

PLANNING COMMISSION WORKSHOP
Wednesday, July 23, 2025

MINUTES

The City of Clemson Planning Commission held a workshop at 6:00 p.m. on Wednesday, July 23, 2025 in the Council Chambers in City Hall, 1250 Tiger Blvd, Clemson, SC. The session was open to the public, livestreamed, and recorded.

Members present: Herb Tyler (Chair), Bryan Yoder, John Crolley. Benji Cumbie, Tanya Hyatt, Greg Rice (Vice Chair), and Charlie Kernaghan.

Staff present: Nathan Woods, Assistant City Administrator; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; Rebekah Wilbanks, Planning and Development Office Manager.

Workshop Topic:

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

The applicant, Mr. Mauricio Visbal of LV Collective (Austin, TX), presented and discussed a proposal to construct a planned development. As proposed, the project will include an eight-story mixed-use midrise residential building (with commercial space) and a group of townhome-style flats to be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project also includes a total of 150 public parking spaces, and the preservation of an active stream on the site.

No action was taken.

Attachment #1

Workshop Presentation Materials



- ### What we heard...
1. Building Height / Density
 2. Neighborhood character preservation
 3. Buffer from R-20 parcels
 4. Stormwater / flooding / environmental protection
 5. Traffic
 - Cut-through neighborhood
 - Building access
 6. Rooftop noise diversion
 7. Privacy intrusion
 8. Pedestrian safety (sidewalks)
 9. Parking
 10. Commercial space
 - Viability of space
 - Displacement of local businesses

Building Height / Density

- 150 parking spaces – 60k SF
- **Rx Right Comparison**
- Gross Floor Area: 225k SF vs 250k SF (10% increase)
- Building Coverage: 60% vs 88% coverage (32% decrease)
- **Maintaining the same gross floor area (SF) within a smaller footprint will result in increased building height**
- Increased setbacks: Green space / buffers, Stream / tree preservation

Building Height / Density

- **Neighborhood setbacks:** 25' & 98'
- **Closest residences:** 124' & 93'

Building Height / Density

Category	Units/Acre
LV Proposed:	
beds/acre	63.4
units/acre	
MCOA density:	
beds/acre	60.5
units/acre	
HUB density:	
beds/acre	70.2
units/acre	

Collojo Ave Frontage in context

Neighborhood character preservation

- Removal of street parking
- Gateway monument sign



Buffering R-20 parcels



- Needed for precast garage = public parking spaces
- 104 Riggs used mainly as buffer + rapid growing species
- 93' from closest residence

Stormwater / Environmental Protection

Stormwater / Env. Improvements

- 2000 Edgewood / Collage Ave. Box Culvert - \$191,000
- 2024 American Rescue Plan Act Project - \$83,000 done in tandem with Sewer Rehab.
- 2025 - 2026 Riggs Dr. Stormwater and Sidewalk - \$200,000 estimated

Total Invested - \$444,000



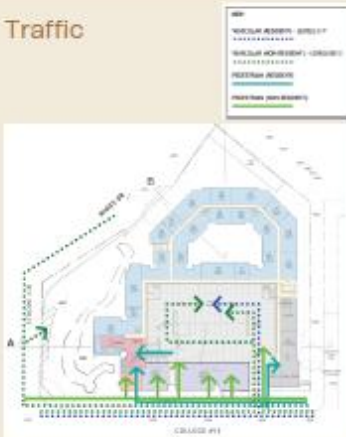
Stormwater / Environmental Protection



Environmental Protection

- Kimley Horn - subject matter experts
- Intense Due Diligence phase 01/25 - 5/25
- Heavily regulated process with Army Corps of Engineer
- 401/404 Permit - 6 months
- 408 Permit - 4 months

Traffic

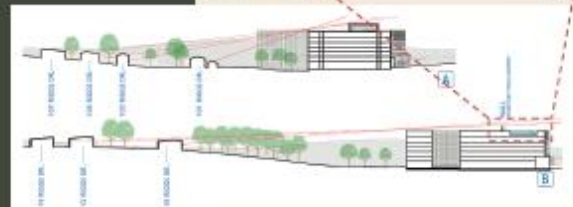
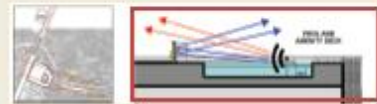


- All vehicular access from Collage Ave. (Public, Resident, Service)
- Removal of public parking spaces from Riggs Dr.
- "Residents only" in Neighborhood monument sign

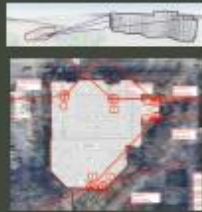


Rooftop Noise + Sightlines

- Rooftop amenity not visible from neighborhood
- Sound barrier reflects sounds up and out towards Collage Ave.



Privacy



Drone views from top floor:

- Limited sightlines due to large canopy trees.
- 103 Riggs Dr. backyard views blocked

Pedestrian Safety



Riggs Dr.

- New public sidewalks
- Riggs street parking removed

College Ave.

- New streetscape
- Outdoor dining / street activation

Parking



Resident Parkings

- Ratio: 0.5 / bed
- Distance to Tilman Hall: 5 miles (11 min walk)
- Tilman to commuter lots: 7 Miles (15 min walk avg)
- 357 - 714 daily trips removed from streets

Parking



Public Parking:

- 150 public parking spaces = \$2.7MM cost
- Breezeway connection to public sidewalk
- 3 lower lvl = public parking
5 upper lvl = residents only

Commercial Space



- Marketable dimensions: 42' Deep + 10' Outdoor 10' Clear height
- Space includes hood infrastructure, grease interceptors, restrooms, etc.
- "This delivery condition is essential for operators who are smaller in nature and are less able to take "cold shell" / 1st generation space. By significantly reducing the upfront capital expenditure for smaller, local businesses it makes the space more accessible and lowers the barriers to entry."

Matthew Stein
MSC Real Estate Brokers

Commercial Space



Example project:

- Victory Lap Columbus
- 42' Deep bay
- 4,000 SF Bar
- 1,000 SF Pizza concept

