

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 2pm the day of the meeting.

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

2. Agenda

Documents:

[07-14-25_PC_MEETING_AGENDA.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, July 14, 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. On the City's MyCivic web platform no later than 5:00 p.m. the day before the meeting.

1. Call to Order

2. Public Session

3. Adoption of Minutes

- a. June 17, 2025 - Regular Meeting

4. Planned Development Concept Presentation Workshop

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

5. Action Items

- a. Proposed Amendment – Rules of Procedure

6. Advisory Items

7. Discussion Items

8. Staff Reports

9. Other Items

- a. Planning Commission Representation at Council Meetings
- b. Future Workshops and Other Events

10. Adjourn

City of Clemson
PLANNING COMMISSION MEETING
Tuesday, June 17, 2025
6:00 p.m.

MINUTES

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

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

Members absent: Benji Cumbie

Staff present: Nathan Woods, Director of Planning and Development; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

Mr. Tyler called the meeting to order at 6:01 p.m. and introduced the Commission members and staff present.

2. Public Session (4:32)

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

Ms. Mary Haque, 114 Strode Circle, Clemson, stated that she disagreed with a statement made during the May 2025 Planning Commission meeting regarding stormwater management being outside the purview of the Commission, and provided examples of the impacts of stormwater on communities.

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

The Public Session was closed

3. Adoption of Minutes (10:10)

a. May 12, 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 adopt the minutes from the May 12, 2025 meeting as presented; Mr. Kernaghan seconded the motion. Mr. Tyler called for a

vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6 - 0 vote.

Mr. Tyler made a motion to amend the agenda by moving consideration of the action item RZNE-000439-2025 Proposed Map Amendment (Cochran Road) in front of the informal public session on (PUD-000431-2025) Proposed Planned Development (398 College Avenue); Mr. Rice seconded the motion. Mr. Tyler called for vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6 – 0 vote.

4. Action Items (12:08)

a. RZNE-000439-2025 Proposed Map amendment (Cochran Road Parcels)

Mr. Holbrooks briefed the Commission on the matter, stating that the applicant, Mr. Robert L. York, owner of the properties, was requesting the rezoning of three parcels (4054-09-05-3283, 4054-09-05-5205, and 4054-09-05-5296) on Cochran Road from RM-1 Two-family Residential District to RM-3 Multi-family Residential District. He noted that no proposed development project was associated with the request. (See Attachment #1)

Mr. York was recognized. He informed the Commission that he believed the zoning change would both better serve the growing housing needs of Clemson, and match the existing development in the surrounding area.

Mr. Tyler called for questions from the commissioners. Ms. Hyatt noted comments included in the staff report that stated concerns over traffic; Mr. Holbrooks responded that the comments were based on concerns about possible future development of the area in general, and not specifically the proposed rezoning.

Mr. Tyler called for comments from the public.

Ms. Catherine Healy, 140 Folger Street, Clemson, expressed concerns with approving zoning changes, and the possibility of property later being sold and developed in a way that was not good.

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

Mr. Tyler called for a motion. Mr. Yoder made a recommendation to approve the Proposed Map Amendment (Cochran Road Parcels) RZNE-000439-2025 as is; Mr. Kernaghan 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.

5. Planned Development Informal Public Session (20:54)

a. PUD-000431-2025 Proposed Planned Development (398 College Avenue)

Mr. Tyler provided an overview of the format of the informal session, and asked the developers to take notes on what the speakers would say in order to be able to understand any concerns and respond.

Mr. Mauricio Visbal, Development Manager for LV Collective of Austin, Texas, presented an overview of the proposed planned development; and, Mr. Muhammad Mosen, architect with Niles Bolton and Associates, provided information on the proposed site plan. (See Attachment #2)

Following the presentation, Mr. Tyler noted that numerous comments related to the project had been received. He then recognized the author of all comments, and summarized each. (See Attachment #3) When finished, he asked Mr. Visbal if he understood and had noted all critical issues. Mr. Visbal indicated that he did, and asked if he could have a copy of the comments. Mr. Tyler told him that he could; Mr. Holbrooks stated that he would send a copy.

Mr. Tyler then called for comments from the public.

Ms. Shawn Haney, 211 Riggs Drive, Clemson, stated that she felt that if a developer wanted to build student housing in a neighborhood, it needed to be consistent with that neighborhood.

Mr. Hunter Hanahan, 109 Poole Lane, Clemson, said that while he was in favor of greater density, it should be restricted to College Avenue. He also stated that he believed new businesses associated with it should be local businesses; he expressed concern with the traffic associated with the proposed townhome-style apartments having to access the buildings from the neighborhood streets; and, he said he did not agree with PD's being exempted from the newly adopted requirement for vacant commercial space requiring a bond.

Mr. Woods addressed Mr. Hanahan's concern of PD's being exempt from upfront commercial bonds, stating they were not exempt and would be held to the same standards.

Ms. Katherine Hodges, 100 Strode Circle, Clemson, said she believed that the development being built on College Avenue could negatively impact the future of the vacant lots on Knox Road.

Mr. Allen Hodges, 100 Strode Circle, Clemson, said he had questions about the developer's statement that they would be "thoughtfully relocating two water sources", and that he would like to know how they are going to do that. He also questioned the total height of the building.

Mr. Carlos Garcia, 104 Poole Lane, Clemson. Mr. Garcia asked the Commission to consider the lack of sufficient parking for the residents and visitors, and noted that the

proposed café was part of a chain. He added that the smallest of the other locations the developer had work in was Augusta, Georgia, which has a population of 130,000.

Mr. Jesse Wright, 103 Riggs Drive, Clemson, asked the Commission to reconsider the scale of the proposed project. He also noted issues with safety, traffic in and around the intersection of Riggs Drive and Strode Circle, the parking spaces on Riggs Drive being misused, and loss of privacy due to the location and height of the building.

Mr. Fran McGuire, 103 Rippleview Drive, Clemson, stated that when zoning is changed it should only be changed to enhance the city. He asked for the developer to tell him three ways that the proposed development would enhance the city.

Mr. Bill Hoffmann, 102 Poole Lane, Clemson, expressed disappointment in losing bakeries due to development.

Toni Vitanza, 105 Riggs Drive, Clemson, said she was concerned about the project bringing in more empty retail units.

Ms. Jean Spearman, 232 Riggs Drive, Clemson, stated that she was worried about College Avenue traffic, and said that the amenities being proposed for the development are already offered on campus.

Mr. James Sharkey, 101 Poole Lane, Clemson, said he wished that the community would be allowed access to the amenities being offered by the development, and that the project failed to meet the standard for planned developments to offer a diversity of housing.

Mr. Alan Grubb, 116 Riggs Drive, Clemson, stated concerns with the intrusion of the project into the neighborhood, with the traffic, and the development of the aesthetics of the surrounding properties.

Mr. Pepe Dutart, 232 Riggs Drive, Clemson, said he felt that the pace of growth of Clemson was not allowing citizens a chance to adjust to the development.

Ms. Stephanie Platt, 103 Mountain View Lane, Clemson, inquired about plans to turn College Avenue into a two-lane road; Mr. Woods responded that the City has a long-term plan to fully streetscape College Avenue, and that he could share it with her. Ms. Platt stated she believed it would result in negatively impacting traffic.

Mr. Jody Hunter, 268 Riggs Drive, Clemson, asked that the Commission and City Council do what is best for the City of Clemson, and not developers.

Mr. Allen Hodge, 100 Strode Circle, Clemson, said he worried about the contractor being able to create a proper lay-down with access to the property, and he requested that no heavy equipment be allowed on Riggs Drive or Strode Circle.

Mr. Tyler called for further comments; there were none. Mr. Tyler then asked for the developer to review and address the questions and concerns that had been presented. Mr. Visbal stated that his team had listened and taken notes, and will come back to address the questions and concerns.

Mr. Tyler closed the informal public session.

6. Advisory Items (2:01:25) - none

7. Discussion Items (2:01:30) - None

8. Staff Reports (2:01:35)

Mr. Woods noted that Council had passed the zoning amendment mandating vacant commercial space in mixed-use buildings be bonded at the time of the issuance of a certificate of occupancy for residential space.

9. Other Items (2:02:50)

a. Planning Commission Representation at Council Meeting

Mr. Woods announced that the 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences) and 2025-R-02 Proposed Text Amendment (Bufferyard Standards) would be on the agenda at the next council meeting.

b. Future Workshops and Other Events - None

10. Adjourn (0:36:04)

Mr. Tyler called for a motion to adjourn. Ms. Hyatt made a motion to adjourn; Mr. Kernaghan seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6 – 0 vote.

The meeting was adjourned at 8:04 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

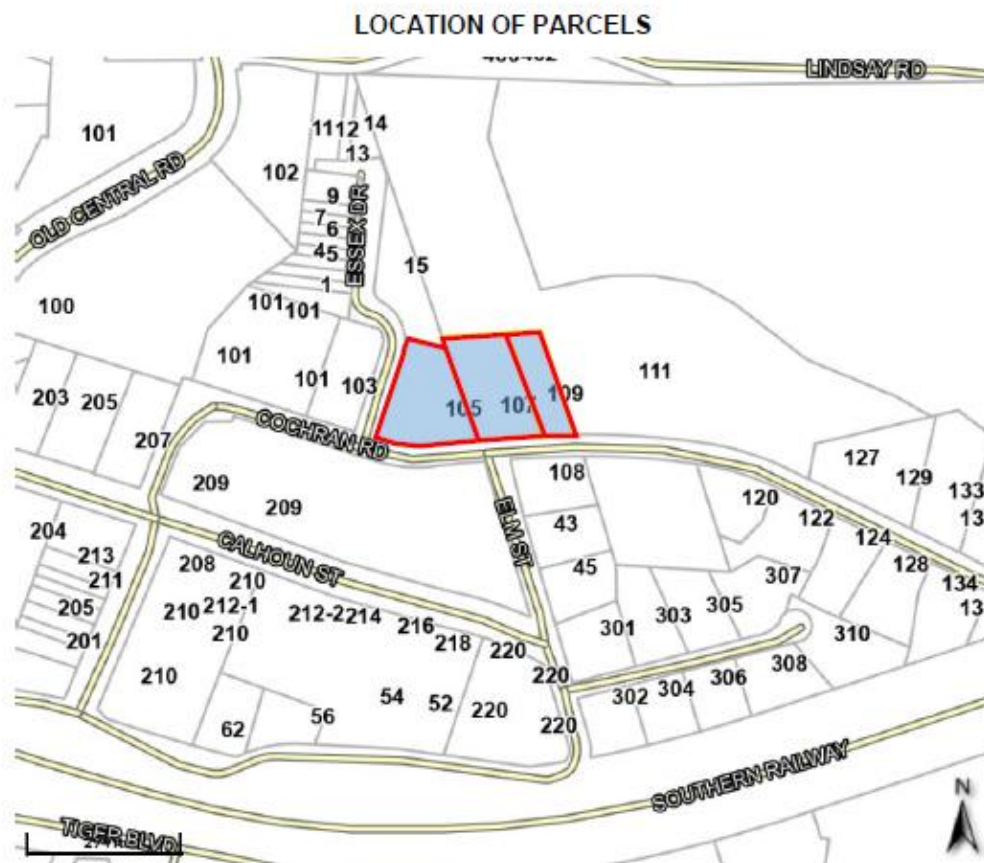
Report on RZNE-000439-2025 (Cochran Road Parcels)

**Report on RZNE-000439-2025 Proposed Map Amendment (Cochran Road
Parcels)**

June 17, 2025

An application for a zoning map amendment (rezoning) was submitted by Mr. Robert L. York, property owner, on May 9, 2025. As proposed, 3 parcels of land (TMP#'s 4054-09-05-3283, 4054-09-05-5205, and 4054-09-05-5296) totaling approximately 1.35 acres located along on Cochran Road (currently addressed #105, #107, and #109) would be rezoned from *RM-1 Two-family Residential District* to *RM-3 Multi-family Residential District*. No proposed development project is currently associated with this requested rezoning.

The Planning Commission is scheduled to take the application up at their regular monthly meeting on June 17, 2025.



Report on RZNE-000439-2025 (Cochran Road Parcels)

Existing Condition Images



Current Zoning

As stated above, the parcels proposed for rezoning are all currently zoned RM-1 Two-family District, which is a district intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots. If approved as requested, the zoning of the parcels will be changed to RM-3 Multi-family Residential District, which is intended to allow for a range of housing types that includes moderate density multi-family residences in order to serve the needs of the City's multi-generational housing market. Additionally, it is worth noting that the 1.35 acre total area of the parcels falls short of the 2-acre minimum area needed to permit changing the zoning to a district different from that abutting it; however, due to the fact that the parcels are situated at the edge of existing RM-3 District properties, the proposed rezoning is permitted as proposed.

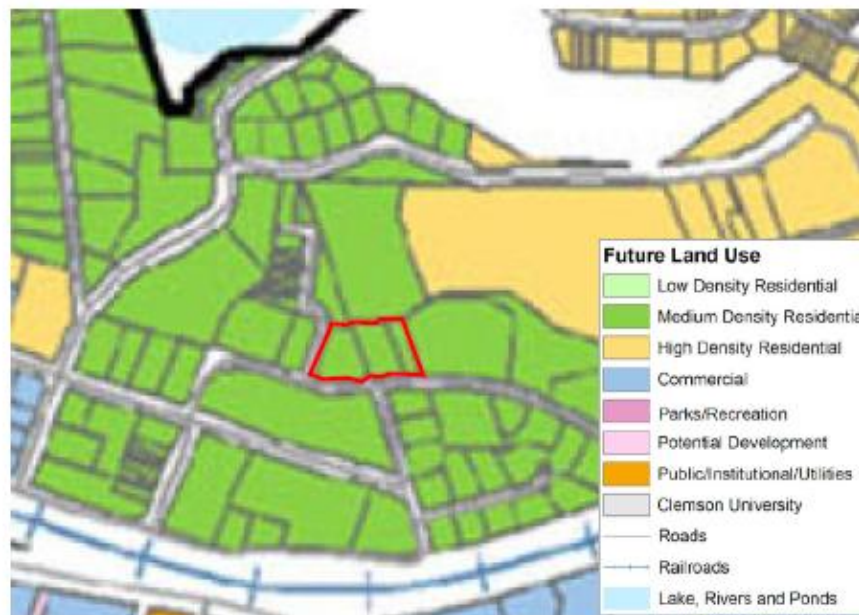
See map below:



Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the properties situated in an area identified for medium-density residential, which is consistent with the requested rezoning. No specific redevelopment recommendations are made for the properties.

See map below:



Impact On Services

A review of the proposed rezoning was conducted by City departments in an effort to identify issues that may negatively impact service delivery. The comments received include:

The City Engineer stated that he had no issues with the proposal.

The Utilities Director stated that existing sewer infrastructure may need to be upgraded or otherwise changed during future development, and that the water main, which was installed decades ago and is undersized, will likely require replacement as part of any future development. He also noted the traffic increase from development on Cochran Road has impacted the response times of utility crews.

The Stormwater Manager stated that as the stormwater system and ponds would be required to be privately owned and maintained, no impact on the City system would be imposed by future development. He also noted the increased traffic on Cochran Road impacting response times of his crews.

Review Status

The Planning Commission will take the matter up on June 17, 2025 in order to provide a recommendation on the matter to City Council. Following the Commission's review and approval of a recommendation, a public hearing will be scheduled by City Council.

Application



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

PC

PLANNING COMMISSION ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a filing fee of \$250, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

RZNE-000439-2025

File no.: R -	PIN:	Date submitted: 5/9/25	Planning Commission meeting date: 1/1
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name: YORK	First: ROBERT	Middle: J	Interest: ☐ Sole owner ☐ Co-owner
Mailing address: P.O. Box 1131	City: CLEMSON	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: HOWMUCH@AOL.COM	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: YORK	First: ROBERT	Middle: J	Interest: ☐ Sole owner ☐ Co-owner
Mailing address: P.O. Box 1131	City: CLEMSON	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: HOWMUCH@AOL.COM	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM-1 to RM-3

Property address: 105, 107, 109 COCHRAN RD. Property dimensions: SEE REZONING Property area: 1.35-1.4 ACRES APPROX

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 request for a zoning map amendment.

Owner name	Owner signature	Date
To be completed by Applicant:		
I certify that the information in this request is correct.		

Applicant name ROBERT YORK Applicant signature [Signature] Date MAY 9, 2025
Rev. 12-08-23; 06-15-07
REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

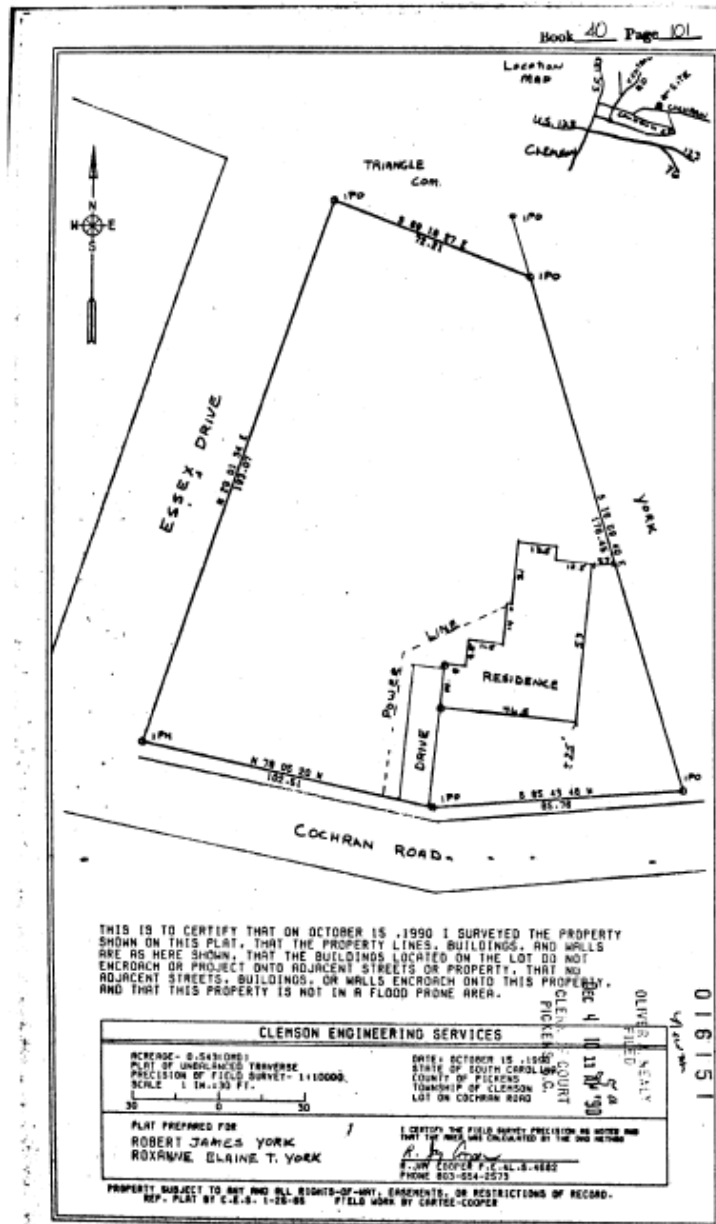
FOR FUTURE IMPROVEMENT AND DEVELOPMENT
THAT WILL BETTER SERVE THE GROWING HOUSING NEEDS
OF CLEMSON AND APPEARANCE BY BLENDING IN WITH
THE EXISTING SURROUNDING STRUCTURES.

CURRENTLY THESE 3 PARCELS (105, 107, 109 COCHRAN RD)
ARE SINGLE FAMILY HOMES SURROUNDED BY "CLEMSON
LOFTS" APARTMENT COMPLEX, "ESSEX DRIVE TOWN HOUSES"
"OAKLEDGE" GATED APARTMENT COMPLEX AND DUPLEX
APARTMENTS.

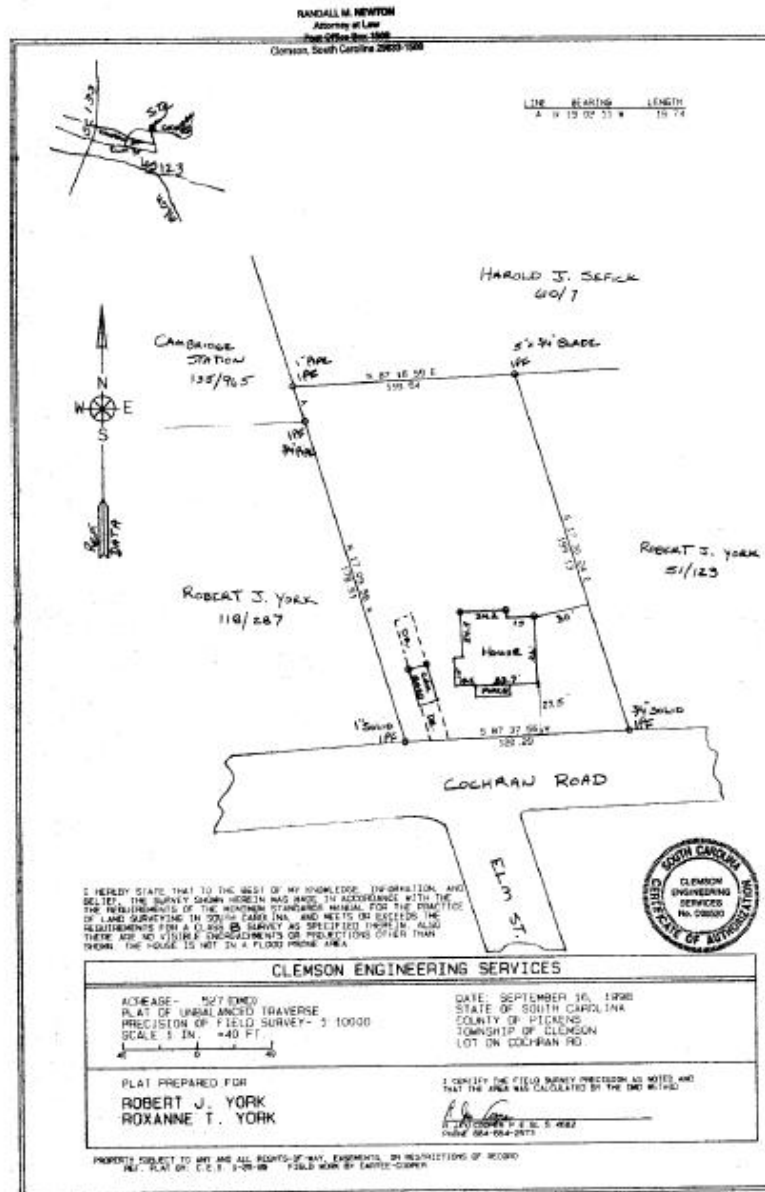
THESE 3 PARCELS 105, 107, 109 COCHRAN RD
DO NOT FIT IN THESE SURROUNDING DEVELOPMENTS
DEVELOPING AND IMPROVING THESE 3 PARCELS
WOULD SOLVE THIS AS WELL AS SERVING THE GROWING NEEDS
FOR HOUSING IN CLEMSON

Plats

TMP# 4054-09-05-3283



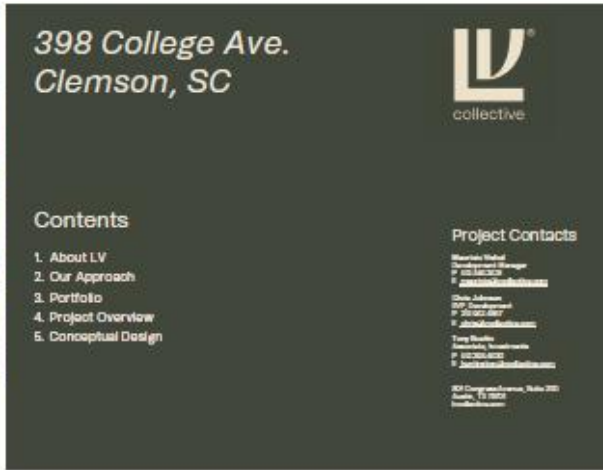
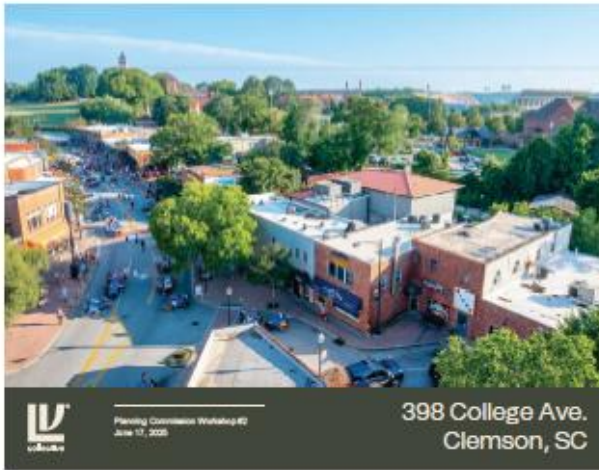
TMP# 4054-09-05-5205





Attachment #2

398 College Avenue PD Presentation Slides





Partnered with award-winning barista and Austin cafe owner

Successfully launched in Atlanta, Gainesville, Phoenix, and Austin.

Developed concept for public cafe integrated with lobby to cater to residents and public.

Partnerships with local bakeries in each location.



Student Housing Business/Innovation Awards
Best Interior Design (Residential)
Best Interior Design (Commercial)

Student Service Buildings/General College Services
Werner, William (Architecture)
Tinkler, David (Interior Design) (Residential)
Tinkler, David (Interior Design)

Student Union/Student Center/Student Services
Commercial/Student Store (Residential)
Commercial/Student Store, Student Center/Construction
(Residential)

Commercial/Student Center, Student Center/Residential
Commercial/Student Center/Student Center, Student Center
(Residential)

[illegible][illegible]

Project Overview

-

Campus View (PC)	2013
The East (PC)	2016
Li-Center	2019
Bobby (PC)	2022
Moda (PC)	2023
HLJ (PC)	2024

70
Walk Score

Very Walkable
Most errands can be accomplished on foot

23-cm-dia wide cap



59

**Suisse Suisse
Industrie Suisse
présente.**

10-minute bike ride





Community Benefits

150 Public Parking Spaces

- 100 spaces in current garage
- College Ave street parking being replaced with new widened sidewalks

6,200 SF Retail

- 2,400 SF open day-one as award winning Goodstream Café
- 3,800 SF for 3rd party retail

Stream preservation

Site plan diagram showing the development layout, including parking spaces, retail areas, and stream preservation zones. The plan is labeled with 'COLLEGE AVE' and 'W COLLECTIVE'.

Thank you!

We look forward to working with you.

W COLLECTIVE

300 College Avenue
Suite 200
Rutherford, NJ 07070
info@wcollective.com

Attachment #3

Written Comments

PUD-000431-2025 (398 College Avenue)

Planning Commission

June 17, 2025



Robert Howell Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2779017 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16150]

1 message

Rebekah Wilbanks <rwilbanks@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Mon, Jun 9, 2025 at 7:57 AM

Respectfully,
Rebekah Wilbanks

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

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

Date: Sun, Jun 8, 2025 at 10:10 AM

Subject: City of Clemson-#2779017 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16150]

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

City of Clemson

New Report Submitted - #2779017

Status

New

Work Order

#2779017

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Dear Planning Commission Members, Thank you for your service to the City of Clemson. I'm writing as a full-time resident to express concerns about the proposed development at 398 College Avenue. While I recognize the project includes positive features like mixed-use space and in-street parking, I believe it falls short of meeting the Planning Commission's core goal: ensuring land use decisions contribute to the long-term quality of life and coordinated development of our city. Key concerns related to your role: 1. Rezoning of 102 & 104 Riggs Drive undermines neighborhood stability. These are single-family homes being drawn into a high-rise development. If adjacency becomes justification for rezoning, other properties nearby will inevitably follow. This erodes confidence in the zoning process and risks transforming historic neighborhoods in a piecemeal, speculative way. 2. Riggs and Strode were not designed for this type of traffic. Their original intent was neighborhood use—not as cut-throughs to campus. Allowing this project to route traffic through these streets could degrade safety and livability. Please consider recommending traffic exit exclusively onto College Avenue and exploring more robust mitigation strategies, even if unconventional such as converting Riggs to one-way or even a cul-de-sac. 3. Sidewalk infrastructure should be scaled to the impact. Given the intensity of the proposal, the developer should contribute to extending sidewalk connectivity along Riggs Drive to Martin Street to enhance pedestrian safety and access. I understand there has already been a study but this was before neighbors knew about the new high-rise tower being constructed. 4. Height and intensity are out of scale with surroundings. A 9-story, 670-bed structure is disproportionate for this location. A reduced or step-down height would better reflect principles of harmonious development. Finally, a broader reflection: This summer, "For Rent" signs are visible across town—even in high-demand areas near campus. That suggests our student housing supply may be sufficient. As an advisory body, I urge you to ask: Does this project truly serve the long-term interests of Clemson's permanent residents—or is it simply a short-term gain for developers and student turnover? I appreciate your time and thoughtful consideration of these issues. Sincerely, Robert Howell 121 Poole Lane Clemson, SC 29631 864-293-2798 robertlewishowell@gmail.com

Address

398 College Ave, Clemson, SC

Image

6/9/25, 8:19 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2779017 Public Meeting Comments - BAR, BZA, Planning Commissio...



See Attached Letter

Citizen's Address

**121 Poole Lane,
Clemson**

[Open Report](#)

Reporter Name
Robert Howell
Email
robertlewishowell@gmail.com
Phone
864-293-2798
Report Submitted
JUN 08, 2025 - 10:10 AM

Please do not change subject line when responding.

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Dear Planning Commission Members,

Thank you for your service to the City of Clemson. I'm writing as a full-time resident to express concerns about the proposed development at 398 College Avenue.

While I recognize the project includes positive features like mixed-use space and in-street parking, I believe it falls short of meeting the Planning Commission's core goal: ensuring land use decisions contribute to the long-term quality of life and coordinated development of our city.

Key concerns related to your role:

1. Rezoning of 102 & 104 Riggs Drive undermines neighborhood stability.

These are single-family homes being drawn into a high-rise development. If adjacency becomes justification for rezoning, other properties nearby will inevitably follow. This erodes confidence in the zoning process and risks transforming historic neighborhoods in a piecemeal, speculative way.

2. Riggs and Strode were not designed for this type of traffic.

Their original intent was neighborhood use—not as cut-throughs to campus. Allowing this project to route traffic through these streets could degrade safety and livability. Please consider recommending traffic exit exclusively onto College Avenue and exploring more robust mitigation strategies, even if unconventional such as converting Riggs to one-way or even a cul-de-sac.

3. Sidewalk infrastructure should be scaled to the impact.

Given the intensity of the proposal, the developer should contribute to extending sidewalk connectivity along Riggs Drive to Martin Street to enhance pedestrian safety and access. I understand there has already been a study but this was before neighbors knew about the new high-rise tower being constructed.

4. Height and intensity are out of scale with surroundings.

A 9-story, 670-bed structure is disproportionate for this location. A reduced or step-down height would better reflect principles of harmonious development.

Finally, a broader reflection:

This summer, "For Rent" signs are visible across town—even in high-demand areas near campus. That suggests our student housing supply may be sufficient. As an advisory body, I urge you to ask: **Does this project truly serve the long-term interests of Clemson's permanent residents—or is it simply a short-term gain for developers and student turnover?**

Sincerely,

Robert Howell

121 Poole Lane, Clemson, SC 29631
864-293-2798 / robertlewishowell@gmail.com



Katherine Hodges Comments Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2784143 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16192]

2 messages

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Wed, Jun 11, 2025 at 8:17 AM

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

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

Date: Tue, Jun 10, 2025 at 10:31 PM

Subject: City of Clemson-#2784143 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16192]

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

City of Clemson

New Report Submitted - #2784143

Status

New

Work Order

#2784143

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

June 17 Agenda 398 College Ave Public Comment Riggs Drive Sidewalk and Streetscape

Address

398 College Avenue, Clemson, SC

Image



See Attached Letter

Citizen's Address

100 Strode Circle

[Open Report](#)

Reporter Name

Katherine Hodges

Email

katattack505@gmail.com

Phone

864-654-2658

Report Submitted

JUN 10, 2025 - 10:31 PM

Please do not change subject line when responding.

—
Kelly Roach

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1834634996383508632%7Cmsg-f:1834634996383508632&...> 1/2

6/11/25, 8:57 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2784143 Public Meeting Comments - BAR, BZA, Planning Commissio...

*City of Clemson
Planning & Codes
864-653-2050*

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Art Holbrooks <aholbrooks@cityofclemson.org>
Draft To: Kelly Roach <kroach@cityofclemson.org>

Wed, Jun 11, 2025 at 8:57 AM

[Quoted text hidden]

--

Art Holbrooks
City Planner

*City of Clemson
Planning and Development
1250 Tiger Blvd., Suite 4
Clemson, SC 29631
864-653-2050*

Highlighting the **ClemsonNEXT White Paper**:

“Upscale student housing is so lucrative a developer of this type of housing can pay as much as \$3 million per acre, versus just \$500,000 by any other developer. This effectively crowds out other types of development.” (pg. 28)

Non-student housing was proposed for nearby 412 College. (pg. 49)

High-Level, Preliminary Land-Use Concept Map



After Signet presented their original mixed-use development plan—they made several modifications to MODA. Notably, including work-force housing and reducing building height along the residential Knox border. By comparison, **398 College provides no non-student options**. As the last, remaining undeveloped land on the College corridor —is this a missed opportunity?

For years, **The Margaret Morrison House**, moved during Baptist Church construction to **400 College**, has offered rental space to a variety of local, small businesses. It is beyond disappointing to learn **rent-by-the bed student apartments with a false townhouse facade will replace this building.**

Is there any plan to preserve one of Clemson's oldest buildings of architectural interest?



The white paper also recommends making student housing a separate zoning ordinance to facilitate greater control over a new development's integration with its surroundings. (pg. 29)

Lacking such zoning, I refer to the **Comprehensive Plan**. (Executive Summary pg. 7)

"The City of Clemson will preserve and protect the neighborhood character and quality of life in residential neighborhoods; encourage a balanced range of housing types and opportunities"..."and maintain neighborhood character, stability, and safety."

The vacant 398 College office building has a commercial street address; but, the entrance and parking are on Riggs, a residential street. This concession is due to the site's topography. If these spaces can now be removed—the character and privacy of the neighborhood will be restored.

During game days this is an area of high auto and golf cart traffic; pedestrians share the same roadway. **Replacing the existing parking spaces with a wide sidewalk—beginning at 104 Riggs and connecting to College Ave also conforms to the City's goal of improving community walkability and prioritizes the safety of both residents and visiting game attendees.**



Although there is no decorative sign—the corner of Riggs and Strode is the entrance to the Cold Springs Subdivision.

I also feel the Riggs residential boundary should be fenced and landscaped to delineate it as a separate, quiet neighborhood zone. The stone fence, sidewalk and street lights at Dockside are an example.

Emphatically **NO** to a public pocket park! A tenant only dog park was incorporated into the MODA plan and would be equally appropriate at this location.

Thank-you for your consideration



6/16/25, 8:32 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2788838 Public Meeting Comments - BAR, BZA, Planning Commis...



Allen Hodges Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2788838 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16235]

2 messages

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Mon, Jun 16, 2025 at 8:09 AM

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

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

Date: Fri, Jun 13, 2025 at 5:24 PM

Subject: City of Clemson-#2788838 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16235]

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

City of Clemson

New Report Submitted - #2788838

Status

New

Work Order

#2788838

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

398 Planned Development Agenda June 17 Meetin

Address

398 College Ave, Clemson, SC

Image



See Attached Pages

Citizen's Address

101 Strode Cir

[Open Report](#)

Reporter Name

Allen Hodges

Email

allenh2658@att.net

Phone

864-654-2658

Report Submitted

JUN 13, 2025 - 5:24 PM

Please do not change subject line when responding.

—
Kelly Roach

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835087429411327012%7Cmsg-f:1835087429411327012&...> 1/2

6/16/25, 8:32 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2788838 Public Meeting Comments - BAR, BZA, Planning Commissi...

*City of Clemson
Planning & Codes
864-653-2050*

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Art Holbrooks <aholbrooks@cityofclemson.org>
Draft To: Kelly Roach <kroach@cityofclemson.org>

Mon, Jun 16, 2025 at 8:27 AM

[Quoted text hidden]

--

Art Holbrooks
City Planner

*City of Clemson
Planning and Development
1250 Tiger Blvd., Suite 4
Clemson, SC 29631
864-653-2050*

While the developer is placing strong emphasis on the preservation of one visible stream—they have not explained how two others streams “will be thoughtfully relocated.”



The larger of these two streams basically comes from the Douthit Hills retention pond—flows through Daniel Square Apartments, 99 Wyatt and continues behind the personal residences on Riggs—before it joins the stream to be preserved. The other short stream originates behind 394 College Ave. at what appears to be a spring.



Behind 394 College Ave. there is a ravine.



It collects runoff from U Center and appears to be the location of a **spring**.

Bubbling is visible in the pool of water and there is a continual year round outflow.

This water flows to the lower 398 office building lot.



At this low point—The 3 streams merge and water exits under College Ave.

It (along with debris and silt) then travels through Jaycee and Abernathy Parks to Lake Hartwell.



Storm water management within the Cold Springs Subdivision is primarily surface water runoff into these three streams. However, ravines, native vegetation and the soil—itsself—play a role by retaining, slowing and absorbing runoff.

398 soil test samples appear to be saturated and heavy clay—subject to expansion and cracking. When 102 Riggs was a personal residence, the owner used a small spring toward the front of that lot as a fishpond. It has since been filled and covered to facilitate the current GameDay parking commercial use. This may contribute to the soil's high moisture content.



Photos
June 7, 2025



398 COLLEGE has FLOODED

(Photos June 2013)



This event was the result of several days of heavy rain combined with Lake Hartwell being above its normal 660 foot level. There was no downstream flow at Jaycee Park resulting in the streams on 398 College Ave. backing up—flooding the corner of my lot and detached garage.



Upper photo taken from 102 Riggs (a private residence in 2013) looking toward the 398 office.

Lower photo is the Riggs corner of my residence directly across the street from the 398 office.

Hurricane Helene could have created a similar flood if Lake Hartwell had been higher.

I am very concerned that construction of the proposed 398 College project will increase the probability of a serious adverse event to my residence.

Will the development include significant stormwater upgrades such as enclosed filtration and detention tanks that slowly release water?

How will silt be controlled during the construction phase?



Photo Knox RD at Strode (May 2025 during MODA construction).

6/16/25, 8:58 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2790284 Public Meeting Comments - BAR, BZA, Planning Commissi...



Cheryl Combs Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2790284 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16247]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Mon, Jun 16, 2025 at 8:36 AM

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

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

Date: Sun, Jun 15, 2025 at 7:30 PM

Subject: City of Clemson-#2790284 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16247]

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

City of Clemson

New Report Submitted - #2790284

Status

New

Work Order

#2790284

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Please require the developer of 398 College to designate where the construction entrance would be.

Address

398 College Ave, Clemson, SC

Citizen's Address

**101 Riggs Dr
Clemson SC 29631**

[Open Report](#)

Reporter Name

Cheryl Combs

Email

Ccombs2001@yahoo.com

Phone

864-885-8885

Report Submitted

JUN 15, 2025 - 7:30 PM

Please do not change subject line when responding.

--
Kelly Roach
City of Clemson
Planning & Codes

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835089169372846784%7Cmsg-f:1835089169372846784&...> 1/2

6/16/25, 8:58 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2790284 Public Meeting Comments - BAR, BZA, Planning Commissi...
864-653-2050

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Highlighting the **ClemsonNEXT White Paper**:

"Upscale student housing is so lucrative a developer of this type of housing can pay as much as \$3 million per acre, versus just \$500,000 by any other developer. This effectively crowds out other types of development." (pg. 28)

Non-student housing and business incubators were proposed east of College.

High-Level, Preliminary Land-Use Concept Map



After Signet presented the 412 College mixed-use development plan—they made several modifications. Notably, including **work-force housing** and **reducing building height** along the residential Knox border. By comparison, **398 College provides no non-student options** and its height far exceeds the two story step-down MODA conceded.

For years, **The Margaret Morrison House**, moved during Baptist Church construction to **400 College**, has offered affordable rental space to a variety of local, small businesses. It is beyond disappointing to learn **rent-by-the bed student apartments with a townhouse facade will replace this community asset.**

Is there any plan to preserve one of Clemson's oldest buildings of architectural interest?



The white paper also recommends making student housing a separate zoning ordinance to facilitate greater control over a new development's integration with its surroundings. (pg. 29)

Lacking such zoning, I refer to the **Comprehensive Plan**. (Executive Summary pg. 7)

"The City of Clemson will preserve and protect the neighborhood character and quality of life in residential neighborhoods; encourage a balanced range of housing types and opportunities"..."and maintain neighborhood character, stability, and safety."

The vacant 398 College office building has a commercial street address; but, the entrance and parking are on Riggs, a residential street. This concession is due to the site's topography. If these spaces can now be removed—the character and privacy of the neighborhood will be restored.



Although there is no decorative sign—the corner of Riggs and Strode is the entrance to the Cold Springs Subdivision.

This residential boundary should be fenced and landscaped to delineate it as a separate, quiet zone. The stone fence, sidewalk and street lights at Dockside are an example.

Emphatically **NO** to a public pocket park!

A tenant only dog park was incorporated into the MODA plan and would be equally appropriate at this location.

During game days this area of Riggs experiences high auto and golf cart traffic.

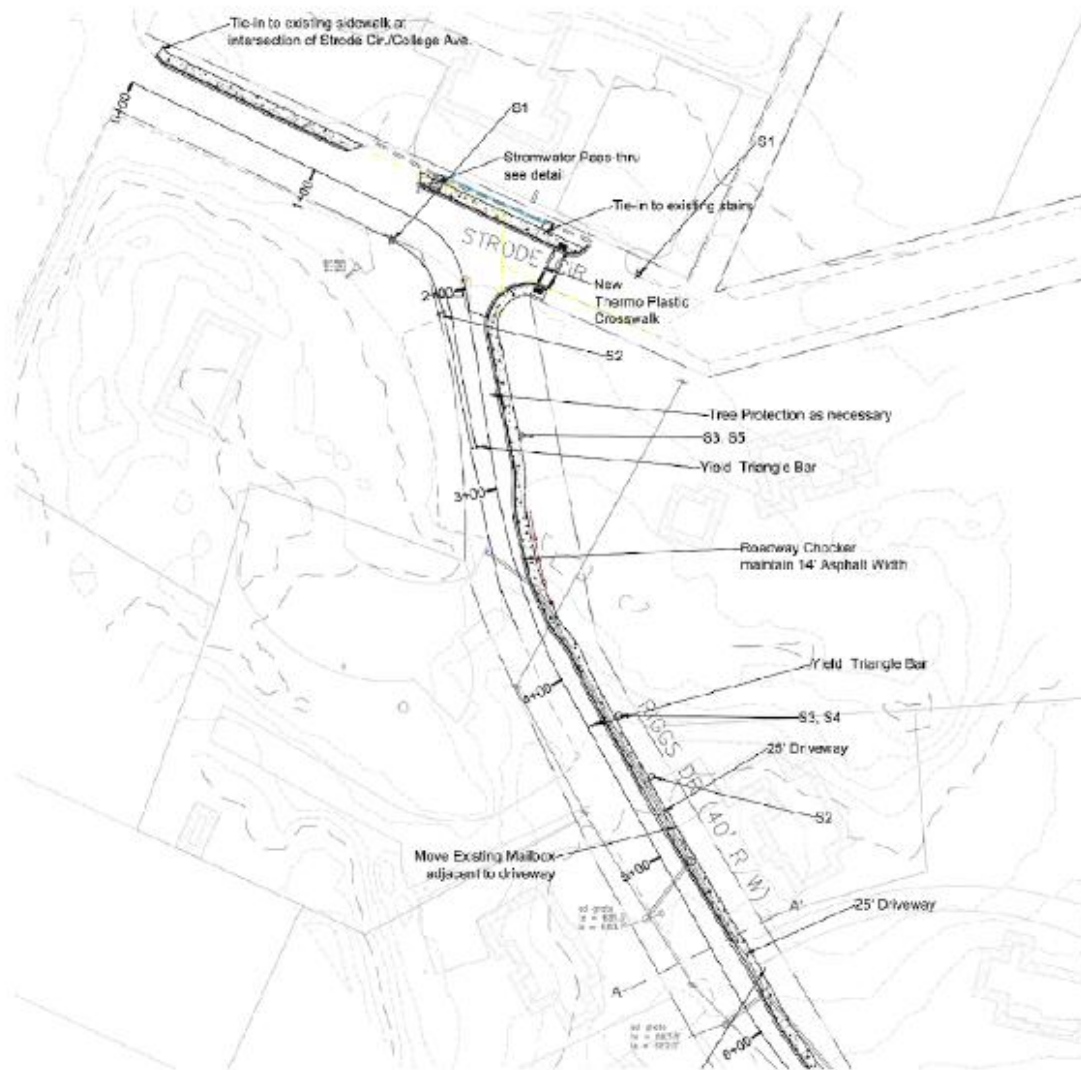
Pedestrians share the same roadway.



Replacing the existing parking spaces with a sidewalk—connecting to College Ave conforms to the City's goal of improving community walkability and prioritizes the safety of both residents and visiting game attendees. An expansion of the city's Riggs Sidewalk project by the developer would be a valuable community benefit.

Attachment: (City of Clemson Riggs Dr. Sidewalk 2025 Project)

https://www.clemsoncity.org/DocumentCenter/View/925/Riggs_2024_Sidewalk_21-572025-PDF?bidId=18



6/16/25, 8:56 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2790257 Public Meeting Comments - BAR, BZA, Planning Commis...



Martha Ervin Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2790257 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16246]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Mon, Jun 16, 2025 at 8:32 AM

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

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

Date: Sun, Jun 15, 2025 at 6:36 PM

Subject: City of Clemson-#2790257 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16246]

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

City of Clemson

New Report Submitted - #2790257

Status

New

Work Order

#2790257

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Proposed Development at Strode, College and Riggs Drive

Address

102 Riggs Drive, Clemson, SC

Image



See Attached Pages

Citizen's Address

108 Riggs Drive

[Open Report](#)

Reporter Name

Martha Ervin

Email

marthaervin108@gmail.com

Phone

864-710-9554

Report Submitted

JUN 15, 2025 - 6:36 PM

Please do not change subject line when responding.

—
Kelly Roach

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835088882013455796%7Cmsg-f:1835088882013455796&...> 1/2

6/16/25, 8:58 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2790257 Public Meeting Comments - BAR, BZA, Planning Commissi...

City of Clemson
Planning & Codes
864-653-2050

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To: Clemson Planning Commission

RE: Planned Development at 398 College Avenue

I ask you to earnestly consider a much smaller footprint on the proposed property currently being discussed at the corner of Strode Circle, College Avenue, Riggs Drive and NOT rezone the residential house (104 Riggs Drive) adjacent to the property.

Please note:

- There are no high-density housing developments in Clemson that are directly adjacent to a residential neighborhood.
- I read the City of Clemson White Pages, pages 16 and 17 we were advised to read at the last Planning Commission by Commissioner Hyatt before we make comments on what is being proposed and I truly praise Commissioner Hyatt for becoming an important part of the Planning Commission and working with the City of Clemson after she helped in the relocation of a steam plant Duke Energy and Clemson University were going to build across the street from her home. Commissioner Hyatt, you have to know how we feel regarding this proposed high-rise, high-density student development.
- I refer to an article from the Greenville News that both Ms. Hyatt and Lillian Boatright (now Lillian Scott), a member of Clemson City Council, indicated: "If we continue to adhere to student apartment developers than we're not really creating anything special" and Ms. Boatright (Scott) said, "The focus seems to be... 'what do students need? And not what the city needs to do for their residents". Part of the Build a Better Clemson also included a point -

“Make sure the city is not disproportionately sharing the burden for student housing with the University.” Since then, the downtown area has currently built or is in the process of building **student housing apartments** on Keowee Trail and two on College Avenue, with one of them totaling 1800 beds!!! Douthit Hills will start building a student housing, on campus, with only 360 beds,,,THIS IS SO DISPROPORTIONATE! The City of Clemson and our neighborhood need your help.

- Not all students NEED to live right downtown. You may or may not be aware of this, but students living in the Earle Street apartments have asked a neighbor to pay to park in their driveway as they cannot find parking in the parking deck connected to their apartment. This will increase as more developments are completed with less parking spaces than beds.
- There is a significant green space that parallels the creek which runs from Wyatt Street - which connects to the green space surrounding the lake by Abernathy Park. We have had the blue heron walk up from Hartwell Lake and up the creek in our back yard. This creek will be covered up with the high-rise, high-density building being proposed! There are two creeks that come together on that property – not just the one in the Planned Development pictures. The developer lists they include a preservation of an active stream on the site – THERE IS MORE THAN ONE ACTIVE STREAM ON THE SITE AND BOTH SHOULD BE PROTECTED. Burying one creek and placing a high-rise, high-density building will result in eliminating the green space corridor.
- Clemson is supposed to be very much in support of natural habitats with The Department of Urban and Park Land Management in the process of establishing the City of Clemson as a Certified National Wildlife Habitat

through the National Wildlife Federation as well as in 2022, The City of Clemson received Monarch City USA accreditation and plan to establish pollinator beds across Clemson. I don't believe this development has plans that will allow anything like this to take place again. I'm not sure about a riparian buffer where you cannot build within 50 or 100 feet of a creek, however, the creek is a very important part of this neighborhood.

- Before the developments started in downtown Clemson, there was a doctor's office, a bank, a dentist office, and an eye doctor's office. This is no longer the case.
- We are a residential neighborhood – please consider this when reviewing the plans for yet another high-density student development proposal. Thank you.

6/16/25, 8:54 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2790236 Public Meeting Comments - BAR, BZA, Planning Commissi...



Nancy Spitler Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2790236 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16245]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Mon, Jun 16, 2025 at 8:31 AM

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

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

Date: Sun, Jun 15, 2025 at 5:48 PM

Subject: City of Clemson-#2790236 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16245]

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

City of Clemson

New Report Submitted - #2790236

Status

New

Work Order

#2790236

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Proposed 9 story development on College Avenue that will be yet another incursion into downtown neighborhoods. These out of town developers who build planned developments here have never before built in such a small town and have no sense of the effects on the city or its inhabitants. This development will result in increased neighborhood traffic, decreased quality of life, more residential property being refined. All of this while other large /massive developments are in progress, and we don't yet know the effect they will have. We need the city to protect the downtown neighborhoods. We also need to either do away with or greatly alter how "planned developments " are handled. There is nothing the city can ask for tgat will make up for the damage this 9 story structure will cause in quality of life and environmental damage.

Address

210 Edgewood Avenue, Clemson, SC, 29631

Citizen's Address

**210 Edgewood
Avenue**

[Open Report](#)

Reporter Name

Nancy Spitler

Email

nancyspitler@gmail.com

Phone

864-207-2128

Report Submitted

JUN 15, 2025 - 5:48 PM

6/16/25, 8:54 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2790236 Public Meeting Comments - BAR, BZA, Planning Commisi...

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--
Kelly Roach
City of Clemson
Planning & Codes
864-653-2050

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6/16/25, 8:42 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2790181 Public Meeting Comments - BAR, BZA, Planning Commis...



Paul Bowen Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2790181 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16242]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Mon, Jun 16, 2025 at 8:18 AM

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

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

Date: Sun, Jun 15, 2025 at 4:10 PM

Subject: City of Clemson-#2790181 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16242]

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

City of Clemson

New Report Submitted - #2790181

Status

New

Work Order

#2790181

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

No need for additional housing on College Ave. needs better planning for access and egress without going through SFU neighborhoods. Need better sidewalks. Traffic control is a must. Why make Clemson & College Ave more crowded.

Address

Strode Cir, Clemson, SC, 29631

Citizen's Address

**215 Strawberry
Lane**

[Open Report](#)

Reporter Name

Paul Bowen

Email

ptbtiger@aol.com

Phone

770-598-3092

Report Submitted

JUN 15, 2025 - 4:10 PM

Please do not change subject line when responding.

--
Kelly Roach

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835088031489469808%7Cmsg-f:1835088031489469808&...> 1/2

6/16/25, 8:42 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2790181 Public Meeting Comments - BAR, BZA, Planning Commissi...

City of Clemson
Planning & Codes
864-653-2050

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6/16/25, 8:34 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2788992 Public Meeting Comments - BAR, BZA, Planning Commis...



Robert Howell Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2788992 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16237]

1 message

Kelly Roach <kroach@cityofclemson.org>

Mon, Jun 16, 2025 at 8:16 AM

To: Art Holbrooks <aholbrooks@cityofclemson.org>, Nathan Woods <nwoods@cityofclemson.org>

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

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

Date: Fri, Jun 13, 2025 at 6:38 PM

Subject: City of Clemson-#2788992 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16237]

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

City of Clemson

New Report Submitted - #2788992

Status

New

Work Order

#2788992

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

See attached letter

Address

398 College Ave, Clemson, SC

Image



See Attached Pages

Citizen's Address

121 Poole Lane

[Open Report](#)

Reporter Name

Robert Howell

Email

robertlewishowell@gmail.com

Phone

864-293-2798

Report Submitted

JUN 13, 2025 - 6:38 PM

Please do not change subject line when responding.

—
Kelly Roach

<https://mail.onnole.com/mail/u/0/?ik=575d1983af&view=nt&search=all&nemthid=thread-f1835087883343852855%7Cmsn-f1835087883343852855&>

1/2

6/16/25, 8:34 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2788992 Public Meeting Comments - BAR, BZA, Planning Commis...

City of Clemson
Planning & Codes
864-653-2050

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Subject: Follow-Up on 398 College Avenue – Urging Protective Measures for Neighborhood Integrity

Dear Planning Commission Members and City Council,

Thank you again for your service and for thoughtfully considering the public feedback related to the proposed Planned Development at 398 College Avenue.

At this point, I recognize that the development is likely to be approved, including the rezoning of the single-family parcel currently zoned R-20. Based on information shared with me by Mr. Nathan Woods, it appears the project is proceeding under the Planned Development (PD) zoning process, which—if adopted—functions as its own zoning ordinance. I understand that City Council holds the authority to approve the rezoning following a recommendation from the Planning Commission.

While I initially questioned whether including a single-family R-20 parcel in a PD was legally appropriate, it's now clear that, under the way Clemson's current PD and zoning ordinances are written, **this kind of inclusion is permissible—and perhaps unavoidable if the procedural boxes are checked.** Frankly, it appears that both the Planning Commission and City Council may have **limited discretion to stop such rezonings**, even when doing so would clearly conflict with the long-standing character of surrounding neighborhoods. That is frustrating and, in my view, signals a real weakness in our local land use policy—one that needs attention moving forward.

Assuming this project does move ahead, I respectfully urge the City to take action in the following areas to mitigate its impacts and protect the integrity of the surrounding neighborhood:

1. Traffic Diversion Away from the Neighborhood

Riggs and Strode were never intended to carry traffic from large-scale, high-density developments. I strongly urge the City to:

- Require **all vehicle traffic** from both the high-rise and townhomes to exit directly onto **College Avenue**, not Strode or Riggs.
- Evaluate **one-way conversions, cul-de-sacs**, or other traffic calming interventions to prevent cut-through traffic and preserve safety and livability for residents.

2. Sidewalk Connectivity and Pedestrian Safety

The current sidewalk plan for Riggs no longer reflects the intensity of this proposed development. A 9-story, 670-bed project will fundamentally alter pedestrian flow and safety needs.

- The City should require the **developer to contribute to sidewalk extensions** that connect Riggs Drive to Martin Street, enhancing walkability and public access.
 - More importantly, **the sidewalk and pedestrian plan needs a complete rework from scratch**. Earlier plans were likely developed before the full scope of the high-rise was public. This is not a minor infill project—it is a transformational development that demands a fresh and comprehensive infrastructure response.
-

3. Protecting Neighborhood Context and Character

Even if this project moves forward, the City still has the opportunity—and responsibility—to prevent long-term erosion of adjacent single-family neighborhoods. Specifically:

- Include **step-down height transitions, deeper setbacks, and buffer zones** to ensure new development is scaled appropriately to neighboring homes.
 - **Most importantly**, I urge the City to **begin a broader conversation about how to proactively preserve Clemson’s historic neighborhoods**. This should include exploring tools such as **overlay zoning, conservation districts, or clear limits on how PD zoning can be used near low-density areas**. If we don’t act now to set guardrails, more historic neighborhoods may be chipped away parcel by parcel.
-

Clemson is growing, and I support thoughtful development. But growth should be intentional—and it must protect the long-term character, safety, and identity of our city. If we fail to draw a line now, we risk losing what makes Clemson’s neighborhoods special.

Thank you again for your time and your leadership.

Warm regards,
Robert Howell
121 Poole Lane
Clemson, SC 29631
robertlewishowell@gmail.com
864-293-2798

6/18/25, 8:05 AM

City of Clemson South Carolina Mail - City of Clemson-#2788990 Public Meeting Comments - City Council Meetings [16236]



Robert Howell Comments

Jeremiah Jackson <jjackson@cityofclemson.org>

City of Clemson-#2788990 Public Meeting Comments - City Council Meetings [16236]

1 message

City of Clemson <reply@mycivicapps.com>
Reply-To: City of Clemson <reply@mycivicapps.com>
To: jjackson@cityofclemson.org

Fri, Jun 13, 2025 at 6:37 PM

City of Clemson
New Report Submitted - #2788990
Status
New
Work Order
#2788990
Issue Type
Public Meeting Comments - City Council Meetings
Notes
See attached letter
Address
398 College Ave, Clemson, SC
Image

PDF

See Attached Letter

Citizen's Address

121 Poole Lane

**Public Comment
Type**

398 College Ave

[Open Report](#)

Reporter Name
Robert Howell
Email
robertlewishowell@gmail.com
Phone
864-293-2798
Report Submitted
JUN 13, 2025 - 6:37 PM

Please do not change subject line when responding.

Subject: Follow-Up on 398 College Avenue – Urging Protective Measures for Neighborhood Integrity

Dear Planning Commission Members and City Council,

Thank you again for your service and for thoughtfully considering the public feedback related to the proposed Planned Development at 398 College Avenue.

At this point, I recognize that the development is likely to be approved, including the rezoning of the single-family parcel currently zoned R-20. Based on information shared with me by Mr. Nathan Woods, it appears the project is proceeding under the Planned Development (PD) zoning process, which—if adopted—functions as its own zoning ordinance. I understand that City Council holds the authority to approve the rezoning following a recommendation from the Planning Commission.

While I initially questioned whether including a single-family R-20 parcel in a PD was legally appropriate, it's now clear that, under the way Clemson's current PD and zoning ordinances are written, **this kind of inclusion is permissible—and perhaps unavoidable if the procedural boxes are checked**. Frankly, it appears that both the Planning Commission and City Council may have **limited discretion to stop such rezonings**, even when doing so would clearly conflict with the long-standing character of surrounding neighborhoods. That is frustrating and, in my view, signals a real weakness in our local land use policy—one that needs attention moving forward.

Assuming this project does move ahead, I respectfully urge the City to take action in the following areas to mitigate its impacts and protect the integrity of the surrounding neighborhood:

1. Traffic Diversion Away from the Neighborhood

Riggs and Strode were never intended to carry traffic from large-scale, high-density developments. I strongly urge the City to:

- Require **all vehicle traffic** from both the high-rise and townhomes to exit directly onto **College Avenue**, not Strode or Riggs.
- Evaluate **one-way conversions, cul-de-sacs**, or other traffic calming interventions to prevent cut-through traffic and preserve safety and livability for residents.

2. Sidewalk Connectivity and Pedestrian Safety

The current sidewalk plan for Riggs no longer reflects the intensity of this proposed development. A 9-story, 670-bed project will fundamentally alter pedestrian flow and safety needs.

- The City should require the **developer to contribute to sidewalk extensions** that connect Riggs Drive to Martin Street, enhancing walkability and public access.
- More importantly, **the sidewalk and pedestrian plan needs a complete rework from scratch**. Earlier plans were likely developed before the full scope of the high-rise was public. This is not a minor infill project—it is a transformational development that demands a fresh and comprehensive infrastructure response.

3. Protecting Neighborhood Context and Character

Even if this project moves forward, the City still has the opportunity—and responsibility—to prevent long-term erosion of adjacent single-family neighborhoods. Specifically:

- Include **step-down height transitions, deeper setbacks, and buffer zones** to ensure new development is scaled appropriately to neighboring homes.
- **Most importantly**, I urge the City to **begin a broader conversation about how to proactively preserve Clemson's historic neighborhoods**. This should include exploring tools such as **overlay zoning, conservation districts, or clear limits on how PD zoning can be used near low-density areas**. If we don't act now to set guardrails, more historic neighborhoods may be chipped away parcel by parcel.

Clemson is growing, and I support thoughtful development. But growth should be intentional—and it must protect the long-term character, safety, and identity of our city. If we fail to draw a line now, we risk losing what makes Clemson's neighborhoods special.

Thank you again for your time and your leadership.

Warm regards,
Robert Howell
121 Poole Lane
Clemson, SC 29631
robertlewishowell@gmail.com
864-293-2798

6/16/25, 8:04 AM

City of Clemson South Carolina Mail - City of Clemson-#2789556 Public Meeting Comments - City Council Meetings [16241]



Susan Pass Comments

Jeremiah Jackson <jjackson@cityofclemson.org>

City of Clemson-#2789556 Public Meeting Comments - City Council Meetings [16241]

1 message

City of Clemson <reply@mycivicapps.com>
Reply-To: City of Clemson <reply@mycivicapps.com>
To: jjackson@cityofclemson.org

Sat, Jun 14, 2025 at 1:49 PM

City of Clemson

New Report Submitted - #2789556

Status

New

Work Order

#2789556

Issue Type

Public Meeting Comments - City Council Meetings

Notes

Do not vote for the 9 story apartment/dorms/townhouses complex. We have too much building already that is hurting what infrastructure that we do have. Not enough parking spaces and will add too many problems to the already overbuilt College Ave.

Address

213 Wyatt Ave, Clemson, SC

Citizen's Address

213 Wyatt Ave

**Public Comment
Type**

agenda for Tuesday

[Open Report](#)

Reporter Name

susan pass

Email

susanpass8@yahoo.com

Phone

864-653-7903

Report Submitted

JUN 14, 2025 - 1:49 PM

Please do not change subject line when responding.

6/16/25, 8:13 AM

City of Clemson South Carolina Mail - City of Clemson-#2790538 Public Meeting Comments - City Council Meetings [16248]



Alan Grubb Comments

Jeremiah Jackson <jjackson@cityofclemson.org>

City of Clemson-#2790538 Public Meeting Comments - City Council Meetings [16248]

1 message

City of Clemson <reply@mycivicapps.com>
Reply-To: City of Clemson <reply@mycivicapps.com>
To: jjackson@cityofclemson.org

Mon, Jun 16, 2025 at 8:07 AM

City of Clemson
New Report Submitted - [#2790538](#)

Status

New

Work Order

#2790538

Issue Type

Public Meeting Comments - City Council Meetings

Notes

Concern about building project proposed for College Avenue, Strode and Riggs

Address

College, Strode, Riggs, Clemson, SC

Citizen's Address

116 Riggs Drive

**Public Comment
Type**

**Agenda topic on
development
proposal**

[Open Report](#)

Reporter Name
Alan Grubb
Email
agrubb@clemson.edu
Phone
864-653-0569
Report Submitted
JUN 16, 2025 - 8:07 AM

Please do not change subject line when responding.

6/16/25, 8:38 AM

City of Clemson South Carolina Mail - City of Clemson-#2790574 Public Meeting Comments - City Council Meetings [16250]



Alan Grubb Comments

Jeremiah Jackson <jjackson@cityofclemson.org>

City of Clemson-#2790574 Public Meeting Comments - City Council Meetings [16250]

1 message

City of Clemson <reply@mycivicapps.com>
Reply-To: City of Clemson <reply@mycivicapps.com>
To: jjackson@cityofclemson.org

Mon, Jun 16, 2025 at 8:35 AM

City of Clemson

New Report Submitted - #2790574

Status

New

Work Order

#2790574

Issue Type

Public Meeting Comments - City Council Meetings

Notes

Proposal for student housing at College Avenue, Strode Circle and Riggs Drive

Address

College Avenue, Strode, and Riggs, Clemson, SC

Citizen's Address

116 Riggs Drive

**Public Comment
Type**

**Agenda specific
topic**

[Open Report](#)

Reporter Name

Alan Grubb

Email

agrubb@clemson.edu

Phone

864-653-0569

Report Submitted

JUN 16, 2025 - 8:35 AM

Please do not change subject line when responding.

Eva Henry Comments

To the Planning Commission
and City Council

I am sorry I can not be
~~at~~ the meeting on Tuesday
the 17th but I have to be away.

I am sorry that the area you are
planning a seven story building
in a residential area is even being
considered

This area has been here a good number
of years.

It took you to change the looks
from a small town to a big city if possible.

I am one resident that does
not want it there.

Sincerely,

Eva Henry

234 Riggs St
Clemson, S.C.

6/17/25, 8:05 AM

City of Clemson South Carolina Mail - City of Clemson-#2791734 Public Meeting Comments - City Council Meetings [16267]



Thomas Hovanec Comments

Jeremiah Jackson <jjackson@cityofclemson.org>

City of Clemson-#2791734 Public Meeting Comments - City Council Meetings [16267]

1 message

City of Clemson <reply@mycivicapps.com>

Mon, Jun 16, 2025 at 4:17 PM

Reply-To: City of Clemson <reply@mycivicapps.com>

To: jjackson@cityofclemson.org

City of Clemson

New Report Submitted - #2791734

Status

New

Work Order

#2791734

Issue Type

Public Meeting Comments - City Council Meetings

Notes

Regarding the Planned Development (9 story, 670 bed dorm) at College Avenue and Strode Circle, the scope of this development seems excessive and not consistent with the architecture and density of the surrounding area. A reasonably scaled development of 4-6 stories and 300 beds would better fit the location especially with lower height structures along Strode Circle and Riggs Drive. In addition sidewalks should be provided on both sides of Strode Circle at least up to Knoll road, and the planned sidewalk on Riggs Drive to Martin Street and Poole Lane needs to be constructed. The commercial properties in this development especially at the corner of Strode Circle and College should be designed with some unique and aesthetically enriching features to facilitate actual business occupancy as opposed to flat generic storefront windows adjacent to a sidewalk and city street. This project is at an entrance way to the Historic Cold Springs residential community and should be designed in a manner consistent with an appropriate transition from the historic Downtown Clemson area to a historic residential area of single family homes. Use of sidewalk courtyards and greenspaces should be incorporated to create a village appeal to the commercial spaces as a transition to residential. Obviously adequate public parking needs to be provided to facilitate successful commercial businesses.

Address

422 College Ave, Clemson, SC, 29631

Citizen's Address

216 Riggs Drive

**Public Comment
Type**

Agenda specific

[Open Report](#)

Reporter Name

Thomas Hovanec

Email

tomhovanec@outlook.com

Phone

941-737-1819

Report Submitted

JUN 16, 2025 - 4:17 PM

Please do not change subject line when responding.

<https://mail.google.com/mail/u/0/?ik=8bc7296f26&view=pt&search=all&permthid=thread-f:1835118135967087706%7Cmsg-f:1835118135967087706&...> 1/1

6/17/25, 8:05 AM

City of Clemson South Carolina Mail - City of Clemson-#2791734 Public Meeting Comments - City Council Meetings [16267]



Jeremiah Jackson <jackson@cityofclemson.org>

6/17/25, 10:36 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2792633 Public Meeting Comments - BAR, BZA, Planning Commiss...



Andrew Pyle Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2792633 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16276]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Tue, Jun 17, 2025 at 10:35 AM

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

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

Date: Tue, Jun 17, 2025 at 10:27 AM

Subject: City of Clemson-#2792633 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16276]

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

City of Clemson

New Report Submitted - #2792633

Status

New

Work Order

#2792633

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Regarding the possible development on Strode Circle/Riggs: -Residential zones should not be re-zoned as commercial -This area should be developed as single-family homes and town homes (we are in desperate need of more housing for families) -In the event that the city approves this development, it is vital that all traffic into and out of the development be on College Ave, not on Riggs or Strode. -The developer should be responsible for sidewalks to improve safety and walkability in the entire area -The developer should be responsible for installing traffic calming measures in the area -Building height should be limited based on existing structure heights and reasonable population density in town -There should be mandatory buffer zones between commercial and residential areas

Address

401 College Ave, Clemson, SC, 29631

Citizen's Address

**272 Riggs Dr,
Clemson SC 29631**

[Open Report](#)

Reporter Name

Andrew Pyle

Email

apyle@clemson.edu

Phone

864-656-1567

Report Submitted

JUN 17, 2025 - 10:27 AM

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835187262882808105%7Cmsg-f:1835187262882808105&...> 1/2

Please do not change subject line when responding.

-
Kelly Roach
City of Clemson
Planning & Codes
864-653-2050

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6/17/25, 8:13 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2791806 Public Meeting Comments - BAR, BZA, Planning Commissi...



Dana Howard Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2791806 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16268]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Tue, Jun 17, 2025 at 8:09 AM

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

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

Date: Mon, Jun 16, 2025 at 4:51 PM

Subject: City of Clemson-#2791806 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16268]

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

City of Clemson

New Report Submitted - #2791806

Status

New

Work Order

#2791806

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Please consider the following revisions to the proposed PUD and future policy guidelines: 1. Limit Building Height: Do not allow any structure taller than the tallest existing building. Height limits are increasing with each new PUD, altering the neighborhood's character. 2. Protect Green Space: Require developers to include and maintain green space in perpetuity, per City of Clemson staff standards—without shifting maintenance to the city. 3. Restrict Access: Limit all vehicular entrances and exits to College Avenue to protect nearby residential streets from traffic and safety risks. 4. Eliminate Rooftop Pool: Rooftop pools are elevated noise sources with little sound containment. Noise carries outward and downward, disrupting building residents and neighbors. 5. Remove Neighborhood-Facing Balconies: Balconies facing established homes should be eliminated to preserve privacy and reduce noise. 6. Design and Enforce Effective Buffers: Require substantial, well-landscaped, and permanent buffers between PUDs and adjacent residences to protect privacy, reduce noise, and maintain neighborhood character. 7. Reduce Light Pollution: Exterior lighting should be minimal, directional, and shielded to avoid spillover into nearby homes. 8. Require Developer-Funded Sidewalks: Safe, ADA-compliant sidewalks must be installed and maintained by the developer—not the city. 9. Enforce Noise and Use Limits: Rooftop and shared spaces should have enforceable quiet hours and use restrictions to protect residential quality of life. 10. Mandate Impact Reviews: Third-party reviews must assess traffic, stormwater, sewer, and emergency access before approval. 11. Tighten PUD Standards regarding buffer design: Strengthen future PUD regulations to protect neighborhood integrity and support a healthy town-gown relationship

Address

400 College Ave, Clemson, SC, 29631

Citizen's Address

116 Strode Cir

[Open Report](#)

Reporter Name

Dana Howard

Email

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835178042858065767%7Cmsg-f:1835178042858065767&...> 1/2

6/17/25, 8:13 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2791806 Public Meeting Comments - BAR, BZA, Planning Commissi...

Danaclarkhoward@gmail.com

Phone

864-650-4571

Report Submitted

JUN 16, 2025 - 4:51 PM

Please do not change subject line when responding.

--
Kelly Roach
City of Clemson
Planning & Codes
864-653-2050

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6/17/25, 2:16 PM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2793060 Public Meeting Comments - BAR, BZA, Planning Commissi...



Rose McDonald Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2793060 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16280]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Tue, Jun 17, 2025 at 2:15 PM

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

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

Date: Tue, Jun 17, 2025 at 1:39 PM

Subject: City of Clemson-#2793060 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16280]

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

City of Clemson

New Report Submitted - #2793060

Status

New

Work Order

#2793060

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

PUD 000431-2025. concern that 8 story building is unacceptable. Oppose the rezoning of the R-20 property for the construction of this building . Serious concern about the decisions to rezone any downtown R-20.

Concerned about light pollution, sound and traffic congestion at intersection of Store and Riggs on the 100's block area. Ms. Hyatt requested that citizens review the ClemsonNEXT plan. In that document citizens were concerned about the construction of more student apartments in the downtown areas that will negatively impact the property values of the homes. Please help preserve the integrity of family neighborhoods and recognize the impact of large student housing units constructed on the periphery of these neighborhoods.

Address

102 Riggs Drive, Clemson, SC

Citizen's Address

224 Riggs Drive

[Open Report](#)

Reporter Name

Rose McDonald

Email

mrose@clemson.edu

Phone

864-710-0323

Report Submitted

JUN 17, 2025 - 1:39 PM

Please do not change subject line when responding.

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835201068063523907%7Cmsg-f:1835201068063523907&...> 1/2

6/17/25, 2:16 PM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2793060 Public Meeting Comments - BAR, BZA, Planning Commisi...

--
Kelly Roach
City of Clemson
Planning & Codes
864-653-2050

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6/17/25, 9:26 AM

City of Clemson South Carolina Mail - Fwd: Can you prevent project?



Susan Pass Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: Can you prevent project?

1 message

Jacob Peabody <jpeabody@cityofclemson.org>

Tue, Jun 17, 2025 at 9:16 AM

To: Nathan Woods <nwoods@cityofclemson.org>, Art Holbrooks <aholbrooks@cityofclemson.org>

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

From: Susan Pass <susanpass8@yahoo.com>

Date: Sat, Jun 14, 2025 at 2:11 PM

Subject: Can you prevent project?

To: Jpeabody@cityofclemson.org <jpeabody@cityofclemson.org>

Please try to prevent a horrible 9 story building without enough parking spaces that is to be built with College Ave on one side and Riggs on the other. Our infrastructure is already over burdened and will be even more so once those two huge complexes are done by the lake and behind Hubbard Young Pharmacy. Sincerely, susan pass
p.s. Please insist that Riggs gets paved.

--
Respectfully,

Jacob P. Peabody
Zoning and Codes Administrator
864-653-2050

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6/17/25, 9:26 AM

City of Clemson South Carolina Mail - Fwd: Can you prevent project?



Susan Pass Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: Can you prevent project?

1 message

Jacob Peabody <jpeabody@cityofclemson.org>

Tue, Jun 17, 2025 at 9:16 AM

To: Nathan Woods <nwoods@cityofclemson.org>, Art Holbrooks <aholbrooks@cityofclemson.org>

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

From: **Susan Pass** <susanpass8@yahoo.com>

Date: Sat, Jun 14, 2025 at 2:11 PM

Subject: Can you prevent project?

To: Jpeabody@cityofclemson.org <Jpeabody@cityofclemson.org>

Please try to prevent a horrible 9 story building without enough parking spaces that is to be built with College Ave on one side and Riggs on the other. Our infrastructure is already over burdened and will be even more so once those two huge complexes are done by the lake and behind Hubbard Young Pharmacy. Sincerely, susan pass
p.s. Please insist that Riggs gets paved.

--
Respectfully,

Jacob P. Peabody
Zoning and Codes Administrator
864-653-2050

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5/12/25, 8:28 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2726472 Public Meeting Comments - BAR, BZA, Planning Commissi...



Allen Hodges Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2726472 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [15893]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Mon, May 12, 2025 at 8:21 AM

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

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

Date: Sun, May 11, 2025 at 5:47 PM

Subject: City of Clemson-#2726472 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [15893]

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

City of Clemson

New Report Submitted - #2726472

Status

New

Work Order

#2726472

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Proposed student housing at 398 College Avenue flooding problems. See attached photos of July 2014 flooding of 102 Riggs Drive and the office building at 398 College Avenue. I believe these properties are unsuitable for 9 level, 243564 square foot building that will be nearly 100 feet tall.

Address

398 College Ave, Clemson, SC, 29631

Image



Citizen's Address

See Attached Images

**100 Strode Circle,
Clemson, SC, corner
of Strode and Riggs
Drive**

[Open Report](#)

Reporter Name

Allen Hodges

Email

allenh2658@att.net

Phone

864-654-2658

Report Submitted

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1831917332628515378%7Cmsg-f:1831917332628515378&...> 1/2

5/12/25, 8:28 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2726472 Public Meeting Comments - BAR, BZA, Planning Commissi...
MAY 11, 2025 - 5:47 PM

Please do not change subject line when responding.

--
Kelly Roach
City of Clemson
Planning & Codes
864-653-2050

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5/12/25, 8:25 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2726847 Public Meeting Comments - BAR, BZA, Planning Commissi...



Stephanie Platt Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2726847 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [15900]

1 message

Kelly Roach <kroach@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Mon, May 12, 2025 at 8:22 AM

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

From: City of Clemson <reply@mycivicapps.com>
Date: Mon, May 12, 2025 at 7:34 AM
Subject: City of Clemson-#2726847 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [15900]
To: <kwinchester@cityofclemson.org>, <rwilbanks@cityofclemson.org>

City of Clemson

New Report Submitted - #2726847

Status

New

Work Order

#2726847

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Good evening, I just wanted to ask, how is the City going to deal with the traffic situation if this project is going to happen? I was told by the City at the last Conversation with Council meeting, that the City is supposed to turn College Avenue into a two lane road instead of four lanes to try to deal with the traffic in downtown. In my opinion this is total nonsense. My question is: How will this work if you already have three major student house facilities in close proximity of each other and possibly a fourth? Downtown is already busy as it is. Adding a fourth to the equation would be total chaos for sure. I keep wondering when the City will have the guts to put in place a moratorium to stop all this nonsense building. Is the City really for the residents of this City? or are we going to continue to cave into the University's needs for students. Which is most important? If approved the City is just throwing the residents of the City under the bus once again.

Address

103 Mountain View Lane , Clemson, SC

Citizen's Address

**103 Mountain View
Ln**

[Open Report](#)

Reporter Name

Stephanie Platt

Email

plattsteph42@gmail.com

Phone

864-710-0887

Report Submitted

MAY 12, 2025 - 7:34 AM

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1831917385898005994%7Cmsg-f:1831917385898005994&...> 1/2

5/12/25, 8:25 AM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2726847 Public Meeting Comments - BAR, BZA, Planning Commissi...

Please do not change subject line when responding.

--
Kelly Roach
City of Clemson
Planning & Codes
864-653-2050

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5/9/25, 2:08 PM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2723980 Public Meeting Comments - BAR, BZA, Planning Commissio...



James Sharkey Comments

Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2723980 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [15889]

1 message

Rebekah Wilbanks <rwilbanks@cityofclemson.org>
To: Art Holbrooks <aholbrooks@cityofclemson.org>

Fri, May 9, 2025 at 12:42 PM

Respectfully,
Rebekah Wilbanks

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

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

Date: Fri, May 9, 2025 at 12:30 PM

Subject: City of Clemson-#2723980 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [15889]

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

City of Clemson

New Report Submitted - #2723980

Status

New

Work Order

#2723980

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

These properties serve as an important pedestrian shortcut between Riggs Drive and College Avenue. I would like to see a proper walking path that would connect these 2 streets on the south of the property for the public good so people do not have to walk around to Strode Circle to College Avenue. I would like the building to be made of brick. I would like the public to have access to the pool. Clemson City residents do not have access to public outside swimming pools. Overall, I do not see a worthwhile public benefit that would justify the rezoning as presented.

Address

398 college avenue, Clemson, SC

Citizen's Address

101 Poole Ln

[Open Report](#)

Reporter Name

James Sharkey

Email

Jsharkiv@gmail.com

Phone

864-533-2624

Report Submitted

MAY 09, 2025 - 12:29 PM

Please do not change subject line when responding.

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1831661979929750577%7Cmsg-f:1831661979929750577&...> 1/2

5/9/25, 2:08 PM City of Clemson South Carolina Mail - Fwd: City of Clemson-#2723980 Public Meeting Comments - BAR, BZA, Planning Commissio...

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Susanna Schantz Comments

Susanna Schantz
309 Oak Street
Clemson, SC 29631

A further explosion in population on College Avenue will exacerbate already-existing problems to an unprecedented degree.

Traffic to turn onto College Avenue from 123 already backs up significantly in both directions. Increasingly, this will happen on College Avenue for those trying to get to 93, which will probably cause further backups on 123.

Full-time residents have already abandoned downtown businesses due to the difficulty in accessing them. Furthermore, it is now often more convenient and efficient to take one's business to Oconee County than navigate junctions around College Avenue.

There are already drainage and moisture problems in the proposed building site.

The adjacent residential community is already encroached upon by clearcutting, tall buildings, traffic and the absence of character architecture.

The city has already essentially given the University license not to take responsibility for housing students on campus.

We have regular testing of Duke Power's emergency warning system for the nuclear power plant. Increasingly, the reality of evacuating with any efficiency or speed has become laughable. What are the city's plans as the population along College Avenue explodes—even before this new possible development?

How does this new development square with Clemson Next's goals of making the downtown more livable, green, and accessible to the community?

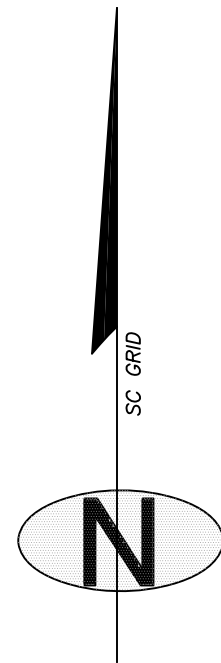
Thank you for reading.

PUD-000461-2025 (201 Pine Street)

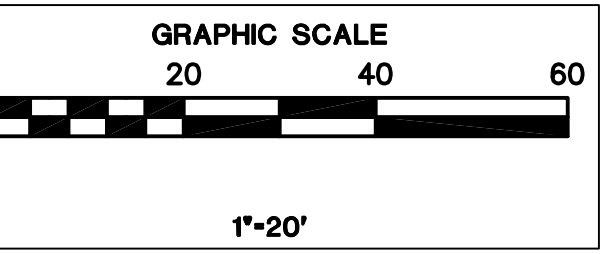
Proposed Planned Development

Concept Presentation Workshop

July 14, 2025



LINE	BEARING	DISTANCE
L1	S 87°29'24" W	26.14'
L2	N 01°43'12" W	69.64'
L3	S 88°27'06" W	24.90'
L4	S 56°15'45" W	24.47'
L5	N 01°42'36" W	0.94'



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

PLEASE NOTE
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND PLANS AND PLACES BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON.

HEDGEROW LN.
N 89°30'23" E (15' R/W) 240.72'

TITLE EXCEPTIONS

- Schedule B-Section II Title Exceptions
First American Title Insurance Company
Commitment #NCS-1254822-STLO; Effective Date: March 14, 2025
13. Stormwater Detention and Drainage Easement and Maintenance Agreement by and between Pineherst, LLC, a South Carolina limited liability company and Pineherst Townhomes, LLC, a South Carolina limited liability company, recorded in Book 1694, Page 196, Pickens County Registry. (AFFECTS SITE AS PLOTTED)
14. Easement to Energy Carolinas, LLC recorded in Book 1698, Page 161, Pickens County Registry. (BLANKET EASEMENT: AFFECTS SITE)
15. Construction and Maintenance Easement to The City of Clemson recorded in Book 1715, Page 257, Pickens County Registry. (AFFECTS SITE AS PLOTTED)
16. Right-of-way to JACABB UTILITIES, LLC, a public utility company of the State of South Carolina named hereon. No express or implied warranties with respect to the information shown hereon is to be extended to any persons or entities other than those shown hereon.
17. Easements and any other facts as shown on plat recorded in Plat Book 595, Page 110, Pickens County Registry. (PROPERTY LINES AS SHOWN)
18. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 187, Pickens County Registry. (PROPERTY LINES AS SHOWN)
19. Easements and any other facts as shown on plat recorded in Plat Book 12V, Page 904, Pickens County Registry. (PROPERTY LINES AS SHOWN)
20. Notice Relating to Stormwater Detention and Drainage Easement and Maintenance Agreement by and among Gilley Clemson LLC, an Indiana limited liability company, Gilley 1 Clemson, LLC, an Indiana limited liability company and PKC Clemson, LLC, an Indiana limited liability company, recorded as instrument No. 202215424 in Book 2447, Page 315, Pickens County Registry. (AFFECTS SITE)
21. Memorandum of Tenants in Common Agreement by and among Gilley Clemson, LLC, an Indiana limited liability company, Gilley 1 Clemson, LLC, an Indiana limited liability company and PKC Clemson, LLC, an Indiana limited liability company, recorded as instrument No. 202215427 in Book 2447, Page 331, Pickens County Registry. (AFFECTS SITE)

- Schedule B-Section II Title Exceptions
First American Title Insurance Company
Commitment #NCS-1258851-STLO; Effective Date: April 26, 2025
13. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declarations of Covenants, Conditions and Restrictions for Pineherst Townhomes, recorded in Book 1694, Page 212, Pickens County Registry. (AFFECTS SITE)
14. Easement to Duke Power Company recorded in Book 14-0, Page 419, Pickens County Registry. (BLANKET EASEMENT: AFFECTS SITE)
15. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 316, Pickens County Registry. (PROPERTY LINES AS PLOTTED)
16. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 166, Pickens County Registry. (PROPERTY LINES AS PLOTTED)
17. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 167, Pickens County Registry. (AFFECTS SITE AS PLOTTED)
18. Easements and any other facts as shown on plat recorded in Plat Book 54, Page 690, Pickens County Registry. (DOES NOT AFFECT SITE)
19. Easements and any other facts as shown on plat recorded in Plat Book WW, Page 1, Pickens County Registry. (PLAT NOT LEGIBLE)
20. Easement to Pineherst Townhomes, LLC recorded in Book 1694, Page 196, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

LEGAL DESCRIPTION

Parcel A & B shown hereon are as-surveyed legals; Being the same property as described in First American Title Insurance Company Commitment #NCS-1254822-STLO; Effective Date: March 14, 2025

Parcel A
All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows:

Commencing from a mag nail found at the intersection of the the southern right-of-way of Hedgerow Ln and the western right-of-way of Pine St; thence with said right-of-way with Pine St. S 16°09'47" W a distance of 215.99' to a point, said point being the True Point of Beginning; thence continuing with said right-of-way S 16°09'50" W a distance of 122.30' to a 5/8" rebar found; thence with a curve turning to the right with an arc length of 37.37', with a radius of 25.00', with a chord bearing of S 58°55'22" W, with a chord length of 33.99' to a point along the northern right-of-way of Hedgerow Ln; thence with said right-of-way the following calls: N 78°09'42" W a distance of 112.85' to a point; thence S 56°15'45" W a distance of 24.47' to a point; thence leaving said right-of-way N 02°00'21" W a distance of 96.57' to a point; thence S 87°29'24" W a distance of 25.14' to a point; thence N 01°43'12" W a distance of 69.84' to a point; thence S 88°27'06" W a distance of 24.90' to a point; thence N 01°42'36" W a distance of 165.85' to a point along the southern right-of-way of Hedgerow Ln; thence with said right-of-way N 89°36'47" E a distance of 73.30' to a 3/4" open top found; thence leaving said right-of-way S 00°25'14" E a distance of 51.20' to a point; thence S 73°52'35" E a distance of 35.32' to a point; thence S 02°47'32" E a distance of 105.31' to a point; thence S 74°29'05" E a distance of 146.49' to a point, said point being the True Point of Beginning.

Said Parcel having an area of 44788.91 square feet, 1.028 acres

Parcel B
All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows:

Beginning at a mag nail found at the intersection of the the southern right-of-way of Hedgerow Ln and the western right-of-way of Pine St; thence with said right-of-way with Pine St. S 16°09'47" W a distance of 215.99' to a point; thence leaving said right-of-way N 74°29'05" W a distance of 146.49' to a point; thence N 02°47'32" W a distance of 105.31' to a point; thence N 73°52'35" W a distance of 35.32' to a point; thence N 02°25'14" W a distance of 51.20' to a 3/2" open top found along the southern right-of-way of Hedgerow Ln; thence with said right-of-way N 89°30'23" E a distance of 240.72' to a mag nail found, said nail being the Point of Beginning.

Said Parcel having an area of 35081.82 square feet, 0.805 acres

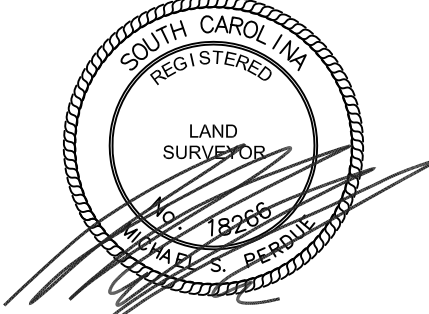
Parcel 3 shown hereon is as-surveyed legals; Being the same property as described in First American Title Insurance Company Commitment #NCS-1258851-STLO; Effective Date: April 26, 2025

Parcel 3
All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows:

Commencing from the intersection of the northern right-of-way of Hedgerow Ln and the western right-of-way of Pine St; thence with said right-of-way of Hedgerow Ln the following calls: N 78°09'42" W a distance of 112.85' to a point; thence S 56°15'45" W a distance of 24.47' to a point; thence N 02°00'21" W a distance of 96.57' to a point, said point being the True Point of Beginning; thence continuing with said right-of-way S 56°29'02" W a distance of 34.49' to a point; thence leaving said right-of-way N 32°17'38" W a distance of 127.51' to a 1/2" rebar found; thence N 89°31'48" E a distance of 45.90' to a 1/2" open top found; thence N 01°42'36" W a distance of 70.50' to a point; thence N 88°27'06" E a distance of 24.90' to a point; thence S 01°43'12" E a distance of 69.84' to a point; thence N 87°29'24" E a distance of 25.14' to a point; thence S 02°00'21" E a distance of 90.99' to a point, said point being the True Point of Beginning.

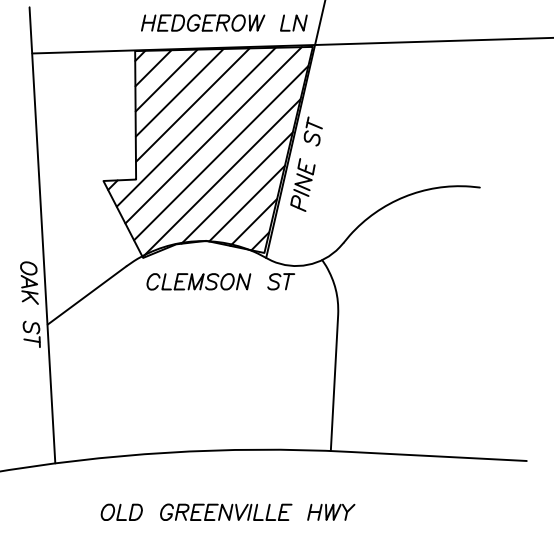
Said Parcel having an area of 8288.38 square feet, 0.190 acres

MSP
& ASSOCIATES
LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE, SC, 29609
864-370-2232
WWW.MSPSURVEYING.COM



MICHAEL S. PERDUE, PLS #18266

VICINITY MAP



GENERAL NOTES

The property lies within Zone X Flood area per Flood Insurance Rate Map 45077C0386D, dated 4/16/08. This determination was made by graphically determining the position of said site on said FIRM Map.

Contact proper Authorities Before building near utility lines, for easement width and restrictions. Underground utilities are approximate and should be verified prior to any construction. Locations of Utilities shown hereon were determined through above ground apertures.

This survey has been prepared for the exclusive use of the person or entities named hereon. No express or implied warranties with respect to the information shown hereon is to be extended to any persons or entities other than those shown hereon.

Vertical Datum based on GPS Observation using CORS Stations "PARI OBS NC 2008 CORS", "FRANKLIN CORS", and "SW COMMUNITY COLL CORS" (Vertical Datum NAVD 88)

Property Zoned RM- 4 ; Multi Family Residential
Setbacks
FRONT 15'
SIDE 15'
REAR 25'

Setbacks to be verified by site engineer before any re-development.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

The property shown hereon PIN# 4044-19-52-2137, 4044-19-52-3149 & 4044-19-52-4316

SURVEY REFERENCES

(DB. 2447, PG. 305)
(DB. 2035, PG. 71)

LEGEND

CO	CLEAN OUT	→	GUY WIRE
DB	DEED BOOK	— G —	GAS LINE
PA	PAVE	— W —	WATER LINE
PO	TEMPORARY BENCH MARK	— C/P —	POWER LINE
TBM	CENTERLINE	— E —	UNDERGROUND POWER LINE
C/L	RIGHT OF WAY	— T —	PHONE LINE
R/W	POINT OF BEGINNING		
POB	SANITARY SEWER		
SS	OVERHEAD POWER		
OHP	IRON PIN FOUND		
IPF	CATCH BASIN		
CB	INVERT ELEVATION		
IE	MANHOLE		
MH	GAS METER		
GM	WATER VALVE		
WV	WATER METER		
WM	TELEPHONE PEDESTAL		
TP	LIGHT POLE		
LP	REINFORCED CONCRETE PIPE		
RCF	DOGWOOD TREE		

SURVEYORS CERTIFICATION

" To: First American Title Insurance Company and CRG Acquisition, LLC, a Missouri limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and as amended by the ALTA/NSPS Land Title Surveyors' Manual, 13th Edition, 20 and 21, Table A thereof. The field work was completed on 4/16/25.

Michael S. Perdue PLS #18266

Date

ALTA/NSPS LAND TITLE SURVEY
FOR

CRG Acquisition, LLC

CITY: CLEMSON	COUNTY: PICKENS	STATE: SOUTH CAROLINA
DATE OF SURVEY: 4/16/25	SCALE: 1:20	
FIELD WORK: MSP	DRAWN BY: MSP	REVIEWED BY: MSP
MSP FILE: CLEMSONAPT		MSP JOB# : 252020



1 SITE PLAN
1" = 30'-0"

Lamar Johnson
Collaborative

36 EAST TRACERS DRIVE, SUITE 1000
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PH 312.665.0747

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CHAPTER AT CLEMSON

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

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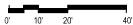
DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWING NO.
PD1.01

Job # 25_009242
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LOWER LEVEL 02
1" = 20'-0"



- LOBBY/AMENITY
- RETAIL TENANT SPACE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING
- CORE

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CRG
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A	PD SUBMISSION	06/23/2025

DRAWING TITLE

LOWER LEVEL 02

DRAWING NO.

PD2.01

Job #

25.009242

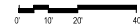
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LOWER LEVEL 01
1" = 20'-0"

- LOBBY/AMENITY
- RETAIL TENANT SPACE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING
- CORE



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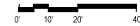
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LOWER LEVEL 01

DRAWING NO.
PD2.02

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1ST & 2ND TYPICAL FLOOR PLAN
1" = 20'-0"



Lamar Johnson Collaborative

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CRG

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DRAWING TITLE

1ST & 2ND TYPICAL FLOOR PLAN

DRAWING NO.

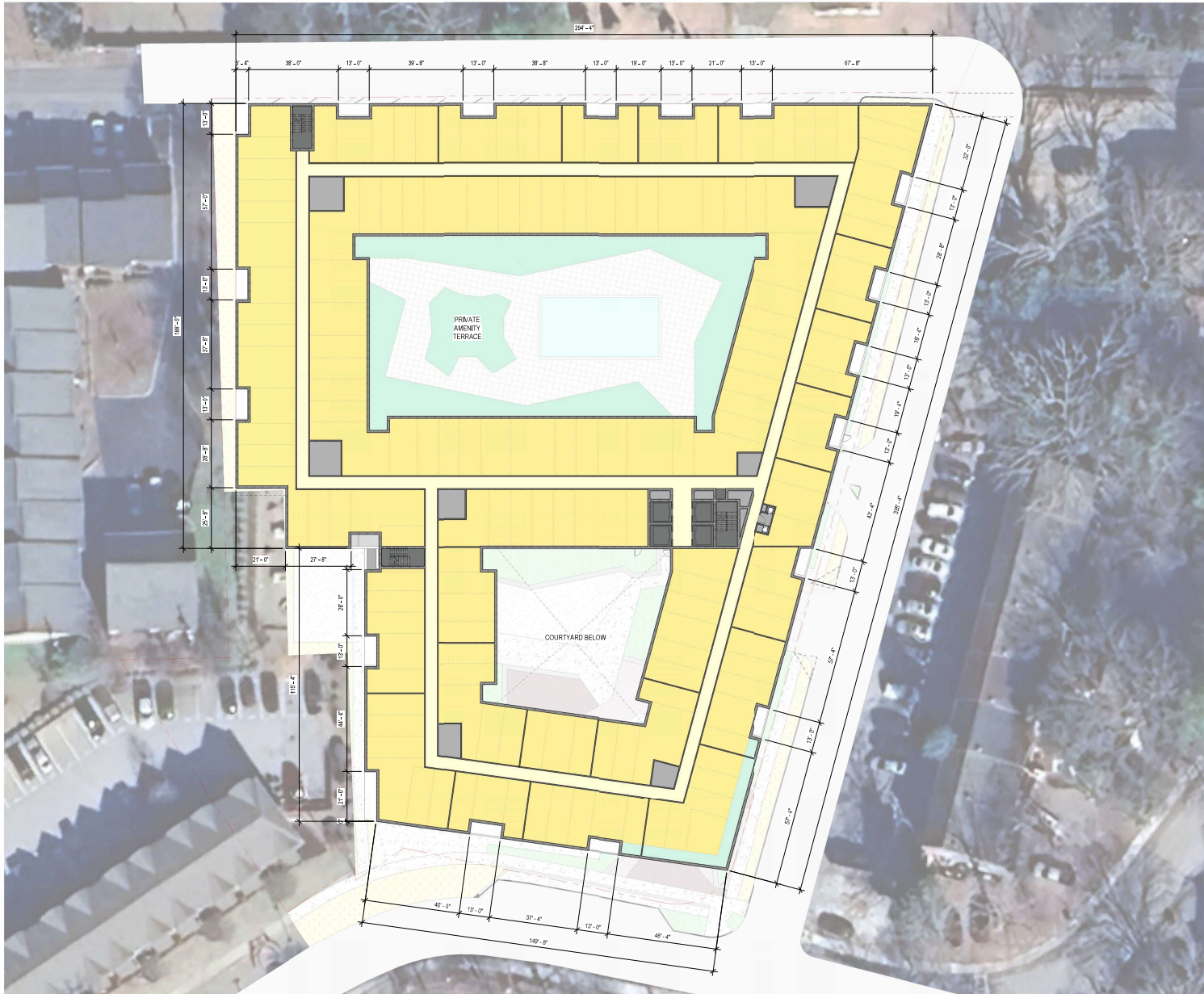
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Job #

25_009242

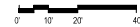
02/23/2025 10:58:55 AM

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3RD & 4TH TYPICAL FLOOR PLAN

1" = 20'-0"



**Lamar Johnson
Collaborative**

36 EAST WACKER DRIVE, SUITE 1000
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CONCEPT DESIGN

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#	DESCRIPTION	DATE
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DRAWING TITLE
3RD & 4TH TYPICAL FLOOR
PLAN

DRAWING NO.
PD2.04

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CONCEPT DESIGN

DRAWING ISSUE

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A	PD SUBMISSION	06/23/2025

DRAWING TITLE
5TH FLOOR PLAN

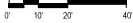
DRAWING NO.
PD2.05

Job # **25_009242**
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- LOBBY/AMENITY
- RETAIL TENANT SPACE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING
- CORE

6TH & 7TH TYPICAL FLOOR PLAN
1" = 20'-0"



Lamar Johnson Collaborative
36 EAST WACKERS DRIVE, SUITE 1000
CHICAGO, IL 60611
PH 312.668.0747

CRG INTEGRATED REAL ESTATE SOLUTIONS
36 EAST WACKERS DRIVE
CHICAGO, IL 60611
312.226.0747

53
THE 53 GROUP
THOMSON SQUARE

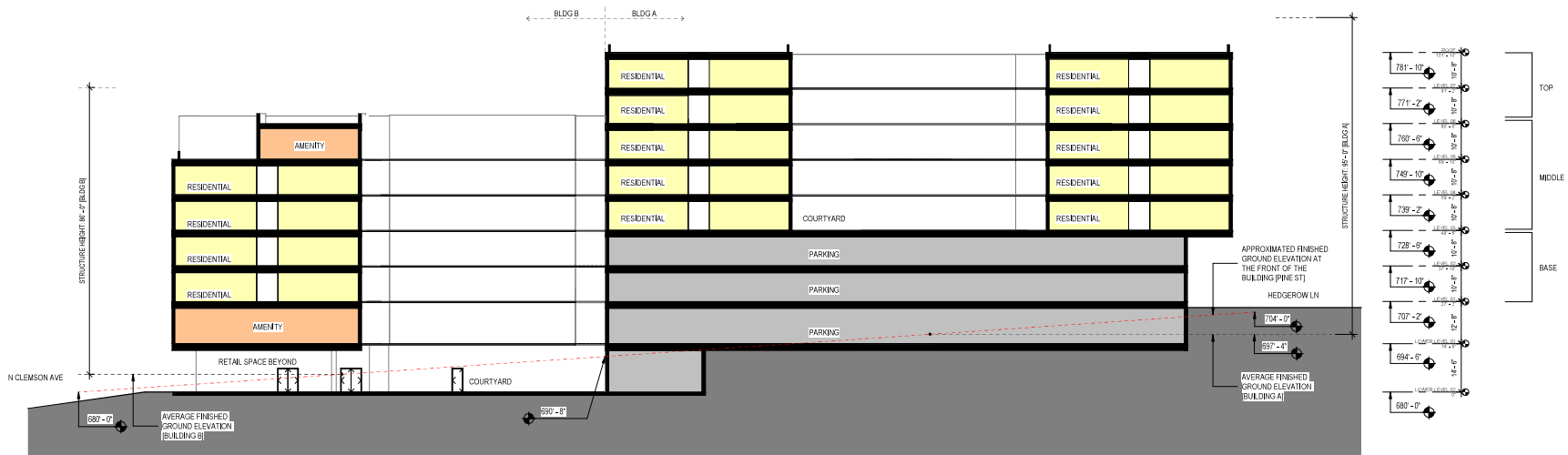
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CONCEPT DESIGN

DRAWING ISSUE		
#	DESCRIPTION	DATE
A	PD SUBMISSION	06/23/2025

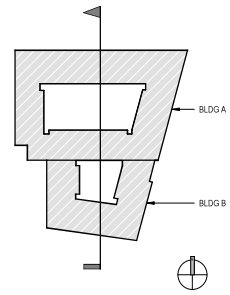
DRAWING TITLE:
6TH & 7TH TYPICAL FLOOR PLAN

DRAWING NO.
PD2.06

Job # **25_009242**
02/23/2025 10:59:02 AM © 2025 LJC



1 Section A
1/16" = 1'-0"



Lamar Johnson
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53

THE 53 GROUP
THIRTIETH AVENUE

CHAPTER AT CLEMSON

CRG + THE 53 GROUP
201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	06/23/2025

DRAWING TITLE
SECTION

DRAWING NO.
PD3.50

Job # 25_009242

02/23/2025 10:58:19 AM © 2025 LJC



CITY OF
Clemson
PLANNING &
DEVELOPMENT

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

PC

**PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 1
PLANNING COMMISSION WORKSHOP**

Please complete in ink and return to the Planning and Codes Administration Department with required attachments and information. Planning Commission Workshop applications require a current survey of the property, a concept plan, and a designation of agent if owner is not the applicant. Both sides of this application must be completed; incomplete applications will not be accepted.

PUB-000461-2025

File no.: R - - -	PIN: 4044-19-52-2137 - - -	Date submitted: 06 / 23 / 2025	Planning Commission meeting date: 07 / 14 / 25
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OWNER(S) INFORMATION			
Last name: Hills III		First: James	Middle: M.
		Interest ☒ Sole owner ☐ Co-owner	
Mailing address: 626 Rue de Muckle	City: Mt. Pleasant	State: SC	ZIP Code: 29464
Daytime phone no.: (602) 748-6706	Fax no.: ()		E-mail: jhills@hillsholding.com

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: Mills		First: Alison	Middle:
Mailing address: 2199 Innerbelt Business Center Dr.	City: St. Louis	State: MO	ZIP Code: 63114
Daytime phone no.: (314) 412-7390	Fax no.: ()		E-mail: millsA@realcrg.com

PROPERTY INFORMATION			
Property address: 300 N. Clemson Ave.	Property dimensions: 45 x 183	Property areas: 0.190 acres	Current zoning district: RM4

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.		
James Hills III		6/23/2025
Owner name	Owner signature	Date
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
Alison Mills		6/23/2025
Applicant name	Applicant signature	Date

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

The 201 Pine Street Mixed-Use Planned Development is located at 201-203 Pine Street and 300 N. Clemson Ave. The Planned Development consists of market rate multifamily housing, student-oriented, with approximately 723 beds and 203 units with 5,000 square feet of retail space and an additional 1,000 square feet for retail back-of-house operations space. The Planned Development shall also include a public courtyard plaza facing N. Clemson Ave. The Planned Development shall include 367 parking spaces - 31 dedicated for public/retail dedicated parking.



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PUD-000461-2025

File no.: R - - -	PIN: 4044-19-52-4316 & 4044-19-52-3149	Date submitted: 06 / 23 / 2025	Planning Commission meeting date: 07 / 14 / 25
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OWNER(S) INFORMATION

Last name: Gilley		First: David	Middle:	Interest
Entities: Gilley Brothers Farms, LLC; Gilley Brothers Farms 1, LLC; PKG Farm, LLC; Gilley Clemson, LLC; PKG Clemson, LLC; Gilley 1 Clemson, LLC;				
☒ Sole owner		☐ Co-owner		
Mailing address:	City:	State:	ZIP Code:	
145 E. 44 th St.	Indianapolis	IN	46205	
Daytime phone no.:	Fax no.:	E-mail:		
(317) 806-6713	()	davidgilleymd@gmail.com		

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Mills		First: Alison	Middle:
Mailing address:	City:	State:	ZIP Code:
2199 Innerbelt Business Center Dr.	St. Louis	MO	63114
Daytime phone no.:	Fax no.:	E-mail:	
(314) 412-7390	()	millsA@realcrg.com	

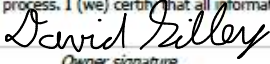
PROPERTY INFORMATION

Property address:	Property dimensions:	Property areas:	Current zoning district:
201 & 203 Pine St., Clemson, SC	240 x 332	1.833 acres	RM4

DESIGNATION OF AGENT

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

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David Gilley (Manager)		6/23/2025
Owner name	Owner signature	Date
Owner name	Owner signature	Date

To be completed by Applicant:

I certify that the information in this request is correct.

Alison Mills		6/23/2025
Applicant name	Applicant signature	Date

REQUIRED INFORMATION

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Proposed Amendment – Rules of Procedure

Written Comment Deadline

Proposed new text in **RED** font.

Proposed Amendment of Rules of Procedure

City of Clemson
Planning Commission
July 14, 2025

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

ARTICLE V – CONDUCT OF MEETINGS

Section 9

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