

PLANNING COMMISSION WORKSHOP
Tuesday, August 5, 2025

MINUTES

The City of Clemson Planning Commission held a workshop following the conclusion of the regular Board of Architectural Review (BAR) meeting that began at 6:00 p.m. on August 5, 2025 in the Council Chambers in City Hall, 1250 Tiger Blvd, Clemson, SC. The session was open to the public, livestreamed, and recorded. The Commission workshop began approximately at 6:30 p.m.

Members present: Herb Tyler (Chair), Bryan Yoder, John Crolley, Benji Cumbie, and Charlie Kernaghan.

Members absent: Tanya Hyatt, Greg Rice (Vice-chair)

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

The following members of the BAR were present and participated in the workshop: Todd Howard, David Allison, Christine Tedesco, Hunter Hanahan, Andrew Neptune.

Workshop Topic:

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

Mr. Mauricio Visbal of LV Collective (Austin, TX) and his team presented and discussed updates to the proposed planned development. In addition, BAR members reviewed various architectural aspects of the project in order to provide input to the Commission.

No action was taken.

College Ave



College Ave - Lobby



College Ave - Pedestrian



Strode / Riggs - previous



Strode / Riggs - reduction



Strode / Riggs - update



Riggs Dr - previous



Riggs Dr - reduction



Riggs Dr - update



Riggs Dr - previous



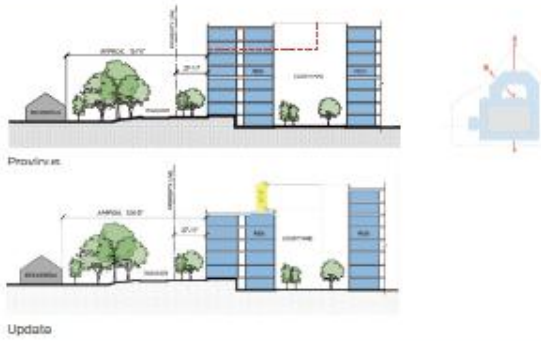
Riggs Dr - reduction



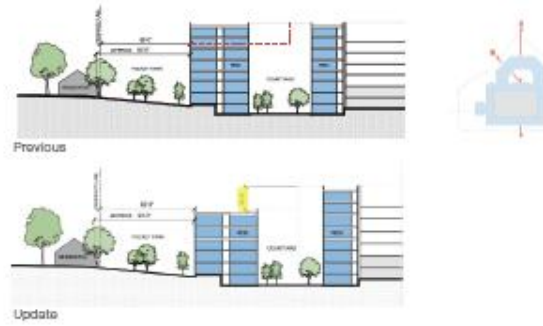
Riggs Dr - update



Riggs Dr stepdown – Section B



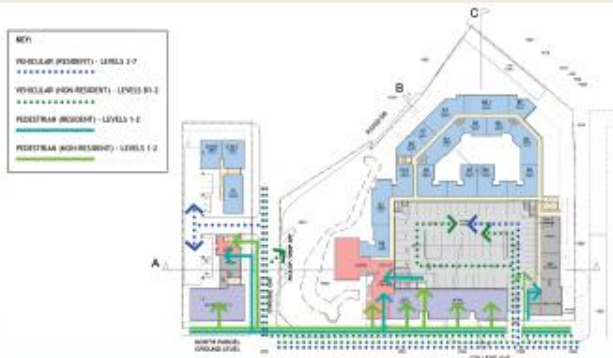
Riggs Dr stepdown – Section C



Height in Context



Circulation



Community Benefits

150 Public Parking Spaces

9,400 SF Retail

- 2,400 SF open day-one as award winning Daydreamer Cafe
- 7,000 SF for 3rd party retail

Stream preservation

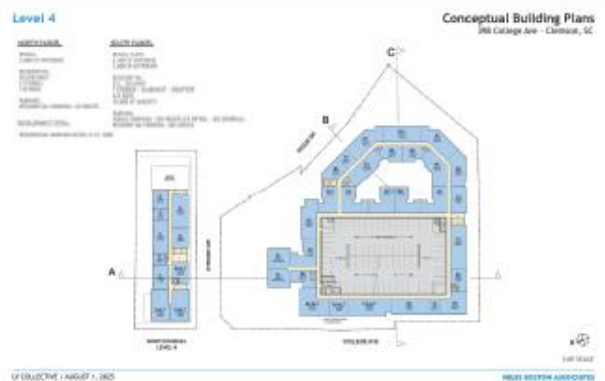
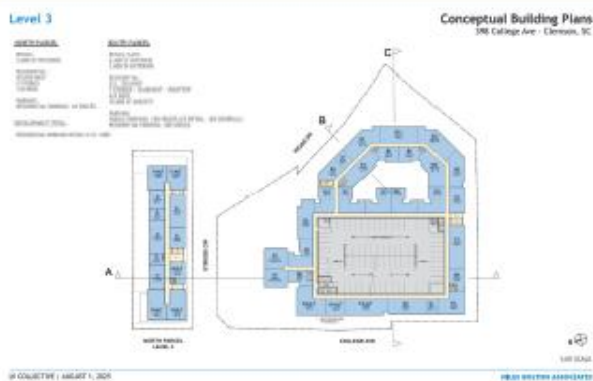
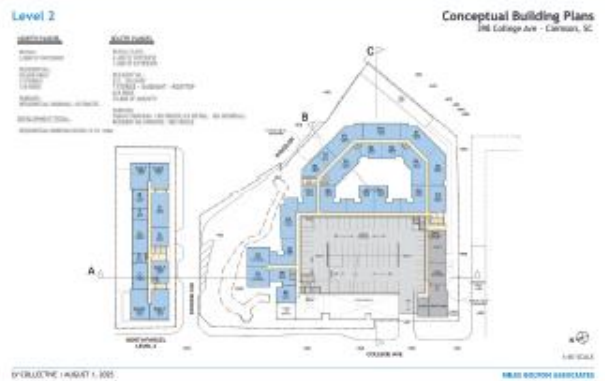
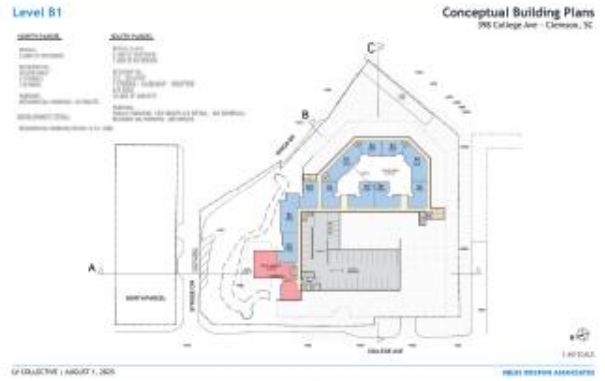
- ~285' LF of stream



Thank you!

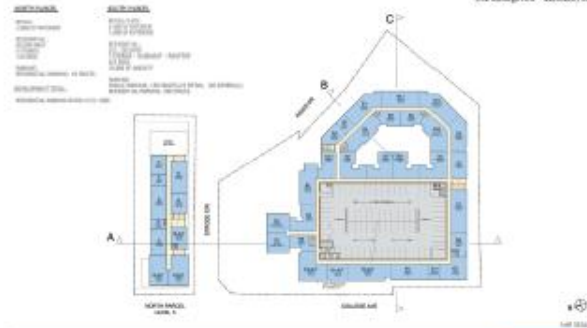
800 COLLEGE AVENUE
ANN ARBOR, MI 48106
www.ubc.com

Appendix



Level 5

Conceptual Building Plans
380 College Ave - Clemson, SC

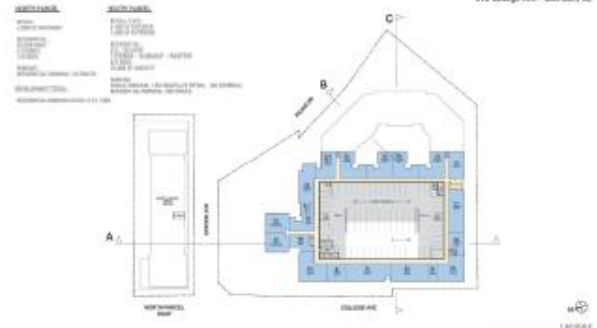


V/COLLECTIVE | AUGUST 1, 2025

HEED BOSTON ASSOCIATES

Level 6

Conceptual Building Plans
380 College Ave - Clemson, SC



V/COLLECTIVE | AUGUST 1, 2025

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Level 7

Conceptual Building Plans
380 College Ave - Clemson, SC



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Amenity Level

Conceptual Building Plans
380 College Ave - Clemson, SC

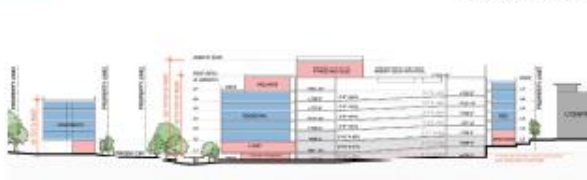


V/COLLECTIVE | AUGUST 1, 2025

HEED BOSTON ASSOCIATES

Sections

Conceptual Building Sections
380 College Ave - Clemson, SC



V/COLLECTIVE | AUGUST 1, 2025

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Material Board
380 College Ave - Clemson, SC

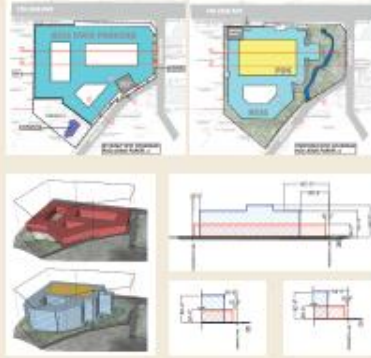


V/COLLECTIVE | JULY 27, 2025

HEED BOSTON ASSOCIATES

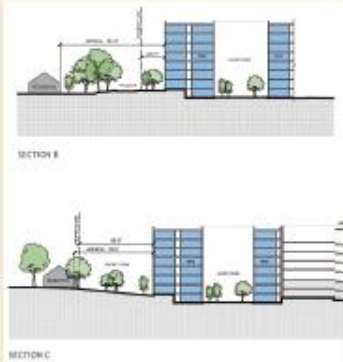
Exhibits 7/23/25

Building Height / Density



- 150 parking spaces = 60k SF
- By Right Comparison:
- Gross Floor Area: 225k SF vs 250k SF (10% increase)
- Building Coverage: 60% vs 89% coverage (32% decrease)
- **Maintaining the same gross floor area (GF) with a smaller footprint will result in increased building height**
- Increased setbacks
Green space / buffers
Stream / tree preservation

Building Height / Density



- Neighborhood setbacks:
28' & 88'
- Closest residence:
124' & 93'

Building Height / Density



View from Bixby

View from Riggs Dr.

LV Proposed:
219 beds/acre 63.4 units/acre

MODA density:
105 beds/acre 60.5 units/acre

HUS density:
232 beds/acre 70.2 units/acre



College Ave Frontage in context

Neighborhood character preservation

- Removal of street parking
- Gateway monument sign



Rezoning of R-20 parcel



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

Stormwater / Environmental Protection

Stormwater City Improvements:

- 2000 Edgewood / College Ave. Box Culvert - \$191,000
- 2024 American Rescue Plan Act Project - \$53,000 done in tandem with Sewer Rehab.
- 2025 - 2026 Riggs Dr. Stormwater and Sidewalk - \$200,000 estimated

Total Invested = \$444,000



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

Stormwater / Environmental Protection



Traffic

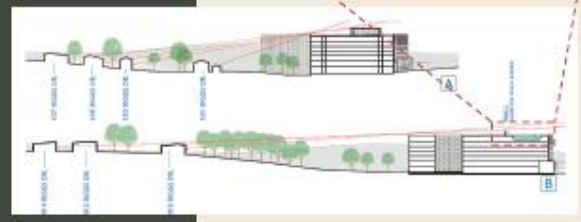
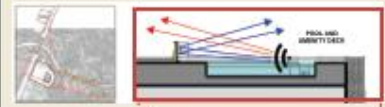


- **All vehicular access from College Ave.** (Public, Resident, Service)
- Removal of public parking spaces from Riggs Dr.
- "Residents only" in Neighborhood monument sign



Rooftop Noise + Sightlines

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



Privacy



Down View from Top Floor

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

Riggs Dr:

- **New public sidewalks**
- Riggs street parking removed

College Ave:

- New streetscape
- Outdoor dining / street activation

Pedestrian Safety



Parking



Resident Parking:

- Ratio: 0.5 / bed
- Distance to Tilman Hall: .5 miles (10 min walk)
- Tilman to commuter lots: .7 Miles (15 min walk avg)
- 367 - 714 daily trips removed from streets

Parking



Public Parking:

- 150 public parking spaces
- Brezeway connection to public sidewalk
- 3 lower lvs - public parking
5 upper lvs - residents only

- 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."

Commercial Space



Example project:

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

Commercial Space

