

City of Clemson
PLANNING COMMISSION MEETING
Monday, April 14, 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), Benji Cumbie, Tanya Hyatt, Bryan Yoder, Charles Kernaghan, John Crolley

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 (1:38)

Mr. Tyler opened the Public Session, and called for comments related to items not on the agenda. No audience members spoke.

The Public Session was closed.

3. Adoption of Minutes (2:40)

a. March 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 March 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 7 - 0 vote.

b. March 26, 2025 – Workshop

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

Mr. Tyler called for a motion. Mr. Cumbie made a motion to approve the minutes for the Workshop on March 26, 2025; Mr. Kernaghan 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 (4:09)

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

Mr. Eric Newton, applicant, was recognized. He provided the Commission with an overview of the proposal to rezone three parcels on Cambridge Drive from R-20 Single-family Residential District to RM-3 Multi-family Residential District, noting changes based on the workshop of March 26, 2025. Among the items he addressed was the possibility of maintaining buffers on both his and adjoining properties. (See attachment #1)

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

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

Mr. Jeremy Vinson, 205 Prince Reiner Drive, Clemson, SC. Mr. Vinson questioned the accuracy of Mr. Newton's statement that additional single-family development on the property was not economically viable, and said he felt the zoning should remain as is.

Mr. Scott Drury, 213 Monaco Circle, Clemson, SC. Mr. Drury expressed concerns with the proposal leaving an 'orphan' residential property next to a student housing development, noting that he felt the rezoning would not be legally viable without the fourth parcel.

Mr. Tyler called for any additional comments; there were none. Mr. Tyler then acknowledged written comments received, and then the closed public comment session.

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

- The protection of residential neighborhoods.
- The appropriateness of the proposed use of the property.
- Concerns associated with rezoning during a comprehensive plan update, and also prior to an expected zoning study.
- Potential problems associated with leaving an adjacent residential property with the current zoning.

When no more comments were heard from commissioners, Mr. Tyler called for a motion. Mr. Rice made a motion to send a negative recommendation on RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive Parcels) to City Council; Mr. Crolley seconded the motion. Mr. Tyler called for discussion; none was heard. Mr. Tyler called for a vote by a show of hands; the motion passed by a 6-1 vote, with Mr. Kernaghan opposed.

5. Advisory Items (39:55) - None

6. Discussion Items (40:21)

a. Proposed Text Amendment (Fences on Arterial Road Frontages)

Mr. Peabody briefed the Commission on the matter. He stated that corner lots were required by City code to maintain both street frontages as front yard setbacks, which included limitations on fence heights. Typically, this was beneficial, but in the case of lots situated at a street corner with an arterial road, however, the limitation on fences resulted in exposing residents to excessive traffic noise and lights. To address the issue, staff recommended allowing for arterial street frontages to meet standards for side or back setbacks. (See attachment #2)

Following discussion, Mr. Rice recommended adding a reference to the City roadway classification map in the draft amendment for clarification; Mr. Peabody agreed. Mr. Tyler called for additional questions or comments. When none was heard, he asked Mr. Peabody to put the matter on the next agenda as an action item.

b. Proposed Text Amendment (Buffer Requirements)

Mr. Peabody briefed the Commission on a proposed text amendment for buffer requirements. He noted that the document included a number of changes, including a new type of buffer. Overall, he stated that the amendment both increased the use of buffers and made them more robust. (See attachment #3)

Discussion followed, during which Mr. Tyler noted a typographical error (in Item G, the text should read “6 foot” instead of “6 to foot”). Also, he recommended including other newer methods and materials of barriers that could be used.

At the end of discussion, Mr. Peabody stated that he would present the corrected draft as an action item, but asked for commission members and the public to send in any additional recommendations or comments.

7. Staff Reports (58:14)

Mr. Holbrooks informed the Commission that City Council would hold a public hearing on May 5, 2025, at 5:30 p.m. for the draft amendment dealing with bonding vacant commercial space in mixed use structures. Due to the fact that several members of the Commission had been appointed after the Commission’s consideration of the matter, Mr. Tyler called Mr. Peabody to the podium to explain the proposed amendment.

8. Other Items (1:00:41)

a. Planning Commission Representation at Council Meeting – None

Mr. Woods noted that first reading of the rezoning of the property on Highway 93 proposed for the affordable housing development passed unanimously, and that second reading was scheduled for May 5th (note: City Council approved the matter on second reading on April 21, 2025).

b. Future Workshops and Other Events – None

9. Adjourn (0:36:04)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; 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 7 – 0 vote.

The meeting was adjourned at 7:01 p.m.

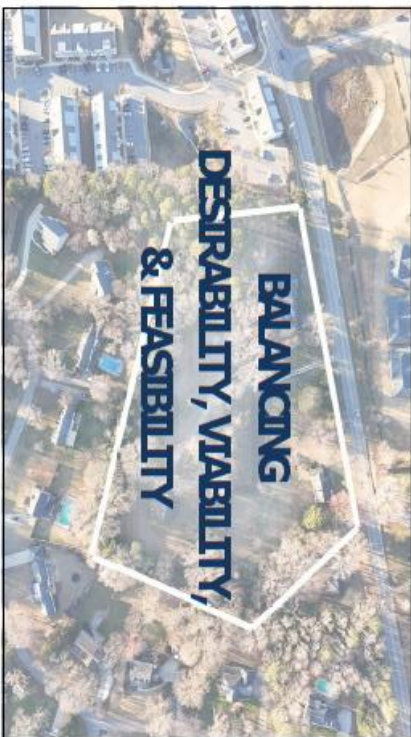
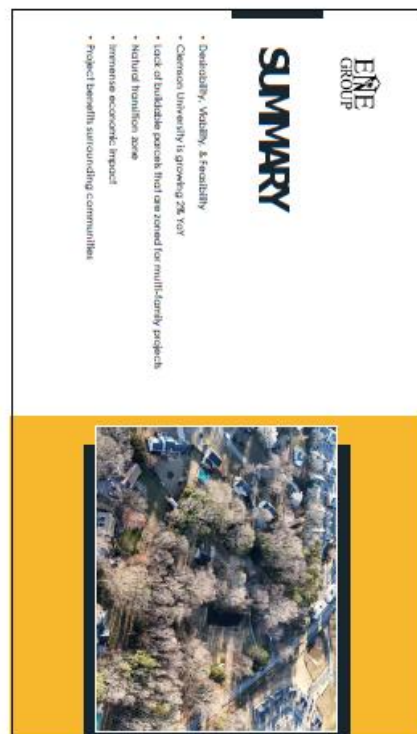
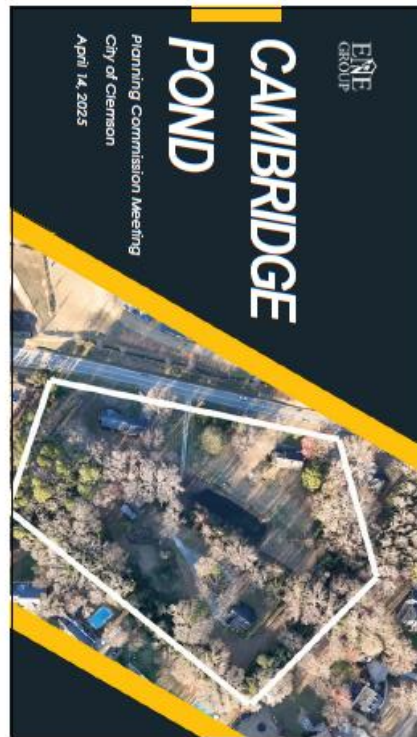
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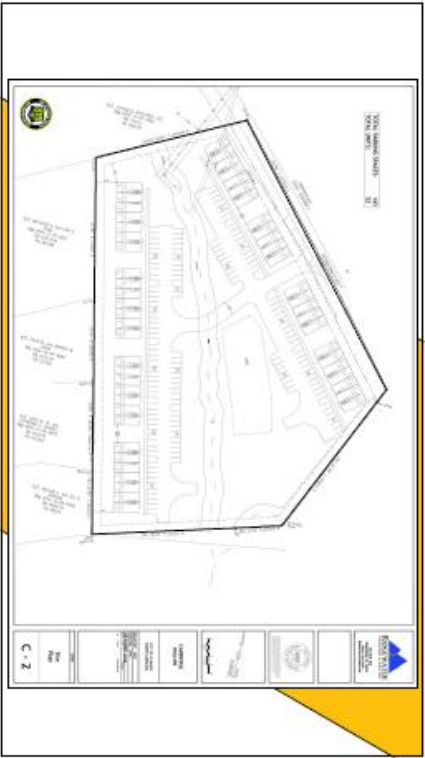
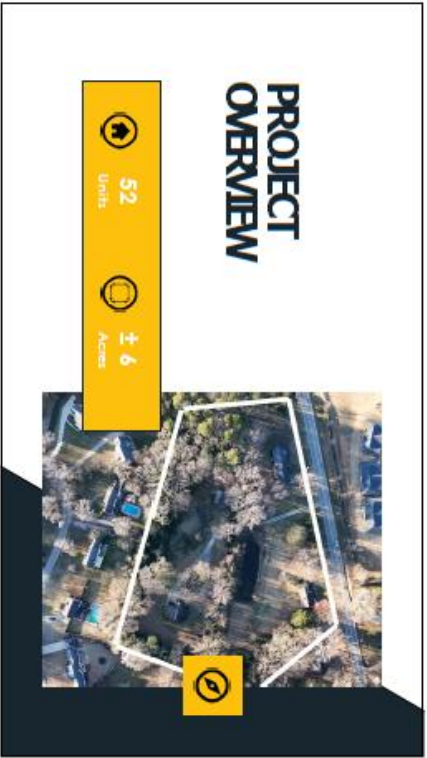
Kelly Roach, Recording Secretary

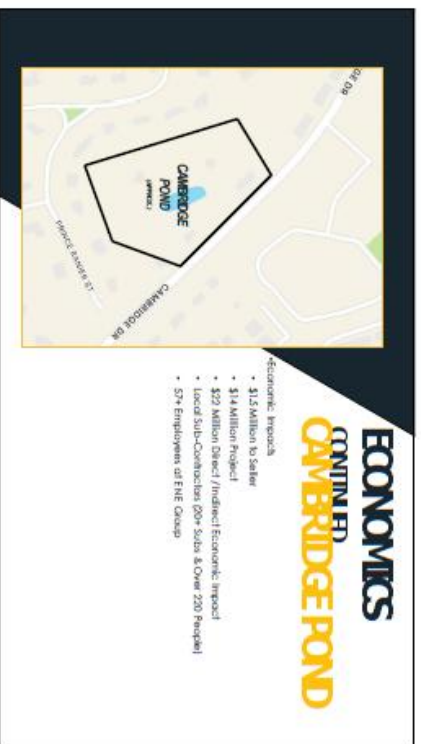
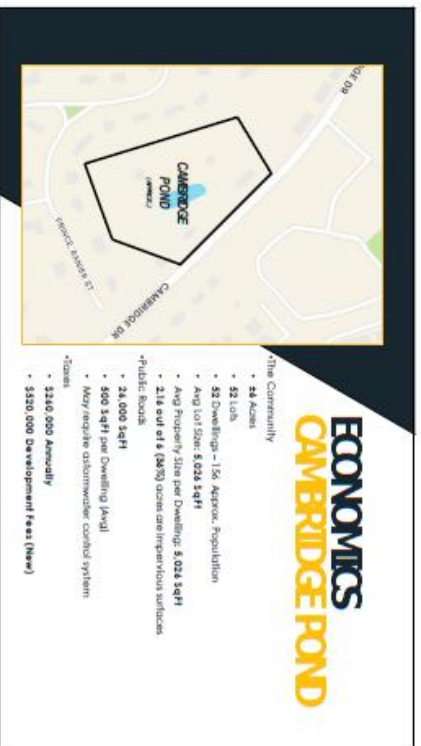
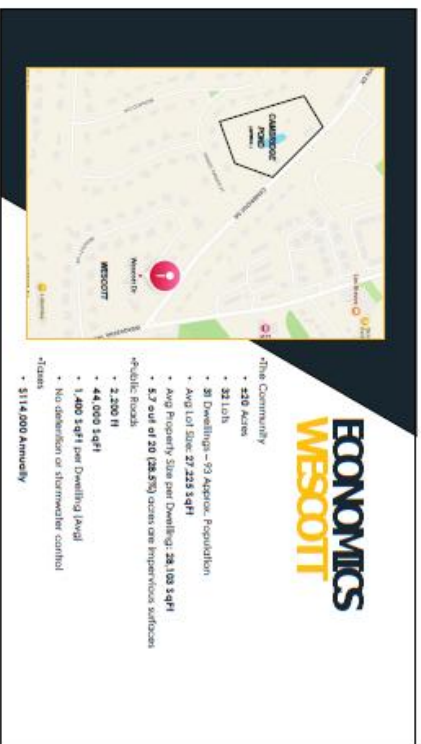
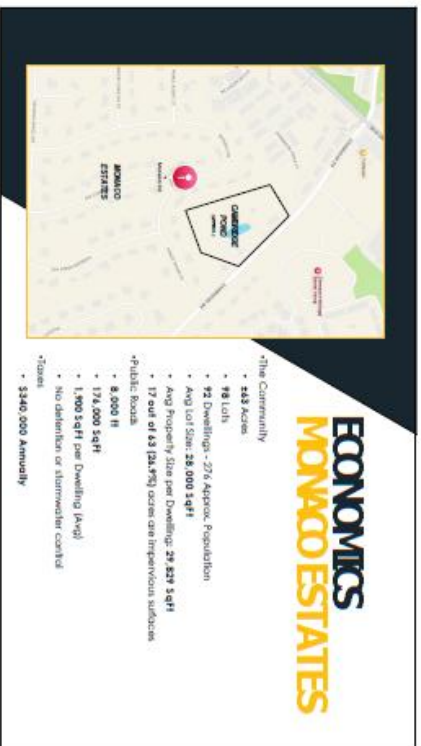
These minutes are in draft format and subject to change until approval by the City of Clemson Planning Commission.

Attachment #1

RZNE-000272-2025 (Cambridge Drive Parcels) Presentation Slides



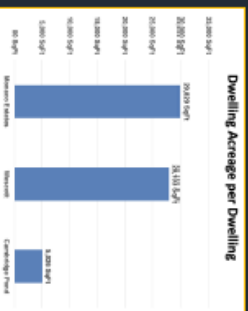
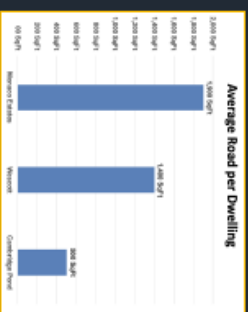




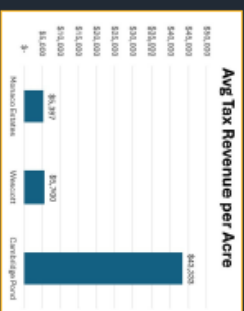
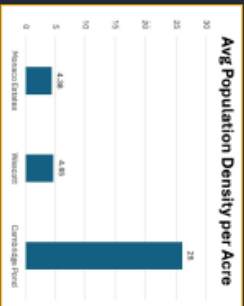
ECONOMIC SUMMARY

	Monaco Estates	Westcott	Cambridge Pond
Acres ±	63	20	6
Lot/Units	96	32	52
Number of Dwellings	92	31	52
Avg Lot Size (sqft)	28,000	27,216	6,026
Avg Property Size per Dwelling (sqft)	29,829	28,103	6,026
Total Acres Prop (2 per Home)	279	63	196
Avg People per Acre	4.36	4.65	2.6
Home Type	Public	Public	Private
Home Type	8,000	2,200	1,248
Home Type	175,000	44,000	26,000
Home Type	1,300	1,400	500
Impermeable Surfaces (Acres)	17	5.7	2.16
Taxes (Annually)	\$130,200	\$114,000	\$260,000
Assessment Rate	4%	4%	9%
Development Fees (Now)	N/A	N/A	\$520,000

ECONOMIC CHARTS



ECONOMIC CHARTS



PROS

- Sidewalks
- Bike lanes
- CarBus 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

Attachment #2
Arterial Frontage Fence Document

FOR DISCUSSION ONLY
Planning Commission Meeting 04-14-25

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS

Sec. 19-305. Purpose of conditional use and special exception standards.

C. RESIDENTIAL ACCESSORY STRUCTURES & USES ² : See Section 19-305, Endnote 2

11. Fences and Walls

- a. Conditional Use Standards *[All Residential Districts]*
 1. May abut the side and/or rear property line.
 2. May be located in all required setbacks provided they shall be no closer than 18 inches to a street right-of-way line provided:
 - a. Shall not exceed eight feet in height; and
 - b. Shall not violate district visibility requirements.
 3. A fence or freestanding wall may be permitted in the required front yard setback provided it does not exceed a maximum height of 4 feet and is visually transparent and not opaque. Examples of such approved fence types are picket or wrought iron fences. Solid walls of brick, stone, or parged masonry may also be permitted in the front setback provided the wall is no taller than 32 inches; such fencing may include pillars up to 4 feet tall, and may also have pickets or other approved transparent fencing up to 16 inches in height installed along the top of the solid wall.
 4. For the purposes of this Section, corner lots with two street frontages on non-arterial roads shall be considered to have a front yard setback on each street. In the event a corner lot has frontage on an arterial road, that setback shall, provided such standards are deemed safe and/or appropriate by the Zoning Administrator, conform to the standards for a side or rear property line. The Zoning Administrator shall reserve the right to amend or otherwise determine appropriate setbacks and other dimensional standards to accommodate specific site conditions.

Attachment #3
Buffer Requirements Document

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CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

Sec. 19-107. Definitions.

Townhouse dwelling unit means a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with yard or public way on not less than two sides. (CC-2019-08, 7-1-2019)

Tract Development means more than two primary use residential buildings on one lot.

Travel trailer means a vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation uses, of a length not exceeding 29 feet.

Sec. 19-904. Location of landscape bufferyards.

- A. Unless otherwise specified, required bufferyards and screenings shall be located on the outer perimeter of the lot or parcel boundary line, however, in the case of recorded access/egress easements between two properties, the landscape buffer shall be installed along the recorded easement line. The buffer may be moved, in whole or in part, off of the outer perimeter to another location by the Zoning Administrator or BAR to accommodate aesthetics and/or specific local site conditions.
- B. Bufferyards and screenings shall not be located on any portion of an existing public or private street right-of-way.
- C. Unless otherwise directed, the depth of required bufferyards shall be as specified in Table 19-907.

Sec. 19-905. Bufferyard, screening, and landscaping specifications.

M. Berm Specifications:

- 1. Any earthen berm used to meet the requirements of this Section must be a minimum of 4 feet in height and have a maximum slope of 3:1. Berms in excess of 6 feet in height shall have a maximum slope of 4:1 as measured from the exterior property line.

N. Buffer Modifications:

- 1. The City Horticulturist or BAR may reduce the number of plants required based on species and spacing to provide a more diverse and health planting scheme;
- 2. The Zoning Administrator and BAR (whichever is applicable) reserves the right to adjust the location of a fence or berm within the buffer.

Sec. 19-907. Bufferyard and screening requirements.

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AR District standards regarding bufferyards and setbacks take precedent over Tables 19-907 and 19-908. The size and type of vegetation required under this division shall be determined from tables 19-907 and 19-908:

Table 19-907. Bufferyard and Screening Requirements		
[Between non-residential and/or mixed-use structures within commercial districts, bufferyard requirements shall not apply.]		
Use	Existing Use	Buffer Type
Multi-family Duplex and Patio/Zero Lot Line developments with shared parking or Tract developments.	Single-family/Two Household (Zoned R-20, R-12)	15' 20' C
	Single-family/Two Household (Zoned R-7, RM-1, or RM-2)	10' C
	Single-family/Two Household all other districts	10' A
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Arterial Road	20' D
Townhouses	Single-family/Two Household (Zoned R-20, R-12)	15' 30' C
	Single-family/Two Household (Zoned R-7, RM-1 or RM-2)	15' C
	Single-family/Two Household all other districts	10' B
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Arterial Road	20' D

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Multi-family Development	Single-family/Two Household (Zoned R-20, R-12)	30' C - If proposed building is greater than 3 stories buffer will be increased to 40'
	Single-family/Two Household (Zoned R-7, RM-1 or RM-2)	20' B
	Single-family/Two Household all other districts	10' A
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Arterial Road	20' D
Mixed Use	Single-family/Two Household (Zoned R-20, R-12)	• 25' 30' C - within R20, R-12, RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts If proposed building is greater than 3 stories buffer will be increased to 40'
	Single-family/Two Household (Zoned R-7, RM-1 or RM-2)	30' C
	Single-family/Two Household all other districts	10" A
	Multi-family	10' A
	Townhouse	10' A
	Mixed-use	10' A
	Office /Commercial	5' A
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
Office/Commercial	Single-family/Two Household	• 25' C - within R-20, R-12, R-7, RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts
	Multi-family	10' A
	Townhouse	10' A
	Mixed-use	10' A
	Office /Commercial	5' A
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A

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Industrial, Manufacturing, Wholesale Trade, Warehousing and Storage	Active Railroad Right-of-Way	NA
	Single-Family/Two Household	50' E
	Multi-family	25' C
	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
	Active Railroad Right-of-Way	NA
	Road	30' D
Institutional Public and Institutional Uses and Utilities	Single-family/Two Household	25' C
	Multi-family	25' C
	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A

**In the event a development could fall into more than one classification, the more robust buffer shall be installed.*

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-26, 7-20-15; Ord. No. CC-2016-26, 8-15-16
XXXXXXXXXX)

Sec. 19-908. Materials required in bufferyards.

The required landscape material to be utilized in bufferyards is provided in Table 19-908:

Table 19-908. — Landscape Materials Required within Bufferyards		
Buffer Type	Number of Plants	Plants and Structures Features required per 100 linear feet ±
A	3	Upper story (Canopy) trees Shrubs or;
	20	Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u> 36" min. to 48" max. in <u>height</u> or; Continuous earthen <u>berm</u> 36" min. to 48" max. in <u>height</u> with live ground cover
B	4	Upper story (Canopy) Trees Shrubs or;
	30	Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u> 36" min to 48" max in <u>height</u> or; Continuous earthen berm 36" min to 48" max in height with live ground cover
	4	Upper story (Canopy) Trees

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C	1	6 to 8 foot high wall or solid fence or 6ft berm within 12 inches of property line; finished side facing adjacent property; landscape materials shall be equally distributed on both sides of the fence or berm.
	4	Understory Trees
	40	Shrubs
D	40-4	Upper Story (Canopy) Trees
	5	Understory trees
	30-40	Shrubs or; 6 to 8 foot high wall or solid fence within 12 inches of property line; finished side facing adjacent property
	1	6ft tall berm with landscape materials equally distributed on both sides of berm.
E	10	Upper Story (Canopy) Trees
	5	Understory trees
	30-60	Shrubs and; 6 to 8 foot high wall, berm or solid fence within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm
	1	6 to 8 foot high masonry wall or 8ft berm; finished side of fence facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm
F	1	Landscape Berm
	12	Upper Story (Canopy) Trees
	4	Understory Trees
G	3	Upper story (Canopy) Trees
	1	6 to foot high masonry wall; landscape materials will be equally distributed on both sides of the fence or berm.
	2	Understory Trees
	30	Shrubs
1 Subject to visibility standards in ARTICLE VI Section 19-606.		

A. The following shall apply for materials and determination of bufferyards:

1. When a lot has a combination of different land uses, the bufferyard is calculated on the use of the highest impact;
2. Where the functional rear and side of any commercially zoned properties as determined by the Zoning and Codes Administrator are across the street from any residentially zoned property, the required buffer shall be a 10 foot type "A" "G" buffer