South Carolina Planning Education Advisory Committee
(SCPEAC)

October 2, 2026

NOTICE OF DECISION

Title of Program: Next Steps After the Comprehensive Plan

Organization: City of Clinton

The following action has been taken by the SCPEAC on this application:

APPLICATION RECEIVED	Date: October 1, 2026
APPLICATION REVIEWED	Date: October 2, 2026
ACCEPTED WITHOUT OBJECTION	Date: N/A

a) ___X___ ACCREDITED for: 3 Hours (180 minutes) CE credit hours: 3 CE

b) _____DENIED ACCREDITATION

c) _____RETURNED for more information

If accredited:

a) Authorized Course No.: 2026-06

b) Date of accreditation: October 2, 2026

Certification Signature, MASC Administrative Representative: L P. Floyd

Certification Signature, SCPEAC Representative: Stephanie Monroe Tillerson

For further information, contact Urica Floyd at 803-354-4754 or the committee at SCPEAC@masc.sc.

Municipal Association of SC • 1411 Gervais Street • Columbia, SC • 29201
Phone: 803.354.4754
Email: SCPEAC@masc.sc
Website: https://www.scstatehouse.gov/SCPEAC/

Application for Accreditation of a Continuing Education Program or as a Sponsor Organization

NOTE: This certification form, together with the required information referenced therein, shall be submitted to the South Carolina Planning Education Advisory Committee (SCPEAC). Applications are due no later than at least 30 days prior to the first scheduled presentation of a program or class. Once submitted, as the applicant, if you have not been contacted within 5 business days of a submittal, you should reach out with an email or phone call to scpeac@masc.sc or to 803.354.4754 for application status. Approvals are generally granted within 24 to 48 hours. If no objections are raised by a member of the SCPEAC within 10 business days of receipt, the program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled with appropriate public notice, as soon as reasonably possible, to review the application. The Committee will consider extenuating circumstances where the 30-day deadline cannot be met.The primary applicant or staff member organizing the training must meet the minimal educational requirements of at least an undergrad degree, plus 5 years experience in the planning field.

Reason for Application

Choose one:

○ Request as a Local Official for Continuing Education Program Approval ⊙ Request as an Organization for Accreditation of a Continuing Education Training ○ Request as an Organization to be an Approved Sponsor of Continuing Education Programs

Applicant Information

*The primary applicant or staff member submitting the training for approval must meet the minimal educational requirements of at least **an undergrad degree, plus 5 years experience in the planning field**. The submitting applicant certifies the proposed Continuing Education Program meets the educational requirements in Section 6-29-1340 of the South Carolina Code of Laws and that the proposed presenter is qualified to give the presentation.*

Name

First	Last
Phil	Lindler

Municipality/County/Organization
City of Clinton

Position
Planning Consultant

Phone
(864) 941-0376

Email
plindler@cityofclintonsc.com

If you are a COG Director, indicate which jurisdiction the certification is being requested for:

Applicant Resume/Vita
Lindler Bio.docx

Information About Organization Providing the Training

Organization Name
City of Clinton

Organization Address
211 N Broad St
Address Line 1

Address Line 2

Clinton
City

South Carolina
State

29325
Zip Code

Organization Phone
(864) 833-2790

Organization Website
https://cityofclintonsc.com

Name of Training Contact
Phil Lindler

Title of Training Contact
Planning Consultant

Training Contact's Phone
(864) 941-0376

Training Contact's Email
plindler@cityofclintonsc.com

Training Program Information

Title of Planned Training or Program
Next Steps After the Comprehensive Plan

Date of Training
11/17/2026

Length of Training Session (i.e. 60 minutes, 90 minutes, 3-hours, etc.)
3 hours

Training Location

211 N Broad St, Clinton SC 29325

Brief description of the Training or Program and its relevant content:

The City of Clinton has recently adopted a comprehensive plan. This training session is geared towards having the city's three boards and commission together to identify the major goals identified within the plan, how their bodies are tasked with working on each issue, and prioritizing a work program for the next year. Essentially, this session is to begin the implementation process for the comprehensive plan.

Method of presentation (in-person; virtual; or other):	**When will materials be distributed (before or at the time of the program):**
In-person	At the Time of the Program

Description of materials to be distributed:

Slides of the Powerpoint, copies of the adopted comprehensive plan, current zoning ordinance, and current land development regulations.

Method of Advertisement (Describe how you plan to notify local officials of the program):

Email and public notice

Additional Comments

The date identified for this presentation is November 17. However, an additional date in December may be added to ensure all appointed officials receive the training.

Required Attachments

Brochure, if available:

Course Presenter(s) and credentials (include brief resumes and qualifications, combine into one .pdf document):
Lindler Planning Consultants Firm Profile.pdf

Copies of all handouts and course materials (combine into one .pdf document). If the course materials is a video/webinar recording include an informational sheet with video summary, links to the host site of the video, etc.:
Next_Steps_After_the_Comprehensive_Plan_Clinton_REVISED_v2.pptx

Evaluation Form and method of evaluation (each program must be evaluated, combine into one .pdf document):
Clinton Comprehensive Plan Next Steps Survey.docx

Certification. By submitting this application, the applicant agrees to:

1. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel, or lodging costs will be the responsibility of the Committee member.

2. The applicant acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and as may be required by the SCPEAC.

PHIL LINDLER, AICP

Lindler Planning Consultants

Expertise:

Phil Lindler provides more than 30 years of planning and zoning experience in land use management, zoning ordinance development, adoption, amendment, and enforcement and land development regulation development and amendment, including development review and project management. Mr. Lindler's experience also includes comprehensive planning, district planning, local government planning management services, and planning official training.

Prior to going into private practice with Lindler Planning Consultants in 2022, Mr. Lindler served as planning director for the Greenwood City/County Planning Department in Greenwood, South Carolina for 21 years where he managed combined planning services for Greenwood County, the City of Greenwood and the towns of Ninety Six and Ware Shoals.

Mr. Lindler's experience combines familiarity with all aspects of planning for the built environment, while ensuring that public and private development fit local and regional goals.

Mr. Lindler lives in Greenwood and is a new grandfather.

Education:

Master of City & Regional Planning
Clemson University

Bachelor of Sociology and Urban Geography
Clemson University

Professional Organizations:

American Institute of Certified Planners

American Planning Association

SC Chapter of the American Planning Association

Affiliations:

Former South Carolina Planning Education Advisory Committee Member / Chair

Former President of the South Carolina Chapter of the American Planning Association

Former Co-Chair, Ten at the Top Upstate Planners Group

FIRM PROFILE

PHIL LINDLER, AICP

Principal

Lindler Planning Consultants



Lindler
Planning Consultants

Expertise:

Phil Lindler provides more than 32 years of planning and zoning experience in land use management: zoning ordinance development, adoption, amendment, and enforcement and land development regulation development and amendment, including development review and project management. Mr. Lindler's experience also includes comprehensive planning, district planning, local government planning management services, and planning official training. Mr. Lindler was worked extensively with the development community in industrial, commercial and residential projects.

Prior to going into private practice with Lindler Planning Consultants in 2022, Mr. Lindler served as planning director for the Greenwood City/County Planning Department in Greenwood, South Carolina for 21 years where he managed combined planning services for Greenwood County, the City of Greenwood and the towns of Ninety Six and Ware Shoals.

Mr. Lindler's experience combines familiarity with all aspects of planning for the built environment, while ensuring that public and private development fit local and regional goals.

Mr. Lindler is a member of the American Institute of Certified Planners.

Since 2022, Lindler Planning Consultants has provided professional planning services to communities across the Midlands and Piedmont regions of South Carolina. Our projects include comprehensive planning, zoning ordinance development and amendment, land development regulation updates, planning official training, and land use management. Our community planning services provide clients with the necessary tools to guide policy decisions related to growth, development and redevelopment.

Education:

Master of City & Regional Planning
Clemson University

Bachelor of Sociology and Urban Geography
Clemson University

Professional Organizations:

American Institute of Certified Planners

American Planning Association

SC Chapter of the American Planning Association

Affiliations:

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Former President of the South Carolina Chapter of the American Planning Association

Former Co-Chair, Ten at the Top Upstate Planners Group

Phil Lindler, AICP
228 Chatham Drive
Greenwood, South Carolina 29649
(864) 941-0376

EXPERIENCE

Lindler Planning Consultants – Greenwood, South Carolina

07/2022 – present ***Owner and Principal***

Responsibilities include:

- Professional planning services to local governments and planning-related agencies
- Updates to and development of Comprehensive Plans
- Proposal modifications to Zoning Ordinances and Land Development Regulations
- Technical assistance to local planning efforts
- Data analysis and directed research
- Local government official training

Greenwood City/County Planning Department – Greenwood, South Carolina

11/2002 – 06/2022 ***Director of City/County Planning***
09/2002 – 11/2002 ***Manager of Long-Range Planning***
10/1996 – 09/2000 ***Assistant Planning Director***

Responsibilities included:

- Provided technical support to the Councils of Greenwood County, the City of Greenwood, the Town of Ninety Six and the Town of Ware Shoals
- Provided technical support to the Greenwood Joint Planning Commission, Greenwood Joint Board of Zoning Appeals, and City of Greenwood Board of Architectural Review through long-range reports and development review of large-scale developments
- Prepared ordinance amendments to county and municipal zoning ordinances and zoning maps in compliance with the Comprehensive Plan
- Developed the consolidated Comprehensive Plan and Update for Greenwood County and its local governments in compliance with state law
- Provided the process and annual updates to the County Capital Improvements Program
- Developed the Lake Greenwood Master Plan process for a three-county district plan
- Proposed amendments to the land development regulations
- Coordinated development proposals for hundreds of industrial, commercial and residential developments from conceptual plans to final construction

Horry County Planning Department – Conway, South Carolina

12/1995 – 09/1996 ***Senior Planner***
05/1994 – 12/1995 ***Planner***

Responsibilities included:

- Provided technical support to the Horry County Council through preparation of reports
- Managed the land development review process for residential developments
- Developed the Town of Aynor Comprehensive Plan
- Prepared and organized the County Land Development Regulations

PROFESSIONAL MEMBERSHIP, CERTIFICATIONS AND EDUCATION

South Carolina Planning Education Advisory Committee (SCPEAC)

2021 – 2023 *Chair*
2013 – 2023 *Committee Member representing the South Carolina Association of Counties (SCAC)*

South Carolina Chapter of the American Planning Association (SCAPA)

2008 – 2010 *President*
2000 - 2012 *Officer*

American Institute of Certified Planners (AICP)

2007 *Continued Professional Development Honor*
1996 *Membership Awarded*

Clemson University – Clemson, South Carolina

1994 *Master of City and Regional Planning*
1992 *Bachelor of Sociology and Urban Geography*

Next Steps After the Comprehensive Plan
City of Clinton
November 17, 2026

Name of Program:
Next Steps After the Comprehensive Plan
Date:
November 17, 2026
Speakers:

Please rate the following on a scale from 1 to 5 by circling the appropriate number:
1= Strongly Disagree; 2 = Disagree; 3 = Neutral; 4 = Agree; 5 = Strongly Agree

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
1 – The topic of this continuing education was interesting and/or relevant to my role in local planning.	1	2	3	4	5
2 – The speaker demonstrated comprehensive knowledge of the subject matter.	1	2	3	4	5
3 – The speaker conveyed the material effectively.	1	2	3	4	5
4 – The presentation was well-prepared and the session was well organized.	1	2	3	4	5

What was the most valuable part of this session?

What could have been done to improve this session?

Ideas for future continuing education topics:

NEXT STEPS AFTER THE COMPREHENSIVE PLAN

Priority Projects + Regulatory Implementation Workshop

Planning Commission • Board of Zoning Appeals • Design Review Board

Training Session

Turn the 2026 Comprehensive Plan into a focused work program for the coming year.

CITY OF CLINTON, SOUTH CAROLINA

Today's Assignment

Move from adopted policy to a short list of projects the boards can advance during the next 12 months.

1 Understand

Identify the Comprehensive Plan goals that require regulatory, design, or development-review action.

2 Discuss

Consider which amendments would make the greatest practical difference to housing choice, neighborhood quality, land-use compatibility, and development clarity.

3 Prioritize

Select a manageable work program: what should be studied first, who should lead, and what can realistically be completed this year?

WORKSHOP OUTCOME

A board-specific priority list that staff can translate into ordinance amendments, design standards, studies, and implementation tasks.

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

The Plan Is the Policy Foundation

The Comprehensive Plan is intended to guide rezonings, subdivision approvals, annexation, infrastructure decisions, and amendments to local regulations.



- Use the Future Land Use Map as the long-term test for rezonings and development patterns.
- Review zoning and land development regulations regularly rather than waiting for conflicts to accumulate.
- Keep board decisions tied to adopted policy, clear standards, due process, and documented findings.

THREE BOARDS • DIFFERENT ROLES

Who should focus on what?

The strongest implementation program assigns each issue to the board best positioned to advance it—while recognizing that some topics require coordination.

Planning Commission

Zoning + LDR amendments • Future Land Use consistency • subdivision standards • growth management

Board of Zoning Appeals

Clear standards • recurring variance/special-exception issues • nonconformities • ordinance usability

Design Review Board

Historic overlay • design standards • adaptive reuse • downtown character • signage and façade guidance

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

Findings → Amendments: Housing Choice + Affordability

Direct findings in the Housing Element point to specific zoning amendments—not just general policy discussion.

PLAN FINDING	DIRECT ZONING / LDR RESPONSE TO DISCUSS
Limited Housing Diversity Constrains Options for Residents. *Housing General Findings • 5-1*	Broaden permitted housing types where appropriate: duplexes, townhomes, apartments, cottage/small-lot housing and ADUs; establish dimensional/design standards for each.
Strong Single-Family Growth Masks Minimal Multifamily Production. *Housing General Findings • 5-1*	Review use permissions and approval procedures for multifamily and missing-middle housing; replace unnecessary discretionary approvals with objective compatibility standards where appropriate.
Housing Affordability Is Fragile Despite Lower Costs. *Housing General Findings • 5-1*	Audit minimum lot size, setbacks, parking and related dimensional requirements for avoidable cost impacts; consider calibrated incentives for workforce/affordable housing.
Student Housing Demand Influences Neighborhood Conditions. *Housing General Findings • 5-2*	Clarify rental/occupancy use definitions, parking and property-maintenance standards so off-campus housing is administered consistently.

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

Findings → Amendments: Housing Growth + Neighborhood Form

These findings translate most directly into the Land Development Regulations and subdivision standards.

PLAN FINDING	DIRECT ZONING / LDR RESPONSE TO DISCUSS
Major Development Approvals Signal a Transformative Decade Ahead. *Housing General Findings • 5-1*	Update subdivision/LDR standards before build-out: infrastructure phasing, sidewalks, street connectivity, open space, access, buffering and predictable review procedures.
Extensive Vacant Residential Land Provides Long-Term Growth Capacity. *Housing General Findings • 5-1*	Create infill-friendly lot and dimensional standards; address nonconforming lots; consider pattern-book concepts for compatible vacant-lot development.
Annexation and Growth Management Will Define Future Housing Patterns. *Housing General Findings • 5-2*	Establish zoning-assignment criteria tied to the Future Land Use Map; coordinate subdivision standards in growth areas and evaluate ETJ tools where appropriate.
Neighborhood Connectivity and Design Standards Affect Livability. *Housing General Findings • 5-2*	Require or strengthen street interconnections, sidewalk/trail connections, stub streets, pedestrian access and buffering between new and established neighborhoods.

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

Findings → Amendments: Land Use + Zoning Structure

The Land Use findings identify where the zoning map, district structure and development standards should evolve.

PLAN FINDING	DIRECT ZONING / LDR RESPONSE TO DISCUSS
Limited Housing Diversity. *Land Use General Findings • 11-1*	Coordinate residential district permissions with the housing strategy; expressly address ADUs and missing-middle formats rather than relying on generalized categories.
Corridor-Based Commercial Development Pattern. *Land Use General Findings • 11-1*	Strengthen access management, landscaping, buffers, lighting, parking location, signage and gateway standards; distinguish neighborhood nodes from highway commercial areas.
Significant Capacity for Infill and Redevelopment. *Land Use General Findings • 11-2*	Add redevelopment/infill provisions addressing nonconformities, adaptive reuse, parking flexibility, lot constraints and streamlined review of existing developed sites.
Increasing Demand for Housing and Mixed-Use Development. *Land Use General Findings • 11-2*	Refine PD/mixed-use standards with clearer permitted uses, dimensional expectations, open-space/connectivity requirements and predictable approval criteria.
Shift Toward More Diverse and Efficient Development Patterns. *Land Use General Findings • 11-2*	Use the Future Land Use compatibility matrix to guide map amendments; build a zoning use matrix and consider consolidation of overlapping industrial districts.

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

Findings → Amendments: Environment + Infrastructure

Findings outside Housing and Land Use also create direct regulatory assignments for zoning and the LDR.

PLAN FINDING	DIRECT ZONING / LDR RESPONSE TO DISCUSS
Mining Should be Restricted by Zoning Codes. *Natural Resources General Findings • 3-1*	Amend the zoning use table to expressly prohibit mining and mineral extraction within City zoning districts.
Growth Must Balance Development with Conservation. *Natural Resources General Findings • 3-1*	Update landscaping, tree preservation, buffers, impervious-surface/stormwater and low-impact-development provisions for new development.
Limited but Critical Floodplain Areas / Flooding and Stormwater Management Remain Ongoing Concerns. *Natural Resources 3-1 • Resiliency 9-1*	Coordinate zoning/LDR standards with the flood ordinance; limit vulnerable development in flood-prone areas and strengthen stormwater/site-design requirements.
Roadway Infrastructure Supports Daily Travel and Economic Growth. *Transportation General Findings • 7-1*	Use subdivision and site-plan standards to manage curb cuts, internal circulation, street connections and multimodal access as corridor development increases.

Housing: The Regulatory Agenda

Housing Goals 5.1, 5.3 and 5.4 translate directly into zoning and land development regulation questions.

Housing Choice

Allow and appropriately locate duplexes, townhomes, apartments, mixed-use residential, ADUs, workforce housing, senior housing, and small-lot homes.

Plan tie: 5.1.1–5.1.4; 11.2.1–11.2.3

Cost + Feasibility

Review minimum lot sizes, setbacks, parking requirements, and approval processes for standards that unnecessarily increase housing costs.

Plan tie: 5.3.2, 5.3.4

Neighborhood Form

Use connectivity, sidewalks, buffering, design guidance, and infrastructure capacity to shape quality neighborhoods—not density alone.

Plan tie: 5.4.1–5.4.4

Priority Amendment #1: Accessory Dwelling Units

The Plan specifically recommends allowing ADUs in residential zoning districts, subject to design, placement, and compatibility standards.



City of Clinton DRAFT Comprehensive Plan

Access to grant programs and external funding remains critical for revitalization efforts. The City should continue to pursue Community Development Block Grant (CDBG) funding through the Upper Savannah Council of Governments (USCOG) to address substandard housing and aging infrastructure in residential areas. Additional financial support from programs administered by the South Carolina State Housing Finance and Development Authority (SC Housing), USDA Rural Development, and the U.S. Department of Housing and Urban Development (HUD)—including the HOME Investment Partnerships Program—can be used to fund housing rehabilitation, infrastructure upgrades, and neighborhood renewal projects.

In addition to these programs, Clinton could benefit from creating a local housing resource guide or housing task force to coordinate regional efforts, track funding opportunities, and maintain an inventory of developable or vacant residential parcels. Strengthening data collection and collaboration between City departments, local financial institutions, and housing nonprofits will help identify emerging trends and target resources where they are most needed.

To remain responsive to changing housing conditions, Clinton should continue to implement short-term actions—such as supporting small-scale infill, streamlining permitting, and assisting with home repair programs—while advancing long-term initiatives that expand partnerships, improve neighborhood infrastructure, and promote equitable access to safe, affordable, and sustainable housing options for all residents.

Future Growth Management

A city-wide housing study would provide Clinton with a clear and data-driven understanding of its current and future housing needs. Such a study should include an inventory of existing housing conditions, age, and occupancy; an analysis of housing affordability and market demand; identification of gaps in housing types and price ranges; and projections of future housing needs based on population, employment, and demographic trends. The study should also evaluate factors such as infrastructure capacity, land availability, and barriers to development within city limits. By collecting and analyzing this information, the City can make informed decisions about zoning, land use, and infrastructure investments that support balanced growth and neighborhood revitalization. It is essential that the findings and recommendations from the housing study be directly linked to specific updates to the City's zoning ordinance and land development regulations to ensure that local policies and development standards effectively support identified housing goals. In the long term, a comprehensive housing study will help Clinton align housing policy with economic development goals, ensure that land is used efficiently, and promote sustainable and inclusive growth. This proactive approach will position the City to attract new residents, support its workforce, and maintain a resilient and vibrant community for decades to come.

Goals and Objectives

Goal 5.1: Expand Housing Choice and Diversity	
Objective 5.1.1	Increase the availability of housing types beyond single family detached homes, including duplexes, townhomes, apartments, mixed-use residential, and ADUs.
Objective 5.1.2	Promote higher-density residential development in walkable areas near downtown and major corridors.

Housing Element 5-22

DISCUSSION TOPIC

What should Clinton's ADU framework answer?

- Which residential districts should allow ADUs?
- Attached, detached, garage apartment—or all three?
- Owner occupancy, maximum size, height, setbacks, parking, entrances, and utility connections.
- Design compatibility in established neighborhoods and historic areas.
- Administrative approval vs. additional review.

Board lead: Planning Commission | DRB input where design/historic standards apply

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

Priority Amendment #2: Infill + "Missing Middle" Housing

The Plan favors infill, redevelopment, and a broader range of housing types while noting that wholesale density changes are not currently warranted.

KEEP

- Established neighborhood character
- Appropriate transitions
- Existing infrastructure efficiency

CHANGE / TEST

- Small-lot standards
- Duplex / townhome permissions
- Mixed-use residential near downtown
- Approval barriers and parking

ADD

- Infill design guidance
- Predictable dimensional standards
- Incentives for priority housing types
- Clear transitions at edges

Key question for the Planning Commission

Where do current dimensional or use standards make desirable infill harder than the Comprehensive Plan intends?

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

Priority Amendment #3: Residential Subdivision Design

The Housing and Transportation elements repeatedly connect neighborhood quality to street interconnections, sidewalks, trails, buffering, and multimodal access.

Connectivity

Minimize isolated enclaves and excessive cul-de-sacs. Require through streets and multiple access routes where practical.

Sidewalks

Require sidewalks in new subdivisions and connect them to schools, parks, downtown, and adjacent neighborhoods.

Transitions

Update landscape, fencing, and natural-buffer standards where residential uses meet higher-intensity uses.

Green Design

Strengthen tree replacement, erosion/runoff controls, and low-impact development expectations.

LAND USE IMPLEMENTATION

Make the Future Land Use Map operational

The next zoning work program should improve consistency between the adopted land-use vision and the rules used to review individual properties and projects.

Four immediate tools

Compatibility matrix • Use matrix • District cleanup • Annual ordinance/LDR audit

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

Priority Amendment #4: Build a Use Matrix

The Plan identifies a use matrix as a direct way to make the zoning ordinance more transparent, predictable, and easier to administer.

CURRENT ISSUE

Generalized use categories can create interpretation questions.

PROPOSED TOOL

Use	R-1	R-2	R-3	C-2
Single-family	P	P	P	—
Duplex	—	P	P	—
ADU	P*	P*	P*	—
Mixed-use	—	—	—	P

P = permitted • C = conditional/special • — = prohibited • * = standards apply

BOARD BENEFIT

- Fewer interpretation disputes
- Clearer BZA cases
- Consistent staff administration
- Easier public use
- Platform for future amendments

Illustrative matrix only — categories must be developed from the adopted ordinance.

Priority Amendment #5: Clean Up the Zoning District Structure

The Land Use Element identifies several ordinance housekeeping issues that can become discrete work items.

Industrial Districts

Consider eliminating I-2 and refining I-1 as the primary industrial district because the Plan finds limited distinction between I-1 and I-2.

Tie: Objective 11.5.4

Nonconforming Uses

Inventory recurring nonconformities and consider rezoning, redevelopment incentives, or policy adjustments rather than relying only on attrition.

Tie: Goal 11.6

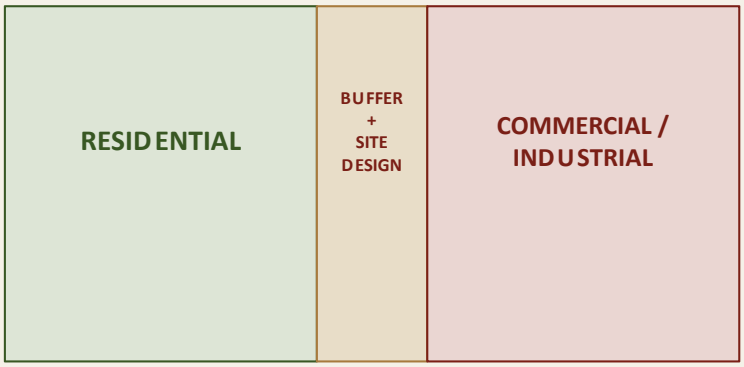
Manufactured Home Parks

Monitor condition and long-term viability; where maintenance problems persist, evaluate the Plan's suggested amortization approach with legal review.

Tie: Objective 11.6.1

Priority Amendment #6: Compatibility + Corridor Standards

Growth areas need standards that address the edge between uses—not just the use inside each parcel.



Standards to review

- Buffer width and type
- Landscape / fencing options
- Lighting spillover
- Noise / loading placement
- Access management
- Gateway appearance
- Transitions in height / scale

Design Review Board: Update the Design Standards

The Cultural Resources Element directly calls for clearer Design Review Standards that give the public better guidance and the Board a stronger decision framework.



City of Clinton DRAFT Comprehensive Plan

African American experience in the South. Similarly, the strong representation of English, German, and Irish ancestry reflects historical migration patterns that have shaped the town over generations.

Cultural diversity enriches a community by fostering inclusivity, broadening perspectives, and strengthening social connections. For a town, embracing and celebrating diverse backgrounds can enhance its identity and make it a more welcoming place. One effective way to attract diverse populations is by highlighting and preserving cultural heritage through museums, public art, and historic storytelling that reflect the experiences of different communities. Hosting festivals and events that celebrate Black and Hispanic cultures – such as Juneteenth observances, Hispanic Heritage Month festivities, music and dance performances, and multicultural food fairs – can draw residents and visitors together, promote understanding, and generate economic benefits. By creating spaces and opportunities where all cultures are recognized and valued, a town builds a stronger, more vibrant, and united community.

Recognizing and celebrating Clinton's cultural diversity provides valuable opportunities to reflect on our shared history, deepen community understanding, and foster inclusion. Cultural festivals, heritage events, and educational programs not only honor the traditions and contributions of all groups, but also strengthen civic pride and promote unity across the city. By embracing its multicultural identity, Clinton can continue to grow as a welcoming and vibrant community for all of its residents.

Youth and Senior Activities

Clinton offers a wide range of activities and programs for youth, with the Clinton Family YMCA serving as a central hub for development, recreation, and community engagement. The YMCA provides seasonal sports leagues including soccer, basketball, baseball, and softball which promote skill-building, teamwork, and positive character development. In the summer months, youth can participate in sports camps and swimming lessons, as well as lifeguard training and arts programs. The YMCA also supports teen-focused initiatives and youth leadership development, offering a well-rounded set of opportunities for young people to grow both socially and academically.

For seniors, the Piedmont Agency on Aging plays a key role in providing services and opportunities throughout the region. Piedmont Agency on Aging is located on Professional Park Road between Clinton and Laurens. The agency offers congregate meal programs, home-delivered meals, transportation services, and wellness activities tailored to older adults. In addition to its services, the Clinton Family YMCA also offers inclusive programming such as group fitness classes and social activities that promote health aging and community connection. Presbyterian College and local schools provided intergenerational engagement through events and volunteer opportunities. These resources create a supportive environment where seniors can remain active, connected, and involved in the life of the community.

Goals and Objectives

Goal 4.1: Identify, Preserve, and Protect Historic Resources	
Objective 4.1.1	Promote the nomination of eligible properties and districts to the National Register of Historic Places.
Objective 4.1.2	Utilize local historic overlay zoning and the Clinton Design Review Board to safeguard significant structures from inappropriate alterations or demolition.

Cultural Resources Element 4-12

Clarify the Rules

Organize standards by project type and district. Distinguish required standards from advisory guidance. Add diagrams and examples where words alone are ambiguous.

Focus the Review

Building scale • façade composition • materials • rooflines • storefronts • signs • awnings • lighting • landscaping • adaptive reuse • additions

Board of Zoning Appeals: Use Casework as a Diagnostic Tool

The BZA does not write the ordinance, but recurring cases can reveal where standards are unclear, outdated, or creating unintended results.

TRACK

- Repeated variance requests
- Repeated special-exception conditions
- Ambiguous use classifications
- Nonconforming-property issues

ASK

- Is the hardship site-specific—or systemic?
- Is the ordinance language clear?
- Are similar cases receiving similar treatment?
- Would an amendment reduce future uncertainty?

REPORT

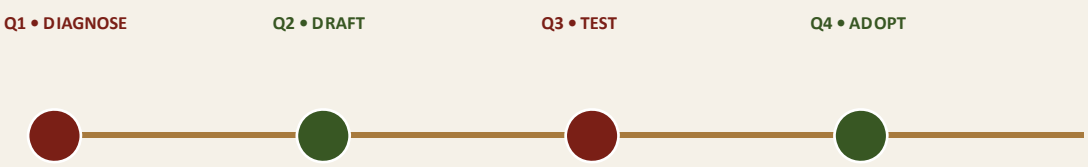
- Annual issue list to staff/PC
- Suggested definitions needing clarification
- Patterns involving setbacks, parking, uses, or nonconformities
- Training needs

Goal: clearer rules and more consistent decisions—not case-by-case ordinance making.

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

A Practical 12-Month Work Program

A manageable sequence keeps the boards focused while giving staff time to draft, test, and bring amendments through the public process.



Sequence is a workshop starting point—not a commitment. The boards should adjust it based on urgency, staff capacity, and legal/technical complexity.

CITY OF CLINTON | COMPREHENSIVE PLAN IMPLEMENTATION

Workshop: Choose the Coming-Year Priorities

Each board should leave the session with 2–4 priorities—not a list of everything in the Plan.

Score each candidate project against four questions:

- Does it directly implement an adopted goal or objective?
- Will it resolve a current or recurring development issue?
- Can the board and staff make meaningful progress within one year?
- Does it improve clarity, predictability, housing choice, neighborhood quality, or land-use compatibility?

PRIORITY WORK PROGRAM

1. _____
2. _____
3. _____
4. _____

For each selected item: identify lead board • staff support • desired product • target quarter

REGULATORY HOUSEKEEPING

General Formatting + Readoption

The Comprehensive Plan calls for regular review and a comprehensive reformat/update of the City's development regulations. A readoption project can make the regulations easier to administer before—or alongside—substantive policy amendments.

1 REFORMAT + ORGANIZE

- Create a consistent article/chapter structure
- Standardize section numbering, headings, tables and cross-references
- Consolidate definitions in one location
- Remove duplicate or conflicting provisions
- Add a detailed table of contents and user-friendly navigation

2 CLARIFY + MODERNIZE

- Convert generalized use categories into a clear use matrix
- Standardize terminology between zoning and LDR provisions
- Clarify approval procedures and responsible review bodies
- Separate administrative standards from discretionary review criteria
- Improve graphics, tables and illustrations where they aid interpretation

3 READOPT + RESET

- Readopt the ordinance and LDR as a coordinated regulatory package
- Incorporate previously adopted amendments into one clean document
- Confirm internal citations and statutory references
- Establish an official updated version for staff, boards and the public
- Create a routine annual review process after readoption

WORKSHOP QUESTION **Should Clinton begin with a comprehensive reformat/readoption, or combine the cleanup with the first round of substantive amendments?**

FROM CLEANUP TO ADOPTION

A Practical Readoption Work Program

01 **Inventory**

Compile the current zoning ordinance, LDR, amendments, maps, forms and recurring interpretation issues.

02 **Reconcile**

Identify obsolete language, conflicts, duplicate standards, inconsistent definitions and broken cross-references.

03 **Reformat**

Build a common structure, numbering system, use matrix, tables, graphics and standardized terminology.

04 **Amend**

Insert priority Plan-directed changes: housing choice, ADUs, infill, connectivity, buffering, district cleanup and design standards.

05 **Test**

Have staff, Planning Commission, BZA and DRB test the draft against typical applications and past problem cases.

06 **Readopt**

Complete required review/hearings, adopt a clean coordinated code, and establish a schedule for annual maintenance.

KEY DECISION **Treat readoption as more than a formatting exercise: make the code easier to understand while implementing the Comprehensive Plan's highest-priority regulatory directions.**

BOARD DISCUSSION

What Belongs in the First Readoption Package?

Use this distinction to separate basic code maintenance from policy choices that require focused discussion.

FOUNDATIONAL CLEANUP

Generally suitable for the initial readoption package:

- Formatting, numbering and cross-references
- Definitions and terminology consistency
- Consolidation of previously adopted amendments
- Clear procedures and review authority
- Use matrix format
- Removal of obsolete or duplicative provisions
- Improved tables, graphics and navigation

POLICY AMENDMENTS TO DISCUSS

Require board direction before drafting final standards:

- ADUs and missing-middle housing
- Residential density and lot standards
- Parking requirements and housing cost barriers
- Industrial district consolidation
- Manufactured home park/nonconformity policy
- Buffers and compatibility standards
- Subdivision connectivity and sidewalks
- Design Review Standards

SUGGESTED OUTCOME

Adopt one coordinated work program: a clean, reorganized code plus a clearly identified first tier of Comprehensive Plan implementation amendments.

CLOSING THOUGHT

The Comprehensive Plan is finished. Implementation is the next plan.

The coming year is an opportunity to convert broad community goals into clear, usable rules and design standards—one focused project at a time.

Start with the changes that make good development easier to understand, easier to review, and more consistent with Clinton's long-term vision.