

City of Clemson
PLANNING COMMISSION MEETING
Monday, February 12, 2024

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 Larry Allen.

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 (Note: technical issues delayed the start of the recording, which began prior to the Public Session).

1. Call to Order:

Mr. Woods called the meeting to order at 6:08 p.m.

2. Election of Officers for 2024:

After brief discussion regarding the election process, Ms. Hyatt was selected to act as Temporary Chair. Mr. Rice nominated Mr. Tyler for Chair; Mr. Corontzes seconded the nomination. Mr. Allen nominated Mr. Crolley for Chair; there was no second. Ms. Hyatt called for a vote by a show of hands for the nomination of Mr. Tyler; Mr. Tyler was elected Chair for 2024 by a vote of 5 to 2, with Mr. Allen and Mr. Crolley opposed. Mr. Tyler assumed control of the meeting.

Mr. Tyler called for nominations for Vice-Chair. Mr. Tyler nominated Greg Rice for Vice-Chair; Ms. Hyatt seconded the motion. Mr. Tyler called for other nominations; there were none. Mr. Tyler called for a vote by a show of hands; Mr. Rice was unanimously elected Vice-Chair for 2024 by a 7 – 0 vote.

Mr. Tyler then called for reappointment of Ms. Roach as Recording Secretary; Ms. Hyatt seconded the motion. Mr. Tyler called for a vote by a show of hands; Ms. Roach was unanimously reappointed as Recording Secretary for 2024 by a 7 – 0 vote.

3. Public Session (:00:30)

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

4. Adoption of Minutes (0:01:29)

a. January 8, 2024 Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes. Mr. Burton noted that his last name had been misspelled when documenting comments he made regarding The Grange. No other edits were called for. Ms. Hyatt made a motion to approve the minutes for January 8, 2024 with the correction of Mr. Burton's name; Mr. Rice seconded the motion. Mr. Tyler called for a vote by a show of hands; the motion was unanimously approved by a 7 - 0 vote.

5. Action Items (0:3:09)

a. ~~PUD-000146-2023 The Station~~

Mr. Tyler announced that The Station had been removed from this meeting's agenda at the request of the developer.

b. PUD-000177-2023 Clemson Hub

Mr. Tyler recognized the developer. Mr. Andrew Savoy, Core Spaces, LLC, represented the development team. He provided an overview of the updates made to the proposal since the last session (see Attachment #1).

Mr. Tyler called for comments from members of the public.

Ms. Stephanie Plat, 103 Mountain View Lane, Clemson, expressed her concerns with public parking during events, and its location and the proposed number of handicap spaces. Mr. Savoy responded to Ms. Plat's concerns, noting that parking would be controlled by signage, and that there will be more than double the amount of spaces required.

Ms. Nanda Edgerton, 213 Charleston Avenue, Clemson, stated that she had submitted comments through the City website prior to the meeting; Mr. Woods accessed the document from his phone for Ms. Edgerton to reference (see Attachment #2). She asked the developer to respond regarding the length of time they had spent in Clemson, and how they developed the proposal. She also inquired about responsibility for dredging of the cove to provide lake access to Abernathy Park. Mr. Savoy responded that the developer first came to the area as part of their involvement with The Pier several years ago, and that at least one member of the development team had been present in the Clemson area each week since. He also stated that the current proposal was different from any project they had completed before. Mr. Woods added that, because dredging is a City operation, he would address that. He said that the City has a preliminary dredging permit, and would use the initial impact fees from the development to help cover the cost of dredging the first time. Future dredging operations, if needed, would be paid for with tax dollars.

Mr. Tyler called for other public comments; there were none. Mr. Tyler called for a motion to close the public session. Mr. Burton made a motion to close the public session; Mr. Rice seconded the motion. Mr. Tyler called for a vote by a show of hands; the motion unanimously passed 7-0. The session was closed.

Mr. Tyler asked for comments from the Commission. Among the topics addressed were:

- Reduction of the proposed parking structure to 5 levels
- Options for renting townhomes
- The profile and alignment of Keowee Trail
- Traffic patterns and access from Tiger Boulevard and College Avenue
- Location of and parking for retail, and access to delivery zones
- Use of public space

Mr. Tyler then asked Mr. Woods for his opinion regarding the proposed development's conformity with the goals of the Clemson Next strategic planning effort. Mr. Woods stated that it was his opinion that the proposal does adhere to the Clemson Next plan.

Mr. Tyler called for any other comments. Among the topics addressed were parking and the possible construction of traffic circles.

Mr. Tyler called for a motion on the item. Mr. Rice made a motion to send a positive recommendation on PUD-000177-2023 Clemson Hub to City Council; Ms. Hyatt seconded the motion. Mr. Tyler called for any further discussion; there was none. Mr. Tyler called for a vote by a show of hands; the motion was approved by a 5 to 2 vote, with Mr. Crolley and Mr. Allen opposed.

6. Informal Public Session (1:16:42)

a. PUD-000212-2024 The Grange

Mr. Tyler recognized the applicant. Mr. Cassidy Michaux, Land Planner and Landscape Architect with DPR Designs, Charlotte NC, presented for the development team.

Mr. Tyler called for public comment.

Mr. John Lively, 207 Founders Blvd, Central, expressed concerns with the loss of green space shown by the proposal, and he said he believed that the Chapman Hill Road bridge would be unable to support daily construction traffic. He noted that if the bridge fails, there would be no other way to get in or out of the development.

Ms. Amy Anderson, 129 Ridgeline ROW, Central, said she was worried about the traffic within the neighborhood. She also noted problems with trash being left on the roads from the construction sites, and promised walking trails and green space being taken away.

Mr. Larry Sherburne, 121 Ridgeline ROW, Central, said he felt construction of the access road to Highway 88 should be a priority.

Ms. Elizabeth Melvin, 129 Yona Drive, Central, said she did not believe Chapman Hill Road is rated to handle the amount of traffic anticipated. She also said that neighborhood residents had not been asked about what they wanted in the development, and expressed concerns regarding school capacity, and the loss of green space.

Mr. Greg Wales, 246 Founders Blvd, Central, stated concerns with not having a second egress for the subdivision.

Following public comments, Mr. Tyler called for any additional discussion from the commissioners. Among the issues addressed were:

- Delivery and service truck access locations
- Trailhead structures
- Parks
- A meeting between the developer and current residents

Mr. Danny Delmarco, 222 Grange Valley Lane, Central, was recognized. He stated that a green space area promised as a trail access area was now shown on plans as future townhomes.

Mr. Tyler asked Mr. Michaux for clarification on a meeting with the residents; Mr. Michaux confirmed that a meeting would be held with current residents.

Mr. Jeff Peterson, 141 Ridgeline ROW, Central, was recognized. He agreed with previous speakers that buyers had been told that the area now designated as 'future development' was promised to be an entrance to walking trails. He also said that in addition to green space they were promised a future recreation center and pool.

Ms. Amy Anderson was recognized again and requested the developer consider adding pet waste stations. Mr. Crolley noted that a possible alternative was the City's pet waste station program, provided a resident sponsored the station. Mr. Holbrooks added that the Engineering Department oversees the program.

Mr. Tyler called for any further comment; there was none. He then closed the informal public session.

7. Advisory Items (1:54:40) None

8. Discussion Items (1:54:45) None

9. Staff Reports (2:01:11)

Mr. Woods noted that the Comprehensive Plan Steering Committee was tentatively scheduled to meet on March 12, 2024.

10. Other Items (1:57:03)

- a. Planning Commission Representation at Council Meetings – None selected.
- b. Future Workshops and Other Events – Discussed previously.

11. Adjourn (1:57:48)

Mr. Tyler call for further discussion; there was none. Ms. Hyatt made a motion to adjourn; Mr. Rice seconded the motion. Mr. Tyler adjourned the meeting.

Respectfully submitted,

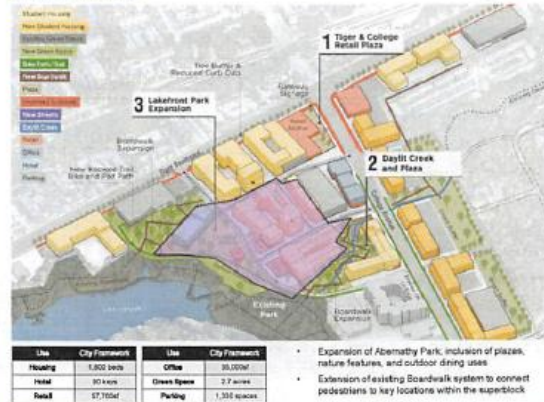
Kelly Roach, Recording Secretary

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

ARCHITECTURAL SITE PLAN



UPTOWN NEXT



EXISTING CONDITIONS



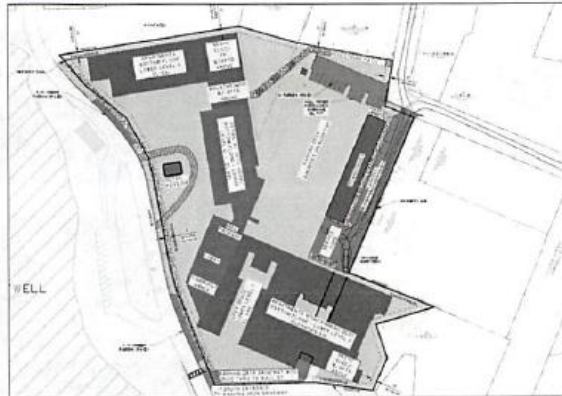
PROJECT OVERVIEW

- 1,325 beds / 450 units
- 8,500 square feet of retail
- Roughly 82' feet tall on Keewee side / 69' tall on Wall Street Side
- 674 parking spaces for residents / 75 structured parking spaces for park and retail patrons
- 698,000 square feet of built area, 2026 or 2027 delivery
- Over one acre of publicly accessible plaza space on privately-owned land

Note: Improvements to the park-side of Keewee Trail are not included in this proposal.



SITE PLAN



PROPOSAL SUMMARY & COMPARISON

PROPOSAL SUMMARY	UptownNext Total	HUB - PC Meeting 11/7/2023	HUB - PC Meeting 12/11/2023	HUB - CC Meeting 2/6/2024	Remaining for adjacent parcels
Lot Area	15.3 AC	5.4 AC	5.4 AC	5.4 AC	9.9 AC
Units	N/A	491 units	432 units	450 units	N/A
Beds	1,800 beds (15,000 net)	1,310 beds	1,310 beds	1,325 beds	475 beds (1,175 net)
Retail	57,000 sf	8,500 sf	8,500 sf	8,500 sf	40,000 sf
Office	35,000 sf	0 sf	0 sf	0 sf	35,000 sf
Plaza / Public Open Space	2.7 ac	3.7 ac	3.7 ac	3.7 ac	0 ac
Residential Height	N/A	82 ft	82 ft	82 ft	N/A
Parking Height	N/A	79 ft	80 ft	80 ft	N/A
Residential Spaces	1,330 spaces	770 spaces	692 spaces	674 spaces	561 spaces
Structured Public Spaces		95 spaces	63 spaces	75 spaces	



LOWER LEVEL 1



CORE NORTHWORKS

16

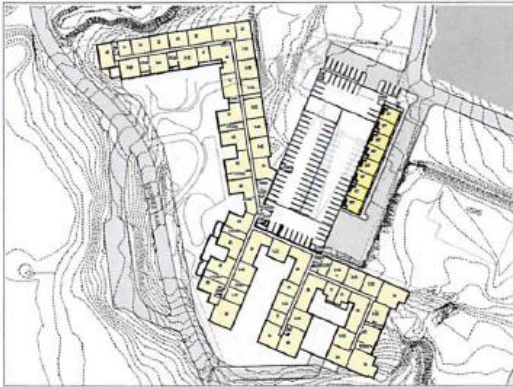
GRADING PLAN



CORE NORTHWORKS

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LEVEL 1 - 3



CORE NORTHWORKS

17

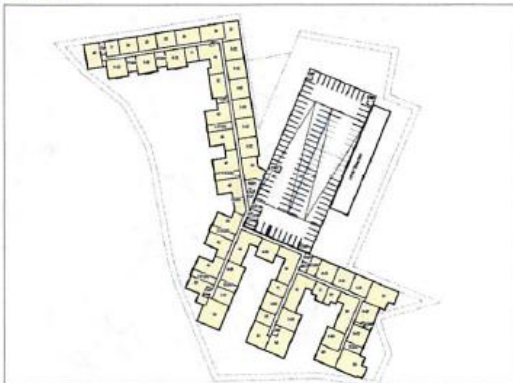
UTILITY PLAN



CORE NORTHWORKS

14

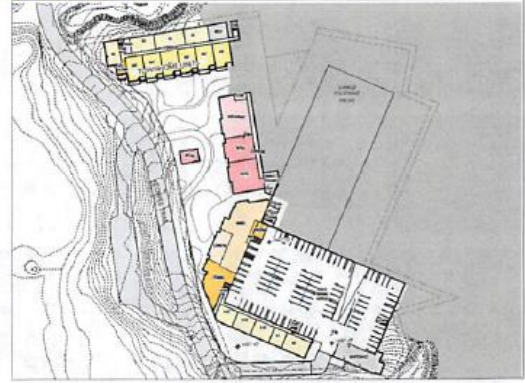
LEVEL 4-5



CORE NORTHWORKS

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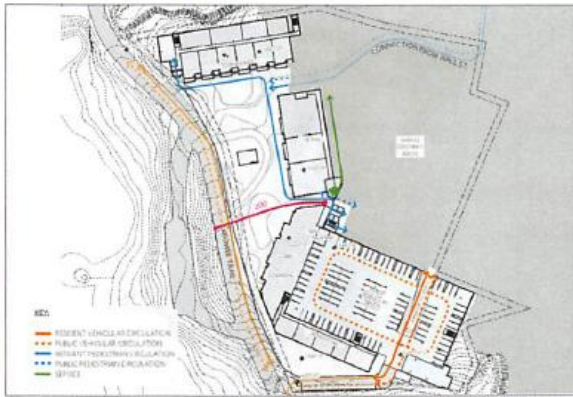
LOWER LEVEL 2



CORE NORTHWORKS

15

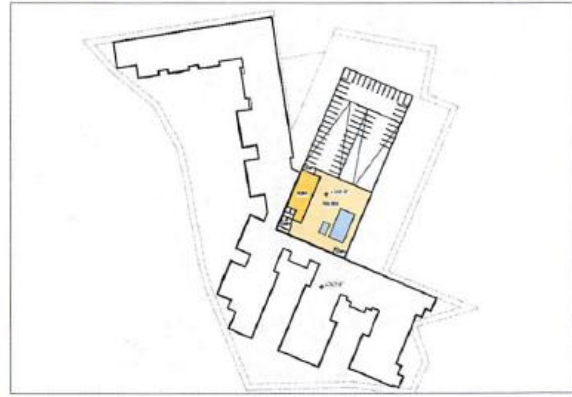
PARKING DIAGRAM - LL 2



CORE NORTHWORKS SITE

22

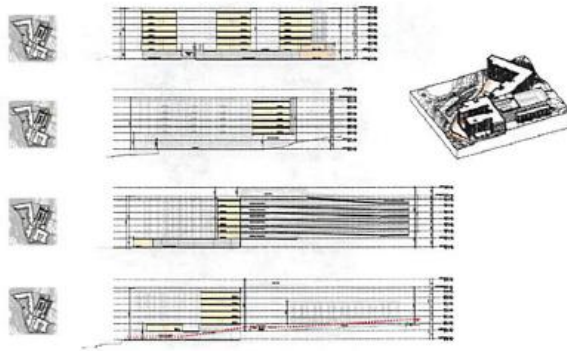
ROOF PLAN



CORE NORTHWORKS SITE

19

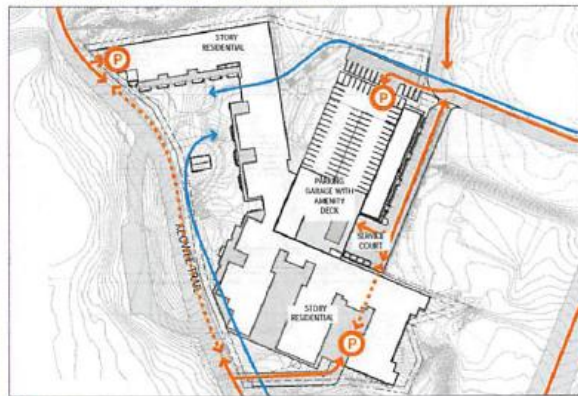
SECTIONS



CORE NORTHWORKS SITE

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PARKING DIAGRAM - WALL STREET



CORE NORTHWORKS SITE

20

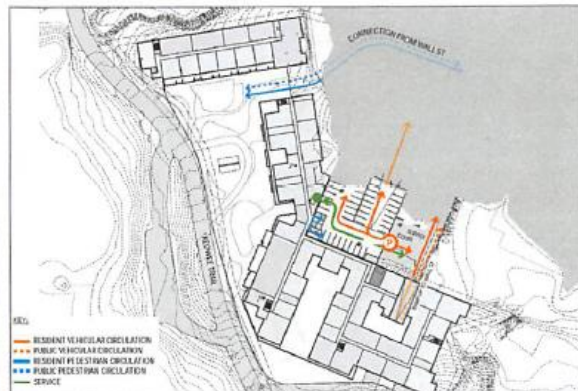
ELEVATIONS - INSPIRATION IMAGERY



CORE NORTHWORKS SITE

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PARKING DIAGRAM - LL 2



CORE NORTHWORKS SITE

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RENDERINGS – OVERVIEW



CORE NORTHWORKS

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MATERIALITY



CORE NORTHWORKS

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RENDERINGS – OVERVIEW



CORE NORTHWORKS

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ELEVATIONS - PLAZA FACES



CORE NORTHWORKS

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RENDERINGS – OVERVIEW



CORE NORTHWORKS

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ELEVATIONS – PARKING LINER UNITS



CORE NORTHWORKS

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RENDERINGS – VIEW FROM PLAZA



CORE NORTHWORKS

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RENDERINGS – PARK VIEW



CORE NORTHWORKS

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RENDERINGS – RETAIL VIEW



CORE NORTHWORKS

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RENDERINGS – RETAIL VIEW



CORE NORTHWORKS

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RENDERINGS – TOWNHOME VIEW



CORE NORTHWORKS

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RENDERINGS – RESIDENTIAL ENTRANCE



CORE NORTHWORKS

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PEDESTRIAN CONNECTION TO WALL STREET



CORE NORTHWORKS

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RENDERINGS – PLAZA VIEW



CORE NORTHWORKS

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PLAN COMMISSION / BAR FEEDBACK (11/7/23)

1. Increase accessibility of Public Parking
2. Move retail space closer to Public Parking
3. Provide a path for vehicular access to / through the public parking without using Keowee Trail
4. Provide a project that can serve a diverse demographic including non-students
5. Reduce the height of the parking garage
6. Refine facade / elevations at upper level of the building (e.g. too office-like)

12/11 PLAN COMMISSION FEEDBACK

1. Simplify vehicular circulation to and from public parking deck
2. Add more residential scale to the upper floors of the building
3. Provide elevations for the north face of the parking deck
4. Provide an actionable plan for connecting the project to CAT bus routes – or consider sponsoring a new bus line
5. Clarify open hours and maintenance/security obligations for the Plaza
6. Light and sound from the roof deck should be limited from neighboring properties

CORE NORTHWORKS

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RENDERINGS – RESIDENTIAL ENTRANCE



CORE NORTHWORKS

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PUBLIC BENEFITS

RENDERINGS – RETAIL VIEW



CORE NORTHWORKS

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PUBLIC BENEFITS

2. Provide public parking on private land to ensure success of Uptown

Use	UptownNEXT	UptownNEXT (spaces)	Ratio	Hub Clemson Estimated Needs (\$f)	Hub Clemson Proposed Spaces
Student	1,800 beds	900 spaces	50% of beds	1,325 beds	663 spaces
Public / Retail	57,000 sf	227 spaces	4 per 1,000sf	8,500 sf	34 spaces
Office	35,000 sf	140 spaces	4 per 1,000sf	0 sf	0 spaces
Hotel	90 keys	63 spaces	70% of keys	0 sf	0 spaces
TOTAL		1,330 spaces		689 spaces	738 spaces

PUBLIC BENEFITS

1. Consistency with the goals established by the UptownNEXT study

- Increased Park Space
- Improved Pedestrian Connectivity
- Activated public spaces with retail uses

High-Level, Preliminary Land-Use Concept Map



PUBLIC BENEFITS

3. New Tax Revenue Allowing for a First-Class Park As Intended in UptownNEXT

Type	Mileage Rate	Before	After	Delta
County - Operations and Capital	63.7	\$ 14,439	\$ 424,019	\$ 409,579
County - Bonds	2.8	\$ 635	\$ 18,638	\$ 18,003
School - Operations	110.0	\$ 24,935	\$ 732,200	\$ 707,265
School - Bonds	54.0	\$ 12,241	\$ 359,444	\$ 347,203
Tri-County Tec	2.4	\$ 94	\$ 15,975	\$ 15,881
Library	5.1	\$ 1,156	\$ 33,947	\$ 32,791
Clemson	92.0	\$ 20,854	\$ 612,385	\$ 591,531
Total	330.0	\$ 74,804	\$ 2,196,609	\$ 2,121,799

PUBLIC BENEFITS

1. Consistency with the goals established by the UptownNEXT study

UPTOWNNEXT

COUNCIL WORKSESSION

Wednesday, June 1, 2022

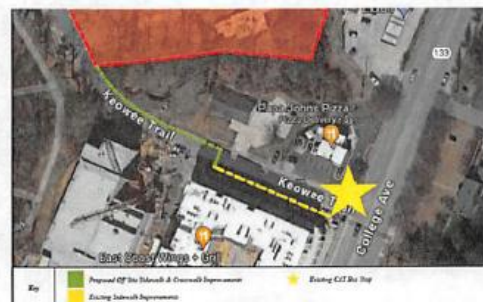
- ★ Significantly fewer curb cuts
- ★ Broader sidewalks with tree plantings and shade
- ★ Fewer vehicular turning movements on Tiger
- ★ Remove "eyesore" properties
- ★ Stacking garages that support business
- ★ Anchor retail to help fill empty storefronts on College
- ★ Students in housing that generates fewer vehicle trips per day



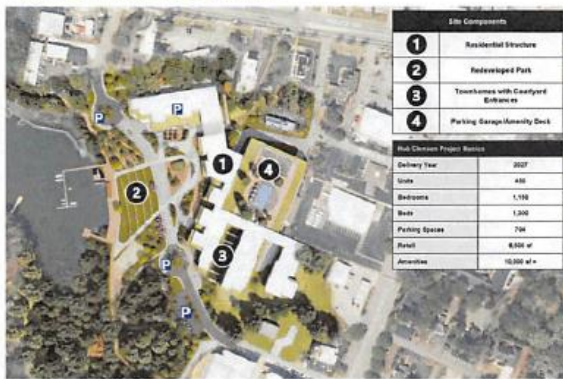
PUBLIC BENEFITS – OFFSITE WORK

1. Consistency with the goals established by the UptownNEXT study

- Improved Pedestrian Connectivity



VISION & PROJECT OVERVIEW



TRANSPORTATION COMPARISON

PEDESTRIAN PATH



AUTOMOBILE PATH



BUILDING PROGRAM



PROJECT GOALS



FUTURE UPTOWN CONNECTIVITY



PARK PRECEDENT IMAGERY



FLEXIBLE PARK PROGRAM



CORE NORTHWORKS

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PARK OVERVIEW



CORE NORTHWORKS

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PARK OVERVIEW



CORE NORTHWORKS

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PARK FEATURES



CORE NORTHWORKS

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Attachment #2

Nanda Edgerton's Submitted Questions Regarding Clemson HUB

Planning Commission Public Comments

Notes

Can the Planning Commission please ask Core Spaces tlthe following questions: 1. State what their opinion of what the dynamic of the City of Clemson is? 2. How much time their representatives have actually spent in Clemson in an attempt to understand what OUR City is all about. 3. How did they come up with their proposal for The Hub PD? 4. Why do they compare Clemson to bigger cities. (What works in Tuscon doesn't mean it's gonna work in Clemson).

Address

Keowee Trail, Clemson, SC