

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 before 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. 5:30 P.M. Agenda

Documents:

[NOTICE OF WORKSHOP - 082725.PDF](#)

3. Workshop Materials

Documents:

[PUD-000461-2025 201 PINE STREET PLANS.PDF](#)  
[REPORT ON PUD-000461-2025 PLANNED DEVELOPMENT \(201 PINE STREET\).PDF](#)



CITY OF  
**Clemson**  
PLANNING &  
DEVELOPMENT

## **NOTICE OF PLANNING COMMISSION WORKSHOP**

The City of Clemson Planning Commission will hold a workshop session for members to review and discuss matters related to the topic referenced below beginning at **5:30 p.m. on Wednesday, August 27, 2025** in the Council Chambers in City Hall at 1250 Tiger Boulevard, Clemson, SC 29631. No action will be taken.

### **Workshop Topic:**

#### **PUD-000461-2025 Proposed Planned Development (201 Pine Street)**

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.

Please note that members of the Board of Architectural Review will be present and may participate in discussion. No opportunity for public input is scheduled for this session.



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

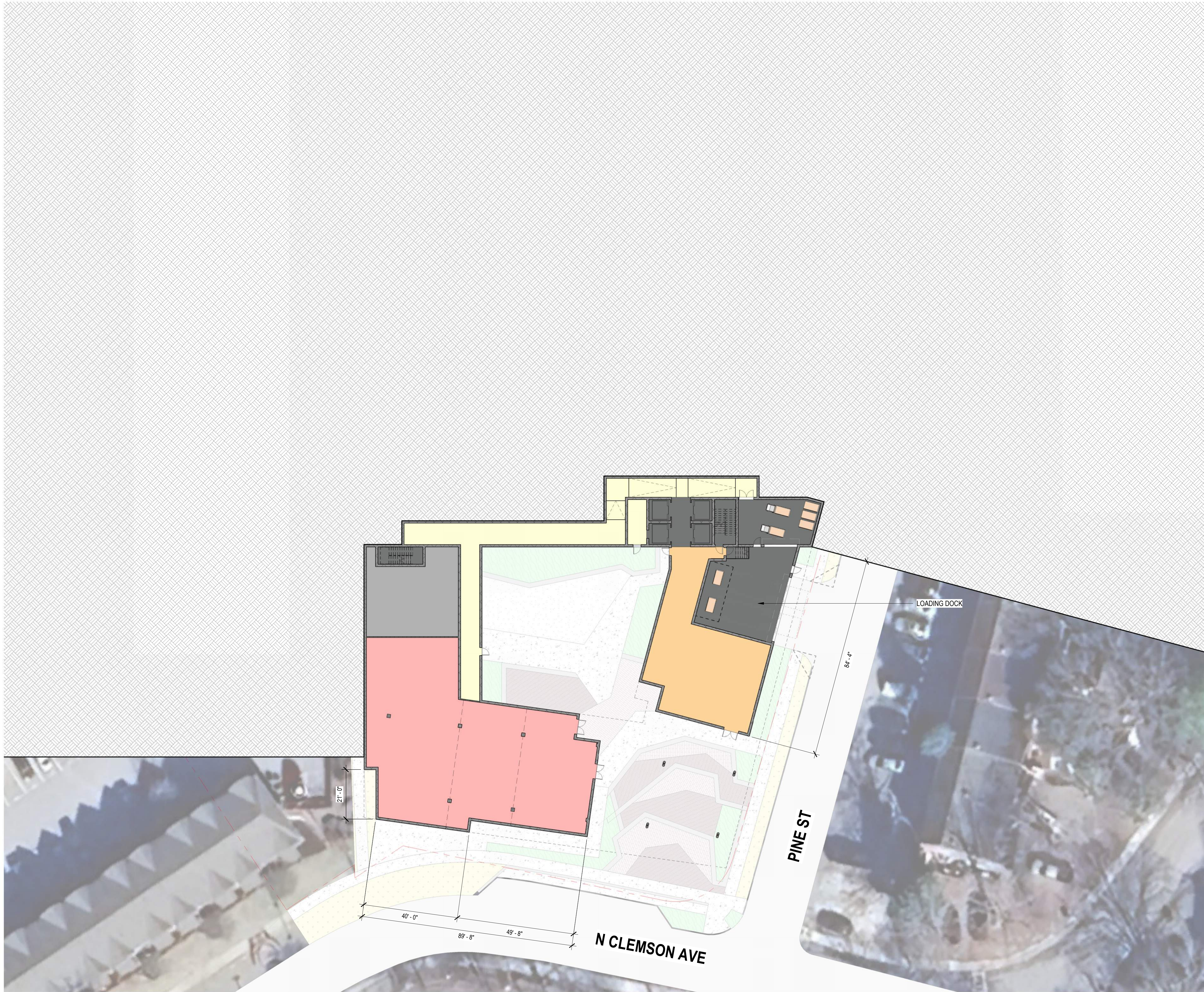
**CHAPTER CLEMSON**  
CRG + THE 53 GROUP  
201 PINE STREET, CLEMSON, SC 29631  
CONCEPT DESIGN

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**



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

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



**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**



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



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

**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  
 LOWER LEVEL 01

DRAWING NO.  
**PD2.02**



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

1 1ST & 2ND TYPICAL FLOOR PLAN  
 PD2.03 1" = 20'-0"



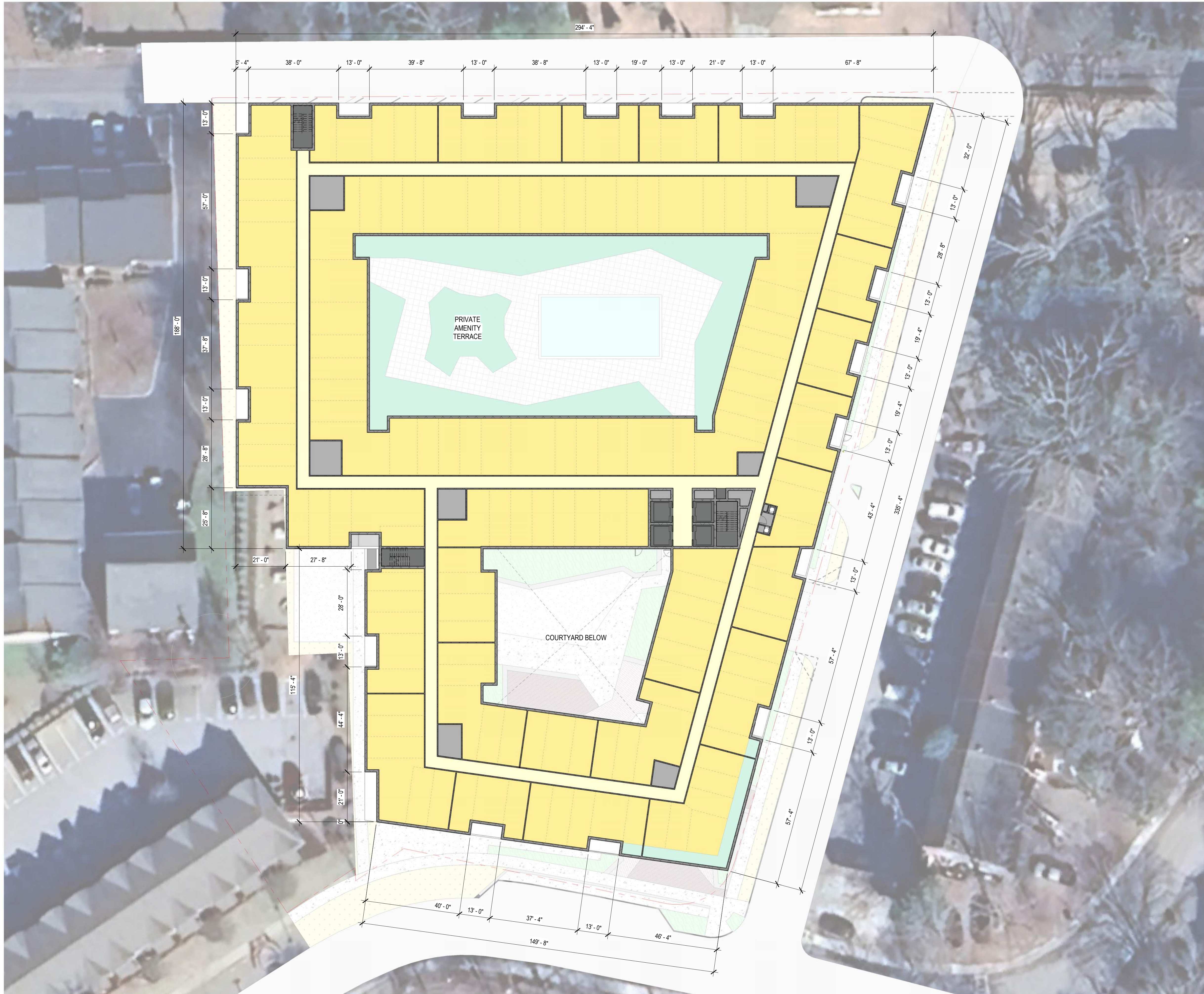
**CHAPTER CLEMSON**  
 CRG + THE 53 GROUP  
 201 PINE STREET, CLEMSON, SC 29631  
 CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	06.23.2025
B	PD UPDATE	07.30.2025

DRAWING TITLE  
 1ST & 2ND TYPICAL FLOOR PLAN

DRAWING NO.  
**PD2.03**



1 3RD & 4TH TYPICAL FLOOR PLAN  
 PD2.04 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  
 3RD & 4TH TYPICAL FLOOR PLAN

DRAWING NO.  
**PD2.04**



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

1 5TH FLOOR PLAN  
 PD2.05 1" = 20'-0"



**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**





**Report on PUD-000461-2025**  
**Proposed Planned Development (201 Pine Street)**  
August 27, 2025  
Planning Commission Workshop

## 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

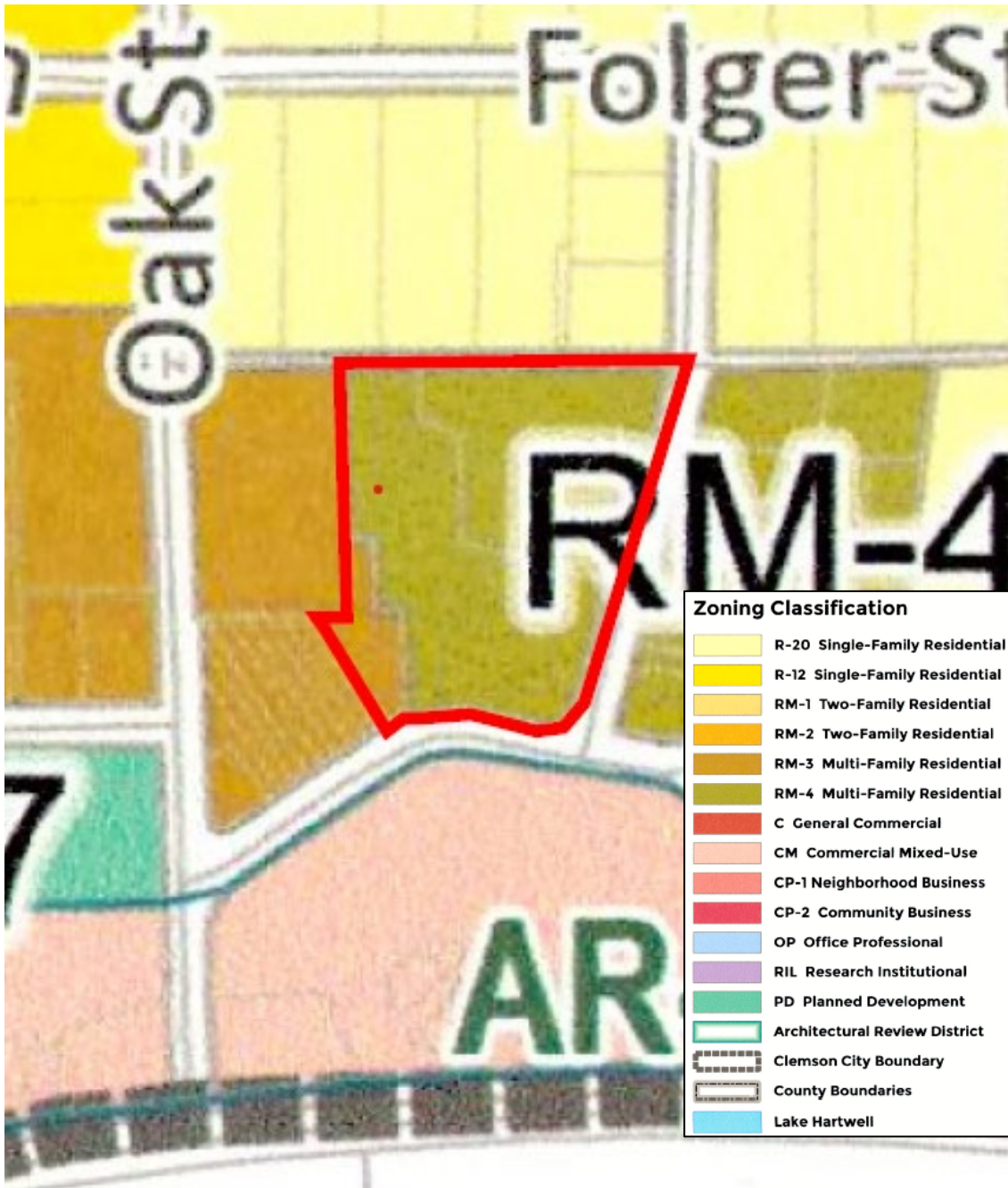
As noted above, the project site is proposed to be located on three parcels of land situated near 201 Pine Street. The parcels proposed to be developed include:

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.

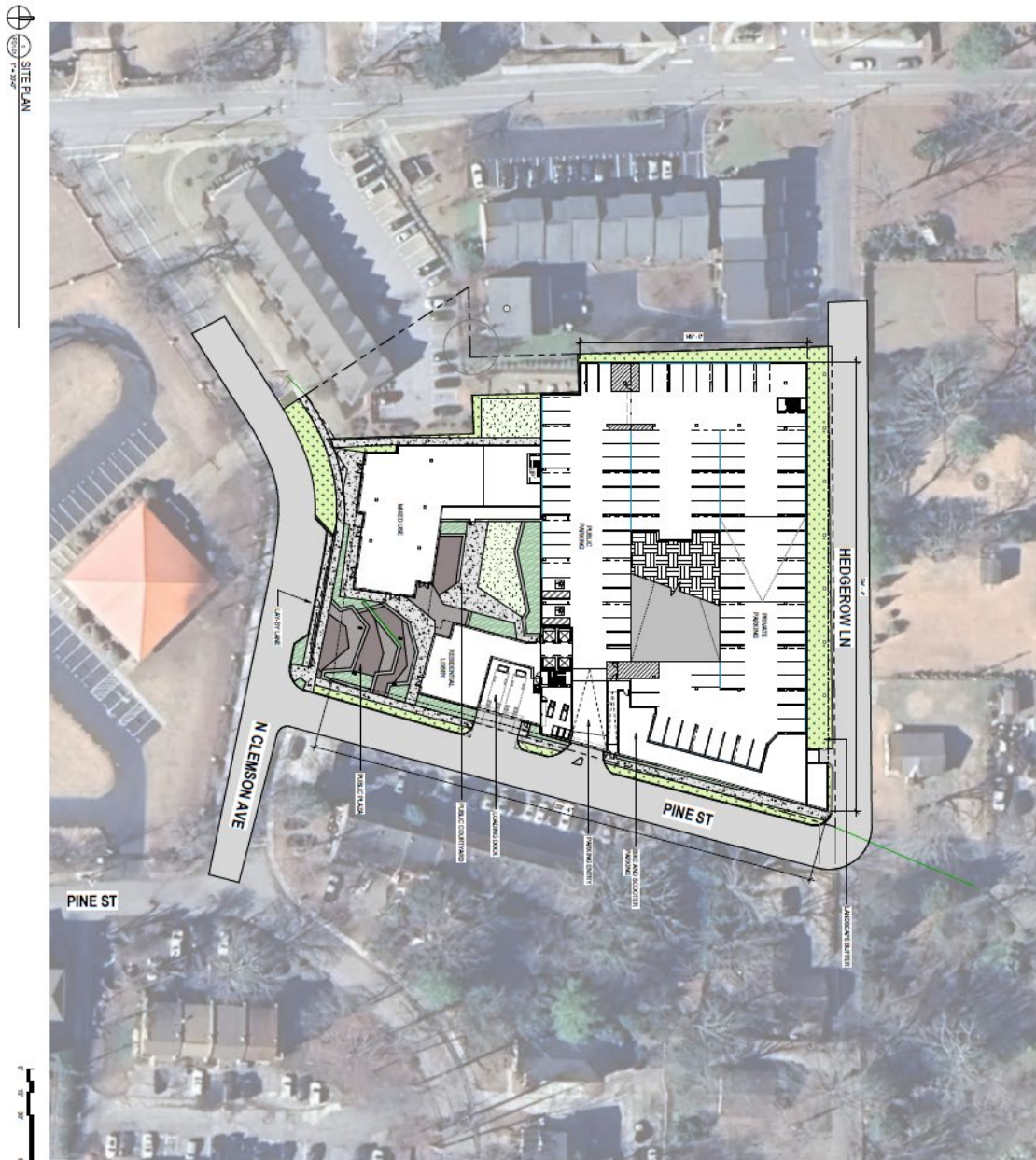
High-Level, Preliminary Land-Use Concept Map (Site 1)



## 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 held on August 11, 2025 was the second step. The workshop scheduled for August 27, 2025 is an optional session intended to provide the Commission a better understanding of the proposal prior to moving toward formal consideration of a recommendation to City Council.

### Site Plan



PROJECT NO: 125-00262-2 SHEET NO: PD1.01	PREPARED BY: [Name] CHECKED BY: [Name] DATE: 08/27/25	<h3>CHAPTER CLEMSON</h3> CRG + THE 53 GROUP 201 PINE STREET, CLEMSON, SC 29631 CONCEPT DESIGN	CRG + THE 53 GROUP 25 EAST WALKER DRIVE, SUITE 600 CHICAGO, IL 60611 PH: 773.662.6747	Lamar Johnson Collaborative
	DRAWING NO: [Number] DATE: [Date]			

\*See published plan set for more details

## Application



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 <small>Gilley Brothers Farms, LLC; Gilley Brothers Farms 1, LLC; PKG Farm, LLC; Gilley Clemson, LLC; PKG Clemson, LLC; Gilley 1 Clemson, LLC</small>	First: David	Middle:	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> 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: davidgilleymd@gmail.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: Mills <small>CRG Acquisition, LLC</small>	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@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

REQUIRED INFORMATION
<p><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></p> <p>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.</p>

