

**PLANNING COMMISSION MEETING**  
**Monday, February 9, 2026**  
**6:00 p.m.**

**MINUTES**

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

**Members present:** Herb Tyler (Chair), Greg Rice (Vice-Chair), Tanya Hyatt, Bryan Yoder, Tiffany Franks, Benji Cumbie, and John Crolley

**Staff present:** Nathan Woods, Assistant City Administrator and Planning & Development Director; Art Holbrooks, City Planner; Jacob Peabody, Zoning & Codes Administrator; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube.

**1. Call to Order:**

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

**2. Election of Officers for 2026 (2:59)**

a. Chair

Mr. Tyler called for nominations for Chair. Ms. Hyatt nominated Mr. Tyler to be reelected; Mr. Rice seconded the nomination. No other nominations were made. Mr. Tyler called for a vote by a show of hands; there was no opposition. Mr. Tyler was unanimously reelected Chair for 2026 by a 7 – 0 vote.

b. Vice-chair

Mr. Tyler called for nominations for Vice-chair. Mr. Tyler nominated Mr. Rice to be reelected; Ms. Hyatt seconded the nomination. No other nominations were made. Mr. Tyler called for a vote by a show of hands; there was no opposition. Mr. Rice was unanimously reelected Chair for 2026 by a 7 – 0 vote.

c. Reappointment of Recording Secretary

Mr. Tyler made a motion to reappoint Ms. Roach as Recording Secretary; Mr. Rice seconded the nomination. Mr. Tyler called for a vote by a show of hands; there was no opposition. Ms. Roach was reappointed Recording Secretary for 2026 by a 7 – 0 vote.

Before moving on to the next agenda item, Mr. Tyler informed the Commission he would like to address both Action Items and Advisory Items immediately after Adoption of Minutes; there were no objections.

### **3. Public Session (9:16)**

Mr. Tyler opened the Public Session and called for comments related to items not on the agenda. He also noted that there had been no written comments received for items not on the agenda.

Mr. Tyler McGee, 108 McGee Street, Clemson. Mr. McGee inquired about the status of the Planned Development, Pacolet Milliken. Mr. Woods responded that the developer was still indicating the project would soon begin.

Ms. Gay Ferree-Eitenmiller, 137 Honeycomb Lane, Central. Ms. Ferree-Eitenmiller read an excerpt from a book called “Your City is Sick” by Jeffrey Sigler.

Mr. Rupert McGinty, 206 N Clemson Avenue, Clemson. Mr. McGinty expressed concerns with the amount of ongoing and planned student-oriented housing construction in the City.

Mr. Tyler called for any further comments; there were none. Mr. Tyler closed the public session.

### **4. Adoption of Minutes (19:46)**

#### **a. January 13, 2026 – Regular Meeting**

Mr. Tyler called for proposed edits to the draft minutes; there were none. Mr. Tyler called for a motion. Mr. Cumbie made a motion to approve the Tuesday, January 13, 2026 minutes as presented; Ms. Hyatt seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a voice vote; there was no opposition. The motion was unanimously approved by a 7 - 0 vote.

### **5. Action Items (20:32)**

#### **a. 2026-R-01 Neighborhood Conservation Overlay**

Mr. Woods briefed the Commission on updates to the proposed Neighborhood Conversation initially presented as a discussion item at the January 2026 meeting. (See Attachment #1) He emphasized that it was staff’s goal to replace arbitrary development patterns with a regulated model that protects established neighborhoods most susceptible to potential negative impacts. (See Attachment #2) Mr. Woods then called for questions from the commissioners.

Discussion followed. Among the topics discussed were:

- Clarification of the type of development activity regulated by the overlay.
- Establishment of the Board of Architectural Review (BAR) guidelines.
- Clarification of the public’s access to the BAR review.
- Limitations on the overlay’s regulation of tree removal.

Following the conclusion of discussion, Mr. Tyler called for public comment. (41:33)

Ms. Shawn Haney, 211 Riggs Drive, Clemson. Ms. Haney expressed support for the draft overlay.

Ms. C.C. Bates, 149 Folger Street, Clemson. Ms. Bates stated support for the overlay's concept, but said she believed the effort was too late. She noted that she doubted the accuracy of Clemson University enrollment numbers being cited as part of the justification for the proposed standards, and said the numbers do not represent students attending classes in person.

Mr. Todd Howard, 116 Strode Circle, Clemson. Mr. Howard identified himself as a member of the BAR, and stated he was a proponent of the overlay.

Ms. Nancy Spitler, 210 Edgewood Avenue, Clemson. Ms. Spitler stated she was pleased with this overlay and supported adoption.

Ms. Edyta Kuzian, 105 Blue Ridge Drive, Clemson. Ms. Kuzian stated she approved of the overlay, and believed more neighborhoods should be included in the boundaries.

Mr. Rupert McGinty, 206 N. Clemson Avenue. Mr. McGinty expressed his concerns with the overlay not having any height restrictions, and stated it was too general.

Mr. Chris Shelnut, 100 Dogwood Drive, Clemson. Mr. Shelnut stated that he believed the overlay needed to be expanded to other areas, and that it needed more detailed regulations.

Mr. Tyler McGee, McGee Street, Clemson. Mr. McGee expressed appreciation for the presentation, and said that he had questions about how the approval for the proposal would work. Mr. Woods recommended that Mr. McGee contact Planning staff, and Mr. Holbrooks gave him a card with contact information.

Mr. Daron Bates, 149 Folger Street, Clemson. Mr. Bates stated he felt the proposal had a lot of merit but would like to see both the boundaries and height restrictions extended.

Mr. Tyler called for any additional comments; there were none. Mr. Tyler then noted that two comments had been submitted through the MyCivic app, one in support for the proposed overlay, and one against. The public session was closed.

Mr. Tyler called for any further discussion from the commissioners. Among the topics addressed were:

- Existing height restrictions in place under the current zoning.
- Rules for tree removal during new construction.
- Clarification on what would be addressed by a site management plan.
- The process of amending the overlay at a later date.
- The relationship between base zoning and overlays.

Mr. Tyler called for any additional discussion; there was none.

Mr. Tyler called for a motion; Mr. Yoder made a motion to recommend approval of the proposed 2026-R-01 Neighborhood Conservation Overlay; Ms. Hyatt seconded the motion. Mr. Tyler

called for discussion; brief discussion followed regarding a public hearing being the next step of the adoption process. Mr. Tyler then called for a roll call vote.

The results of the roll call vote were:

Mr. Crolley – yes  
Ms. Franks – yes  
Mr. Yoder – yes  
Mr. Rice – no  
Ms. Hyatt – yes  
Mr. Cumbie – no  
Mr. Tyler – yes

The motion was approved by a 5-2 vote.

#### **6. Advisory Items (1:22:45)**

Mr. Woods briefed the Commission on a staff recommendation to move away from attempting to link development needs to student-oriented bed counts. His briefing included a detailed slide presentation. (See attachment #3)

Mr. Tyler called for comments from the commissioners. Brief discussion followed.

#### **7. Planned Development Concept Presentation Workshop (1:37:06)**

##### **a. PUD-000526-2026 Proposed Planned Development (201 Pine Street)**

Mr. Tyler called for any updates from staff; there were none. He then recognized the development team.

Ms. Alison Mills, Vice President with CRG, briefed the commission. She also introduced Mr. Zach Britain and Mr. Michael Hanley with their architectural team Lamar Johnson Collaborative. (See attachment #4)

Ms. Mills noted some of the changes that were made for the new application. Among those listed were:

- The building is now three stories along Hedgerow Lane.
- The original bed count has decreased from 725 to 555.
- 205 residential parking spaces; 31 public parking spaces will remain.
- 12,500 square feet of public space.
- 1750 feet of waterline improvements.
- 2400 linear feet of sidewalk improvements.

Mr. Tyler called for comments from the commissioners. Among the topics addressed were:

- Clarification of the type of ADA Pedestrian crosswalks.
- Parking entrance location.
- Golf cart parking.

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

## **8. Planned Development Public Session**

### a. PUD-000506-2025 (1310 Tiger Boulevard)

Mr. Tyler recognized the Kennedy Wilson Group; Mr. Marial Arias and Mr. Nicholas Imerman presented. They briefed the Commission, noting the changes that had been made since the previous presentation. (See Attachment #5) Among the topics addressed were:

- Retail increased from 6,000 to 15,700 square feet.
- Expanded the public plaza to 7,200 square feet.
- Bus shelter will remain on Hwy 76.
- Community benefits to include \$1.4 million in additional benefits.

Mr. Tyler then called for public comments.

Ms. Linda Davis, 224 William Walker Drive, Anderson. Ms. Davis identified herself as pastor of New Hope Baptist Church of Clemson, and stated she was present on behalf of the Golden View Community. She expressed concerns with the impact of the development and associated traffic on the neighborhood.

Ms. Eva Henry, 234 Riggs Drive, Clemson. Ms. Henry expressed her concerns with the height of the building, saying it would result in an invasion of her privacy.

Mr. Bob Healy, 140 Folger Street, Clemson. Mr. Healy said he worried about the additional traffic stemming from the development, and the new retail space being occupied. He also asked for clarification of the breakdown of the number of parking spaces, and the entrance and exit locations.

Ms. Yolanda Green, 106 Church Street, Clemson. Ms. Green stated that the traffic was already bad in what was a congested area, and that the development would cause disruption to Golden View Baptist Church.

Ms. Joanne Hill, 105 Banks Street, Clemson. Ms. Hill echoed similar concerns with traffic and disruption to the community.

Ms. Deborah Hamilton, 303 Reid Street, Clemson. Ms. Hamilton said the additional traffic would cause problems to the other streets in the community.

Ms. Rosa Grayden, Central. Ms. Grayden cited potential additional divisions within the community, and the impact of additional traffic.

Mr. Rupert McGinty, 206 N. Clemson Avenue, Clemson. Mr. McGinty stated the development would result in problematic congestion at the Hwy 123 and Hwy 76 intersection.

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

Mr. Tyler recapped the issues heard from the public. The list of concerns were:

- Traffic on Reid Street.
- Added traffic coming from the additional retail.
- How sightlines reach out into the neighborhoods.
- Traffic exiting on both sides of the development.
- Controlling parking.
- Preserving the neighborhood.
- The impacts on elderly people.
- Benefits for the community.
- Buffers.
- The type of restrictions associated with the development.
- A traffic study.
- Designation of Perimeter Road as a by-pass.
- Familiarization of the developer with Clemson and benefits for the underserved community near the development.

Mr. Tyler closed the public session and took a 5-minute recess.

Mr. Tyler called the meeting back to order. (2:47:37)

## **9. Discussion Items (2:47:38)**

### **a. Draft Roof-top Canopy Standards**

Mr. Peabody briefed the Commission on the proposed text amendment requested by the Shepherd Hotel's management team. If approved it would amend City Code to allow for the installation of a canopy that would provide shelter/shade during rooftop events. (See Attachment #6) Mr. Peabody explained that current standards do not permit a rooftop canopy due to the limit on stories, and also noted that the proposed change would only apply to hotels. He concluded by stating that a Shepherd Hotel representative would be coming to next month's meeting to present the draft ordinance.

Discussion followed. Among the topics addressed included rooftop access, fire safety, temporary tents, BAR approval, and the hotel's structure.

## **10. Staff Reports (2:59:01)**

Mr. Woods stated he would be discussing the ordinance on height at the upcoming Council meeting, and that the second reading of the comprehensive plan was also on the agenda. He

also said that there are possibly an additional two planned development projects coming forward.

**11. Other Items (3:02:22) - none**

- a. Planning Commission Representation at Council Meetings - none
- b. Future Workshops and Other Events- Mr. Woods announced at the April 6, 2026 Council Meeting a speaker from Urban 3 will be speaking.

**12. Adjourn (3:02:32)**

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Mr. Crolley seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 7 – 0 vote.

The meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Kelly Roach, Recording Secretary

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

## Attachment #1

### N. Woods Presentation: Neighborhood Conservation District Slides

<p><b>NC-1</b></p> <p>NEIGHBORHOOD CONSERVATION OVERLAY</p> <p>Strengthening Neighborhood Integrity through Strategic Overlays</p> <p><i>Addressing Infill Development and Commercial Encroachment in the Cold Springs &amp; Sloane-Poe Neighborhoods</i></p>	<p>The City of Clemson has grown considerably in recent decades and will continue to grow rapidly in the coming years as well. With this growth has come development in terms of public services and commerce as well as economic and social opportunity to residents. Yet, <i>this growth has also brought congestion, encroachment on existing neighborhoods, and a strain upon the City's unique quality of life.</i></p>
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**1989**

DATE PREVIOUS SLIDE WAS WRITTEN

**11,064**

CITY OF CLEMSON POPULATION 1989

**16,072**

CLEMSON UNIVERSITY TOTAL ENROLLMENT 1989

**18,610**

CLEMSON POPULATION 2025

# 29,545

CLEMSON TOTAL ENROLLMENT 2025

## THE CHALLENGES OF UNSYSTEMATIC GROWTH

Speculative  
Infill

Ad hoc  
construction

Loss of  
environmental  
assets

Commercial  
Encroachment

8

## COMMUNITY FEEDBACK

1

Diminishing  
Neighborhood  
Character

2

Commercial  
Infiltration

3

Loss of  
Environmental  
Assets

4

Prolonged  
Construction  
Disruption

9

## THE PROPOSED SOLUTION

Proposed Framework: The NC-1 Neighborhood Protection Overlay

**Commercial Buffer:**  
Strict prohibition of  
mixed-use expansion  
into the residential  
core

**Design Standards:**  
architectural  
cohesion through  
scale and massing  
requirements for new  
builds

**Tree Preservation:**  
Mandates for  
maintaining mature  
canopies during site  
clearance

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## BENEFITS OF INTENTIONAL DEVELOPMENT

**RESIDENTS**

Stability and  
preserved quality of  
life

**DEVELOPERS**

Clearer rules reducing  
neighborhood  
pushback

**CITY**

A more sustainable,  
unified community

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## GUIDELINES FOR NEW CONSTRUCTION

1. All **New Construction** requires the approval of the Board of Architectural Review.
2. All **New Construction** are subject to a City Site Management Plan during construction

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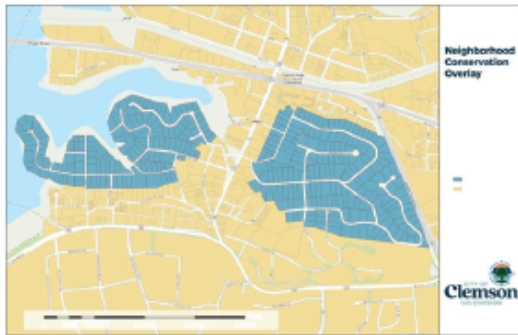
### SITE STANDARDS

1. Planned Development proposals are **NOT** allowed for properties located within the NC-1 Overlay District
2. **New lots** created by subdivision will avoid irregular shapes with side lot lines being perpendicular to the street

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### SITE STANDARDS PART 2

3. Site plans for **new construction** must map mature trees and describe the measures that will be taken to preserve them, minimizing the loss of mature trees
4. **New** buildings shall be designed to set into the landscape with a minimum of reshaping the topography and loss of mature trees
5. **New construction** will provide for large, native tree that will reach at least 50 feet in height at maturity. At least 2 trees of this type will be placed in each of the front and rear yards; existing trees may be included in this amount
6. At least 2 ornamental trees such as dogwood or redbud will be shown in the front and rear yards of a building submitted for approval for **new construction**



### SUMMARY

The **GOAL** of this framework is to replace arbitrary development patterns with a regulated growth model that protects established neighborhoods susceptible to speculative development and commercial infiltration.

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### SUMMARY

For almost **40** years concerns about growth encroaching into existing neighborhoods has been a concern. The overlay is designed to shield the neighborhoods from commercial overreach, and serve as a critical buffer, preventing further encroachment.

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### SUMMARY

It establishes **rigorous site standards** to ensure that any new construction respects and enhances the neighborhood's character rather than diminishing it. Each site clearance triggers significant community concern regarding the depletion of the mature canopy, the prolonged disruption of the construction phase, and the architectural compatibility of the new structures with the existing neighborhood character. The overlay ensures any and all new residential development minimizes its impact on environmental assets.

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## NEXT STEPS



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## FAQ

### Why not expand the overlay to every R-20 Zoned neighborhood in the City?

The proposed Neighborhood Conservation Overlay (NC-1) is specifically targeting the Cold Springs and Sloan-Poe areas for the following reason: The designated neighborhoods are uniquely situated on the direct border of a Commercial Mixed-Use (CM) zoning district closest to the University. This particular adjacency presents an immediate and elevated risk of intense development pressure, which necessitates the restrictive measures provided by the NC-1 overlay.

Neighborhoods such as Monaco, Mountain View, Ashley Estates, and Calhoun Forest, while important, are currently not subject to the same level of immediate encroachment risk, and therefore, the broad application of this highly restrictive overlay to all R-20 zoned areas is not presently warranted.

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## FAQ

### Why not expand the overlay to protect other parcels in these areas?

The proposed Neighborhood Conservation Overlay (NC-1) has carefully defined boundaries that exclude certain parcels due to existing zoning, land use history, and established density.

### Why were some parcels excluded?

The overlay was specifically designed to protect R-20 zoned (single-family) properties facing immediate encroachment risk. Parcels within the general area were excluded from the overlay if they met one of the following criteria:

- **Existing Zoning Classification:** Many properties, such as the Edgewood Arms Apartments, already possess different zoning classifications (e.g., RM-4, Residential Multi-family), making their inclusion inappropriate for a single-family conservation effort.
- **Established Land Use:** Other excluded properties are long-established student rentals or existing multi-family dwellings, representing a density and use pattern already distinct from the R-20 homes the overlay seeks to protect.

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## FAQ

### What was the justification for the current boundary line?

A definitive boundary was necessary, and its placement was guided by historical planning documents and existing land use patterns:

- **Historical Precedent:** The boundary on the East Side was historically recognized as the Knox Lane in the oldest available Comprehensive Plans and Zoning Maps.
- **Existing Density:** The southeastern portion of this area is already characterized by high density, being either University-owned or having existing dense multi-family development.
- **Property Owner Input:** During the Comprehensive Planning process, several owners along N. Clemson Avenue requested up-zoning specifically to permit duplexes, similar to those already found at 230 and 232 N. Clemson Ave., acknowledging a pre-existing higher density pattern. This is reflected in the new comprehensive plan.
- **Student Housing District:** The area south of Hedgerow is a long-established, dedicated student housing district, which has a distinct function and development pattern that falls outside the overlay's protective scope.

We acknowledge that setting definitive lines may lead to disagreement, but the selected boundaries are based on historical context, current zoning facts, and existing neighborhood function to ensure the overlay's regulations are applied where they are most justifiable.

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## FAQ

### The overlay still does not protect the neighborhoods from student development along college avenue. Why?

Prohibiting student housing development along College Avenue would represent a significant departure from decades of established City Planning policy and direction.

This corridor has been consistently identified and maintained through multiple planning cycles as the City's most vital commercial and mixed-use transit corridor, immediately adjacent to the University. Restricting the housing component within this area would be at odds with the core principles defined in the City's Comprehensive Plans, which have long supported that:

- Intensification of mixed-use development in this specific area
- Concentration of higher-density housing nearest the major employment and educational center

Finally, a policy shift of this magnitude would require a fundamental re-evaluation of the entire ClemsonNEXT framework and the long-term vision for the Downtown core.

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# QUESTIONS

## Attachment #2 Draft Neighborhood Conservation Overlay

DRAFT 2026-R-01 Neighborhood Conservation Overlay  
Proposed edits to existing standards in RED font.

### **CODE OF ORDINANCES**

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#### **CHAPTER 19 ZONING (1)**

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#### **ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS**

#### **DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS**

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##### **Sec. 19-305. Purpose of conditional use and special exception standards.**

C. RESIDENTIAL ACCESSORY STRUCTURES & USES <sup>2</sup>: See Section 19-305, Endnote 2

##### 12. Guest Cottage

a. Conditional Use Standards [All Residential Districts]: See Section 19-305 C.1.

4. ~~Guest cottages shall meet the minimum setbacks for primary structures in the district.~~ Guest cottages must be a minimum of 25 feet from any street, 10 feet from any side property line, and 15 feet from any rear property line.

11. Shall be located behind the front building line of the principal structure. ~~and shall otherwise meet all dimensional requirements for principal structure(s) (other than height) of the district.~~

#### **ARTICLE XI. ARCHITECTURAL REVIEW**

##### **Sec. 19-1104. Powers and duties of the BAR.**

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A. The Board of Architectural Review (BAR) shall review applications for permits for the following activities within AR ~~and NC~~ districts which are subject to architectural review by the BAR pursuant to regulations in this ~~the~~ article 12.

#### **ARTICLE XII. Neighborhood Conservation Overlay District (NC District)**

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##### **Sec. 19-1201. Establishment and Purpose.**

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The zoning overlay hereby established by these standards in conformity with the provisions of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 shall be known as the Neighborhood Conservation Overlay (NC District). The purpose of the NC District is to facilitate stability and promote continuity within the designated areas in order to maintain the character of, and to minimize negative impacts of change on, the existing neighborhood(s). The boundaries of the NC District, including

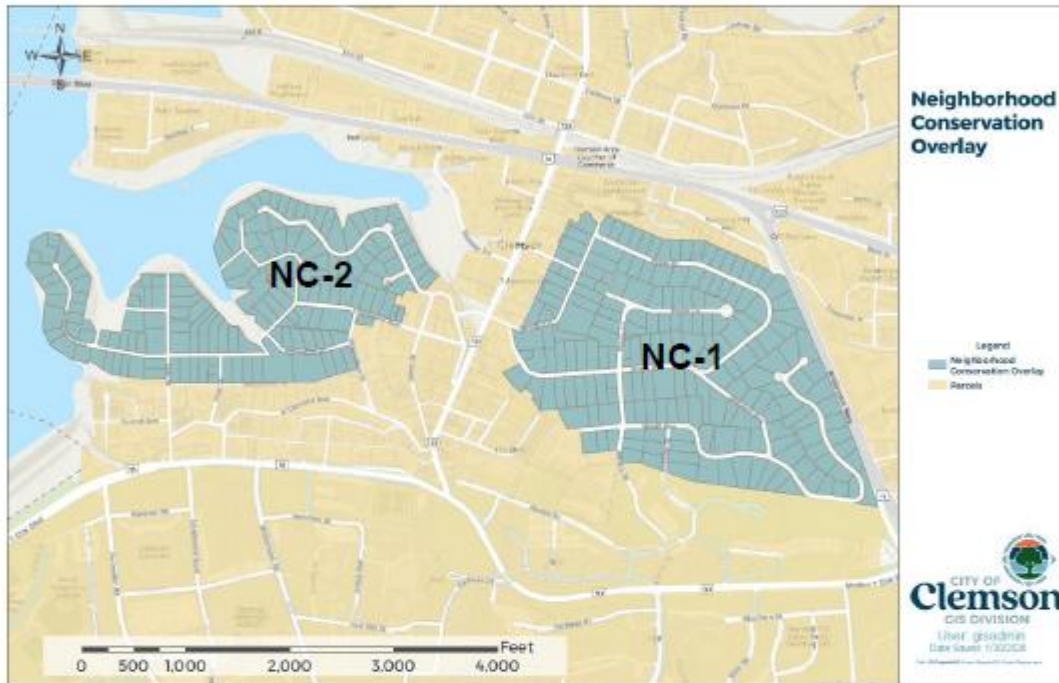
**DRAFT 2026-R-01 Neighborhood Conservation Overlay**  
Proposed edits to existing standards in **RED** font.

each constituent portion or sub-district, shall be as delineated and identified on MAP 19-1202 (below). The boundaries of the NC District may be amended as deemed necessary.

**Sec. 19-1202. Boundaries.**

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**MAP 19-1202**



**\*Sub-districts:**

- NC-1 Coldwater Springs
- NC-2 Sloan-Poe

\*Names of sub-districts are intended for reference only, and may or may not reflect name of original subdivision of all portions of a designated area.

**Sec. 19-1203. District Regulations.**

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**A. Application.**

The district regulations established by this article shall apply to the construction of all new residences, guest cottages, additions to existing residences or other occupied structures accommodating apartments, or subdivisions of land.

**B. Exemptions.**

**DRAFT 2026-R-01 Neighborhood Conservation Overlay**  
**Proposed edits to existing standards in RED font.**

The following shall be exempt from the application of the regulations of this section:

1. Temporary uses or structures permitted by district regulations;
2. Ordinary maintenance, painting, or repair which does not require a building permit;
3. Public and private utility structures permitted by district regulations;
4. Structures on public streets or public property approved by the City Council;
5. Demolition or modification of any structure which is certified by the Building Official in writing as being necessary to protect the public from unsafe or dangerous conditions.
6. Fences, wall or sports courts.
7. Accessory structures less than two hundred (200) square feet that do not contain habitable spaces.
8. Additions that do not contain an apartment.

**C. Certificate of Approval.**

Notwithstanding any other standard or regulation contained in this Chapter, a Certificate of Approval granted by the Board of Architectural Review (BAR) shall, with the exception of subdivisions governed by Chapter 15 of the City of Clemson Code of Ordinances, be required for any use or structure subject to these standards prior to the issuance of any other permit or approval. Said Certificate of Approval shall be based upon the review and consideration of the particular proposed use or structure, and may include conditions deemed necessary by the BAR to ensure conformity with these standards. Such approval shall be pursuant to Section 3 of the Vested Rights Ordinance (CC-2005-11) [section 15-30.2]. Subdivisions governed by Chapter 15 of the City of Clemson Code of Ordinances shall be subject to applicable rules contain therein.

**D. Dimensional Standards.**

In the event applicable standards of the NC District do not include dimensional limitations or other rules governing modifications of a proposed use or structure, the regulations of the underlying zoning district shall apply.

**E. General Standards.**

The following general standards shall be applied in the review of all applications for Certificates of Approval:

1. The natural terrain and landscape shall be preserved and protected to the degree feasible. In all cases existing trees and shrubs shall not be destroyed indiscriminately.

**DRAFT 2026-R-01 Neighborhood Conservation Overlay**  
**Proposed edits to existing standards in RED font.**

2. Architectural scale, location, form, line, color, texture, and other design elements of buildings and other structures shall conform to the character of the neighborhood; no Certificate of Approval shall be issued for proposed projects that fail to meet quality of design standards called for by these regulations.
3. The placement and relative location of proposed structures/additions must be consistent with that of existing structures in the surrounding area.
4. Exterior lighting shall be used only for safety and design.
5. All electrical and mechanical equipment and refuse containers shall be concealed or screened from view of the public right-of-way.

**F. Legal Non-conformance.**

Any existing use or structure deemed to be in legal non-conformance with these standards shall be permitted to continue provided proposed changes or alterations do not result in an increase of said non-conformity.

**Sec. 19-1204. Amendment of District.**

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- A. The NC District may be amended from time to time as deemed necessary in accordance with the zoning amendment procedures established by this Chapter.
- B. Standards addressing the specific conditions of each sub-district may be adopted as needed. Consideration of such standards should at a minimum include:
  1. Promoting harmonious and attractive development both in the district and in surrounding areas;
  2. Ensuring pedestrian accessibility and safety;
  3. Protection of the character of established neighborhoods;
  4. Encouragement of creativity and superior and/or innovative architectural and site design that results in cohesive architectural styling throughout sub-districts;
  5. Protection and enhancement of the City's tree canopy.
- C. Design review standards shall reflect the goals set forth in the Comprehensive Plan and other applicable adopted plans. The Board of Architectural Review shall use these standards to encourage development that both draws from and responds to the architectural features of existing structures, and respects the impact on adjacent residential properties.

**Sec. 19-1205. Application for Certificate of Approval.**

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All projects proposed to be located in any portion of the NC District shall require review and approval of a Certificate of Approval by the BAR prior to the issuance of any building or other permit/approval. Application for review of proposed projects shall be made to the Planning and Development Department Office. City Council may establish, and from time to time amend, appropriate fees for said review. Applications shall include the completion and submittal of appropriate forms provided by Planning and Development Department staff, and any support materials deemed necessary to address all pertinent aspects of a proposed project.

A. The following architectural review procedure is hereby established:

1. *Conceptual review.* Applicants are encouraged to meet with the Zoning and Codes Administrator prior to the preparation of working drawings and specifications. The purpose of this meeting shall be to acquaint the applicant with NC District standards and guidelines. Applicants may also meet with the BAR to present the concept of a proposed project in order to obtain general input during formative phases. Conceptual review is mandatory for all projects including new structures.
2. *Preliminary review.* During preliminary reviews the BAR shall provide applicants with specific input and guidance related to the application. However, in the event the materials presented are deemed to be sufficiently clear and the proposal is determined to meet applicable standards, the BAR, or its designee, may grant preliminary and final approval. Notwithstanding this standard, the first time a project involving construction of a new structure is listed as an item on a BAR meeting agenda, public input shall be obtained pursuant to the BAR Rules of Procedure prior to the board rendering a decision.
3. *Final Review.* At the conclusion of a final review, the BAR, or its designee, may grant, grant with conditions, or disapprove an application for a Certificate of Approval.

B. The BAR may, on a case-by-case basis, delegate its authority to conduct conceptual, preliminary, or final design reviews regarding one or more aspects/categories of projects to the Zoning and Codes Administrator. In the event a delegated review reveals the applicant has met all applicable standards, the Zoning and Codes Administrator may, if appropriate, issue a

**DRAFT 2026-R-01 Neighborhood Conservation Overlay**  
**Proposed edits to existing standards in RED font.**

Certificate of Approval. Notwithstanding the delegation of authority, however, the Zoning and Codes Administrator may at any point refer a matter back to the BAR, who shall take it up again at their earliest opportunity.

C. In addition to the required completed application form and any applicable fees, applicants for review of projects for Certificates of Approval shall submit nine (9) full-color paper copies and one (1) digital copy of the following materials to the Zoning and Codes Administrator by the application deadline:

1. Site plan, drawn to scale;
2. Landscape plan;
3. Elevation plans, including any portions of the structure visible from a public right-of-way; and
4. Other information as may be required, and may include pictures of any buildings adjacent to the subject property.

The Zoning and Codes Administrator shall reserve the right to accept additional application support materials after the deadline for submission provided the application, appropriate fees, and primary information were received on time.

D. Decisions of the Zoning and Codes Administrator may be appealed to the Board of Architectural Review pursuant to procedures set forth in this article.

E. All subdivisions (Simple Lot, Minor or Major) shall follow the standard review processes established in Chapter 15 of the City of Clemson Code of Ordinances.

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**Sec. 19-1206. Appeals.**

A. A person aggrieved by a decision of the Zoning and Codes Administrator related to an application for an architectural review Certificate of Approval, or any officer, department, or board of the city may appeal the decision to the BAR, as follows:

1. The appealing party shall file written notice of appeal with the Zoning and Codes Administrator and the BAR within 30 days after receipt of written notification of the Zoning and Codes Administrator's decision. The notice of appeal shall specify the grounds of appeal;
2. The Zoning and Codes Administrator shall provide the BAR with all documents in the record upon which the action appealed was taken;

DRAFT 2026-R-01 Neighborhood Conservation Overlay  
Proposed edits to existing standards in RED font.

3. An appeal stays all proceedings to enforce the action, unless the Zoning and Codes Administrator certifies that a stay would cause imminent peril to life and property. The BAR or Circuit Court may grant a restraining order for due cause;
4. The BAR shall hear the appeal at its next regularly scheduled meeting, provided that notification of the appeal is published in a newspaper of general circulation 15 days before the meeting;
5. The appealing party may appear in person or by attorney at the meeting;
6. The BAR shall hear the appeal in accordance with adopted procedure. The BAR shall provide a written decision, including findings of fact and conclusions; and
7. The BAR shall serve a copy of its decision on parties in interest by certified mail and keep a copy as a permanent public record.

**Sec. 19-1207. Appeal of BAR's decision.**

Decisions of the Board of Architectural Review may be appealed to the Circuit Court within 30 days of the BAR's decision pursuant to S.C. Code 1976, § 6-29-900.

**Sec. 19-1208. Architectural Review Sub-district Standards.**

<b>Table 19-1208 Neighborhood Conservation District: Sub-district Standards</b>		
"✓" = required    "-" = not required		
Standards	NC District	
	# 1	#2
<b>Building Standards</b>		
1. The design and materials of any addition or accessory structure must match that of the primary house.	✓	✓
2. Design of any new construction must fit in with the surrounding properties and advance the aesthetics of the neighborhood.	✓	✓
3. All new homes are subject to the City's Site Management Plan during construction	✓	✓
<b>Site Standards</b>		
1. Planned Development proposals are <b>not allowed</b> for properties located within the NC District Sub-district	✓	✓
2. New lots created will avoid irregular shapes with side lots lines being perpendicular to the road.	✓	✓

DRAFT 2026-R-01 Neighborhood Conservation Overlay  
Proposed edits to existing standards in RED font.

3. All new development or major modifications to existing development will require the construction of sidewalks and any streetscape prescribed or to pay a fee in lieu if approved by the City.	✓	✓
4. All new residences are required to adhere to landscaping standards found in the Architectural District Standards table 19-1110.	✓	✓
5. Site plans for new construction or subdivisions must map mature trees and describe the measures that will be to conserve them, minimizing the loss of mature trees. For each 6" DBH or greater tree taken down, two (2) canopy trees must be installed in its place. If no approved suitable location can be found, the property owner shall pay \$500.00 into the tree bank fund for every missing tree.	✓	✓
6. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.	✓	✓
7. New construction should provide for large, native trees that will reach at least fifty (50) feet in height at maturity. At least two (2) trees of this type should be placed and maintained in an approved manner in each of the front and rear yards; existing trees may be counted in this amount.	✓	✓
8. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction.	✓	✓
9. The BAR may on a case-by-case basis modify setback requirement to make proposed new construction fit in better with the surrounding properties; in no case may a permitted setback be less than five (5) feet .	✓	✓
10. The BAR shall approve all landscaping plans.	✓	✓

# Attachment #3 N Woods' Presentation Slides



February 9, 2024

## Measuring What Matters A Vision for a Resilient Clemson

## Beyond the Numbers

### Shifting Focus to Systemic Impact

It's crucial to **move beyond static bed counts** and evaluate developments based on their alignment with Clemson's long-term vision for sustainability.

## Infrastructure Reality Check

Examining traffic expansion limitations and choices

### Traffic Constraints

Expanding our road network is a financial impossibility. Since we cannot afford to widen our way out of congestion, our only sensible investment is reducing vehicle dependency through strategic density.

### Development Edges

Building at the urban edges creates traffic saturation, straining infrastructure and overloading public transit systems like CATBus, resulting in less efficient transportation options.

### Core Density

Focusing on core density promotes transit and pedestrian options, reducing vehicle dependency, and supporting a vibrant, walkable community that aligns with Clemson's long-term goals.

## Fiscal Reality

Understanding revenue and development costs

### Commuter Tax Gap

Housing located outside of Clemson leads to a significant **drain on revenue**, as the city must cover increased infrastructure wear without adequate compensation.

### Utility Efficiency

Compact development significantly **minimizes utility line lengths** per acre, resulting in reduced operational expenses for the city and enhanced service delivery to residents.

### Bottom Line

To ensure a financially **sustainable future**, managing concentrated, high-performing sites is essential to prevent the costly maintenance of sprawling infrastructure throughout the city.

## Conservation

Building Up for a Sustainable Future

### Environmental Benefits

Focusing on density helps **protect ecosystems** by minimizing urban sprawl, ensuring that green spaces remain intact and reducing the overall footprint of development.

### 1:X Ratio

Creating one acre of core density can save multiple acres of forest and green space, illustrating the **importance of smart growth** in urban planning practices.

### Preserving Character

Maintaining the "City in a Forest" ethos is essential for keeping Clemson's **unique identity** intact and preventing fragmented developments that threaten local landscapes.

## Workforce Solutions

Connecting student housing to community needs

### The Filtering Effect

The City cannot unilaterally build its way out of the workforce housing crisis. However, as modern, purpose-built student housing opens near campus, older units are naturally "filtered" back into the general market. This process frees up existing inventory, providing local families and young professionals with access to more affordable dwellings without requiring direct municipal subsidies.

### Inventory Modernization

Current development proposals are a direct response to an aging regional housing supply that no longer meets modern standards or preferences. By allowing new inventory to come online, we address the needs of a new generation that prioritizes proximity over a commute, ensuring Clemson's housing stock remains competitive and functional for all demographics.

### Private Risk, Public Benefit

New developments are not products of speculation; they are market-driven responses to documented demand. Developers assume the financial risk to meet a supply gap that the City currently lacks. This private investment allows the City to expand its housing options and satisfy regional demand while protecting the public's bottom line from the costs of direct construction.

## Market Dynamics

### Maintaining Regulatory Consistency

#### Regulatory Consistency

Student housing is a response to market demand, not a municipal service to be rationed. Just as the City does not regulate the number of grocery stores or sandwich shops, we must treat housing with the same regulatory consistency. By trusting the free market to quantify demand, we ensure that Clemson's growth is dictated by actual community needs rather than arbitrary caps.

#### Market-Assumed Risk

In a free-market system, the financial risk of oversupply is borne entirely by the developer, not the City. If the market becomes saturated, private capital will naturally pivot or halt. By allowing market forces to dictate bed counts, we protect the City from the burden of economic speculation while ensuring that our aging housing stock is forced to innovate or lower prices to remain competitive.

#### Operational Agility

Artificial supply caps do not stop demand; they simply inflate prices and push development into less optimal, higher-impact areas. By **focusing our oversight on the location and impact of projects—rather than the quantity of beds**—we maintain the economic agility required to meet the shifts of a modern population while protecting our core strategic objectives.

## Staying the Course

### Connecting student housing to community needs

#### Strategic Consistency

For decades, our comprehensive plans have prioritized housing near the University. While narratives of 'too much growth' are easily constructed, the physical constraints of our infrastructure and the volume of new proposals demand that we reaffirm our commitment to a walkable, fiscally sustainable vision that favors proximity over sprawl.

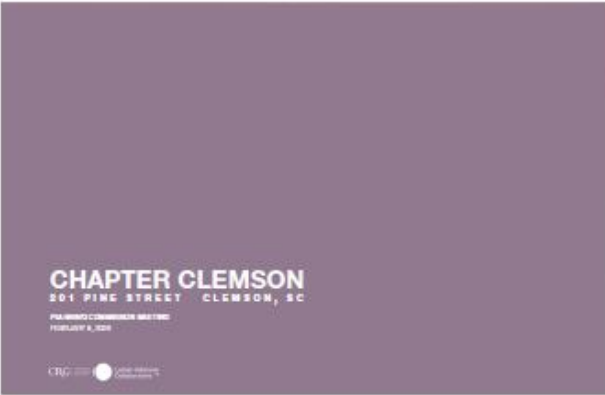
#### Fiduciary Responsibility

Our primary duty is to ensure that every decision remains anchored in the City's adopted Strategic Plan. We must distinguish between individual, anecdotal preferences and the vetted, long-range objectives of this commission. Upholding these established goals is essential to maintaining the consistency and predictability of our planning process.

#### Institutional Integrity

Deviating from our long-term roadmap in response to singular perspectives undermines the hard work of the community members who helped craft our vision. We must stay the course on our vetted objectives to ensure Clemson remains a resource-efficient, pedestrian-oriented city for the next generation.

# Attachment #4 201 Pine Street PD Presentation



WHATWG HEADL

L001

During our Planning Commission meeting on November 10th, 2015, the main discussion centered around the following topics:

- Building Massing - Along Hedgerow Lane
- Building Density - Number of Beds & Cars
- Site Location - Proximity to SC-93



CHAPTER CLEMSON

SITE LOCATION - RESEARCH

L001



CHAPTER CLEMSON

SITE LOCATION - RESEARCH - SITE A

L001



CHAPTER CLEMSON

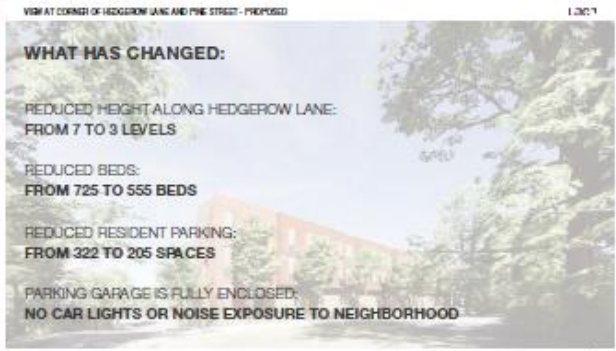
SITE LOCATION - RESEARCH - SITE B

L001



CHAPTER CLEMSON

# WHAT HAS CHANGED...



CHPTER CLERKON  
6/24/2016

EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - ORIGINAL



CHPTER CLERKON  
6/24/2016

L307

EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - PROPOSED



CHPTER CLERKON  
6/24/2016

L307

EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - CONTEXT DIAGRAM



CHPTER CLERKON  
6/24/2016

L307



CHPTER CLERKON  
6/24/2016

# WHAT HAS CHANGED...

VIEW AT CORNER OF HEDGEROW LANE AND PINE STREET - PROPOSED

**WHAT HAS CHANGED:**

- REDUCED HEIGHT ALONG HEDGEROW LANE: FROM 7 TO 3 LEVELS
- REDUCED BEDS: FROM 725 TO 555 BEDS
- REDUCED RESIDENT PARKING: FROM 322 TO 205 SPACES
- PARKING GARAGE IS FULLY ENCLOSED. NO CAR LIGHTS OR NOISE EXPOSURE TO NEIGHBORHOOD

DAVID PETER CLARKSON ARCHITECTS

EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - ORIGINAL



DAVID PETER CLARKSON ARCHITECTS

L307

EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - PROPOSED



DAVID PETER CLARKSON ARCHITECTS

L307

EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - CONTEXT DIAGRAM



DAVID PETER CLARKSON ARCHITECTS

L307



DAVID PETER CLARKSON ARCHITECTS



ON PLOT CLEVERSON  
6/14/2018

12



ON PLOT CLEVERSON  
6/14/2018

13



ON PLOT CLEVERSON  
6/14/2018

14



ON PLOT CLEVERSON  
6/14/2018

15



ON PLOT CLEVERSON  
6/14/2018

16



ON PLOT CLEVERSON  
6/14/2018

17



DB PFC CLEMSON  
AUGUST 2018

COMMUNITY BENEFIT ALIGNMENT

L307

The project features over \$2.5 million in initiatives that improve pedestrian and utility-related supportive systems for a successful development and community benefit.



1,750 feet of watering improvements

2,455 feet of sidewalk improvements

Improvement of 5 pedestrian crosswalks

DB PFC CLEMSON  
AUGUST 2018



SITE PLAN

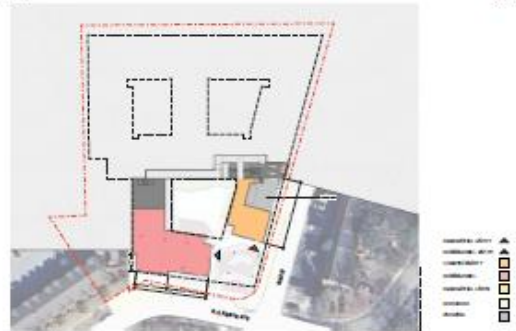
L307



DB PFC CLEMSON  
AUGUST 2018

LOWER LEVEL PLAN

L307



DB PFC CLEMSON  
AUGUST 2018

LOWER LEVEL 1 PLAN



L207

LEVEL 1 PLAN



L207

LEVEL 2 PLAN



L207

LEVEL 3 PLAN



L207

LEVEL 4 PLAN



L207

LEVEL 5 PLAN



L207

# INFRASTRUCTURE BENEFITS

WHAT WE'RE IMPROVING...

3007

## OFF-SITE IMPROVEMENTS

We are proposing upgrading the existing cast iron water line to a new 8" waterline along Clemson Avenue from our site all the way to Wingham Street, as well as along Pine Street from Hedgrow Lane to Clemson Avenue.



DAVID CLARKSON  
4/14/2016

WHAT WE'RE IMPROVING...

3007

## ENHANCED PEDESTRIAN SAFETY & CONNECTIVITY

We are proposing widening the existing sidewalk to 45-foot wide and making crosswalk improvements along Clemson Avenue from our site all the way to Hillcrest Avenue, with lane realignment and curb and gutter along both sides of the street.



DAVID CLARKSON  
4/14/2016

# PREVIOUS MEETING MINUTES

PLANNING COMMISSION MEETING MINUTES

3007

Meeting	Issues Raised/Concerns	Responses / Addressed	New Concerns / Final
7/14 Introduction of Project	<ul style="list-style-type: none"> <li>Concerned about what other public facilities were added in April/May</li> <li>Supportive of faster completion</li> </ul>	<ul style="list-style-type: none"> <li>3 water mains were replaced in September</li> <li>Planning will be equal or less than original proposal</li> </ul>	
8/11 Public Hearing	<ul style="list-style-type: none"> <li>Concerned about what other water mains were done from by businesses</li> <li>Should the developer be paying for sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>1,700' of waterline replaced in May</li> <li>2,400' of sidewalk improvements</li> </ul>	
8/27 Workshop	<ul style="list-style-type: none"> <li>Concerned about pedestrian safety to Hillcrest</li> <li>Could the building be built off of Hedgrow Lane more?</li> <li>"How is it a lot, it's not next to the train tracks"</li> </ul>	<ul style="list-style-type: none"> <li>A paved lot was constructed adjacent to Hedgrow</li> <li>Setback increased from Hedgrow</li> <li>Meeting indicated it would be a setback</li> </ul>	
10/14 Public Hearing	None		
11/10 Public Hearing			<ul style="list-style-type: none"> <li>Fundamental issue with setback - suggests density, setbacks near campus, setbacks, but not this site should have supported project 1. Back work on Hwy 88 corridor.</li> </ul>

DAVID CLARKSON  
4/14/2016

PLANNING COMMISSION MEETING MINUTES

3007

Meeting	Issues Raised/Concerns	Responses / Addressed	New Concerns / Final
7/14 Introduction of Project	<ul style="list-style-type: none"> <li>Concerned about what other public facilities were added in April/May</li> <li>Supportive of faster completion</li> </ul>	<ul style="list-style-type: none"> <li>3 water mains were replaced in September</li> <li>Planning will be equal or less than original proposal</li> </ul>	
8/11 Public Hearing	None		
8/27 Workshop	<ul style="list-style-type: none"> <li>Concerned about pedestrian safety to Hillcrest</li> <li>Could the building be built off of Hedgrow Lane more?</li> <li>"How is it a lot, it's not next to the train tracks"</li> </ul>	<ul style="list-style-type: none"> <li>A paved lot was constructed adjacent to Hedgrow</li> <li>Setback increased from Hedgrow</li> <li>Meeting indicated it would be a setback</li> </ul>	
10/14 Public Hearing	<ul style="list-style-type: none"> <li>"It is a big" or not improvements and parking garage with it don't take Pine Street sidewalk up to Hedgrow Lane or Hedgrow to the corner, number of access at Hedgrow</li> </ul>	<ul style="list-style-type: none"> <li>Setback for second floor Hedgrow</li> <li>Meeting indicated to 5 other on Hedgrow from only indication above Hedge</li> </ul>	
11/10 Public Hearing			<ul style="list-style-type: none"> <li>Transition to the neighborhood would be better project Council to high level meeting by the City, significant changes were made going from 7 to 5 stories.</li> </ul>

DAVID CLARKSON  
4/14/2016

Commissioner Curiale			
Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	Above		
8/11 Public Hearing	<ul style="list-style-type: none"> <li>Meeting right now</li> </ul>		
8/27 Workshop	<ul style="list-style-type: none"> <li>Landscaping buffer on Hedgecroft could be larger for plantings</li> <li>Concerns about sidewalk in the area</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping buffer increased on Hedgecroft, sidewalk added</li> <li>2,450 ft of sidewalk improvements</li> </ul>	
10/14 Regular Meeting	<ul style="list-style-type: none"> <li>Questioned how tall it will be attached south</li> <li>Appreciated addressing pedestrian safety concerns</li> </ul>	<ul style="list-style-type: none"> <li>Height-Plan only curb added on project out of parking garage</li> </ul>	
11/19 Regular Meeting			1 Meter in this location is not acceptable - given the thoughtful nature of the building, the changes made, a lot of great changes. Regardless of how available location to campus and how nice, we're in a pretty tight spot.

Commissioner Piro			
Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	<ul style="list-style-type: none"> <li>Clarifying question about public parking table</li> <li>Supportive of the concept of the public courtyard space, wondering Commissioner has met with staff</li> <li>Questioned what the community is thinking</li> </ul>	<ul style="list-style-type: none"> <li>Public parking table moved inside the garage</li> <li>Delivered community table with staff to the community</li> </ul>	
8/11 Public Hearing	<ul style="list-style-type: none"> <li>How much more height</li> </ul>		
8/27 Workshop	<ul style="list-style-type: none"> <li>Some concerns about pedestrian safety</li> <li>Concerned about construction logistics</li> <li>Concerned about the height of the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>2,450 ft of sidewalk improvements</li> <li>Discussed coordination with DCU</li> </ul>	
10/14 Regular Meeting	<ul style="list-style-type: none"> <li>Would like to see height come down at the neighborhood a bit</li> <li>Updated to Chinese language</li> <li>Would like to see a ramp parking added</li> </ul>	<ul style="list-style-type: none"> <li>Meeting returned to 5 stories on Hedgecroft</li> <li>Chinese updated with feedback from staff</li> <li>Second parking added</li> </ul>	
11/19 Regular Meeting			No further comments

Commissioner Kinnaghan			
Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	<ul style="list-style-type: none"> <li>Use of this area (existing building) is unclear</li> <li>Don't have much to read here but understand it's important to PD</li> </ul>		
8/11 Public Hearing	<ul style="list-style-type: none"> <li>Asked about questions on a good car pool</li> <li>Wondered who it's going to be for, is it necessary to be for the students</li> <li>Would like to see a little bit more</li> </ul>	<ul style="list-style-type: none"> <li>1,700 ft of sidewalk improvements</li> <li>Meeting reduced to 5 stories on Hedgecroft</li> </ul>	
8/27 Workshop	Absent		
10/14 Regular Meeting	Absent		
11/19 Regular Meeting	Absent		

Commissioner Chobay			
Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	<ul style="list-style-type: none"> <li>Concerned with parking along Hedgecroft - seems to have been taken from that space</li> <li>Supportive of layout, concept, like the openness of the project</li> <li>Thought proposal table made better than others there today</li> </ul>	<ul style="list-style-type: none"> <li>Participated in table on Hedgecroft, talked with landscape</li> </ul>	
8/11 Public Hearing	<ul style="list-style-type: none"> <li>Could see signs in the table area?</li> <li>One area that is important - how would the neighborhood?</li> </ul>	<ul style="list-style-type: none"> <li>1,700 ft of sidewalk improvements</li> <li>Meeting reduced to 5 stories on Hedgecroft</li> </ul>	
8/27 Workshop	<ul style="list-style-type: none"> <li>Clarify how many parking to be added from student parking</li> <li>Concerned with sidewalk on Hedgecroft</li> <li>Concerned with height on the block of the building</li> <li>Delivered the public benefits to the DCU</li> </ul>	<ul style="list-style-type: none"> <li>2,450 ft of sidewalk improvements</li> <li>Meeting reduced to 5 stories on Hedgecroft</li> <li>Public benefits examination</li> </ul>	
10/14 Regular Meeting	<ul style="list-style-type: none"> <li>Participated in table on a weekend</li> <li>Topic in Chinese, necessary language</li> </ul>	<ul style="list-style-type: none"> <li>Chinese updated</li> </ul>	
11/19 Regular Meeting			1. Would prefer it to be on Hwy 81 - City needs already used Courtyard, needs the the design effort, success of the table Courtyard, problems, table area, concerns that need to be taken.

Commissioner Tyler			
Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	<ul style="list-style-type: none"> <li>Clarifying question about traffic study</li> </ul>		
8/11 Public Hearing	<ul style="list-style-type: none"> <li>Surrounding public comments</li> <li>Disappointed to see the height of the building</li> <li>Worried about the number of residents, traffic concerns</li> <li>Concerns about pedestrian safety</li> <li>Concern to about infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Meeting reduced to 5 stories on Hedgecroft</li> <li>Height and total count reduced to 5 stories on Hedgecroft</li> <li>2,450 ft of sidewalk improvements</li> <li>1,750 ft of sidewalk improvements</li> </ul>	
8/27 Workshop	<ul style="list-style-type: none"> <li>Surrounding concerns</li> <li>Additional traffic for both grade and regular level</li> <li>Review traffic study</li> <li>Concern to about pedestrian safety</li> </ul>	<ul style="list-style-type: none"> <li>2,450 ft of sidewalk improvements</li> <li>1,750 ft of sidewalk improvements</li> <li>Traffic counts taken again in September</li> </ul>	
10/14 Regular Meeting	<ul style="list-style-type: none"> <li>Any more discussions with city engineers about reflecting on the location of the building?</li> </ul>	<ul style="list-style-type: none"> <li>No address of reduction of traffic associated with city engineers</li> </ul>	
11/19 Regular Meeting			No further comments

# Attachment #5

## 1310 Tiger Boulevard PD Presentation Slides



Current - Concept Site Plan



Conceptual Public Plaza Plan





Project Highlights

5.92 Acres	15,650 SF of Retail
752 Beds	225 Units
566 Garage Parking Spaces	75% Ratio of Parking Deck Spaces to Beds
71 Surface Parking Spaces	

03 Retail Vision

Site Plan: Densifying of Merchandising



Revel

Mossman/Williams

Site Plan

ZONE	SF	USE	EXAMPLES
A	2,800	Fast-Casual	Quick-service restaurant
B	3,300	Fast-Casual	Full-service restaurant
C	1,200	Fast-Casual	Coffee, pastry
D	2,000	Fitness	YOGA, HIIT, CYCLING
E	2,000	Service	Hot salon
F	2,000	Service	Hot salon
G	2,150	Fitness	Yoga, pilates, barre
<b>Total</b>	<b>15,450</b>		

Revel



Mossman/Williams

### Place Activation

The public plaza within the site serves as a unique opportunity to have 1375 sq ft of retail space meeting with a collection of retail tenants. The goal is to be able to have a store you would be able to look forward to see additional retail and we can activate that with our plaza. In addition to making the site feel like a retail village it also gives us additional space for ongoing activations.

RETAILERS	1375 sq ft of retail space (approximate)
RETAILERS	Food service / bar/ cafe
RETAILERS	Food shops / farmers market
RETAILERS	Mobile vendors, food trucks, food carts
RETAILERS	Outdoor seating / events



Revel

Approximate 50 sq ft

### Parking Considerations

The parking will play an important role at 1375 Tiger Blvd. As designed 1375 will be able to accommodate a diverse range of parking options. The surface parking is designed to accommodate patrons visiting the site for retail purposes. The mix of operations shown below illustrate how the timing of each operation plays an important role in the demand for spaces.

By having a diverse mix of retail business classes across the operations, we are able to utilize the surface parking in a way that can accommodate patrons throughout the course of each day of the week. The final floor of the deck will also be able to accommodate additional retail, employees and customer pick-ups to reduce load on the surface spots.

Use	Max Ratio	Weekdays				Weekends			
		Mo-Tu	Wed-Thu	Fri-Sa	Su	Mo-Tu	Wed-Thu	Fri-Sa	Su
Coffee	10	10	10	0	0	10	10	0	0
PIV	30	0	30	30	30	0	30	30	30
OSP	10	0	10	10	10	0	10	10	0
Phases	7	7	0	7	0	7	0	7	0
Service	3	3	3	0	0	3	3	1	0
Total	60	20	48	38	40	24	60	48	30

Revel

Approximate 50 sq ft

## 04 Community Benefits

### Community Benefits

15,650 SF  
Class-A Retail  
6000 SF more than what is in the area

\$650k+  
Retail Leasing Incentives

7,215 SF  
Public Plaza Area

\$750k  
Capital Contribution in CAT Bus  
Use to Three New Stations or Operational Expenses



Construction of new CAT Bus station at 1375 Tiger Blvd.

31.7 of Annual Tax ABJ. This amount is the Percent ABJ of which amount is paid to the City of Cameron.

Incentives of new development along 1375 Tiger Blvd. to Sept. 15

1375 Tiger Blvd | Cameron, NC | © 2023 Regency South, Inc. All rights reserved.

# Thank you!

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## 05 Appendix

### Kennedy Wilson Campus Living

Kennedy Wilson Campus Living communities combine the energy of collegiate traditions with student-centric amenities, services, and the expertise of the nation's leading builder of luxury homes.

#### Community Features

- Customized amenities that fit university students
- State-of-the-art fitness centers
- Private lounge study areas
- Thoughtfully designed with modern finishes and features

We have set out to design communities that allow students to flourish in their academic environment. Each campus location is uniquely suited to the student population of that specific university.

By providing the features students desire, such as uniquely designed amenity packages on site and high-end finishes in residences, as well as the features parents appreciate, such as built-in and open to support academic success, Kennedy Wilson Campus Living properties offer an exceptional value in premium student housing.



### Kennedy Wilson Campus Living - Portfolio Summary

#### Developed



#### Pipeline



6,740 Total Beds	
7 Developed Properties	2,020 Developed Units
3 Pipeline Deals	2,434 Pipeline Beds

### Kennedy Wilson Campus Living



### Development Timeline



### Why Clemson?

- I. Selective, Mission-Aligned Development**
  - Kennedy Wilson partners only with the highest quality university communities
  - Clemson fits the 10x academic strength, enrollment consistency, and commitment to managed growth

- II. Prime Location & Alignment with City Goals**
  - 1510 Tiger Blvd is a high-visibility site on the doorstep of campus
  - Complements Clemson's strategy for forward sized-use growth at Tiger and Highway 76

- III. Responding to Student Housing Needs**
  - Enrollment growth has outpaced the current student housing supply
  - Existing on-campus use prevents easy additional rentals, inconsistent oversight
  - This development will offer attractive, well-managed housing that saves students on surrounding areas and aligns with the university's student-housing goals

	2020	2026	2027	2028	2029
Off-Campus Demand*	22,637	25,022	26,794	24,959	25,371
On-Campus Supply	0	220	1,300	1,467	700
Total Off-Campus Supply	12,717	12,681	15,237	16,662	17,430
Supply Deficit**	9,920	12,341	11,557	7,897	7,941

\* Total Enrollment from State Of Clemson \*\* Assuming 2.0% Annual Enrollment Growth

### Cross-Market Comparison of Pedestrian Student Housing Supply

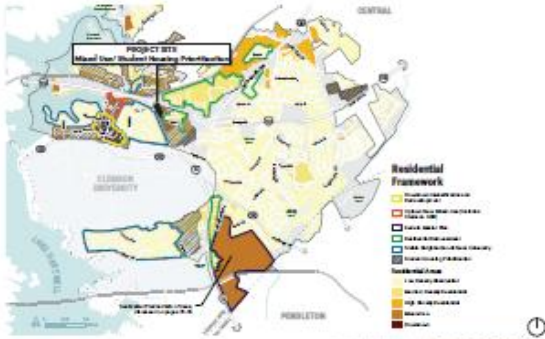
Peer Schools	Full Time Enrollment	Off-campus Student Housing Beds within 0.5 miles of campus	Private Pedestrian Beds as % of Enrollment
Florida State University	36,340	25,704	57%
University of Texas	50,006	25,031	50%
Duke	16,006	7,626	48%
NC State	25,340	12,780	45%
Georgia Institute of Technology	28,740	12,660	44%
University of Tennessee	24,757	11,075	45%
University of Arkansas	27,826	9,946	36%
University of Louisville	18,376	4,726	26%
Auburn University	25,623	6,043	24%
University of North Carolina	24,990	6,010	24%
University of South Carolina	12,836	2,760	22%
University of Georgia	26,076	4,156	16%
Louisiana State University	25,607	7,424	29%
Southern Methodist University	9,874	1,870	19%
University of Virginia	22,723	4,203	18%
<b>Clemson University</b>	<b>28,064</b>	<b>2,811</b>	<b>10%</b>

\* Does not include on-site additional student housing pipeline (~ 2700 beds). Clemson's percentage of pedestrian beds will increase 20% before 2025.

Clemson Context Map



Draft Clemson 2045 Plan



Existing Conditions



Concept Plan: Level 1

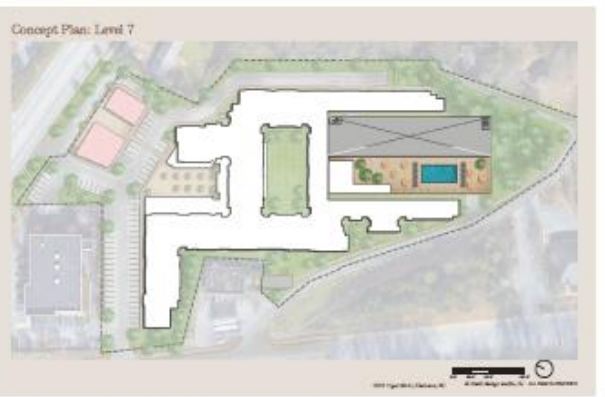


Concept Plan: Level 2



Concept Plan: Level 3-5





By Right to PD Comparison Table

Project Feature	By-Right	Proposed PD	% Difference
Retail Sqft	7,000	15,070	100%
Public Open Space Sqft	1,000	6,790	347%
# of Beds	500	700	30%
Community Benefits*	\$300,000	\$1,800,000	434%
Permits & Fees	\$1,500,000	\$2,000,000	53%
Est. Annual Tax Revenue (Total)	\$1,200,000	\$1,850,000	40%
Est. Annual Tax Revenue (Clayton)	\$425,000	\$600,000	40%

\* Includes new Bus Shelter, CATBus Contributions, Streetscape and Sewer Improvements, and Leasing Incentives.

## Attachment #6 Draft Rooftop Hotel Canopy Amendment

DRAFT - FOR DISCUSSION ONLY  
PLANNING COMMISSION 02/09/26

This proposed text amendment stems from a request by the Shepherd Hotel's management team to amend City Code to allow for the installation of a canopy that would provide shelter/shade during roof top events, thereby facilitating increased utilization of the space. Currently, any increase in structure height of the hotel, including the installation of a roof top canopy, would result in violating district height limitations. Additionally, Code contains no standards aimed at ensuring roof top canopies are designed, installed, and maintained in a safe and proper manner. As drafted, this proposed amendment addresses these issues by:

- a) defining what constitutes a canopy;
- b) establishing roof top canopies exceeding height limits as a conditional accessory use for *only* hotels located the C District;
- c) requiring approval by the BAR, who will approve heights and setbacks, and *may* impose conditions to mitigate visual impacts and improve the aesthetics of the project;
- d) mandating professional structural design and installation, and requiring an engineering analysis for existing roofs;
- e) setting limits on time of use of walls, as well as enabling the documentation of wind speed;
- f) requiring a safety plan be posted on site;
- g) and, for duly approved canopies meeting all standards, providing relief from the height limitations.

### CODE OF ORDINANCES

#### CHAPTER 19 ZONING (1)

##### **Sec. 19-107. Definitions.**

**Canopy** means an overhead roof structure, typically consisting of a fabric or metal covering attached to a supporting frame, intended to provide shade or shelter from weather conditions (such as sun, hail, snow and rain). A canopy does not have permanent walls, but may be configured to allow for the use of walls needed to provide additional shelter and/or screening on a temporary basis. A canopy mounted on top of a roof can be an accessory use provided it meets the Conditional Use Standards for Roof Top Canopy.

### **ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS**

**Table 19-403. Accessory Uses for Non-residential Districts**

P = Permitted Use C = Conditional Use SE = Special Exception A=Accessory Dash (-) = Use not Permitted											
USE CATEGORY	NAICS Code	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	C/SE Reference
<b>A. ACCESSORY USES AND/OR STRUCTURES</b>											
...											See Sec. <a href="#">19-405 J.</a>
Home Occupations		C	C	-	C	-	-	-	-	-	
Roof Top Canopy Exceeding Height Limits		C	-	-	-	-	-	-	-	-	

**Sec. 19-405. Standards for conditional use and special exceptions for non-residential districts.**

J. ACCESSORY USES AND STRUCTURES IN NON-RESIDENTIAL DISTRICTS

10. Roof Top Canopy

a. Conditional Use Standards

1. Shall be limited to Hotels only.
2. Design, placement, and anchorage of the canopy must be certified by an appropriately South Carolina licensed engineer and be approved by the City Building Official. Plans submitted for roof top canopies proposed to be installed on existing buildings must be accompanied by an engineering analysis of the structure's capability of supporting the intended use and anticipated occupancy limits.
3. Walls are only allowed to be used during events, and shall be installed no earlier than twenty-four (24) hours prior to the start of the event, and must be removed no later than twenty-four (24) hours after the end of the event.
4. The canopy design, appearance, and installation location must be approved by the Board of Architectural Review (BAR); collapsible and certified glass or isinglass (or similar product) folding systems (which may have a permanent component in the canopy design) and collapsible insulated panel roofing structures are permitted.
5. Canopy height and setbacks from the edge of buildings will be determined by the BAR, who may impose whatever conditions are deemed appropriate to mitigate visual impacts of the structure and/or create an aesthetically better project; canopy height is permitted up to 8' clear height (under support system) on the perimeter of the canopy at the outer edges of the building provided glass or isinglass (or similar product) is used.
6. A weather station capable of accurately measuring and recording roof top wind speeds must be permanently installed prior to the use of any approved canopy, which will meet current building requirements for wind loads.
7. A sign detailing an approved safety plan for the canopy area and surroundings must be posted in a highly-visible place on the roof top. The safety plan will include what measures must be taken a different wind speeds as determined by the certifying engineer.

**ARTICLE VI. GENERAL AND SUPPLEMENTARY REGULATIONS**

**DIVISION 1. GENERAL PROVISIONS**

**Sec. 19-603. Exceptions to maximum structure height.**

Unless otherwise noted, the district regulation height limitations shall not apply to chimneys, church spires, flag poles, antennas, utility or communications towers, non-habitable architectural features, or necessary mechanical features not occupying more than one-tenth ( 1/10 ) of the roof area, provided they shall not exceed 30 percent of the district standard.

District regulation height limitations shall not apply to Roof Top Canopies that meet Conditional Use Standards.

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-31, 8-17-15; Ord. No CC-2026-XX, X-X-X)