

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 5pm the day of the meeting.

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

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

2. Agenda

Documents:

[08-11-25_PC_MEETING_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_07_14_PC_MINUTIES_FINAL_DRAFT.PDF](#)
[2025_07_23_PC_WORKSHOP_MINUTES_FINALDRAFT.PDF](#)
[PUD-000461-2025 \(201 PINE STREET\) PLAN AND MATERIALS 081125.PDF](#)
[REPORT ON PUD-000461-2025 PLANNED DEVELOPMENT \(201 PINE STREET\).PDF](#)
[PUD-000431-2025 \(398 COLLEGE AVENUE\) --- AUGUST 5, 2025 WORKSHOP.PDF](#)
[REPORT ON PUD-000431-2025 PLANNED DEVELOPMENT \(398 COLLEGE AVENUE\).PDF](#)
[PUD-000431-2025 398 COLLEGE AVENUE - DRAFT REGULATING ORDINANCE.PDF](#)
[PUD-000431-2025 398 COLLEGE AVENUE PLANS.PDF](#)
[CITY OF CLEMSON CODE OF ETHICS AND CONDUCT FOR OFFICIALS.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, August 11, 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 Public Session

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

5. Action Items

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

6. Advisory Items

7. Discussion Items

- a. Code of Ethics

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, July 14, 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, Assistant City Administrator; Art Holbrooks, City Planner; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

Mr. Tyler called the meeting to order at 6:00 p.m. and introduced the Commission members and staff present.

Mr. Tyler then provided an overview of the Planning Commission's purpose and discussed the various requirements for presentations by developers proposing projects.

2. Public Session (5:10)

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

There were none from the audience.

Mr. Tyler noted that three sets of comments had been submitted through the online portal, but because two pertained to the Concept Presentation Workshop which would not include public comments, those would be acknowledged and read at the next meeting as part of public input. He then read the comments of Kay Irmiter, 331 Woodland Way, Clemson, which pertained to concerns about safety and the impact of new development on existing neighborhoods. (See Attachment #1)

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

The Public Session was closed

3. Adoption of Minutes (8:23)

a. June 17, 2025 - Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; Ms. Hyatt noted that the word 'call' should be 'called' in the third paragraph under Public Session. No other edits were called for.

Mr. Tyler called for a motion. Mr. Rice made a motion to approve the Tuesday, June 17, 2025 minutes with the identified change; Ms. Hyatt seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6 - 0 vote.

4. Planned Development Concept Presentation Workshop (9:34)

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

Mr. Tyler asked staff for any updates or additional materials related to the proposed planned development; there were none.

Mr. Tyler recognized the team from the 53 Group, the developer of the proposed project, to come forward for the presentation.

Mr. Zach Britton, principal of the 53 Group, introduced himself. He then introduced the other team members present, which included Ms. Alison Mills from CRG real estate development, the applicant, and Mr. Ben Buehrie and Mr. Elias Vavaroutsos from Lamar Johnson Collaborative, architects. The team then addressed various aspects of the proposed project.

As proposed, the project (Chapter Clemson), which will be located near 201 Pine Street, will consist of a 723-bed (203-unit) market rate student-oriented multi-family residential complex with 5,000 square feet of retail space. Additionally, the project will include 367 parking spaces, with 31 of the spaces dedicated for public/retail use. (See Attachment #2)

Mr. Tyler called for any comments from the commissioners. Among the items addressed were:

- Proposed bed count
- Concerns with parking along Hedgerow Lane
- Traffic from the development passing through the neighborhood
- Square footage of retail space
- Total number of public parking spaces
- Possibility of including a rooftop restaurant or other feature for non-residents
- Removal of all parking for residents and only have public parking
- Total height of the building
- A traffic study

Mr. Tyler called for further questions; there were none. The concept presentation workshop was closed.

5. Action Items (49:21)

a. Proposed Amendment – Rules of Procedure

Mr. Holbrooks briefed the Commission, stating that the proposed change was an effort to ensure all members have ample opportunity for review written comments submitted prior to a session. He noted that receiving batches of comments on a meeting day was particularly problematic for members at work. As drafted, written comments related to a meeting agenda item either submitted through staff or the digital portal on the City's website would need to be submitted no later than 5:00 p.m. on the day prior to a session. (See attachment #3)

Mr. Tyler called for comments from the Commission. Several members of the commission pointed out that the proposed deadline of 5:00 p.m. on the day prior to a meeting would still result in some members having to take time away from work to review them. Following discussion that included consideration of the typical publication schedule of regular meeting agendas being ten days prior to the session, a consensus was reached to move the deadline for written comments on agenda items to noon on the Friday before a meeting.

Mr. Tyler called for any further comments; there were none. Mr. Tyler then called for a motion; Ms. Hyatt made a motion to approve the proposed amendment with the deadline of "noon on the Friday before the meeting"; Mr. Rice seconded the motion. Mr. Tyler called for further discussion; there was none. Mr. Tyler called for any comments or discussion from the public; 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.

6. Advisory Items (1:05:16) - None

7. Discussion Items (1:05:17) - None

8. Staff Reports (1:05:19) - None

9. Other Items (1:05:27)

a. Planning Commission Representation at Council Meeting

Mr. Woods informed the Commission that the 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences) and 2025-R-02 Proposed Text Amendment (Bufferyard Standards) amendments recently approved by the Commission would be on the agenda at the next council meeting; Mr. Tyler noted that he would be attending.

b. Future Workshops and Other Events

Mr. Tyler reminded everyone that the workshop on the proposed 398 College Avenue planned development would be held on July 23, 2025 at 6:00 p.m.

10. Adjourn (1:06:09)

Mr. Tyler called for a motion to adjourn. Mr. Rice 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 7:06 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

Kay Irmiter Comments

6/20/25, 8:21 AM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#2795718 Public Meeting Comments - BAR, BZA, Planning Commissi



Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#2795718 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16297]

2 messages

Kelly Roach <kroach@cityofclemson.org>

Fri, Jun 20, 2025 at 8:13 AM

To: Art Holbrooks <aholbrooks@cityofclemson.org>

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

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

Date: Wed, Jun 18, 2025 at 9:11 PM

Subject: City of Clemson-#2795718 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [16297]

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

City of Clemson

New Report Submitted - #2795718

Status

New

Work Order

#2795718

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

We need our neighborhood to be safer as the city of Clemson grows. As it is now, children cannot play safely in their yards, citizens cannot walk their dogs, or walk on road sides in the neighborhood safely due to so many cars and traffic, scooters, even back in the cul-de-sacs. We need sidewalks and traffic limits in the neighborhoods to only those who reside in the neighborhoods as much as possible-not cut throughs. Dogwood forest is an historic neighborhood. There need to be buffer zones and limits on building height to maintain property values of the residence who have worked and lived here for decades. We realize the needs of Clemson Univ., there has to be away to meet those needs and still protect the rights of those of us who work and live in this university town..

Address

331 WOODLAND WAY, Clemson, SC

Citizen's Address

**331 WOODLAND
WAY**

[Open Report](#)

Reporter Name

Kay Irmiter

Email

kayirmiter@gmail.com

Phone

803-487-9486

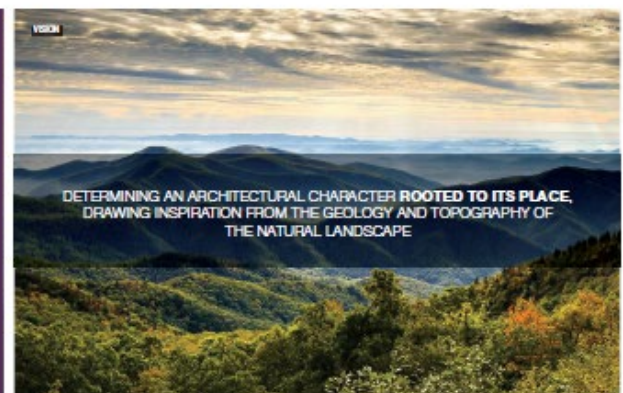
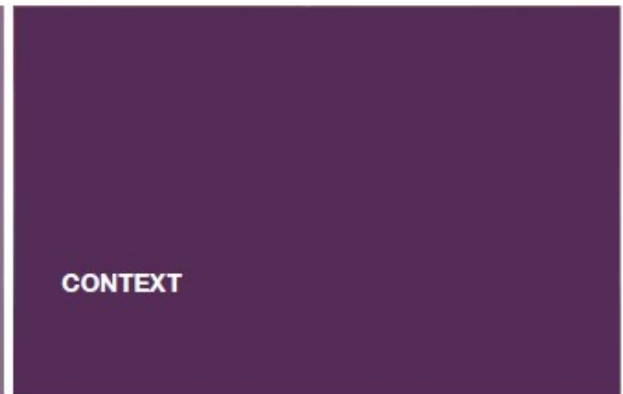
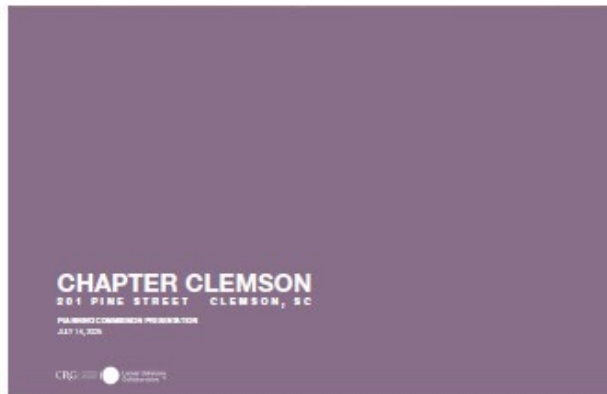
Report Submitted

JUN 18, 2025 - 9:11 PM

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1835450104935452941%7Cmsg-f:1835450104935452941&...>

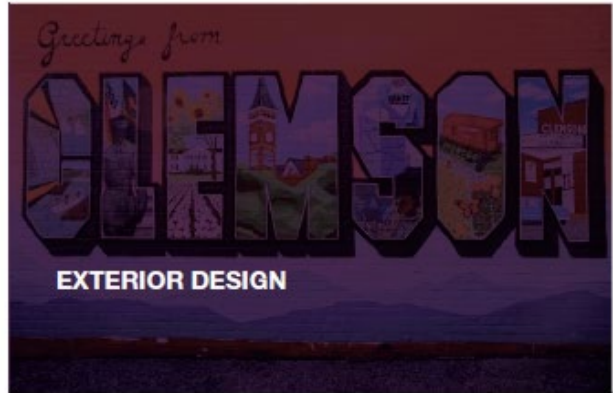
Attachment #2

PUD-000461-2025 (201 Pine Street) Presentation











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CHAPTER CLEMSON
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27



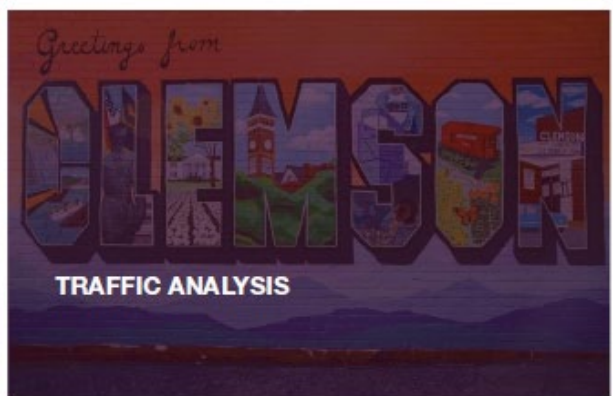
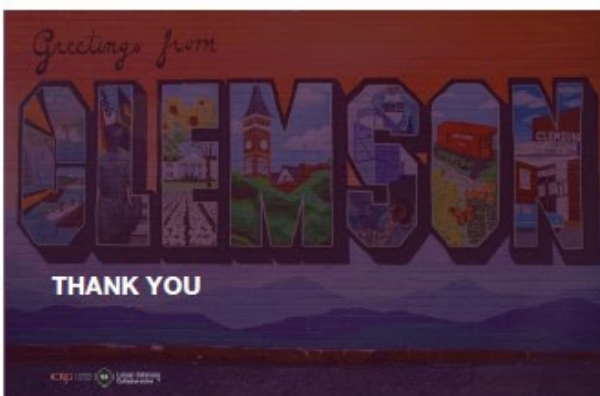
CHAPTER CLEMSON
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28



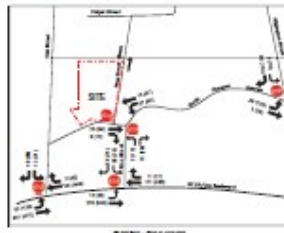
CHAPTER CLEMSON
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29



TRAFFIC STUDY

L307



• THE IMPACT TO THE EXISTING TRAFFIC VOLUMES AND EXISTENT CHANGED THE TRAFFIC VOLUMES OF THE EXISTING INTERSECTIONS WHICH HAD NOT MET THE DIFFERENCES DURING THE STUDY PERIOD.

• THE TRAFFIC COUNTS AND INTERSECTIONS WERE OBSERVED AT THE RECOMMENDED LANE TOWNSHIP TO THE IMPACT OF REDEVELOPING THE EXISTING MIXED-USE DEVELOPMENT COMPLEX.

• AT THE RECOMMENDED LANE TOWNSHIP, THE PROPOSED PROJECT DUE TO EXISTING TRAFFIC VOLUMES, THE EXISTING TRAFFIC VOLUMES WERE OBSERVED.

CHARTER CLERKSON
A URBAN DESIGN CONSULTING FIRM



SITE ACCESS

L307



CHARTER CLERKSON
A URBAN DESIGN CONSULTING FIRM



Attachment #3

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 submitted *no later than 5:00 p.m. on the day prior to a session.*

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

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:

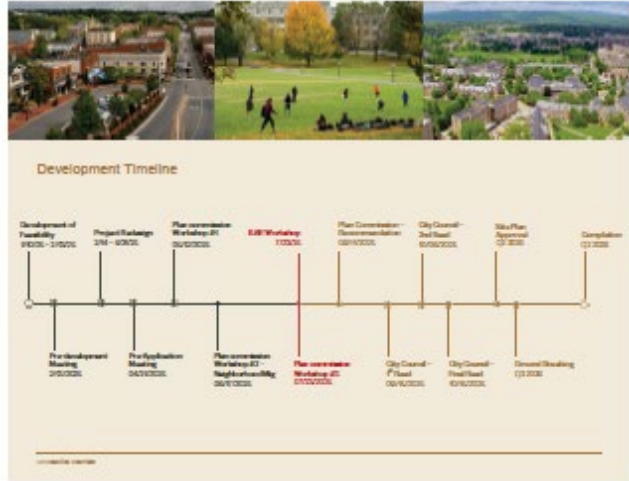
PUD-000431-2025 Proposed Planned Development (398 College Avenue)

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

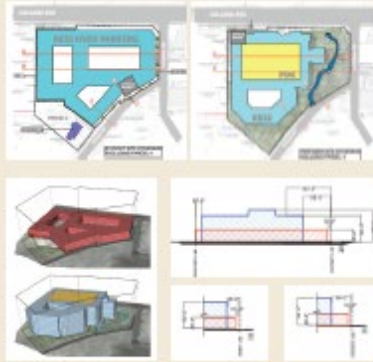


What we heard...



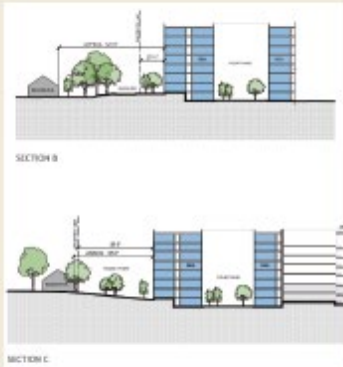
1. Building Height / Density
2. Neighborhood character preservation
3. Buffer from R-20 parcels
4. Stormwater / flooding / environmental protection
5. Traffic
 - Cut-through neighborhood Building access
6. Rooftop noise diversion
7. Privacy intrusion
8. Pedestrian safety (sidewalks)
9. Parking
10. Commercial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

Building Height / Density



- 150 parking spaces = 80k SF
- By Right Construction
- 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:
28' & 88'
- Closest residence:
124' & 93'

Building Height / Density



LV Proposed:

219	63.4
beds/acre	units/acre

MDDA density:

106	60.5
beds/acre	units/acre

HUB density:	
232	70.2
beds/acre	units/acre



College Ave Frontage in context

- Removal of street parking
- Gateway monument sign



Neighborhood character preservation



Buffering R-20 parcels



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

Stormwater / Environmental Protection

Stormwater/Environmental Protection

- 2000 Edgewood / College Ave. Box Culvert - \$191,000
- 2024 American Rescue Plan Act Project - \$63,000 done in tandem with Sower Rehab.
- 2025 - 2026 Rigs Dr. Stormwater and Sidewalk - \$200,000 estimated

Total Invested - \$444,000

Stormwater / Environmental Protection



Stormwater / Environmental Protection

Environmental Protection

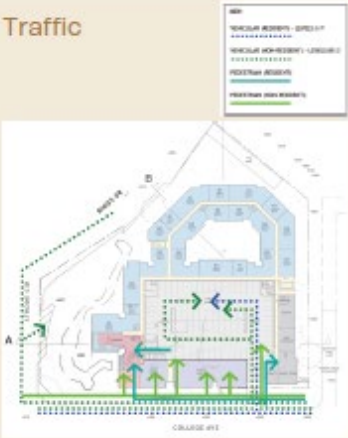
- Kimley Horn - subject matter experts
- Intense Due Diligence phase 01/25 - 5/25
- **Heavily regulated process with Army Corps of Engineer**
- 401/404 Permit - 6 months
- 408 Permit - 4 months



US Army Corps of Engineers



Traffic



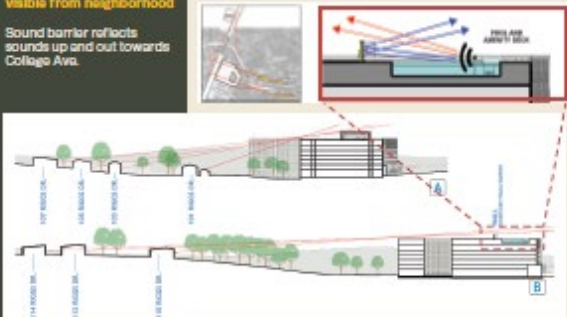
- **All vehicular access from College Ave.** (Public, Resident, Service)
- Removal of public parking spaces from Rigs Dr.
- "Residents only" in Neighborhood monument sign



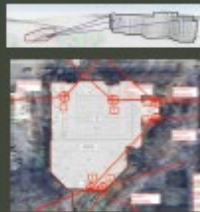
RESIDENTS ONLY

Rooftop Noise + Sightlines

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

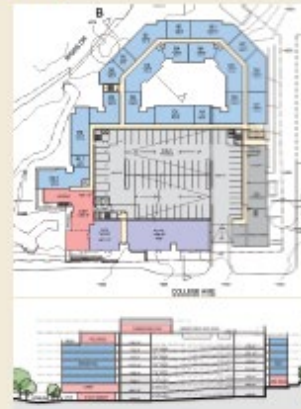
Parking



Resident Parking:

- Ratio: 0.5 / bed
- Distance to Tillman Hall: .5 miles (11 min walk)
- Tillman 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 19' 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."

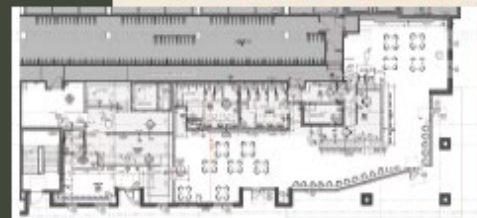
Matthew Stehr
MSC Real Estate Brokers

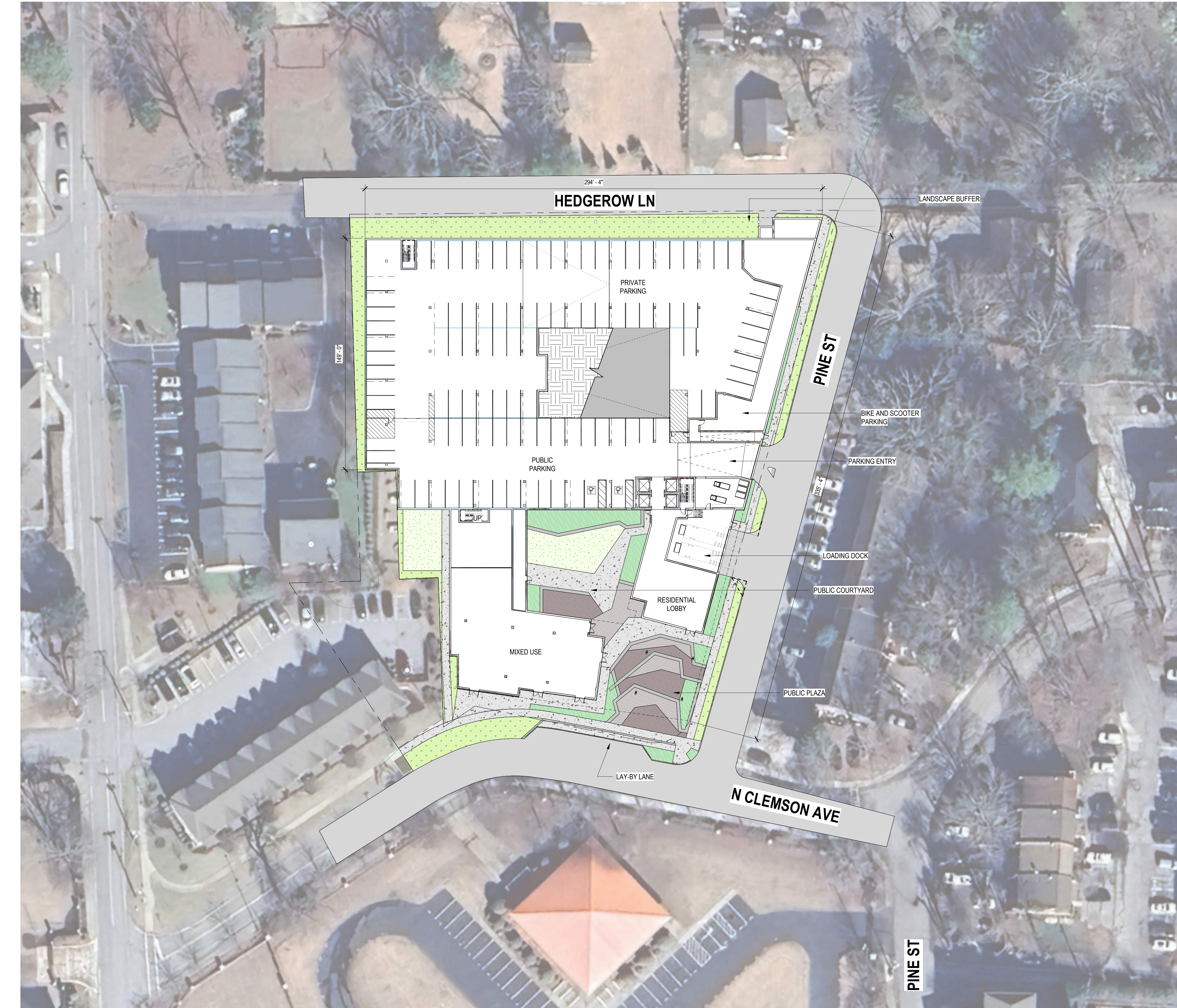
Commercial Space



Example project:

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





1 SITE PLAN
PD1.01 1" = 30'-0"

Lamar Johnson
Collaborative

35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
PH 312.658.0747

CRG INTEGRATED
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35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

53
GROUP

THE 53 GROUP
The53Group.com

CHAPTER CLEMSON

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

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	06.23.2025
B	PD UPDATE	07.30.2025

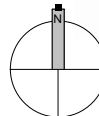
DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.

PD1.01

Job # 25.009242

7/29/2025 1:34:29 PM © 2025 LJC



1
PD2.01

LOWER LEVEL 02

1" = 20'-0"



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

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
LOWER LEVEL 02

DRAWING NO.

PD2.01

Job # 25.009242

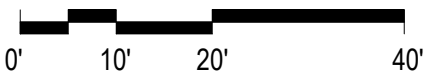
6/23/2025 10:58:51 AM

© 2025 LLC



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

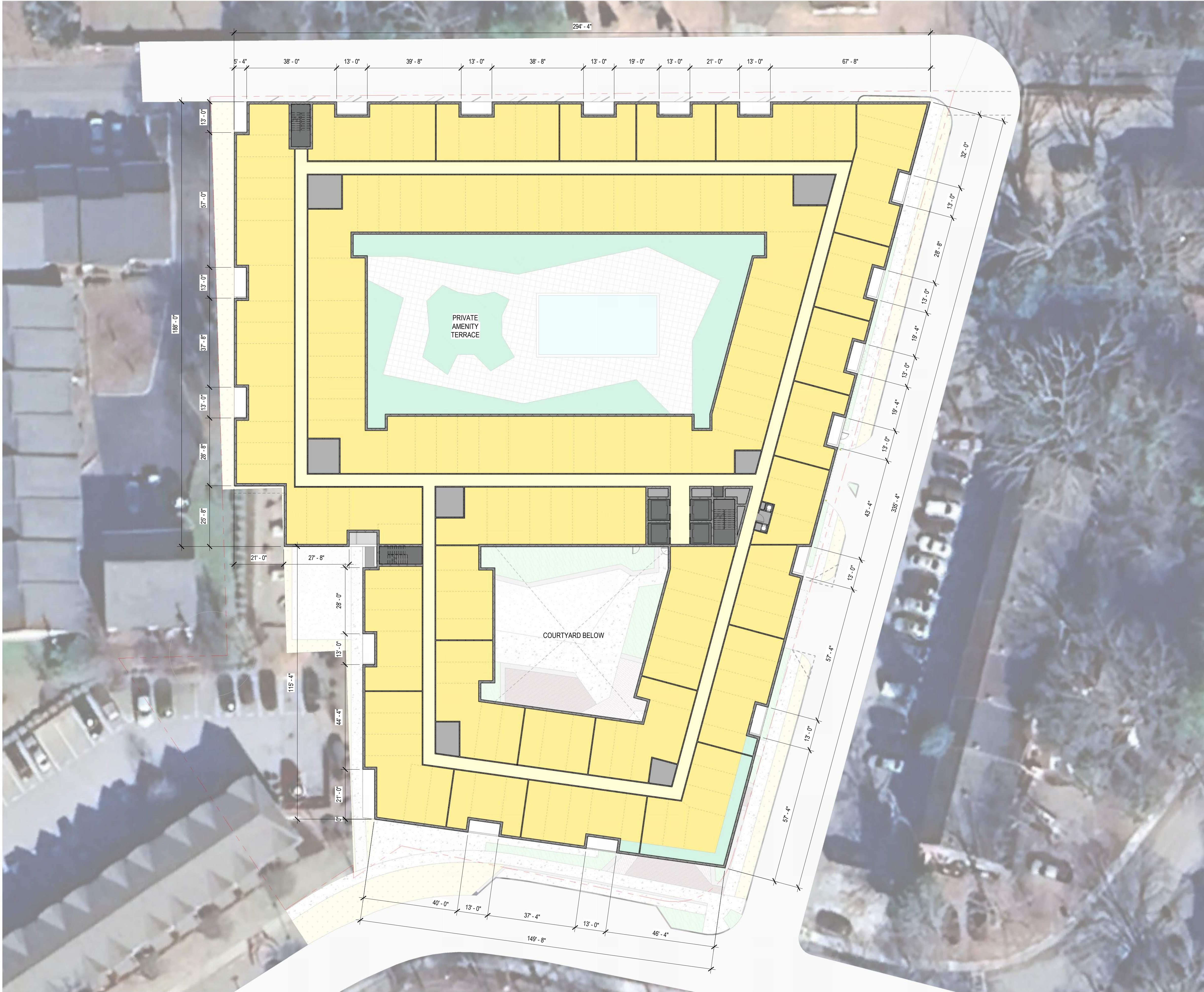
1 LOWER LEVEL 01
PD2.02 / 1" = 20'-0"



DRAWING ISSUE		
#	DESCRIPTION	DATE
A	PD SUBMISSION	06.23.2025
B	PD UPDATE	07.30.2025



DRAWING ISSUE		
#	DESCRIPTION	DATE
A	PD SUBMISSION	06.23.2025
B	PD UPDATE	07.30.2025



1 3RD & 4TH TYPICAL FLOOR PLAN
PD2.04 1" = 20'-0"



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

Lamar Johnson
Collaborative

35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
PH: 312.658.0747

CRG

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312.658.0747

53

THE 53 GROUP
The53Group.com

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

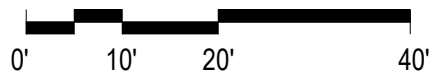
DRAWING TITLE
3RD & 4TH TYPICAL FLOOR
PLAN

DRAWING NO.
PD2.04

Job # 25.009242

9/23/2025 10:58:57 AM

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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
5TH FLOOR PLAN

DRAWING NO.
PD2.05



1 PD2.06 6TH & 7TH TYPICAL FLOOR PLAN
1" = 20'-0"

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



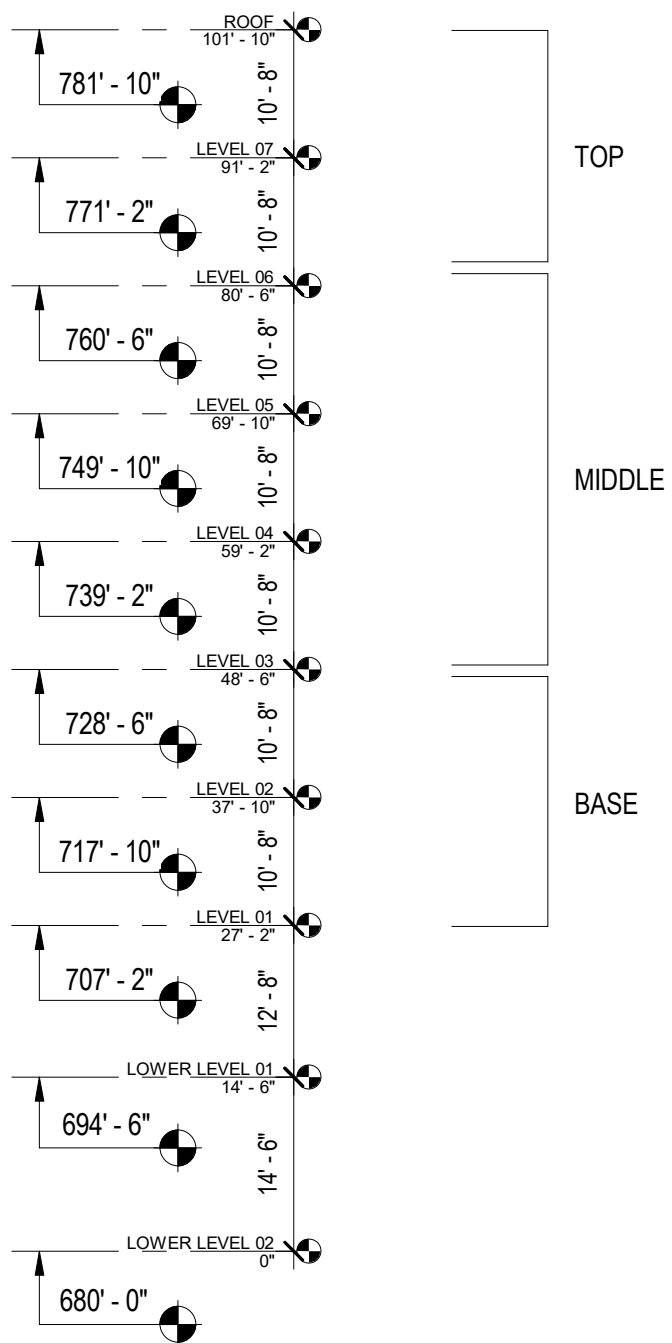
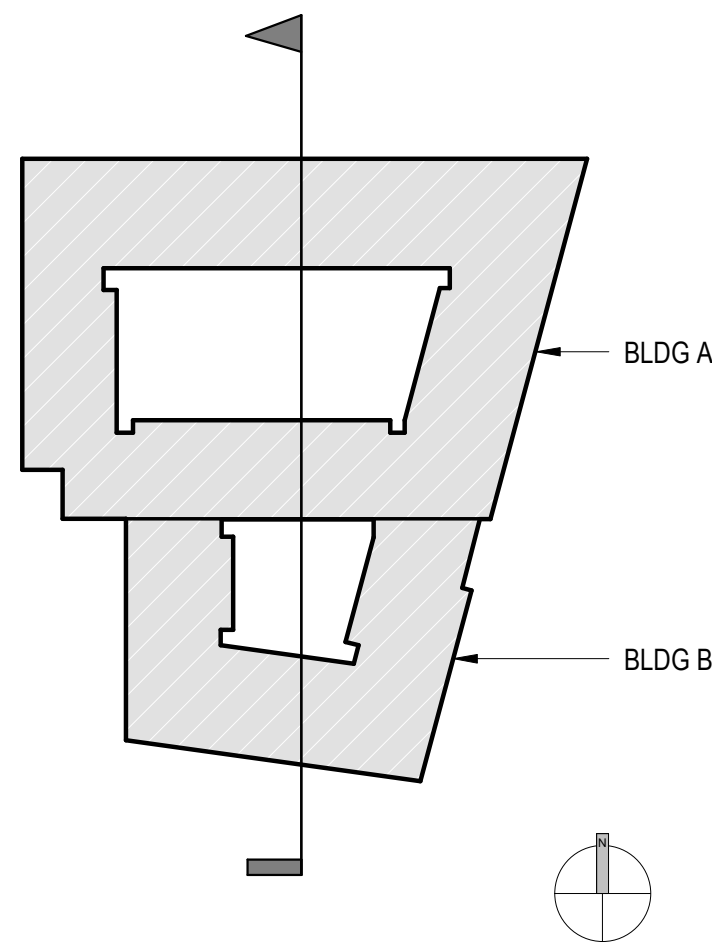
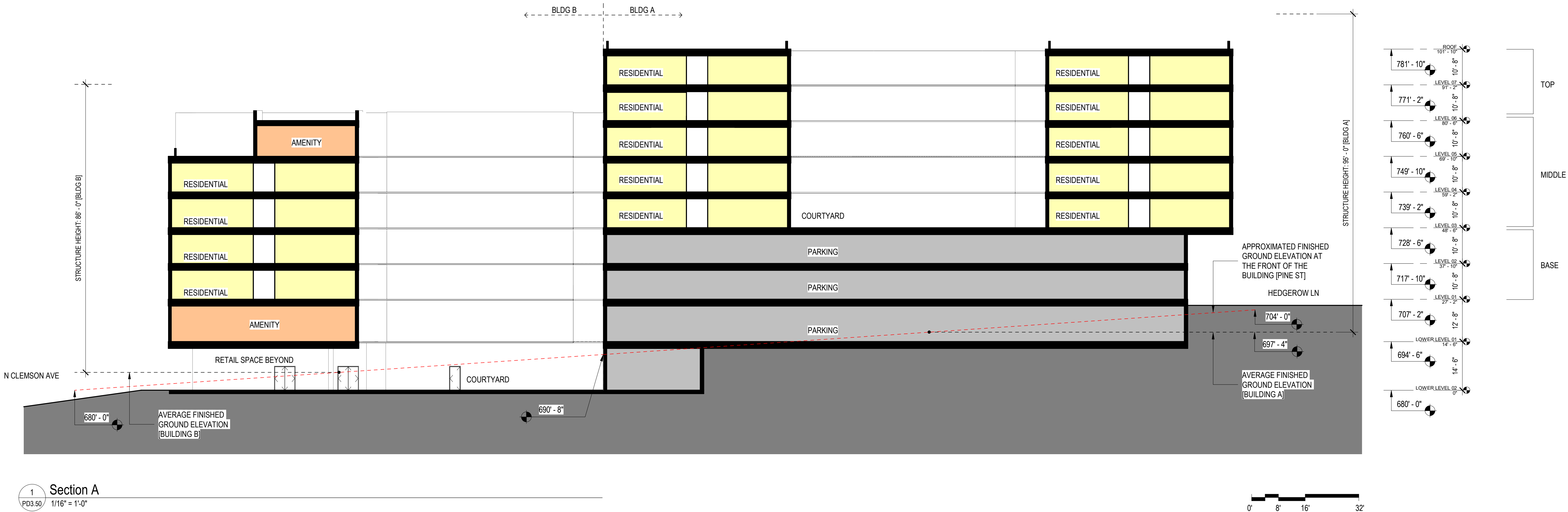
CHAPTER AT CLEMSON

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

DRAWING ISSUE		
#	DESCRIPTION	DATE
A	PD SUBMISSION	06.23.2025

DRAWING TITLE
6TH & 7TH TYPICAL FLOOR
PLAN

DRAWING NO.
PD2.06



1 Section A
PD3.50 1/16" = 1'-0"

Lamar Johnson
Collaborative

35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
PH: 312.658.0747

CRG

INTEGRATED
REAL ESTATE
SOLUTIONS

35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

53

THE 53 GROUP
The53Group.com

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

9/23/2025 10:59:10 AM © 2025 LJC

Report on PUD-000461-2025
Proposed Planned Development (201 Pine Street)
August 11, 2025

Overview

An application for a proposed planned development (PUD-000-461-205) was received from Ms. Alison Mills, Vice President of Design and Development of CRG, on June 23, 2025. As proposed, the project, which will be located on 3 parcels situated near 201 Pine Street, will consist of a student-oriented market rate multifamily housing development with approximately 723 beds in 203 units, and approximately 5,000 square feet of retail space. Additionally, it will include a public courtyard plaza facing N. Clemson Ave., and will have 367 parking spaces, of which 31 will be dedicated for public/retail use.

Location

As noted above, the project site is proposed to be located on three parcels of land situated near 201 Pine Street. The parcels proposed to be developed include:

TMP# 4044-19-52-4316

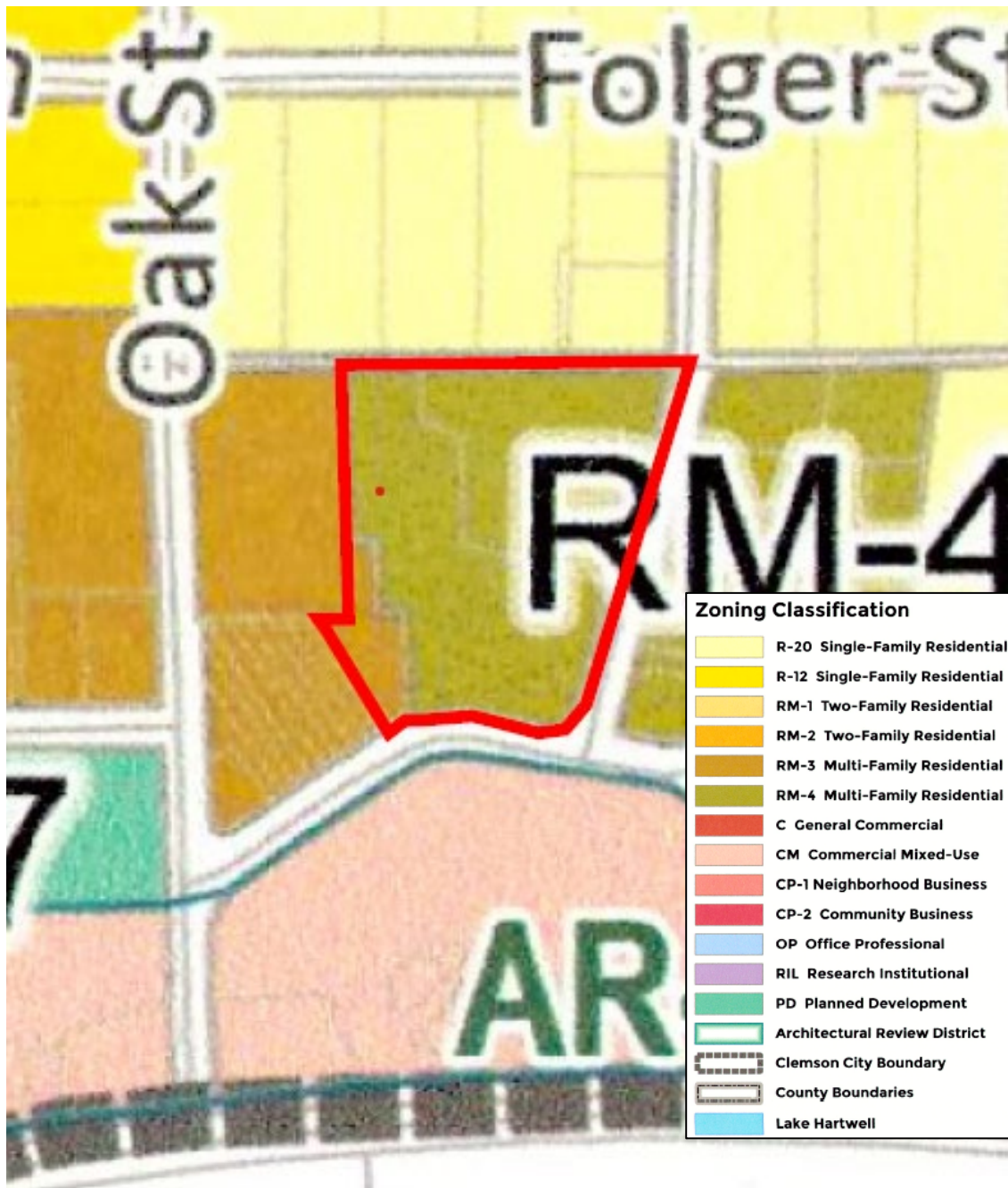
TMP#4044-19-52-3149

TMP#4044-19-52-2137

See map below.



Current Zoning



The current zoning of the properties on which the project is proposed to be located is split, with two parcels zoned RM-4 Multi-family District, and one small parcel situated on the southwest corner of the project zoned RM-3 Multi-family Residential District. The zoning of neighboring parcels includes CM Commercial Mixed-use District parcels to the

south of the site; RM-3 and RM-4 Multi-family Residential District parcels on the west and east, respectively; and R-20 Single-family Residential District parcels across Hedgerow Lane to the north.

Existing Development

The proposed development is to be located on property currently occupied by an existing student-housing apartment complex. Tax records show that the 3-story residential buildings were built in 2015.





Future Land Use

The properties are shown on the Future Land Use Map in the Comprehensive Plan to be high-density residential, which is consistent with the proposed development.



Clemson NEXT White Paper

Although the properties were not specifically included in the suggested boundary of the Catalyst Area identified as Downtown West by the Clemson NEXT strategic plan's white paper, they are situated adjacent to it and share a number of its characteristics. The site is easily walkable to campus, directly accessible from Walter T. Cox Boulevard (Hwy 93), and, although located just south of R-20 parcels across Hedgerow Lane, is also "somewhat topographically separated" from nearby traditional single-family neighborhoods. It should be noted that the plan recommended Downtown West be "maximized" for density and student housing development. The map below, which was taken from the white paper, illustrates the proposed site location in relation to the recommended catalyst area.

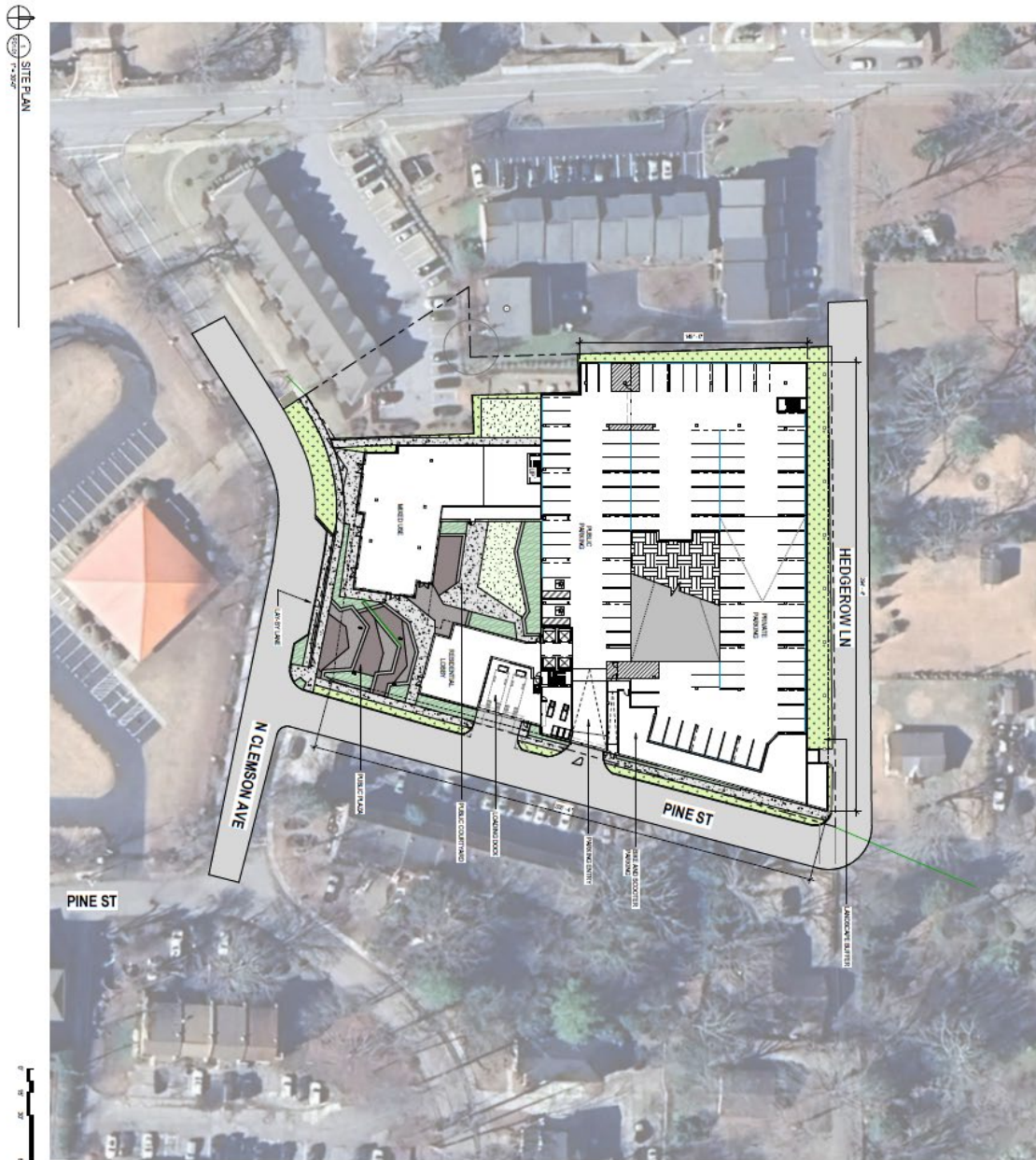
High-Level, Preliminary Land-Use Concept Map (Site 1)



Planning Commission Review Process

A concept presentation workshop, the first of the three required Planning Commission sessions in a planned development review, was held on July 14, 2025. The informal public meeting scheduled for August 11, 2025 is the second.

***Site Plan**



PUD-000461-2025 Planned Development (201 Pine Street)
Informal Public Meeting

*See published plan set for more details

Application



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 2 INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

PUD-000461-2025

File no.: R - -	PIN: 4044-19-52-4216 & 4044-19-52-3149	Date submitted: 07 / 25 / 2025	Informal public meeting date: 08 / 11 / 2025
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OWNER(S) INFORMATION

Last name: Gilley		First: David	Middle:	Interest
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: 145 E. 44th St.	City: Indianapolis	State: IN	ZIP Code: 46205	
Daytime phone no.: (317) 806-6713	Fax no.: ()	E-mail: davidgilleydm@gmail.com		

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Mills		First: Alison	Middle:
CRG Acquisition, LLC			
Mailing address: 8640 Evans Avenue	City: Berkeley	State: MO	ZIP Code: 63134
Daytime phone no.: (314) 412-7390	Fax no.: ()	E-mail: millsa@realorg.com	

PROPERTY INFORMATION

Property address: 201 & 203 Pine St., Clemson, SC	Property dimensions: 240 X 332	Property area: 1.833 acres	Current zoning district: RM4
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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 avenue. The Planned Development consists of market-rate, student-oriented multifamily housing, 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 approximately 353 parking spaces of which 31 are dedicated for public/retail parking.



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PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

PUD-000461-2025

File no.: R - - -	PIN: 4044-19-52-2137 - - - - -	Date submitted: 07 / 25 / 2025	Informal public meeting date: 08 / 11 / 2025
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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.: (802) 748-8706	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 CRG Acquisition, LLC	First: Alison	Middle:	
Mailing address: 8640 Evans Avenue	City: Berkeley	State: MO	ZIP Code: 63134
Daytime phone no.: (314) 412-7390	Fax no.: ()	E-mail: millsa@realcrg.com	

PROPERTY INFORMATION			
Property address: 300 N. Clemson Avenue	Property dimensions: 45 X 183	Property area: 0.190 acres	Current zoning district: RM4

REQUIRED INFORMATION
<i>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.</i> The 201 Pine Street Mixed-Use Planned Development is located at 201-203 Pine Street and 300 N. Clemson avenue. The Planned Development consists of market-rate, student-oriented multifamily housing, 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 approximately 353 parking spaces of which 31 are dedicated for public/retail parking.

398 COLLEGE AVE - CLEMSON, SC

PLANNED DEVELOPMENT

AUGUST 1, 2025
LV COLLECTIVE



NILES BOLTON ASSOCIATES

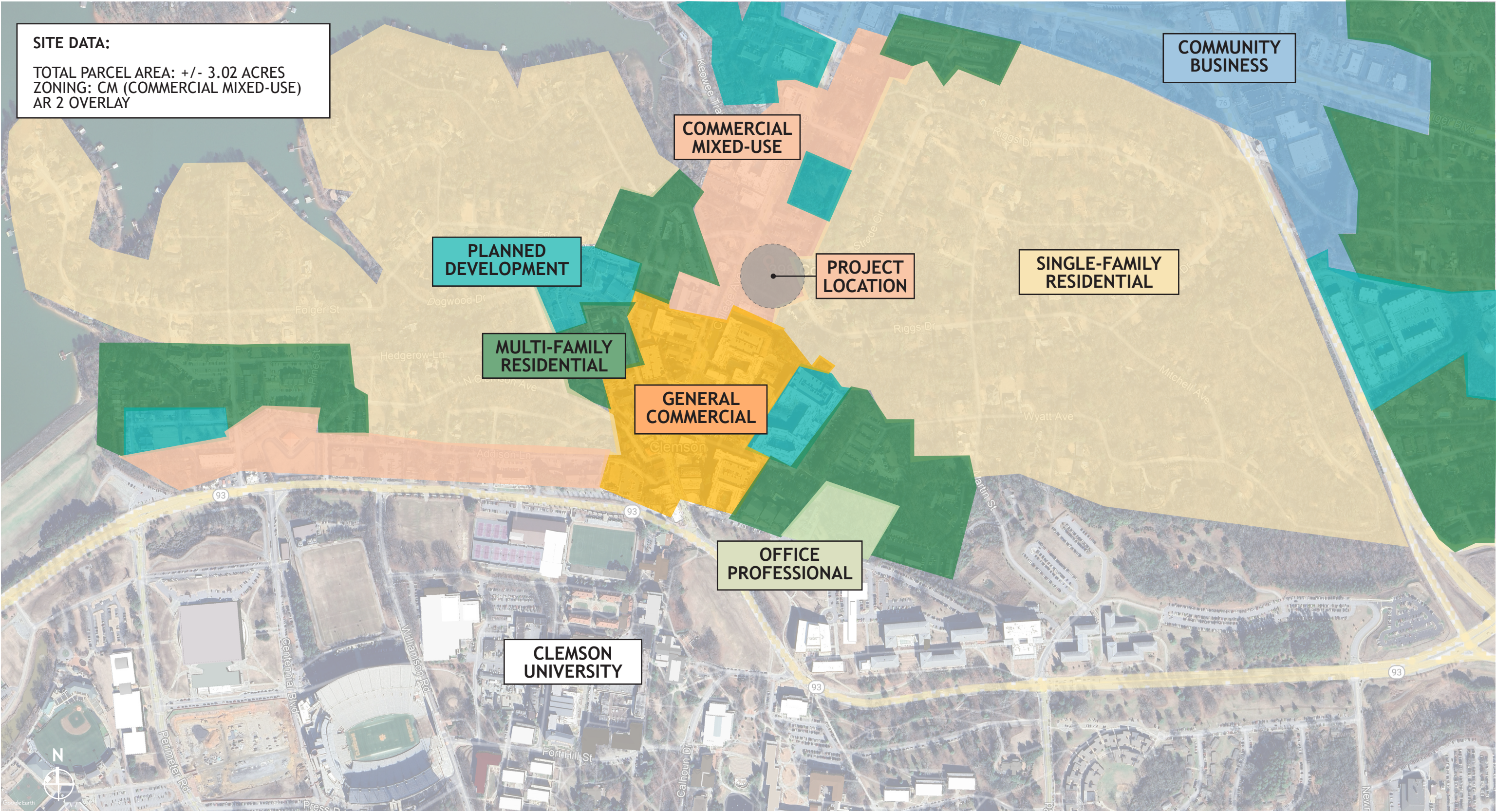
Project Location Map

398 College Ave - Clemson, SC



Existing Conditions - Zoning

398 College Ave - Clemson, SC



Existing Conditions - Site Considerations

398 College Ave - Clemson, SC



Conceptual Landscape Plan

398 College Ave - Clemson, SC



Conceptual Perspective
398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective
398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective
398 College Ave - Clemson, SC



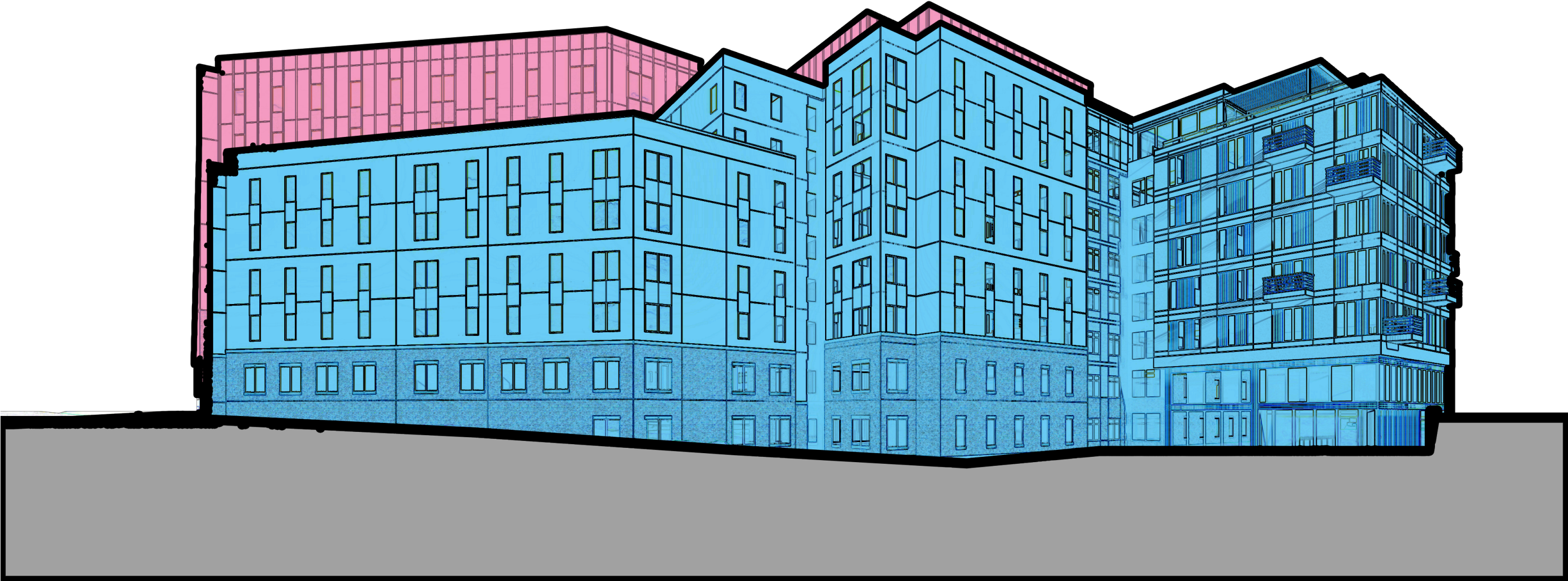
Conceptual Perspective
398 College Ave - Clemson, SC



Conceptual Perspective
398 College Ave - Clemson, SC



View from Strode - Previous/Proposed Overlay
398 College Ave - Clemson, SC



View from Strode - Previous Design

398 College Ave - Clemson, SC



View from Strode - Proposed Design w/ Previous Outline

398 College Ave - Clemson, SC



View from Strode - Proposed Design

398 College Ave - Clemson, SC

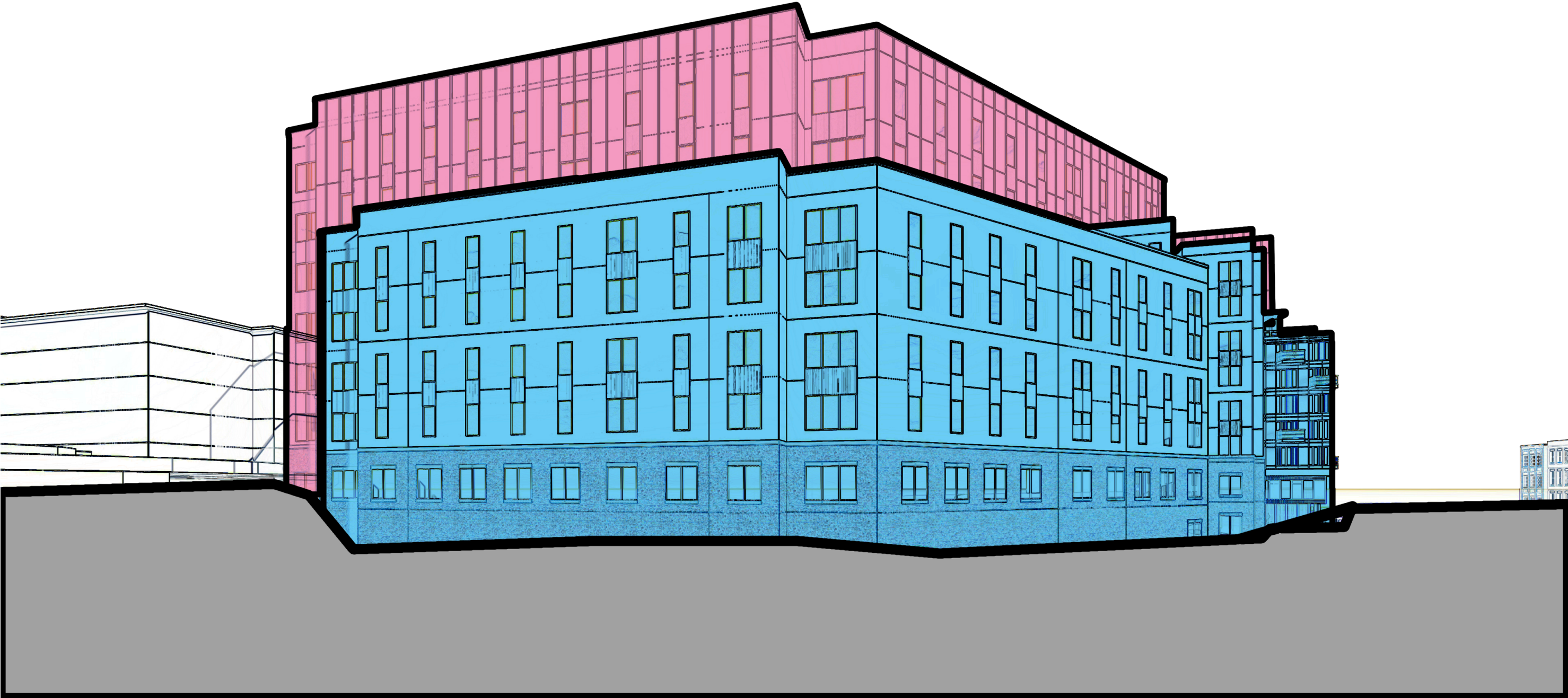


View from Strode - Proposed Design

398 College Ave - Clemson, SC



View from Riggs 1 - Previous/Proposed Overlay
398 College Ave - Clemson, SC



View from Riggs 1 - Previous Design

398 College Ave - Clemson, SC



View from Riggs 1 - Proposed Design w/ Previous Outline

398 College Ave - Clemson, SC



View from Riggs 1 - Proposed Design
398 College Ave - Clemson, SC

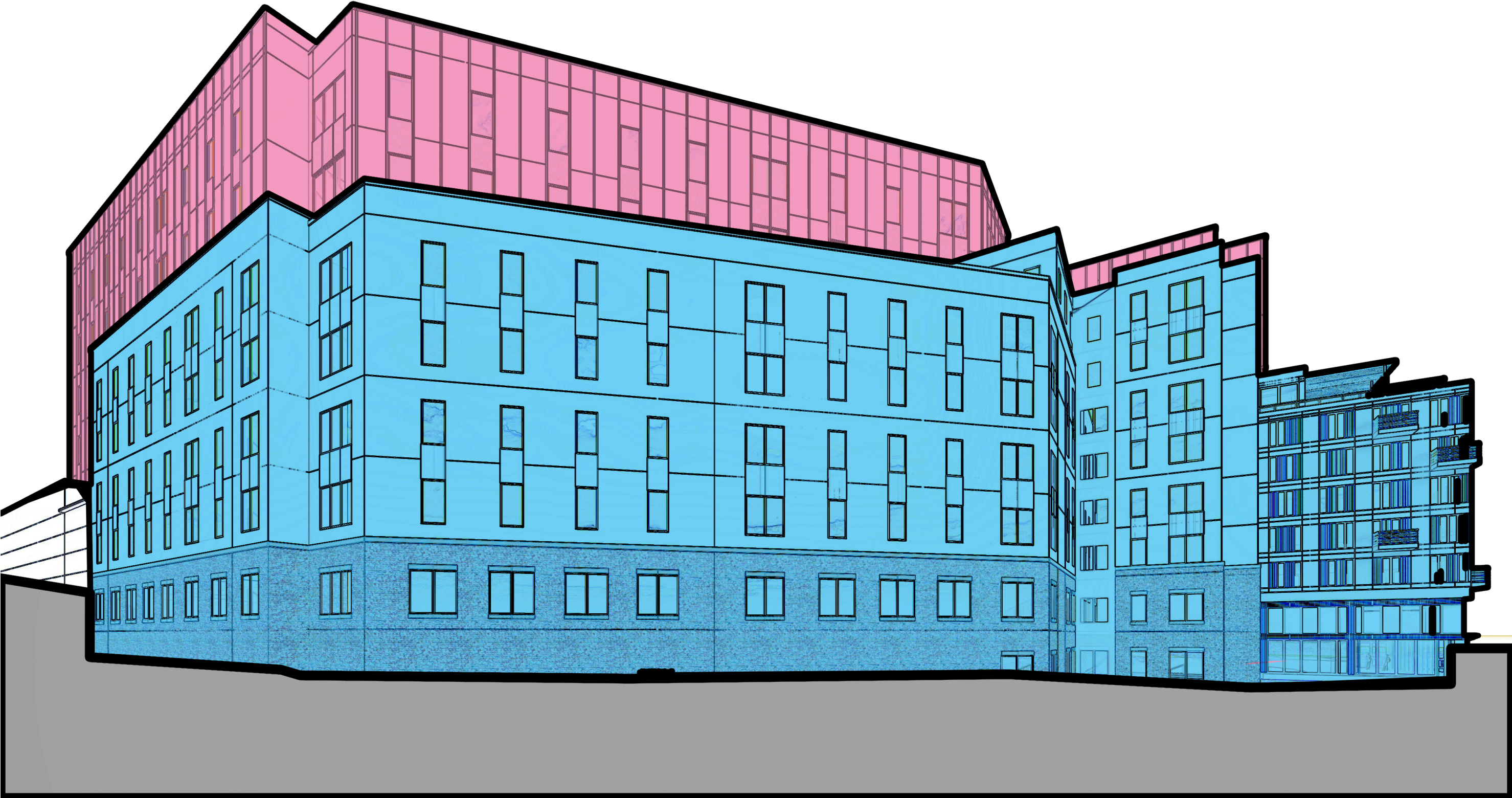


View from Riggs 1 - Proposed Design
398 College Ave - Clemson, SC



View from Riggs 2 - Previous/Proposed Overlay

398 College Ave - Clemson, SC



View from Riggs 2 - Previous Design

398 College Ave - Clemson, SC



View from Riggs 2 - Proposed Design w/ Previous Outline

398 College Ave - Clemson, SC

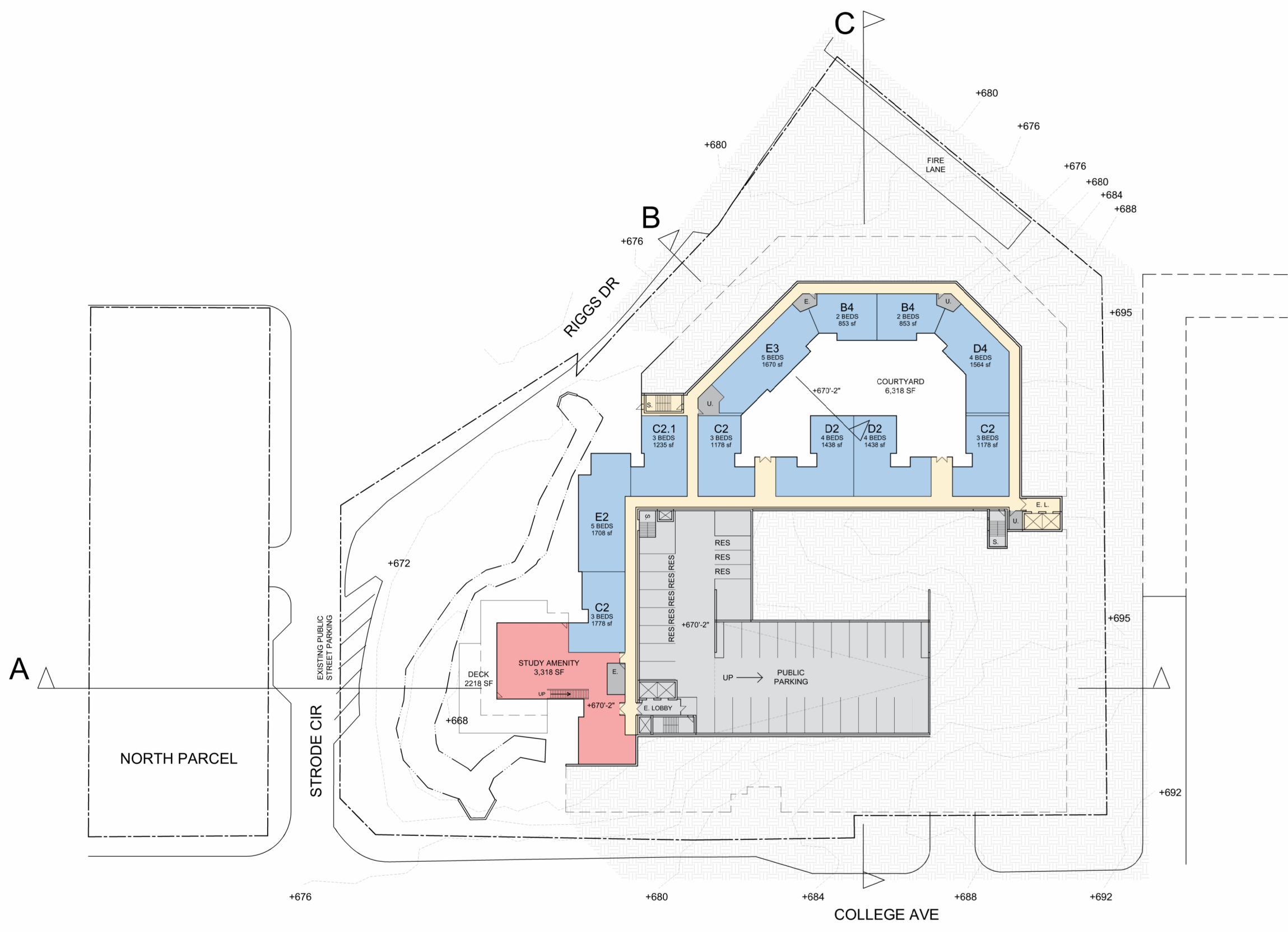


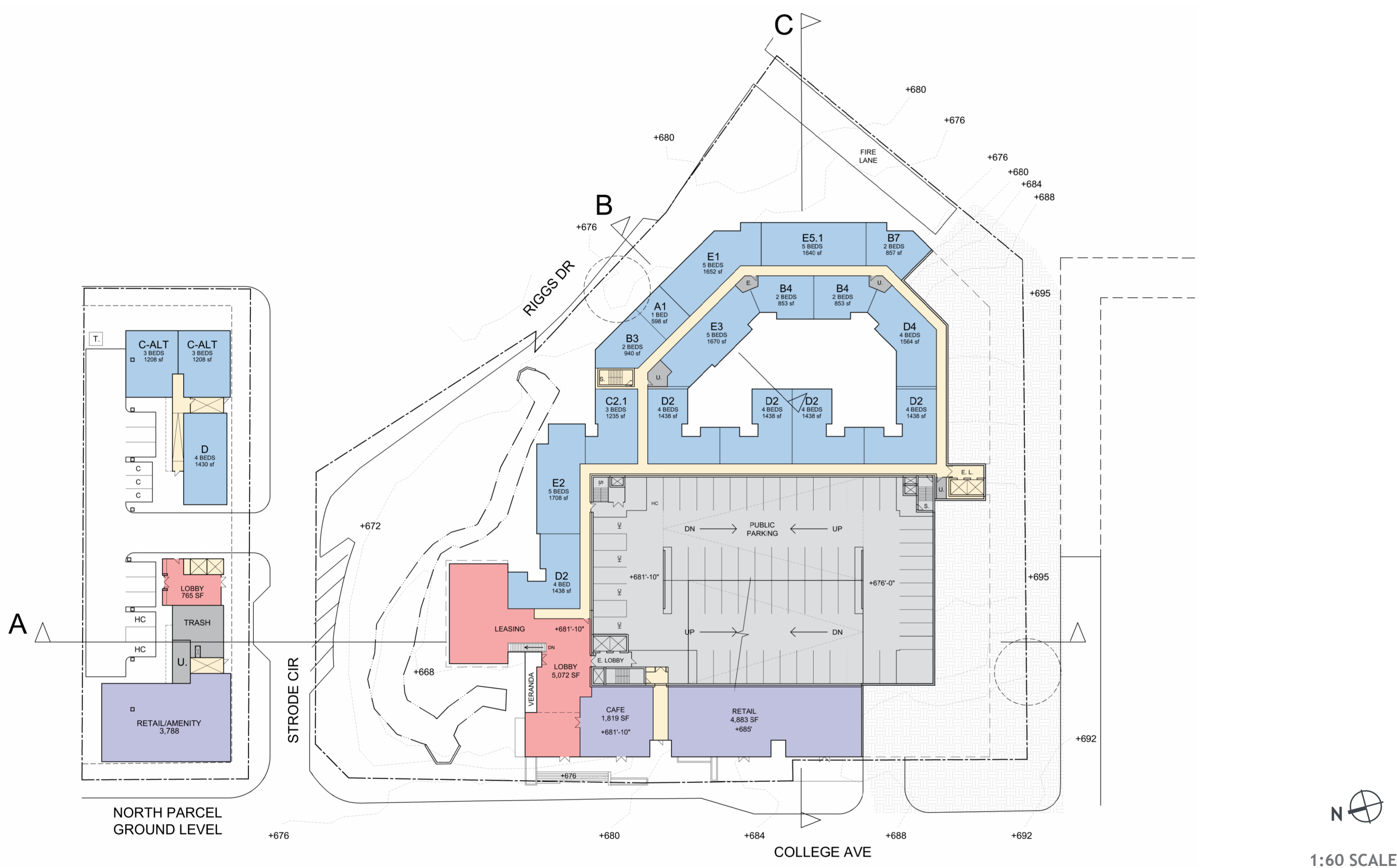
View from Riggs 2 - Proposed Design
398 College Ave - Clemson, SC

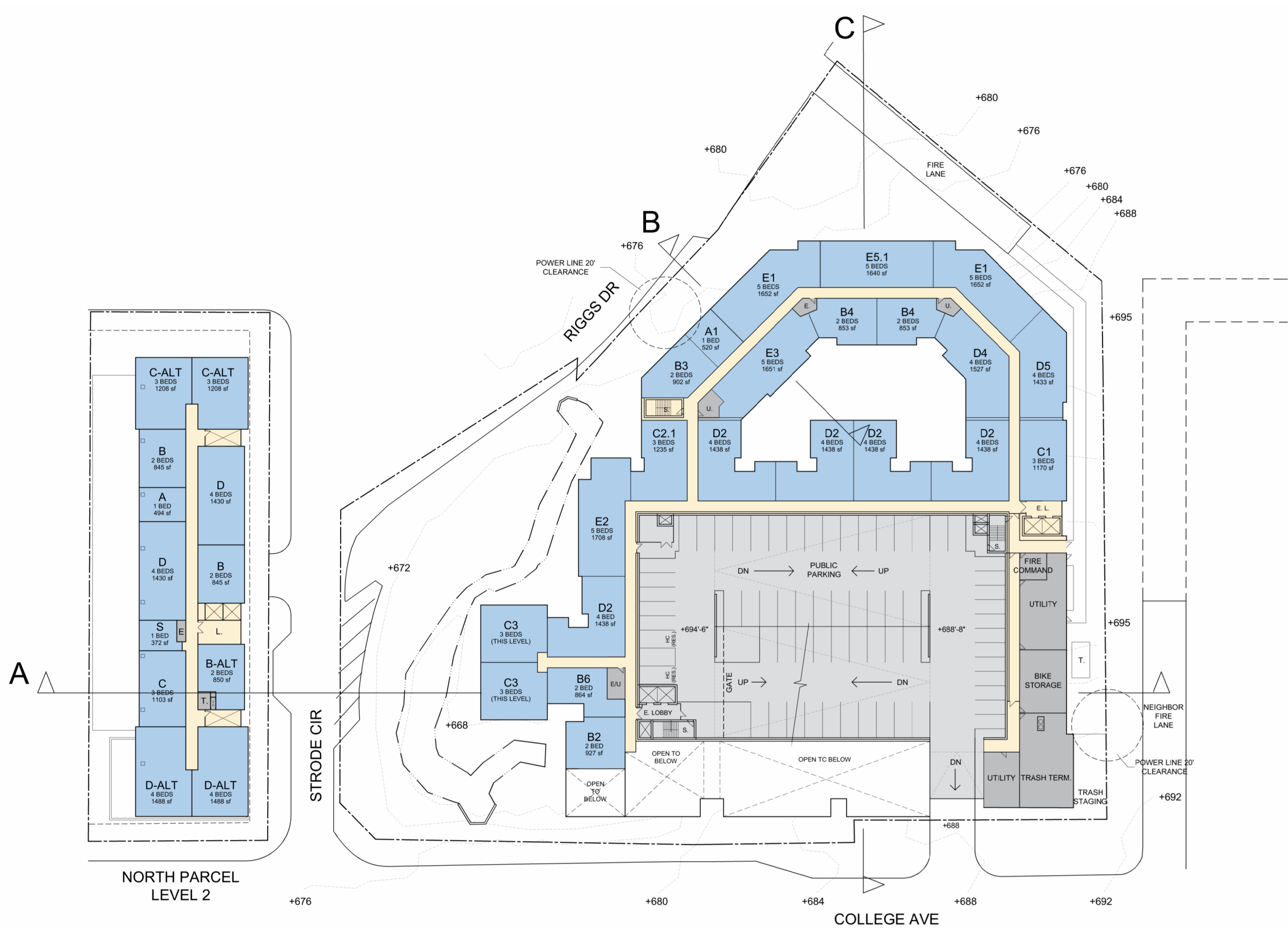


View from Riggs 2 - Proposed Design
398 College Ave - Clemson, SC

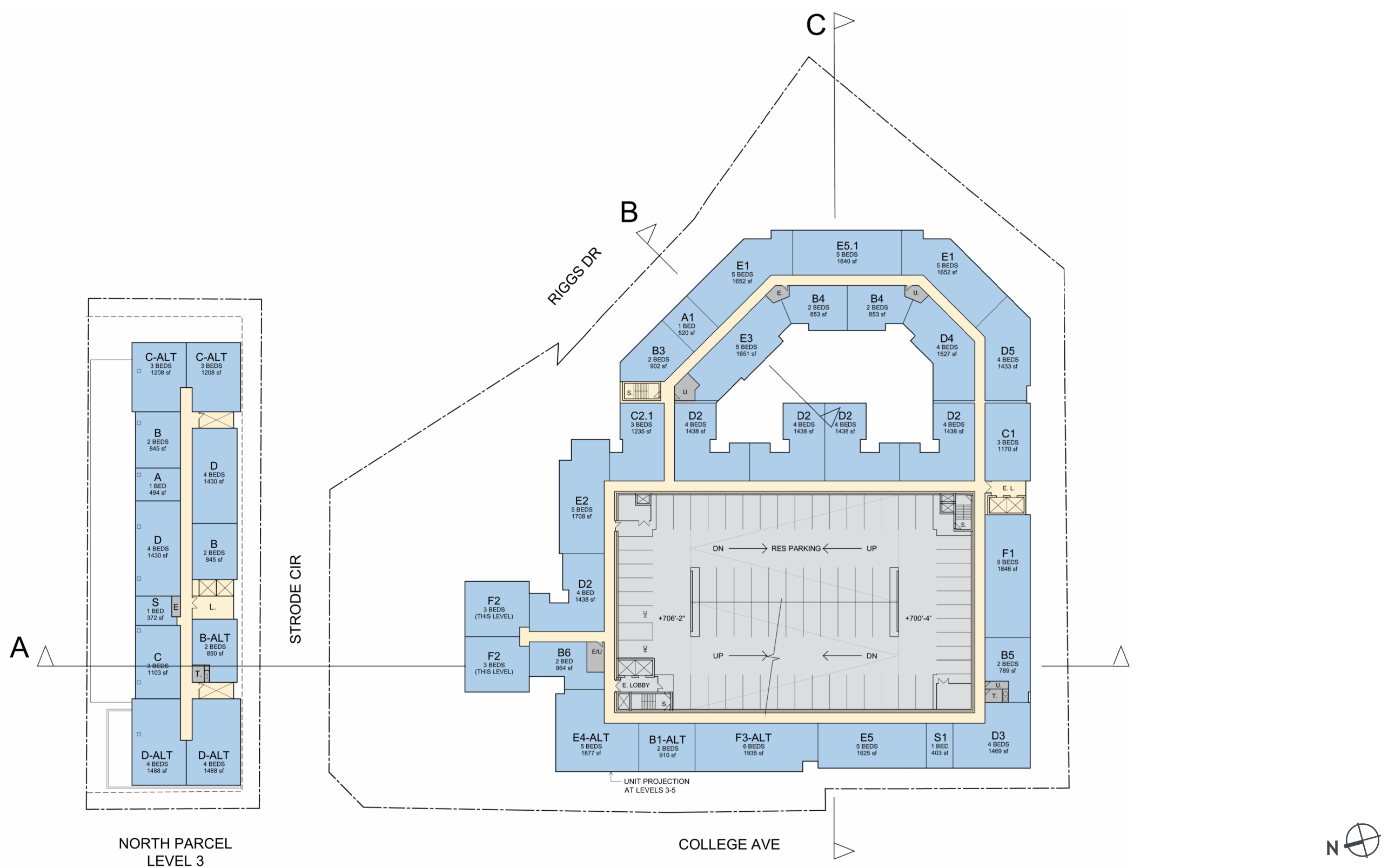


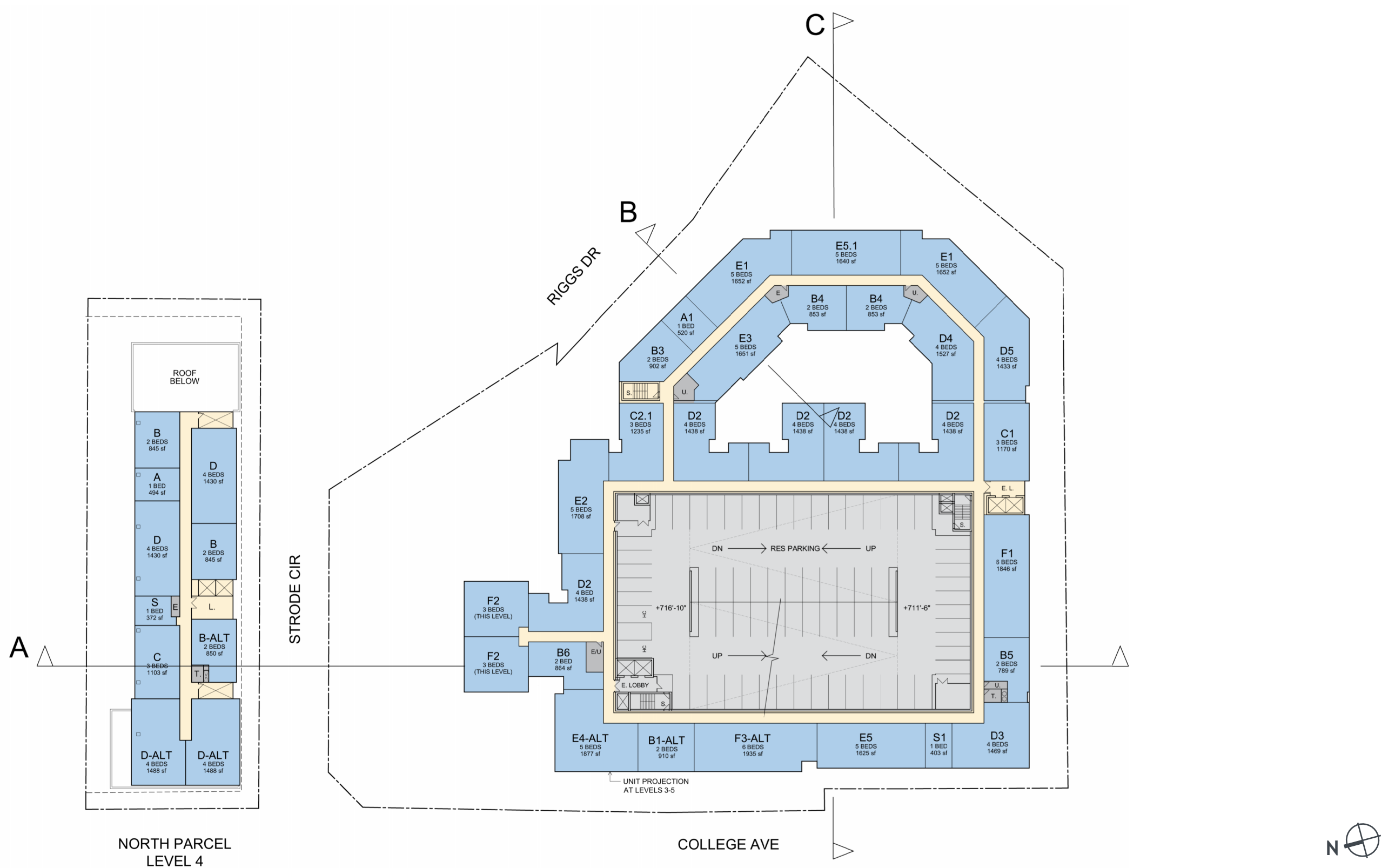


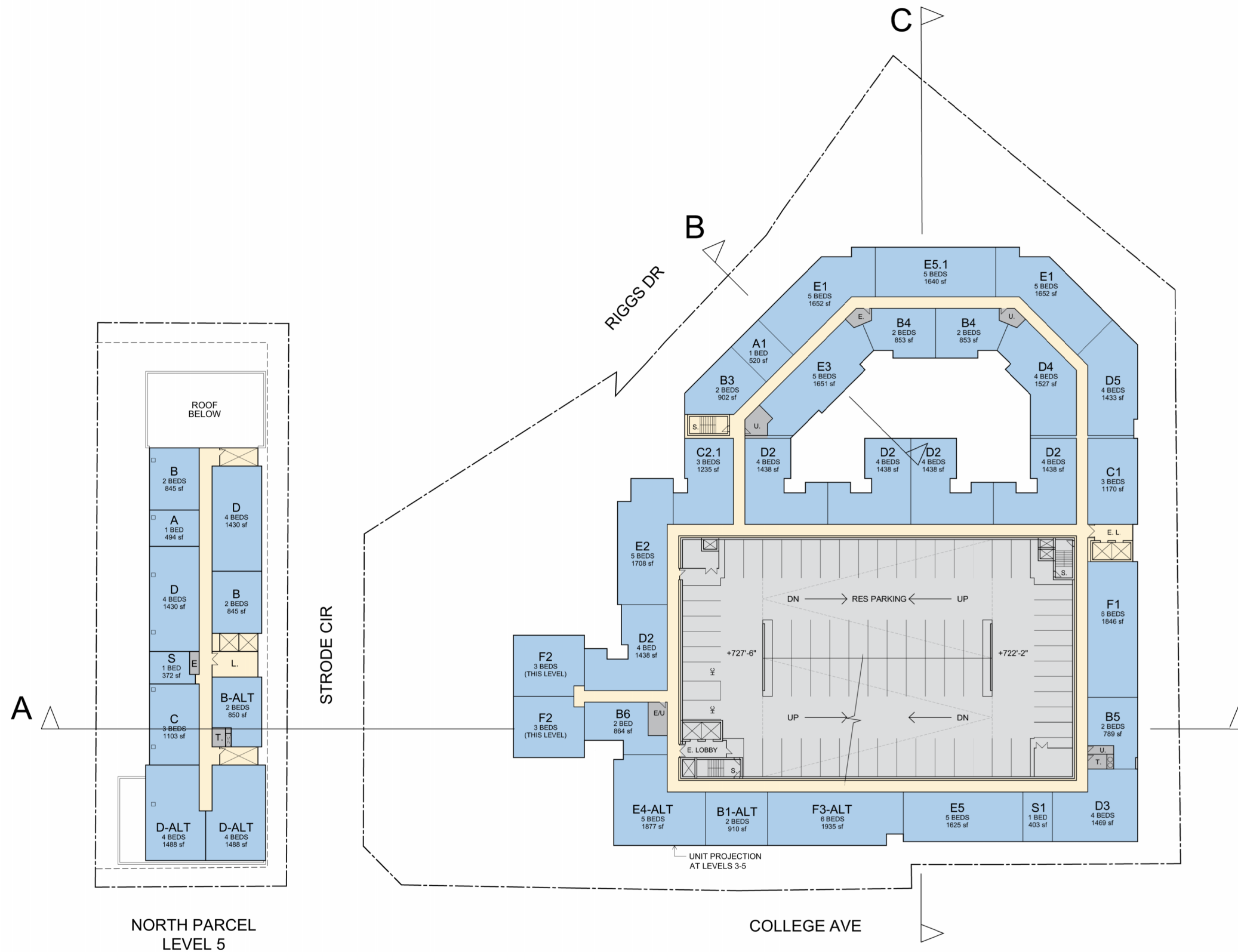


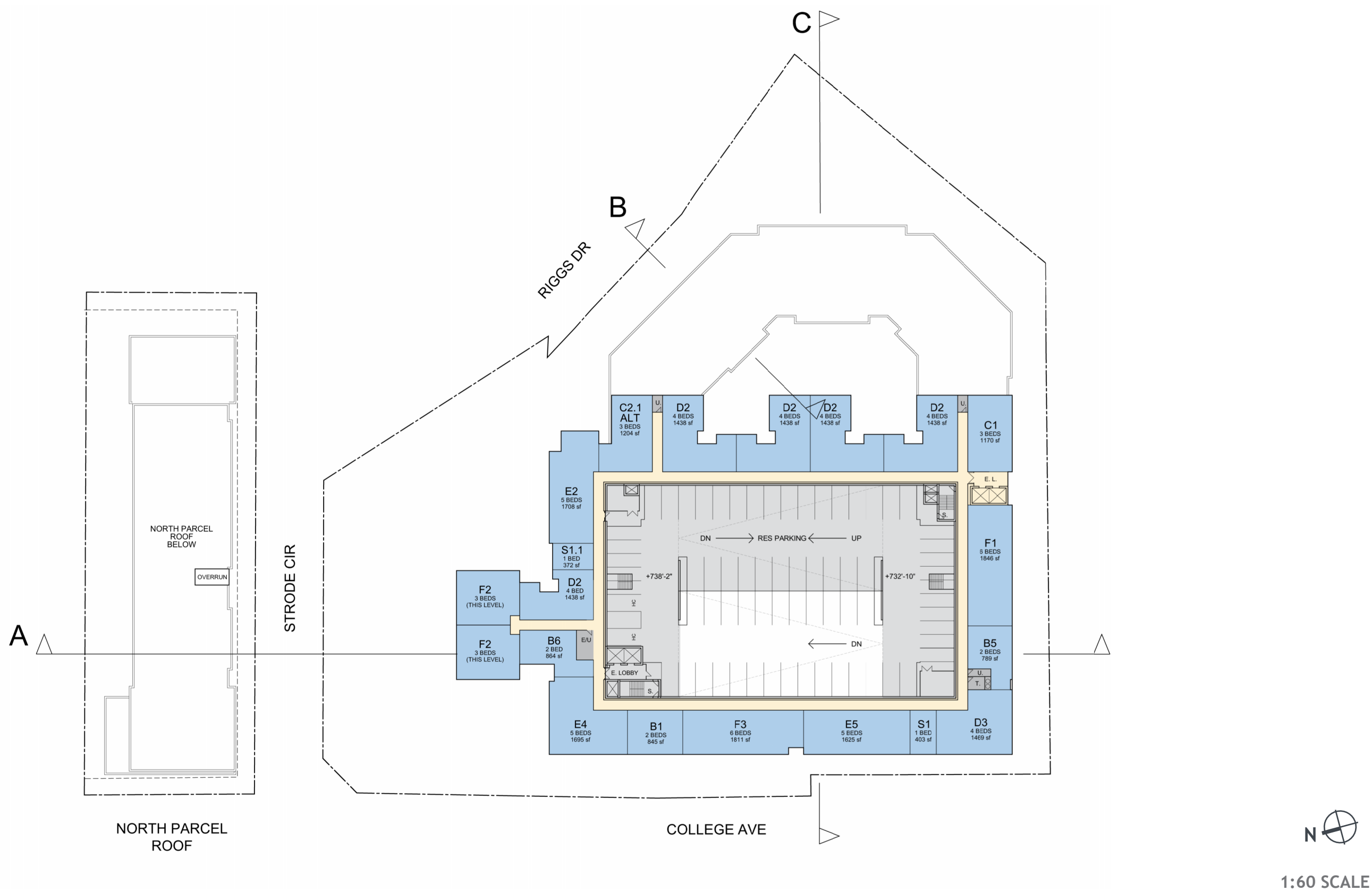


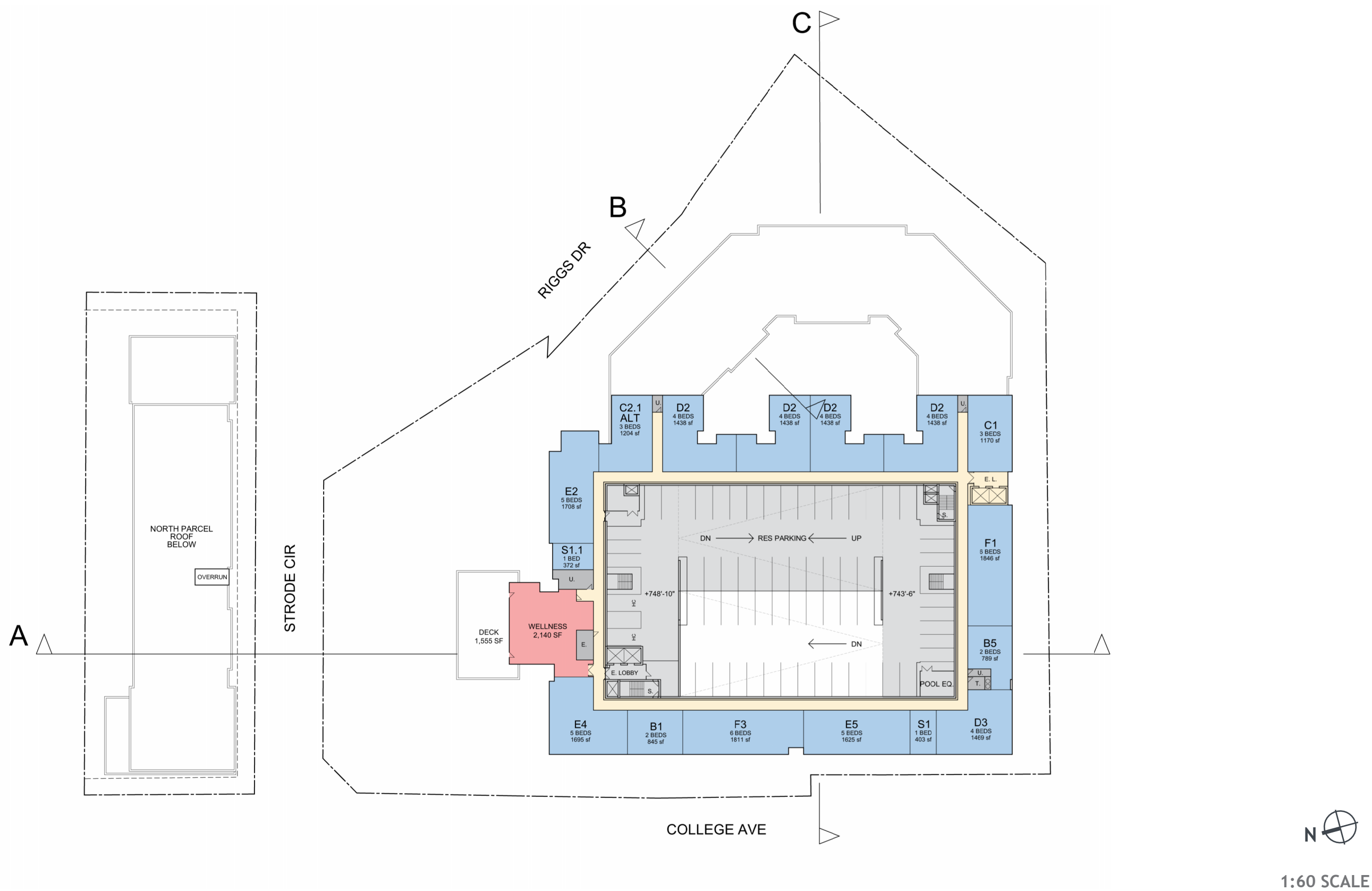
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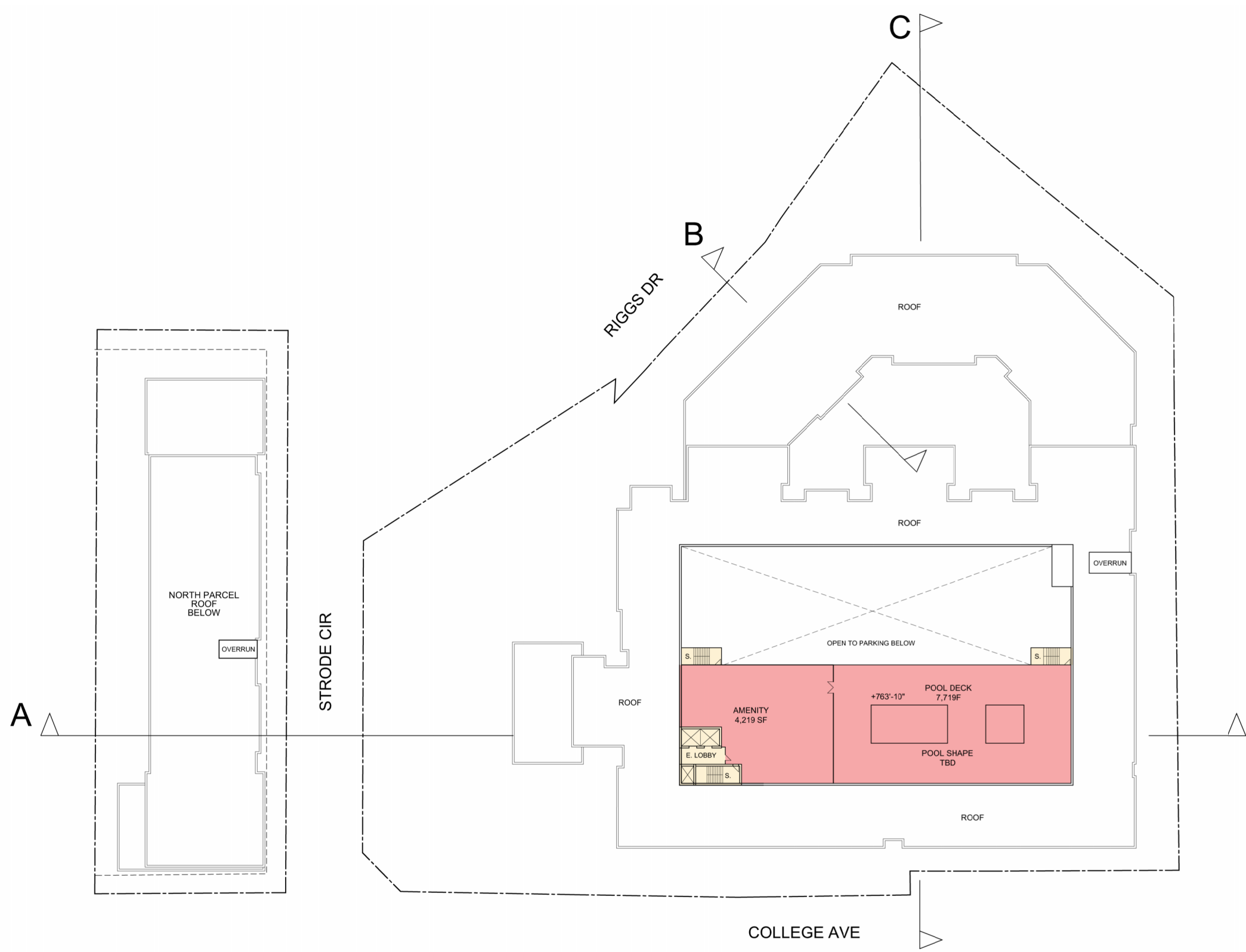


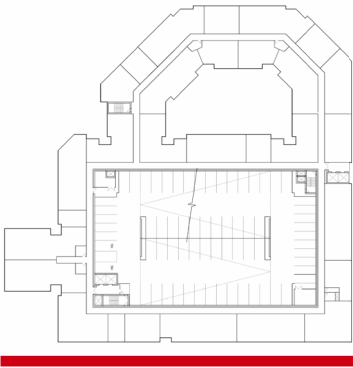
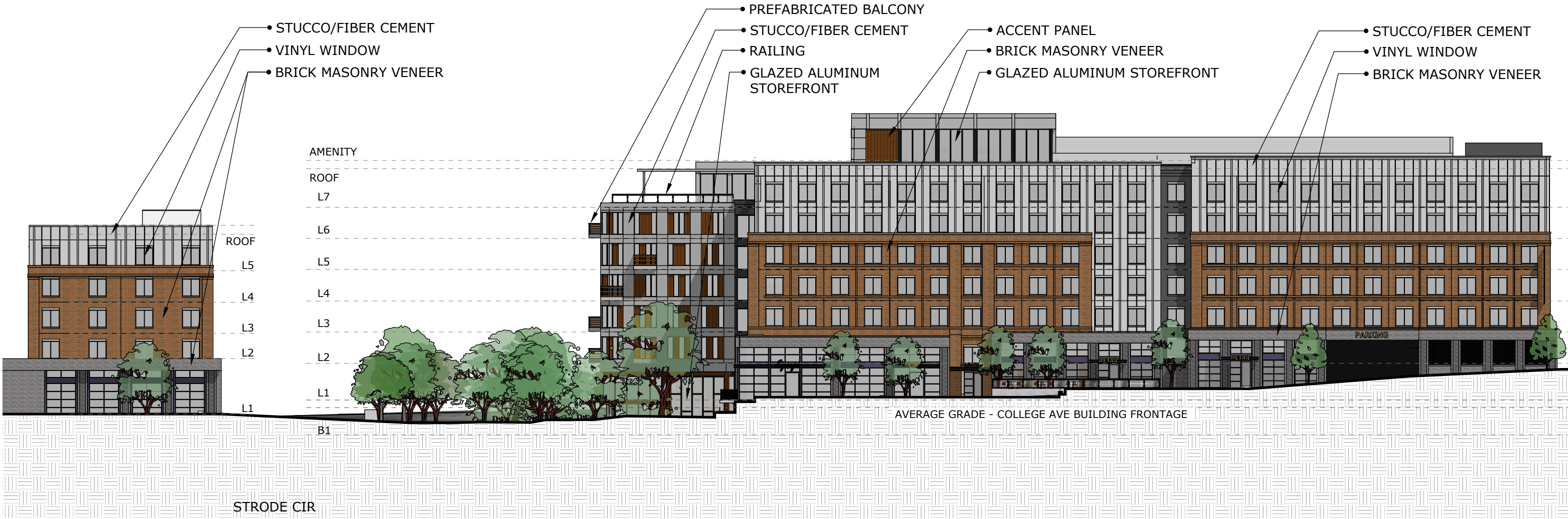




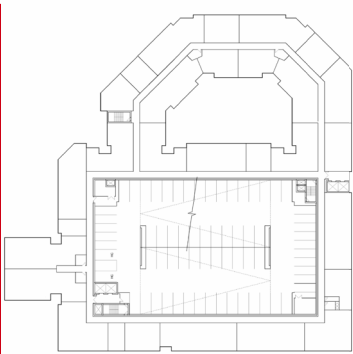
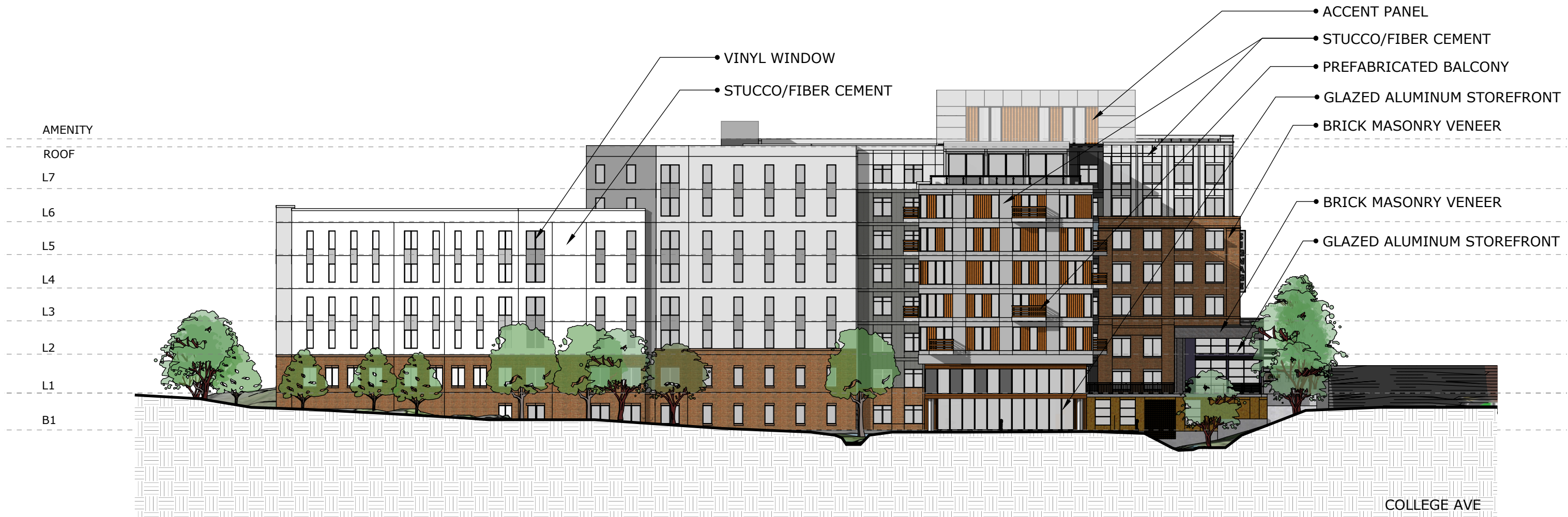




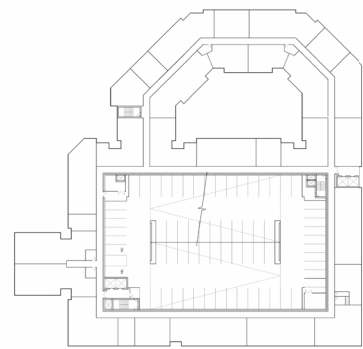
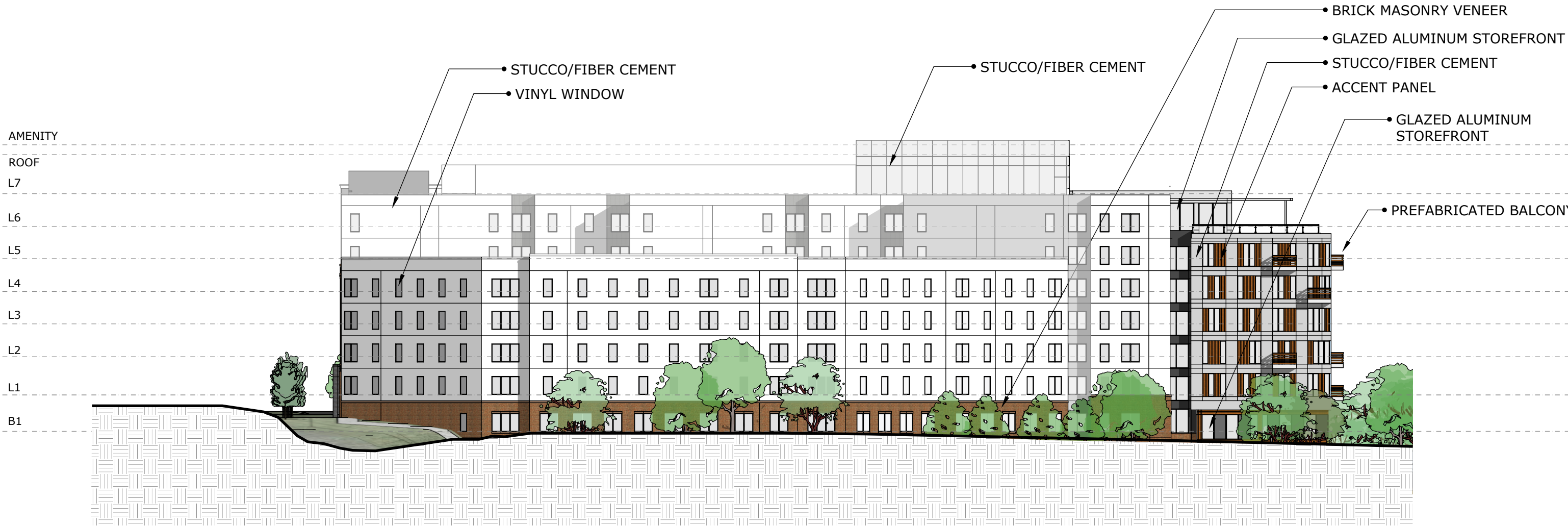




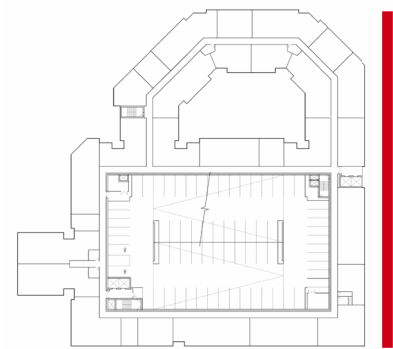
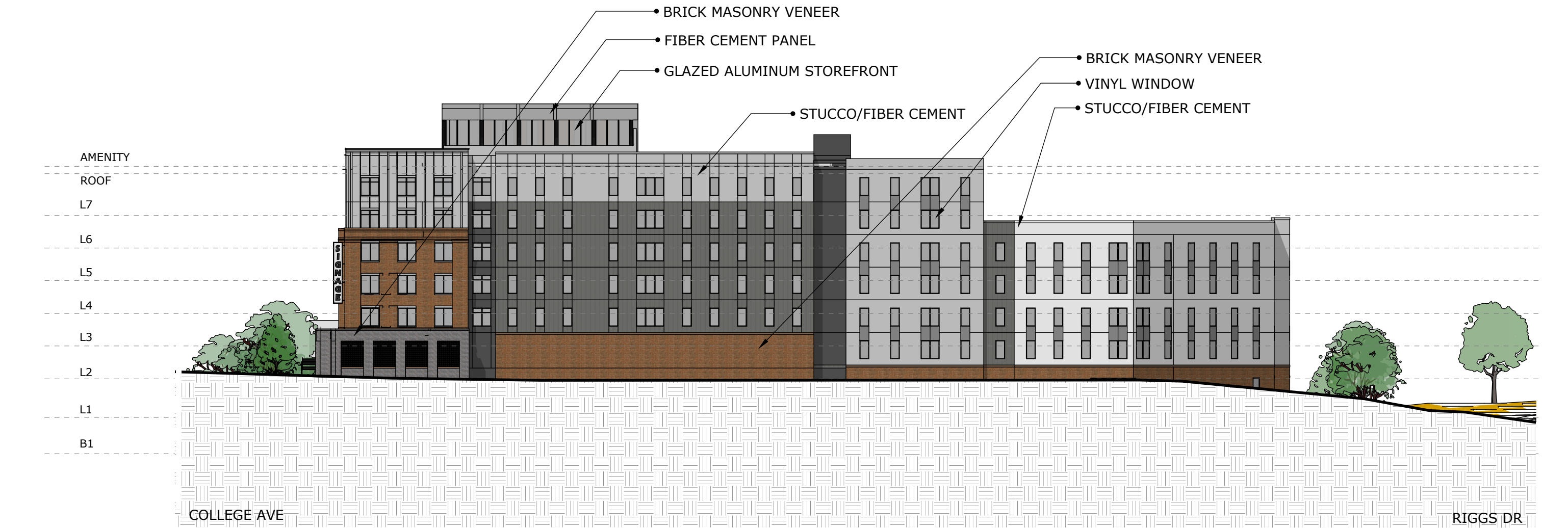
1/32" = 1'0" SCALE



1/32" = 1'0" SCALE



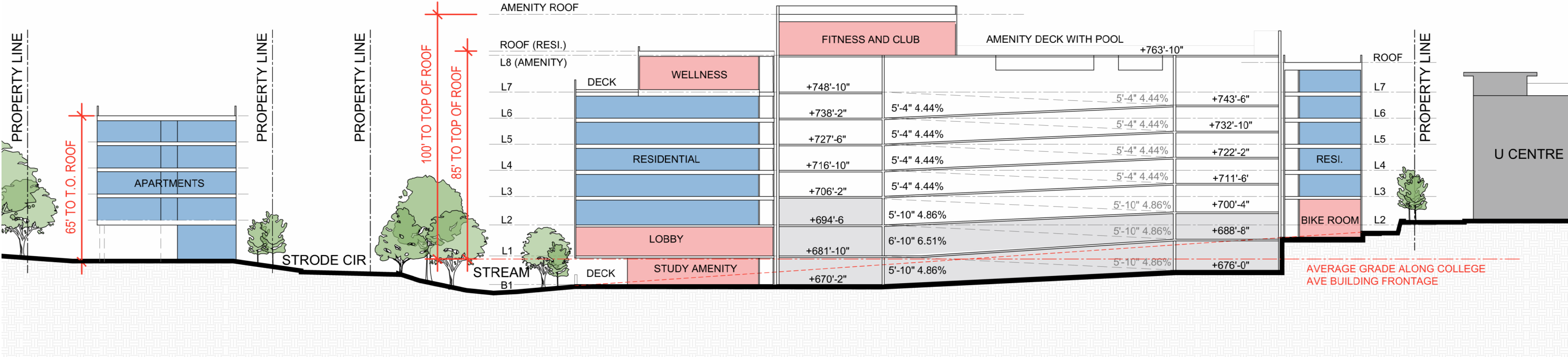
1/32" = 1'0" SCALE



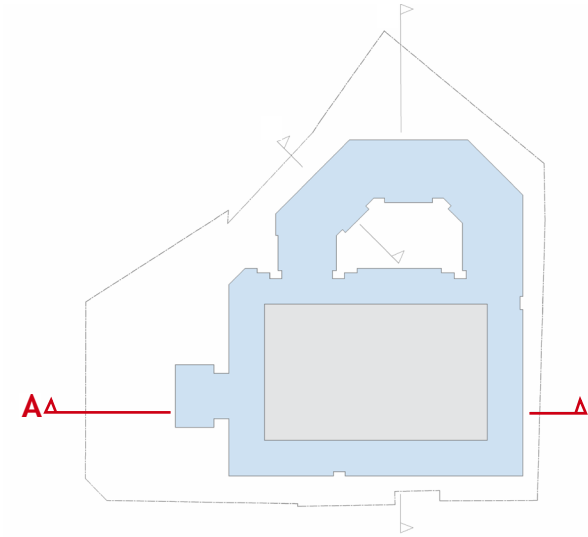
1/32" = 1'0" SCALE

College Ave. Context Elevation
398 College Ave - Clemson, SC

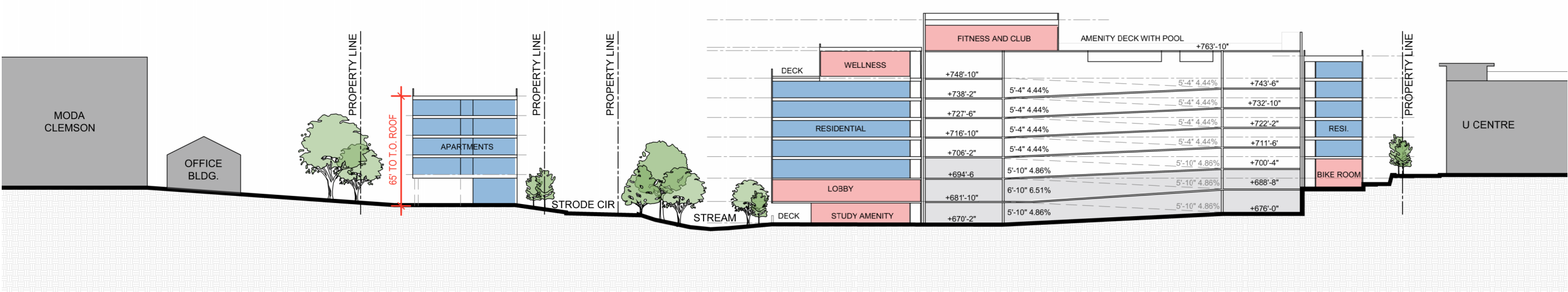




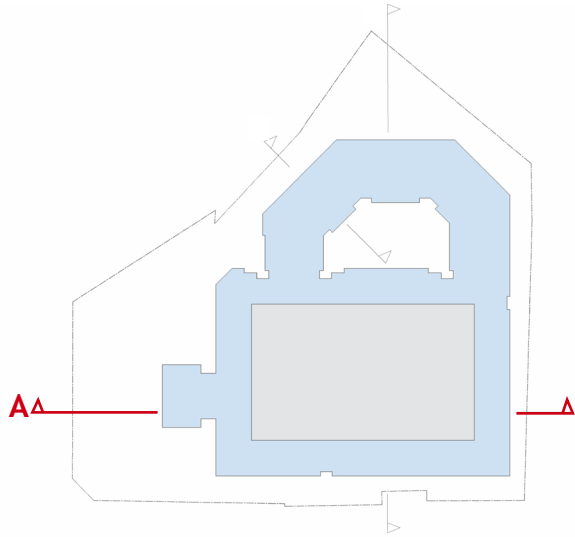
SECTION A - ENLARGED



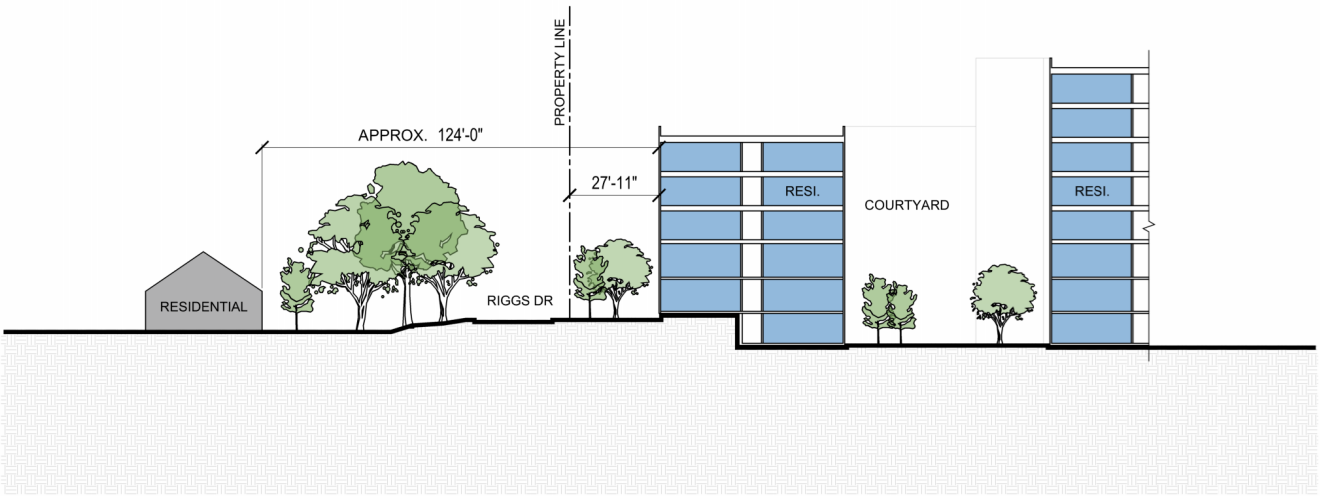
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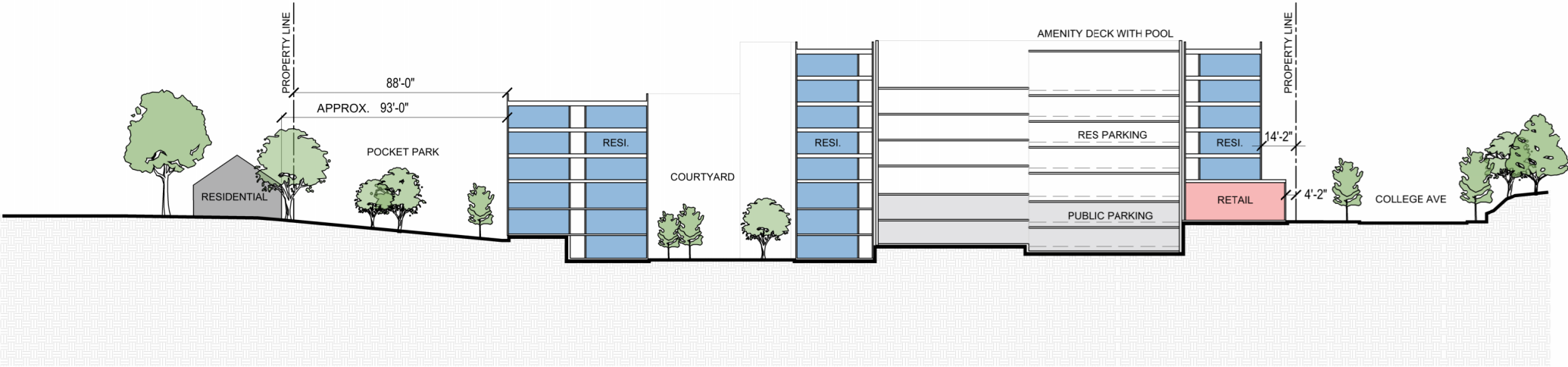
SECTION A



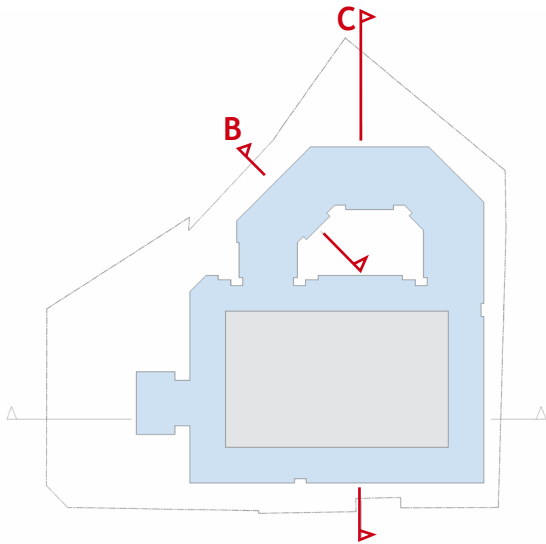
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SECTION B



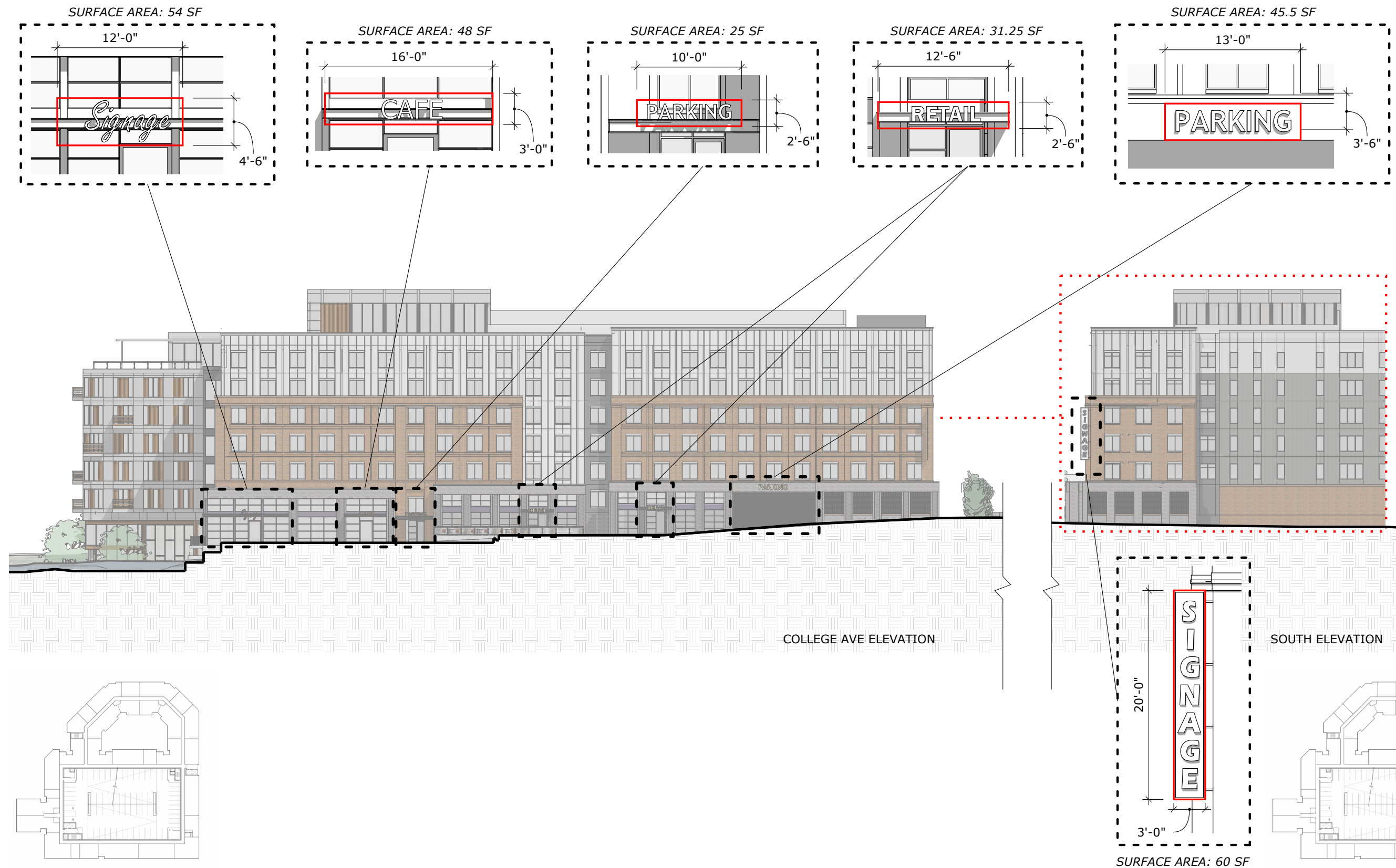
SECTION C



1:60 SCALE

Signage Diagram

398 College Ave - Clemson, SC



Conceptual Site Signage
398 College Ave - Clemson, SC



Diagram - Residential and Commercial - Access, Circulation

398 College Ave - Clemson, SC

KEY:

VEHICULAR (RESIDENT) - LEVELS 3-7

.....

VEHICULAR (NON-RESIDENT) - LEVELS B1-2

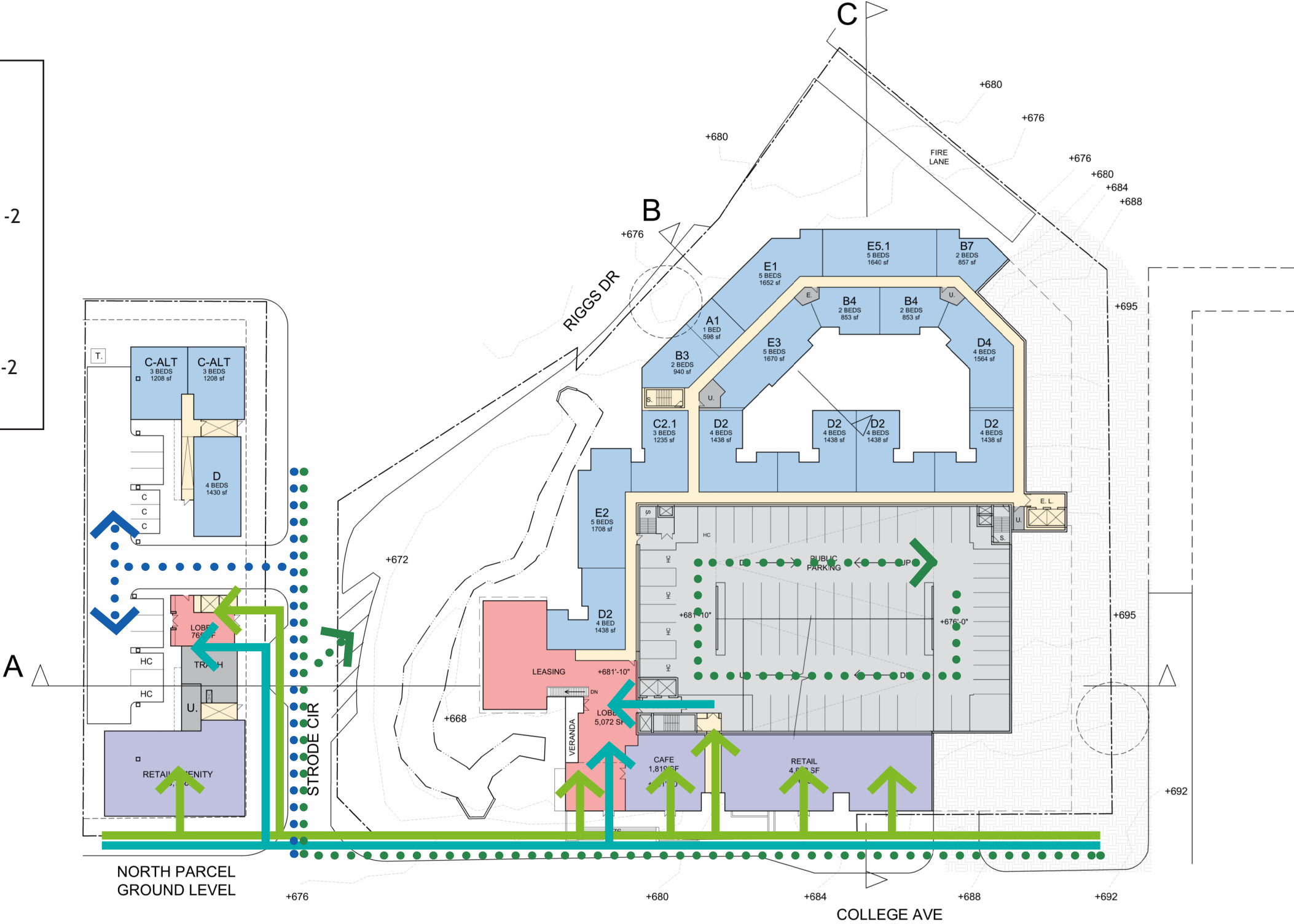
.....

PEDESTRIAN (RESIDENT) - LEVELS 1-2

—————

PEDESTRIAN (NON-RESIDENT) - LEVELS 1-2

—————



398 College Ave - Clemson, SC



Diagram - Service - Access, Circulation, Locations

398 College Ave - Clemson, SC

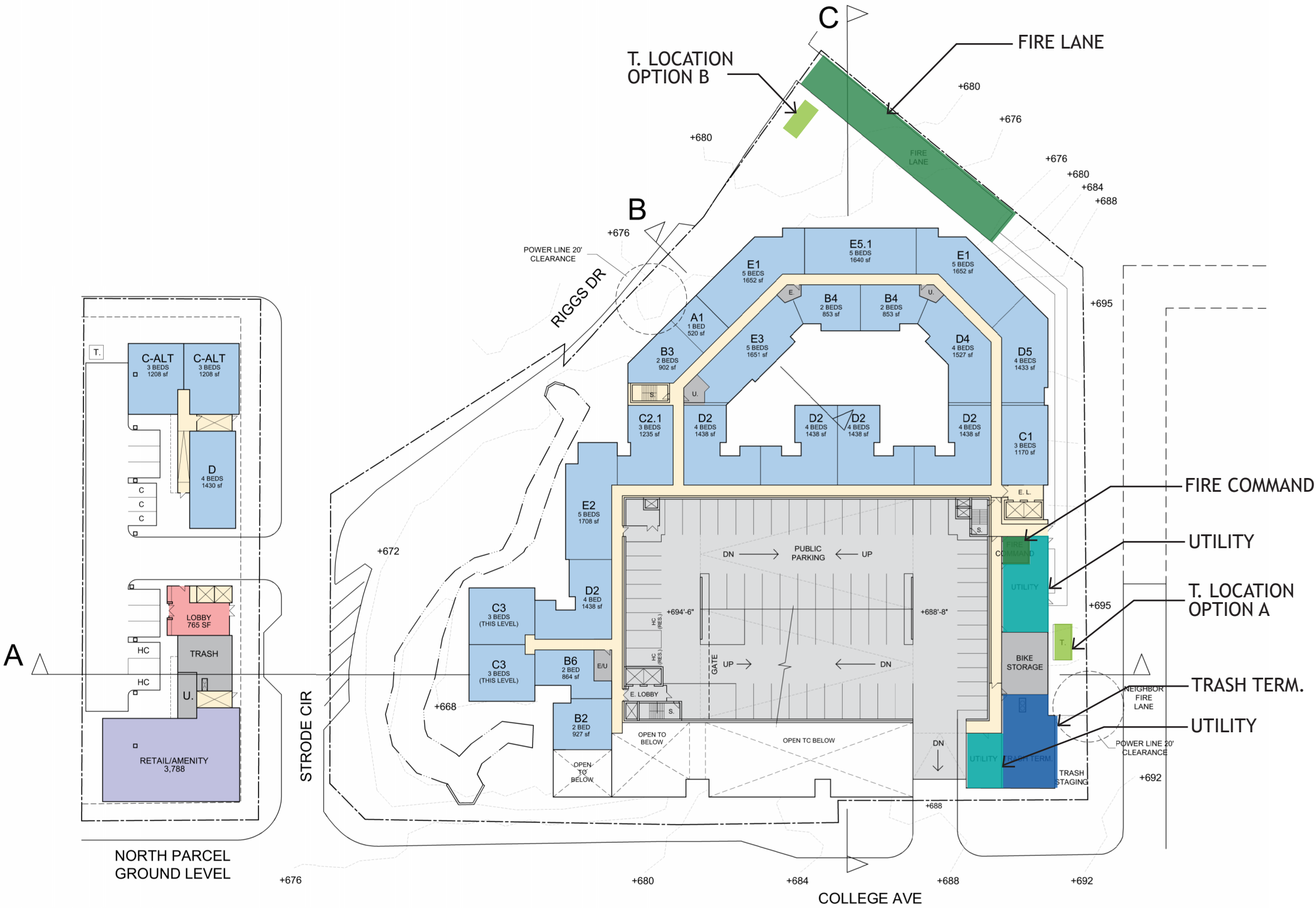
KEY:

TRASH (RESIDENTIAL AND RETAIL)

UTILITY

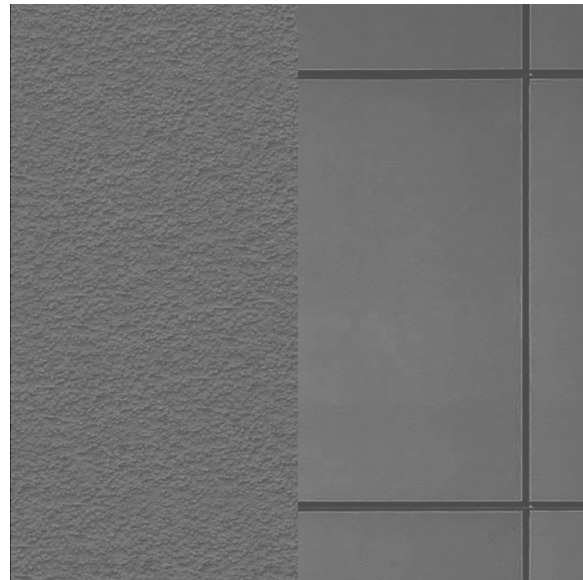
FIRE

TRANSFORMER AND GENERATOR



Material Board

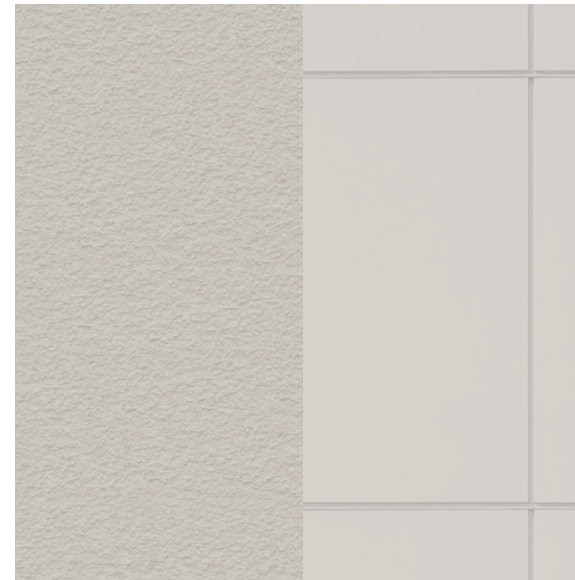
398 College Ave - Clemson, SC



STUCCO/FC PANEL
ACCENT COLOR



STUCCO/FC PANEL
COLOR 1



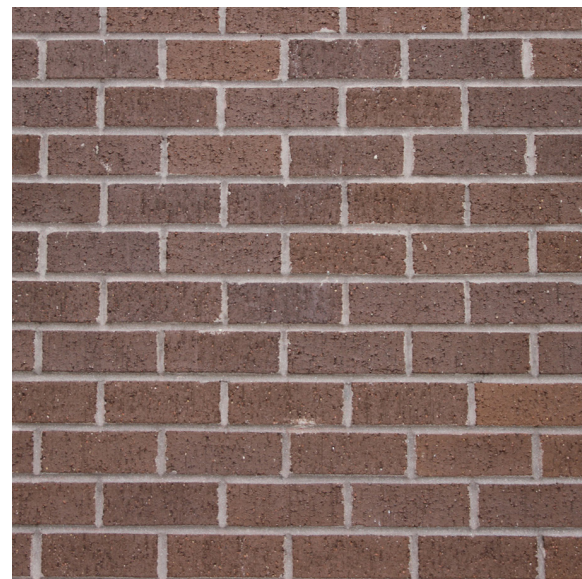
STUCCO/FC PANEL
COLOR 2



STUCCO/FC PANEL
COLOR 3



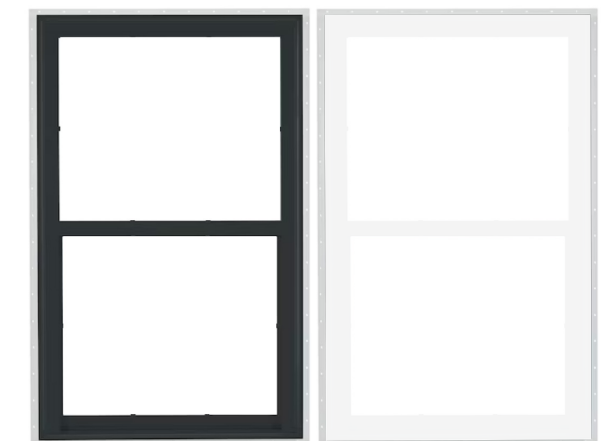
BRICK VENEER 1
CHARCOAL/IRONSPOT



BRICK VENEER 2
WARM BROWN

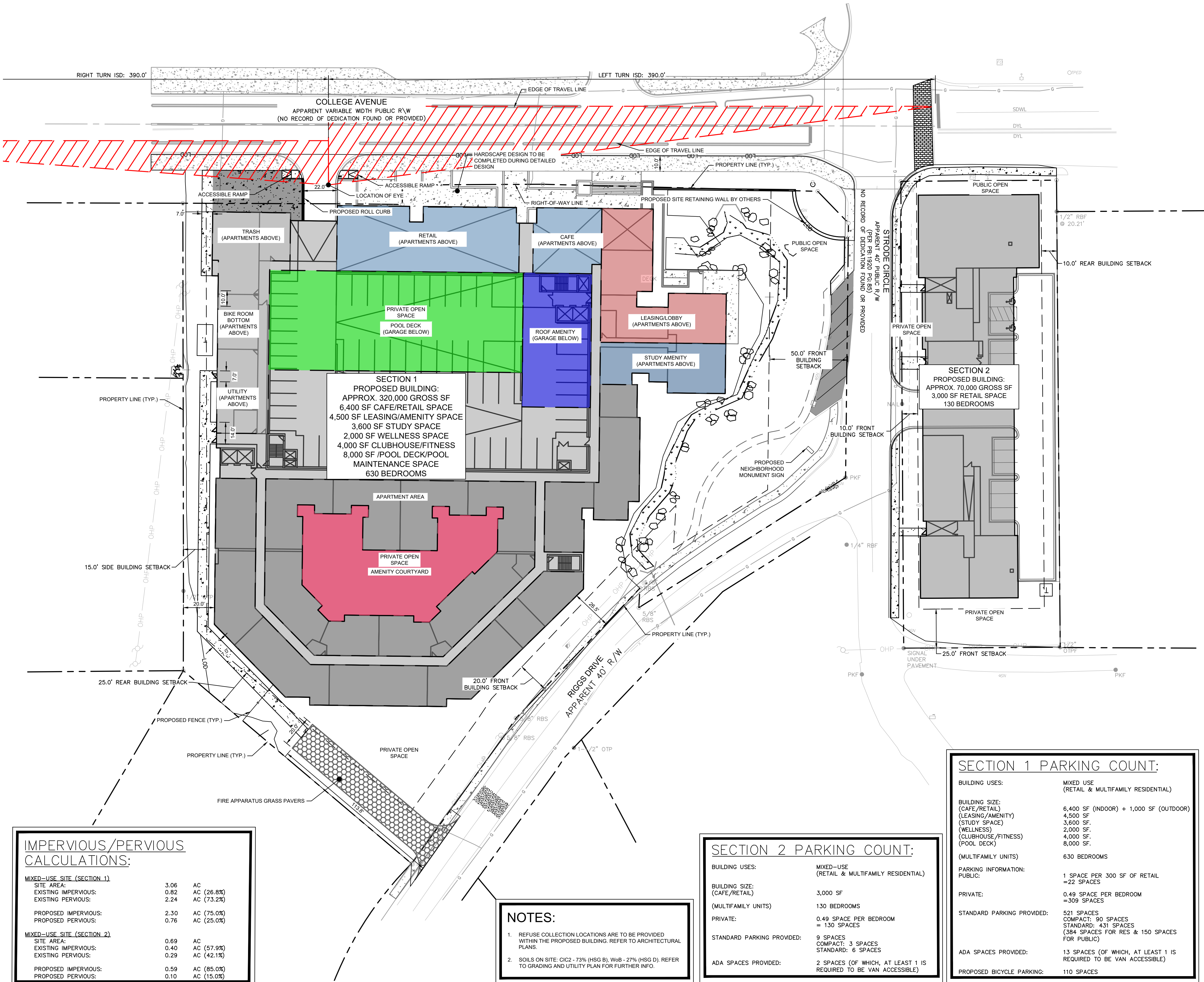


ACCENT MATERIAL - WOOD-LOOK
PANEL



VINYL WINDOWS
(BLACK AND WHITE)

Plotted By: Heintz, William Sheet: SATLV COLLECTIVE CLEMSON COLLEGE AVE - Layout C4-00 ZONING SITE PLAN - August 01, 2025 09:45:02.m K:\GPE_DS\069294105 - LV Collective Clemson College Ave\02 - DWS\PlanSheets\C4-00 SITE PLAN.dwg
Drawing Name: K:\GPE_DS\069294105 - LV Collective Clemson College Ave\02 - DWS\PlanSheets\C4-00 ZONING SITE PLAN - August 01, 2025 9:45:02.m By: William Heintz
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



IMPERVIOUS/PERVIOUS CALCULATIONS:			
MIXED-USE SITE (SECTION 1)			
SITE AREA:	3.06	AC	
EXISTING IMPERVIOUS:	0.62	AC (26.8%)	
EXISTING PERVIOUS:	2.24	AC (73.2%)	
PROPOSED IMPERVIOUS:	2.30	AC (75.0%)	
PROPOSED PERVIOUS:	0.76	AC (25.0%)	
MIXED-USE SITE (SECTION 2)			
SITE AREA:	0.69	AC	
EXISTING IMPERVIOUS:	0.40	AC (57.9%)	
EXISTING PERVIOUS:	0.29	AC (42.1%)	
PROPOSED IMPERVIOUS:	0.59	AC (85.0%)	
PROPOSED PERVIOUS:	0.10	AC (15.0%)	

- NOTES:**
- REFUSE COLLECTION LOCATIONS ARE TO BE PROVIDED WITHIN THE PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
 - SOILS ON SITE: C1C2 - 73% (HSG B), WoB - 27% (HSG D). REFER TO GRADING AND UTILITY PLAN FOR FURTHER INFO.

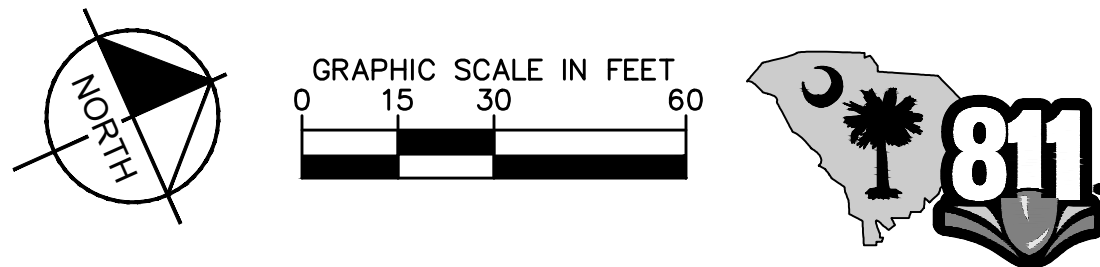
SECTION 2 PARKING COUNT:	
BUILDING USES:	MIXED-USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE: (CAFE/RETAIL)	3,000 SF
(MULTIFAMILY UNITS)	130 BEDROOMS
PRIVATE:	0.49 SPACES PER BEDROOM = 130 SPACES
STANDARD PARKING PROVIDED:	9 SPACES COMPACT: 3 SPACES STANDARD: 6 SPACES
ADA SPACES PROVIDED:	2 SPACES (OF WHICH, AT LEAST 1 IS REQUIRED TO BE VAN ACCESSIBLE)

SECTION 1 PARKING COUNT:	
BUILDING USES:	MIXED USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE: (CAFE/RETAIL)	6,400 SF (INDOOR) + 1,000 SF (OUTDOOR)
(LEASING/AMENITY)	4,500 SF
(STUDY SPACE)	3,600 SF
(WELLNESS)	2,000 SF
(CLUBHOUSE/FITNESS)	4,000 SF
(POOL DECK)	8,000 SF
(MULTIFAMILY UNITS)	630 BEDROOMS
PARKING INFORMATION: PUBLIC:	1 SPACE PER 300 SF OF RETAIL = 22 SPACES
PRIVATE:	0.49 SPACES PER BEDROOM = 309 SPACES
STANDARD PARKING PROVIDED:	521 SPACES COMPACT: 90 SPACES STANDARD: 431 SPACES (384 SPACES FOR RES & 150 SPACES FOR PUBLIC)
ADA SPACES PROVIDED:	13 SPACES (OF WHICH, AT LEAST 1 IS REQUIRED TO BE VAN ACCESSIBLE)
PROPOSED BICYCLE PARKING:	110 SPACES

SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ASPHALT OVERLAY

MIXED-USE SITE (SECTION 1) DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
TAX PARCEL ID:	4044-16-82-3636, 4044-16-82-1629, 4044-16-82-1813, 4044-16-82-2767, 4044-16-82-1995,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	3.06 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	50.00 FT
FRONT SETBACK (RIGGS DR)	20.00 FT
SIDE SETBACK	15.00 FT
REAR SETBACK	25.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 1):	85.00 FT
(EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)	
PROPOSED HEIGHT OF PARKING STRUCTURE:	
MIXED-USE (SECTION 1):	100.00 FT
(EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 8 FEET)	
OPEN SPACE CALCULATIONS	
SITE AREA:	3.06 AC
PROPOSED PUBLIC OPEN SPACE:	16,000 SF (12.0%)
PROPOSED PRIVATE OPEN SPACE:	44,000 SF (33.0%)
(BUILDING COURTYARD AND POOL AREA)	

MIXED-USE SITE (SECTION 2) DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
TAX PARCEL ID:	4044-16-83-2144, 4044-16-83-3088,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	0.69 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	10.00 FT
FRONT SETBACK (KNOX LANE)	25.00 FT
REAR SETBACK	10.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 2):	65.00 FT
(EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)	
OPEN SPACE CALCULATIONS	
SITE AREA:	0.69 AC
PROPOSED PUBLIC OPEN SPACE:	1,000 SF (3.3%)
PROPOSED PRIVATE OPEN SPACE:	5,500 SF (18.3%)



PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE

CITY OF CLEMSON

TITLE: ZONING SITE PLAN

CLIENT: LV COLLECTIVE

801 CONGRESS AVE, SUITE 200

AUSTIN, TX 78701

DATE: 07/31/2025

PROJECT NO.: 069294105

SHEET NUMBER: C4-00

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GREENVILLE, SC 29601
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SOUTH CAROLINA
KIMLEY-HORN
AND
ASSOCIATES,
INC.
No. C001065
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2026

PRELIMINARY
NOT FOR CONSTRUCTION

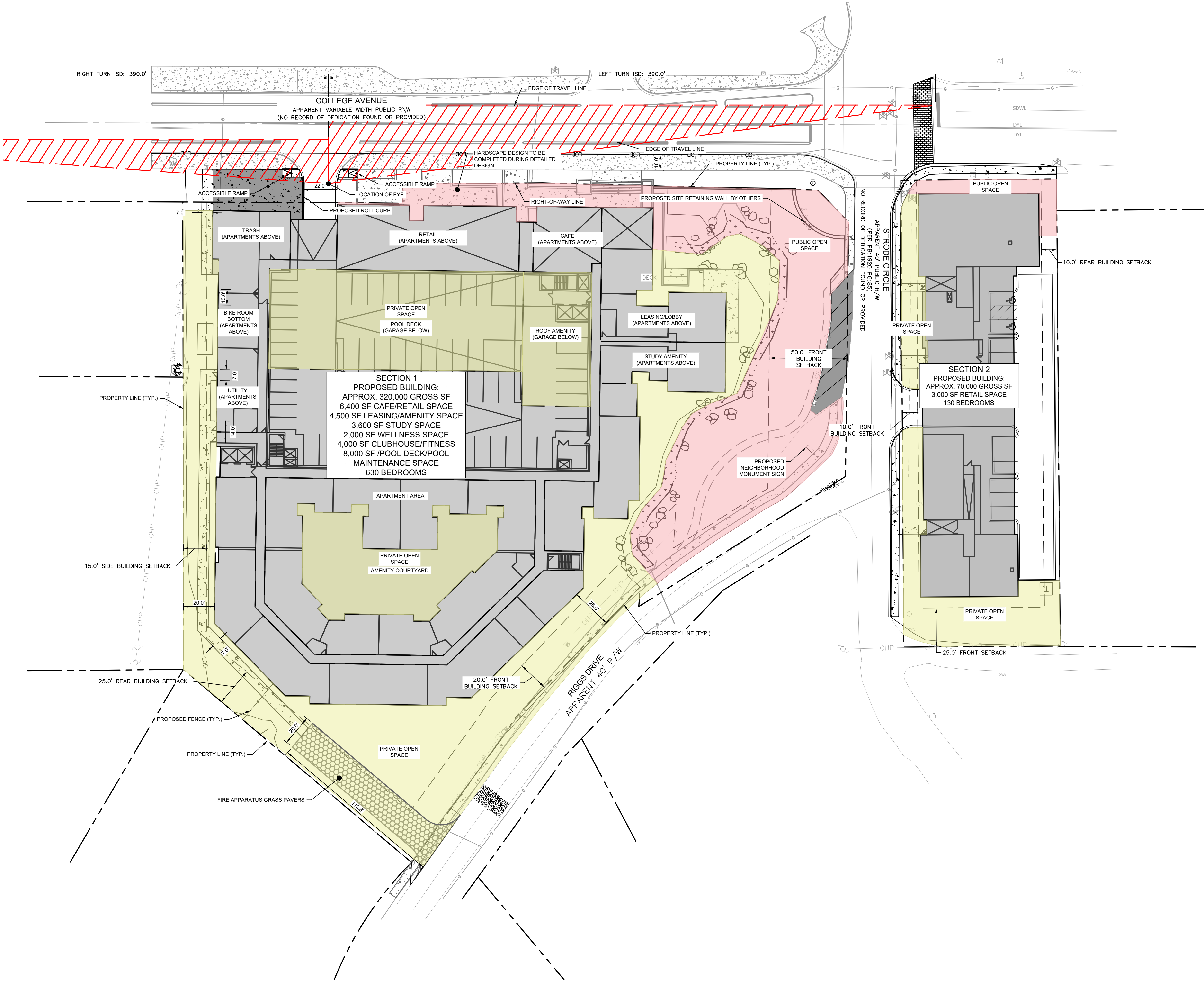
No. REVISIONS

DATE

BY

PRELIMINARY: NOT FOR CONSTRUCTION

Plotted By: Hertz, William Sheet: S4-LV COLLECTIVE CLEMSON COLLEGE AVE - Layout C4-01 OPEN SPACE PLAN - August 01, 2025 09:33:32am K:\SBE-DIS\069294105 - LV Collective Clemson College Ave\02 - DWG\PlanSheets\C4-00 SITE PLAN.dwg
Drawing Location: K:\SBE-DIS\069294105 - LV Collective Clemson College Ave\02 - DWG\PlanSheets\C4-00 SITE PLAN.dwg C4-01 OPEN SPACE PLAN - August 01, 2025 9:33am By: William Hertz
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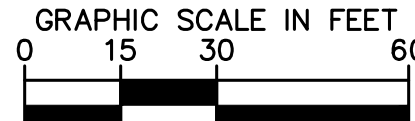
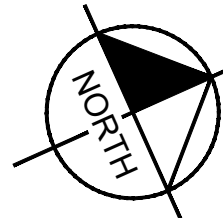
SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ASPHALT OVERLAY

MIXED-USE SITE (SECTION 1) DEVELOPMENT SUMMARY:

SITE SUMMARY:	
TAX PARCEL ID:	4044-16-82-3636, 4044-16-82-1629, 4044-16-82-1813, 4044-16-82-2767, 4044-16-82-1995,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	3.06 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	50.00 FT
FRONT SETBACK (RIGGS DR)	20.00 FT
SIDE SETBACK	15.00 FT
REAR SETBACK	25.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 1):	85.00 FT
(EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)	
PROPOSED HEIGHT OF PARKING STRUCTURE:	
MIXED-USE (SECTION 1):	100.00 FT
(EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 8 FEET)	
OPEN SPACE CALCULATIONS	
SITE AREA:	3.06 AC
PROPOSED PUBLIC OPEN SPACE:	16,000 SF (12.0%)
PROPOSED PRIVATE OPEN SPACE:	44,000 SF (33.0%) (BUILDING COURTYARD AND POOL AREA)

MIXED-USE SITE (SECTION 2) DEVELOPMENT SUMMARY:

SITE SUMMARY:	
TAX PARCEL ID:	4044-16-83-2144, 4044-16-83-3088,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	0.69 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	10.00 FT
FRONT SETBACK (KNOX LANE)	25.00 FT
REAR SETBACK	10.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 2):	65.00 FT
(EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)	
OPEN SPACE CALCULATIONS	
SITE AREA:	0.69 AC
PROPOSED PUBLIC OPEN SPACE:	1,000 SF (3.3%)
PROPOSED PRIVATE OPEN SPACE:	5,500 SF (18.3%)



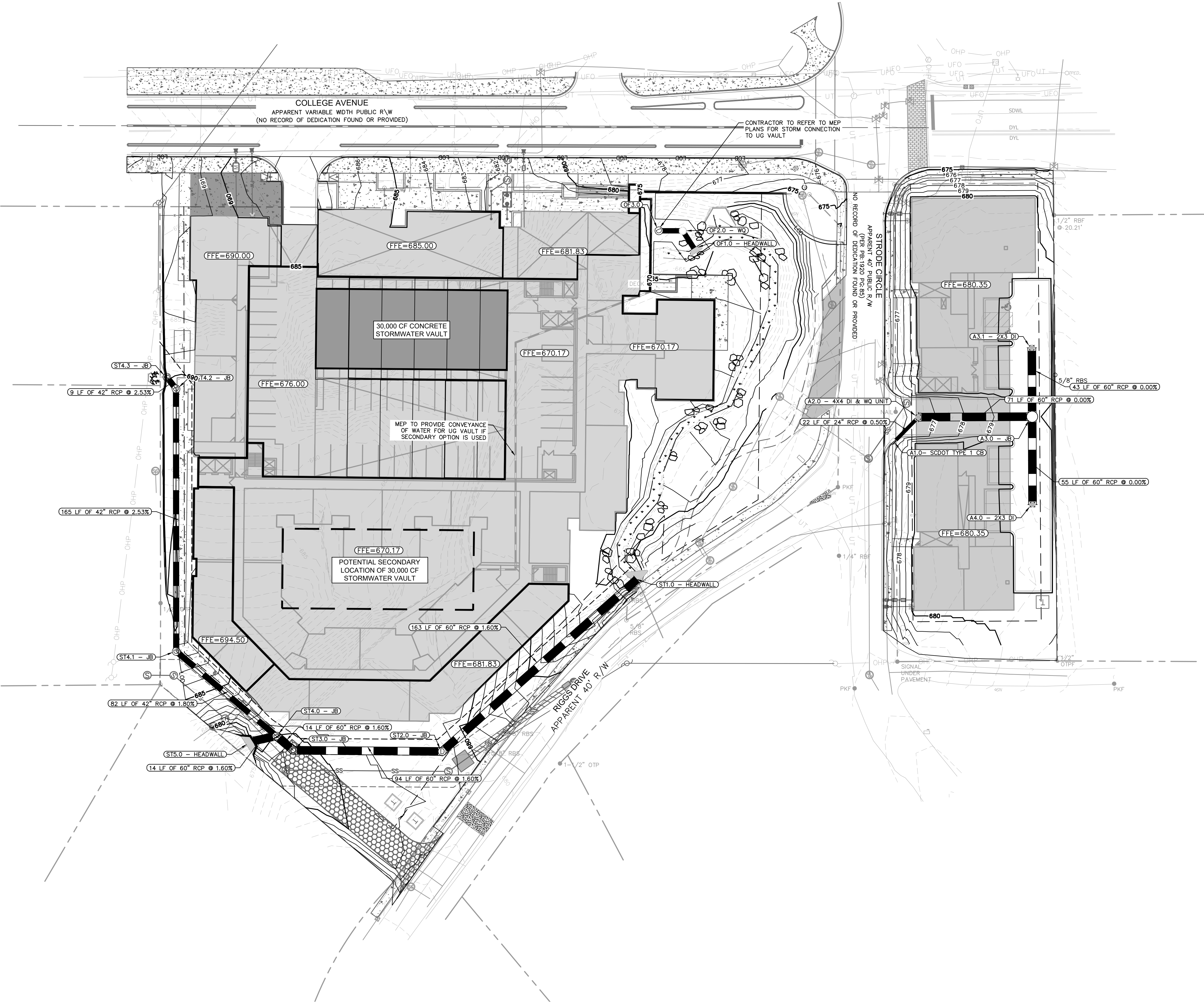
PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CITY OF CLEMSON		TITLE: OPEN SPACE PLAN	
SC		DATE: 07/31/2025		PROJECT NO. 069294105	
SHEET NUMBER		C4-01		DATE	
BY		DATE		BY	
No.		REVISIONS		DATE	

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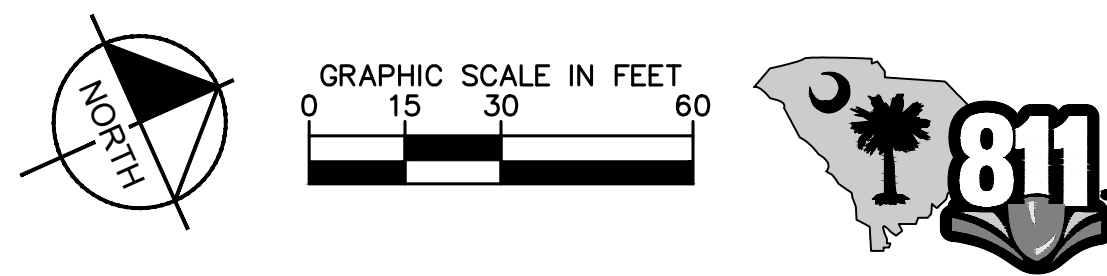
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Plotted By: Hertz, William, Sheet: S4-LV COLLECTIVE CLEMSON COLLEGE AVE, Layout: C5-00 GRADING AND DRAINAGE PLAN, August 01, 2025, 09:33:52pm, K:\GRE_DS\069294105 - LV Collective, Clemson College Ave\02 - DMO, Plan\Streets\C5-00 GRADING AND DRAINAGE PLAN.dwg, August 01, 2025, 9:33am, by: William Hertz
Drawing Location: K:\GRE_DS\069294105 - LV Collective, Clemson College Ave\02 - DMO, Plan\Streets\C5-00 GRADING AND DRAINAGE PLAN.dwg
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GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TCE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	RD
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CL
	CLEARING LIMITS
	805
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TW
	BW
	TP
	TC
	TC/TP
	WT
	WATER TIGHT JOINTS (WT)

- FINE GRADING NOTES**
- SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE.
 - PEDESTRIAN CROSSWALKS TO HAVE MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% LONGITUDINAL SLOPE WITHIN STRIPED AREA.
 - ADA PARKING AREAS AND ACCESSIBLE LOADING AREAS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
 - SIDEWALK INTERSECTIONS AND RAMP LANDINGS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
 - THE PURPOSE OF THIS PLAN IS TO CONVEY DESIGN INTENT. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SLOPES TO ENSURE POSITIVE DRAINAGE IN THE FIELD AND IS RESPONSIBLE FOR ALL COORDINATION WITH THE LOCAL JURISDICTION AND SCDOT INSPECTORS.
 - CONTRACTOR TO ENSURE A SMOOTH GRADE IS MAINTAINED ALONG ALL NEW CURB AND GUTTER AND SHALL ENSURE POSITIVE DRAINAGE ACROSS ALL PAVED AREAS.



PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CITY OF CLEMSON		DATE: 07/31/2025
TITLE: GRADING AND DRAINAGE PLAN		SC		PROJECT NO. 069294105
SHEET NUMBER		C5-00		
PRELIMINARY: NOT FOR CONSTRUCTION				

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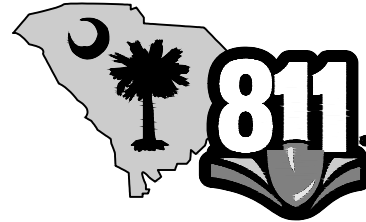
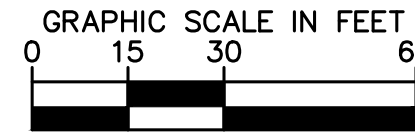
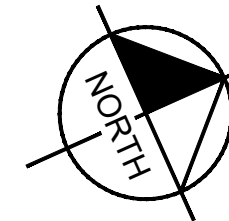
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KIMLEY-HORN
AND
ASSOCIATES,
INC.
No. 000166
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2026

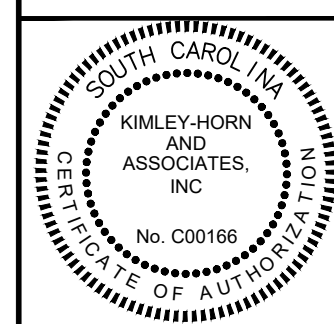
PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: AS SHOWN	DRAWN BY: KHA	DESIGNED BY: KHA	CHECKED BY: SAH
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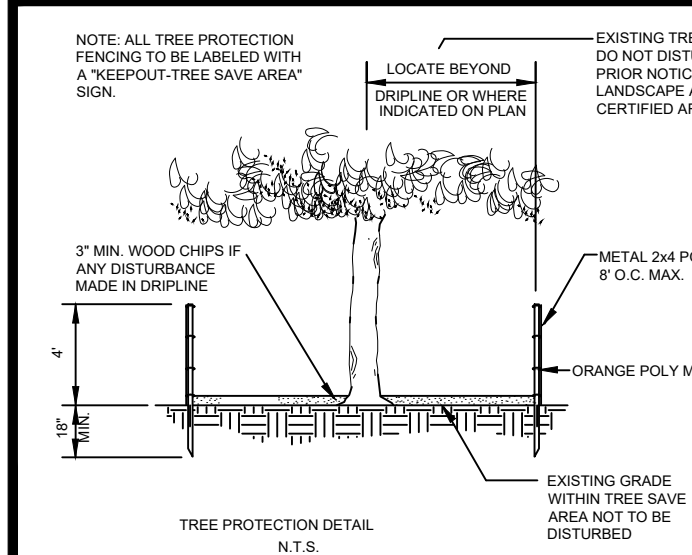
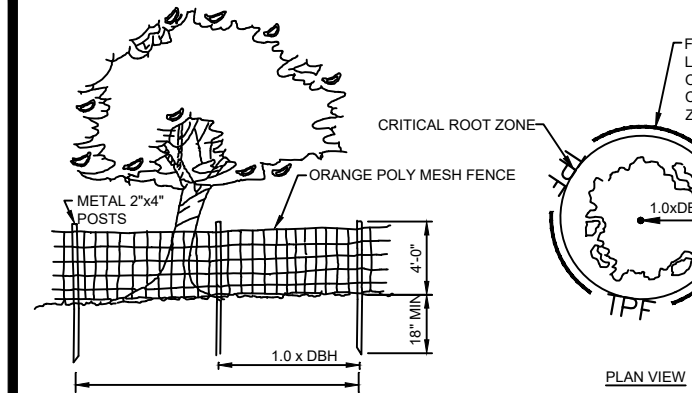
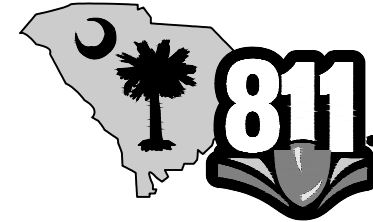
PRELIMINARY
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN
DRAWN BY:	KHA
DESIGNED BY:	KHA
CHECKED BY:	SAH

CLIENT: **TLV COLLECTIVE**
801 CONGRESS AVE, SUITE 200
AUSTIN, TX 78701

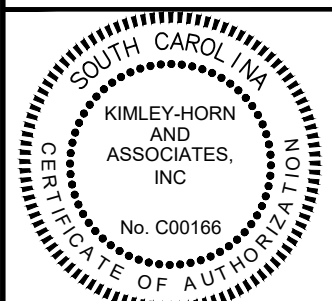
PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE	CITY OF CLEMSON	SC
TITLE: UTILITY PLAN		
DATE 07/31/2025		
PROJECT NO. 069294105		
SHEET NUMBER C6-00		

PRELIMINARY: NOT FOR CONSTRUCTION



TREE PROTECTION LEGEND

Kimley»Horn

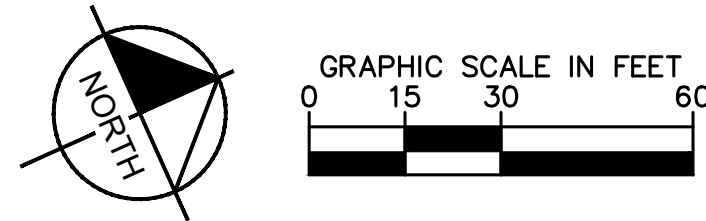


SCALE:	AS SHOWN
DRAWN BY:	KHA
DESIGNED BY:	KHA
CHECKED BY:	SAH

CLIENT: **LV COLLECTIVE**
801 CONGRESS AVE, SUITE 200
AUSTIN, TX 78701

PROJECT:	LV COLLECTIVE CLEMSON COLLEGE AVE
CITY OF CLEMSON	SC
TITLE:	TREE PROTECTION PLAN

DATE	07/31/2025
PROJECT NO.	069294105
SHEET NUMBER	L0-00



MAP-TR2 TRIDENT MAPLE

PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		DATE: 07/31/2025		 	 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 3550 S. MAIN STREET, 200, GREENVILLE, SC 29601 PHONE (704) 333-5131 WWW.KIMLEY-HORN.COM	No. REVISIONS BY DATE
TITLE: CITY OF CLEMSON SC		CLIENT: LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701				
SHEET NUMBER: 062924105		SCALE: AS SHOWN DRAWN BY: KHA DESIGNED BY: KHA CHECKED BY: SAH				
L1-00				TREE REPLACEMENT PLAN		

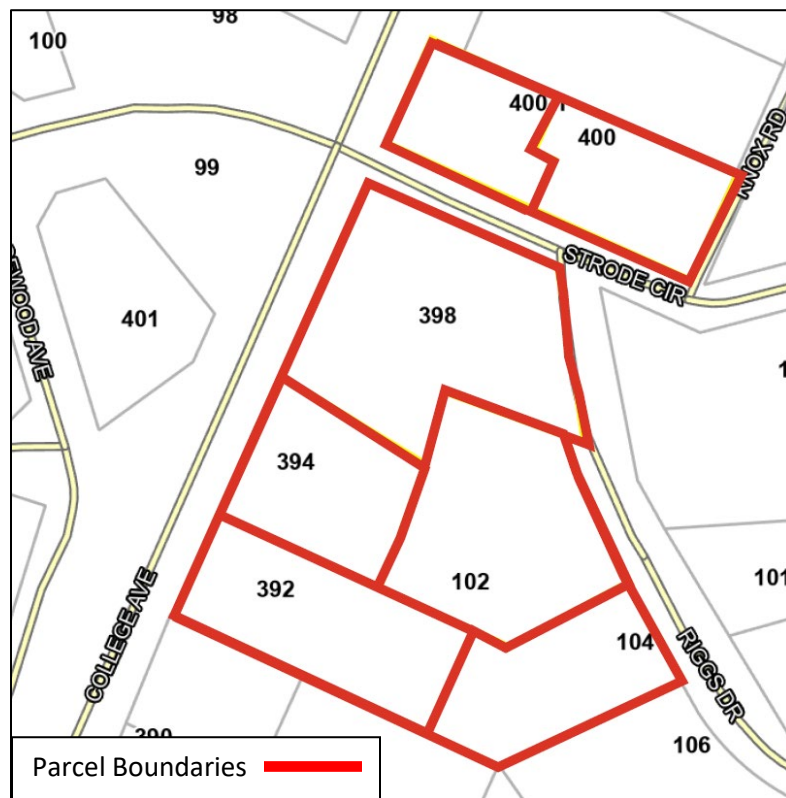
Report on PUD-000431-2025
Proposed Planned Development (398 College Avenue)
August 11, 2025

An application for a proposed planned development (PUD-000431-2025) was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As proposed, an eight-story mixed-use midrise residential building and a group of townhome-style flats will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 670 beds within the midrise structure, and 48 residential flats contained in the “townhome” structures. Additionally, it proposes approximately 3,700 sq.ft. of new leasable commercial space and a 2,500 sq.ft. café, and a total of 150 public parking spaces (including both newly constructed and existing on-street spaces) will be provided. The project also includes the preservation of an active stream on the site.

Location

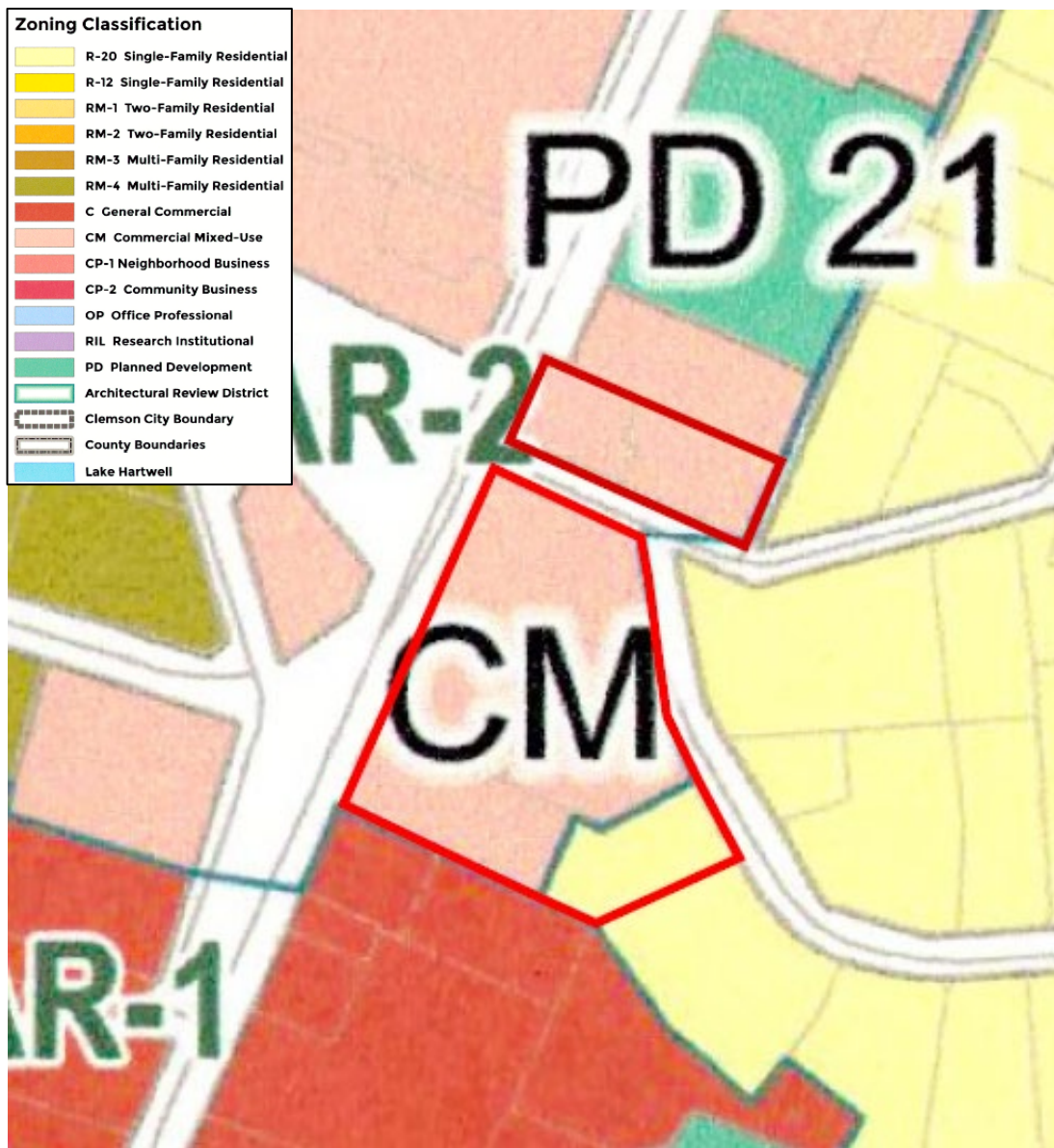
The project site is located in the downtown at the intersection of Strode Circle and College Avenue, with the proposed mid-rise structure to be situated on the south side of Strode Circle, and the townhome structures on the north. The parcels proposed to be developed include:

TMP# 4044-16-82-3636
TMP# 4044-16-82-1629
TMP# 4044-16-82-1813
TMP# 4044-16-82-2767
TMP# 4044-16-83-2144
TMP# 4044-16-83-3088
TMP# 4044-16-82-1995



Current Zoning

The current zoning of the properties on which the project is proposed to be located is split, with six parcels zoned CM Commercial Mixed-use District, and one parcel situated on the southeast corner of the project zoned R-20 Single-family Residential District. The zoning of neighboring parcels includes CM District parcels to the north and west of the site; and those to the east across Riggs Drive and Strode Circle R-20 District. C General Commercial District properties abut the project to the south. It should also be noted that Planned Development #21, which is the MODA Apartment project currently under construction, is situated a short distance to the north.



Future Land Use

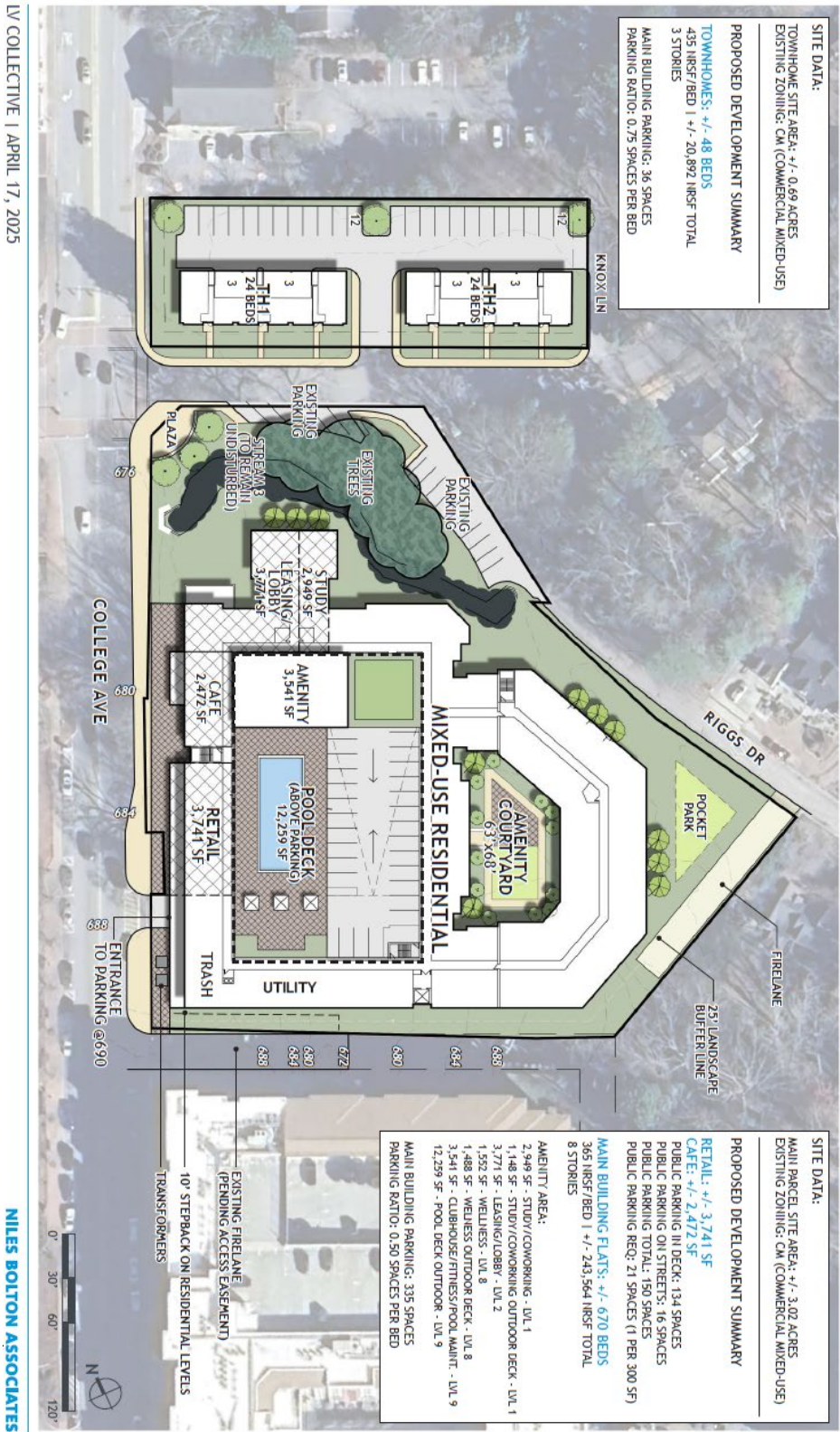
The properties are shown on the Future Land Use Map in the Comprehensive Plan to be predominantly commercial in nature, with only the single R-20 District parcel noted as low-density residential.



Planning Commission Review Process

A concept presentation workshop, the first of the three required steps in the Commission's review process, was held on May 12, 2025; and an informal public meeting, the second step, was held on June 17, 2025. A workshop was held on July 23, 2025 to allow the Commission members to become familiar with changes to the proposal prior to consideration of a recommendation on the matter to City Council. The vote on the recommendation, the third required steps, is scheduled for August 11, 2025.

Site Plan



Application



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(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

PC

PLANNING COMMISSION PLANNED DEVELOPMENT APPLICATION – FORM 2 INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

PUD-000431-2025			
File no.: R - - -	PIN: See Below - - -	Date submitted: 05 / 15 / 25	Informal public meeting date: 06 / 17 / 25

OWNER(S) INFORMATION			
Last name:	First:	Middle:	Interest
Two Blue Stallions, LLC			☒ Sole owner ☐ Co-owner
Mailing address:	City:	State:	ZIP Code:
917 Chapin Rd	Chapin	SC	29036
Daytime phone no.:	Fax no.:	E-mail:	
(412) 559-9686	()	melaniewest@pcldco.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i> (LV Collective)			
Applicant's last name:	First:	Middle:	
Visbal	Mauricio		
Mailing address:	City:	State:	ZIP Code:
801 Congress Ave, Suite 200	Austin	TX	78701
Daytime phone no.:	Fax no.:	E-mail:	
(512) 546-3531	()	Mauricio@lvcollective.com	

PROPERTY INFORMATION			
Property address:	Property dimensions:	Property area:	Current zoning district:
400 College, 398 College Ave, 394 College Ave, 392 College Ave, & 102 Riggs Drive	(400) +/- 0.8 x +/- 294' (398) +/- 175' x +/- 165' (394) +/- 120' x +/- 140' (392) +/- 250' x +/- 100' (102) +/- 180' x +/- 120'	(400) +/- 0.676 (398) +/- 0.917 (394) +/- 0.407 acres (392) +/- 0.560 (102) +/- 0.741	CM

REQUIRED INFORMATION
<i>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.</i>
See Attached

 CITY OF Clemson		1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662 (864) 653-2050		PC
PROPERTY INFORMATION				
Property address: 400 College, 398 College Ave, 394 College Ave, 392 College Ave, & 102 Riggs Drive		Property dimensions: (400): +/- 68' x +/- 204' (398): +/- 178' x +/- 165' (394): +/- 120' x +/- 140' (392): +/- 250' x +/- 100' (102): +/- 180' x +/- 120'	Property area: (400): +/- 0.676 (398): +/- 0.917 (394): +/- 0.407 (392): +/- 0.560 (102): +/- 0.741	Current zoning district: CM
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.				
See Attached				

Fax (864) 653-2057
 www.cityofclemson.org

PLANNING COMMISSION

PLANNED DEVELOPMENT APPLICATION – FORM 2

INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

See Above

File no.: R - _ - _	PIN: _ - _ - _ - _ - _ - _	Date submitted: / /	Informal public meeting date: / /
---------------------	----------------------------	---------------------	-----------------------------------

OWNER(S) INFORMATION			
Last name:	First:	Middle:	Interest
University Cottages, LLC			☒ Sole owner ☐ Co-owner
Mailing address:	City:	State:	ZIP Code:
917 Chapin Rd	Chapin	SC	29036
Daytime phone no.:	Fax no.:	E-mail:	
(412) 559-9686	()	melaniewest@pcldco.com	

APPLICANT INFORMATION			
To be completed only if Owner is not Applicant: (LV Collective)			
Applicant's last name:	First:	Middle:	
Visbal	Mauricio		
Mailing address:	City:	State:	ZIP Code:
801 Congress Ave, Suite 200	Austin	TX	78701
Daytime phone no.:	Fax no.:	E-mail:	
(512) 546-3531	()	Mauricio@lvcollective.com	



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Fax (864) 653-2057
www.cityofclemson.org

PC

**PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING**

PROPERTY INFORMATION			
Property address:	Property dimensions:	Property area:	Current zoning district:
400 College, 358 College Ave, 354 College Ave, 392 College Ave, & 102 Riggs Drive	(400) +/-08 x +/-204 (366) +/-175' x +/-165' (364) +/-120' x +/-140' (362) +/-250' x +/-100' (102) +/-180' x +/-100'	(400) +/-0.678 (368) +/-0.917 (364) +/-0.402 (362) +/-0.560 (102) +/-0.741	acres CM

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.

See Attached

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

See Above

File no.: R - - -	PIN: - - - - -	Date submitted: / /	Informal public meeting date: / /
-------------------	----------------	---------------------	-----------------------------------

OWNER(S) INFORMATION

Last name: Allen		First: Sheila	Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 104 Riggs Drive		City: Clemson	State: SC	ZIP Code: 29631
Daytime phone no.: (702) 279-4083		Fax no.: ()		E-mail: cactusseila@yahoo.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

(LV Collective)

Applicant's last name: Visbal		First: Mauricio		Middle:
Mailing address: 801 Congress Ave, Suite 200	City: Austin	State: TX	ZIP Code: 78701	
Daytime phone no.: (512) 546-3531	Fax no.: ()		E-mail: Mauricio@lvcollective.com	

PROPERTY INFORMATION			
Property address: 104 Riggs Drive	Property dimensions: +/-100' x +/-190'	Property area: 0.434 acres	Current zoning district: R-20

REQUIRED INFORMATION
<i>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.</i>
See Attached

Project Overview

The proposed development consists of a mixed-use, midrise residential building and a townhome-style flat component, located at 398 and 400 College Avenue in Clemson, South Carolina. The project includes a total of 670 beds within an eight-story midrise structure, and an additional 48 residential flats referred to as "townhomes." A total of 150 public parking spaces will be provided, which includes a combination of newly constructed and existing on-street parking. The site design incorporates the preservation of one of three existing active streams, with the remaining two streams to be thoughtfully relocated to support overall site functionality and environmental integrity.

Midrise Building

The midrise structure comprises a three-story Type I podium supporting five stories of Type III wood-frame construction. The building is configured around an eight-story, Type I precast parking garage. Due to site topography, the primary residential lobby is located on Level 2, while the main parking entrance is accessed at Level 3. The building frontage along College Avenue will feature a combination of residential lobby space, retail units, and essential back-of-house functions.

Resident amenities are distributed across Level 1, Level 8, and Level 9 (garage rooftop), and include indoor and outdoor features designed to enhance the living experience. The primary residential floors span Levels 4 through 7, although residential units are included on all levels. Exterior amenity spaces include a ground-level courtyard, a rooftop pool and deck located above the parking garage, and landscaped public green areas along Riggs Drive and Strodes Circle.

Townhomes

The townhome portion of the development consists of three-story residential structures built using Type V construction. Each building includes a ground-floor one-bedroom unit beneath a two-story, three-bedroom walk-up unit. Parking for these units will be provided at grade. No dedicated amenities are planned for this portion of the project.

WRITTEN ORDINANCE – 398 College Avenue Mixed-Use Planned Development

Section 101 - Descriptive Statement

The provisions of this Ordinance shall apply to the 398 College Avenue Mixed-Use Planned Development located within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description included herein and attached as an Exhibit. This Ordinance has been established to regulate and guide the implementation of this Planned Development located within the corporate limits of the City of Clemson, South Carolina and defined herein. The adoption of this ordinance shall impose the standards and restrictions to both the residential and commercial components of this Mixed-Use Planned Development.

In the event the City of Clemson creates a zoning district that is materially consistent with this Planned Development, the property owner(s) and their heirs or assigns shall not object to the inclusion of the property within such district, provided that:

- (a) the right to rebuild in accordance with the approved site plan and density is preserved; and
- (b) no additional restrictions or conditions are imposed that would:
 - (i) limit or prohibit student housing;
 - (ii) require affordability set-asides or income restrictions;
 - (iii) reduce approved building height, parking ratios, or residential unit count;
 - (iv) restrict rooftop amenities or open space programming;
 - (v) impose enhanced architectural or material standards beyond those approved in this Planned Development; or
 - (vi) otherwise conflict with the uses, entitlements, or development standards established under this Planned Development.

The development will be fee simple ownership with maintenance of all components, including but not limited to, sidewalks, buildings, parking areas, landscaping, and amenities being the sole responsibility of property owner in perpetuity. Domestic water and sewer infrastructure including storm and sanitary sewer improvements will be dedicated to the City of Clemson for ownership and maintenance. Any required maintenance bond per City of Clemson utility department standards will be provided by the developer upon dedication of utilities to City of Clemson. Access and maintenance easements will be dedicated for these utilities.

The property is comprised 7 parcels totaling +/- 3.71 divided into two sections. Section 1 is +/-3.06 acres and consists of 5 parcels, 398, 394, & 391 College Avenue, & 102 and 104 Riggs Drive. The property parcel owners are University Ridge Cottages, LLC, Allen Sheila R, and Two Blue Stallions. Section 2 is +/- 0.69 acres and consists of 2 parcels, 400-1 & 400-2 College Avenue. The property parcel owners are University Ridge Cottages, LLC, and Two Blue Stallions.

The Planned Development will consist of five (5) components outlined below.

PROPOSED USES

Section 1:

Area 1: Open Space – The amount of open space in this Planned Development will be per Section 110 below. This open space shall consist of setbacks, buffer & landscaping areas, interior courtyards & pool areas, sidewalks, public green space and streetscape areas, all as shown on PD Site Plan. All the open space within the property area shall be owned and maintained by the developer (owner). As part of the project, the open space which will be constructed by developer along College Avenue will include bike parking, light poles, pet waste stations, trash receptacles, landscaping, and open seating areas. This area will include utilities, necessities, and associated parking in accordance with the Downtown Corridor Plan.

This maintenance responsibility of the developer to include grass mowing, emptying trash receptacles and pet waste stations as well as general maintenance. General maintenance to include repainting peeling paint and keeping surfaces clear of debris and mold. The City of Clemson will insure and hold harmless the developer or any future owner of the development from any liability associated with the public open space.

Area 2: Commercial Area – The Planned Development will feature a Commercial Area fronting College Avenue, incorporating approximately 10,000 square feet of combined leasing, commercial, and retail space. To optimize commercial visibility, the leasing area will be situated primarily within the interior of the site, with a designated front door area at the frontage. The commercial component will include a minimum of 6,400 square feet of interior space and 1,000 square feet of dedicated outdoor space, maintaining a minimum interior depth of 40 feet and an additional 10 feet for outdoor use. This area will be marketed for restaurants, coffee shops, and general retail tenants except for the Café, which will be completed concurrently with the multifamily building. The remaining commercial areas are expected to be developed post-residential completion and delivered as warm shell spaces. A chase to the roof for a restaurant hood will be provided so that a potential restaurant will not need to vent out the College Ave façade.

Area 3: Student Multifamily Rental Housing – The residential portion of the Planned Development will comprise approximately 250,000 rentable square feet, with an average unit size of 1,100 square feet. Units will be marketed primarily to students and will include a range of configurations: studio, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom, 5-bedroom, and 6-bedroom layouts. Residents will have access to the shared amenities provided throughout the development. Each unit will include necessary utilities and essentials, along with associated parking as required by Section 113. The maximum occupancy, density, and total number of units will comply with Section 111.

Section 2:

Area 4: Open Space - The amount of open space in this Planned Development will be per Section 110 below. This open space shall consist of setbacks, buffer & landscaping areas, sidewalks, public green space and streetscape areas, all as shown on PD Site Plan. All the open space within the property area shall be owned and maintained by the developer (owner). As part of the project, the open space which will be constructed by developer along College Avenue will include bike parking, light poles, pet waste

stations, trash receptacles, landscaping, and open seating areas. This area will include utilities, necessities, and associated parking in accordance with the Downtown Corridor Plan.

This maintenance responsibility of the developer will include grass mowing, emptying trash receptacles and pet waste stations as well as general maintenance. General maintenance to include repainting peeling paint and keeping surfaces clear of debris and mold. The City of Clemson will insure and hold harmless the developer or any future owner of the development from any liability associated with the public open space.

The Downtown Corridor Plan will be installed on the east side of College ave from Strode Circle and Keith st. Design to be coordinated by the city engineer.

Area 5: Student Multifamily Rental Housing – The residential portion of the Planned Development will comprise approximately 55,000 rentable square feet, with an average unit size of 1,000 square feet. Units will be marketed primarily to students and will include a range of configurations: studio, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom, 5-bedroom and 6-bedroom. Residents will have access to the shared amenities provided throughout the development. Each unit will include necessary utilities and essentials. Parking for these units will be provided in Section one of this development per Section 113. The maximum occupancy, density, and total number of units will comply with Section 111.

Area 6: Commercial Area – The commercial component will include a minimum of 3,000 square feet of interior space, maintaining a minimum interior depth of 40 feet. This area will be marketed for restaurants, coffee shops, and general retail tenants and are expected to be developed post-residential completion and delivered as warm shell spaces. A chase to the roof for a restaurant hood will be provided so that a potential restaurant will not need to vent out the College Ave façade.

ACCESS

Access will be provided primarily from College Avenue for vehicular and pedestrian access. The dedicated public area will have its own access point separate from these two access points. The residential components of the project will have secured access to the facility and parking spaces.

Pedestrian Access

The Planned Development will feature direct access to the public right of way. As part of the project, the developer will construct the streetscape along the commercial frontage on College Avenue, aligning with the city's broader College Avenue streetscape improvement initiative. This will support both pedestrian and bicycle access to the site. Additionally, a pedestrian pathway is proposed along Strode Circle and Riggs Drive to connect the Riggs Drive sidewalk back to College Avenue, further enhancing connectivity within the area. Final design to be approved by the City Zoning and Codes Administrator or Board of Architectural Review.

Integration with Transit and Alternative Modes of Transportation

The planned development will have direct access to the public right of way. The future implementation of the Downtown Corridor Plan provides improvements along College Avenue to road, bike lanes, and multiuse paths. This will provide access to transit and alternative modes of transportation. These

improvements will also provide access to the Clemson Area Transit system (CAT) as well as direct access to the City of Clemson and Clemson University.

Ownership and Covenants/Conditions/Restrictions

Ownership of the project will remain private with any future property owners bound by and agreeing to this ordinance. Management and Maintenance of the project will be by the property owner and/or a property management company hired by owner. Any future covenants, conditions, and restrictions that may be placed on property will follow the guidelines and be governed by this Ordinance.

Community Open Space for Residents

In addition to the Public Open Space, there will be ample Community Open Space throughout the development for use and enjoyment by residents. Community Open Space for Residents includes pool, courtyard, and building amenity areas. These areas will remain open for use by all residential tenants.

Impact on Public Facilities

Upon development of the project, there will be an impact on public water and sewer capacity as well as fire protection, police protection, emergency services, and public transportation. Improvements required for connections to public utilities will be made or upgraded as part of the development. The developer will be responsible for its portion of impact fees assessed to the project. Notwithstanding any this or any other provision in this document, the developer shall be responsible for all of the improvements identified by Section 103 – Offsite & Public Improvements.

PROPERTY LEGAL DESCRIPTION

Section 1: See Exhibit 1

Section 102 - Index of Exhibits

LEGAL DESCRIPTION

PD SITE PLAN WITH PEDESTRIAN AND VEHICULAR CIRCULATION

PD GRADING PLAN AND STORMWATER PLAN

PD UTILITY

PD LANDSCAPING AND LIGHTING PLAN

PD ARCHITECTURAL SET

Section 103 - Offsite Improvements

The developer will be responsible for Stormwater improvements that will be made on the site and right of way directly in front of the development. These improvements will bring the site into compliance with local and state requirements for water quality and quantity.

Sanitary improvements, necessary for the development, will be the responsibility of the developer and will be made to update the public sanitary system to work with the proposed development.

Installation of dog waste stations on College Avenue, Riggs Drive and Knox Road will be included with the development and responsibility of the developer.

Section 1: Developer will plant minimum 2" caliper street trees at 50' increment along the property frontage of College Avenue , Strode Circle & Riggs Drive within the Public Open Space areas.

Section 2: Developer will plant minimum 2" caliper street trees at 50' increment along the property frontage of College Avenue & Strode Circle within the Public Open Space areas.

Section 104 – Permitted Uses

Use of the property will consist of dedicated public open space with parking, a commercial area with parking, Student Multifamily Rental Housing with amenities and parking. All uses allowed in the CM zoning district are allowed in the commercial area.

Section 105 – Bonding of Vacant Commercial Space

A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

Section 106 - Hours of operation

Hours of operation of the commercial tenants will confirm to CM zoning district standards as well as city and state regulations. For the residential area, the pool rooftop amenity is open 9am to 10pm while all other outdoor amenities are open 24/7.

Section 107 – Site

The property consists of 7 parcels as well as public improvement areas in front of the development. One of the parcels known in this ordinance as Section 2 is located east of College Avenue, North of Strode Circle and west of Knox Road. The majority of the site is east of College Ave, south of Strode Circle and west of Riggs Drive. The property is currently developed into low-density single-family homes and commercial buildings. The site has approximately 15 feet of topography change from east to west with an existing drainage running through the site before ultimately entering Lake Hartwell.

The proposed use is for a mixed-use development, made up of student housing rental units that would be marketed to a mixture of students and graduate students. The planned development will have a commercial area designated for retail tenants that will be marketed as a coffee shop, restaurant and supporting retail. With these uses, utilities, other necessities, and associated parking will be provided.

Public water and sewer lines will be located along College Avenue for the development. Any access easements necessary for these utilities will be provided as part of the development.

Section 1:

A single access point will be provided on College Avenue for vehicles and service. The project will also maintain public parking currently along Riggs Drive and Strode Circle. Pedestrian access points will be available at multiple locations along College Avenue and emergency egress will be provided along Riggs Dr. These access points will remain privately owned and maintained except for the portions that tie into the public right of way.

Section 2:

A single access point will be provided on Strode Cir. for vehicles and service. Pedestrian access points will be available at multiple locations along College Avenue and Strode Cir. These access points will remain privately owned and maintained except for the portions that tie into the public right of way.

Section 108 – Standards and Dimensions

Section 1:

Minimum/Maximum lot area(s) – NA

Minimum/Maximum lot width(s) – NA

Minimum building setback (from property line) – 0 Ft front (West/College Avenue), 50 ft front (North/Strode Circle), 25 ft front (East/ Riggs Drive), 15 ft rear (South), and 25 ft side (Southwest)

Maximum structure height – Structure height for this section is measured as the vertical dimension between the average grade along the College Ave building frontage, and top of the roof.

- Maximum height of residential building: 85'-0", excluding stair and elevator overruns, parapets and equipment.

- Maximum height of parking structure: 100'-0", excluding stair and elevator overruns, parapets and equipment.

Section 2:

Minimum/Maximum lot area(s) – NA

Minimum/Maximum lot width(s) – NA

Minimum building setback (from property line) – 0 Ft front (West/College Avenue), 10 ft rear (North), 10 ft front (South/Strode Circle), and 25 ft side (East/Knox Rd)

Maximum structure height - Structure height for this section is measured as the vertical dimension between the average grade along the Strode Circle building frontage, and top of the roof.

- Maximum height: 70'-0", excluding stair and elevator overruns, parapets and equipment.

Section 109 – Impervious Area

Impervious materials will include the building, sidewalks, curb and gutter, patios, asphalt paving, etc. Maximum impervious coverage will be limited by the following:

Section 1: 75%

Section 2: 90%

Section 110 –Open Space

Open space will consist of setbacks, buffers, lawn, landscaping, sidewalks, ground level seating area and hardscape, building courtyard and pool area as shown on the Conceptual Site Plan. The open space for the courtyard and pool area will remain private and will consist of landscaping, a dog park, a pool, and a pool deck. All open space within the property area shall be owned and maintained by the developer (owner) and it shall not be dedicated for public use. As part of the project, there shall be on-street parking, sidewalks and street trees constructed within these public areas. Final Design to be approved by the Zoning and Codes Administrator or the Board of Architectural Review.

The minimum open space will be limited by the following:

Section 1: 35%

Section 2: 20%

Section 111 – Occupancy/Density

Occupant means a natural family or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.

In addition to the public open space and commercial space, the open courtyard and elevated pool areas shall be reserved as common open space that shall be designated for recreational use by residents.

Area 1: Open Space - N/A

Area 2: Commercial Area - Minimum area = 10,000 SF

Area 3: Student Multifamily Rental Housing

Occupancy for all residential units will be limited to two per bedroom.

Density will be limited to 630 bedrooms and/or 335 occupants per acre.

Area 4: Open Space - N/A

Area 5: Student Multifamily Rental Housing

Occupancy for all residential units will be limited to two per bedroom.

Density will be limited to 140 bedrooms and/or 300 occupants per acre.

Area 6: Commercial Area - Minimum area = 3,000 SF

Section 112 – Design Standards

Materials for building construction will consist of the following: reinforced concrete and concrete masonry units at the parking deck levels wood framing with brick masonry, metal panel, stucco and fiber cement panel varieties cladding of the apartment structure; insulated operable windows. The commercial retail level along College Avenue will include a mix of brick masonry and metal panels with insulated storefront window and door systems.

Section 113 – Parking/Circulation

Parking and Circulation for this PD shall adhere to Chapter 19 - Article VIII of the City of Clemson Code of Ordinance.

The project will include an 8-level parking structure with a residential parking ratio of no less than one space per two bedrooms. No more than 30% of residential parking spaces will be designated as compact. Adequate parking will be provided for both residents and guests. All parking spaces within the parking deck will be 9' x 18'.

Commercial parking will be provided at a minimum ratio of one space per 300 square feet and clearly marked to distinguish it from residential parking. Additional garage spaces will be designated as public parking, managed and operated by the City per the table below. On-street parking spaces will be deeded to the City as public parking and marked with signage approved by the Clemson Police Department. The City will lease parking spaces in the garage at no cost. A separate agreement between the developer and the City will define responsibilities, management, ownership, and terms related to the public parking spaces.

SECTION	USE	PROVIDED PARKING SPACES	LOCATION
Section 1	Public Parking (including potential ride-share and drop-off loading spaces)	144	Garage
		6	On-street
	Student Multifamily rental housing	380	Garage
Section 2	Student Multifamily rental housing	10	At grade

Bicycle parking will be available along College Avenue and within the designated parking area, with a minimum of 0.15 spaces per bedroom for use by the public, retail patrons, residents, and guests. All roads will meet emergency access and Fire Code standards.

The developer will coordinate with the City Traffic Engineer throughout the planning and permitting process and will provide a Traffic Study if required.

Section 114 – Landscaping/Buffers

All landscaping, hardscape and buffers shall be planted/installed in the manner shown on a Final Landscaping Plan approved by the BAR or Director of Urban Land Management. The Director of Urban Land Management shall reserve the right to reasonably amend any specification established by this section to address specific site conditions. Plantings shall conform to the following:

- **Street trees along College Avenue** = Overstory trees shall be planted in landscape islands utilizing modular suspended pavement systems (Silva Cells) or other similar method approved by the Director of Urban Land Management.
- **Screening around transformer** = Evergreen shrubs shall be planted max 3' o.c. to screen the transformer from the R.O.W.
- Upper story trees will be a minimum of 2" caliper at planting. No more than 25% of total trees may be from one species. All tree species shall be approved by the Director of Urban Land Management.
- Additional landscaping may be planted (including shrubs around buildings and amenity areas) as approved. All shrubs will be shown on the final landscape plan.

Section 115 - Signage

Signage for this PD shall adhere to Chapter 19 - Article VII of the City of Clemson Code of Ordinance and will conform to the standards of the CM zoning District and AR-District 2. Final Signage Plan will be completed to meet the requirements during the permitting process, which will include BAR approval. Approval of the BAR to include a new entrance sign to the Cold Springs Neighborhood.

Section 116 – Lighting

Proposed light locations are shown on the PD LIGHTING PLAN which shows lighting installed on building and or street lighting necessary to illuminate any public sidewalk. A lighting photometric plan will be completed to meet City of Clemson Lighting Ordinance during permitting process. Final Illumination Plan will be completed to meet the requirements during the permitting process, which will include BAR approval.

Section 117 – Utilities

Project will be serviced by City of Clemson water and sanitary sewer. Connection and service fees will be the responsibility of the developer.

Increases in fire, police, emergency management, and roadway use will be offset by substantial increase in property taxes and sales tax generated by commercial and residential components of development.

Section 118 – Connectivity

The planned development will have direct access to the public right of way. Implementation of the downtown corridor plan provides improvements to road, bike lanes, and multiuse paths. This will provide access to transit and alternative modes of transportation. This development will be within walking distance to the Clemson Area Transit system (CAT), as well as direct access to the City of Clemson and Clemson University.

Section 119 – Grading and Stormwater

The planned development will involve mass grading of the site for the installation of the building, underground parking, landscape, hardscape, and right of way improvements. The steep topography from North to South will require a cut to provide a split level between College Avenue and Riggs Drive.

Stormwater will be collected with inlets and piped into the development before discharging into the stream located on site and ultimately into Lake Hartwell. Local and state requirements for stormwater management and water quality will be followed. The surrounding areas and downstream analysis will be studied as part of the hydrology study. RCP, HDPE, and PVC pipes will be utilized for all storm materials. All retaining walls will be faced with split block, stone, brick or matching building materials to create a decorative look.

Section 120 – Trash

The trash collection shall be provided by the developer through a local private trash collection company.

Section 1: All trash for the development will be collected at the enclosed dumpster service area located at the southern portion of the property. The dumpster service area will be enclosed by roll-up door and serviceable via a service access drive on College Avenue.

Section 2: All trash for the development will be collected at a centralized enclosed dumpster. The dumpster service area will be enclosed by roll-up door and serviceable from Strode Circle.

Section 120 – Accessory Structures

N/A

Section 123 – Maintenance

Owner/developer is responsible for all maintenance of property including building, landscaping, tenant open space, stormwater facilities, and grounds. City of Clemson will be responsible for all public domestic water, sewer mains, and sewer force mains.

Section 124 – Phasing

N/A

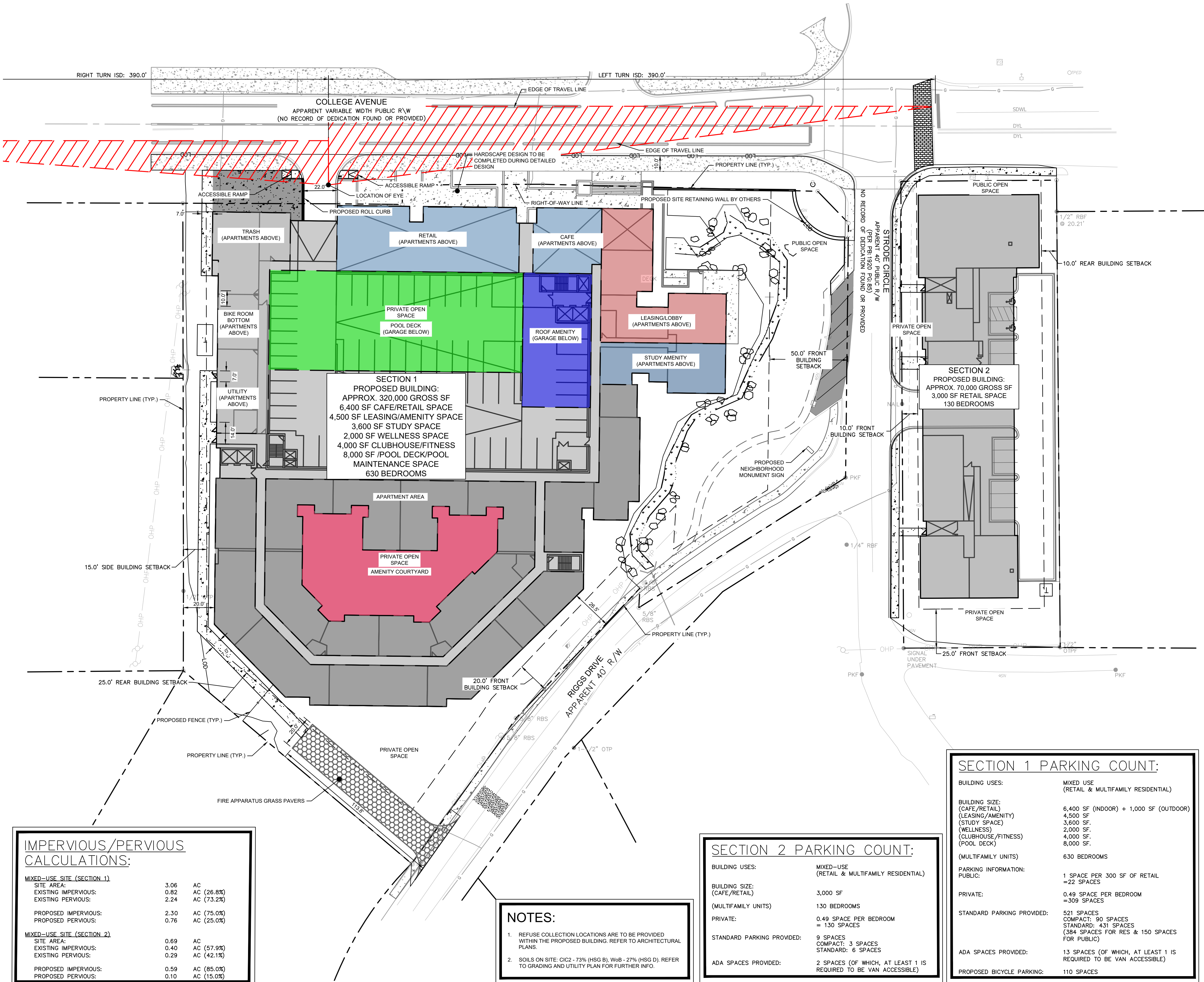
Section 125 – Construction Activity

Construction hours and noise guidelines shall adhere to Sec 13-10 of the City of Clemson Code of Ordinances. Construction Schedule and Site Management Plan for allowable construction times and sequencing will be submitted by Developer and Contractor for approval during permitting.

Section 126 – Transfer of Ownership

This Ordinance will remain in place through any transfer of ownership of property. Any transfer of ownership of the property does not release the property owner of maintenance and management of property per this Ordinance. Any new owner will take over maintenance and management per this Ordinance. Nothing herein shall be construed to limit developer's right to sell, assign or convey the project in accordance with applicable law.

Plotted By: Heintz, William Sheet: SATLV COLLECTIVE CLEMSON COLLEGE AVE Layout: C4-00 ZONING SITE PLAN August 01, 2025 09:45:02am K:\GPE_DSV\069294105 - LV Collective Clemson College Ave\02 - DWS\PlanSheets\C4-00 SITE PLAN.dwg
Drawing Name: K:\GPE_DSV\069294105 - LV Collective Clemson College Ave\02 - DWS\PlanSheets\C4-00 ZONING SITE PLAN Aug 01, 2025 9:45am By: William Heintz
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



IMPERVIOUS/PERVIOUS CALCULATIONS:			
MIXED-USE SITE (SECTION 1)			
SITE AREA:	3.06	AC	
EXISTING IMPERVIOUS:	0.62	AC (26.8%)	
EXISTING PERVIOUS:	2.24	AC (73.2%)	
PROPOSED IMPERVIOUS:	2.30	AC (75.0%)	
PROPOSED PERVIOUS:	0.76	AC (25.0%)	
MIXED-USE SITE (SECTION 2)			
SITE AREA:	0.69	AC	
EXISTING IMPERVIOUS:	0.40	AC (57.9%)	
EXISTING PERVIOUS:	0.29	AC (42.1%)	
PROPOSED IMPERVIOUS:	0.59	AC (85.0%)	
PROPOSED PERVIOUS:	0.10	AC (15.0%)	

- NOTES:**
- REFUSE COLLECTION LOCATIONS ARE TO BE PROVIDED WITHIN THE PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
 - SOILS ON SITE: C1C2 - 73% (HSG B), WoB - 27% (HSG D). REFER TO GRADING AND UTILITY PLAN FOR FURTHER INFO.

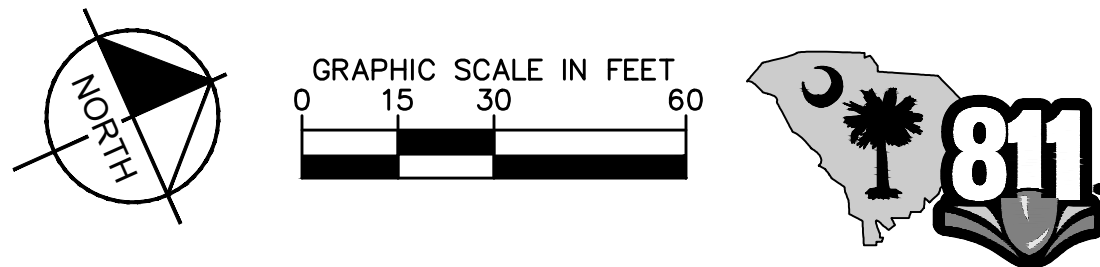
SECTION 2 PARKING COUNT:	
BUILDING USES:	MIXED-USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE: (CAFE/RETAIL)	3,000 SF
(MULTIFAMILY UNITS)	130 BEDROOMS
PRIVATE:	0.49 SPACES PER BEDROOM = 130 SPACES
STANDARD PARKING PROVIDED:	9 SPACES COMPACT: 3 SPACES STANDARD: 6 SPACES
ADA SPACES PROVIDED:	2 SPACES (OF WHICH, AT LEAST 1 IS REQUIRED TO BE VAN ACCESSIBLE)

SECTION 1 PARKING COUNT:	
BUILDING USES:	MIXED USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE: (CAFE/RETAIL)	6,400 SF (INDOOR) + 1,000 SF (OUTDOOR)
(LEASING/AMENITY)	4,500 SF
(STUDY SPACE)	3,600 SF
(WELLNESS)	2,000 SF
(CLUBHOUSE/FITNESS)	4,000 SF
(POOL DECK)	8,000 SF
(MULTIFAMILY UNITS)	630 BEDROOMS
PARKING INFORMATION: PUBLIC:	1 SPACE PER 300 SF OF RETAIL = 22 SPACES
PRIVATE:	0.49 SPACES PER BEDROOM = 309 SPACES
STANDARD PARKING PROVIDED:	521 SPACES COMPACT: 90 SPACES STANDARD: 431 SPACES (384 SPACES FOR RES & 150 SPACES FOR PUBLIC)
ADA SPACES PROVIDED:	13 SPACES (OF WHICH, AT LEAST 1 IS REQUIRED TO BE VAN ACCESSIBLE)
PROPOSED BICYCLE PARKING:	110 SPACES

SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ASPHALT OVERLAY

MIXED-USE SITE (SECTION 1) DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
TAX PARCEL ID:	4044-16-82-3636, 4044-16-82-1629, 4044-16-82-1813, 4044-16-82-2767, 4044-16-82-1995,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	3.06 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	50.00 FT
FRONT SETBACK (RIGGS DR)	20.00 FT
SIDE SETBACK	15.00 FT
REAR SETBACK	25.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 1):	85.00 FT
(EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)	
PROPOSED HEIGHT OF PARKING STRUCTURE:	
MIXED-USE (SECTION 1):	100.00 FT
(EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 8 FEET)	
OPEN SPACE CALCULATIONS	
SITE AREA:	3.06 AC
PROPOSED PUBLIC OPEN SPACE:	16,000 SF (12.0%)
PROPOSED PRIVATE OPEN SPACE:	44,000 SF (33.0%)
(BUILDING COURTYARD AND POOL AREA)	

MIXED-USE SITE (SECTION 2) DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
TAX PARCEL ID:	4044-16-83-2144, 4044-16-83-3088,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	0.69 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	10.00 FT
FRONT SETBACK (KNOX LANE)	25.00 FT
REAR SETBACK	10.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 2):	65.00 FT
(EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)	
OPEN SPACE CALCULATIONS	
SITE AREA:	0.69 AC
PROPOSED PUBLIC OPEN SPACE:	1,000 SF (3.3%)
PROPOSED PRIVATE OPEN SPACE:	5,500 SF (18.3%)



PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE

CITY OF CLEMSON

TITLE: ZONING SITE PLAN

CLIENT: LV COLLECTIVE

801 CONGRESS AVE, SUITE 200

AUSTIN, TX 78701

DATE: 07/31/2025

PROJECT NO.: 069294105

SHEET NUMBER: C4-00

Kimley»Horn

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SCALE: AS SHOWN

DRAWN BY: KHA

DESIGNED BY: KHA

CHECKED BY: SAH

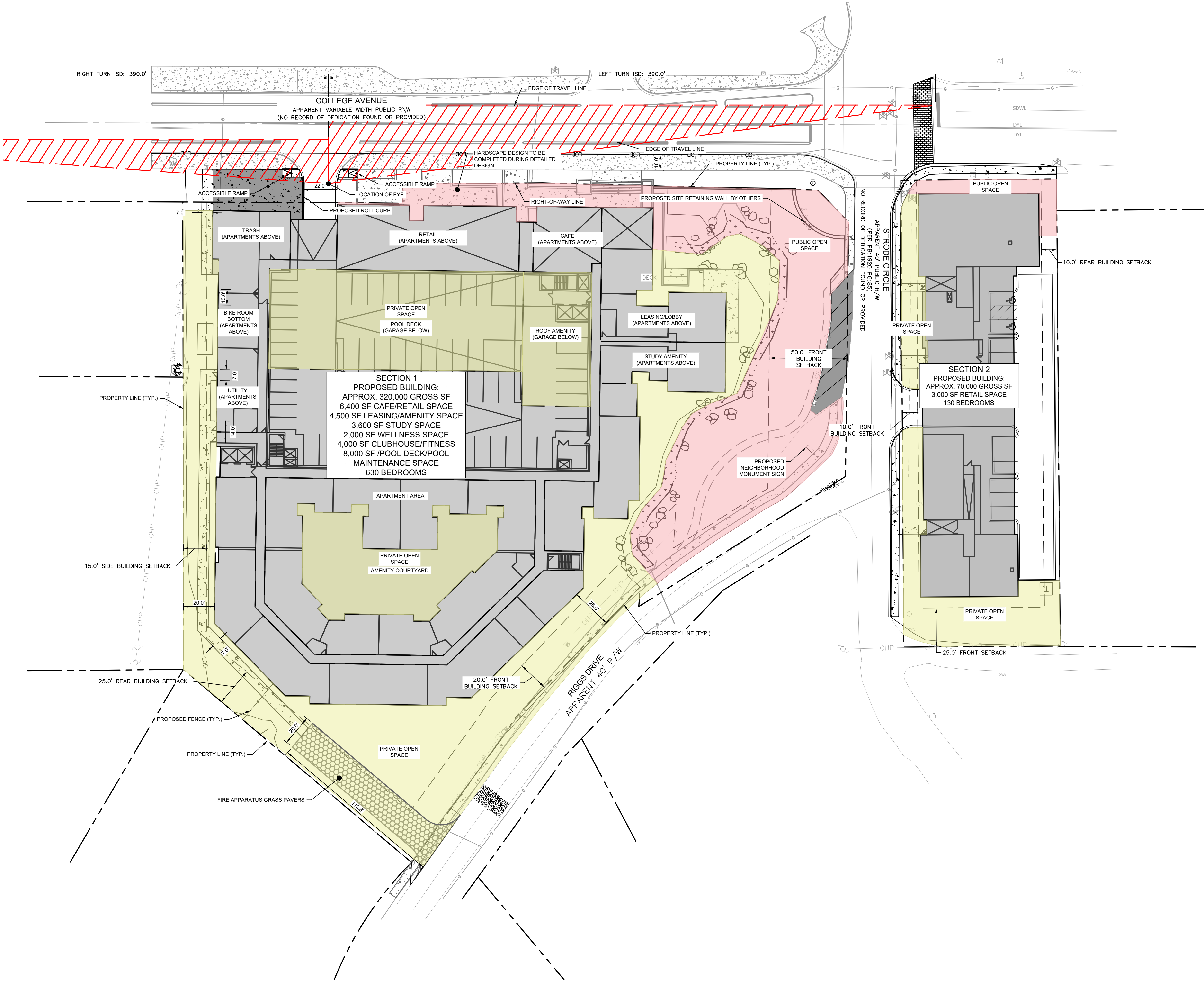
DATE: 07/31/2025

PROJECT NO.: 069294105

SHEET NUMBER: C4-00

PRELIMINARY: NOT FOR CONSTRUCTION

Plotted By: Hertz, William Sheet: S4-LV COLLECTIVE CLEMSON COLLEGE AVE - Layout C4-01 OPEN SPACE PLAN - August 01, 2025 09:33:32am K:\SBE-DES\069294105 - LV Collective Clemson College Ave\02 - DWG\PlanSheets\C4-00 SITE PLAN.dwg
Drawing Location: K:\SBE-DES\069294105 - LV Collective Clemson College Ave\02 - DWG\PlanSheets\C4-00 SITE PLAN.dwg C4-01 OPEN SPACE PLAN - August 01, 2025 9:33am By: William Hertz
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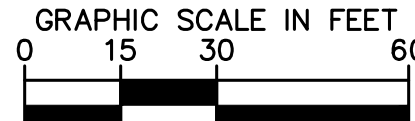
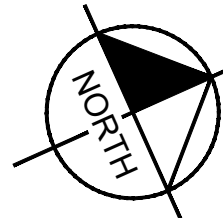
SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ASPHALT OVERLAY

MIXED-USE SITE (SECTION 1) DEVELOPMENT SUMMARY:

SITE SUMMARY:	
TAX PARCEL ID:	4044-16-82-3636, 4044-16-82-1629, 4044-16-82-1813, 4044-16-82-2767, 4044-16-82-1995,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	3.06 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	50.00 FT
FRONT SETBACK (RIGGS DR)	20.00 FT
SIDE SETBACK	15.00 FT
REAR SETBACK	25.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 1):	85.00 FT
(EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)	
PROPOSED HEIGHT OF PARKING STRUCTURE:	
MIXED-USE (SECTION 1):	100.00 FT
(EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 8 FEET)	
OPEN SPACE CALCULATIONS	
SITE AREA:	3.06 AC
PROPOSED PUBLIC OPEN SPACE:	16,000 SF (12.0%)
PROPOSED PRIVATE OPEN SPACE:	44,000 SF (33.0%) (BUILDING COURTYARD AND POOL AREA)

MIXED-USE SITE (SECTION 2) DEVELOPMENT SUMMARY:

SITE SUMMARY:	
TAX PARCEL ID:	4044-16-83-2144, 4044-16-83-3088,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	0.69 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	10.00 FT
FRONT SETBACK (KNOX LANE)	25.00 FT
REAR SETBACK	10.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 2):	65.00 FT
(EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)	
OPEN SPACE CALCULATIONS	
SITE AREA:	0.69 AC
PROPOSED PUBLIC OPEN SPACE:	1,000 SF (3.3%)
PROPOSED PRIVATE OPEN SPACE:	5,500 SF (18.3%)



PROJECT:
LV COLLECTIVE CLEMSON COLLEGE AVE

CITY OF CLEMSON

TITLE:
OPEN SPACE PLAN

CLIENT:
LV COLLECTIVE

801 CONGRESS AVE, SUITE 200
AUSTIN, TX 78701

DATE
07/31/2025

PROJECT NO.
069294105

SHEET NUMBER
C4-01

SCALE: AS SHOWN

DRAWN BY: KHA

DESIGNED BY: KHA

CHECKED BY: SAH

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PHONE (704) 333-5131
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DATE

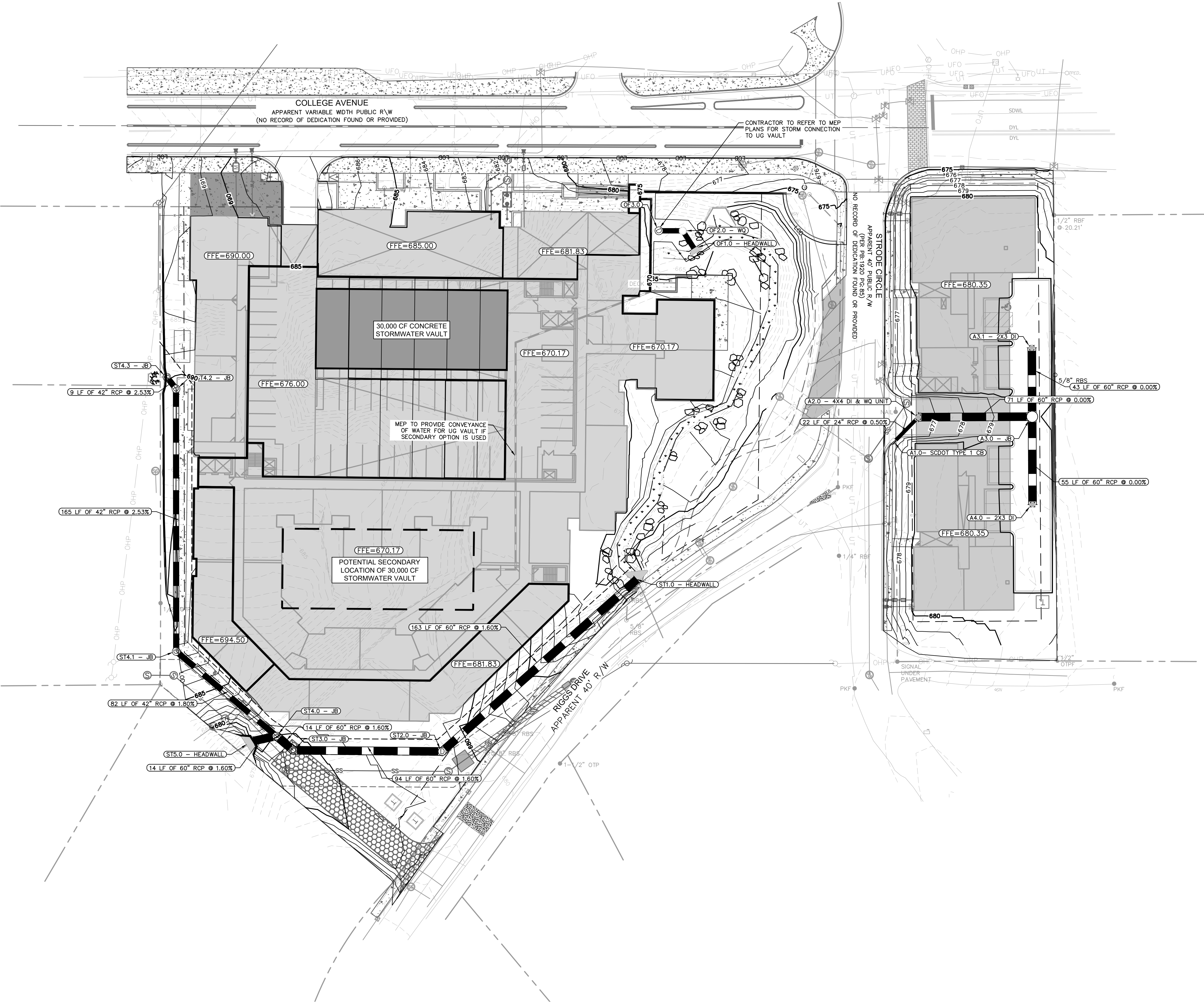
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REVISIONS

No.

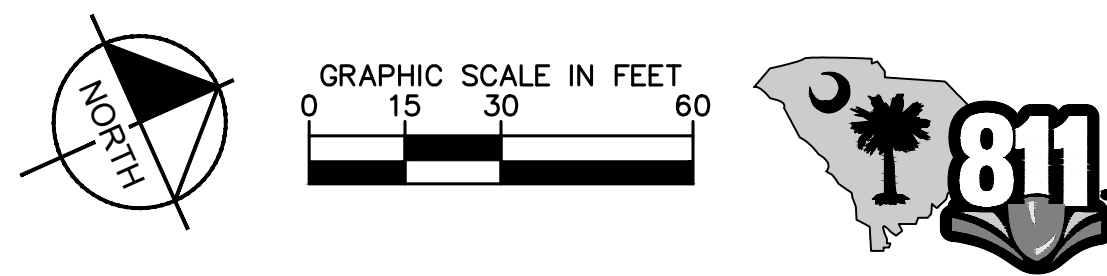
PRELIMINARY: NOT FOR CONSTRUCTION

Plotted By: Hertz, William, Sheet: S4-LV COLLECTIVE CLEMSON COLLEGE AVE, Layout: C5-00 GRADING AND DRAINAGE PLAN, August 01, 2025, 09:33:52pm, K:\GRE_DS\069294105 - LV Collective, Clemson College Ave\02 - DMO, Plan\Streets\C5-00 GRADING AND DRAINAGE PLAN.dwg, August 01, 2025, 9:33am, by: William Hertz
Drawing Location: K:\GRE_DS\069294105 - LV Collective, Clemson College Ave\02 - DMO, Plan\Streets\C5-00 GRADING AND DRAINAGE PLAN.dwg
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GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TCE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	RD
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CL
	CLEARING LIMITS
	805
	EXISTING CONTOUR
	PROPOSED CONTOUR
	826.00
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TW
	TOP OF WALL (GRADE ELEV.)
	BW
	BOTTOM OF WALL (GRADE ELEV.)
	TP
	TOP OF PAVEMENT (GRADE ELEV.)
	TC
	TOP OF CURB (GRADE ELEV.)
	TC/TP
	FLUSH CURB (GRADE ELEV.)
	WT
	WATER TIGHT JOINTS (WT)

- FINE GRADING NOTES**
- SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE.
 - PEDESTRIAN CROSSWALKS TO HAVE MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% LONGITUDINAL SLOPE WITHIN STRIPED AREA.
 - ADA PARKING AREAS AND ACCESSIBLE LOADING AREAS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
 - SIDEWALK INTERSECTIONS AND RAMP LANDINGS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
 - THE PURPOSE OF THIS PLAN IS TO CONVEY DESIGN INTENT. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SLOPES TO ENSURE POSITIVE DRAINAGE IN THE FIELD AND IS RESPONSIBLE FOR ALL COORDINATION WITH THE LOCAL JURISDICTION AND SCDOT INSPECTORS.
 - CONTRACTOR TO ENSURE A SMOOTH GRADE IS MAINTAINED ALONG ALL NEW CURB AND GUTTER AND SHALL ENSURE POSITIVE DRAINAGE ACROSS ALL PAVED AREAS.



PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CITY OF CLEMSON		DATE: 07/31/2025
TITLE: GRADING AND DRAINAGE PLAN		SC		PROJECT NO. 069294105
SHEET NUMBER		C5-00		
PRELIMINARY: NOT FOR CONSTRUCTION				

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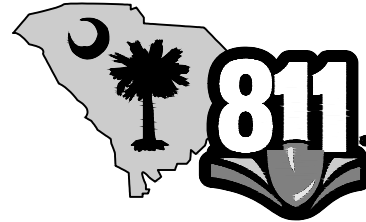
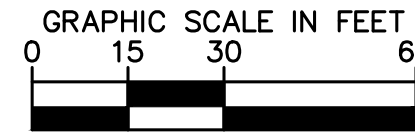
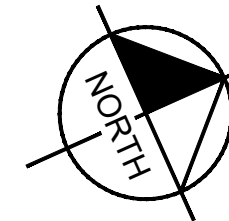
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SOUTH CAROLINA
KIMLEY-HORN
AND
ASSOCIATES,
INC.
No. C001066
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2026

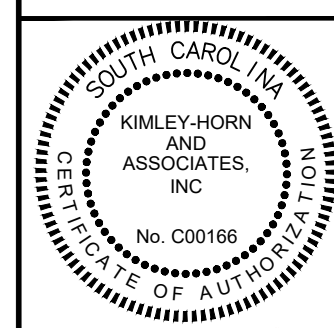
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SCALE: AS SHOWN
DRAWN BY: KHA
DESIGNED BY: KHA
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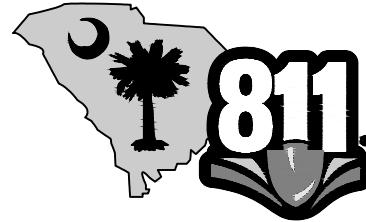
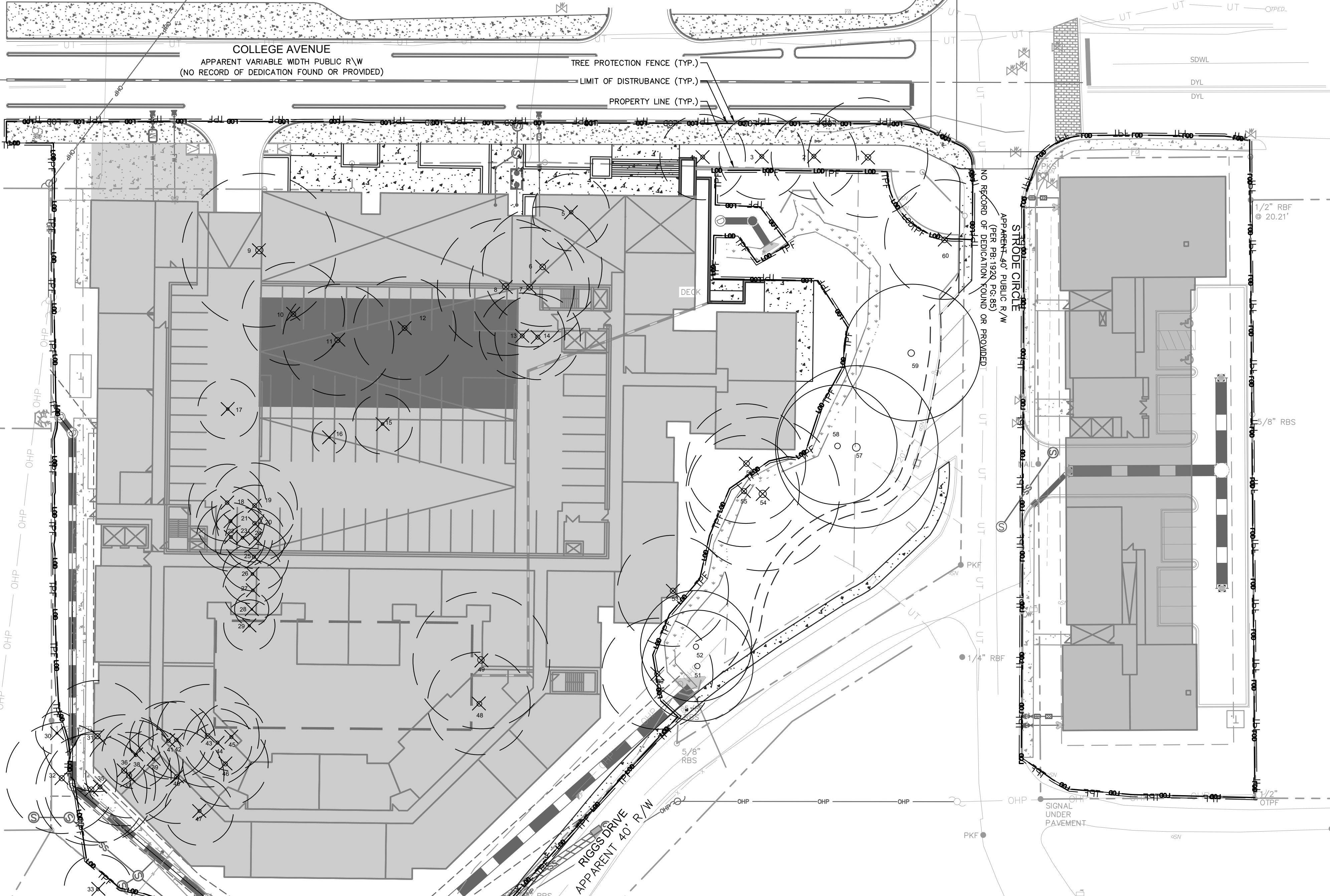
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SCALE:	AS SHOWN
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DESIGNED BY:	KHA
CHECKED BY:	SAH

CLIENT: **TLV COLLECTIVE**
801 CONGRESS AVE, SUITE 200
AUSTIN, TX 78701

PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE	CITY OF CLEMSON	SC
TITLE: UTILITY PLAN		
DATE 07/31/2025		
PROJECT NO. 069294105		
SHEET NUMBER C6-00		

PRELIMINARY: NOT FOR CONSTRUCTION



The image contains three technical drawings related to tree protection:

- Top Drawing:** A side elevation of a tree protection fence. It shows a tree with a 'CRITICAL ROOT ZONE' indicated by a horizontal line. The fence consists of an 'ORANGE POLY MESH FENCE' supported by 'METAL 2x4 POSTS'. Dimensions include a height of '4'-0" and a base width of '1.0 x ODBH'. A note states: 'FENCE TO BE LOCATED ON OUTER EDGE OF CRITICAL ROOT ZONE'.
- Middle Drawing:** A 'PLAN VIEW' showing a circular tree with a 'CRITICAL ROOT ZONE' of '1.0 ODBH' and a 'DRIP LINE' at '1.5' MIN. from the trunk.
- Bottom Drawing:** A 'TREE PROTECTION DETAIL' showing a cross-section of the fence. It includes a '3" MIN. WOOD CHIPS' layer, 'EXISTING TREE TO REMAIN, DO NOT DISTURB WITHOUT PRIOR NOTICE TO THE LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST', 'LOCATE BEYOND DRIP LINE OR WHERE INDICATED ON PLAN', 'EXISTING GRADE WITHIN TREE SAVE AREA NOT TO BE DISTURBED', 'METAL 2x4 POST 8" O.C. MAX.', and 'ORANGE POLY MESH FENCE'.

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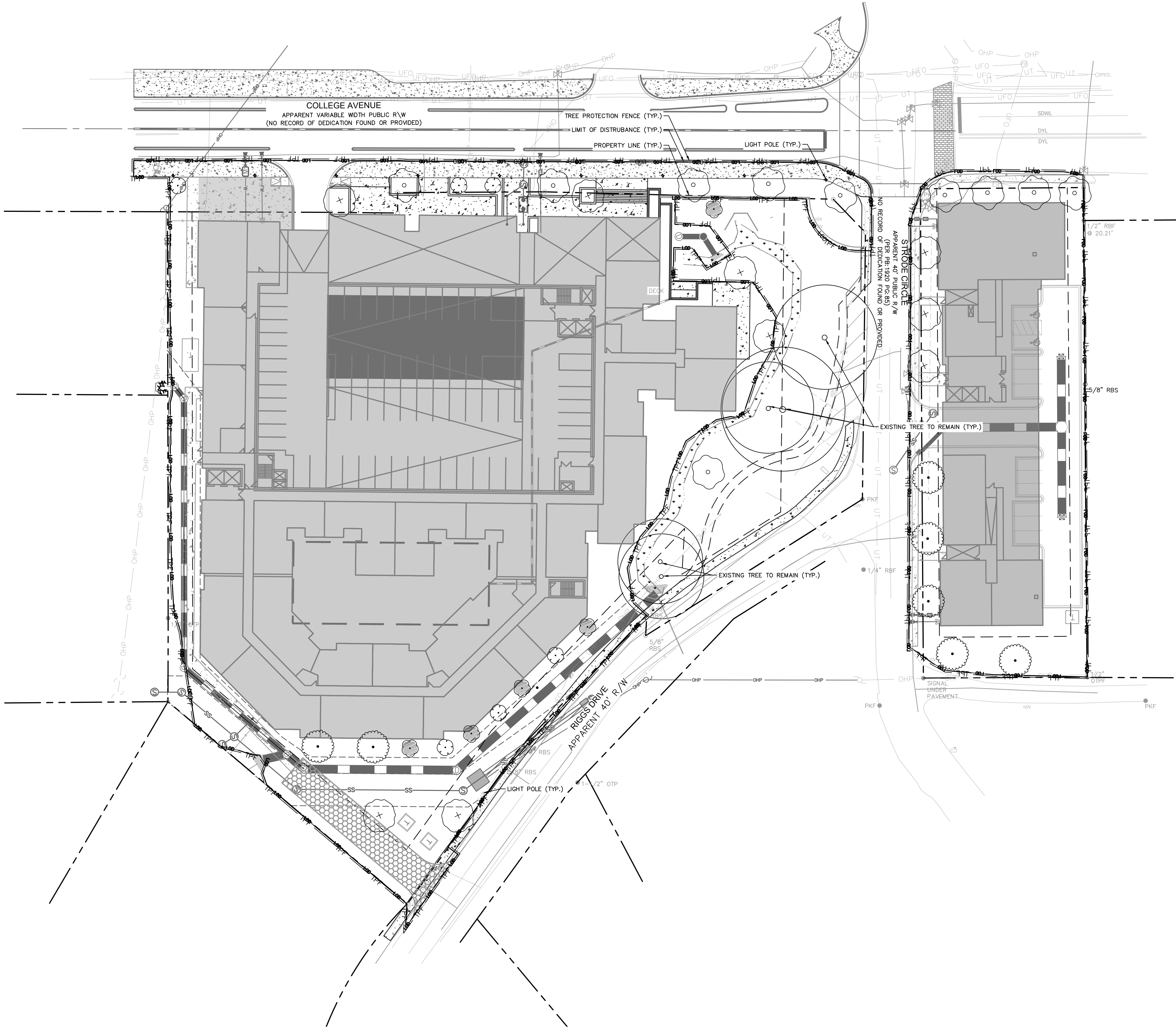
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CHECKED BY:	SAH

CLIENT: **LV COLLECTIVE**
801 CONGRESS AVE, SUITE 200
AUSTIN, TX 78701

PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE	CITY OF CLEMSON	SC
TITLE: TREE PROTECTION PLAN		

DATE	07/31/2025
PROJECT NO.	069294105
SHEET NUMBER	L0-00

Plotted By: Hertz, William, Sheet: LV COLLECTIVE CLEMSON COLLEGE AVE, Layout: L1-00, TREE REPLACEMENT PLAN, August 01, 2025, 09:34:45pm, K:\GRE_DS\069294105 - LV Collective, Clemson College, Ave\02 - DWG\Plan\Sheet\L1-00 TREE REPLACEMENT PLAN.dwg
Drawing Location: K:\GRE_DS\069294105 - LV Collective, Clemson College, Ave\02 - DWG\Plan\Sheet\L1-00 TREE REPLACEMENT PLAN.dwg, Aug 01, 2025, 9:34am, By: William Hertz
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PLANT SCHEDULE

SYMBOL CODE COMMON NAME

CANOPY TREES

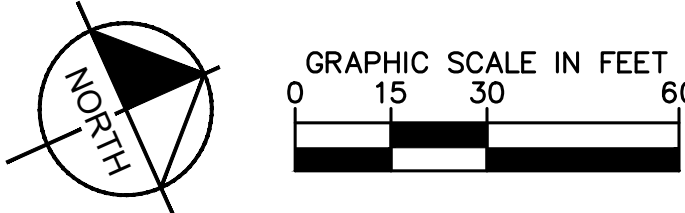
- ULM AME AMERICAN ELM
- OAK-NT2 NUTTALL OAK
- TUL-TT2 TULIP TREE

EVERGREEN TREES

- MAG-LG1 DWARF SOUTHERN MAGNOLIA - FULL TO GROUND

UNDERSTORY TREES

- MAP-TR2 TRIDENT MAPLE



PROJECT LV COLLECTIVE CLEMSON COLLEGE AVE CITY OF CLEMSON SC	TITLE: TREE REPLACEMENT PLAN	DATE 07/31/2025	No. REVISIONS	DATE	BY
		PROJECT NO. 069294105			
		SHEET NUMBER			
		L1-00			
CLIENT: LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 3250 S. MAIN ST., SUITE 300, GREENVILLE, SC 29601 PHONE (704) 333-5131 WWW.KIMLEY-HORN.COM			
SCALE: AS SHOWN		SOUTH CAROLINA KIMLEY-HORN AND ASSOCIATES, INC. REGISTERED PROFESSIONAL ENGINEER No. C00166 STATE OF SOUTH CAROLINA			
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DESIGNED BY: KHA		KIMLEY-HORN AND ASSOCIATES, INC.			
CHECKED BY: SAH		KIMLEY-HORN AND ASSOCIATES, INC.			

City of Clemson

Code of Ethics and Conduct

For Elected and Appointed Officials

Policy Purpose

The City of Clemson adopts this Code of Ethics and Conduct for Elected and Appointed Officials to assure that all officials, while exercising their office, conduct themselves in a manner that will instill public confidence and trust in the fair operation and integrity of Clemson's City government.

A. ETHICS

The citizens and businesses of Clemson are entitled to have fair, ethical, and accountable local government. To this end, the public should have full confidence that all officials:

- Comply with both the letter and spirit of the laws and policies affecting the operations of government;
- Are independent, impartial, and fair in their judgment and actions;
- Use their public office for the public good, not for personal gain; and
- Conduct public deliberations and processes openly, unless required by law to be confidential, in an atmosphere of respect and civility.

Therefore, Members of any Council, Boards, Committees, or Commissions ("Member/Members") shall conduct themselves in accordance with the following ethical standards:

1. Act in the Public Interest. Recognizing that stewardship of the public interest must be their primary concern, Members will work for the common good of the people of Clemson and not for any private or personal interest. Members will assure fair and equal treatment of all persons, claims, and transactions coming before them.

2. Comply with both the spirit and the letter of the Law and City Policy. Members shall comply with the laws of the United States, the State of South Carolina, and the City of Clemson in the performance of their public duties.

3. Conduct of Members. The professional and personal conduct of Members while exercising their office must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, including personal charges or verbal attacks upon the character or motives of other Members, the staff, or the public.

4. Respect for process. Members shall perform their duties in accordance with the processes and rules of order established by the City Council. Members shall respect all official decisions.

5. Conduct at Public Meetings. Members shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. In order for a Board, Committee or Commission to be effective and efficient, and to accomplish its purpose, its members must be actively involved and attentive to the business of the body. Therefore, members shall make every effort to attend all meetings.

6. Decisions Based on Merit. Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations. When making adjudicative decisions (decisions where the Member is called upon to determine and apply facts applicable to an individual case), Members shall maintain an open mind until the conclusion of the hearing on the matter, and shall base their decisions on the facts presented at the hearing and the law.

7. Communication. For adjudicative matters pending before the body, Members shall have and consider the same information when making decisions. Members shall refrain from receiving information outside of an open public meeting or the agenda materials, except on advice of the City Attorney. Members shall publicly disclose substantive information that is relevant to a matter under consideration by the body which they may have received from sources outside of the public decision-making process.

8. Confidential Information. Members must maintain the confidentiality of all written materials and verbal information provided to Members which is confidential or privileged. Members shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial, or other private interests.

9. Conflict of Interest. Members who may have a conflict of interest regarding a decision shall disclose the matter to the City Clerk and file a recusal statement. If the member is uncertain about an issue being a conflict of interest, they shall consult with the City Attorney to determine the potential conflict. If advised by the City Attorney to seek advice from the State Ethics Commission or other appropriate agency, a Member shall not participate in a decision unless and until they have diligently pursued and received advice allowing their participation. The Member shall provide the City Clerk and the City Attorney a copy of any written request or advice, and conform his or her participation to the advice given.

10. Advocacy. Members shall represent the official policies or positions of the City Council to the best of their ability when designated as representatives for this purpose. When presenting their individual opinions and positions, Members shall explicitly state they do not represent the City of Clemson, nor will they allow the inference that they do. Members have the right to personally endorse candidates for all Council seats or other elected offices, noting that it is inappropriate to mention or display endorsements during any City meetings.

11. Policy Role of Members. Members shall respect and adhere to the council-form of City government as outlined in the Clemson City Code. In this structure, the City Council determines the policies of the City with the advice, information, and analysis provided by City Staff, Boards,

Committees, Commissions, and the public. Except as provided by City Code, Members shall not interfere with administrative functions of the City or the professional duties of City Staff; nor shall they impair the ability of Staff to implement Council policy decisions.

12. Independence of Boards, Committees, and Commissions. Because of the value of the independent advice of Boards, Committees, and Commissions to the public decision-making process, Members of Council shall refrain from using their position to influence the deliberations or outcomes of Board, Committee, and Commission proceedings and shall refrain from attending or participating in their meetings. Unless deliberating an agenda item during a meeting, Members of Boards, Committees, and Commissions shall refrain from speaking out against or in favor of matters that are being deliberated by their Board, Committee, or Commission to ensure due process and objectivity.

13. Positive Work Place Environment. Members shall support the maintenance of a positive and constructive work environment for City employees, and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees to in no way create the perception of inappropriate direction to staff.

B. CONDUCT

The Conduct Guidelines are designed to describe the manner in which elected and appointed officials should treat one another, City staff, constituents, and others they come into contact with while representing the City of Clemson.

Elected and Appointed Officials' Conduct with Each Other

(a) Honor the role of the Chair in maintaining order

It is the responsibility of the Chair to keep the comments of Members on track. Members should honor efforts to focus discussions on current agenda items. If there is disagreement about the agenda or the Chair's actions, those objections should be voiced politely and with reason.

(b) Practice civility and decorum in discussions and debate

Difficult questions, challenges to a point of view, and criticism of ideas and information are legitimate elements of debate by a free democracy. Free debate, however, does not justify impertinent, personal, slanderous, threatening, or disparaging comments.

(c) Avoid personal comments that could offend

If a Member is offended by the remarks of another Member, the offended Member should make notes of the words used and call for a "point of personal privilege" that challenges the other to justify or apologize for the language used. The Chair will maintain control of this discussion.

(d) Demonstrate effective problem-solving approaches

Members have the responsibility to show how individuals with disparate points of view can find common ground and seek compromise that benefits the community.

Elected and Appointed Officials' Conduct with the Public

(a) Be welcoming to speakers.

While questions of clarification may be asked, the official's primary role during public testimony is to listen.

(b) Be fair and equitable in allocating public hearing time.

The Chair will announce limits on speakers at the start of the public hearing process, as set by the governing body.

(c) Practice active listening.

It is disconcerting to speakers for Members not to look at them when they are speaking. It is fine to look at documents or to make notes. Members shall be conscious of facial expressions, and avoid those that could be interpreted as disrespectful (smirking) anger, or boredom.

(d) Maintain an open mind.

Members of the public deserve an opportunity to influence the thinking of elected and appointed officials.

(e) Ask for clarification, but avoid debate and argument.

Only the Chair can interrupt a speaker during a presentation. However, a Member can ask the Chair for a point of order if the speaker is off the topic or exhibiting behavior or language the Member finds disturbing.

Elected and Appointed Officials' Conduct with City Staff

(a) Treat all staff as professionals.

Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable.

(b) Do not disrupt City staff from their jobs.

Members should not disrupt City staff while they are engrossed in performing their job functions in order to have their individual needs met. Do not attend staff meetings unless explicitly requested by staff.

(c) Never publicly criticize employees.

Members should never express concerns about the performance of City employees in public, to the employees directly, or to the employee's manager. Concerns or comments about staff performance should only be shared with the City Administrator through private conversation.

(d) Do not get involved in administrative functions.

Members acting in their individual capacity must not attempt to influence City staff on the making of appointments, awarding of contracts, selecting of consultants, processing of applications, or granting of City licenses and permits.

(e) Do not solicit political support from staff.

Members should not solicit any type of political support (financial contributions, display of posters or lawn signs, etc.) from City staff. City staff may, as private citizens with constitutional rights, support political candidates but all such activities must be done away from the workplace.

C. SANCTIONS

(a) Ethics Training for Elected Officials

Members who are out of compliance with State or City mandated requirements for ethics training shall not represent the City on intergovernmental assignments or subcommittees and may be subject to sanctions.

(b) Behavior and Conduct

The Clemson Code of Ethics and Conduct expresses standards of ethical conduct expected for Members of the City Council and other appointed positions. Members have the primary responsibility to assure that ethical standards are understood and met, and that the public can have full confidence in the integrity of government. Members have the additional responsibility to intervene when actions of Members that appear to be in violation of the Code of Ethics and Conduct are brought to their attention.

Members who intentionally and repeatedly do not follow proper conduct may be reprimanded or formally censured by the Council, lose seniority or committee assignments (both within the City of Clemson and with intergovernmental agencies), or other privileges afforded by the Council. Serious infractions of the Code of Ethics or Code of Conduct could lead to other sanctions as deemed appropriate by the Council.

Witnessing Members should point out to the offending Member any perceived infractions of the Code of Ethics and Conduct. If the offenses continue, the matter should be referred to the Mayor in private. If the Mayor is the individual whose actions are being questioned, the matter should be referred to the Mayor Pro Tem. It is the responsibility of these leaders to initiate action if a Member's behavior may warrant sanction. If no action is taken by the Mayor/Mayor Pro Tem, then the alleged violation can be brought to the full Council.

D. IMPLEMENTATION

The Code of Ethics and Conduct is intended to be self-enforcing and is an expression of the standards of conduct for Members expected by the City. It therefore becomes most effective when Members are thoroughly familiar with it and embrace its provisions.