

**PLANNING COMMISSION MEETING**  
**Monday, November 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), Benji Cumbie, Tanya Hyatt, Bryan Yoder, John Crolley

**Staff present:** Nathan Woods, Assistant City Administrator and Planning & Development Director; Art Holbrooks, City Planner; Jacob Peabody, Zoning & Codes 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., then introduced the Commission members and staff present. He then reviewed the Planning Commission's purpose and types of meetings held, noting the rules governing each.

**2. Public Session (6:01)** Mr. Tyler opened the Public Session and called for comments related to items not on the agenda; Mr. Tyler noted that there had been no written comments received for the session.

Mr. Rupert McGinty, 206 N. Clemson Avenue, Clemson. Mr. McGinty stated that the Commission needed to know the true number of housing units in Clemson to be effective.

Mr. Brett Hahulski, 106 Folgers Street, Clemson. Mr. Hahulski said that he felt citizens had been misled by the City, and that there was no obligation to developers.

Ms. Elaine Masceri, 204 Wren Street, Clemson. Ms. Masceri requested that consideration be given to traffic and other impacts on the lives of the citizens before any new development be approved..

Mr. Tyler called for any further comments; there were none. Mr. Tyler closed the public session.

**3. Adoption of Minutes (18:33)**

a. October 14, 2025 – Regular Meeting

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 Tuesday, October 14, 2025 minutes as presented; Mr. Rice seconded the motion. Mr. Tyler called for discussion; 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.

#### **4. Planned Development Concept Presentation Workshop (19:18)**

##### **a. PUD-000506-2025 Proposed Planned Development (1310 Tiger Blvd)**

Mr. Tyler called for updates or reports on changes from staff; there were none.

Mr. Tyler then recognized representatives from Toll Brothers Campus Living, and called them to come forward to present. Mr. Marielle Aras (Acquisition Team) introduced himself and Mr. Nick Berman (Construction and Development Team). Mr. Aras provided an overview of the development team and previous developments by Toll Brothers. Mr. Berman then spoke about the current proposed project. (See Attachment #1)

Following the presentation, Mr. Tyler called for comments from the commissioners. Among the comments were:

- Issues with the proposed density creating traffic problems
- The need to increase the retail to 60,000 - 80,000 square feet
- The lack of public benefit from the proposal
- Clarification that sewer and sidewalk improvements required for any project is not a public benefit
- Location of the bus stop
- Installation of a pedestrian cross walk
- Driveway concerns
- Consideration including non-rental housing that could be sold
- Public green space
- Conduct of a traffic study

Mr. Tyler called for additional comments from the commissioners; there were none. The concept presentation workshop was closed.

#### **5. Action Items (1:02:41)**

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

Mr. Tyler noted that because the item was tabled at the last meeting, a procedural vote would be needed to bring it back on the floor. Mr. Tyler then called for a motion. Mr. Yoder made a motion to remove the item from the table; Mr. Rice 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 5 - 0 vote. (Ms. Hyatt abstained from voting due to being absent at the last meeting).

Mr. Tyler recognized the 53 Group team and called for a member to come forward to present on the changes made to their proposal.

Ms. Alison Mills of CRG Real Estate presented (See Attachment #2). She provided a summary of the changes and updates made and reiterated the community benefits. Among the changes identified were:

- Step down from seven stories to six stories to five stories along the rear, and pulling back from the property line to allow for a new sidewalk and landscape buffer along Hedgerow Lane
- Introducing some liner units along level two of the garage to fully screen it from the neighborhood
- Reducing the density to 685 beds and the parking to 285 resident spaces

Mr. Tyler then read the public comments that had been sent in. (See attachment #3)

Mr. Tyler called for comment from the audience.

Ms. Nancy Spitler, 210 Edgewood Avenue, Clemson. Ms. Spitler stated she was representing Ms. Donna McCubbin, who was unable to attend the meeting. She read Ms. McCubbin's statement (Note: statement included with Attachment #3).

Ms. Gay Eitenmiller, 137 Honey Comb Lane, Central. Ms. Eitenmiller expressed concerns with traffic safety and welfare of elderly residents.

Ms. C.C. Bates, 149 Folger Street, Clemson. Ms. Bates stated that she was against the project and said the proposed reduction in the number of beds was not adequate.

Mr. Daron Bates, 149 Folger Street, Clemson. Mr. Bates asked the commission to turn down such developments when they can and to keep Clemson different.

Mr. Allen Linder, 123 Folger Street, Clemson. Mr. Linder stated that the proposed development was contradictory to the Comp Plan and that a development should be of greater benefit to the community and not just check boxes to get approval.

Ms. Larissa Heimlich, 101 Folger Street, Clemson. Ms. Heimlich expressed her concerns with trash and noise generated by students.

Mr. Rupert McGinty, 206 N. Clemson Avenue. Mr. McGinty noted that some views of the development were left out of the presentation.

Ms. Eva Henry, 234 Riggs Drive, Clemson. Ms. Henry voiced concerns with density.

Ms. Doreen Heimlich, 110 Folger Street, Clemson. Ms. Heimlich said the project was incompatible with the neighborhood, and would result in increased traffic and noise.

Ms. Jill Shelnut, 100 Dogwood Drive, Clemson. Ms. Shelnut stated her worries about the size of the property, and said there was no need for more beds when other developments have openings.

Ms. Shannon Barrett, 109 Strawberry Lane, Clemson. Ms. Barrett challenged the commissioners to review the written and verbal opposition, and to drive through the neighborhood.

Mr. Tyler called for any further comments; there were none. The public comment session was closed.

Mr. Tyler called for a motion. When no motion was made, Ms. Hyatt said that she believed higher density is needed along the main corridors close to campus, and she thanked the developers being willing to provide benefits to the City, but she said that she does not believe the particular location is the right place for a development with the proposed amount of density. Also, she said that while she believed because most students would walk to campus and the project would not create any major traffic issues for the neighborhood, the placement off the main corridor was problematic. She said she worried that approving the project could result in delaying efforts to focus density where she feels it is most appropriate, and concluded by stating that she did not support the development.

Mr. Tyler then called for additional discussion prior to a motion being made.

Mr. Yoder stated he agreed with Ms. Hyatt in general, but said that his greatest concern was the lack of a transition between the property and the existing single-family residential, and said that that the changes that the developer was proposing were not enough for the area. He also stated that he wants higher density in the area, and that he doesn't feel traffic is going to be a problem, but he has concerns about the overall building mass being so near the property line. He added that the tremendous potential benefits being offered made it a difficult decision.

Mr. Crolley stated that he also agreed that the project would be better situated closer to the highway, and noted the closeness to the property line and the lack of a buffer between the proposed building and existing residences. He said that he believed the project was not the best option for the particular location. He added that if the project was to go forward to Council, there was some significant issues in the ordinance that he felt they would need to look at.

Mr. Cumbie said his feelings echoed those of the other members, and noted that he loved the thoughtfulness of the building, and he felt the developer had listened and made a lot of great changes. He concluded, however, that while he supported having more walkable locations close to campus and recognized the benefits of the proposal offered to the City, he said the density that would be put into the neighborhood made the location unacceptable.

Mr. Rice had no comments.

Mr. Tyler called for a motion. Mr. Yoder made a motion to send a negative recommendation to City Council for application PUD-000461-2025 Proposed Planned Development (201 Pine Street); Ms. Hyatt seconded the motion. Mr. Tyler called for any other discussion; there was none. Mr. Tyler then called for a roll call vote.

The results were:

Mr. Crolley – yes

Mr. Yoder – yes

Mr. Rice – no

Ms. Hyatt – yes

Mr. Cumbie – yes

Mr. Tyler – no

The motion was approved by a 4 - 2 vote.

Mr. Tyler called for a 5-minute recess.

Mr. Tyler called the meeting back into session. (2:17:10)

b. Resolution 2025-01: A Resolution Recommending the Draft City of Clemson 2045 Comprehensive Plan for Adoption by City Council

Mr. Tyler recognized Mr. Woods, who provided an overview of the draft document. He then went through the timeline of the steps taken and noted the efforts to advertise and promote the effort to gain public input. He concluded by emphasizing that the draft plan constituted a 263-page reduction from the current plan, and asked the Commission to adopt draft 2045 Comprehensive Plan.

Mr. Tyler called for public comment.

Mr. Brett Hahulski, 106 Folger Street, Clemson. Mr. Hahulski said that while he believed using the hang tags on trash roll carts was among the most effective communication efforts, it might have been beneficial to have allowed for more time between the notice and the various events they were advertising. Ms. Hyatt responded to Mr. Hahulski and recommended he sign up for blast emails through the city's website.

Mr. Tyler called for any additional comments; there were none. The public comment session was closed.

Mr. Tyler called for a motion. Mr. Rice made a motion to approve Resolution 2025-01: A Resolution Recommending the Draft City of Clemson 2045 Comprehensive Plan for Adoption by City Council; Ms. Hyatt seconded the motion. Mr. Tyler called for discussion.

Ms. Hyatt stated she was very happy with the results, and noted that the draft was easy to read and effective.

Mr. Tyler then called for a vote by a show of hands; the motion was unanimously approved by a 6 -0 vote.

**6. Advisory Items (2:27:22) – None**

**7. Discussion Items (2:27:23) - None**

**8. Staff Reports (2:28:08)**

Mr. Holbrooks informed the Commission that a public hearing for the Comprehensive Plan had been advertised for December 1, 2025 at 5:30 pm.

Mr. Woods stated that at the next Planning Commission meeting he would like to do a presentation on the planned development process. He also alerted the commissioners that there were probably three more planned developments that would come before them in the near future, and that staff had been working on a 'by-right' option. Brief discussion followed.

Mr. Tyler called for any other staff reports; there were none.

Mr. Tyler then thanked the commissioners and staff for what they do.

**9. Other Items (2:40:26)**

- a. Planning Commission Representation at Council Meeting - None
- b. Future Workshops and Other Events - None

**10. Adjourn (2:40:27)**

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.

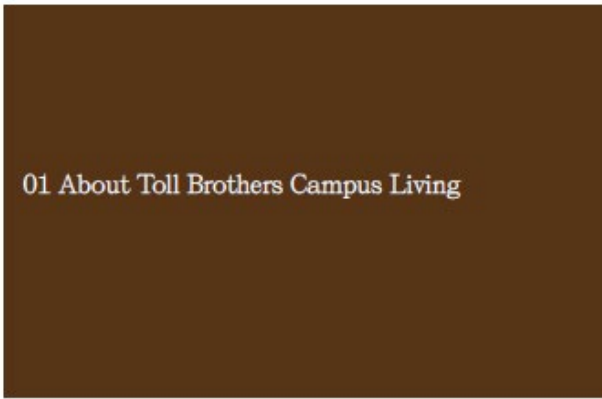
The meeting was adjourned at 8:40 p.m.

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



*Toll Brothers Campus Living*

Imagine the same quality, value and service familiar to home buyers through the country, in the form of new student housing communities located near the university campus. Toll Brothers Campus Living communities combine the energy of collegiate locations with student-centric services, amenities, and the expertise of the nation's leading builder of luxury homes.

**Community Features**

- Customized amenities that fit university students
- State-of-the-art fitness centers
- Private group study areas
- Thoughtfully designed with modern finishes and features

We have set out to design communities that allow students to flourish in their academic environment. Each campus location is uniquely suited to the student population of that specific community.

By providing the features students desire, such as uniquely designed amenity packages on site and high-end finishes in residences, as well as the features parents appreciate, such as safe and secure to support academic success, Toll Brothers Campus Living properties offer an exceptional value in premium student housing.

*Toll Brothers Campus Living - Portfolio Summary*

<b>Developed</b>				<b>6,740</b> Total Beds
 Aperture 204 Units (1,000 Beds) Delivered 2023	 The 87 333 Units (1,665 Beds) Delivered 2024	 Kinetic 238 Units (1,190 Beds) Delivered 2024	 Luxe 328 Units (1,640 Beds) Delivered 2023	
 Temple Row 418 Units (1,420 Beds) Delivered 2024	 The Yards at Old State 338 Units (1,690 Beds) Delivered 2023	 Cannon 302 Units (1,510 Beds) Delivered 2021		
<b>Pipeline</b>				<b>2,434</b> Pipeline Beds
 Clemson 202 Units (1,010 Beds) Delivering 2025	 NC State 225 Units (1,125 Beds) Delivering 2025	 Texas ATM 248 Units (1,240 Beds) Delivering 2025		



## 02 Project Overview

### Project Team Introduction

Owner/Developer: Toll Brothers Campus Living

Architect: Dwell Design Studio

Civil Engineering: SeamonWhiteside

### Development Timeline



### Why Clemson?

#### I. Selective, Mission-Aligned Development

- Toll Brothers Campus Living partners only with the highest quality university communities
- Clemson fits the bill: academic strength, excellent connections, and commitment to managed growth

#### II. Prime Location & Alignment with City Goals

- 1310 Tiger Blvd is a high-visibility site on the doorstep of campus
- Complements Clemson's strategy for focused mixed-use growth at Tiger and Highway 76

#### III. Responding to Student Housing Needs

- Enrollment growth has outpaced the current student housing supply
- Existing neighborhoods are pressure from scattered retail, inconsistent ownership
- This development will offer attractive, well-managed housing that eases strain on surrounding areas and aligns with the university's student-housing goals

	2025	2026	2027	2028	2029
Off-Campus Demand**	22,607	23,022	23,790	24,599	25,371
New Pedestrian Supply	0	220	1,300	1,443	750
Total Off-Campus Supply	13,717	13,907	15,237	16,662	17,432
Supply Deficit**	9,920	9,090	8,349	7,967	7,939

\*\* Total Demand less Beds On Campus. \*\*Assumes 2.3% Annual Enrollment Growth. © 2017 Tiger Blvd / Clemson, SC. All rights reserved. See www.tollbrothers.com

### Cross-Market Comparison of Pedestrian Student Housing Supply

Peer Schools	Full Time Enrollment	Off-campus Student Housing Beds within 0.5 miles of campus	Private Pedestrian Beds as % of Enrollment
Florida State University	36,340	35,704	97%
University of Texas	50,094	28,321	56%
Duke	16,906	7,696	45%
NC State	31,340	12,760	41%
Georgia Institute of Technology	26,780	10,903	40%
University of Tennessee	34,787	11,375	32%
University Of Arkansas	27,636	6,999	25%
University of Louisville	19,570	4,736	24%
Auburn University	25,022	6,549	26%
University of South Carolina	34,060	6,610	19%
University of Notre Dame	12,636	2,761	22%
University of Georgia	36,070	6,536	18%
Louisiana State University	35,007	7,424	21%
Northwestern University	9,679	1,870	19%
University of Virginia	25,725	4,503	17%
<b>Clemson University</b>	<b>26,744</b>	<b>2,811</b>	<b>10%</b>

\* Does not include in the additional student housing pipeline. © 2017 Tiger Blvd / Clemson, SC. All rights reserved. See www.tollbrothers.com

### Clemson Context Map







## 04 Community Benefits

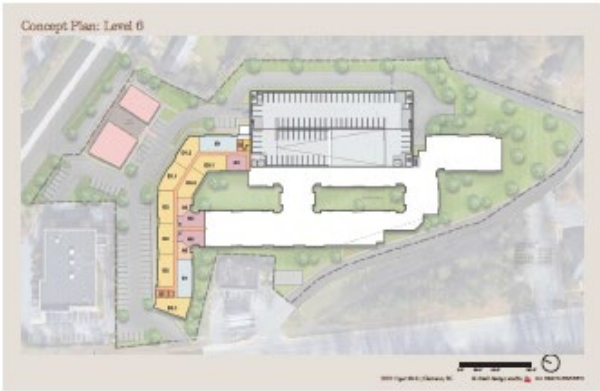
Community Benefits

6,000 SF Class-A Retail	\$2M+ Impact and Development Fees	
745 LF Off-site Sewer System Upgrade	650 LF New sidewalk along <b>Overlook</b> (close to <b>Duane</b> )	
Installation of new <b>CallStop</b> at 177th St. bus Stop	Installation of new <b>sidewalks</b> along <b>Bond St.</b> , <b>Tiger Blvd.</b> , & <b>May 70</b>	

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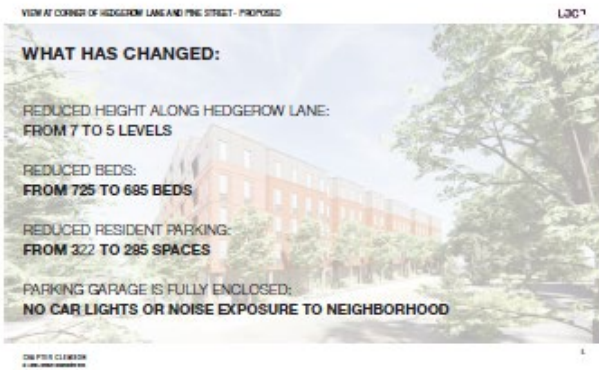
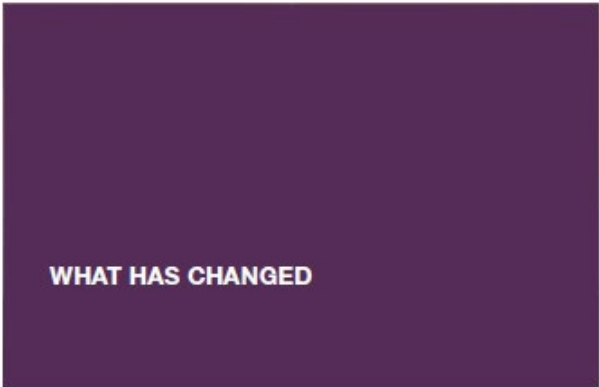
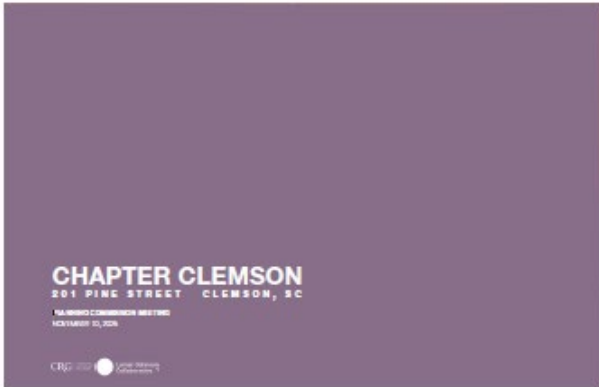


# 05 Appendix





# Attachment #2



VIEW AT CORNER OF HEDGECOCK LANE AND PINE STREET - PROPOSED

LJC 7



DAVID CLAWSON  
© 2014 HOK COMPANY

4

VIEW AT CORNER OF HEDGECOCK LANE AND PINE STREET - ORIGINAL

LJC 7



DAVID CLAWSON  
© 2014 HOK COMPANY

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VIEW AT CORNER OF HEDGECOCK LANE AND PINE STREET - PROPOSED

LJC 7



DAVID CLAWSON  
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6

VIEW AT CORNER OF PINE STREET AND A.S.D.



DAVID CLAWSON  
© 2014 HOK COMPANY

11



COMMUNITY BENEFIT ALIGNMENT

LJC 7

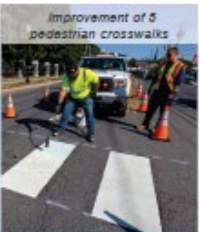
The project incurs over \$2.5 million in initiatives that improve pedestrian and utility-related supportive systems for a successful development and community benefit.



1,750 feet of waterline improvements



2,485 feet of sidewalk improvements



Improvement of 5 pedestrian crosswalks

DAVID CLAWSON  
© 2014 HOK COMPANY

12

OFF-SITE IMPROVEMENTS

We are proposing upgrading the existing cast iron water line to a new 8" waterline along Clemson Avenue from our site all the way to Wington Street, as well as along Pine Street from Hedgerow Lane to Clemson Avenue.



ON SITE CLERMONT  
© 2014 ARUP CONSULTING INC.

ENHANCED PEDESTRIAN SAFETY & CONNECTIVITY

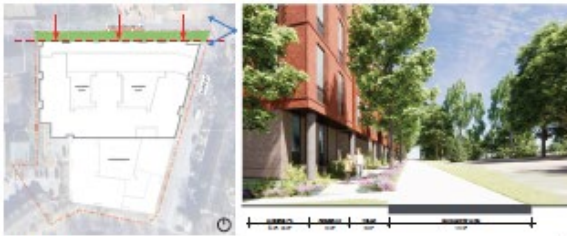
We are proposing widening the existing sidewalk to 10-feet wide and making crosswalk improvements along Clemson Avenue from our site all the way to Hillcrest Avenue, with lane realignment and curbs and gutter along both sides of the street.



ON SITE CLERMONT  
© 2014 ARUP CONSULTING INC.

NEIGHBORHOOD BUFFER

We have revised the building plans to create a 12-14 foot landscape buffer along Hedgerow Lane. Additionally, the updated garage is entirely enclosed providing a noise, light and visual buffer to the neighborhood.



ON SITE CLERMONT  
© 2014 ARUP CONSULTING INC.

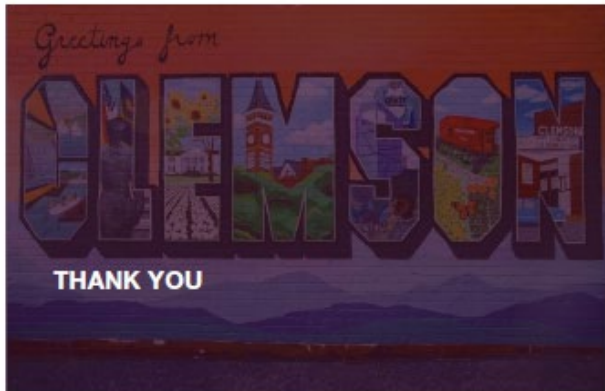


ON SITE CLERMONT  
© 2014 ARUP CONSULTING INC.

The project features over 12,500 square-feet of dedicated public open spaces. These spaces include an inviting garden plaza with flexible lawn spaces for outdoor dining and programmed events, a covered landscaped terrace, and a dedicated lay-by lane.

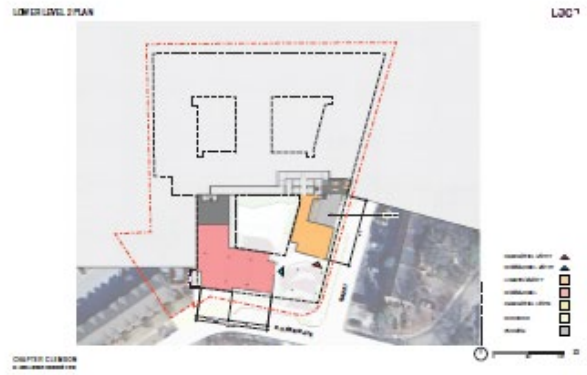


ON SITE CLERMONT  
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# APPENDIX

# CURRENT PLANNING



LEVEL 2 PLAN



L30'

LEVEL 3-4 PLAN



L30'

CHAPTER CLEVISION

CHAPTER CLEVISION

LEVEL 5 PLAN



L30'

LEVEL 6 PLAN



L30'

CHAPTER CLEVISION

CHAPTER CLEVISION

LEVEL 7 PLAN



L30'

SITE ACCESS



L30'



CHAPTER CLEVISION

CHAPTER CLEVISION

PEDESTRIAN STUDENT CIRCULATION TO & FROM CAMPUS

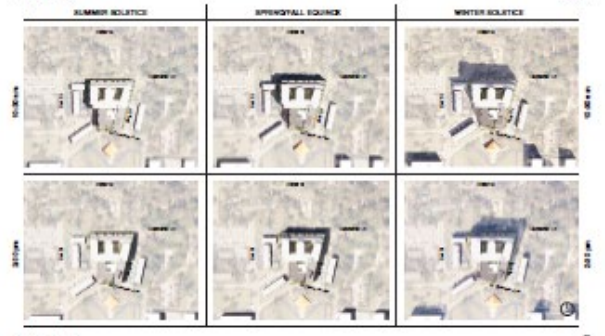
J007



DAVID CLERKSON  
© 2010 MIT

SHADOW STUDY

L007



DAVID CLERKSON  
© 2010 MIT

# Attachment #3

## Combined Public Comments

11/02/25, 4:41 PM City of Clemson South Carolina Mail - City of Clemson-#2997612 Public Meeting Comments - City Council Meetings [17878]



Jeremiah Jackson <jackson@cityofclemson.org>

**City of Clemson-#2997612 Public Meeting Comments - City Council Meetings [17878]**  
1 message

City of Clemson <reply@mycityapps.com> Sun, Nov 9, 2025 at 12:04 PM  
Reply-To: City of Clemson <reply@mycityapps.com>  
To: jackson@cityofclemson.org

City of Clemson  
New Report Submitted - #2997612  
Status  
New  
Work Order  
#2997612  
Issue Type  
Public Meeting Comments - City Council Meetings  
Notes  
Opposition to approval now of Pine Street Development  
Address  
Pine Street, Clemson, SC  
Image

**Citizen's Address**                      **309 Oak Street**

**Public Comment Type**                      **Agenda specific**

[Open Report](#)

Reporter Name  
Susanne Schantz  
Email  
ssnsoe@jet.net  
Phone  
484-955-9617  
Report Submitted  
NOV 09, 2025 - 12:04 PM

Please do not change subject line when replying.

https://mail.google.com/mail/u/0/?ui=2&ik=22997612&view=thread&ik=1948329175020640326%7Cmsg41848329175020640326... 1/1

11/02/25, 4:42 PM City of Clemson South Carolina Mail - City of Clemson-#2997641 Public Meeting Comments - City Council Meetings [17879]



Jeremiah Jackson <jackson@cityofclemson.org>

**City of Clemson-#2997641 Public Meeting Comments - City Council Meetings [17879]**  
1 message

City of Clemson <reply@mycityapps.com> Sun, Nov 9, 2025 at 12:35 PM  
Reply-To: City of Clemson <reply@mycityapps.com>  
To: jackson@cityofclemson.org

City of Clemson  
New Report Submitted - #2997641  
Status  
New  
Work Order  
#2997641  
Issue Type  
Public Meeting Comments - City Council Meetings  
Notes  
I write to encourage the council to vote against the two additional high rise facilities that are being proposed. There are multiple large projects under construction within the vicinity of these projects that are not finished. Their impact on the town has not been measured. Do not allow more growth until the impact from the current builds has been evaluated and the need for additional buildings has been studied.  
Address  
212 Wyatt Ave, Clemson, SC, 29631

**Citizen's Address**                      **101 Poole Ln**

**Public Comment Type**                      **1310 Tiger Blvd and Pine Street**

[Open Report](#)

Reporter Name  
Sharonne Shalky  
Email  
Shalky06@gmail.com  
Phone  
Report Submitted  
NOV 09, 2025 - 12:35 PM

Please do not change subject line when replying.

https://mail.google.com/mail/u/0/?ui=2&ik=22997641&view=thread&ik=1948329175020640326%7Cmsg41848329175020640326... 1/1

I am repeating myself:

To even consider approving yet another huge development without conducting a traffic and environmental impact study after The Hub, Mocha, and 399 College Avenue are fully occupied, is naive, short-sighted and reckless, but the Council's job vote. Recently on the second reading of the proposal for 398 College Avenue reveals that this seems to be the default pattern at this point. The city of Clemson continues to relieve the University of the responsibility of housing its own students, a behavior which now seems like a conflict of interest for the Council given its mandate to look after the well-being of the town and its residents. What kind of campus and city life do you want? Do you care what the residents want or are you more interested in absolving the University of its own mistakes? I say this as someone not in opposition to the University (my husband is employed there), but as someone who wants the University to be better, and to live up to his aspiration to host the number one student experience.

11/02/25, 12:17 AM City of Clemson South Carolina Mail - Part: City of Clemson-#2997643 Public Meeting Comments - BAR, BZA, Planning Commis...



Art Holbrook <aholbrook@cityofclemson.org>

**Fwd: City of Clemson-#2997643 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [17880]**  
1 message

Kelly Roach <roach@cityofclemson.org> Mon, Nov 10, 2025 at 10:15 AM  
To: Art Holbrook <aholbrook@cityofclemson.org>

----- Forwarded message -----  
From: City of Clemson <reply@mycityapps.com>  
Date: Sun, Nov 9, 2025 at 12:38 PM  
Subject: City of Clemson-#2997643 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [17880]  
To: roach@cityofclemson.org, <aholbrook@cityofclemson.org>

City of Clemson  
New Report Submitted - #2997643  
Status  
New  
Work Order  
#2997643  
Issue Type  
Public Meeting Comments - BAR, BZA, Planning Commission Meetings  
Subtype  
Planning Commission Public Comments  
Notes  
I write to encourage the council to vote against the two additional high rise facilities that are being proposed. There are multiple large projects under construction within the vicinity of these projects that are not finished. Their impact on the town has not been measured. Do not allow more growth until the impact from the current builds has been evaluated and the need for additional buildings has been studied. The neighborhoods in downtown are being altered through current builds. Please protect the integrity of the neighborhoods by being patient in your vote and showing consideration to those that are being negatively impacted by your decision.  
Address  
281 Pine Street, Clemson, SC, 29631

**Citizen's Address**                      **101 Poole Ln**

[Open Report](#)

Reporter Name  
Sharonne Shalky  
Email  
Shalky06@gmail.com  
Phone  
Report Submitted  
NOV 09, 2025 - 12:38 PM

Please do not change subject line when replying.

-----  
Kelly Roach  
https://mail.google.com/mail/u/0/?ui=2&ik=22997643&view=thread&ik=194841020791089287%7Cmsg4184841020791089287... 1/2





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I am very concerned about the proposed Planned Use Development for 201 Pine St for the following reasons:

- ✓ 1) I do not believe the proposal meets the 2.0 acres required by the PUD Ordinance. I believe an earlier version of the proposal indicated that 300 M Clemson was an easement vs. purchased property. Regardless, the drawings submitted with the proposal do not show the 0.19 acres from 300 M Clemson incorporated in any manner into the plan. As such, regardless of whether or not that property is an easement or owned it should not be counted toward the required 2 acres for a PUD.
- ✗ 2) If the Planning Commission allows adjacent land that will not use used in a development to be counted toward the acreage for a PUD, that is a slippery slope.
- ✗ 2) Clemson NEDT did not call for high density student housing in this location. In this part of the city, all high density student housing was slated for Seneca Rd/Old Greenville Hwy, not behind that area.
- ✗ 3) This proposed development is requested on land that is currently only zoned residential. This would also be a first (and not in a good way) for the City of Clemson.
- ✗ 4) This PUD only provides parking for 40% of the beds. This would be a new low for off-campus student housing in Clemson. Developers love to talk about how building close to campus means students won't need cars but that is not true. Most students need cars to go to the grocery store, visit friends and go home on weekends and holidays. Our city has accepted the mantra that housing close to campus eliminates cars with zero proof that it does.
- 5) Lastly but perhaps most importantly, the whole point of a PUD is that the city is giving up its zoning in exchange for something that is supposed to be better. Before approving this, the Planning Commission needs to be able to clearly outline for the citizens how the PUD will be better for the citizens of Clemson than the current zoning. If you can't do so, this PUD is clearly just a way to override zoning to create higher density.

*Yarrity  
Dorcas  
Patrick  
Byrum*

Any additional development around the Poe-Sloan neighborhood needs to be paused until the city completes a traffic study AFTER the new student residences on ~~Kawawee Trail~~ and ~~College Avenue~~ have been completed. These developments will add over 2,000 people and their mode of transportation to the other end of the Poe-Sloan neighborhood.

I invite every member of the planning commission to sit at St Andrews Church facing Edgewood Avenue between 9am and 3pm on a weekday when school is in session. There is a never ending stream of students driving cars and mopeds. Just because we live in a college town doesn't mean our neighborhoods don't have families with small children and other neighborhood activities. We should not allow our neighborhoods to become thoroughfares because we have allowed more building and beds than our main roads can handle.

**PC comments**

1 message  
Elaine Richardson - rrichardson7005@gmail.com Sun, Nov 8, 2020 at 4:58 PM  
To: Art Holbrook - caholbrook@cityofclemson.org

H.A.R.  
I have another commitment and cannot attend the November PC meeting. I have added my thoughts to the My Civic app, but I'm not sure they are actually being accepted. So I'm pasting my comments below just in case they aren't.  
Please share with Herb to read during the public comments time for the Proposed Pine St. project.  
Thank you,  
Elaine

Good evening. My name is Elaine Richardson and I am a longtime resident of the Historic West End (or Sloan-Poe) neighborhood here in Clemson.  
I wanted to share these comments tonight because I and many of my neighbors are very concerned about the proposed student housing and mixed-use project for Pine Street. We've made this neighborhood our home because it's peaceful, historic, and clean-cut—the kind of place where families and neighbors truly know and look out for each other.  
Many of us have invested years, even decades, in making this a safe, welcoming place for people from all walks of life. A large, high-density student housing complex in the middle of our single-family neighborhood risks changing everything we love about this community.  
There are real worries about increased traffic and parking problems on our narrow residential streets (with very few sidewalks). Noise and activity at all hours will impact our quality of life, and we question if there could be worsening flooding and runoff that would affect our homes, parks, and creeks.  
I want to remind you of comments at a recent city council meeting from Council Member Smith, who's worked at Clemson University for over 30 years and serves as Assistant Vice President for Student Affairs. She believes our student housing supply is more than enough and urges us to listen to longtime residents—she knows what's at stake. Do we really need additional purpose built student housing and where are we going to focus on affordable and work force housing?  
We residents aren't opposed to students being part of Clemson. In fact, many of us are proud alumni and university employees ourselves, and we want positive relationships with our students. But this project is simply too intense for our neighborhood and goes against Clemson's longstanding vision for balanced, responsible growth.  
I urge you to listen to the residents, the families who have built their lives here and help preserve what makes our corner of Clemson truly special.  
Just say no!  
Thank you for listening.





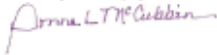
Donna McCubbin – 304 Edgewood Avenue, Clemson

I'm sorry I am not able to be present this evening, but a prior commitment requires me to be elsewhere. However, I do want to share my concerns regarding the student housing project proposed for Pine Street. I will not share the concerns others have and will share again, although I also have those same concerns.

First, the wastefulness and environmental impact of the demolition of a reasonable new apartment complex is inconceivable. Clemson Place was built in 2015, replacing some old and deteriorating apartments. The current 10 year old apartments fit into the neighborhood and have no more impact on the surrounding neighborhood than the previous apartments did. They are appropriate for the space and location. Bigger is only a money grab at this location and is certainly not in the best interest of the neighborhood or the city.

Additionally, we presently have two large complexes under construction – The Hub and Mode – with another large complex recently approved for College Avenue. I don't remember the total number of beds included in these three facilities, but I do know it is a very large number. While traffic studies have probably be conducted (at low student attendance times, no doubt, and only on major thoroughfares) we truly have no concept of the impact these three complexes will have on the town and especially the neighborhoods. We see a great deal of student pass through traffic in our neighborhoods. Many parts of our neighborhoods do not have sidewalks and adequate lighting. Our neighborhoods include children who could be vulnerable to high volume, high speed traffic. Another large capacity complex that is in a neighborhood and is so contradictory to the nature of everything surrounding it should not be approved.

Please say NO to the project.

 Donna L. McCubbin

## **Attachment #4**

**PLANNING COMMISSION  
CITY OF CLEMSON, SOUTH CAROLINA  
Resolution 2025-01**

**A RESOLUTION OF THE CITY OF CLEMSON PLANNING COMMISSION APPROVING THE DRAFT 2045 COMPREHENSIVE PLAN, AND RECOMMENDING TO CITY COUNCIL THAT IT BE ADOPTED, IN ACCORDANCE WITH THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.**

**WHEREAS**, Title 6, Chapter 29 of the South Carolina Code of Laws, also known as the Local Government Comprehensive Planning Enabling Act of 1994 (the "Act"), establishes requirements and procedures for local governments with respect to the creation, adoption, and update of comprehensive plans (S.C. Code Ann. §6-29-310, et seq.); and,

**WHEREAS**, the Act requires that local governments regularly review and update comprehensive plans, with plans to be reviewed no less frequently than every five years, and to be updated no less frequently than every ten years (S.C. Code Ann. §6-29-510(E)); and,

**WHEREAS**, the City's COMPREHENSIVE PLAN 2024, which was adopted by City Council on December 15, 2014 was subsequently updated by the Planning Commission prior to the ten-year deadline, with the updated plan adopted by City Council on December 16, 2019; and,

**WHEREAS**, the Planning Commission deemed it appropriate and necessary undertake the development of a new comprehensive plan prior to the required ten-year update deadline; and,

**WHEREAS**, the City Council provided the resources necessary to acquire the expertise and assistance of Houseal Lavigne, a leading national planning consulting firm, to assist the Planning Commission in development of the draft 2045 COMPREHENSIVE PLAN; and,

**WHEREAS**, the development of the draft plan included significant public input obtained through a wide range of opportunities offered for more than a year; and,

**WHEREAS**, the Planning Commission finds the draft 2045 COMPREHENSIVE PLAN to contain the recommendations, strategies and goals needed to guide the City's development and redevelopment in the coming years,

**NOW THEREFORE, BE IT RESOLVED**, that the City of Clemson Planning Commission, duly assembled with a quorum present, in regular session hereby approves and respectfully recommends that City Council adopt the 2045 COMPREHENSIVE PLAN, including all maps and any other descriptive materials comprising the plan.

This the 10<sup>th</sup> day of November 2025.

\_\_\_\_\_  
Herb Tyler, Chair  
City of Clemson Planning Commission

Attest:

\_\_\_\_\_  
Kelly Winchester, Secretary