

**City of Clemson**  
**PLANNING COMMISSION MEETING**  
**Monday, January 8, 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:** Elaine Richardson (Chair), John Crolley (Vice-Chair), Curtis Arnold, Tanya Hyatt, Greg Rice, and Larry Allen.

**Members absent:** Jacquie Myers

**Staff present:** Nathan Woods, Director of Planning and Development; Art Holbrooks, City Planner; Aaron O’Kelley, IT Department; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube.

**1. Call to Order:**

Ms. Richardson called the meeting to order at 6:00 p.m. She introduced the Planning Commission and members of City staff present.

**2. Public Session (0:1:30)**

Ms. Richardson called for public comment on matters not on the agenda; there was none. The Public Session was closed.

**3. Adoption of Minutes (0:2:12)**

a. December 11, 2023 Regular Meeting

Ms. Richardson called for proposed edits to the draft minutes; none were proposed. Mr. Arnold made a motion to approve the minutes as presented; Mr. Rice seconded the motion. Ms. Richardson called for a vote by a show of hands; the motion was approved by a 6 - 0 vote.

**4. Action Items (0:2:48)**

a. RZNE-000206-2023 Highway 93

Mr. Holbrooks briefed the Commission on the item. He stated that the application for a zoning map amendment had been submitted by Colin B. Edwards on December 18, 2023, and as proposed, seven parcels of land totaling approximately 11 acres located along Old Greenville Highway would be rezoned from RM-1 Residential District or RM-2 Residential Two-Family to CP-3 Highway Service District. If approved, the applicant’s

intent was to develop a climate-controlled storage facility. Mr. Holbrooks concluded by noting that while a review of the proposed rezoning by City departments identified no negative impacts on service delivery from the rezoning itself, the Engineering, Stormwater, and Utilities Departments had identified a series of issues that will be required to be addressed prior to any future development of the site.

Ms. Richardson recognized the applicants. Mr. Colin Edwards and Mr. Craig Stipes presented the request, emphasizing that the change was needed due to the fact that storage facilities were only permitted in the City on CP-3 District properties. After showing renderings of similar projects they had completed in other areas, they stated they remained open to input on the architectural design.

Discussion followed. Among the topics addressed were:

- Traffic
- Landscape screening
- Curb cuts
- Architectural design
- The layout for the proposed outdoor storage area
- A electric line easement on the southern portion of the property

Ms. Richardson called for comments from the public.

Ms. Becky Hynd, 110 Fuller Estate Drive, Clemson, discussed the height of the proposed building, and number of storage units. She also expressed frustration about the design of the recently completed Mod Wash Carwash located across the street from her neighborhood. Mr. Holbrooks explained to Ms. Hynd that the carwash was built on a parcel in the same planned development as the WalMart Neighborhood Market, which did not impose strict architectural design standards.

Dr. Ryan P. MacRae, 635 Old Greenville Highway, Clemson, stated concerns with rezoning the property to CP-3 District. He said if the proposed project failed, it would allow the possibility of the aesthetics of commercial uses impacting the surrounding residential areas.

Mr. Derrick Jordan, 629 Old Greenville Highway, Clemson, said that because the property was located near the bus route, he believed it would be better used for a high density residential development. He also stated concerns with possible light pollution and noise associated with storage units. The applicants responded to Mr. Jordan, noting that lighting would be dark sky compliant, and that the facility was not accessible after business hours.

Ms. Richardson called for final comments from commissioners; there were none.

Ms. Richardson called for a motion. Mr. Rice made a motion to recommend the proposed rezoning affirmatively to City Council; Mr. Crolley seconded the motion. Ms.

Richardson called for discussion. Mr. Arnold said he had concerns with rezoning to CP-3 District, and stated that he would like to hear from Duke Energy about what they would allow within their easement. Ms. Hyatt also said she had concerns regarding the potential impacts of the zoning change. Ms. Richardson called for further discussion; there was none.

Ms. Richardson called for a vote by a show of hands; the motion failed due to a tied vote of 3 – 3, with Mr. Allen, Ms. Hyatt and Mr. Arnold opposed.

**5. Advisory Items – (0:52:25) None**

**6. Concept Presentation Workshop (0:52:32)**

**a. PUD-000212-2024 The Grange**

Mr. Holbrooks briefed the Commission on the item. He noted that the proposed planned development would include both the existing phase under construction, and a separate property identified for the development of commercial uses, the construction of a group of townhomes, and the preservation of open space. He also provided an overview of the steps for rezoning and annexation of The Grange future phases.

Ms. Richardson recognized the development team. Mr. Cassidy Michaux, Land Planner and Landscape Architect with DPR Designs, Charlotte, NC, was the primary presenter, with Mr. Daniel Youngblood, the developer, and Mr. Darrell McNiell, project engineer.

Ms. Richardson called for additional comments from the commissioners. Among the issues addressed were:

- The type of commercial uses expected to be developed
- Traffic impacts
- Upkeep of the roads
- School attendance area
- Emergency access
- The number of dwelling units planned for each development area

Ms. Richardson called for comments from the public.

Ms. Nanda Edgerton, Clemson. Ms. Edgerton expressed her concerns with traffic on Eighteen Mile Road.

Mr. Fred Burton, 150 Downs Blvd, Clemson. Mr. Burton addressed the traffic volume added to Chapman Bridge Road, and the impacts on the US 123 interchange.

Ms. Richardson called for additional comments from the public; there were none. She then called for final comments from commissioners. Among the items discussed were infrastructure, the amount of residential and commercial planned, and access to public

transportation.

Ms. Richardson closed the workshop.

**7. Discussion items (2:01:08) None**

**8. Staff Reports (2:01:11)**

Mr. Holbrooks noted staff would request a public hearing date for the proposed Highway 93 property rezoning at the next regular Council meeting.

**9. Other Items (2:05:23)**

a. Planning Commission Representation at Council Meetings

Mr. Woods stated that the CORE HUB Clemson project was planning to come back before the Commission in February, and that Council would probably also have a public hearing on the project in February.

b. Future Workshops and Other Events

Mr. Woods stated it was possible that the next meeting would have HUB Clemson, The Grange, and The Station on the agenda. Also, Mr. Holbrooks reminded the commissioners that the February meeting would be an organization meeting.

**10. Adjourn (2:11:18)**

Ms. Richardson adjourned the meeting at 8:11 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.**