

1. Remote Participation And Viewing

Public Comments can be made in two ways:

1. In person during the appropriate point(s) of the meeting
2. [VIA THE MYCIVIC APP](#) up to noon the Friday prior to the meeting.

Public Meetings are livestreamed and recordings are archived on the [CITY OF CLEMSON YOUTUBE PAGE](#).

Disclaimer: The City of Clemson will continue to provide multiple ways to view and participate in our public meetings. Note that technology is not perfect and on rare occasions could fail before, during, or after a meeting. If this happens you should be able to watch the local recorded meeting on YouTube at a later date or review the minutes of the meeting when they are available.

2. Agenda

Documents:

[12-08-25_PC_MEETING_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_11_10_PC_MINUTIES_FINAL_DRAFT.PDF](#)
[REPORT ON MJS-000518-2025 ROCK CREEK ROAD.PDF](#)
[MJS-000518-2025 ROCK CREEK ROAD SKETCH PLAN.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting
6:00 p.m., Monday, December 8, 2025
1250 Tiger Blvd., Suite 2
City Hall – Council Chambers

The public may attend City of Clemson meetings in person at this time.

You can also view these meetings on the City of Clemson's YouTube channel within 2 business days.

How to Submit Public Comments

1. In person during appropriate portions of meetings
2. In writing submitted to staff or on the City's MyCivic web platform *no later than noon on the Friday before the meeting.*

- 1. Call to Order**
- 2. Public Session**
- 3. Adoption of Minutes**
 - a. November 10, 2025 – Regular Meeting
- 4. Major Subdivision Sketch Plan Review**
 - a. MSUB-000518-2025 Proposed Major Subdivision (Rock Creek Road)
- 5. Action Items**
- 6. Advisory Items**
- 7. Discussion Items**
 - a. Neighborhood Conservation Overlay
- 8. Staff Reports**
- 9. Other Items**
 - a. Planning Commission Representation at Council Meetings
 - b. Future Workshops and Other Events
- 10. Adjourn**

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.

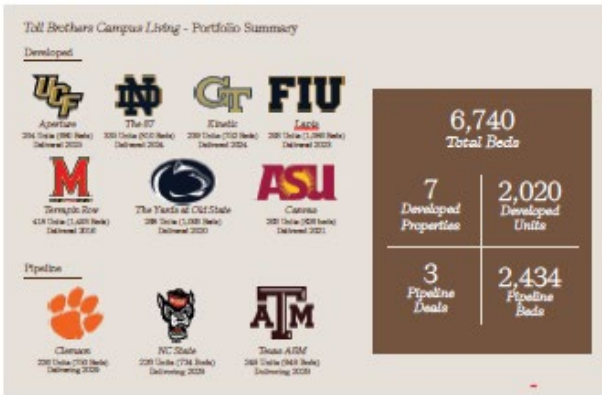
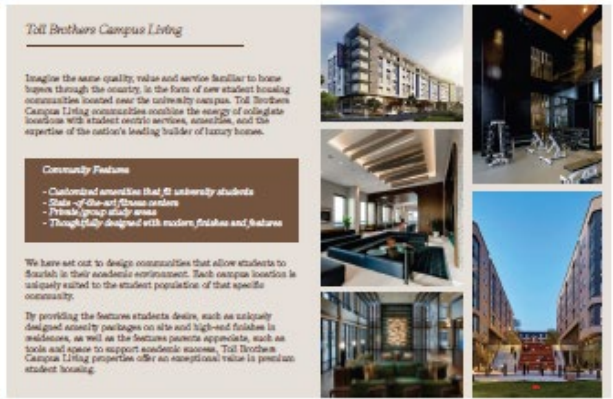
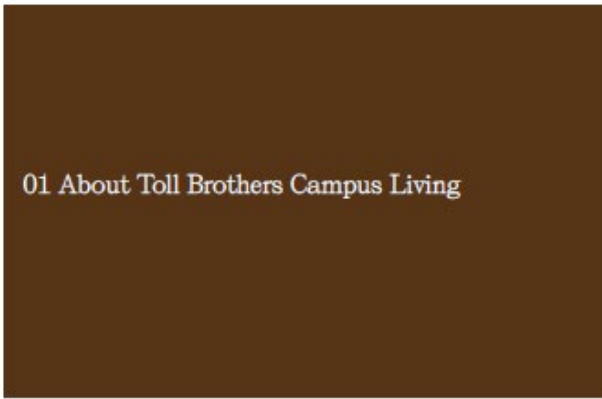
The meeting was adjourned at 8:40 p.m.

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



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

	2005	2006	2007	2008	2009
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	13,807	15,237	16,042	17,432
Supply Deficit**	9,890	9,200	8,549	7,987	7,939

* Total Enrollment less Beds On Campus **Assumes 2.0% Annual Enrollment Growth

Cross-Market Comparison of Pedestrian Student Housing Supply

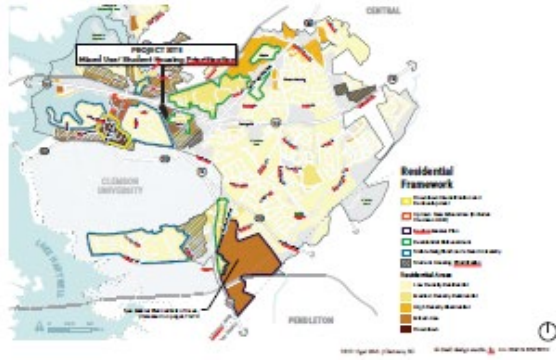
Peer Schools	Full Time Enrollment	Off-campus Student Housing Beds within 0.5 miles of campus	Private Pedestrian Beds as % of Enrollment
Florida State University	36,340	35,704	97%
University of Texas	50,094	28,321	56%
Duke	16,606	7,696	46%
UNC State	31,340	12,760	41%
Georgia Institute of Technology	26,790	10,903	40%
University of Tennessee	34,787	11,375	38%
University Of Arkansas	27,636	6,999	32%
University of Louisville	16,570	4,736	38%
Auburn University	26,022	6,540	38%
University of South Carolina	34,060	6,610	28%
University of Notre Dame	12,636	2,761	28%
University of Georgia	36,070	6,536	21%
Louisiana State University	35,007	7,424	21%
Northwestern University	9,679	1,870	28%
University of Virginia	25,725	4,503	19%
Clemson University	26,744	2,811	10%

* Does not include in the additional student housing pipeline (2020 beds). Clemson's percentage of pedestrian beds will not collapse 20% below 2020.

Clemson Context Map



Draft Clemson 2045 Plan



Existing Conditions



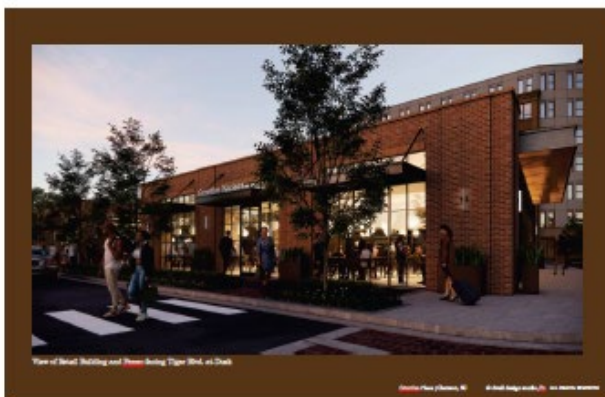
Project Highlights

5.92 Acres	6,000 SF of Retail
750 Beds	226 Units
630 Parking Spaces	80% Residential Parking Ratio



Concept Site Plan





04 Community Benefits

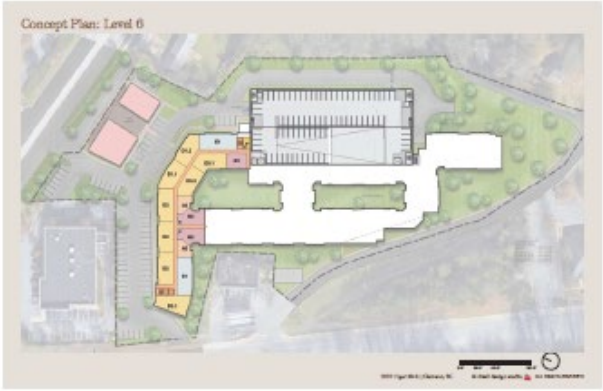
Community Benefits

6,000 SF Class-A Retail	\$2M+ Impact and Development Fees	
745 LF Off-site Sewer System Upgrade	650 LF New sidewalk along Overlook (close to Dunes)	
Installation of new CallStop at 177th St. bus Stop	Installation of new sidewalks along Bond St. , 178th St. , & 179th St.	

© 2013 Hunt Construction, Inc. © Hunt Construction, Inc. All rights reserved.

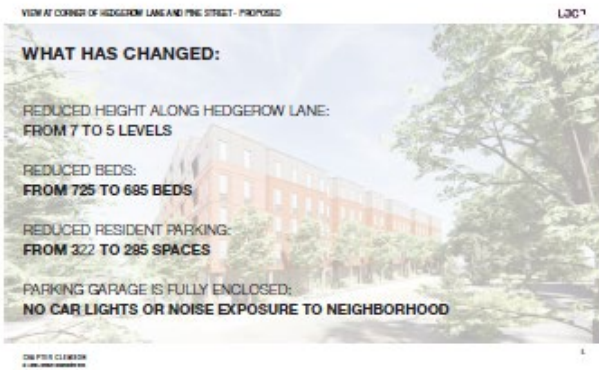
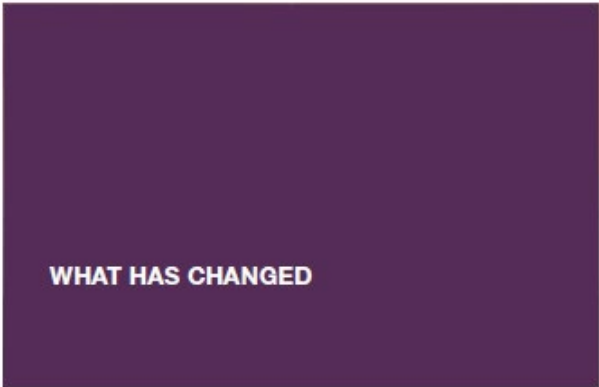
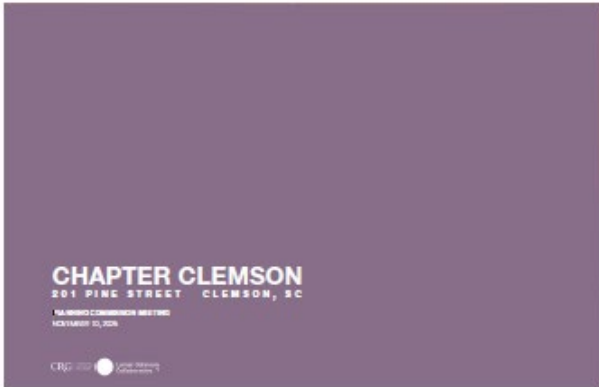


05 Appendix





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

5

VIEW AT CORNER OF HEDGECOCK LANE AND PINE STREET - PROPOSED

LJC 7



DAVID CLAWSON
© 2014 HOK COMPANY

6

VIEW AT CORNER OF PINE STREET AND A.D.



DAVID CLAWSON
© 2014 HOK COMPANY

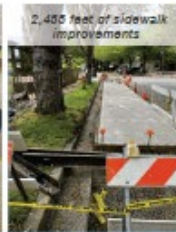
11



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.



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

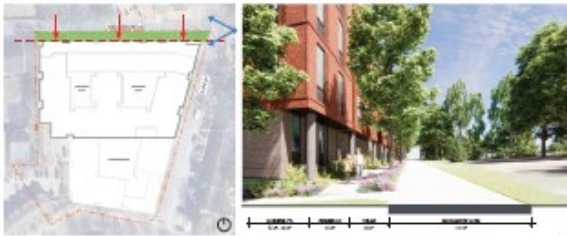
We are proposing widening the existing sidewalk to 10-feet wide and making crosswalk improvements along Clemson Avenue from our site all the way to Hillcrest Avenue, with lane realignment and curbs and gutters along both sides of the street.



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.

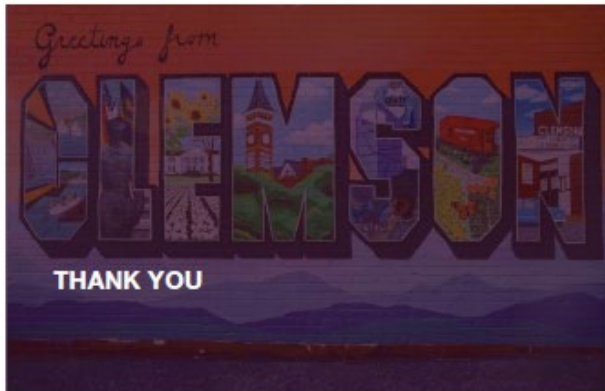


ON SITE CLERMONT
© 2014 ARUP CONSULTING INC.

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.

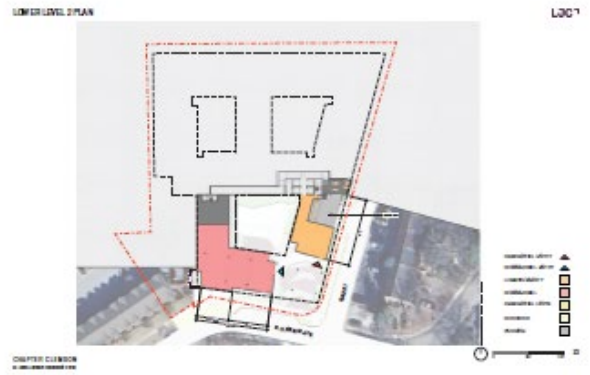


ON SITE CLERMONT
© 2014 ARUP CONSULTING INC.



APPENDIX

CURRENT PLANNING



LEVEL 2 PLAN



L30'

LEVEL 3-4 PLAN



L30'

LEVEL 5 PLAN



L30'

LEVEL 6 PLAN



L30'

LEVEL 7 PLAN



L30'

SITE ACCESS



L30'

PEDESTRIAN STUDENT CIRCULATION TO & FROM CAMPUS

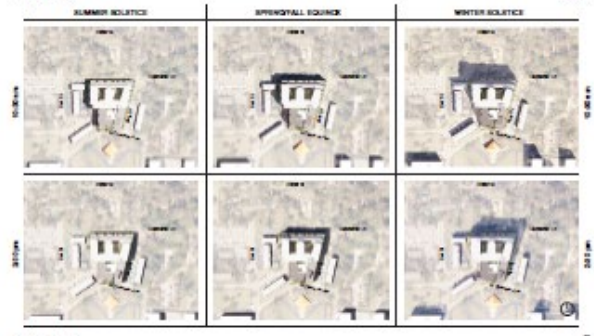
J007



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 **Agenda specific**
Type

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=194832917502064032657Cmsg418483311702960398... 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 12:05 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 **1310 Tiger Blvd and**
Type **Pine Street**

Open Report

Reporter Name
Sharonne Shalkey
Email
Shalkey06@gmail.com
Phone
Report Submitted
NOV 09, 2025 - 12:05 PM

Please do not change subject line when replying.

https://mail.google.com/mail/u/0/?ui=2&ik=22997641&view=thread&ik=194833117502064032657Cmsg418483311702960398... 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 Commi...



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 Shalkey
Email
Shalkey06@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=1948410207910898297Cmsg418483311702960398... 1/2

Read Disclaimer: This message (including any attachments) is the property of the City of Clemson Municipal Government, and is intended for the use of the individual to whom it is addressed. If the reader of this message (including any attachments) is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us by reply email and delete the original message.



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.
- ✗ 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. *3000*
- 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 ~~Kawnee 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 - elnerichardson7005@gmail.com Sun, Nov 9, 2025 at 4:58 PM
 To: Art Holbrook - aholbrook@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 weren'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.

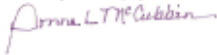
Donna McCubbin – 304 Edgewood Avenue, Clemson

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.



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 10th day of November 2025.

Herb Tyler, Chair
City of Clemson Planning Commission

Attest:

Kelly Winchester, Secretary

MJS-000518-2025 Rock Creek Road
December 8, 2025 Planning Commission Meeting
Sketch Plan Review

Report on MJS-000518-2025
Proposed Major Subdivision (Rock Creek Road)
Sketch Plan Review
December 8, 2025

Overview

An application (MJS-000518-2025) for a proposed Major Subdivision, which is defined by City Code as any subdivision development consisting of five or more lots, was received from Mr. David Jones, agent for KH&S Properties, LLC (property owner), on November 17, 2025. As proposed, the project will subdivide a 9.19-acre R-20 Single-family Residential District parcel (TMP# 4053-07-68-3764) located on Rock Creek Road to create a maximum of 18 new lots for single-family development; houses are to be alley-accessed with no new streets created. It should be noted that the development is being proposed as a conservation subdivision, which is a development type characterized by common open space and clustered, compact lots. In simple terms, conservation subdivisions allow for the preservation and protection of natural resources while still permitting the construction of the same number of residences otherwise permissible in the zoning district. City Code requires density, setbacks, and other zoning-related standards associated with the project be approved by the Board of Zoning Appeals (BZA) as a Special Exception prior to the Planning Commission's review. In December of 2023 the BZA approved the proposed conservation subdivision with a series of stipulations (see details below).

Development History

The proposed Rock Creek conservation subdivision, if approved, will constitute the continuation of development as a new phase on the property begun more than two decades ago. Originally platted as the 28-lot Rock Creek Village subdivision in 2003, fourteen of the lots on the western side of the (#15-#28) were developed as planned. In January of 2023, however, the remaining fourteen original lots (#1-#14) were recombined by the owner into a single parcel, effectively erasing the remaining undeveloped lots and thereby subjecting any future development of the property to all existing rules. Subsequent to the recombination, however, the owner determined to initiate additional development of the property, with the proposed new development to include up to four additional lots.

Board of Zoning Appeals Approval

As noted above, the BZA reviewed and approved the zoning-related aspects of the proposed project as a Special Exception with stipulations in December of 2023. The following standards/rules were approved:

1. A walking trail is to be installed through the open space.
2. The open space will be accessible to the public.
3. New homes will be a minimum of 2,000 square feet in gross floor area.
4. A maximum of 18 new house lots are to be created as part of the proposed phase of the development.
5. The minimum lot size for the new lots will be 7,000 square feet.

6. Siding for the homes will be primarily Cementitious Board with no vinyl siding allowed.
7. Lots abutting Rock Creek Road will have a primary façade of the home facing Rock Creek Road.

Location

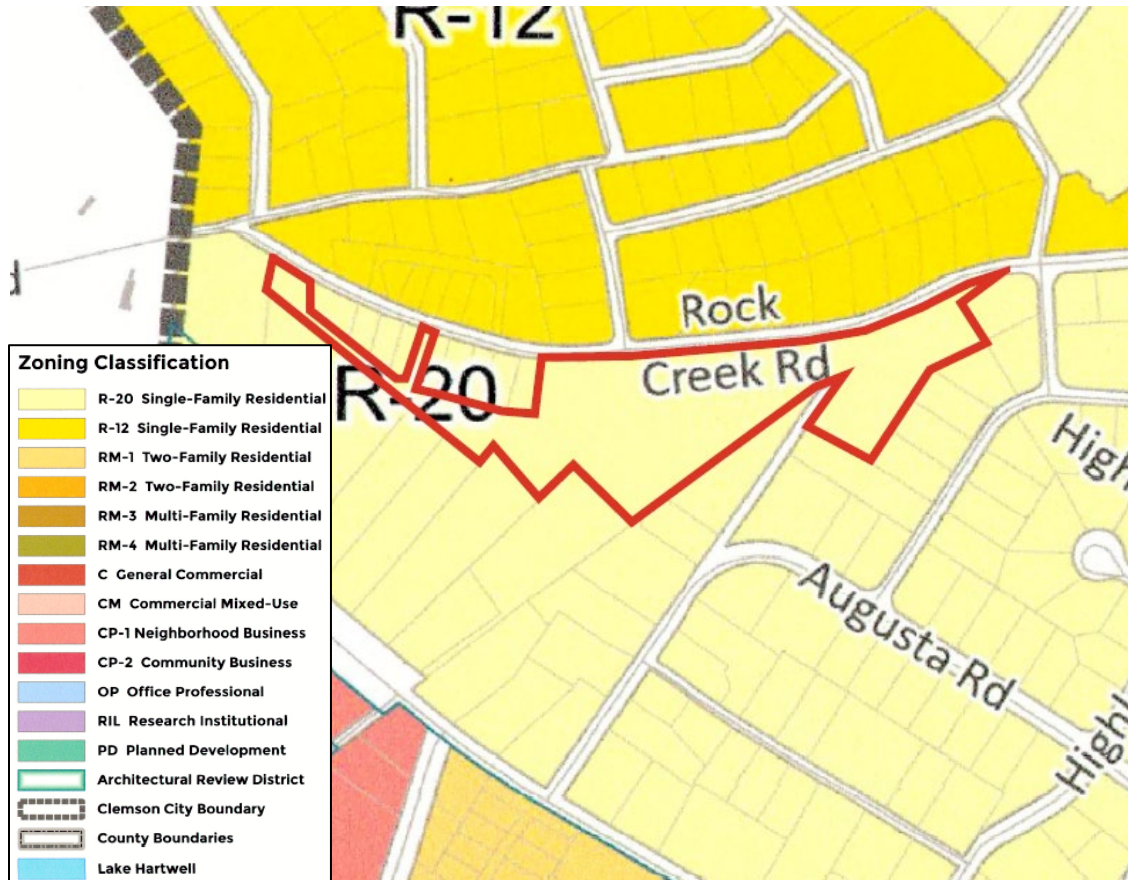
The project site is located on the south side of Rock Creek Road, just west of the intersection with Shady Lane. See map below.



Current Zoning

The property proposed for development is zoned R-20 Single-family Residential District, which is a district intended for individual dwellings on relatively large lots in areas where low density is appropriate due to neighborhood living patterns and the character of the natural environment. The zoning directly across Rock Creek Road, while also intended for single-family residences, is R-12 Single-family Residential District, which provides for

dwelling on medium-sized lots in areas where densities greater than R-20 are desired, but a neighborhood pattern of individual dwellings is maintained. Also, as is indicated on the map by the dashed line a short distance to the west, the property is located a short distance from the boundary with Clemson University property.



Existing Development

The proposed development is to be located on the eastern portion of the property platted in 2003 as Rock Creek Village, with all currently developed lots clustered to the west. Site work was done on some of the lots as part of the earlier phase, but the eastern-most section remains forested. The following street-view images of the site taken in the last several years represent existing general site conditions.





Future Land Use

The property is shown on the Future Land Use Map in the Comprehensive Plan to be low-density residential, which is consistent with the overall goals of the proposed development. See map below.



Planning Commission Review Process

The Sketch Plan Review scheduled for December 8, 2025 is the first step in the review process for the proposed development. The purpose of a sketch plan review is to allow the Commission to provide input and guidance on proposals during their formative stages. Therefore, approval of a sketch plan in no way constitutes a final project approval or permit, but allows the developer to proceed to the more detailed second step, a Master Plan Review.

Application

MJS-000518-2025



1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
 (864) 653-2050
 Fax (864) 653-2057
 www.cityofclemson.org

PC

MAJOR SUBDIVISION APPLICATION: FIVE OR MORE LOTS

Complete and return this form to the Planning and Development Department with required information, attachments, and filing fee (if due). Please note that subdivision applications require a designation of agent if owner is not the applicant. A filing fee of **\$250 + \$5/lot for each lot over 10 lots** is due as part of the **preliminary plat** application; no other fee is required for other levels of review. An updated copy of this form must be submitted as part of the application for each level of review. **Incomplete applications will not be accepted.**

MJS-000518-2025

File no.:	PIN: 4053 -07 - 68 - 3764	Date submitted: 11 / 17 / 25	Planning Commission meeting date: 12 / 8 / 25
-----------	----------------------------------	-------------------------------------	--

This application is for: Sketch Plan Review Master Plan Review Preliminary Plat Review Final Plat Review

Existing No. of Lot(s):	Proposed No. of Lot(s):	New road(s) proposed: <input type="checkbox"/> Yes <input type="checkbox"/> No	If new road(s) proposed, total length of new road(s): feet
-------------------------	-------------------------	---	---

Is the property proposed to be subdivided restricted by any recorded covenant or restriction that is contrary to or otherwise conflicts with or prohibits the proposed subdivision? Yes No

OWNER(S) INFORMATION

Last name: KH& S Properties LLC		First: Louis Stone	Middle:	Interest: <input type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: 105 Bradley St	City: Clemson	State: SC	ZIP Code: 29631	
Daytime phone no.: (864) 506-0217	Fax no.: ()	E-mail: louishstone@yahoo.com		

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Jones, David		First:	Middle:
Mailing address: PO Box 1902	City: Clemson	State: SC	ZIP Code: 29633
Daytime phone no.: () 404-314-9677	Fax no.: ()	E-mail: David@springerhomes.net	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be subdivided as proposed on the attached documents.

Property address: Parcel: 4053-07-68-3764	Property dimensions:	Property area: 9.19 acres
--	----------------------	----------------------------------

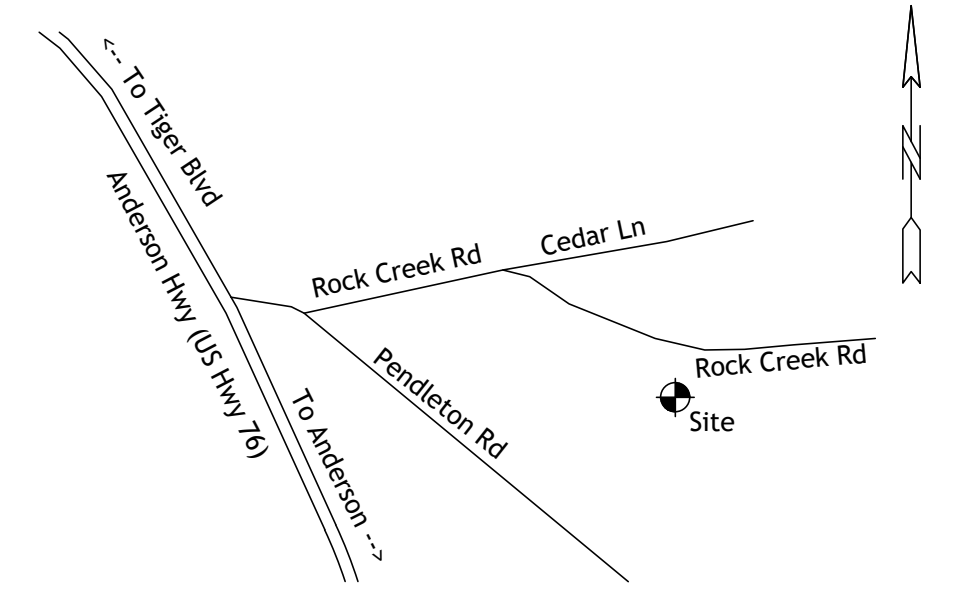
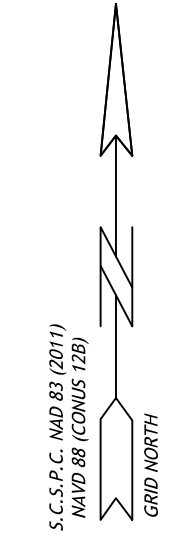
DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this appeal for a variance.

Louis H Stone	Louis H Stone <i>KHS LLC</i>	Nov 17, 2025
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
David W Jones	David W Jones	11/17/25
Applicant name	Applicant signature	Date

10202025



LOCATION MAP

SKETCH PLAN

OWNER'S CERTIFICATION

As the owner of this land, as shown on this sketch plan or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 11-17-2025

[Owner] [Agent] [Name]: David Jones

Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this sketch plan was prepared using a survey of the property by Beam Surveying, RLS, and dated 12-29-2022 and prepared by Ridgewater Engineering & Surveying, PE, and dated 11-17-25; And further that the proposed subdivision meets all requirements of the City of Clemson Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: _____

Registered Professional No. 25827

Address: 211 Society Street, Anderson SC 29621

Telephone No. (864) 226-0980

Date: 11-17-2025

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the City of Clemson Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this sketch plan is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

TMS # 4053-07-68-3764

ROCK CREEK CONSERVATION DEVELOPMENT

KH & S Properties LLC
105 Bradley St.
Clemson, SC 29631

Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622

OWNER ENGINEER OR SURVEYOR

NO. OF ACRES: ±9.19 MILES OF NEW ROADS: 0

NO. OF LOTS: 18 DATE: 11-17-2025

ZONE: R-20

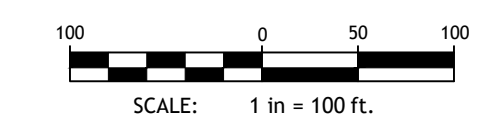
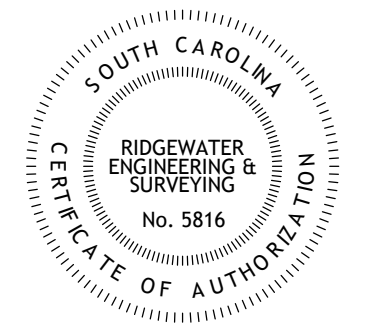
Date: 11-17-25

Drawn By: KOC

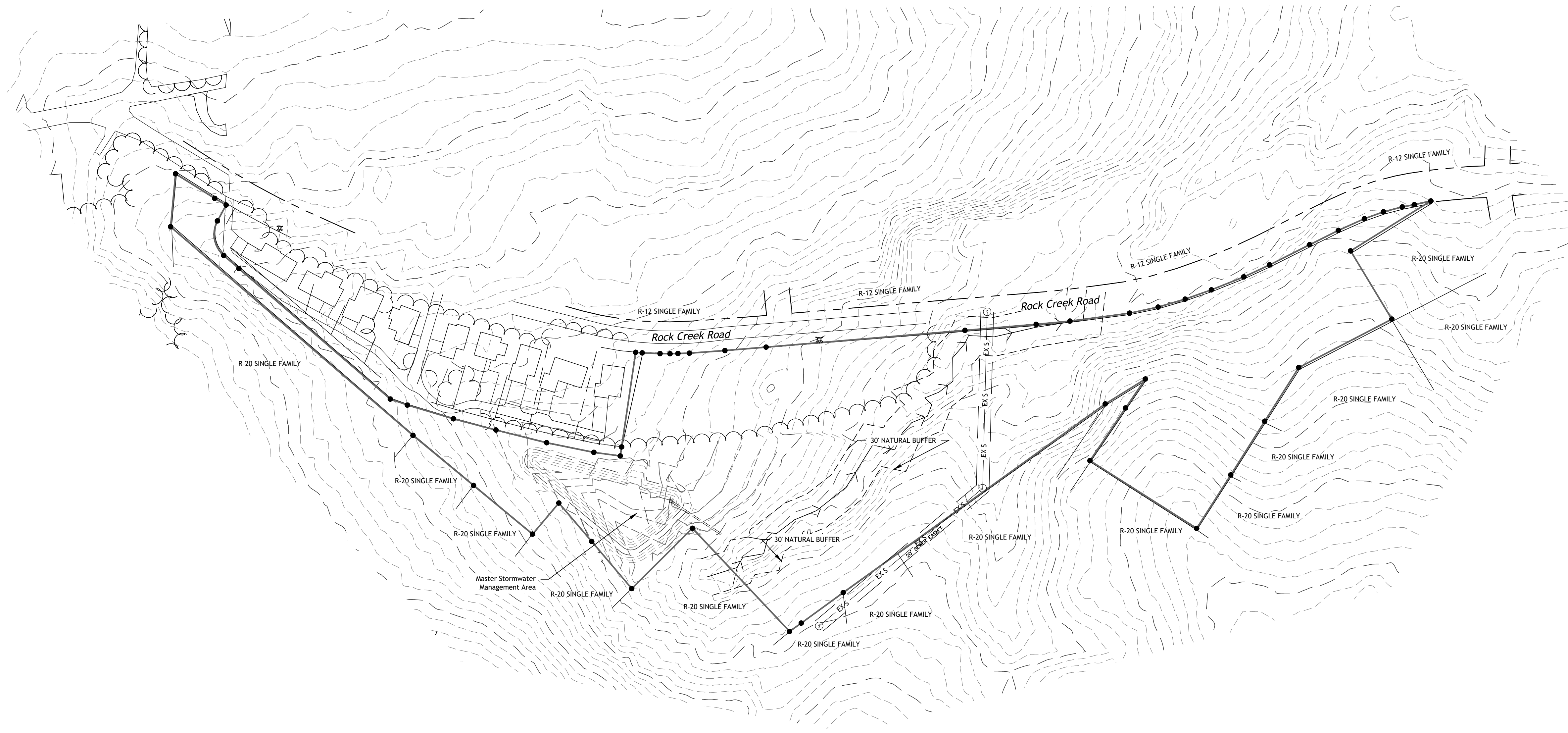
Checked: JWW

Job Number: 24202

Revisions: 0



SCALE: 1 in = 100 ft.

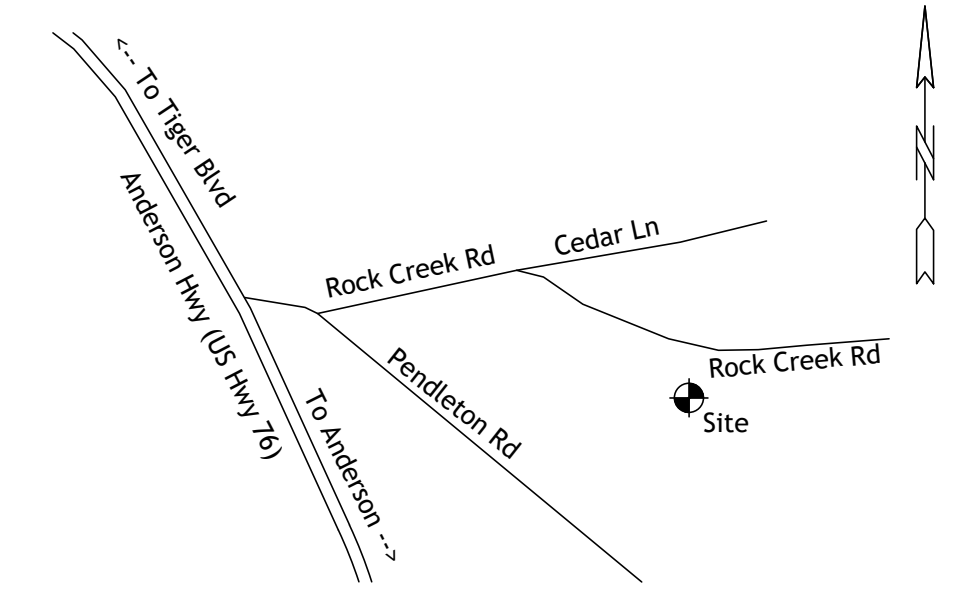
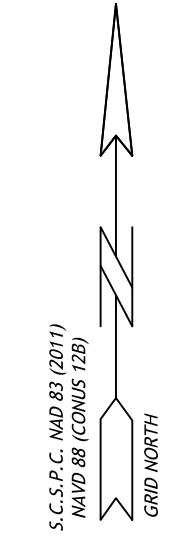


Utility Statement
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Benchmark Basis:
State Plane Coordinates Were Based on SCVRS-South Carolina
Virtual Reference System-Real Time Network.
Datum NAD 83 (2011)
NAVD 88
All Distances are Horizontal Ground Distances.

RIDGEWATER
ENGINEERING & SURVEYING
P.O. Box 806, Anderson, SC 29622
(864) 226-0980 ridgewatereng.com

This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.



LOCATION MAP

SKETCH PLAN

OWNER'S CERTIFICATION

As the owner of this land, as shown on this sketch plan or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 11-17-2025

[Owner] [Agent] [Name]: David Jones

Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this sketch plan was prepared using a survey of the property by Beam Surveying, RLS, and dated 12-29-2022 and prepared by Ridgewater Engineering & Surveying, PE, and dated 11-17-25; and further that the proposed subdivision meets all requirements of the City of Clemson Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: _____

Registered Professional No. 25827

Address: 211 Society Street, Anderson SC 29621

Telephone No. (864) 226-0980

Date: 11-17-2025

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the City of Clemson Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this sketch plan is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

TMS # 4053-07-68-3764

ROCK CREEK CONSERVATION DEVELOPMENT

KH & S Properties LLC
105 Bradley St.
Clemson, SC 29631

Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622

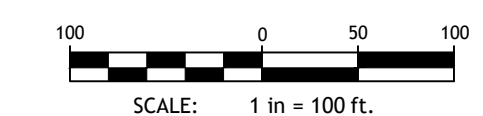
OWNER _____ ENGINEER OR SURVEYOR _____

NO. OF ACRES: ±9.19 MILES OF NEW ROADS: 0

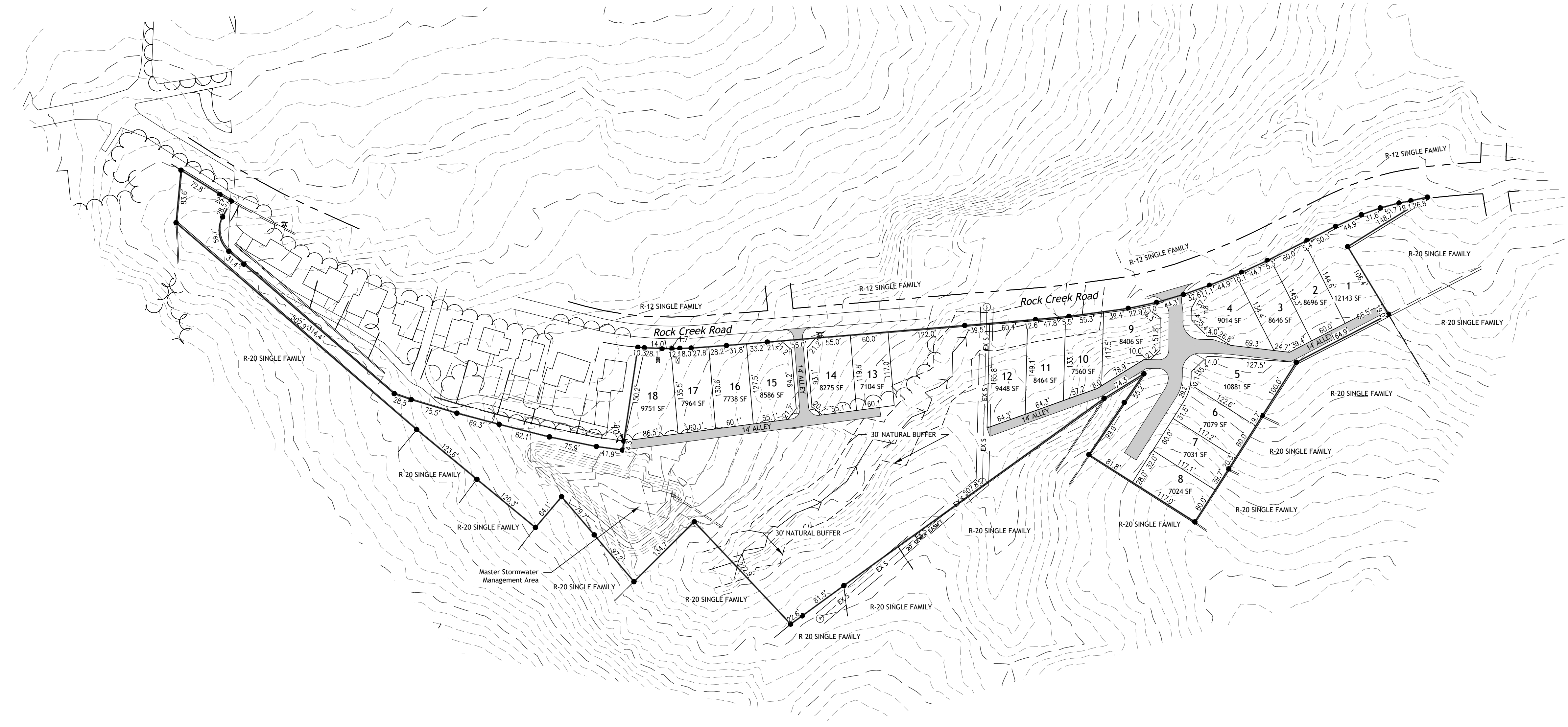
NO. OF LOTS: 18 DATE: 11-17-2025

ZONE: R-20

Date: 11-17-25
Drawn By: KOC
Checked: JWW
Job Number: 24202
Revisions: 0



SCALE: 1 in = 100 ft.



18 TOTAL LOTS
AVERAGE LOT SIZE = 8,545 SQ. FT.
MINIMUM LOT WIDTH = 60'
SETBACKS: FRONT = 25'
SIDES = 10'
Rear = 25'

IMPERVIOUS / PERVIOUS AREAS:
TOTAL AREA = 9.19 ACRES
IMPERVIOUS AREA = 1.80 ACRES (20%)
PERVIOUS AREA = 7.39 ACRES (80%)



P.O. Box 806, Anderson, SC 29622
(864) 226-0980 ridgewatereng.com
This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.