 100 linear feet.



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- iv. All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
3. Alternative 1: Buffering Requirements reduced by 25%(5 feet):
  - i. Minimum width may be reduced by 25% or five (5) feet with use of a landscaped earth berm.
  - ii. Berms shall be constructed within the property boundary meeting the following requirements:
    1. Minimum Height: 2 ft.
    2. Minimum Crown Width: 2 ft.
    3. Minimum Slope: 2:1
4. Alternative 2: Buffering Requirements reduced by 50% (10 feet):
  - i. Minimum width may be reduced by 50% or ten (10) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence.
  - ii. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
  - iii. Maximum wall height: 10 ft.
  - iv. Shrubs shall reach 1/3 of the height of the wall within 3 years.
5. Alternative 3: Buffering Requirements reduced by 60% (12 feet):
  - i. Minimum width may be reduced by 50% or twelve (12) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence, and a planted earth berm.
  - ii. Berms shall be constructed within the property boundaries meeting the following requirements:
    1. Minimum Height: 2 ft.
    2. Minimum Crown Width: 2 ft.
    3. Minimum Slope: Adjoining Property Boundary
  - iii. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
    1. Maximum wall height: 10 ft.
    2. Shrubs shall reach 1/3 of the height of the wall within 3 years.

#### 4.14.6 Tree Protection

- A. Refer to Chapter 3, Section 3.11 for general tree protection requirements.

#### 4.14.7: Signage

##### A. Intent

1. The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; and to



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increase the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

- B. Refer to section 3.4: Signage for general sign requirements.
- C. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.
- D. Sign Area: Shall be measures by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.
- E. Allowed Signs: The applicant may select two (2) of the following two (2) choices for a sign type per street frontage:
  - 1. Awning Sign
    - i. Maximum Size: 15% of exterior surface of the awning.
    - ii. Signs, symbols, or designs may be painted or sewn onto the awning.
  - 2. Freestanding (Ground) Sign
    - i. Maximum Size: 1 square foot for every 2 feet of street frontage.
    - ii. Maximum Height: 8 feet.
    - iii. Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
    - iv. No more than one (2) freestanding sign shall be allowed per parcel.
    - v. Freestanding signs may not be pole mounted and must be set in a brick or masonry base.
- F. Prohibited Signs:
  - 1. Moving signs of any type.
  - 2. Signs projecting above the roof line.
  - 3. Any sign not listed as being allowed is prohibited.



**CITY OF CLINTON  
STATE OF SOUTH CAROLINA  
ORDINANCE**

**AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN FOR THE CITY OF CLINTON  
IN COMPLIANCE WITH SOUTH CAROLINA CODE SECTION 6-29-510**

**WHEREAS,** the City of Clinton Planning Commission has, pursuant to Section 6-29-510 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, by resolution, recommended that the City of Clinton Comprehensive Plan set forth in that certain document entitled *City of Clinton Comprehensive Plan 2010* and attached hereto and incorporated herein by reference as Exhibit "A", be adopted by the City Council of the City of Clinton; and

**WHEREAS,** the City of Clinton Comprehensive Plan includes those planning elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 to be contained in a local comprehensive plan, namely: (1) a population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics; (2) an economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base; (3) a natural resources element which considers slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types; (4) a cultural resources element which considers historic buildings and structures, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources; (5) a community facilities element which considers water supply, treatment and distribution; sewerage system and wastewater treatment; solid waste facilities; education facilities, and libraries; (6) a housing element which considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing; (7) a land use element which considers existing and future land use by categories and components; (8) a transportation element which considers transportation facilities including road improvement, new road construction, transit projects, pedestrian and bicycle projects, and other elements of the transportation network; and (9) a priority investment element which considers coordination among local and regional governments and local and regional public service providers resulting in future development that is more cost effective and more efficient in the consumption of land; and

**WHEREAS,** the nine (9) planning elements enumerated above are an expression of the recommendations of the City of Clinton Planning Commission to the City Council of the City of Clinton with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of the Commission's area of jurisdiction, and consideration of the fiscal impact on property owners.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLINTON ASSEMBLED** that:

**SECTION 1** **Adoption of the Comprehensive Plan.** The City Council of the City of Clinton, South Carolina, hereby adopts the City of Clinton Comprehensive Plan entitle *City of Clinton Comprehensive Plan 2010* as set forth in Exhibit "A" attached hereto, under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with Section 6-29-510, *et seq.* Of the *Code of Laws of South Carolina*, 1976, as amended.

ORDAINED this \_\_\_ day of \_\_\_\_\_, 2010

\_\_\_\_\_  
Randy Randall, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Templeton, City Clerk

PLANNING COMMISSION RESOLUTION:

PUBLIC HEARING ADVERTISED DATE:

PUBLIC HEARING:

FIRST READING:

SECOND READING:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**CITY OF CLINTON  
STATE OF SOUTH CAROLINA  
ORDINANCE**

**AN ORDINANCE TO TEMPORARILY SUSPEND THE APPLICATION OF SUNDAY SALES PROHIBITIONS  
(BLUE LAWS) WITHIN THE CORPORATE LIMITS OF THE CITY OF CLINTON  
AND OTHER MATTERS RELATED THERTO**

**WHEREAS,** pursuant to Section 53-1-160 of the South Carolina Code of Laws, 1976, as amended (the "Code), the City Council of the City of Clinton is authorized to suspend Sunday sales prohibitions contained in 53-1-5 et. Seq. of the Code, commonly referred to as "Blue Laws", which declares that it is unlawful for some businesses to open on Sundays in the City of Clinton before 1:30 p.m.; and

**WHEREAS,** the City of Council of the City of Clinton recognizes that many Clinton merchants depend upon the holiday season and weekends to earn the majority of the revenues that support their annual budgets and pay their employees, and further Clinton merchants will be competing for business with businesses in surrounding counties and municipalities which open their businesses before 1:30 p.m. on Sundays; and

**WHEREAS,** the City Council of the City of Clinton further recognizes that the ability to shop on Sundays, while not mandatory, is a personal choice and may be a convenience to the public and in the current best interest of the City of Clinton and its citizens; and

**WHEREAS,** the City Council of the City of Clinton further recognizes and finds that Chapter 1 of Title 53 of the Code provides extensive legal protections to persons who not wish to work on a Sunday or Saturday, depending upon the individual person's regular day of worship; and

**WHEREAS,** the City of Clinton , a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its City Council desires to exercise its authority under Section 53-1-160 of the Code and suspend Sunday work prohibitions contained in Section 53-1-5 et. Seq. of the Code, thus allowing business in the City of Clinton to open prior to 1:30 p.m.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLINTON ASSEMBLED**

**SECTION 1:** Pursuant to Section 53-1-160 of the Code, the City of Clinton hereby temporarily suspends Sunday work prohibitions contained in Section 53-1-5 et. Seq. of the Code, thus allowing businesses in the City of Clinton to open prior to 1:30 p.m. until May 31, 2010.

**SECTION 2:** All orders and resolutions in conflict herewith, to the extent of such conflict only, are repealed and rescinded.

**SECTION 3:** Should any court of competent jurisdiction deem any part or portion of this Ordinance unconstitutional or otherwise unenforceable, such findings shall not affect the remainder hereof, all of which is hereby deemed separable.

**SECTION 4:** This ordinance shall take effect at midnight on January 4, 2010 and shall automatically expire at midnight on May 31, 2010 unless the City Council of the City of Clinton renews or enacts further legislation concerning this matter.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Randy Randall, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Templeton, City Clerk

FIRST READING:            DECEMBER 7, 2009

SECOND READING:        JANUARY 4, 2010

CITY OF CLINTON  
OFFICE OF PURCHASING MANAGER  
P.O. Drawer 507  
Clinton, SC 29325

December 18, 2009

**Award of Bid:** ID Card System

**REPORT IN BRIEF**

Request approval of an ID Card System to be utilized by each of the City's Departments.

**BACKGROUND**

The City of Clinton has received funds via a Federal Grant to procure an ID Card System to create identification cards for each of the City's Employees.

**DISCUSSION**

This card system can be utilized by the City for multiple functions. In the event of an emergency, city employees will have the identification that will enable them to enter the area as needed, will allow employees to show proof of employment to residents when doing work on their property, allow for the transition to a time clock system and many other security applications as deemed necessary by the City Manager and his staff.

**FISCAL IMPACT**

This purchase is totally funded by the Department of Justice Grant. There will be no match on the City's part. The City will however make the purchase and submit the proper paperwork for 100% reimbursement from the Department of Justice Grant.

**RECOMMENDATION**

It is my recommendation that the City purchase this system from Alpha Card Systems of Corte Madera, CA.

**BID TABULATION**

**ID Card System**

<b>Bidders:</b>	Alpha Card	Color ID	ID Shop #1	ID Shop #2
<b>Location:</b>	Portland, OR	Cornelius, NC	Greenwood, SC	Greenwood, SC
<b>ID Card System</b>	\$2,293.45	\$2,558.82	\$3,995.00	\$3,995.00
<b>Options</b>				\$1,195.00
<b>Sales Tax</b>	\$160.54	\$179.12	\$279.65	\$363.30
<b>Freight</b>	\$0.00	\$0.00		
<b>TOTALS</b>	\$2,453.99	\$2,737.94	\$4,274.65	\$5,553.30
<b>Delivery</b>	5 days ARO	14 days ARO	5 days ARO	5 days ARO

CITY OF CLINTON  
OFFICE OF PURCHASING MANAGER  
P.O. Drawer 507  
Clinton, SC 29325

December 28, 2009

**Award of Bid**

**REPORT IN BRIEF**

Proposals were accepted December 21, 2009 for the purchase of a spare transformer for the Asten Johnson Manufacturing facility. Proposals were received from four suppliers.

**BACKGROUND**

Currently there are two transformers in service at this facility with the need for a spare in the event of a failure of one of the two units in service.

**DISCUSSION**

The apparent low bidder is Line Equipment Sales of W. Columbia bidding a Pauwels Transformer at a cost of \$31,543.00. At the time of the evaluation of these proposals by the City's Electrical Engineer, several questions have arisen concerning the low bidder's specifications. Due to the Holidays the supplier is closed until after January 1, and these questions cannot be answered until that time.

**RECOMMENDATION**

It is our policy to accept the bid from the lowest bidder, but due to the circumstances that the bidder is closed until January 1, I am recommending that Mayor and Council consider the purchase of this transformer at a cost not to exceed \$55,989.00.

**BID TABULATION**

SEE ATTACHED

City of Clinton  
Clinton, South Carolina

BID TABULATION SUMMARY

Bids Received : December 21, 2009  
2:00 PM

1500 kva 3 PHASE TRANS. ASTEN-JOHNSON

Bidders: \_\_\_\_\_  
Location: \_\_\_\_\_

1500 kva 3 Phase Trans.

Manufacturer

Delivery - ARO

Line Equipment	Line Equipment	WESCO	Shealy Electrical
W. Cola, SC	W. Cola, SC	W, Cola, SC	Greenville, SC
\$54,785.00	\$31,543.00	\$50,737.00	\$33,652.75
Cooper	Pauwels	ABB	CG Power Systems
10 - 12 wks	7 - 9 wks	14 wks	8 - 10 wks
Page 35			
<b>TOTALS</b>		\$50,737.00	\$33,652.75

Taxes

TOTALS

BID TABULATION SUMMARY

Bids Received : December 21, 2009  
2:00 PM

City of Clinton  
Clinton, South Carolina

1500 kva 3 PHASE TRANS. ASTEN-JOHNSON

Bidders: \_\_\_\_\_  
Location: \_\_\_\_\_

1500 kva 3 Phase Trans.

Manufacturer

Delivery - ARO

Taxes

HD Supply				
Wake Forrest, NC				
\$55,989.00				
Cooper				
10 - 12 wks				
\$55,989.00				

TOTALS