June 30, 1983
Called Meeting

Present: Mayor Summey, Mr. Chaka, Mr. Evatt, Mr. Gambrell, Mr. Porter, Mr. Rampey

In addition: Administrator/Waste Treatment Operator Garrick
Also present: P. Davidson, Greenville News; L. Garrett, Messenger; S. Seaborn, Monitor; Bob Holmes, Rick Holmes, Mrs. Bob Holmes-Student Condo-Housing; Clarence Phillips

The Mayor called the Meeting to order.

A. The Administrator and the Mayor reported on the status of the water tank. It was noted that an addendum was being issued to the 5 original bidders requesting that the earthquake specifications be removed.
In addition, funds were to be transferred from the Community Development Project and a balance of 24,000 from a state grant awarded to the City of Clemson is to be committed to the project.

B. Review of Planning Commission Activities
1. Ramseur Street/Gassaway Area Re-zoning
Recommendation was presented from the Planning Commission to rezone this area from R-6 to R-12.
Motion by Mr. Chaka; second by Mr. Gambrell to adopt on first reading. Vote unanimous.
2. Central Washette/Used Cars
Recommendation was presented from the Planning Commission that Central Washette/Used Cars be rezoned from R-6 to General Commercial.
Motion by Mr. Gambrell; second by Mr. Evatt to approve on 1st Reading. Vote unanimous.

The Mayor asked that Item #3 concerning Peyton Moore's Development be combined with the request from Student Condohousing for the purpose of discussion.

(At the outset, Mr. Chaka wanted it known that, contrary to printed reports-his mind was not made up at the first meeting. He did wish a contract to be presented for study by the entire Council-with his decision being based on this information).

Mr. Garrick presented a report on the operating status of the plants. He stated that he was not opposed to growth as long as the city had the capacity to handle it. He did note that it would be impossible to run the plants with the new growth without expansion in the immediate future.

The Mayor then asked each of the Council members to express their opinion.

Mr. Porter stated that he was in favor of growth, provided that plans were made to expand the plants. He felt that this was a fair proposal and recommended adoption.
Mr. Chaka stated that the lack of sewerage capacity would be a hinderence to growth and the only way that he would favor this project was if plans were made to increase sewerage capacity.
Mr. Gambrell stated that he was in favor of this project because of the financial potential for the Town.
Mr. Rampey stated that he would be in favor of the project if it would not cause a burden for the taxpayers.
Mr. Evatt stated that he was not against growth, but that based on Mr. Garrick's statements it would be necessary to expand the South Plant. Mr. Evatt further stated that he knew that the cost would have to be borne by the townspeople. He wanted it known that he was thinking about the health of the Town and the well-being of its citizens.

The Mayor stated that he was in favor of the project and made a proposal that the up-front monies be placed in a fund for the expansion of the South Plant.

The following motion was made by Mr. Chaka----Move that the Town provide sewerage capacity for Student Condohousing (as per contract); provided that $100,000 of the up-front monies be set aside for the expansion of the South Plant. Be it further provided that the Town will vigorously pursue grant and loan monies from various sources to make this construction a reality within the near future. 2nd by Mr. Gambrell.

Vote 5-1 in favor. Mr. Evatt opposed for reasons stated previously.
It was noted that the site plans must be approved by the Planning Commission.

Recommendation of the Planning Commission concerning Willow wood.
The Planning Commission recommended that the balance of the property be rezoned to General Residential. Mr. Moore, the developer, stated that a maximum of 42 units would be constructed (no more than 4 quadruplexes).
Motion by Mr. Gambrell; second by Mr. Porter to adopt on 1st reading. Vote 5-1 in favor. Mr. Evatt opposed.

Meeting adjourned.