

PLANNING COMMISSION WORKSHOP
Tuesday, August 27, 2025

MINUTES

The City of Clemson Planning Commission held a workshop beginning at 5:30 p.m. on Wednesday, August 27, 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), Greg Rice (Vice-Chair), Bryan Yoder, John Crolley, Benji Cumbie, Tanya Hyatt

Members absent: Charlie Kernaghan

Staff present: Nathan Woods, Assistant City Administrator; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; Kelly Roach, Recording Secretary

The following members of the Board of Architectural Review (BAR) were present and participated in the workshop: Todd Howard, David Allison, Christine Tedesco, Pete Matsko, Nathan Schaupp, Andrew Neptune.

Workshop Topic:

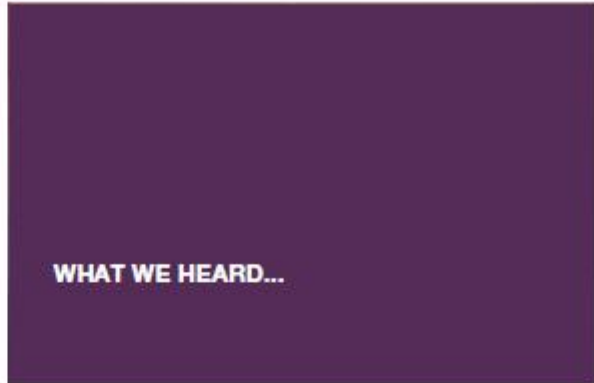
PUD-000461-2025 Proposed Planned Development (201 Pine Street)

Ms. Alison Mills of CRG Integrated Real Estate Solutions, applicant, led the presentation and discussion of updated materials associated with the proposed planned development. She was assisted by Mr. Elias Vavaroutsos and Mr. Ben Buehrle of the Lamar Johnson Collaborative design. In addition, BAR members reviewed various architectural aspects of the project in order to provide input to the Commission.

No action was taken.

Attachment #1

Workshop Presentation Materials



WHAT WE HEARD...

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During our last Planning Commission meeting on August 15, we presented our project and listened to feedback from community members and commissioners. These are the topics and concerns that were discussed:

- Traffic
- Infrastructure
- Connectivity/ Pedestrian Safety
- Noise and Trash
- Building/ Neighborhood Context
- Economic Impact



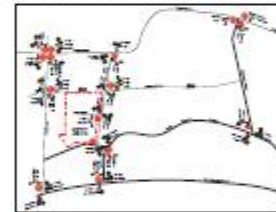
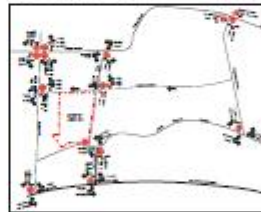
CLP/PAUL GILBERTSON
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WHAT WE HEARD...

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TRAFFIC With students back in session, an additional traffic study is to be conducted in September.

- Impact on the existing traffic is negligible and does not change the traffic level of service for the studied intersections.
- Traffic counts and patterns were observed at the recommended locations to assess the impact on wide-shoulder, the existing 96 bed apartment complex.
- As the parking garage, we are proposing a right-out restriction to show the traffic on each Clemson Avenue and Oak Boulevard.



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WHAT WE HEARD...

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INFRASTRUCTURE

We are currently focusing on projects like specific improvements, our engineers are also looking at all site improvements and enhanced connectivity to downtown, which we will talk about in more detail next time.



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WHAT WE HEARD...

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CONNECTIVITY/PEDESTRIAN SAFETY

We are proposing improvements on both the north and south sides of Clemson Avenue, as well as along The Rowan in order to improve the quality and safety of the pedestrian experience and facilitate a connection to the adjacent community and campus fabric.



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NOISE AND TRASH

We are sensitive to the impact of the new building's presence in the community, beyond its visual presence. As part of this, we are proposing the removal of balconies along Redgown Avenue to help limit the potential for noise and trash concerns where the building more directly interacts with its neighbors.



WUWE HEADL



WUWE HEADL

BUILDING/NEIGHBORHOOD CONTEXT

We are providing additional rendered views of the building in context from various neighborhood vantage points. Our focus is a building that follows the natural topography to scale down to the neighborhood and appear as a "fit" degree building where all facades are treated as "the front".



WUWE HEADL



WUWE HEADL

PROJECT ECONOMIC IMPACT

Total University enrollment has grown 26% over the last 10 years and housing has not kept up. We are "replacing students with students" in a concentrated area that is walkable to campus, creating up to 100 all-campus housing opportunities for professionals/families to live. We are proud of the City of Clemson's handling of this project and are committed to the goal of being leased and successful.



WUWE HEADL



WUWE HEADL



THE CLEMSON/IBX STRATEGIC WHITE PAPER HAS IDENTIFIED THIS AREA AS A "GROW AT THE SEAMS" DESIGNATION, A HIGH-DENSITY STUDENT HOUSING SUBMARKET WITH A CHARACTER CONSISTING OF COMFORTABLE CROSSWALKS, BIKE AND PEDESTRIAN ROUTES.

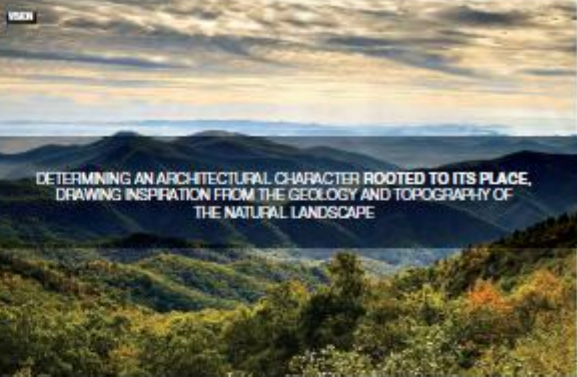


AREA CONTEXT



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PROJECT VISION





DESIGN CONCEPT

LO01

CAROLINA CLAY
HORIZONTAL LAYERING
MATERIALS OF NATURAL TONE
ALIGN WITH LOCAL IDENTITY



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LOCATION/SECTION

LO01



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PLAZA & PARK DESIGN



BUILDING CONTEXT



VIEW FROM PINE STREET AND HEDGEWAY STREET

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VIEW AT CORNER OF HEDGEWAY WARE AND PINE STREET

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FOCUSED VIEW AT MIDPOINT BETWEEN HEDGEWAY WARE

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VIEW FROM OAK STREET & HEDGEWAY WARE

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VIEW FROM OAK STREET AND CLARKSON AVE

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FAÇADE MATERIALITY

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LOCAL LAWNS/PALLET

Plants must be adapted to:
 Clayey soils that can hold water yet become compacted
 Hot, dry summers and occasional droughts
 Occasional steep slopes prone to erosion
 Hardness Zones 7a to 8a in the SC Piedmont

Many plants native to the Piedmont are:
 Deep-rooted or drought-tolerant
 Capable of suckering well
 Tolerant of acidic conditions



SCOTT'S CALIPANGO
 8100-980-0000

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SHADE-TOLERANT SHRUBS & SMALL TREES

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SCOTT'S CALIPANGO
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SHADE-TOLERANT GRASSES & PERENNIALS

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