

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

Members absent: Benji Cumbie

Staff present: Nathan Woods, Assistant City Administrator; Art Holbrooks, City Planner; 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.

Mr. Tyler then provided an overview of the Planning Commission's purpose and discussed the various requirements for presentations by developers proposing projects.

2. Public Session (5:10)

Mr. Tyler opened the Public Session and called for comments related to items not on the agenda.

There were none from the audience.

Mr. Tyler noted that three sets of comments had been submitted through the online portal, but because two pertained to the Concept Presentation Workshop which would not include public comments, those would be acknowledged and read at the next meeting as part of public input. He then read the comments of Kay Irmiter, 331 Woodland Way, Clemson, which pertained to concerns about safety and the impact of new development on existing neighborhoods. (See Attachment #1)

Mr. Tyler called for any other comments; there were none.

The Public Session was closed

3. Adoption of Minutes (8:23)

a. June 17, 2025 - Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; Ms. Hyatt noted that the word 'call' should be 'called' in the third paragraph under Public Session. No other edits were called for.

Mr. Tyler called for a motion. Mr. Rice made a motion to approve the Tuesday, June 17, 2025 minutes with the identified change; 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 Concept Presentation Workshop (9:34)

a. PUD-000461-2025 Proposed Planned Development (201 Pine Street)

Mr. Tyler asked staff for any updates or additional materials related to the proposed planned development; there were none.

Mr. Tyler recognized the team from the 53 Group, the developer of the proposed project, to come forward for the presentation.

Mr. Zach Britton, principal of the 53 Group, introduced himself. He then introduced the other team members present, which included Ms. Alison Mills from CRG real estate development, the applicant, and Mr. Ben Buehrie and Mr. Elias Vavaroutsos from Lamar Johnson Collaborative, architects. The team then addressed various aspects of the proposed project.

As proposed, the project (Chapter Clemson), which will be located near 201 Pine Street, will consist of a 723-bed (203-unit) market rate student-oriented multi-family residential complex with 5,000 square feet of retail space. Additionally, the project will include 367 parking spaces, with 31 of the spaces dedicated for public/retail use. (See Attachment #2)

Mr. Tyler called for any comments from the commissioners. Among the items addressed were:

- Proposed bed count
- Concerns with parking along Hedgerow Lane
- Traffic from the development passing through the neighborhood
- Square footage of retail space
- Total number of public parking spaces
- Possibility of including a rooftop restaurant or other feature for non-residents
- Removal of all parking for residents and only have public parking
- Total height of the building
- A traffic study

Mr. Tyler called for further questions; there were none. The concept presentation workshop was closed.

5. Action Items (49:21)

a. Proposed Amendment – Rules of Procedure

Mr. Holbrooks briefed the Commission, stating that the proposed change was an effort to ensure all members have ample opportunity for review written comments submitted prior to a session. He noted that receiving batches of comments on a meeting day was particularly problematic for members at work. As drafted, written comments related to a meeting agenda item either submitted through staff or the digital portal on the City's website would need to be submitted no later than 5:00 p.m. on the day prior to a session. (See attachment #3)

Mr. Tyler called for comments from the Commission. Several members of the commission pointed out that the proposed deadline of 5:00 p.m. on the day prior to a meeting would still result in some members having to take time away from work to review them. Following discussion that included consideration of the typical publication schedule of regular meeting agendas being ten days prior to the session, a consensus was reached to move the deadline for written comments on agenda items to noon on the Friday before a meeting.

Mr. Tyler called for any further comments; there were none. Mr. Tyler then called for a motion; Ms. Hyatt made a motion to approve the proposed amendment with the deadline of "noon on the Friday before the meeting"; Mr. Rice seconded the motion. Mr. Tyler called for further discussion; there was none. Mr. Tyler called for any comments or discussion from the public; there was none. 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.

6. Advisory Items (1:05:16) - None

7. Discussion Items (1:05:17) - None

8. Staff Reports (1:05:19) - None

9. Other Items (1:05:27)

a. Planning Commission Representation at Council Meeting

Mr. Woods informed the Commission that the 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences) and 2025-R-02 Proposed Text Amendment (Bufferyard Standards) amendments recently approved by the Commission would be on the agenda at the next council meeting; Mr. Tyler noted that he would be attending.

b. Future Workshops and Other Events

Mr. Tyler reminded everyone that the workshop on the proposed 398 College Avenue planned development would be held on July 23, 2025 at 6:00 p.m.

10. Adjourn (1:06:09)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; 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 6 – 0 vote.

The meeting was adjourned at 7:06 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

Kay Irmiter Comments

6/20/25, 8:21 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2795718 Public Meeting Comments - BAR, BZA, Planning Commissi



Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2795718 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16297]

2 messages

Kelly Roach <kroach@cityofclemson.org>

Fri, Jun 20, 2025 at 8:13 AM

To: Art Holbrooks <aholbrooks@cityofclemson.org>

----- Forwarded message -----

From: **City of Clemson** <reply@mycivicapps.com>

Date: Wed, Jun 18, 2025 at 9:11 PM

Subject: City of Clemson-#2795718 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16297]

To: <kwinchester@cityofclemson.org>, <rwillbanks@cityofclemson.org>

City of Clemson

New Report Submitted - #2795718

Status

New

Work Order

#2795718

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

We need our neighborhood to be safer as the city of Clemson grows. As it is now, children cannot play safely in their yards, citizens cannot walk their dogs, or walk on road sides in the neighborhood safely due to so many cars and traffic, scooters, even back in the cul-de-sacs. We need sidewalks and traffic limits in the neighborhoods to only those who reside in the neighborhoods as much as possible-not cut throughs. Dogwood forest is an historic neighborhood. There need to be buffer zones and limits on building height to maintain property values of the residence who have worked and lived here for decades. We realize the needs of Clemson Univ., there has to be away to meet those needs and still protect the rights of those of us who work and live in this university town..

Address

331 WOODLAND WAY, Clemson, SC

Citizen's Address

**331 WOODLAND
WAY**

[Open Report](#)

Reporter Name

Kay Irmiter

Email

kayirmiter@gmail.com

Phone

803-487-9486

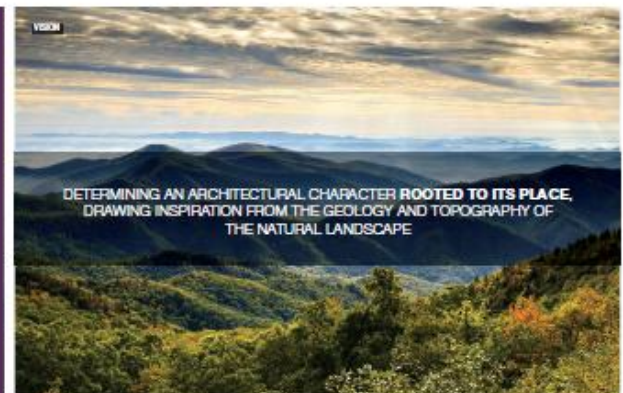
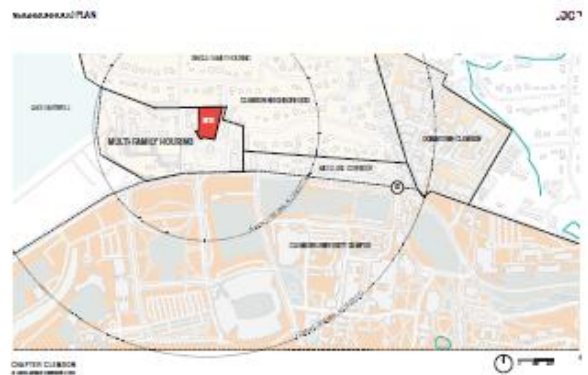
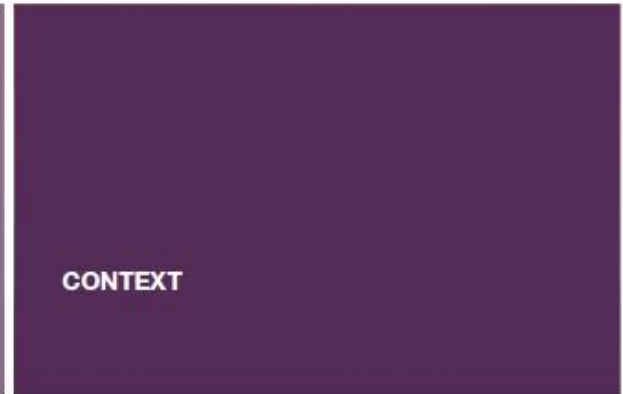
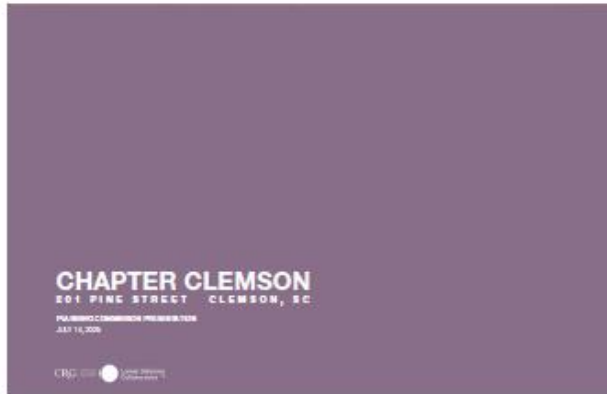
Report Submitted

JUN 18, 2025 - 9:11 PM

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835450104935452941%7Cmsg-f:1835450104935452941&...>

Attachment #2

PUD-000461-2025 (201 Pine Street) Presentation











CHAPTER CLEMSON
© 2014 JAMES HENNINGSEN LLC

26



CHAPTER CLEMSON
© 2014 JAMES HENNINGSEN LLC

27



CHAPTER CLEMSON
© 2014 JAMES HENNINGSEN LLC

28



CHAPTER CLEMSON
© 2014 JAMES HENNINGSEN LLC

29



Attachment #3

Proposed Amendment – Rules of Procedure
Written Comment Deadline

Proposed new text in RED font.

Proposed Amendment of Rules of Procedure
City of Clemson
Planning Commission
July 14, 2025

This draft amendment of the Rules of Procedure is intended to clarify the deadline for written public comments submitted prior to a meeting. Currently, a deadline of 5:00 pm the day before a meeting is part of the template for the regular meeting agenda, but it has not been codified in the Rules. As written, the proposed amendment will add a new section to Article V formally establishing the deadline.

ARTICLE V – CONDUCT OF MEETINGS

Section 9

In order to ensure all members have ample opportunity for review prior to a session, written comments/input related to a meeting agenda item submitted through staff or the digital portal on the City website must be submitted *no later than 5:00 p.m. on the day prior to a session.*

