City of Clemson
PLANNING COMMISSION MEETING
Monday, March 11, 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: Greg Rice (Vice-Chair), John Crolley, Tanya Hyatt, Matthew Corontzes, Frederick Burton, and Jennifer Thackston.

Participated remotely: Herb Tyler (Chairman)

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

The meeting was livestreamed and recorded on YouTube.

1. **Call to Order:**

   Mr. Rice called the meeting to order at 6:00 p.m. He then introduced the commission members and City staff.
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2. **Public Session** (0:2:43)

   Mr. Rice called for public comment on matters not on the agenda; no one chose to speak. The Public Session was closed.

3. **Adoption of Minutes** (0:02:50)

   a. February 12, 2024 Regular Meeting

   Mr. Rice called for proposed edits to the draft minutes; there were none. Mr. Rice called for a motion. Ms. Hyatt made a motion to approve the minutes of the February 12, 2024 meeting as presented; Mr. Crolley seconded the motion. Mr. Rice called for a vote by a show of hands; there was no opposition. Mr. Tyler voted in the affirmative by voice. The motion was unanimously approved by a 7-0 vote.

4. **Action Items** (0:03:42)

   a. PUD-000146-2023 The Station

   Mr. Harris Moye, Associate Development Manager of Landmark Properties, was recognized. He introduced himself and presented the proposal (presentation published with agenda), noting changes made since their initial appearance before the Commission. These changes included:

- Doubling the amount of affordable workforce housing from 4 to 8 units
- Increased parking from 450 to 490 spaces
- Adding stand-alone commercial space (14,000 sq.ft.) with dedicated parking outside of residential gates
- Adding a 8,000 sq.ft. dog park to be dedicated to the City

Mr. Rice called for public comment on the matter.

Mr. Max Kinser, 1 Term Farm Drive, Central, expressed his support for the project, stating that the University's growth was driving the need for additional student housing.

Mr. Jon Silkworth, 9 S Road, Greenville, stated his opposition to the project, noting what he felt was a lack of creativity.

Ms. Annie Caggiano, 411 Skyview Drive, Clemson, urged the Commission to deny their approval of the development, saying it ran counter to the ClemsonNEXT plan.

Mr. Nelson Vazquez, 104 Combahee Court, Clemson, said he believed the location was good for the project, and noted that the proposal was better than the Core Spaces proposal for Keowee Trail.

Ms. Stephanie Platt, 103 Mountain View Lane, Clemson expressed her opposition to the project.

Following the conclusion of public comments, Mr. Rice called for the Commissioner's comments.

Mr. Burton said that regardless of the nature of development that might locate at the site, he believed changes would need to be made to traffic signalization, and an on-demand pedestrian signal added.

Ms. Hyatt stated that she believed the proposal hadn't changed significantly since originally presented, and that it ran counter to ClemsonNEXT's recommendations.

Ms. Thackston also stated that the proposal was not in line with the ClemsonNEXT vision for the site.

Mr. Corontzes stated that he felt the project was not creative, and that too much of the focus was on student housing at the expense of the commercial elements.

Mr. Tyler stated that the proposal failed to fit with either ClemsonNEXT or the Comprehensive Plan, and added that as it didn't meet the State's definition, it shouldn't be a planned development. He also noted issues with setbacks, and the lack of an adequate commercial component.

Mr. Crolley stated that he believed all of the issues he wanted to address had been covered by the other members' comments. Mr. Rice concurred, saying that the topics he wanted to bring up had already been discussed by either the other members or the public.

Mr. Rice called for a motion. Mr. Tyler made a motion to provide a negative recommendation on PUD-000146-2023 The Station to City Council for both approval and consideration; Ms. Hyatt seconded the motion. Mr. Rice called for a vote by a show of hands; there was no opposition. Mr. Tyler voted in the affirmative by voice. The motion was unanimously approved by 7-0 vote.

b. PUD-000212-2024 The Grange

Mr. Cassidy Michaux, Land Planner and Landscape Architect with DPR Designs, Charlotte NC, was recognized. He stated that, as had been discussed at the last meeting, a meeting with the residents living in the first phase of the development was held on March 6, 2024; a summary had been provided to the commissioners (see Attachment #1). Among the topics addressed during the presentation were:

- The condition of Chapman Hill Road and the bridge
- The access to safe play areas for children
- Discuss compromise and next steps
- The delineation of common open space and future development areas on recorded plats
- The trail network
- Amenities planned for Phase II
- The introduction of picnic tables, play areas, etc.

Mr. Rice called for public comment; there was none. He then called for comments from the commissioners.

Ms. Hyatt stated that while she understood the reason the developer was asking for a lot of flexibility, she would feel more comfortable with more detail. Mr. Corontzes stated that he agreed with Ms. Hyatt that there were too many unknowns.

Mr. Crolley also expressed concerns about the lack of specificity, noting that if approved as currently proposed, it would in effect create un-zoned land.

Mr. Michaux and Mr. Darrel McNeill, project engineer for The Grange, addressed the commissioners' concerns with the flexibility of the plan, stating that the intent was to allow them to deal with future market conditions.

Discussion followed, after which Mr. Tyler stated that he had concerns with language used throughout the draft regulating ordinance. Among the items identified were the use of the term "but not limited to", and the provision for the developer to approve additional access points without the City's concurrence. He stated that the document needed to acknowledge that other City approvals were required, and also that staff with the Urban

& Park Land Management needed to review all landscape plans. He concluded by stating that the document contained too much flexibility, and needed more discussion.

Mr. Tyler then made a motion that consideration of PUD-000212-2024 The Grange be postponed until the April meeting; Mr. Rice seconded the motion. Mr. Rice called for a vote by a show of hands; there was no opposition. Mr. Tyler voted in the affirmative by voice. The motion was unanimously approved by a 7-0 vote.

5. **Advisory Items** (1:26:22) None

6. **Discussion Items** (1:26:25) None

7. **Staff Reports** (1:26:44)

Mr. Holbrooks reminded the commissioners that the steering committee for the new comprehensive plan, which included the Commission, was scheduled to meet on Tuesday, March 12 at 5:30 to 6:30; and, the visioning session for the public would follow at 7:00 p.m. Mr. Woods recommended the commissioners let people know about the visioning session.

8. **Other Items** (1:28:27)

   a. Planning Commission Representation at Council Meetings – none selected.

   b. Future Workshops and Other Events – Mr. Holbrooks stated that he would send out a poll to find the best date and time to schedule a workshop on The Grange.

Mr. Rice called for any further comments from the Commissioners; there were none.

9. **Adjourn** (1:29:43)

Mr. Rice called for a motion to adjourn. Ms. Thackson made a motion to adjourn the meeting. Mr. Rice called for a vote by a show of hands; there was no opposition. Mr. Tyler voted in the affirmative by voice. The motion was unanimously approved by a 7-0 vote. The meeting was adjourned at 7:29 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

COMMUNITY MEETING REPORT

Date: MARCH 6th, 2024

Location: VIRTUAL

Project: THE GRANGE

design

master planning . civil engineering
urban design . landscape architecture

Date, Time, and Location of Meeting:

The Community Meeting was held on Wednesday, March 6th, 2024 at 6:00pm virtually via Zoom.

Summary of Presentation/Discussion:

The Grange community meeting was held with current residents to discuss future development and its potential impact. The meeting was led by Cassidy Machado-Michaux, with Daniel Youngblood and Darrell McNeil representing the developer team, and Christina Blue as the HOA representative. The goal of the meeting was to provide a platform for open communication and collaboration between the residents, the developer team, and the HOA.

Below is a summary of the discussion points:

- **Future development**: Jon Sasala expressed concern about losing great spaces around the roundabout, which was not expected by the residents. The response was that these spaces were always anticipated for future development and were platted as such. The residents feel misled by DRB marketing team. However, residents still feel duped and are concerned about the wooded area behind their homes. Daniel assured them that there is no chance those trees will be taken down and no additional housing there.
- **Amenities**: Jon Lively raised concerns about the marketing materials presented by DRB, which showed amenities that are not available. He compared the neighborhood to others with amenities such as pickleball, parks, and pools, and questioned why they are paying $80/month in HOA fees. Liz Melvin reiterated the concern about amenities and requested a playground for kids. A suggestion was made to use the area by the townhomes for a park.
- **HOA fees**: Christina Blue provided a breakdown of the HOA fees and urged residents to reach out to her for a more transparent breakdown.
- **Traffic**: Liz Melvin raised concerns about traffic in the commercial area and the possibility of people driving through their neighborhood. She would prefer if the connection was eliminated and also expressed concern about the size of Chapman Hill Rd.
- **Mailbox area**: Liz Melvin asked about the plan for the mailbox area and where it would move.
- **Dog park**: Amber requested a dog park and Amy suggested adding dog waste stations.

The meeting concluded with the design and development team thanking all the attendees for their participation and valuable comments. They reiterated that they have heard your concerns and will regroup as a design and development team to review and respond. During the meeting, the team discussed the trail network that is currently in the works and is anticipated for completion this year, including a trailhead, hard surface trail, and nature trails. It was also discussed that the addition of soft amenities in the common open space, such as picnic tables and charcoal grills was a possibility.