

PLANNING COMMISSION MEETING
Monday, December 08, 2025
6:00 p.m.

MINUTES

The City of Clemson Planning Commission met in open session in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC.

Members present: Herb Tyler (Chair), Greg Rice (Vice-Chair), Tanya Hyatt, Bryan Yoder, John Crolley

Members absent: Benji Cumbie

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., and then introduced the Commission members and staff present.

2. Public Session (3:22) Mr. Tyler opened the public session and called for comments related to items not on the agenda; no one choose to speak. He also noted that there had been no written comments received for items not on the agenda, then closed the public session.

3. Adoption of Minutes (5:36)

a. November 10, 2025 – Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none. Mr. Tyler called for a motion. Mr. Rice made a motion to approve the Monday, November 10, 2025 minutes as presented; Ms. Hyatt seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a voice vote; there was no opposition; The motion was unanimously approved by a 5 - 0 vote.

4. Major Subdivision Sketch Plan Review (6:21)

a. MSUB-000518-2025 Proposed Major Subdivision (Rock Creek Road)

Mr. Tyler called for any updates or reports from staff. Mr. Holbrooks provided a brief overview of the Commission’s role in the subdivision development review process, noting that the sketch plan review was the first of three reviews. Mr. Tyler then recognized Mr. Peabody to provide more detailed background information on the specific item.

Mr. Peabody explained that the proposed project was a continuation of the Rock Creek Village conservation subdivision project begun in 2003, explaining that only half of the approved homes had been developed before it stalled. The property owner later combined the remaining lots before deciding to return to the original concept in 2023, when the project was again given approval as a special exception by the Board of Zoning Appeals (BZA).

Mr. Tyler then called the developer to come forward to present.

Mr. David Jones, applicant and agent for the property owner, stated that he had taken the role of the project's developer when it went before the BZA in 2023, and said that the property owner's intent was to complete the project. He also noted that the current plan would be smaller than originally planned, and said that the detention pond was nearing completion. (See Attachment #1)

Discussion followed. Among the topics addressed were:

- The proposed walking trails and accessibility by the public
- Status of the HOA
- Alley ways and cul-da-sacs
- A portion of Lot #1 to be given to the adjoining property owner
- The anticipated price and average square footage of the new homes
- The topography of the development
- Installation of privacy fencing to screen new development from adjoining neighborhood
- Set-backs

Following the conclusion of discussion, Mr. Tyler called for comments by audience members.

Mr. Hap Wheeler, 201 Augusta Road, Clemson. stated that it was previously agreed that all trees with a caliper of 6-inches or greater would remain, and that all the wooded area behind the lots would remain as a buffer. He also requested that all invasive plants be removed.

Mr. Scott Brame, 207 Augusta Road, Clemson, asked about the conservation subdivision rules, and expressed concerns over the possibility of the lots being clear-cut. He also said he worried about the existing retention pond not being large enough for the future build out, and questioned the proposed wetland survey.

Mr. William Brown, 311 Rock Creek Road, Clemson, noted the location's history of flooding; Mr. Woods stated that if approved the project would be required to account for stormwater issues.

Mr. Hap Wheeler, 201 Augusta Road, Clemson, stated concerns about standing water in the stormwater pond.

Mr. Scott Brame, 207 Augusta Road, Clemson also expressed his concerns with the drainage of the retention pond.

Mr. Tyler called for any further public comments; there were none. He then stated that storm water management was a major concern in the review of projects.

5. Action Items (45:56) – None

6. Advisory Items (45:57) – None

7. Discussion Items (46:03)

a. Neighborhood Conversation Overlay

Mr. Woods briefed the Commission on a proposed amendment of the zoning standards that would create a new overlay he titled the Neighborhood Conversation Overlay. If approved and implemented, it would set standards in the residential neighborhoods near College Avenue intended to help maintain the character and limit changes from future development. As proposed, a major feature of the proposal would be to impose architectural standards on new construction in the neighborhoods. Mr. Woods stated he wanted the Commission’s input on whether the proposed changes went too far. (See attachment #2)

Discussion followed. Among the topics addressed were:

- Legal aspects of the proposed overlay
- Design standards
- Differences between an overlay and a HOA
- Added expenses on property owners associated with the proposed overlay
- How the overlay would fit with the anticipated rewrite of the zoning code

Mr. Woods concluded with a request that comments and suggestions be emailed to staff.

8. Staff Reports (1:48:22)

Mr. Holbrooks informed the Commission that the public hearing on the draft comprehensive plan originally scheduled for December 1, 2025 had been rescheduled due to the impacts of bad weather on the consultant’s travel. It had been readvertised for January 12, 2026 at 5:30 pm.

9. Other Items (1:49:38)

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

10. Adjourn (1:49:48)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Ms. Hyatt seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 5 – 0 vote.

The meeting was adjourned at 7:49 p.m.

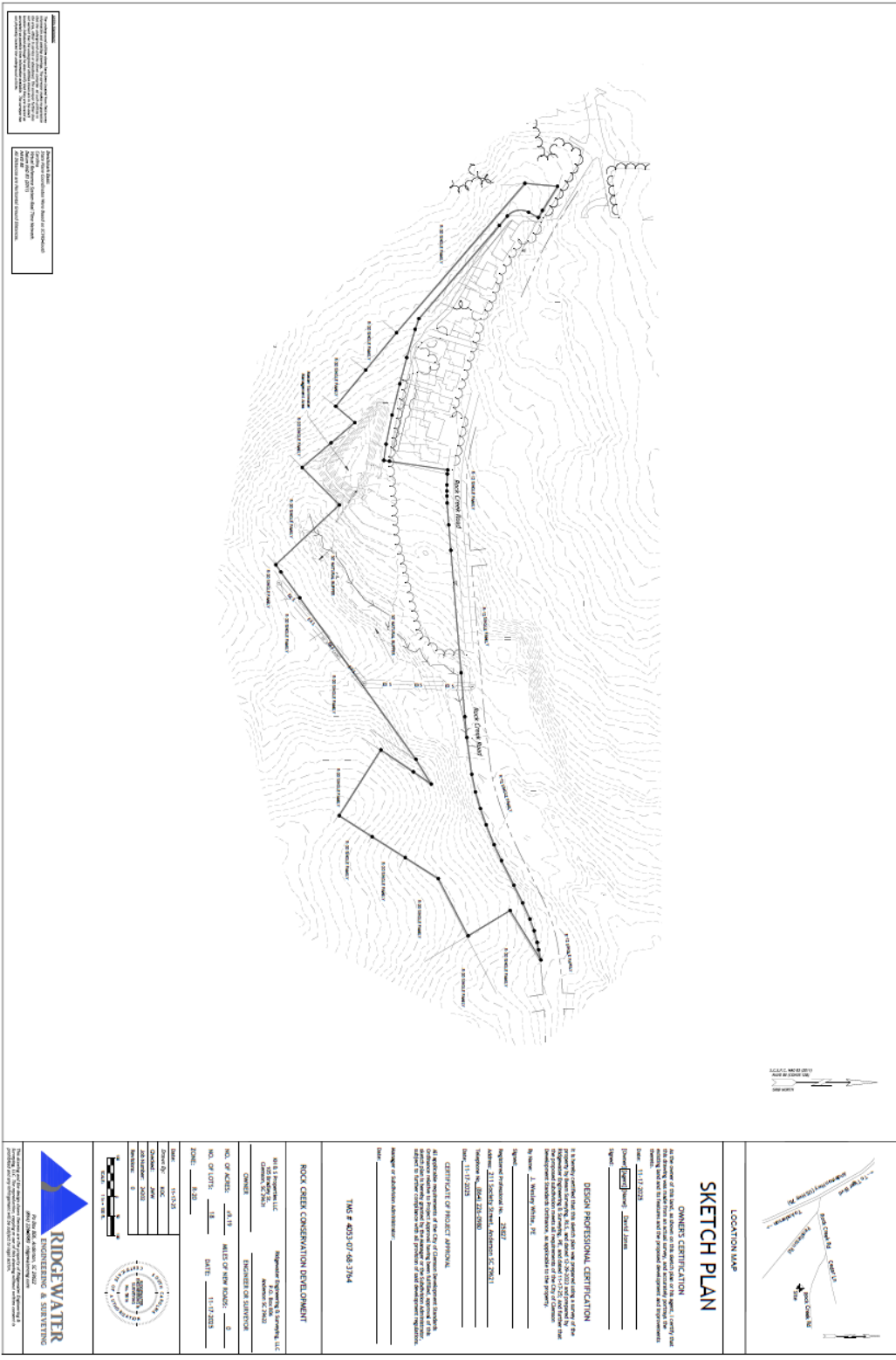
Respectfully submitted,

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

MJS-000518-2025 Rock Creek Road Sketch Plan



NOTES:
 1. THIS SKETCH PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.
 3. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION.
 4. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES.
 5. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF AGRICULTURE, FORESTRY AND CONSERVATION.
 6. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF COMMUNITY AFFAIRS.
 7. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF REVENUE.
 8. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF LABOR.
 9. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF HEALTH AND HUMAN SERVICES.
 10. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF SOCIAL SERVICES.
 11. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF EDUCATION.
 12. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF CORRECTIONS.
 13. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF JUSTICE.
 14. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF TREASURY.
 15. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF GENERAL SERVICES.
 16. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF INFORMATION TECHNOLOGY.
 17. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF EMPLOYMENT SECURITY.
 18. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF SENIOR SERVICES.
 19. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF CHILDREN, YOUTH AND FAMILIES.
 20. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF MENTAL HEALTH SERVICES.
 21. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF SUBSTANCE USE DISORDER SERVICES.
 22. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF ADDICTION SERVICES.
 23. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF DEAF AND HARD OF HEARING SERVICES.
 24. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF VISUAL IMPAIRMENT SERVICES.
 25. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF PHYSICAL AND OCCUPATIONAL THERAPY SERVICES.
 26. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF SPEECH AND LANGUAGE SERVICES.
 27. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF EAR, HEARING AND BALANCE SERVICES.
 28. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF ASSISTIVE TECHNOLOGY SERVICES.
 29. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF PERSONAL ASSISTIVE SERVICES.
 30. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF HOME CARE SERVICES.
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 50. THE PROPOSED ROAD ALIGNMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE DEPARTMENT OF ADDICTION AND DEPENDENCY SERVICES.

LOCATION MAP

SKETCH PLAN

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the above described property, hereby certify that the information furnished herein is true and correct and that the proposed development and improvements shown on this sketch plan are in accordance with the provisions of the applicable laws, ordinances, rules and regulations of the State of North Carolina and the local government having jurisdiction over the property.

By: _____
 Title: _____

DESIGN PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly licensed professional engineer in the State of North Carolina, hereby certify that I am the author of the design shown on this sketch plan and that the design complies with the provisions of the applicable laws, ordinances, rules and regulations of the State of North Carolina and the local government having jurisdiction over the property.

By: _____
 Title: _____

Approved Professional No. _____
 Address: 2111 SOUTHWEST STREET, ANTONIO, TX 78203
 State: TX
 Date: 11-17-2025

CERTIFICATE OF PROJECT APPROVAL

I, the undersigned, being the duly authorized representative of the undersigned, hereby certify that the information furnished herein is true and correct and that the proposed development and improvements shown on this sketch plan are in accordance with the provisions of the applicable laws, ordinances, rules and regulations of the State of North Carolina and the local government having jurisdiction over the property.

By: _____
 Title: _____

THIS # 4033-07-46-3764

ROCK CREEK CONSERVATION DEVELOPMENT

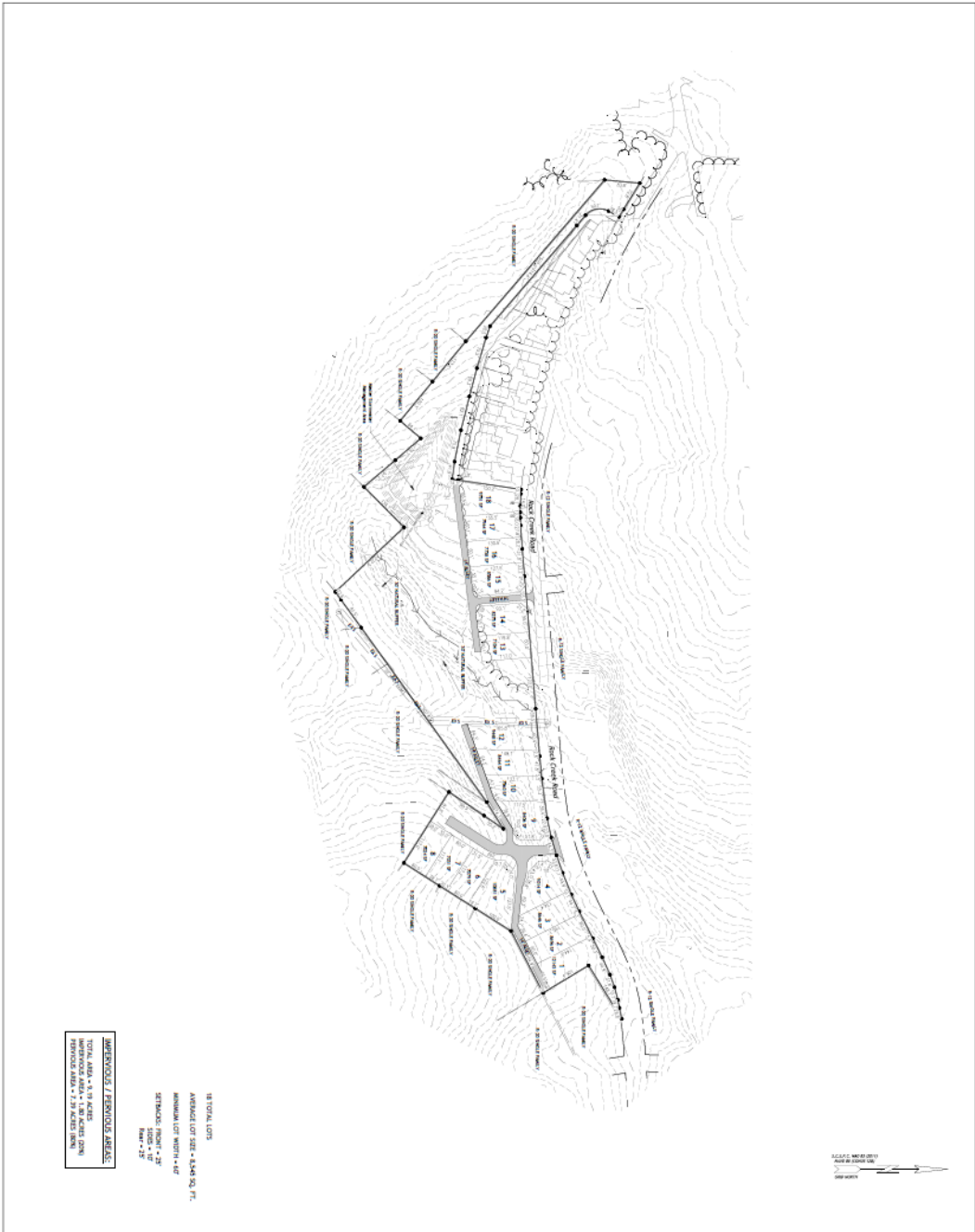
611 S. FORTWORTH, LLC
 611 S. FORTWORTH, LLC
 Charlotte, NC 28202

ENGINEER OF SURVEYOR

NO. OF ACRES: 48.18 MILES OF HIGHWAY: 0
 NO. OF LOTS: 18 DATE: 11-17-2025
 ZONE: R-2B

Scale: 1" = 40.00'

RIDGEWATER ENGINEERING & SURVEYING
 201 W. GARDNER STREET, SUITE 200
 CHARLOTTE, NC 28202
 (704) 375-1111



18 TOTAL LOTS
 AVERAGE LOT SIZE = 0.346 AC. +/-
 AVERAGE LOT WIDTH = 4.47'
 SETBACKS: FRONT = 25'
 REAR = 25'
 SIDE = 5.00'

INTERIORS / PERIMETER AREAS
 TOTAL AREA = 9.19 ACRES
 INTERIORS AREA = 1.80 ACRES (CON)
 PERIMETER AREA = 7.39 ACRES (CON)



SKETCH PLAN

OWNER'S CERTIFICATION
 I, the owner of this site, hereby certify that the information provided in this sketch plan is true and correct, and that I have not altered or modified the information in any way. I understand that this information is for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind. I agree to indemnify and hold the engineer harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, arising out of or from the use of this information.

DESIGN PROFESSIONAL CERTIFICATION
 I, the undersigned, a duly licensed Professional Engineer in the State of North Carolina, do hereby certify that I am the author of the design shown on this sketch plan, and that I am a duly licensed Professional Engineer in the State of North Carolina. I understand that this information is for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind. I agree to indemnify and hold the engineer harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, arising out of or from the use of this information.

CERTIFICATE OF PROJECT APPROVAL
 I, the undersigned, a duly licensed Professional Engineer in the State of North Carolina, do hereby certify that I am the author of the design shown on this sketch plan, and that I am a duly licensed Professional Engineer in the State of North Carolina. I understand that this information is for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind. I agree to indemnify and hold the engineer harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, arising out of or from the use of this information.

PROJECT INFORMATION
 PROJECT NAME: ROCK CREEK CONSERVATION DEVELOPMENT
 PROJECT ADDRESS: 12345 W. 10th St., Raleigh, NC 27601
 PROJECT NUMBER: 2023-001
 PROJECT DATE: 11-17-2023
 PROJECT SCALE: 1" = 100'

OWNER INFORMATION
 OWNER: RidgeWater Engineering & Surveying, LLC
 ADDRESS: 12345 W. 10th St., Raleigh, NC 27601
 PHONE: (919) 123-4567
 FAX: (919) 123-4568
 EMAIL: info@ridgewater-engineering.com

ENGINEER INFORMATION
 ENGINEER: [Name]
 LICENSE NUMBER: [Number]
 EXPIRES: [Date]

RIDGEWATER
 ENGINEERING & SURVEYING
 12345 W. 10th St., Raleigh, NC 27601
 (919) 123-4567
 info@ridgewater-engineering.com

Attachment #2

Nathan Woods' Presentation Notes and Slides

Coldwater Springs and Sloan-Poe Neighborhood Conservation Overlay (NC-1)

The purpose of the Neighborhood Conservation Overlay (NC-1) for the Coldwater Springs and Sloane-Poe Neighborhoods is to maintain the setting of the area, minimizing changes to the neighborhood, and its remaining architectural convention. Adjacent to both the College Avenue and Hwy 93 commercial districts, the two neighborhoods warrant additional cover from development. These commercial corridors are the center for growth in Clemson, and will continue to feel pressure as our town realizes the growth of the region.

Guidelines Governing New Construction (additions to existing buildings and new buildings).

1. All new homes AND major additions require the approval of the Board of Architectural Review
2. Exterior alterations to the rear of a property, not visible from the street, although they may require a building permit, will not require approval from the Board of Architectural Review
3. Interior alterations, wiring, plumbing, painting, although they may require a building permit, will not require approval from the Board of Architectural Review
4. All new homes are subject to the City's Site Management Plan during construction
5. Carports and garage doors should not face the street except in cases where there is no reasonable alternative. If they do face the street, garage entrances should be designed to be consistent with the home's architectural features.
6. The design of detached garages and carports and the materials of which they are constructed should be consistent with the character of the main structure.
7. Houses built on corner lots should include in the design of their side facades elements that reinforce a consistent design theme for each of the streets where they will be visible
8. Properties within the district are limited to one Accessory Dwelling Unit per lot, the materials to be used should be appropriate for the style of the main residence, and are subject to approval of the Board of Architectural Review

Site Standards

1. Planned Development proposals *are not* allowed for properties located within the NC-1 Overlay Districts
2. All new lot subdivisions must result in lots that meet the district minimum 20,000 square feet
3. The Minimum frontage for a new lot shall be no less than the average of the 2 adjacent lots on either side of the new lots. New lots are defined as lots that are created by subdivision after the adoption of the NC-1 Neighborhood Conservation Overlay.
4. New houses on vacant lots within already existing built-up areas shall be set back within 5 feet of the average set back of contributing buildings on the block. The average set back shall be determined by the distance contributing structures are away from the center line of the street at the time the overlay district is created. The main portion of structures (not wings or bays) shall be the basis of the measurements. A new building should reinforce the horizontal and vertical connection between contributing houses on the street.
5. If other buildings do not exist on adjacent lots, the new construction must respect the provisions of the Clemson Zoning Ordinance in effect at the time of designation.
6. New lots created by subdivision will avoid irregular shapes with side lot lines being perpendicular to the road.
7. All construction plans shall assess and take into account the impact of drainage on both the subject property and neighboring properties.
8. All new development or major modifications to existing development will require the construction of sidewalks and any streetscape prescribed
9. Because the streets of the neighborhood are routinely used by residents for recreational and community purposes, on-street parking should be avoided. In planning all construction, parking commensurate with potential occupancy needs to be considered, so that it is sized adequately for the number of occupants anticipated for residency of the house
10. All new homes are required to adhere to landscaping standards found in the Architectural District Standards table 19-1110.
11. Site plans for new construction must map mature trees and describe the measures that will be to conserve them, minimizing the loss of mature trees.
12. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees
13. New construction should provide for large, native trees that will reach at least 50 feet in height at maturity. At least two trees of this type should be placed in each of the front and rear yards; existing trees may be included in this amount
14. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction



Neighborhood Conservation Overlay NC-1



PURPOSE

The purpose of the Neighborhood Conservation Overlay (NC-1) for the Coldwater Springs and Sloans-Poe Neighborhoods is to maintain the setting of the area, minimizing changes to the neighborhood, and its remaining architectural convention.



WHY

Adjacent to both the College Avenue and Highway 93 commercial districts, the two neighborhoods warrant additional cover from development. Clemson's mixed-use commercial corridors are its center for growth, and will continue to be pressured as our town realizes the growth of the region.



GUIDELINES GOVERNING NEW CONSTRUCTION

1. All new homes AND major additions require the approval of the Board of Architectural Review (BAR).
2. Exterior alterations to the rear of a property, not visible from the street, although they may require a building permit, will not require approval from the Board of Architectural Review.



GUIDELINES GOVERNING NEW CONSTRUCTION

3. Interior alterations, wiring, plumbing, painting, etc., although they may require a building permit, will not require approval from the BAR.
4. All new homes are subject to the City's Site Management Plan during construction.

GUIDELINES GOVERNING NEW CONSTRUCTION



5. Carports and garage doors should not face the street except in cases where there is no reasonable alternative. If they do face the street, garage entrances should be designed to be consistent with the home's architectural features.

6. The design of detached garages and carports and the materials of which they are constructed should be consistent with the character of the main structure.

GUIDELINES GOVERNING NEW CONSTRUCTION



7. Houses built on corner lots should include in the design of their side facades elements that reinforce a consistent design theme for each of the streets where they will be visible.

8. Properties within the district are limited to one Accessory Dwelling Unit per lot; the materials to be used should be appropriate for the style of the main residence, and are subject to approval of the Board of Architectural Review.

SITE STANDARDS



1. Planned Development proposals are not allowed from properties located within the NC-1 Overlay District.

2. All new lot subdivisions must result in lots that meet the district minimum 20,000 square feet.

3. The minimum frontage for a new lot shall be no less than the average of the 2 adjacent lots on either side of the new lot. New lots are defined as lots that are created by subdivision after the adoption of the NC-1 Overlay.

SITE STANDARDS



4. New houses on vacant lots within already existing building areas shall be set back within 5 feet of the average lot back of contributing buildings on the block. The average set back shall be determined by the distance contributing structures are away from the center line of the street at the time the overlay district is created. The main portion of structures (not wings or bays) shall be the basis of the measurement. A new building should reinforce the horizontal and vertical connection between contributing houses on the street.

5. If other buildings do not exist on adjacent lots, the new construction must respect the provisions of the Columbus Zoning Ordinance in effect at the time of designation.

6. New lots created by subdivision will avoid irregular shapes with side lot lines being perpendicular to the road.

SITE STANDARDS



7. All construction plans shall assess and take into account the impact of drainage on both the subject property and neighboring properties.

8. All new development or major modifications to existing development will require the construction of sidewalks and any streetscape prescribed, and/or payment fee in lieu.

9. Because the streets of the neighborhood are routinely used by residents for recreational and community purposes, on-street parking should be avoided. In planning all construction, parking commensurate with potential occupancy needs to be considered, so that it is sized adequately for the number of occupants anticipated for residency of the house.

SITE STANDARDS



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12. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.

SITE STANDARDS



13. New construction should provide for large, native trees that will reach at least 50 feet in height, at maturity. At least two trees of this type should be placed in each of the front and rear yards; existing trees may be included in this amount.

14. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction.