

City of Clemson
PLANNING COMMISSION MEETING
Monday, February 10, 2025
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), John Crolley, Charles Kernaghan, Bryan Yoder, Benji Cumbie

Members absent: Tanya Hyatt

Staff present: Nathan Woods, Director of Planning and Development; Art Holbrooks, City Planner; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube (Note: due to technical issues, a portion of the video recording was lost; a full audio recording is available on request.)

1. Call to Order:

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

2. Election of Officers for 2025

Mr. Tyler requested Mr. Woods oversee the election process for Chair.

a. Chair

Mr. Woods called for nominations for Chair. Mr. Rice nominated Mr. Tyler to be reappointed; Mr. Cumbie seconded the nomination. No other nominations were made. Mr. Woods called for a vote by a show of hands to reappoint Mr. Tyler; there was no opposition. Mr. Woods turned the meeting over to Mr. Tyler.

b. Vice-chair

Mr. Tyler called for nominations for Vice-chair. Mr. Tyler nominated Mr. Rice to be reappointed; Mr. Yoder seconded the nomination. No other nominations were made. Mr. Tyler called for a vote by a show of hands; there was no opposition.

c. Reappointment of Recording Secretary

Mr. Tyler made a motion to reappoint Ms. Roach as Recording Secretary; Mr. Yoder seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition.

Mr. Tyler introduced City staff present.

3. Public Session

Mr. Tyler opened the Public Session, and called for comments related to items not on the agenda.

Mr. Robert Lee, 113 Pressley Drive, Clemson. Mr. Lee addressed concerns with diversity, equity, and inclusivity (DEI) efforts and City ordinances.

Mr. Tyler called for any other comments; there were none. The Public Session was closed.

4. Adoption of Minutes

a. November 18, 2024 - Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none.

Mr. Tyler called for a motion. Mr. Rice made a motion to approve the minutes of the November 18, 2024 meeting as presented; 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 6 - 0 vote.

5. Concept Presentation Workshop: (0:00:01)

a. PUD-000391-2025 Proposed Planned Development (Varsity 3)

Mr. Jon Silkworth and Mr. Jeff Silkworth, owners of the Varsity Club residential development and applicants for the proposed planned development, were recognized. Mr. Jon Silkworth gave an overview of the existing phases of the development, which included 36 existing units (87 beds), and explained their intent to utilize the planned development process to develop a third phase. Mr. Jeff Silkworth then addressed the purchase and proposed usage of the property for the third phase. He noted that the goal of pursuing a planned development was to develop a quality project that contained more open space than typically seen, and also to provide the City with benefits. (See Attachment #1)

Among the topics addressed by the applicants in the workshop were:

- * The existing Varsity Club phases consist of approximately 9.2 units per acre (22 beds per acre); the proposed development will contain 10.2 units per acre (26 beds per acre)
- * The proposed development will include a total of 91 units with 52 % being one-bedroom units
- * The proposed park will be configured to act as a natural buffer
- * The 10 lots proposed to be dedicated to the City would be construction-ready

Following the presentation, members of the Commission provided comments on the proposal. Among the topics addressed were:

- Efforts to protect and mitigate impacts on the surrounding neighborhood
- Emergency vehicle access
- CAT Bus access
- Capacity of the stormwater system
- Providing clarity and specificity in the draft PD documents
- Dedication of the building lots proposed to be deeded to the City
- Ensuring street lighting is adequate
- Naming of the park
- Assisting with efforts to help neighborhood residents age in place

Mr. Tyler called for final comments on the proposed planned development; none were heard. The workshop was closed.

6. Action Items (0:54:48) - None

7. Advisory Item (0:54:52) - None

8. Discussion Items (0:54:56) - None

9. Staff Reports (0:54:59)

Mr. Holbrooks reported on a recently completed subdivision of property through the Simple Lot Subdivision process. He then provided an update and summary of activity since the process was adopted into City Code (See attachment #2)

10. Other Items (1:01:54)

- a. Planning Commission Representation at Council Meeting – None
- b. Future Workshops and Other Events – None

11. Adjourn (1:02:03)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Mr. Cumbie 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 6 - 0 vote.

The meeting was adjourned at 7:02 p.m.

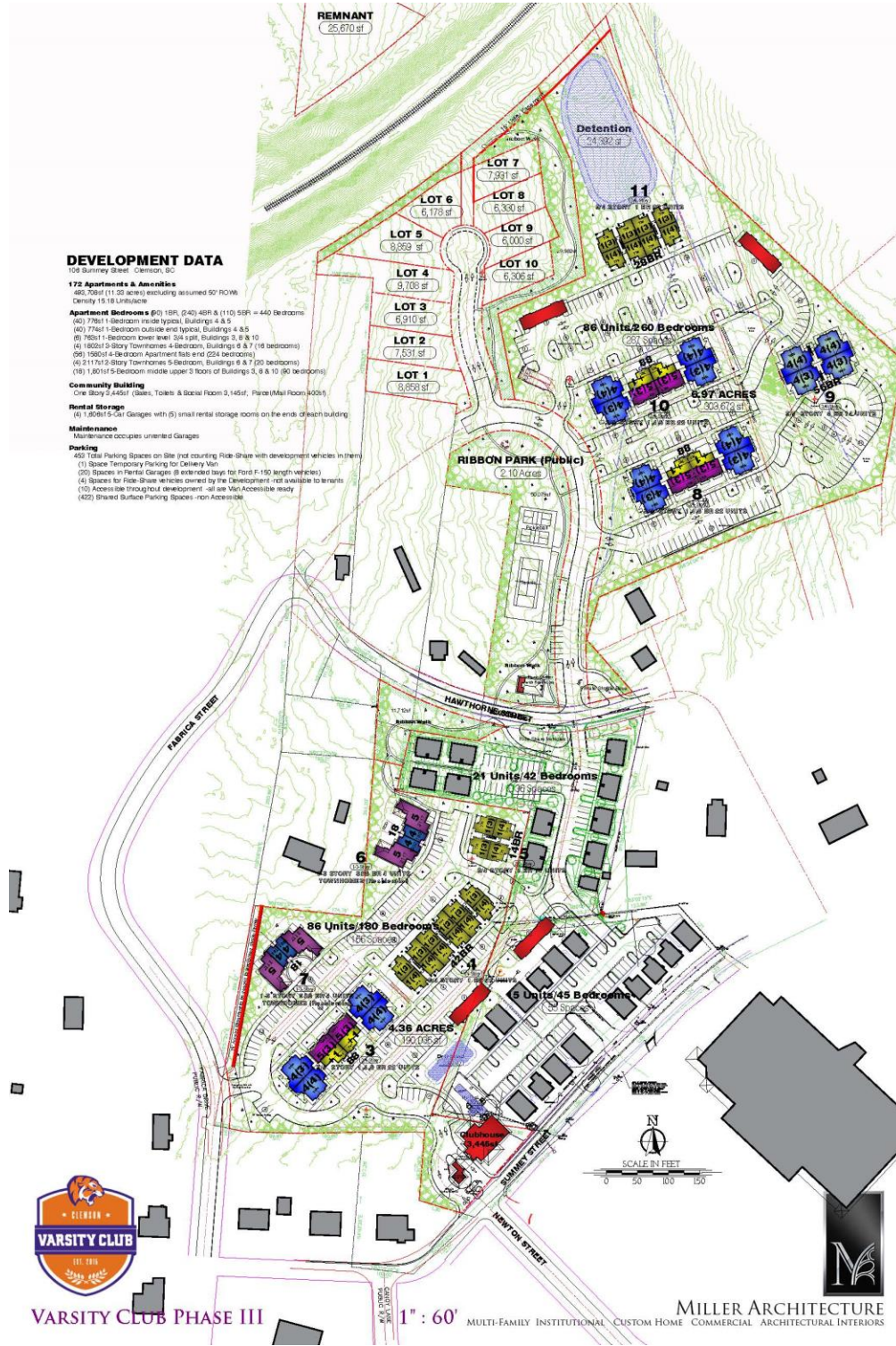
Respectfully submitted,

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

Varsity Club 3 Site Plan and Description



REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

Varsity Club III at Clemson – Planned Development Descriptive Statement

Overview

Varsity III is being proposed as a mixed-use multi-family/single family residential development with a park and park land being proposed as the requisite non- residential component for a Planned Development.

The Varsity III Planned Development proposes the development of 16.75 acres of RM-2 land which is currently vacant (except for one rental house at 106 Summey Street). The development will be owned and operated by 2111 Packard, LLC based out of Greenville, SC who shall be responsible for the maintenance of all buildings, parking areas, landscaping, and amenity areas. Water, sanitary, roads and storm and sewer infrastructure improvements shall be dedicated to the City of Clemson for ownership and maintenance.

Residential Uses:

The Planned Development proposes a mix of duplex, townhouse, multi-family, and single-family units which will mostly be rentals. The initial proposal includes 168 garden apartment units in 8 total buildings with 1, 4, and 5 bedroom floor plans, 8 cottage-style townhome units with 4 and 5 bedroom floor plans. The developer proposes providing the city with 10 platted lots for single-family. The initial site plan shows a total of 180 dwelling units within the residential portion of the Planned Development resulting in a density of 10.7 units per acre resulting in a total occupancy for the project of 440 bedrooms and a density of 26 occupants per acre (does not include the proposed 10 single family attainable units).

The initial concept plan shows single-family plats deeded to the City. The land set aside for the City for attainable housing can be developed in several ways including single-family, duplex, townhome, or apartments – or a combination of these housing types. In all cases, the developer will provide the roadways, paving and utility infrastructure to service them. The opportunity for the City to have shovel ready land for providing attainable housing has been a dire need that has been expressed by City leadership for more than two decades.

Park Uses:

The planned development will include an approximately 2.1 acres of park lands. This includes .5-acres of land along Hawthorne Street that we feel would be ideal for a community garden should that be the desire of the City. There is an additional 1.6-acres of park on the north side of Hawthorne that would well suited for pavilion for family reunions and the Cadillac Heights community to have a place to meet similar to the Red Hill community in Clemson. More active uses are also planned such as pickle ball courts. In addition, there is the opportunity for additional space for conservation and/or passive recreation. Ideally this park can be named after Hobie Singleton who first purchased the property more than 100 years ago and a monument or fountain could be erected to honor his legacy. The developer looks forward to exploring the uses and associated parking the City deems most appropriate and which the developer can build/provide. This includes utilizing the land being proposed for attainable housing to be used as park land instead.

Other Project Uses:

- The proposed parking ratio is 1:1 per bedroom.
- It is expected that many of the tenants will utilize the CAT system given the proximity of bus stops/shelters. The developer will also install infrastructure for the growing ride sharing trend and EV charging stations to accommodate the growing need for these capabilities.
- All abutting property owners have been contacted and are aware of the proposed development and no one has expressed a strong objection.
- The existing prescriptive easement leading to the land-locked property addressed as 125 Fabrica Street (Reverend Cannon) will be improved and formalized.
- Where the new development abuts the existing homes owned by Brenda and Edith Williams we propose that a brick or stone veneer masonry wall be constructed and landscaped to mitigate noise and light intrusion. Other mitigation options can be explored with the property owners.
- All buffer, set back, landscape, canopy coverage, lighting, signage, and stormwater management will meet or exceed the existing developmental standards for RM-2 or a Planned Development.
- Due to the terrain and split level construction, this plan shows several buildings that would exceed the 35' building height allowed in RM-2.
- Though not shown here, to help promote site connectivity a pedestrian path/sidewalk system is being planned to connect the development to connect Summey Street which then connects to Old Greenville Highway and /or any future development of the Bi-Lo site.

Attachment #2

Planning Commission
Meeting February 10, 2025

Report on Simple Lot Subdivision Approval

University Cottages, LLC sole owner of a .55 acre lot at 201 Calhoun Street was recently approved for subdivision to create total of 3 lots approximately 8K sq. feet each; the property is zoned RM-1 Two-family Residential District which will allow for the construction of a new single-family residence and two new duplexes.

Overall Review of SLS Activity

Total Simple Lot Subdivision Approvals Since Adoption of Process

Year	2018	2019	2020	2021	2022	2023	2024
# Simple Lot Subdivisions	1	2	4	3	3	4	2
# Existing Lots Subdivided	1	2	4	4	3	4	2
# New Lots Created	2	3	5	5	5	6	6

Summary:

19 total SLS reviews/approvals in 7 Years, or average less than 3 per year
32 total new lots created by SLS process since 2018

Average number of new lots created totals less than 2 per subdivision