

City of Clemson
PLANNING COMMISSION MEETING
Monday, April 8, 2024
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, Tanya Hyatt, Matthew Corontzes, Frederick Burton, and Jennifer Thackston.

Staff present: Nathan Woods, Director of Planning and Development; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; Stephen Price, IT Department; Rebekah Wilbanks, Acting 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. He then introduced the members of the Commission and city staff.

2. Public Session (0:1:29)

Mr. Tyler called for public comment on matters not on the agenda.

Ms. Eleanor Hare, 202 Crest Circle, Clemson, expressed her concerns with the recently approved HUB Clemson project not being a mixed-use development, and said that City Council would refer the planned development back to the Commission for further review. She requested the Commission ensure it was truly mixed-use.

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

3. Adoption of Minutes (0:04:40)

a. March 11, 2024 - Regular Meeting

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

Mr. Tyler called for a motion. Ms. Thackston made a motion to approve the minutes of the March 11, 2024 meeting as presented; Mr. Burton 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.

4. Action Items (0:05:20)

a. PUD-000212-2024 The Grange

Mr. Cassidy Michaux, Land Planner and Landscape Architect with DPR Designs, Charlotte NC, was recognized. He stated that significant modifications had been made to the plans since the last meeting, but acknowledged that no resolution had been found for concerns related to the proposed maximum building height and permitted occupancy. He then proposed the Commission include appropriate conditions as part of their recommendation to Council, and proceeded with his presentation. (See Attachment #1)

Mr. Tyler called for comments from the public.

Ms. Elizabeth Melvin, 109 Yona Drive, Central, presented concerns from residents of the current phase of The Grange regarding a number of issues, including promised green space, amenities, and the safety of Chapman Hill Road.

Mr. Arthur Kurek, 108 Grange Valley Lane, Central, also spoke about concerns with green space and amenities promised to buyers in the first phase of The Grange.

Mr. Tyler urged the speakers to submit their concerns to the City Administrator.

Mr. Tyler called for further public comments; there were none. He then asked commissioners for their comments on the proposed planned development.

Ms. Hyatt stated that she felt that there was still too much flexibility in the draft planned development, and that she could not support it.

Mr. Rice said he concurred with Ms. Hyatt's concerns about the flexibility, particularly with such a small development.

Mr. Burton stated that he felt the language in the site standards was too vague, and he noted a lack of commitment for the maintenance and up keep of the project.

Ms. Thackston noted that she was pleased by the reduction in maximum height from 85' to 65', but she said she still had concerns regarding the amount of flexibility provided to the developer.

Mr. Crolley agreed with the other members that the wording allowed for too much variation, noting that some standards could be interpreted multiple ways. He also noted two separate definitions of 'open space'.

Mr. Michaux and Mr. Darrel McNeil, project engineer for The Grange, addressed some of the commissioner's concerns, emphasizing that the site plan was more important than the stated minimum and maximum limits. Mr. McNeil stated that the definition of 'open space' could be tightened up.

Mr. Tyler called for more questions or comments from the commissioners; there were none. He then said he wanted to address the reason no workshop had been scheduled prior to the meeting, noting that the review of the proposal was a complex issue, and that that had not been a time when all of the parties could meet. He then reviewed the timeline of events, with Mr. Michaux providing confirmation, noting that additional matters needed to be addressed with the proposal.

Mr. Daniel Youngblood, developer, was recognized. He provided a brief outline of their efforts to date, and then requested a vote on the matter as it stood.

Mr. Tyler called for a motion. Ms. Hyatt made a motion to not recommend approval of the proposed planned development PUD-000212-2024 The Grange to City Council; Mr. Rice seconded the motion. Mr. Tyler restated the motion, and Ms. Hyatt confirmed. Mr. Tyler called for discussion; there was none.

Mr. Tyler called for a vote by a show of hands; the motion was unanimously approved by a 7-0 vote.

5. Advisory Items (1:11:25) None

6. Discussion Items (1:11:33)

a. Potential Rezoning – RM-1 to RM-4

Mr. Peabody introduced the matter, noting that he was recommending the rezoning a group of parcels located near Highway 76 and Ligon Street from RM-1 to RM-4 in order to allow for the development of additional new townhomes on the properties. Also, he stated that because the existing townhomes on the property were developed under old rules that were changed to no longer permitted townhomes, any existing units destroyed by fire or other disaster beyond the control of the owners would not be allowed to be replaced. Following discussion, it was determined that staff would develop a formal proposed map amendment for consideration. Mr. Peabody encouraged the commissioners to do a site visit to get a better understanding of the area in question.

7. Staff Reports (1:30:23)

Mr. Holbrooks informed the Commission that the final plat for Phase II of the Longleaf Vickery subdivision development would be ready for approval soon, noting that the City Engineer was working on the approval of all required bonding. He stated that he would contact Mr. Tyler as soon as it was ready for his signature.

8. Other Items (1:31:22)

a. Planning Commission Representation at Council Meetings – none.

- b. Future Workshops and Other Events – The commissioners discussed ways to plan for future workshops. It was decided that staff would send out a poll to determine members' availability during typical months in order to identify a 'best' meeting schedule that would work for most sessions.

Mr. Tyler then spoke to members of the public, urging them to participate in the ongoing comprehensive plan development process.

9. Adjourn (1:37:01)

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; the motion passed unanimously by a 7-0 vote.

The meeting was adjourned at 7:37 p.m.

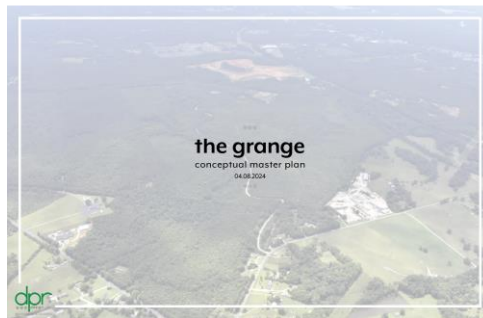
Respectfully submitted,

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

The Grange Presentation



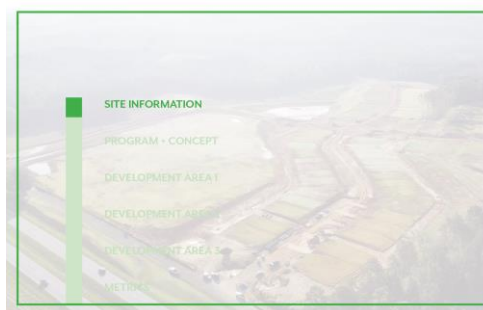
PROJECT ASPIRATIONS

BE THE DEFINITION OF LIVE, WORK, PLAY

FOCUS ON CONNECTING WITH NATURE

CREATE A TRUE MULTI-GENERATIONAL COMMUNITY

BECOME A DESTINATION AND A HOME



MICRO CONTEXT

The map shows the proposed development site (1) and existing development (2). The site is located near the University of Guelph and the City of Guelph. The map includes surrounding streets like K-20, R-20, and R-30, and landmarks like the University of Guelph and the City of Guelph. A key indicates that 1 is the proposed development and 2 is the existing development.

EXISTING CONDITIONS

CALHOUN MEMORIAL HIGHWAY
CHAPMAN HILL, SD

1. EXISTING SUBDIVISION
2. DRAIN POWER EASEMENT 20 FT W
3. REFERENCE SQUARE

0 200 400



PROGRAM + CONCEPT REGULATING SITE PLAN

The diagram is a site plan for a building complex. It features several building footprints, some of which are shaded in light gray. There are two large parking lots, one on the left and one on the right. The plan is bounded by a 'Development Boundary' line. To the left of the boundary is a 'Public Space' area. To the right is a 'Public Space' area. The plan is divided into several sections by a 'Development Boundary' line. The plan is labeled with 'REGULATING SITE PLAN' at the top.

PURPOSE

The Regulating Site Plan establishes the basic framework for the George Washington University's new campus development. The plan is intended to guide the development of the campus, including the location and design of buildings, parking lots, and other infrastructure. The plan is intended to be a regulatory document that will guide the development of the campus.

The plan should be updated as the campus develops. The plan should be updated to reflect changes in the campus, including the location and design of buildings, parking lots, and other infrastructure. The plan should be updated to reflect changes in the campus, including the location and design of buildings, parking lots, and other infrastructure.

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PROGRAM + CONCEPT
CONCEPTUAL SITE PLAN



- KEY:
- 1 EXISTING LOT
 - 2 TOWNHOMES
 - 3 BULEYROAD SINGLE FAMILY
 - 4 COTTAGES
 - 5 THE GRANDE TOWN CENTER
 - 6 REALIGNMENT OF CHAPMAN HILL RD
 - 7 OPEN SPACE PUBLIC FOOTPATHING
 - 8 ADAPTIVE RE-USE OF EXISTING BUILDING
 - 9 PRESERVED VOLUME
 - 10 FUTURE CONNECTION TO HWY 68 - 18 MILE RD
 - 11 THE GRANDE CREEKIDE WALK
 - 12 FUTURE GREEN CREEKIDE TRAIL
 - 13 GREEN CREEKIDE TRANS CONNECTION



DEVELOPMENT AREA 1
DEVELOPMENT TABULATIONS



DEVELOPMENT AREA 1:
Total area: 16.42 AC

Development	Area (DU)	Area (Ac)
Residential	180 DU	20.00
Non-Residential	20 DU	2.00
Development	N/A	N/A
Area (Ac)	N/A	N/A

NOTES:

- 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS ZONING ORDINANCE.
- 2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS SUBDIVISION ACT.
- 3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS LAND DEVELOPMENT ACT.
- 4. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS LAND DEVELOPMENT ACT.

DEVELOPMENT AREA 1
CHARACTER



