

City of Clemson
PLANNING COMMISSION MEETING
Monday, March 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), Tanya Hyatt, Bryan Yoder, Charles Kernaghan, John Crolley

Members absent: Benji Cumbie

Staff present: Nathan Woods, Director of Planning and Development; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; Kelly Roach, 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. and introduced the Commission members and staff present.

2. Public Session (2:53)

Mr. Tyler opened the Public Session, and called for comments related to items not on the agenda. No audience members spoke. Mr. Tyler then read comments submitted through the MyCivic app by Jasmine Sampson, 102 Earle St, Clemson, who urged the City to increase regulation on vape vending machines. (See Attachment #1)

The Public Session was closed.

3. Adoption of Minutes (4:53)

a. February 10, 2025 - 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 February 10, 2025 meeting as presented; Ms. Hyatt 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.

4. Planned Development Informal Public Session: (5:33)

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. They provided an update on the proposed planned development, and noted changes made since the initial concept presentation.

Among the topics addressed by the applicants were:

- Location of the housing and the park
- Proposed 'traffic choke points' being added on Hawthorne and Fabrica Streets
- Added two-way stop sign on Hawthorne Street
- A future round-a-bout
- Vehicle charging station
- Street lights
- Trash service and dumpsters
- Emergency access
- Features of the park
- Buffer areas near the existing neighborhoods
- Stormwater features
- Developer's offer to donate \$50,000 for development of the park
- Developer's offer to donate \$440,000 (based on \$1,000/bed) to the Community Action Fund

Following completion of the applicants' presentation, Mr. Tyler called for public comment:

Ms. Janie Hodge, 242 Waterstone Drive, Seneca, SC. Ms. Hodge, expressed her concerns with disruption of wildlife, impacts of additional traffic, and buffer distance. She noted her desire to be part in the upcoming process, stating that she was not opposed to the project provided it was done with high standards and respect for the neighbors.

Ms. Leigh Strinsky, 128 Hawthorne Street, Clemson SC. Ms. Strinsky stated she was concerned about the impacts on the area's wildlife and maintaining adequate setbacks from the existing neighborhood. She also requested the developers have respect, empathy, and try to maintain good communications with the elderly neighbors.

Mr. Tom Taylor, 208 Wescott Drive, Clemson, SC. Mr. Taylor asked for a description of a "traffic choke point"; Mr. Woods stated that it was a narrowing of the road to a point a lower speed was required to negotiate it.

Mr. Blane Hodge, 100 Summey Street, Clemson SC. Mr. Hodge said he was worried about stormwater issues on Summey Street, and asked about sidewalks being proposed; Mr. Woods stated he would have someone check into the stormwater issues, and also investigate plans for proposed sidewalks on the street.

Mr. Anthony Kelley, 104 Summey Street, Clemson, SC. Mr. Kelley noted concerns with traffic, but stated his main worry with the proposed project was buffering.

Mr. David Haile, 202 Prince Ranier Drive, Clemson, SC. Mr. Haile stated his displeasure with the proposed rezoning, and said the City should not accommodate the needs of students. He also noted problems with rising taxes in the City of Clemson.

Ms. Rebekah Bowen, 132 Fabrica Street, Clemson, SC. Ms. Bowen echoed Mr. Hale's concerns with students and said she has noted increased drug use in the area.

Mr. Luke Henderson, 220 Wesley Street, Clemson, SC. Mr. Henderson said his family were longtime residents in the neighborhood, and that the roads were not able to hand the anticipated increase in traffic the new development would bring.

Mr. Tyler called for any other comments. When none were heard, he stated that the main concerns heard involved traffic and buffering, but also noted that the plan remained a concept and that things could look differently by the next meeting. Mr. Jon Silkworth stated that there would be updates to the buffer details and a traffic plan.

Mr. Tyler then read comments received from Ms. Valerie Boatwright. (See attachment #2)

Mr. Tyler called for additional comments from the public; there was none. The Informal Public Session was closed.

5. Action Items (1:04:56)

a. RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive)

Mr. Tyler introduced the item, noting that it had been originally been presented to the Commission on July 8, 2024. At that time, he stated, the Commission voted to delay consideration of the matter until a workshop could be held, but prior to finalizing a workshop schedule the applicant had requested the proposal be delayed until a later time. He then recognized the applicant, Mr. Eric Newton, who had recently requested the matter move ahead.

Mr. Newton provided an overview of the proposed rezoning, which would change the zoning of three parcels of land (TMP#'s 4064-09-07-3032, 4064-09-07-1065, 4064-09-07-0278) on Cambridge Drive from R-20 Single-family Residential District to RM-3 Multi-family Residential District. If approved, the property would be developed as a 52-unit townhome development. (See Attachment #3)

Mr. Tyler called for comments from the public.

Mr. Don Gibson, 30 Jackson Court, Piedmont, SC. Mr. Gibson, one of the owners of the property under consideration, provided a brief history of his family's ownership, and stated they could no longer maintain the property in the condition required for use as rentals.

Ms. Eimlie Dooley, 119 Cambridge Drive, Clemson, SC. Ms. Dooley informed the Commission that she lived beside the property proposed for rezoning and redevelopment, and said she feared for her child's safety from the impact of the anticipated traffic increase if the proposal was approved.

Ms. Jane Van Bergen, Monaco Estates. Ms. Van Bergen expressed concerns over the impact of the proposal on her quality of life and safety of the neighborhoods.

Ms. Lisa Buresh, 307 Wescott Drive, Clemson, SC. Ms. Buresh stated her dislike of some of the changes in Clemson with the increase in high-density housing.

Mr. Jeremy Vinson, 205 Prince Reiner Drive, Clemson, SC. Mr. Vinson voiced concerns with increasing density and commercial activity on Cambridge Drive.

Mr. Erick Lindquist, 219 Monaco Circle, Clemson, SC. Mr. Lindquist said he worried about losing the privacy of his backyard, and asked the Commission to deny their approval of the rezoning.

Mr. Jeff Fetta, 321 Princess Grace Avenue, Clemson, SC. Mr. Fetta stated worries over traffic, greater density, and loss of green space. He added that the current property owner has options other than the proposed development, and noted the possibility of single-family residences.

Mr. David Haile, 202 Prince Rainer Drive, Clemson, SC. Mr. Haile expressed opposition to the zoning change, and questioned what might happen if the proposed project failed to be built. He also stated concerns over stormwater issues.

Mr. Tom Taylor, 205 Wescott Drive, Clemson, SC. Mr. Taylor said he did not agree with the need for more student housing, and noted the impact of increased traffic.

Mr. Frank Beacham, 302 Wescott Drive, Clemson, SC. Mr. Beacham encouraged the Commission to deny the requested rezoning and maintain the current zoning.

Mr. Bob Buresh, 307 Wescott Drive, Clemson, SC. Mr. Buresh expressed worries about the impacts of additional traffic, and the impact of the proposed development on the existing neighborhood's property values.

Ms. Verna Howell, 201 Prince Rainer Drive, Clemson, SC. Ms. Howell said that the current R-20 District zoning was correct for the property, and that it should not be changed.

Mr. Pete Stockunas, 310 Princess Grace Drive, Clemson, SC. Mr. Stockunas stated concerns about increased traffic and noise.

Mr. Michael Dooley, 211 Wescott Drive, Clemson, SC. Mr. Dooley said he worried that City infrastructure was at its limit to handle new development.

Mr. Tom McInnis, 206 Wescott Drive, Clemson, SC. Mr. McInnis referenced the Comprehensive Plan, and said the properties under consideration for rezoning were shown as single-family residential in the future. He also noted the impact of development on affordability of housing, and said the university should be responsible for housing for their students.

Mr. Tyler called for any further comments; there were none. Mr. Tyler then acknowledged the comments that had been sent in, and then the closed public comment session.

Mr. Tyler called for comments from commissioners. Items addressed include:

- Buffers
- Protection of existing neighborhoods
- High-density verses low-density housing
- Traffic
- Sidewalks
- Quality of life
- Whether the Commission had enough information to make a decision

After all commissioners completed comments, a brief discussion was held about scheduling a workshop session to discuss different possibilities for the proposal.

Mr. Rice made a motion to delay a vote on the Proposed Map Amendment RZNE-000272-2024 and schedule a workshop with the proposed developer; Mr. Yoder seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a vote by show of hand; the motion was unanimously approved by 6-0 vote.

Mr. Woods then addressed the audience present about participating in the ongoing rewrite of the Comprehensive Plan, and emphasized taking the online survey.

Mr. Tyler called for a 5 minute recess.

(Note: the time indicator on the video recording of the meeting reset to zero at the end of the recess)

Mr. Tyler called the meeting back in session. (0:29)

b. RZNE-000291-2025 Proposed Map Amendment (Hwy 93 Parcels)

Mr. Tyler recognized the applicant. Ms. Ronit Hoffer, Senior Developer with Mercy Housing Southeast, presented. Ms. Hoffer stated their intent to develop approximately 11 acres on Old Greenville Highway for a new affordable housing complex. In order to get the density necessary for the project, a rezoning of the property from the current zoning of RM-1 and RM-2 Two-family District to RM-4 Multi-family Residential District was needed. She stated if the rezoning is approved, they propose to develop a 168-unit community for families earning at or below 60% AMI. (See attachment # 4)

Mr. Tyler called for comments from the commissioners. Items addressed included:

- Funding source and process
- Concerns with rezoning and the project not being awarded funding
- Concerns with the site

Mr. Peabody stated that if the required rezoning was approved but the project failed to receive funding, the Commission could quickly initiate a subsequent rezoning to change it back to RM-1 or an appropriate commercial district.

Mr. Tyler called for public comment.

Ms. Heidi Williams, 221 Heather Drive, Central, SC. Ms. Williams stated she is a huge supporter of this project, and that she wanted it put on record that no other jurisdiction is helping Clemson do this.

Mr. Tyler called for other comments; there were none. Mr. Tyler then noted that there had been several sources stating that the proposed project was only more student housing. He said such information was inaccurate, and he encouraged everyone to research the issue. He emphasized that the project was not student housing in disguise.

Mr. Tyler called for any discussion from the commissioners; there was none. Mr. Tyler called for a motion. Ms. Hyatt made a motion to approve RZNE-000291-2025 Proposed Map Amendment (Hwy 93 Parcels); Mr. Rice seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a rollcall vote.

The results were:

Ms. Hyatt – Yes

Mr. Rice – Yes

Mr. Yoder – Yes

Mr. Kernaghan – Yes

Mr. Crolley – Yes

Mr. Tyler – Yes

The motion was unanimously approved by a 6 – 0 vote.

6. Advisory Item (0:33:40 – None

7. Discussion Items (0:33:41) – None

8. Staff Reports (0:33:42)

9. Other Items (0:34:10)

a. Planning Commission Representation at Council Meeting – None

Mr. Woods noted that he would like representatives from the Commission to attend the Council meeting when it is taken up for a vote. Also, he reminded the members that Council had scheduled a public hearing for 5:30 on March 17th.

b. Future Workshops and Other Events – Staff will coordinate scheduling the workshop for the Cambridge Drive rezoning.

10. Adjourn (0:36:04)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Mr. Yoder 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 9:35 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

Jasmine Sampson Comments

City of Clemson

New Report Submitted - [#2610497](#)

Status

new

Work Order

#2610497

Issue Type

Public Meeting Comments – BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Vape Vending Machines in downtown Clemson. Two bars (Backstreets and Roar) on the bottom floor have vending machines selling vapor products. Although the state allows vending machine sales of vapor products in 21+ venues, I have observed problems with access, use, and supervision. In fact, buyers do not need to show their IDs to purchase these products. The city council should disallow and remove the machines. When I consider the health of our students, I do not want vape vending machines to become a trend on College Ave. We should limit the accessibility of any tobacco product, including e-cigarettes, to discourage current and new nicotine use among Clemson students. Thank you for your consideration.

Address

[102 Earle St, Clemson, SC, 29631](#)

**Citizen's Address 673 Old Greenville
Hwy, Clemson, SC,
29631**

[Open Report](#)

Reporter Name

Jasmine Sampson

Email

jdsamps@clemson.edu

Phone

281-734-5218

Report Submitted

MAR 09, 2025 – 1:26 PM

Attachment #2

V. Boatright Letter

From: Valerie Boatwright <valandabby@gmail.com> **Date:** March 9, 2025 at 8:39:57

PM EDT **To:** HerbTylerCFA@gmail.com

Subject: Edited Varsity 3 letter

Please note: I am writing this as a private citizen and resident of Fabrica Street, not as a member or representative of any board.

Good evening,

I was prepared to speak at the last planning meeting and planned to be at this one; however, a family member's illness is preventing me from attending. Nevertheless, I will try to express in this email what I was going to say publicly.

I live on Fabrica Street, directly behind the site of the proposed Varsity 3 PD. I would like to ask the Planning Commission to consider the following in regards to that development:

First, I would like to request that there be a "chokepoint" installed on the lower end of Fabrica Street to help prevent all of the residents that will be in the apartments from using that direction to exit. I would like to request another chokepoint on Dorothy Street. That street is already being used as a cut through from hwy123 to hwy 93, and will surely get much worse once we have 400 to 500 more residents living on our little block.

I would also like clarification regarding the access easement being provided to the "landlocked single family" property on Fabrica Street. I am sure that property will eventually follow suit and become apartments as well. What is to keep that easement from then becoming the main entrance to another set of apartments?? The developer of Varsity 3 has agreed to have only emergency access allowed at the entrance on Fabrica, but that adjoining easement could become a huge problem down the road. I'm attaching a photo of the location of the entrance to that easement (and Varsity 3 emergency access) in relation to my driveway, as the maps make it look much farther away than the less than 40 steps it actually is.

I say those are my only two requests, but that's not exactly true. Unfortunately, what I truly want isn't worth asking for:

I don't want more apartments built in the woods across the street.

But the people who determined the current zoning didn't leave any room for those of us trying to live peaceful lives, in quiet neighborhoods, to keep those developments from happening.

I've heard complaints from various City councils and committees that members of the community aren't showing up to speak out about things. I'm sure that's probably becoming more and more true, because they have seen that it doesn't matter whether they want apartments built in their neighborhoods or not. Zoning was determined so that this could happen if developers wanted it to, and there's nothing the neighbors can do to prevent it.

I've also heard many representatives of various groups say that they want more "workforce" housing. Doesn't anyone see that when they build these apartment complexes where they are, they are negatively affecting people who are already part of the existing local "workforce" population? Those who have the means to move elsewhere are doing so. The rest must remain where they are and tolerate being overrun by apartments and all that goes with it. It seems those residing in workforce housing are not allowed to have pleasant neighborhood environments in which to live. (I'm attaching an audio taken last weekend while I sat in my living room with the window open. This was in the middle of the afternoon from a party at Varsity 1.) Clemson is becoming a city where only the VERY privileged can live in peaceful enjoyment of their homes.

I appreciate your consideration of my requests. I had hoped to retire in the house I live in. Now I'm questioning whether I'll be able to. I'm hoping that at least the traffic can be routed in a way that it will not completely overtake our little street. Thank you very much.

Valerie Boatwright

[120 Fabrica St.](#)

[Clemson](#)

864-230-1528

3 attachments



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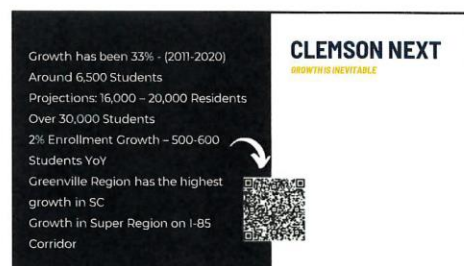
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35Knew Recording 4.m4a 289K

Attachment #3

Cambridge Pond Presentation Slides



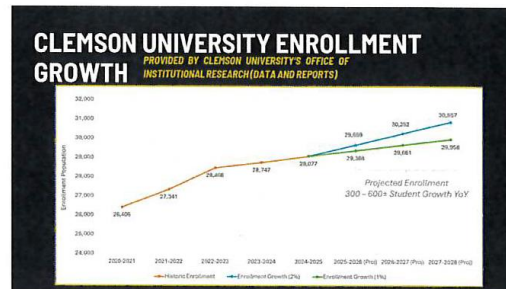
University provides updates on revenue opportunities, efficient spending and strategic investments

TheTigerCU.com

CLEMSON UNIVERSITY

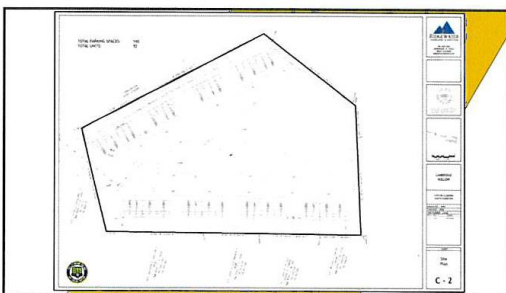
Student Growth - 2% Enrollment Growth YoY
 "The University is targeting a steady 2% enrollment increase each year throughout 2035 to push the student population past 36,000."
 - Drew London (TheTigerCU.com)

Student On Campus Residence Status
 "Clemson plans to maintain the current on-campus residence status in which sophomores are not required to live on campus, but there are still options to accommodate those who want to."
 - Drew London (TheTigerCU.com)



PROJECT OVERVIEW

52 Units
 ± 6 Acres



ECONOMICS MONACO ESTATES

The Community

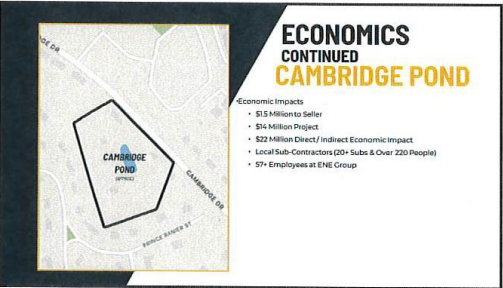
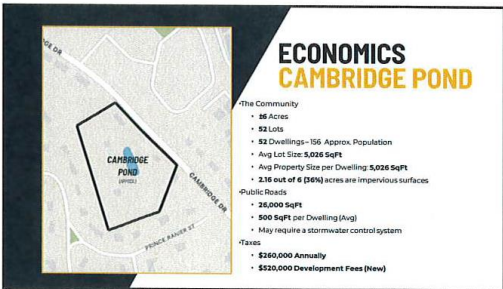
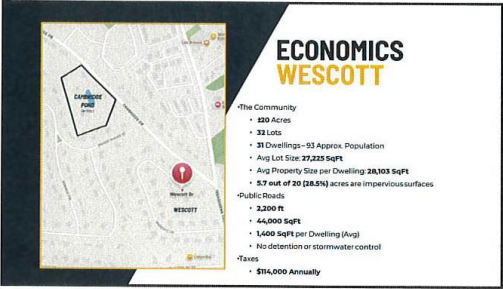
- 852 Acres
- 98 Lots
- 92 Dwellings - 27% Approx. Population
- Avg Lot Size 28,000 SqFt
- Avg Property Size per Dwelling 29,829 SqFt
- 17 out of 63 (26.9%) acres are impervious surfaces

Public Roads

- 8,000 ft
- 175,000 SqFt
- 1,900 SqFt per Dwelling (Avg)
- No detention or stormwater control

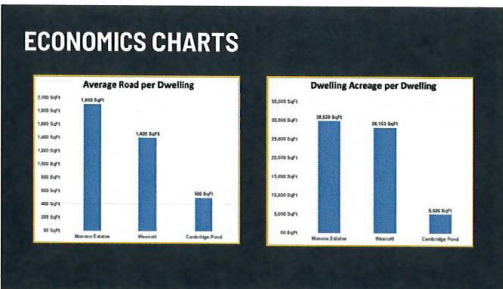
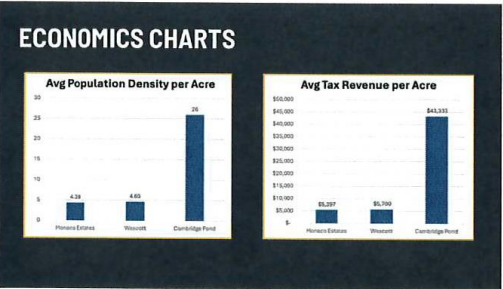
Taxes

- \$340,000 Annually



ECONOMICS SUMMARY

	Monaco Estates	Wescott	Cambridge Pond
Acres ±	63	20	0
Lots/Units	98	32	52
Number of Dwellings	82	31	52
Avg Lot Size (SqFt)	29,800	27,225	5,026
Avg Property Size per Dwelling (SqFt)	29,829	28,103	5,026
Total Approx. Pop (3 per Home)	276	93	156
Avg People per Acre	4.36	4.65	2.6
Road Type	Public	Public	Private
Road (Ft)	8,000	2,250	1,248
Road (SqFt)	176,000	44,000	26,000
Road SqFt per Dwelling	1,905	1,420	500
Impervious Surface (Acres)	17	5.7	2.16
Taxes (Annually)	\$342,000	\$114,000	\$260,000
Assessment Rate	4%	4%	6%
Development Fees (New)	N/A	N/A	\$250,000



PROS

- Sidewalks
- Bike lanes
- CatBus stop
- Stormwater control
- Improved utilities
- Private roads
- Supports city coffers
 - Generates tax revenue
 - Impact fees
- Supports local jobs
 - During and after construction
- Student housing developments
 - No strain on K-12 education system
 - Supports City of Clemson funding
- Enhance aesthetic appeal of area
 - Increase property values
 - Landscaping / curb appeal

PROPOSED RE-ZONING + DESIGN PROGRAM

Proposed Zoning Summary

Proposed Zoning Summary		Density	Height
Existing Zoning	RM-1	Residential Per RM-4	64' Units 40 ft
Proposed Rezoning	RM-4	Proposed	168 Units 52-37 ft

Option 5

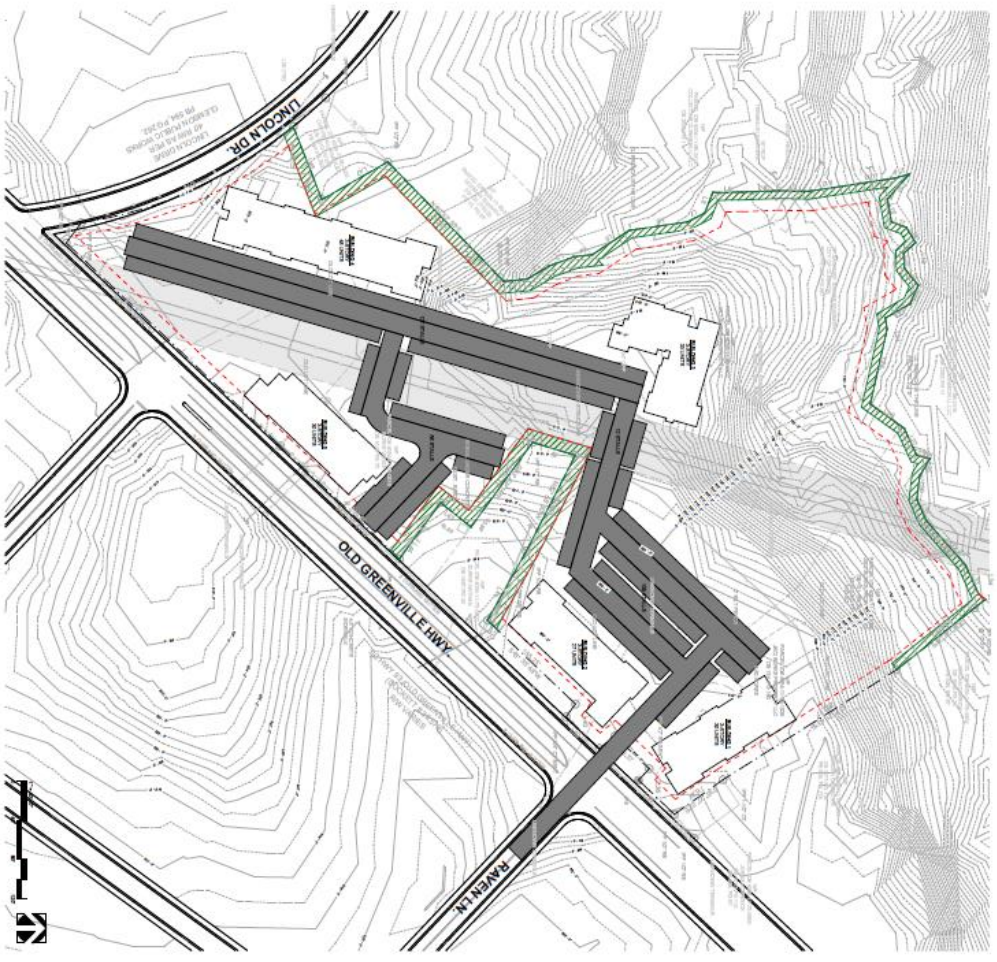
Unit Count										Parking Count					
Option 5															
	Bedg	Bedg	Bedg	Bedg	Bedg	Total	%	Total	SR Unit	Total	SR Unit	Subtotal	Parking	Parking	Parking
	1	2	3	4	5	Units		Bedg		SR Unit		Houseing	(Houseing)	(Houseing)	Per Sq. Foot
Studio	0	0	0	0	0	0	0%	0.0	0.0	0.0	0.0	1.0	0	0	0
1Bd	7	9	9	4	5	34	66%	3.4	3.4	0.0	0.0	3.4	54	54	54
2Bd	17	16	21	23	23	100	66%	20.0	0.0	0.0	0.0	1.5	150	200	200
3Bd	6	10	3	12	3	34	100%	12.0	0.0	0.0	2.0	65	65	102	102
	30	27	33	48	30	148	100%	138	138	0.0	0.0	252	252	338	338
We Do: Transit Priority, 100% Administrative Parking Reduction															
	302														

EXISTING SITE - AERIAL PHOTO



CLEMSON CONCEPT STUDY - MERCY HOUSING SOUTHEAST

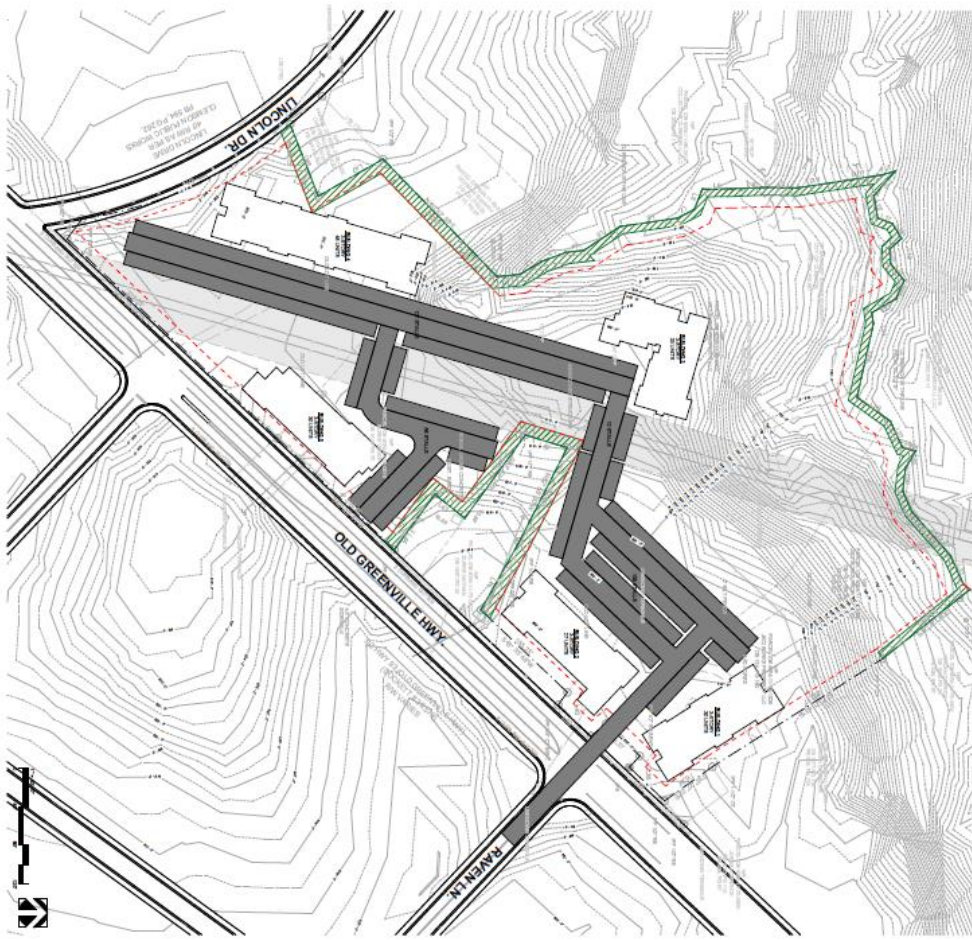
SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)
 1" = 50'-0"



Option 5											
Unit Count						Parking Count					
1	2	3	4	5	Total	Total	Total	Stalls/Unit	Parking	Parking	Parking
1 Bd	2 Bd	3 Bd	4 Bd	5 Bd	Units	Stalls	SF/Unit	(SC Housing)	Req'd (SC Housing)	Req'd (COG)	Provided
7	1	9	13	4	34	6%	0.0	1.0	34	34	34
17	16	21	23	23	100	60%	0.0	1.0	150	200	200
6	10	3	12	3	34	20%	0.0	2.0	68	100	100
30	27	33	48	30	168	100%	0.0		262	336	336
W/ COG Transit Priority 10% Administrative Parking Reduction											302

CLEMSON, MERCY SOUTHEAST | 579 OLD GREENVILLE HWY, CLEMSON, SC 29631 | CONCEPT

SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)
 1" = 50'-0"



Option 5											
Unit Count						Parking Count					
	Bldg	Bldg	Bldg	Bldg	Total	Total	Stall/Unit	Parking	Parking	Parking	Parking
	1	2	3	4	5	Bkch	Unit SF	Report	Report	Report	Report
								100'	100'	100'	100'
Sheds	7	0	0	0	0	0	0.0	1.0	0	0	0
1 Bld	17	16	21	23	77	2,200	0.0	1.5	150	200	200
2 Bld	17	16	21	23	77	2,200	0.0	1.5	150	200	200
3 Bld	6	10	3	12	31	1,100	0.0	2.0	60	100	100
	30	27	33	46	136	3,900	0.0	2.5	260	350	350
W/ CDC Transit Proximity 20% Administrative Parking Reduction											302

CLEMSON- MERCY SOUTHEAST | 579 OLD GREENVILLE HWY, CLEMSON, SC 29631 | CONCEPT