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. Agenda

   Documents:

   10-14-25_PC_MEETING_AGENDA.PDF

3. Meeting Materials

   Documents:

   2025_08_05_PC_WORKSHOP_MINUTES_FINALDRAFT.PDF
   2025_08_11_2025_PC_MINUTIES_FINAL_DRAFT.PDF
   2025_08_27_PC_WORKSHOP_MINUTES_FINALDRAFT.PDF
   DRAFT PUD-000461-2025 (201 PINE STREET) PLANNED DEVELOPMENT ORDINANCE 101425.PDF
   DRAFT - RULES OF PROCEDURE AMENDMENT - PUBLIC COMMENTS.PDF
   PUD-000461-2025 (201 PINE STREET) COMBINED EXHIBITS.PDF
   REPORT ON PUD-000461-2025 PLANNED DEVELOPMENT (201 PINE STREET).PDF

CITY OF Clemson
PLANNING & DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., *Tuesday, October 14, 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. In writing submitted to staff or on the City's MyCivic web platform *no later than noon on the Friday before the meeting*.

1. ***Call to Order***
2. ***Public Session***
3. ***Adoption of Minutes***
   a. August 5, 2025 – Workshop
   b. August 11, 2025 – Regular Meeting
   c. August 27, 2025 - Workshop
4. ***Action Items***
   a. PUD-000461-2025 Proposed Planned Development (201 Pine Street)
   b. Consideration of Draft Amendment to Rules of Procedure (Public Comment)
5. ***Advisory Items***
6. ***Discussion Items***
7. ***Staff Reports***
8. **Other Items**
   a. Planning Commission Representation at Council Meetings
   b. Future Workshops and Other Events
9. ***Adjourn***

**Note: Meeting moved from regular date due to holiday.*

PLANNING COMMISSION WORKSHOP
Tuesday, August 5, 2025

MINUTES

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

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

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

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

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

Workshop Topic:

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

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

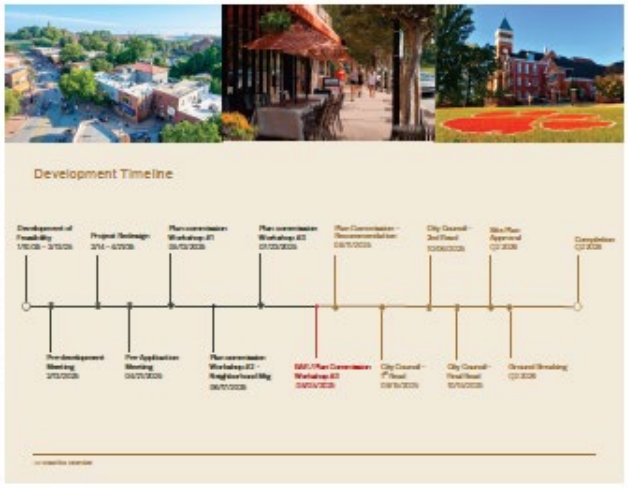
No action was taken.

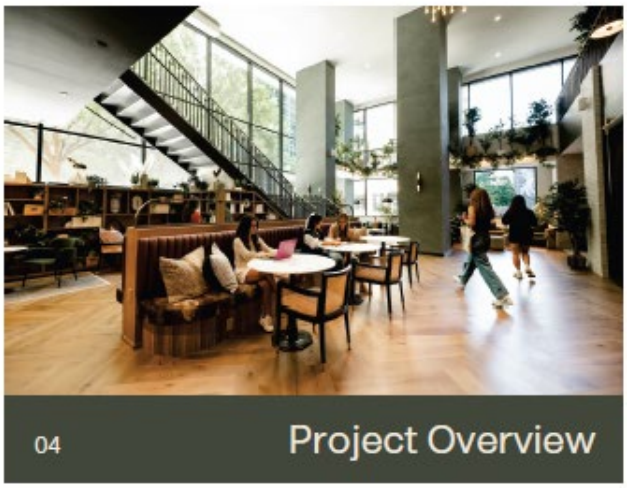
DRAFT

Attachment #1

Workshop Presentation Materials











Project Metrics - updates

	North	South	North	South
Height	3 st.	7 st.	5/3 st.	7/5 st.
Beds	44	670	135	625
Resident Parking	36	335	10	380
Ratio	0.8	0.5	0.5 shared	
Retail	0	6400	3000	6400
Public Parking	0	150	0	150

College Ave



College Ave – Lobby



College Ave - Pedestrian



Strode / Riggs - previous



Strode / Riggs - reduction



Strode / Riggs - update



Riggs Dr - previous



Riggs Dr - reduction



Riggs Dr - update



Riggs Dr - previous



Riggs Dr - reduction



Riggs Dr - update



Riggs Dr stepdown – Section B



Previous



Update

Riggs Dr stepdown – Section C



Previous



Update

Height in Context

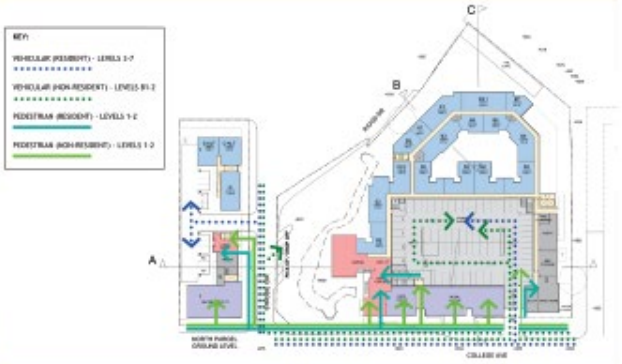


Previous



Update

Circulation



Community Benefits

150 Public Parking Spaces

9,400 SF Retail

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

Stream preservation

- ~285' LF of stream



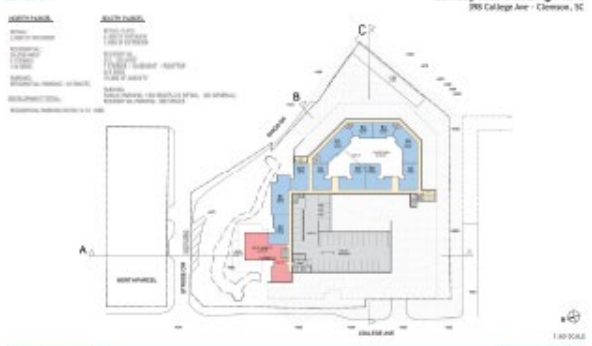
collective

Thank you!

Appendix

Level B1

Conceptual Building Plans
[illegible] College Ave - Clemson, SC

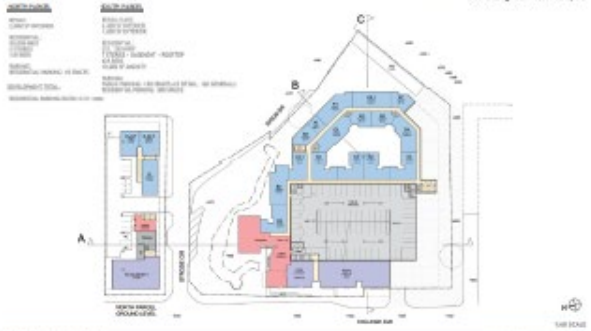


LF COLLECTIVE | AUGUST 1, 2025

MILES BOLTON ASSOCIATES

Level 1

Conceptual Building Plans
[illegible] College Ave - Clemson, SC

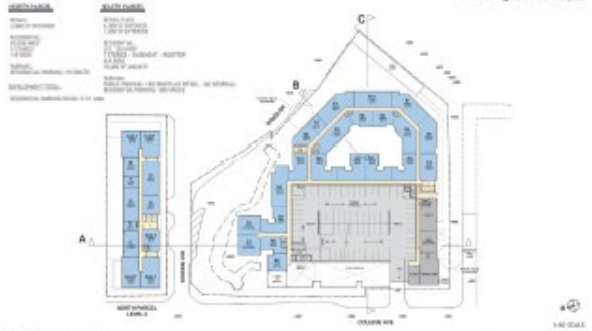


LF COLLECTIVE | AUGUST 1, 2025

MILES BOLTON ASSOCIATES

Level 2

Conceptual Building Plans
[illegible] College Ave - Clemson, SC

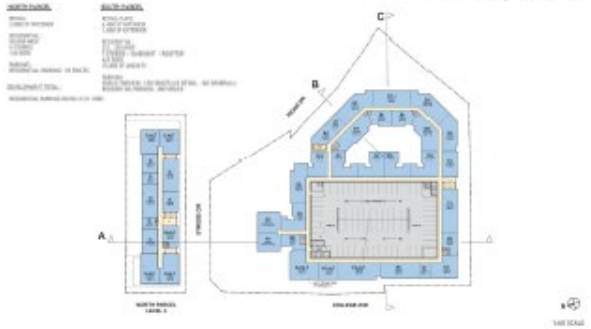


LF COLLECTIVE | AUGUST 1, 2025

MILES BOLTON ASSOCIATES

Level 3

Conceptual Building Plans
[illegible] College Ave - Clemson, SC

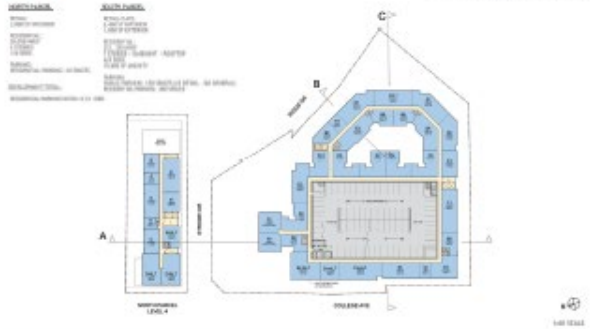


LF COLLECTIVE | AUGUST 1, 2025

MILES BOLTON ASSOCIATES

Level 4

Conceptual Building Plans
[illegible] College Ave - Clemson, SC



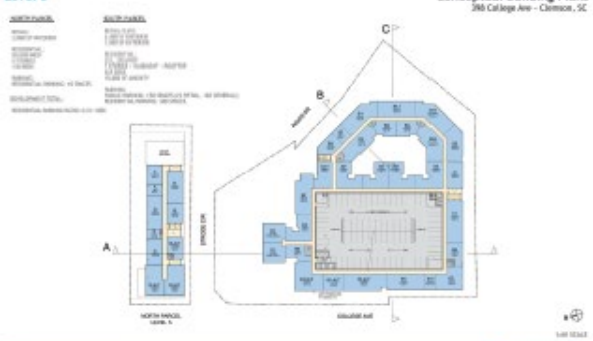
LF COLLECTIVE | AUGUST 1, 2025

MILES BOLTON ASSOCIATES

Level 5

Conceptual Building Plans

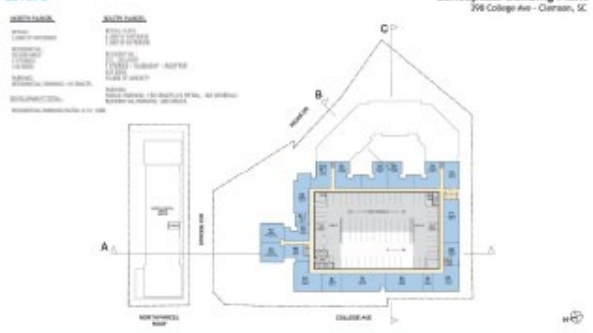
398 College Ave - Clemson, SC



Level 6

Conceptual Building Plans

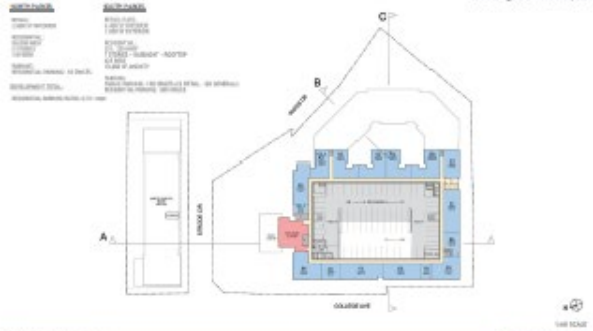
398 College Ave - Clemson, SC



Level 7

Conceptual Building Plans

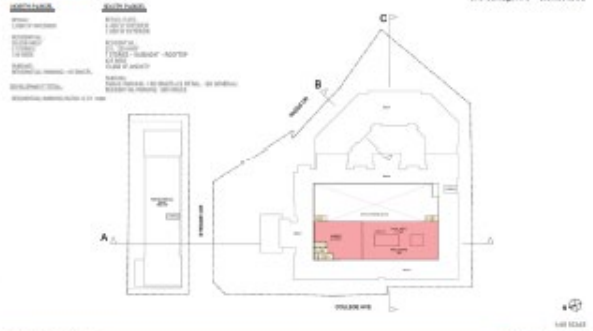
398 College Ave - Clemson, SC



Amenity Level

Conceptual Building Plans

398 College Ave - Clemson, SC



Sections

Conceptual Building Sections

398 College Ave - Clemson, SC



Material Board

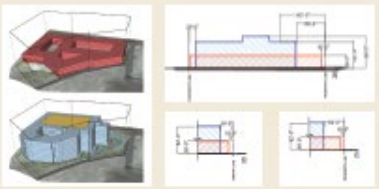
398 College Ave - Clemson, SC



Exhibits 7/23/25

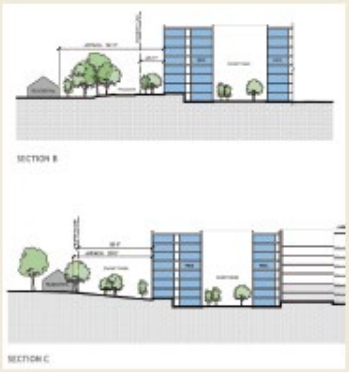
Building Height / Density





- 150 parking spaces = 60k SF
- By Right Comparison:
- Gross Floor Area
  225k SF vs 250k SF
  10% increase
- Building Coverage:
  60% vs 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




View from Bixby


View from Riggs Dr.



College Ave Frontage in context

LV Proposed:
219 beds/acre **63.4** units/acre

MODA density:
105 beds/acre 60.5 units/acre

HUB density:
232 beds/acre 70.2 units/acre

- Removal of street parking
- Gateway monument sign



Neighborhood character preservation



Rezoning of R-20 parcel



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

Stormwater / Environmental Protection

Stormwater City Improvements:

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

Total Invested = $444,000



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

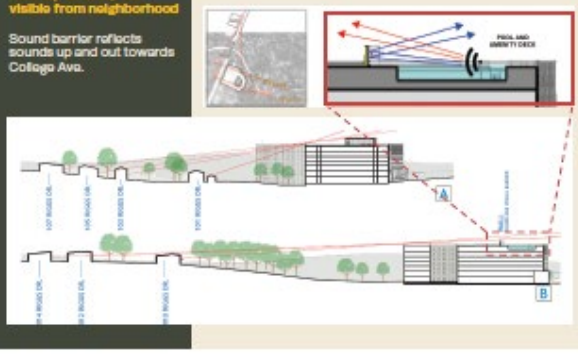


- **All vehicular access from College Ave.** (Public, Resident, Service)
- Removal of public parking spaces from Riggs Dr.
- "Residents only" in Neighborhood monument sign



Rooftop Noise + Sightlines

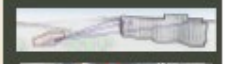
- **Rooftop amenity not visible from neighborhood**
- Sound barrier reflects sounds up and out towards College Ave.



Privacy









Drone views from top floor:

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

Riggs Dr:

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

College Ave:

- New streetscape
- Outdoor dining / street activation

Pedestrian Safety



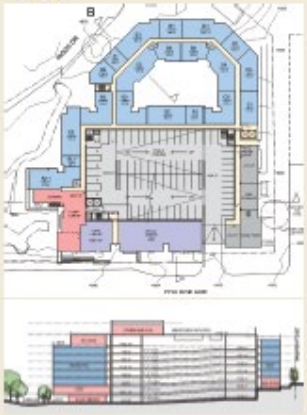
Parking



Resident Parking:

- Ratio: 0.5 / bed
- Distance to Tillman Hall: .5 miles (10 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**
- Breezeway connection to public sidewalk
- 3 lower lvls = public parking
  5 upper lvls = residents only

- 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."

Commercial Space



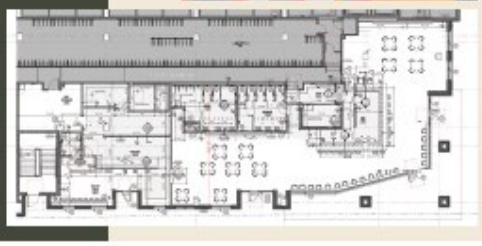


Example project:

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

Commercial Space





PLANNING COMMISSION MEETING
Tuesday, August 11, 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, Benji Cumbie, Charles Kernaghan, and John Crolley

Members absent: Bryan Yoder

Staff present: Nathan Woods, Assistant City Administrator; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; 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., then called for a motion to amend the agenda to include the approval of the minutes for the July 23, 2025 workshop. Mr. Cumbie made a motion to add consideration of the July 23, 2025 workshop minutes to the agenda; Mr. Crolley seconded the motion. Mr. Tyler called for discussion; 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.

Mr. Tyler then introduced the Commission members and staff present, and spoke on the Planning Commission's purpose requirements for developers proposing projects.

2. Public Session (4:30)

Mr. Tyler opened the Public Session and called for comments related to items not on the agenda; there were none. Mr. Tyler also noted that there had been no written comments received for items not on the agenda.

The Public Session was closed

3. Adoption of Minutes (6:23)

a. July 14, 2025 - Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; There were none.

Mr. Tyler called for a motion. Mr. Rice made a motion to approve the Monday, July 14, 2025 minutes as presented; 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.

b. July 23, 2025 – Workshop

Mr. Tyler called for proposed edits to the draft minutes; there were none.

Mr. Tyler called for a motion. Mr. Cumbie made a motion to approve the July 23, 2025 workshop minutes as presented; 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 Public Session (7:53)

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

Mr. Tyler recognized the team from the 53 Group, the developer for the proposed Chapter Clemson development (see Attachment #1). Mr. Zach Britton, principal, introduced himself and the team members. Ms. Alison Mills from CRG Real Estate then gave a summary of what they heard during the concept presentation workshop in July, followed by other members of the development team addressing specific topics. Included were Mr. Jeff Halliburton of Thomas & Hutton Engineering; and Mr. Ben Buehrie and Mr. Elias Vavaroutsos with Lamar Johnson Collaborative, architects. Among the issues addressed were:

- Updating the traffic study to include additional counts to be taken when school is back in session.
- Removing the Hedgerow Lane parking and placing it in the parking garage.
- A landscape buffer to help screen the north side of the garage.

(Note: Technical issues with the presentation resulted in a meeting recess beginning at time stamp 13:05; Mr. Tyler called the meeting back to order following resolution of the problem at time stamp 22:17).

Mr. Tyler called for public comment.

Mr. Charles Usry, 218 Pine Street, Clemson, SC, expressed concerns with development in his neighborhood, noting worries about parking.

Ms. Larissa Heimlich, 101 Folger Street, Clemson, SC, listed concern with trash, noise and safety.

Ms. Gay Eitenmiller, 137 Honey Comb Lane, Central, SC, said the development would increase safety issues.

DRAFT

Ms. Karen Frady, 129 Old Greenville Highway, Clemson, SC, identified concerns related to infrastructure, parking, traffic, and placing retail in a residential area.

Mr. Fran McGuire, 163 Rippleview Drive, Clemson, SC, said the proposed development did not fit in with the community.

Ms. Eleanor Hare, 202 Crest Circle, Clemson, SC, questioned commercial uses being placed up against a residential area.

Mr. Rupert McGinty, 206 N. Clemson Avenue, Clemson, SC, stated concerns with the size of the development, and said that he believed it would lower the value of the property.

Ms. Stephanie Platt, 103 Mountain View Lane, Clemson, SC, noted preferences for building workforce housing instead of student housing.

Mr. Tyler called for additional comments from the public; there was none. The public session was closed.

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

- Concerns with infrastructure
- Exploration of benefits for residents
- Ways to lessen the impacts of the development on the surrounding neighborhood

Mr. Tyler then summarized the significant issues addressed during the session. He noted:

- Step-downs
- Views from neighborhood
- Economic impacts
- Traffic
- Parking
- The number of students
- Workforce housing
- Impacts on the infrastructure
- Overall impact on property values in the neighborhood

Mr. Tyler called for scheduling a workshop on the project, then closed the Public Session.

Mr. Tyler called for a short recess at time stamp 1:24:13. The meeting was called back into session at time stamp 1:34:32.

5. Action Items (1:34:42)

DRAFT

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

Mr. Tyler asked staff for any reports or updates; there were none. Mr. Tyler then recognized Mr. Mario Visbal of LV Collective, the developer, to present.

Mr. Visbal gave an overview of the changes that have been made (see Attachment #2). Among the items he highlighted were:

- Height reduction near the residential neighborhood
- Changes in exterior materials
- Drop off and pickup area
- Turnaround area in parking garage
- Trash truck clearance
- 280 linear feet of stream preservation

Mr. Tyler called for any comments from the commissioners; after brief discussion it was determined to allow comments from the public first.

Mr. Tyler acknowledged receipt of a number of written comments received prior to the meeting, and read them (see Attachment #3). Following the conclusion of the review of written comments, Mr. Tyler noted that the deadline for submitting written comments to the Commission will be noon on the Friday before the meeting date. He then called for comments by members of the audience.

Mr. Allen Hodges, 100 Strode Circle, Clemson, expressed his concerns with the size of the building and said that he felt there should be a delay in the vote.

Ms. Shannon Sharkey, 101 Poole Lane, Clemson, asked the commission not to approve the proposed development, and to look into both the short term and long-term impacts of the developments under construction.

Ms. Stephanie Platt, 103 Mountainview Lane, Clemson, asked if this development would include any workforce housing; Mr. Woods responded that it would not.

Mr. Tom Teasley, 402 College Ave, Clemson, asked about the value of the 150 parking spaces being offered as public parking; Mr. Woods responded that the current cost to build structured parking was approximately $30,000.00 per parking space. Mr. Teasley added that he had concerns with the amount that the City would benefit from the project, and said he wondered if it was better to have planned developments or a development built under straight zoning; he then expressed concerns with the commissioners voting and not knowing which was best for the city.

Mr. Julian Dickerson, 118 Riggs Drive, Clemson, noted concerns with voting on something before having all the answers; he added worries about parking.

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Mr. Tyler called for any other comments from the public; there were none. He then called for comments from the Commission. Discussion followed between members and staff regarding possible development on the site by right.

Following the conclusion of discussion, Mr. Tyler called for final questions and comments from commissioners.

Mr. Kernaghan stated that after speaking to some of the people involved with the ClemsonNext strategic planning effort, he was against the proposed project going forward.

Mr. Rice noted concerns regarding a Corps of Engineers being issued for the site; members of the development team replied that although the permit had not been issued, it was in process and was expected to be issued in the near future. Mr. Rice then stated his desire for the developer to commit to keeping all work activities on site and not interfering with traffic or blocking the roads.

Mr. Crolley identified concerns with wording in the ordinance referencing open space and public space; Mr. Peabody suggested the developer make the language a little clearer and add a diagram to show the differences. Mr. Crolley also mentioned concerns with wording on occupancy.

Ms. Hyatt noted some of the benefits that she felt the development would bring to the City; Mr. Cumbie noted positives as well. Mr. Rice stated that if the project went forward, he would like to see the community have input on the signage proposed for the neighborhood entrance.

Mr. Tyler then provided a review of the process the Commission follows when developing and approving a recommendation to City Council on a project.

Mr. Tyler called for a motion. Following brief discussion about wording, Ms. Hyatt made a motion to send a positive recommendation to City Council on PUD-000431-2025 Proposed Planned Development (398 College Avenue) with the recommendations that the term ‘occupant’ was meant to be one person, the limit for double occupancy would be 20% (the same as approved for the 412 College Avenue (MODA) planned development), the terms ‘open space’ and ‘public open space’ would be clarified, potential liability issues would be addressed, and a use agreement for the public open space be explored; Mr. Rice seconded the motion. Mr. Tyler called for discussion or comments; there were none. Mr. Tyler called for a roll call vote. The results were:

Mr. Cumbie – yes
Mr. Crolley – no
Ms. Hyatt – yes
Mr. Kernaghan – no
Mr. Rice – yes
Mr. Tyler – yes

The motion was approved by a 4-2 vote.

6. **Advisory Items** (3:36:00) - None

7. **Discussion Items** (3:36:10)

   a. Code of Ethics

      Mr. Tyler briefed the Commission on the recently adopted City of Clemson Code of Ethics and Conduct for Elected and Appointed Officials. He then read the document (see Attachment #4).

8. **Staff Reports** (3:53:08)

   Mr. Holbrooks stated a public hearing for the planned development would be scheduled. He also stated that a signed copy of the updated Rules and Procedures would be sent to all commissioners.

9. **Other Items** (3:54:20)

   a. Planning Commission Representation at Council Meeting - None

   b. Future Workshops and Other Events

      Staff will coordinate the schedule of the workshop for 201 Pine Street.

      Mr. Woods noted that there would be comprehensive plan advisory committee meeting with council; and he reminded the commission that the community input session on the redesign of Abernathy Park would be on August 26, 2025.

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 9:58 p.m.

    Respectfully submitted,

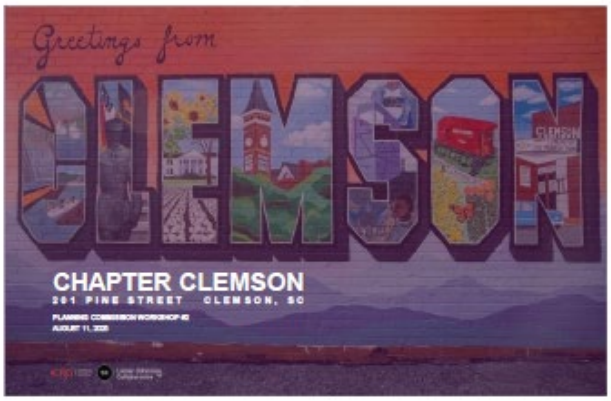
    Kelly Roach, Recording Secretary

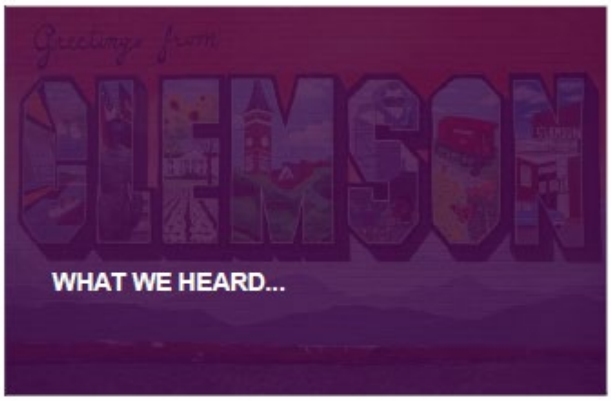
    These minutes are in draft format and subject to change until approval by the City of Clemson Planning Commission.

DRAFT

Attachment #1

53 Group (Chapter Clemson) Informal Public Meeting Slides

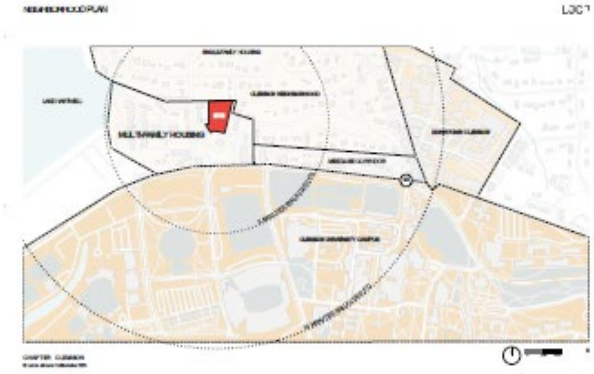




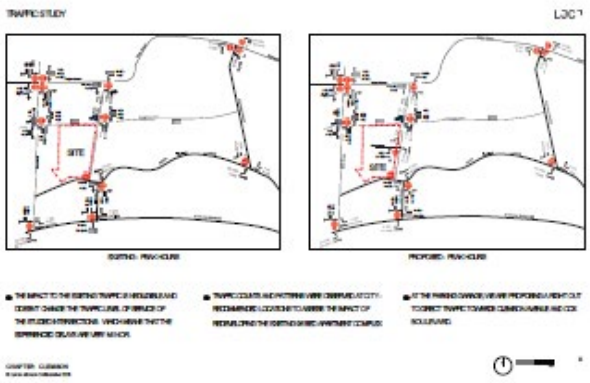


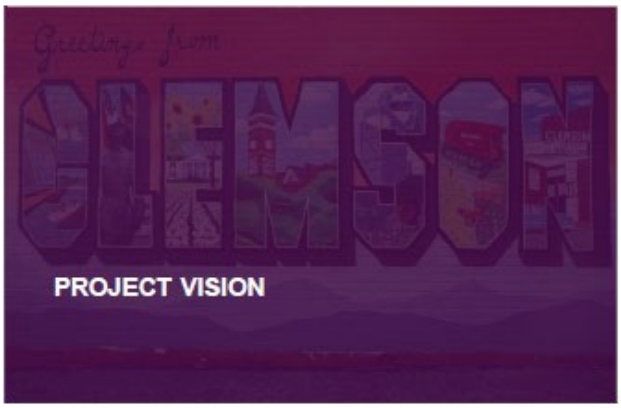


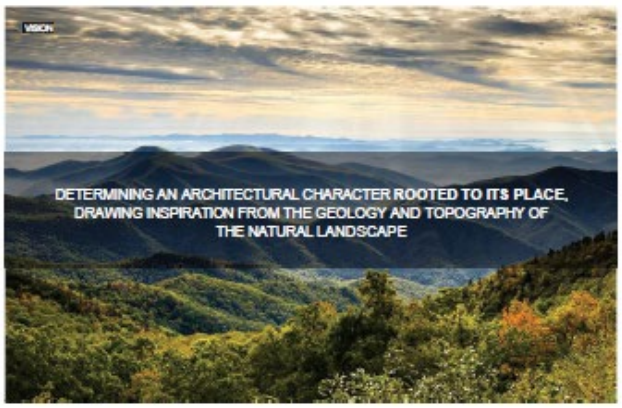





Greetings from
CLEMSON
TRAFFIC ANALYSIS


TRAFFIC STUDY
SITE
SITE

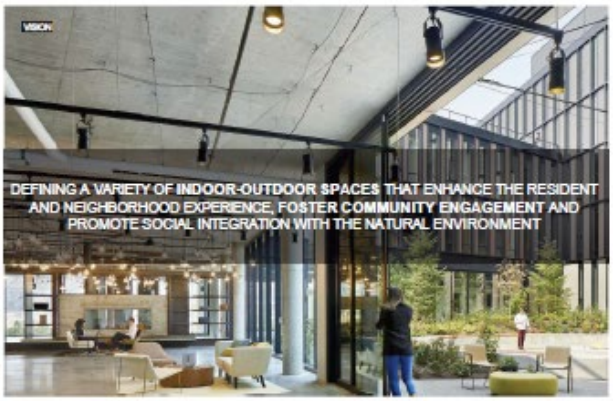

Greetings from
CLEMSON
PROJECT VISION


VISION
DETERMINING AN ARCHITECTURAL CHARACTER ROOTED TO ITS PLACE, DRAWING INSPIRATION FROM THE GEOLOGY AND TOPOGRAPHY OF THE NATURAL LANDSCAPE


VISION
ESTABLISHING A BUILDING DESIGN HAVING ITS OWN MEMORABLE PRESENCE WHILE HONORING CLEMSON'S HISTORY AND CHARACTER AND CONTRIBUTING TO A COHESIVE IDENTITY FOR THE NEIGHBORHOOD AND CAMPUS


VISION
PRIORITIZING THE PEDESTRIAN EXPERIENCE WITH LINKS TO BIKE AND PEDESTRIAN INFRASTRUCTURE THAT CONNECTS RESIDENTS TO ADJACENT NEIGHBORHOODS AND THE EXISTING CAMPUS FABRIC


CREATING AN INCLUSIVE "SOCIAL CANOPY": A WELCOMING ENVIRONMENT OF PROTECTED SPACE RECEIVING COMMUNITY AND RESIDENTS WHILE PROMOTING INTERACTION WITH CLEMSON'S CULTURAL FABRIC


DEFINING A VARIETY OF INDOOR-OUTDOOR SPACES THAT ENHANCE THE RESIDENT AND NEIGHBORHOOD EXPERIENCE, FOSTER COMMUNITY ENGAGEMENT AND PROMOTE SOCIAL INTEGRATION WITH THE NATURAL ENVIRONMENT


CREATING A BUILDING DESIGN THAT IS NOT ONLY ENVIRONMENTALLY RESPONSIBLE, BUT ALSO PROMOTES A HIGH QUALITY OF LIFE FOR RESIDENTS AND THE COMMUNITY


Greetings from
CLEMSON
CURRENT PLANNING









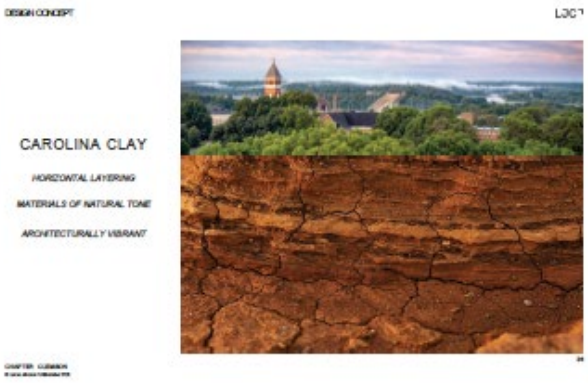


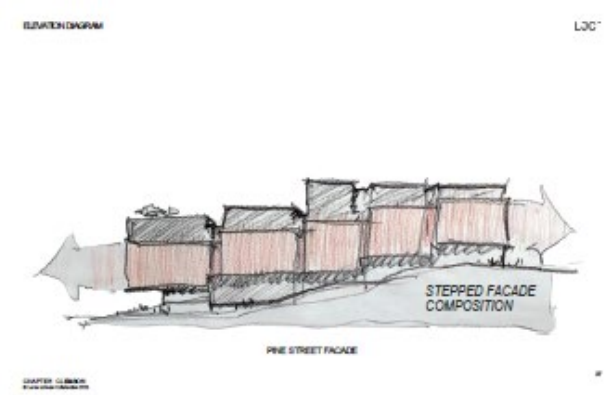


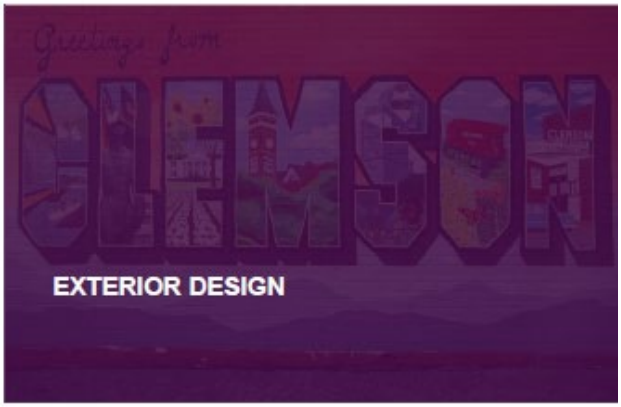



PINE ST

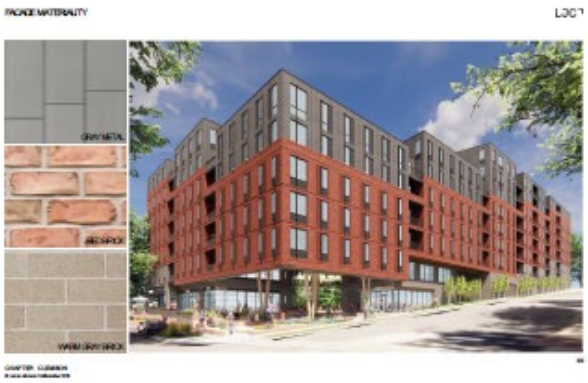

Greetings from
CLEMSON
DESIGN CONCEPT


DESIGN CONCEPT
CAROLINA CLAY
HORIZONTAL LAYERING
MATERIALS OF NATURAL TONE
ARCHITECTURALLY VIBRANT


ELEVATION DIAGRAM
STEPPED FACADE COMPOSITION
PINE STREET FACADE


Greetings from
CLEMSON
EXTERIOR DESIGN


VIEW OF CORNER AT PINE AND CLEMSON AVE


FACADE MATERIALITY


VIEW OF RESIDENTIAL ENTRY

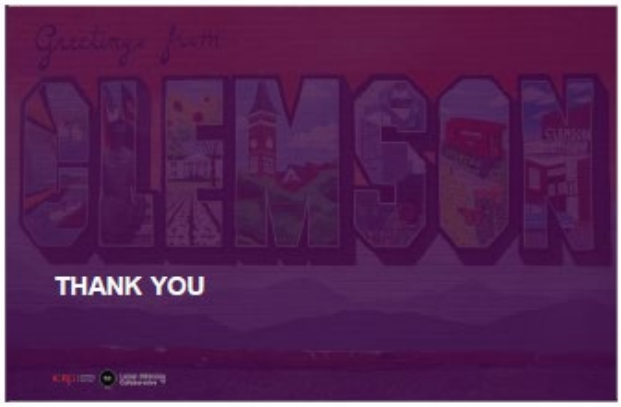

VIEW OF RETAIL ON CLEMSON AVE
RETAIL


Greetings from
CLEMSON
PLAZA & PARK DESIGN


RESIDENTIAL
RETAIL

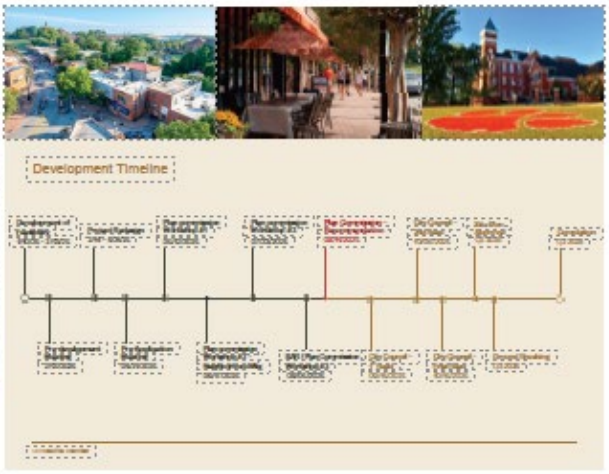

VIEW OF CORNER PLAZA


VIEW FROM COURTYARD - LOOKING SOUTH


Greetings from
CLEMSON
THANK YOU

Attachment #2









Project Metrics - updates

	North	South	Total
Height	5/3 st.	7/5 st.	
Beds	135	625	760
Resident Parking	10	380	390
Ratio	.07	0.6	0.51
Retail	3000	6400	9400
Public Parking	0	150	150



College Ave – Lobby



College Ave - Pedestrian



Strode / Riggs - previous



Strode / Riggs - reduction



Strode / Riggs - stepdown



Strode / Riggs - articulation



Riggs Dr - previous



Riggs Dr - reduction



Riggs Dr - stepdown



Riggs Dr - articulation



Riggs Dr - previous



Riggs Dr - reduction



Riggs Dr - stepdown



Riggs Dr - articulation



College Ave / Strode Cir.



Height in Context

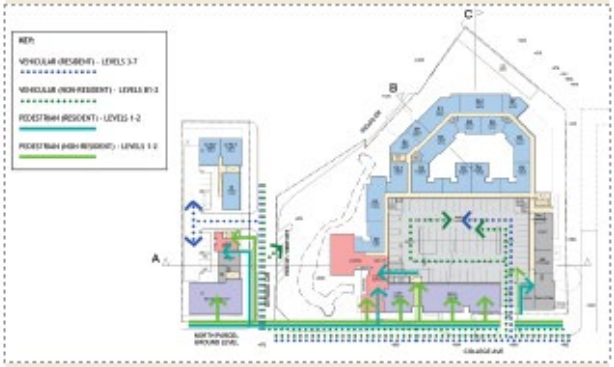


Previous

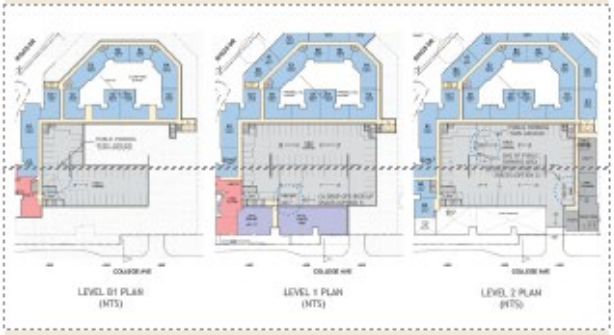


Update

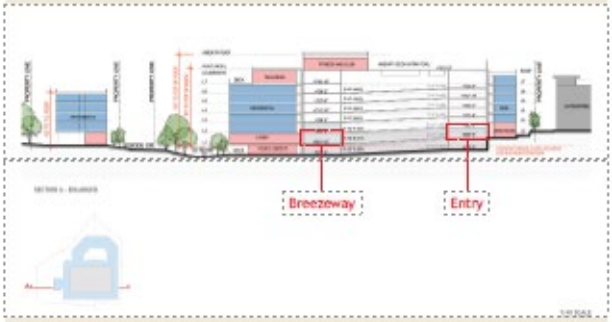
Circulation



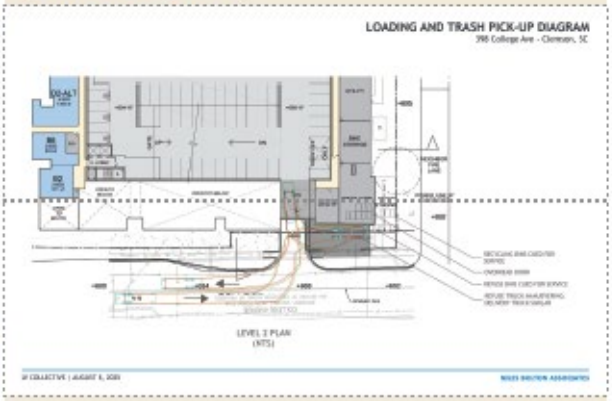
Public Parking



Public Parking



Service diagrams



Community Benefits

150 Public Parking Spaces

9,400 SF Retail

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

Stream preservation

~265' LF of stream



Thank you!

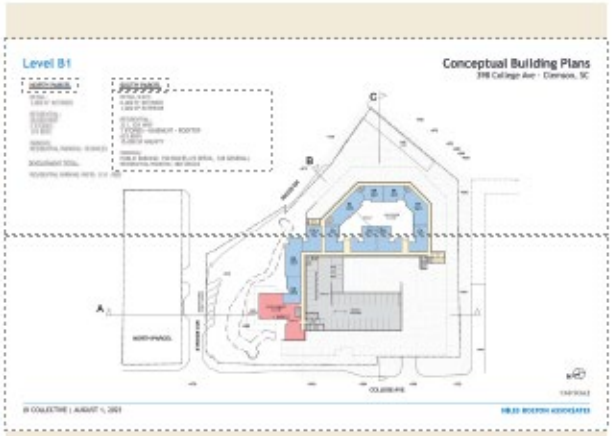
collective

Appendix

Project Metrics - updates

	North	South	North	South
Height	3 st.	7 st.	5/3 st.	7/5 st.
Beds	44	670	135	625
Resident Parking	36	335	10	380
Ratio	0.8	0.5	0.5 shared	
Retail	0	6400	3000	6400
Public Parking	0	150	0	150


Site Plan - updates
Small Mixed-Use Bldg
5-stories / 3-stories
Neighborhood Stepdown
7-stories / 5-stories
COLLEGE AVE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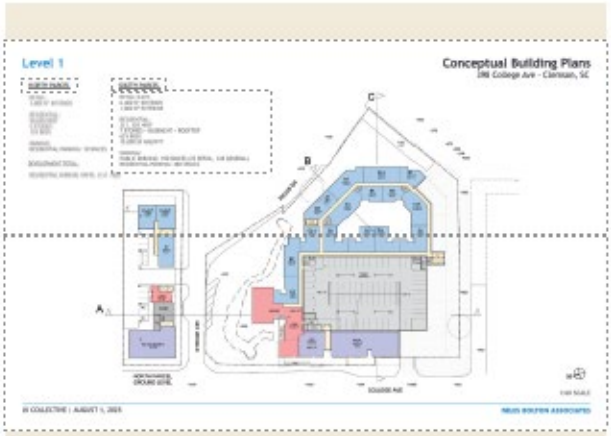
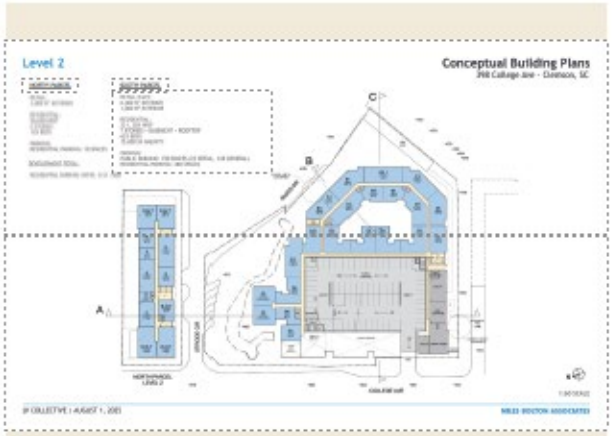
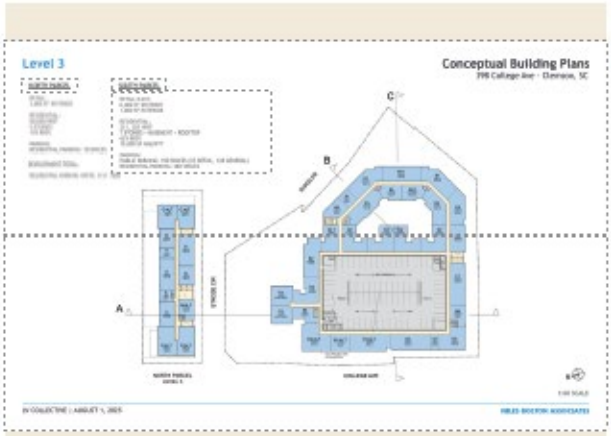
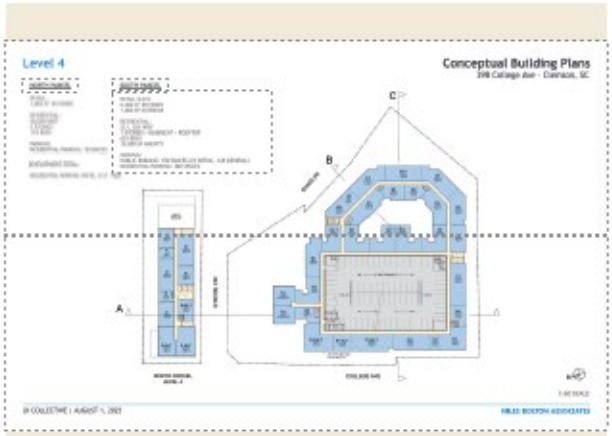
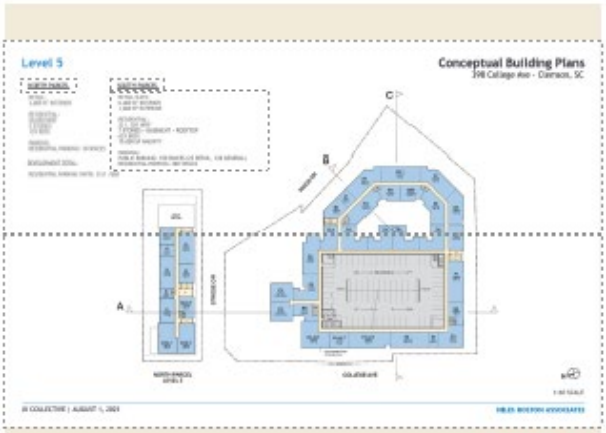
Conceptual Building Plans

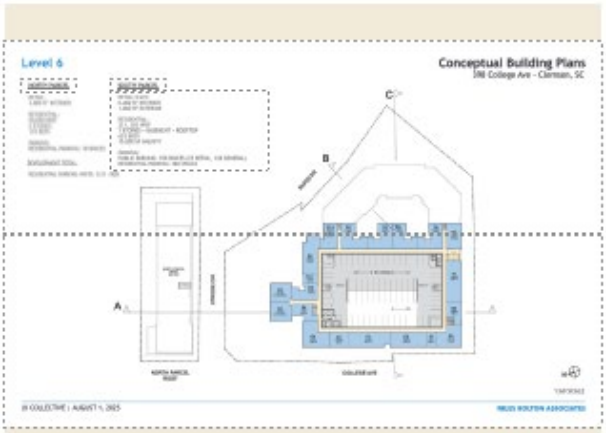

Level 1
Conceptual Building Plans

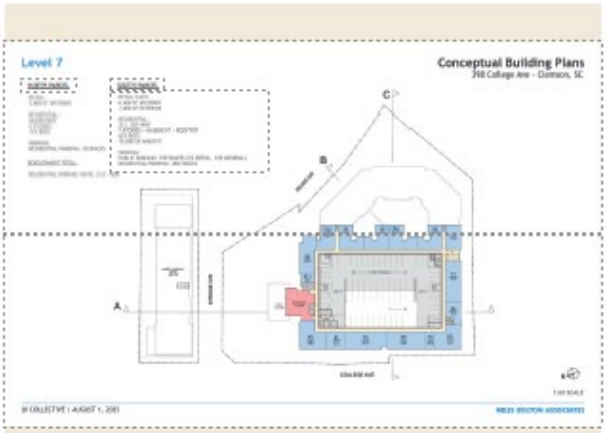

Level 2
Conceptual Building Plans

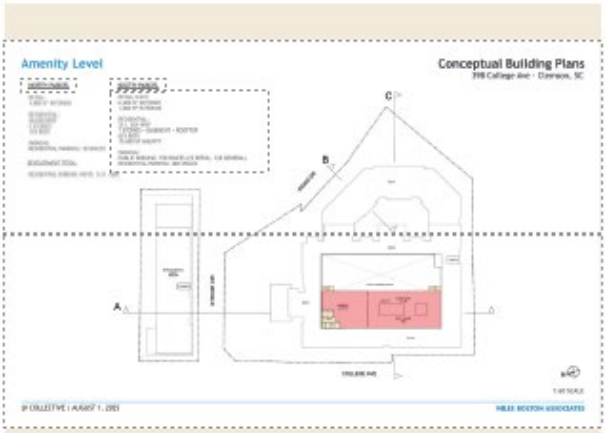

Level 3
Conceptual Building Plans

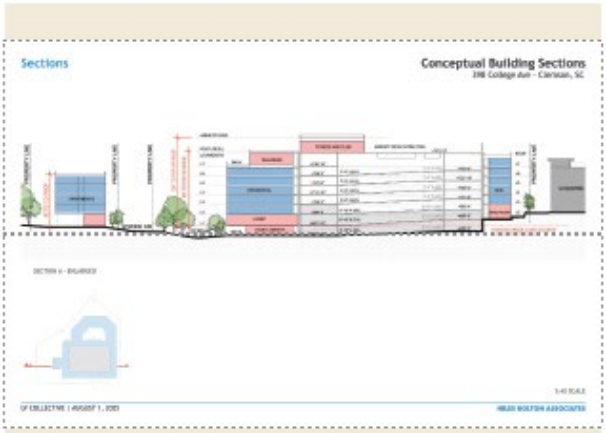

Level 4
Conceptual Building Plans

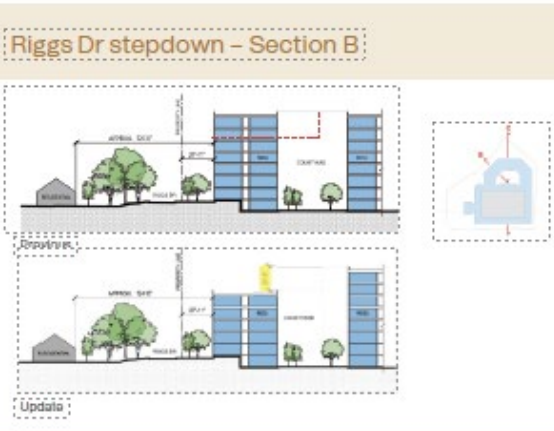

Level 5
Conceptual Building Plans
398 College Ave - Clemson, SC


Level 6
Conceptual Building Plans
398 College Ave - Clemson, SC


Level 7
Conceptual Building Plans
398 College Ave - Clemson, SC


Amenity Level
Conceptual Building Plans
398 College Ave - Clemson, SC


Sections
Conceptual Building Sections
398 College Ave - Clemson, SC


Riggs Dr stepdown – Section B
Update

Riggs Dr stepdown – Section C



Previous



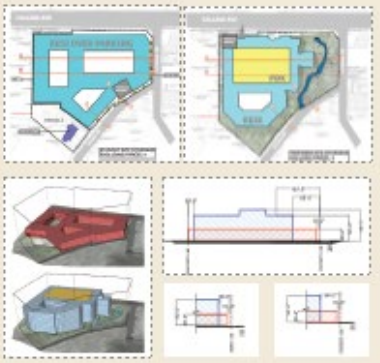
Update





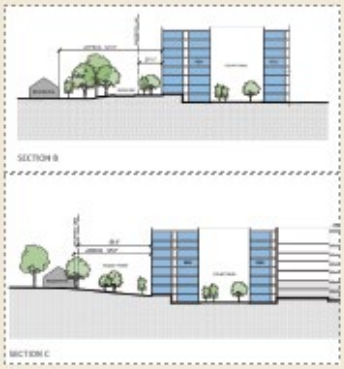
Exhibits 7/23/25

Building Height / Density



- 150 parking spaces = 60k SF
- By Right Comparison:
- Gross Floor Area
  225k SF vs 250k SF
  10% increase
- Building Coverage:
  60% vs 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





View from Bixby



View from Riggs Dr.

- LV Proposed:
  230 beds/acre | 63.4 units/acre
- MODA density:
  105 beds/acre | 60.5 units/acre
- HUB density:
  259 beds/acre | 70.2 units/acre



College Ave Frontage in context

Neighborhood character preservation

- Removal of street parking
- Gateway monument sign





Rezoning of R-20 parcel



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

Stormwater / Environmental Protection

Stormwater City Improvements:

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

Total Invested – $444,000



Stormwater / Environmental Protection

Environmental Protection

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

US Army Corps of Engineers



Traffic

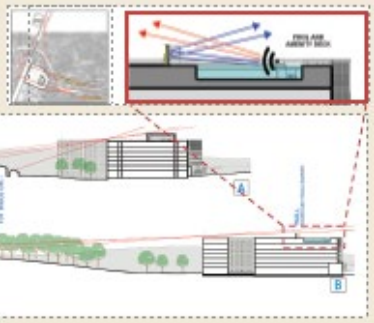


- All vehicular access from College Ave. (Public, Resident, Service)
- Removal of public parking spaces from Riggs Dr.
- "Residents only" in Neighborhood monument sign



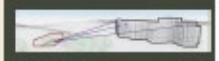
Rooftop Noise + Sightlines

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



Privacy







Drone views from top floor:

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

Riggs Dr.

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

College Ave.

- New streetscape
- Outdoor dining / street activation

Pedestrian Safety



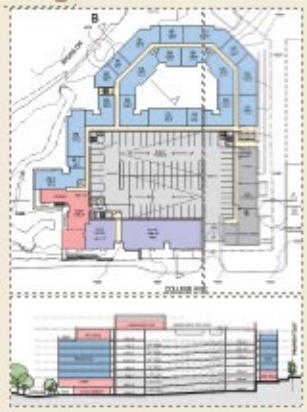
Parking



Resident Parking:

- Ratio: 0.5 / bed
- Distance to Tillman Hall: .5 miles (10 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 lvls = public parking
  5 upper lvls = residents only

- 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."

Commercial Space





Example project:

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

Commercial Space





Attachment #3

Summary of Written Comments

Allen and Kathy Hodges, 100 Strode Circle, Clemson, expressed concerns with the project, and felt the workshop was productive and pleased the BAR will be involved in future PD Planning workshops.

Bob Healey, 104 Folger Street, Clemson, questioned the term 'back of the house' used in the presentation for the 201 Pine Street project; Mr. Tyler noted that the email had gotten mixed in with the 398 College comments by mistake, but stated that square footage not visible to the public is considered back of the house square footage.

Ms. Cheryl Combs, 101 Riggs Drive, Clemson, expressed worries about the impact the 398 College PD would have on parking and infrastructure in the city.

Ms. Eva Henry, 234 Riggs Drive, Clemson, stated concern with parking; Mr. Tyler noted that Ms. Eva Henry's comments had been read before and should have been included with the 201 Pine Street packet.

Ms. Martha Erving, 108 Riggs Drive, Clemson, said she opposed the proposed development; Mr. Tyler noted that her comments were received prior to the workshop held on August 5, 2025.

Ms. Shannon Sharkey, 101 Poole Lane, Clemson, noted her concern regarding the impact the development will have on the community.

Mr. Nathan Clark, 219 Kings Way, Clemson, stated opposition to both the 398 College Avenue and Pine Street planned developments.

Ms. Shelley Geer, 204 Willow Street, Clemson, requested the Planning Commission delay consideration of the planned development and see the impact from the existing projects under construction.

Allen Grubb, 116 Riggs Drive, Clemson; Mr. Tyler noted failure to receive Mr.Grubb's message sent though the MyCivic application.

Beth Poole, 209 Knollwood Drive, Clemson, requested the Commission slow down with approving more student-housing developments and instead plan more for traditional residential.

Lee Morrissey, 309 Oak Street, Clemson, stated concerns with high density development, and stated opposition to both the 398 College Avenue and 201 Pine Street developments.

Martha Ervin, 108 Riggs Drive, Clemson, requested no more high-density development be approved.

Nathan Clark, 219 Kings Way, Clemson, expressed similar concerns as sent in earlier.

Sheila Hogan, 210 Brook Street, Clemson, noted concerns with the impact that both of the proposed developments would have, and requested the Commission deny the requests.

Ms. Shelley Geer, 204 Willow Street, Clemson, expressed concerns similar to her earlier comments.

Mr. Fran McGuire, 163 Rippleview Drive, Clemson, noted concerns regarding the impacts of the two proposed developments.

Attachment #4
City Code of Ethics and Conduct

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.

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.

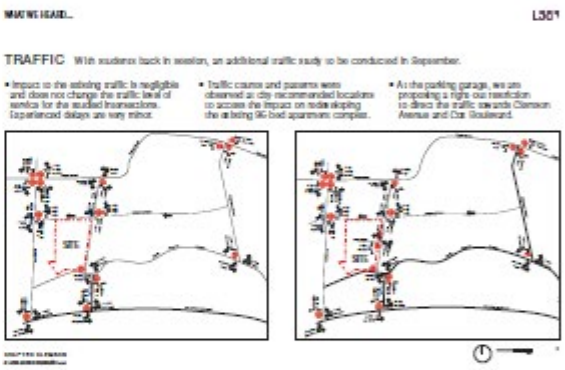
DRAFT

Attachment #1

Workshop Presentation Materials











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 Hedgerow Avenue to help limit the potential for noise and trash concerns where the building most directly interacts with it's neighbors.





BUILDING/NEIGHBORHOOD CONTEXT

We are providing additional rendered views of the building in context from various neighborhood vantage points. Our intent is a building that follows the natural topography to scale down to the neighborhood and appear as a "360 degree building" where all facades are created as "the front".





PROJECT ECONOMIC IMPACT

Total University enrollment has grown 25% 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, freeing up other off-campus housing opportunities for professionals/families to live.

We are aware of the City of Clemson's bonding mechanisms and are committed to the result being issued and successful.





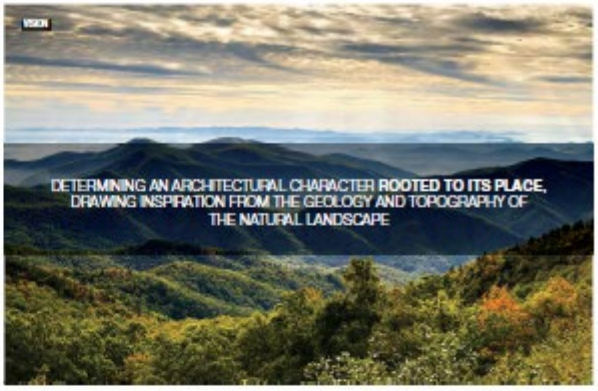


THE CLEMSONNEXT STRATEGIC WHITE PAPER HAS IDENTIFIED THIS AREA AS A "GROW AT THE SEAMS" DESIGNATION, A HIGH DENSITY STUDENT HOUSING SUBMARKET WITH A CHARACTER CONSISTING OF COMFORTABLE CROSSWALKS, BIKE AND PEDESTRIAN ROUTES.

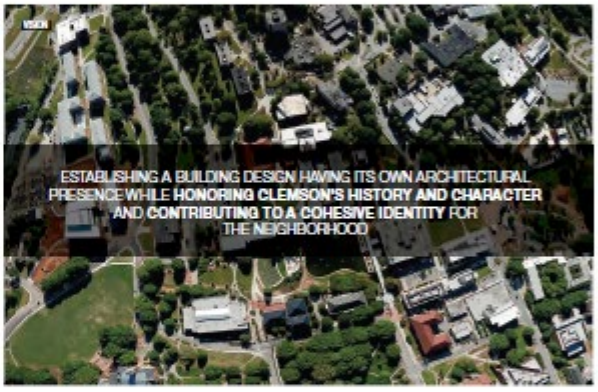


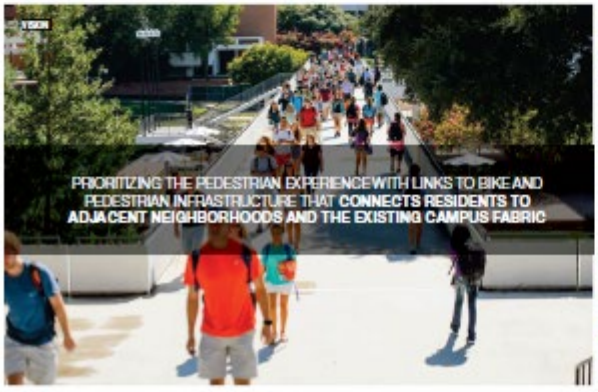


PROJECT VISION












VISION
DEFINING A VARIETY OF INDOOR-OUTDOOR SPACES THAT ENHANCE THE RESIDENT AND NEIGHBORHOOD EXPERIENCE, FOSTER COMMUNITY ENGAGEMENT AND PROMOTE SOCIAL INTEGRATION WITH THE NATURAL ENVIRONMENT


VISION
CREATING A BUILDING DESIGN THAT IS NOT ONLY ENVIRONMENTALLY RESPONSIBLE, BUT ALSO PROMOTES A HIGH QUALITY OF LIFE FOR RESIDENTS AND THE COMMUNITY


Greetings from
CLEMSON
CURRENT PLANNING


SITE PLAN
L301


L301


L301












Greetings from
CLEMSON
DESIGN CONCEPT

DESIGN CONCEPT

L307

CAROLINA CLAY

HORIZONTAL LAYERING

MATERIALS OF NATURAL TONE

ARCHITECTURALLY VIBRANT



ELEVATION DIAGRAM

L307



PINE STREET FACADE









PLAZA & PARK DESIGN







BUILDING CONTEXT



VIEW FROM PINE STREET AND FOLKER STREET

L301



VIEW AT CORNER OF HEDGEROW LANE AND PINE STREET

L301



FOCUSED VIEW AT NORTH ELEVATION (HEDGEROW LANE)

L301



VIEW FROM OAK STREET & HEDGEROW LANE

L301



VIEW FROM OAK STREET AND CLEMSON AVE.

L301



FACADE MATERIALITY

L301



LOCAL LANDSCAPE PALETTE

L301

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
Hardiness Zones 7a to 8a in the SC Piedmont

Many plants native to the Piedmont are:
Deep rooted or drought tolerant
Capable of stabilizing soil
Tolerant of acidic conditions





SHADE-TOLERANT SHRUBS & SMALL TREES

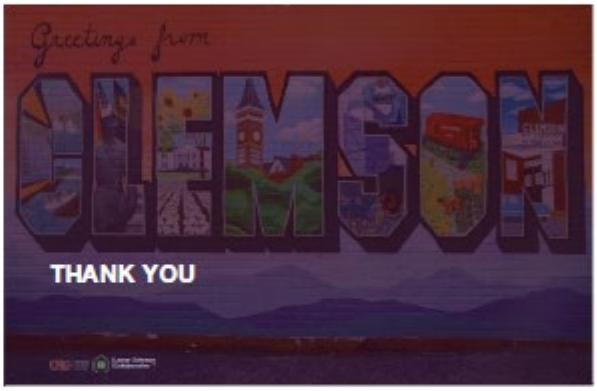
L302



SHADE-TOLERANT GRASSES & PERENNIALS

L303





201-203 PINE STREET & 300 N. CLEMSON AVE.

PLANNED DEVELOPMENT ORDINANCE

Section 101 - Descriptive Statement

The provisions of this Ordinance shall apply to the 201 Pine Street Mixed-Use Planned Development located at 201-203 Pine Street and 300 N. Clemson Ave., 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 standards and restrictions on both the residential and commercial components of this Mixed-Use Planned Development.

The property owner of the Planned Development will be responsible for the maintenance of all sidewalks, buildings, parking areas, landscaping, and amenities.

The Planned Development is 2.023 acres and sits on the three (3) parcels listed below (the "Site"):

Parcel	Type	Address	PIN	Area (SF)	Area (acres)	Underlying Zoning
1	Fee Simple	201 Pine St.	4044-19-52-3149	44,788.91 SF	1.028	RM4
2	Fee Simple	203 Pine St.	4044-19-52-4316	35,081.82 SF	0.805	RM4
3	Fee Simple	300 N. Clemson Ave.	4044-19-52-2137	8,288.38 SF	0.190	RM4
	TOTAL			88,159.11 SF	2.023	

Proposed Uses

Area 1: Open Space – The Planned Development will include approximately 20% open space planned for the site. The open space shall consist of setbacks, buffer and landscaping areas, public and interior courtyards, and pervious pavers as shown on the PD Site Plan attached as Exhibit PD1.01. All of 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 Pine Street and N. Clemson Avenue will include bike parking, light poles, trash receptacles, dog run, pet waste receptacles, landscaping, and public seating areas to be used by the public.

Area 2: Commercial Space – The Planned Development shall include approximately 6,000 square feet of commercial space within the frontage of the building on N. Clemson Ave. The commercial component will include both leasable and requisite back of house space for a functioning retail business. This area will be marketed for restaurants, coffee shops, convenience stores, and general retail tenants. Required chases and grease traps will be installed to accommodate a commercial kitchen. The commercial component will also have access the public courtyard for outdoor seating and dining opportunities.

Area 3: Market Rate Multifamily Housing – The Planned Development will include a maximum of 725 beds and 205 units, consisting of approximately 240,000 square feet of net rentable residential area. The approximate average unit size shall be 1,185 square feet (the "Units"). These Units will consist of

studio, one-bedroom, two-bedroom, three-bedroom, four-bedroom and five-bedroom Units. The maximum occupancy shall be (1) occupant per bedroom.

Area 4: Parking – The Planned Development shall include 353 parking spaces located in a structured parking garage with access from Pine Street. 31 parking spaces will be publicly available within the garage. The 31 public parking stalls will be subject to a long-term lease to the City for $1/year with detail to finalized in a separate parking agreement prior to receiving Certificate of Occupancy. The remaining spaces will be for resident parking and shall be access controlled behind a secured gate to separate from the public parking stalls.

Access

Access will be provided exclusively from Pine Street for vehicular and pedestrian access. Vehicles exiting the garage will be required to make a right-turn only to travel south on Pine Street. The dedicated public area will be accessible directly by the public right-of-way. Secured access points will be provided for the residential components of the project and associated parking area via Pine Street. The loading zone will be located off of Pine Street adjacent to the garage entrance and will meet City loading standards. Trash chutes are located on each residential floor of the building and terminate in a trash room at Pine Street for collection.

Pedestrian Access – The Planned Development will have direct access to the public right-of-way. As a part of the project, the Developer will construct a minimum of 5' sidewalk improvements along the frontage of the project on N. Clemson Avenue and Pine Street providing pedestrian and bicycle access to the site. Additionally, landscape improvements and a new 5' sidewalk are proposed on Hedgerow within the property line to improve the streetscape surrounding the site.

Integration with Transit and Alternative Modes of Transportation – The Planned Development will have direct access to the public right-of-way. There are several existing transit (CAT bus) routes along SC 93 / Walter Cox Boulevard which will also serve future residents of the development.

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 the owner. Any future covenants, conditions, and restrictions that may be placed on the property will follow the guidelines and be governed by this Planned Development.

Community Open Space for Residents – There will be Community Open Space throughout the development for use and enjoyment by residents. Community Open Space for Residents includes courtyards and building amenity areas. These areas will remain open for use by all residential tenants.

Public Open Space – The project will include approximately 12,500 square feet of plaza and park space within a courtyard that is open to the public. These spaces will include a variety of landscape, lawns, and hardscape. A lay-by lane is also included along Clemson Avenue for drop-offs and deliveries.

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. Furthermore, any added need for public services will be supported by the taxes generated by the Planned Development. Notwithstanding any of 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.

There is not an anticipated significant impact on the public school system from the development as the majority of the residents will be young professionals, faculty, and college students; however, there will be property tax generation that will benefit the school system.

Section 102 - Index of Exhibits

Exhibit A – Site Legal Description
Exhibit B – Existing Conditions & PD Site Plans
Exhibit C – Elevations
Exhibit D – Renderings
Exhibit E – Traffic Impact Analysis

Section 103 – Offsite Improvements

- Developer will be responsible for stormwater improvements onsite as well as the cost of connecting to the closest existing public stormwater infrastructure.
- Developer will be responsible for sanitary improvements onsite as well as the cost of connecting to the closest existing public sanitary infrastructure.
- Developer has conducted a Traffic Impact Analysis (TIA) in coordination with the City of Clemson to identify required improvements for vehicular access as a result of the project:
    - Developer proposes site egress to be right out only to direct traffic south towards Clemson Avenue and SC 93.
- As a part of the project, Developer will make infrastructure and pedestrian improvements to North Clemson Avenue, including:
    - Approximately 3,000 linear feet of new 18" curb and gutter along both sides of North Clemson Avenue from Pine Street to Hillcrest Avenue.
    - A new 10' sidewalk (approximately 1,565 linear feet) on the North side of North Clemson Avenue from Pine Street to Hillcrest Avenue
    - A new 8" water main (approximately 1,750 linear feet) from Pine Street to Wigington Street.
    - New, ADA compliant crosswalks at Pine Street and Clemson Avenue, and at Clemson Avenue and Wigington Streets.

Section 104 – Permitted Uses

The Planned Development will consist of open space accessible to the public, commercial uses, private parking uses, and multifamily housing. Residential units may be rented by-the-unit or by-the-bed as determined by Developer or future property owners. Only uses permitted in the CM zoning district will be allowed in the commercial component of this project.

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

The residential leasing office and the commercial space shall have operating hours conforming to applicable city and state regulations.

Section 107 – Site

The property consists of three (3) parcels with frontage along N. Clemson Avenue, Pine Street and Hedgerow Lane. Existing conditions include multifamily apartments and surface-parked spaces. The site has approximately 35’ of grade change from south to north with existing drainage running to the south with outfall onto Clemson Avenue.

The proposed use is for a mixed-use development with commercial and open spaces, and multifamily residential units that will be marketed to young professionals, faculty, and students. Residential units may be rented by-the-unit or by-the-bed as determined by Developer or future property owners. The commercial area will be marketed for a variety of retail tenants.

One vehicular access point will be provided on Pine Street. Pedestrian access points will be available at multiple locations along Pine Street and N. Clemson Avenue, and emergency egress will be provided along Hedgerow Lane and Pine Street. These access points will remain privately owned and maintained except for the portions that tie into the public right-of-way.

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

Section 108 – Standards and Dimensions

- Minimum/Maximum Lot Area(s) – None
- Minimum/Maximum Lot Width(s) – None
- Minimum Building Setback:
  - Front (Pine Street): 10’ (from back of curb)
  - Front (Clemson Ave): 10’ (from property line)
  - Side: None
  - Rear (Hedgerow): 10’ (from property line)
- Maximum Structure Height: 85’-0”, excluding stair and elevator overruns, parapets and equipment, as measured from finished grade.
- Tree canopy coverage will comply with Ordinance requirements in Sec. 15-30.15 through onsite coverage or contribution to the Clemson Tree Fund.

Section 109 – Impervious Area

Impervious materials will include the building and parking footprints, asphalt paving, sidewalks, curb and gutter, patios, etc. Maximum impervious coverage will be limited to 95%.

Open space will consist of setbacks, buffers, lawn, landscaping, sidewalks, ground level seating areas and hardscape, building courtyards and outdoor amenity areas as shown on the Conceptual Site Plans. All open space within the property area shall be owned and maintained by the developer (owner). The minimum open space will be limited to 20%.

Section 110 – 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 commercial space, the elevated deck shall be designated for common recreational use by the residents.

Maximum Occupancy – occupancy for all residential units shall be limited to one occupant per bedroom.

Section 111 – Design Standards

Materials for the building construction will consist of the following: reinforced concrete, brick masonry and fiber cement panel varieties cladding the apartment structure, insulated operable windows. Residential materials will include a mix of brick masonry, fiber cement panel varieties, and various metal panel accents as well as insulated operable windows. The commercial space level along N. Clemson Avenue will include a mix of brick masonry with insulated window and door systems. The composition and color of all final materials shall be substantially similar to those shown on the Site Plan Drawings.

Section 112 – Parking/Circulation

Parking and Circulation for this PD shall adhere to the table summary below rather than to Table 19-802 in Chapter 19 – Article VIII, Clemson Code of Ordinances. The Project will include structured parking with access located on Pine Street. The table below summarizes the minimum parking requirements for each use located within the project:

Parking Summary	Maximum Beds	Minimum SF	Maximum SF	Commercial Spaces	Private Parking Minimum Spaces
Public Parking	--	6,000 SF	--	31 spaces	--
Resident	725 beds	--	440,425 SF	--	317 spaces
Management/Guest Parking	--	--	--	--	5 spaces

The project shall include a three-level parking structure. The parking ratio for the Multifamily Housing component shall be not less than 40% of beds within the project and shall include adequate parking for residents as well as guests. All parking spaces for the Commercial Space shall be clearly marked to distinguish them from other parking areas.

All parking spaces shall be a minimum of 9'0'' in width and 18'-0'' in length. A minimum of 40 bicycle parking stalls shall be provided throughout the project.

All roads must meet emergency access and Fire Code standards. The Developer will work with the City traffic engineer through the planning and permitting process to provide a traffic study if it is deemed required by the City Engineer.

Section 113 – Landscaping/Buffers

All landscaping 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 N. Clemson Avenue: A mix of canopy and understory trees shall be planted in landscape islands within paver and concrete gathering areas.
- Street trees & landscape along Pine Street: Understory trees shall be planted at 25' intervals, and evergreen shrubs shall be planted as approved. All planting methods shall be approved by the Director of Urban Land Management.
- Transformer Screening: Evergreen shrubs will be planted at a maximum of 3' on center to screen transformers from the public right-of-way.
- Additional landscaping may be planted (including shrubs around buildings and amenity areas) as approved. All shrubs will be shown on the final landscape plan.
- Trees that are less than 4' from a sidewalk, building, or road will be planted with a minimum of 175 cubic feet of planting soil volume.

Section 114 - Signage

Signage for this PD shall adhere to Chapter 19 - Article VII of the City of Clemson Code of Ordinances. A Final Signage and Illumination Plan will be completed to meet City requirements during the permitting process. All signs shall comply with the requirements of AR-District 2 and are subject to the approval of the Board of Architectural Review (BAR) prior to the issuance of the signage permit(s).

Section 115 – Lighting

Lighting for this PD shall adhere to Chapter 19 - Article X of the City of Clemson Code of Ordinances. A lighting photometric plan will be completed to meet the City of Clemson's adopted lighting standards. A Final Illumination Plan will be completed to meet the requirements during the permitting process, which will include BAR approval.

Section 116 – 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 the commercial and residential components of the development.

Section 117 – Connectivity

The planned development will have direct access to the public right of way. Additionally, the Project will be providing offsite improvements as described above to facilitate pedestrian circulation to the existing CAT bus stop at Highway 93.

Section 118 – 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.

Section 119 – Trash

The trash collection shall be provided by the developer through the City.

All trash collection for the development shall be collected and stored in enclosed rooms as shown on the Site Plan Drawings with dumpster staging occurring by building staff no more than an hour before collection. All dumpsters shall be returned to enclosed areas no more than an hour after collection. The primary trash collection point shall be along Pine Street.

Section 120 – Accessory Structures

None.

Section 121 – Maintenance

Developer is responsible for all maintenance of property including building, landscaping, tenant open space, stormwater facilities, and grounds. The City of Clemson will be responsible for all public domestic water, sewer mains, sewer force mains, and any off-site property and facilities dedicated to and accepted by the City.

Section 122 – Phasing

N/A

Section 123 – Construction Activity

Construction hours, noise, and activities 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 124 – Transfer of Ownership

This Ordinance will remain in place through any transfer of ownership of property. 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.

Section 125 – Conceptual Site Plan

The conceptual site plan for the Planned Development shall maintain flexibility to accommodate specific conditions, environmental concerns, physical constraints, and smart design parameters. Accordingly, the exact location and size of land uses and preliminary design concepts depicted in the conceptual site plan may be subject to minor changes over the life of the development so long as the maximum densities, minimum open space, character, and intent of the development will be adhered to.

Section 126 – Vested Rights

The Planned Development shall be considered a site-specific development plan, and the approval of this Planned Development shall establish vested rights to undertake and complete the development of the Site in accordance with this Planned Development under Vested Rights Act (S.C. Code Ann. §§ 6-29-1510, et seq.) and applicable City's ordinances.

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.

PLANS, DRAWINGS, SUPPLEMENTAL INFORMATION

Architectural Site Plan, Floor Plans, Existing Conditions Plans, Utility Plan, Grading Plan, Architectural Renderings, Traffic Impact Analysis

CITY OF CLEMSON
RULES OF PROCEDURE
CLEMSON PLANNING COMMISSION

ARTICLE V - CONDUCT OF MEETINGS

Section 9

The following rules shall govern comments submitted by the public.

1. 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 noon on the Friday prior to a session*.
2. Written comments submitted in conformity with this section shall be acknowledged and reviewed during the meeting by the Chair prior to the call for additional public comment on the matter. For the purposes of this section, all comments, submitted either in writing or verbally, shall be considered to be of equal weight and value, and shall be entered into the record.
3. Unless a temporary waiver of the standard is granted by the Chair, all members of the public wishing to submit verbal comments (on any matter) during a regular meeting session shall sign up prior to the start of the meeting on a sign-in sheet provided by the Recording Secretary. Required information collected on the sign-in sheet shall at a minimum include the speaker's name and address, and a brief description (with meeting agenda item number, if appropriate) of the topic to be addressed. The Recording Secretary shall provide the list to the Chair prior to the start of the meeting.
4. In order to facilitate the conduct of an efficient and effective meeting, the Chair shall reserve the right to, a) set the order in which individuals on a comment sign-in sheet are recognized; b) limit the total amount of time allotted to a particular comment session; and, c) establish appropriate time limits for individuals acting as a spokesperson for multiple individuals with similar concerns. Additionally, unless specifically authorized by the Chair for the good of the Commission, written comments submitted prior to a meeting and duly acknowledged and reviewed for entry into the record shall not be verbally re-stated (in verbatim or paraphrased).

DRAFT

DEVELOPMENT SUMMARY

GENERAL INFORMATION

ITEM	QUANTITY		COMMENT
PROJECT DESCRIPTION:			THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 205 APARTMENT UNITS WITH 725 BEDS, STRUCTURED PARKING, DISPERSED INTERIOR AND EXTERIOR AMENITY SPACES FOR THE RESIDENTS, COMMERCIAL SPACES LOCATED ON THE FIRST FLOOR, AND A COURTYARD AT GRADE. THE PROJECT WILL BE DESIGNED TO COMPLY WITH SOUTH CAROLINA BUILDING CODES AND ALL LOCAL AMENDMENTS. THE PROJECT WILL BE DIVIDED BY FIRE WALLS IN ORDER TO CREATE TWO SEPARATE BUILDINGS FROM THE PERSPECTIVE OF THE SOUTH CAROLINA BUILDING CODES. EACH BUILDING HAS A 2-STORY ABOVE GRADE PODIUM DESIGNED TO MEET TYPE 1A CONSTRUCTION REQUIREMENTS. THE UPPER 5 LEVELS OF EACH BUILDING WILL BE DESIGNED TO MEET TYPE 3A CONSTRUCTION REQUIREMENTS.
ADDRESS:			201 PINE STREET CLEMSON, SC 29631
CURRENT ZONING			RM-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
ZONING REQUEST			PD - PLANNED DEVELOPMENT
PROPOSED USES			MULTI-FAMILY (205 UNITS, 725 BEDS) AND COMMERCIAL
PROPERTY LOCATION			CORNER OF CLEMSON AVE & PINE STREET
PIN NUMBERS			4044-19-52-4316, 4044-19-52-3149, 4044-19-52-2137
LOT AREA:			
PARCEL 4044-19-52-3149	201 PINE ST.	1.028 ACRES	44,788.91 SF
PARCEL 4044-19-52-4316	203 PINE ST.	0.805 ACRES	35,081.82 SF
PARCEL 4044-19-52-2137	300 N. CLEMSON AVE.	0.190 ACRES	8,288.38 SF
TOTAL AREA		2.023 ACRES	88,159.11 SF
GROSS AREA			439,225 SF
RESIDENTIAL AREA (NET)			242,495 SF
AVERAGE RSF PER UNIT			1,149 SF
BUILDING OCCUPACY			R-2 (PRIMARY), A-2, A-3, S-2

PARKING & LOADING

PARKING & LOADING REQUIREMENT CALCULATIONS

			PROVIDED
RESIDENTIAL			322 0.45 PARKING SPACES PER BED
COMMERCIAL/PUBLIC			31 1 PARKING SPACE PER 200 SF OF RETAIL
LOADING 1 LOADING BERTH REQUIRED FOR SPACES UP TO 25,000 SF (Table 19-808. Off-street Loading Requirements for Non-residential Uses)			2

PARKING CALCULATIONS

	STANDARD	COMPACT	ACCESSIBLE	TOTAL
LEVEL 02	57	34	4	95
LEVEL 01	81	34	4	119
LOWER LEVEL 01	111	26	2	139
TOTAL	249	94	10	**353**
		27%	[INCLUDING 3 VAN]	

BICYCLE PARKING	**PROVIDED**
RESIDENTIAL 1 EVERY 4 UNITS	51
COMMERCIAL 10% OF COMMERCIAL PARKING	4
TOTAL	55

ARTICLE III. PLANNED DEVELOPMENT REGULATIONS

Proposed Density, Bulk, and Dimensional Requirements and Standards

USE		PD Proposal
	a. Tract area (acres)	See "LOT AREA" under "GENERAL INFORMATION"
	b. Lot width at front building line	360'
	c. Density (bedrooms/acre)	358
	d. Impervious surface coverage	95%
	e. Open space requirements	20%
	g. Building spacing	n/a
	h. Front setbacks (exterior) - EAST (Pine St.) and SOUTH (N. Clemson Ave.)	EAST: 10' min from back of curb; SOUTH: 10' min from property line
	i. Side setbacks (exterior) - WEST	none
	j. Rear setbacks (exterior) - NORTH (Hedgerow Ln.)	10'
	k. Dwelling occupancy, max.	5
	l. Structure height	Bldg A: 85'; Bldg B: 85'

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
ZONING DATA

DRAWING NO.
PD1.00

Job # 25.009242

9/22/2025 1:47:15 PM

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

0' 15' 30' 60'

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#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025
B	PD UPDATE	07.30.2025

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.
PD1.01

Job # 25.009242

9/22/2025 12:45:46 PM

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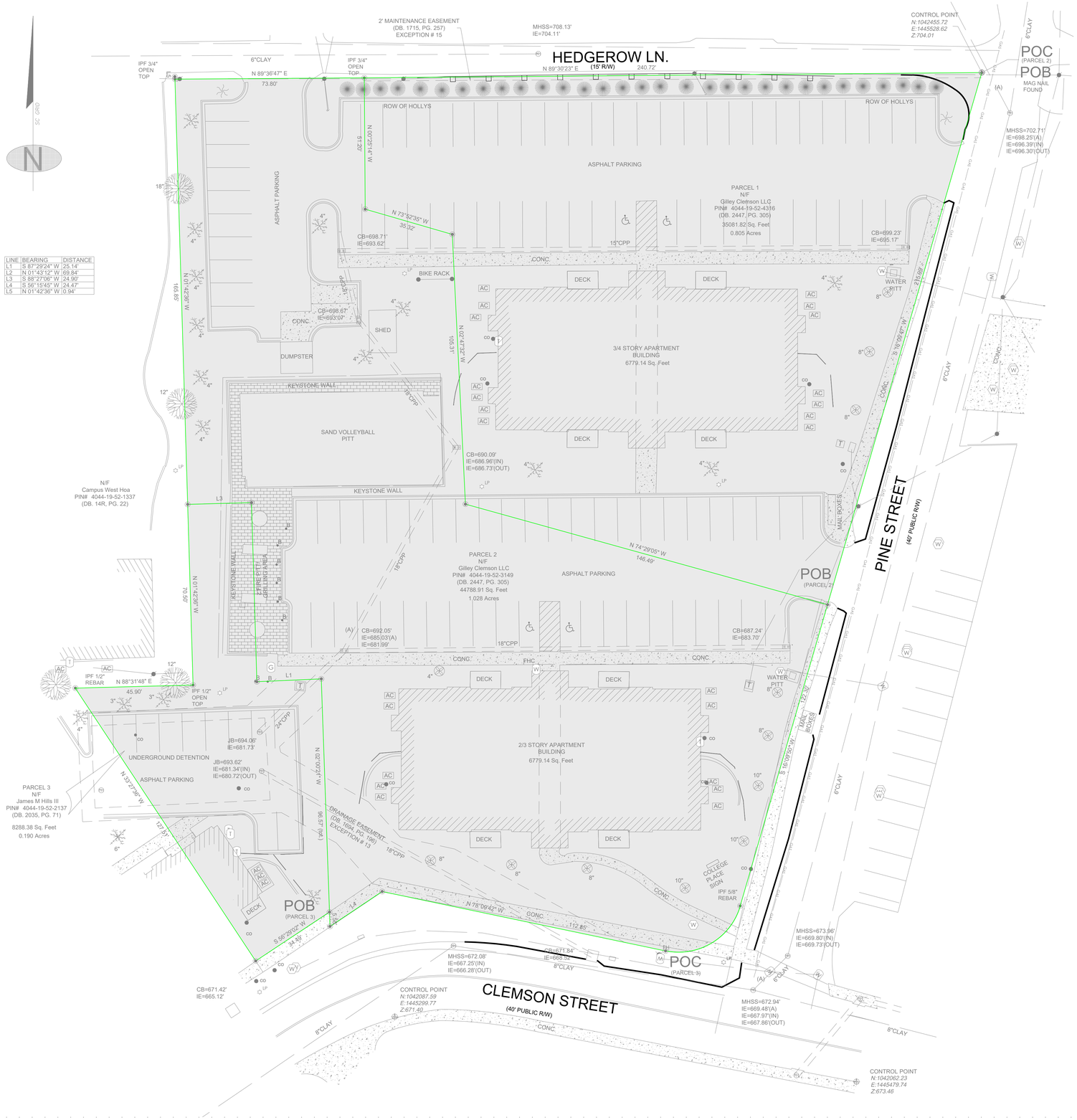

PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID:	4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137
CURRENT ZONING:	RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL:	6000 SF
RESIDENTIAL:	205 UNITS (725 BEDS)
SITE AREA:	2.02 AC

SITE PLAN LEGEND:

PROPERTY LINE

DEVELOPMENT AREA

SURVEY NOTES:

SURVEYOR:
MSP & ASSOCIATES LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609

SURVEY TITLE:
ALTA/NSPS LAND TITLE SURVEY FOR CRG ACQUISITION, LLC

JOB NUMBER: 252020

DATE: 4/18/25

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#	DESCRIPTION	DATE
	PD SUBMISSION	09.22.2025

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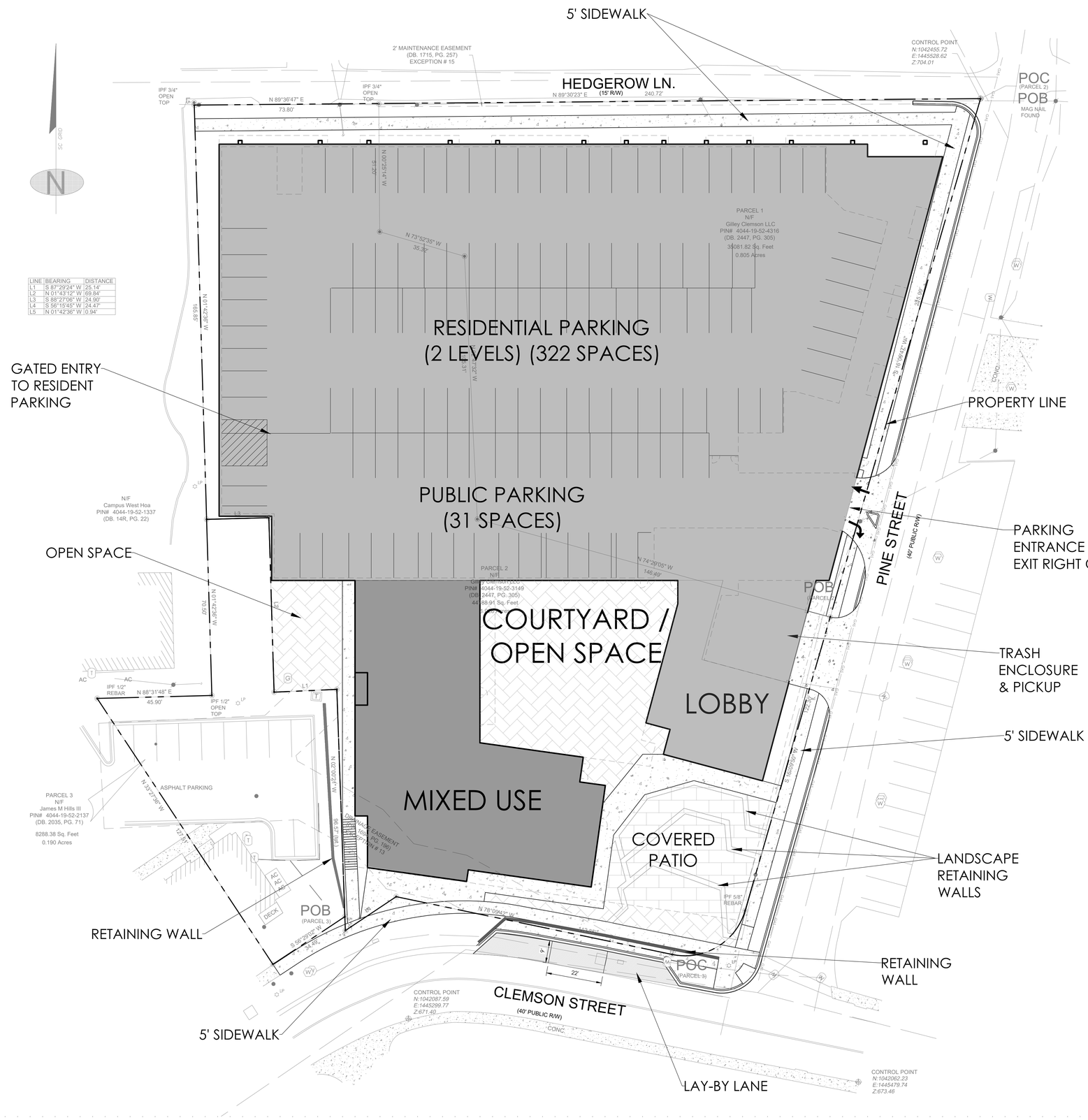
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
EXISTING CONDITIONS

DRAWING NO.
EX1.1

Job # 25.0009242



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SITE SUMMARY:

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PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL:	6000 SF
RESIDENTIAL:	205 UNITS (725 BEDS)

SETBACKS

FRONT SETBACKS:	PINE STREET: 10' (FROM BACK OF CURB)
	N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK:	NONE
REAR SETBACK:	HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.02	AC

IMPERVIOUS / PERVIOUS CALCULATIONS

EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)

OPEN SPACE CALCULATIONS

SITE AREA:	2.02	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
RESIDENT PARKING PROVIDED:	322 SPACES
TOTAL PARKING PROVIDED:	353 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES (within garage)

SITE PLAN LEGEND:

- PROPERTY LINE
- PROPOSED PARKING/LOADING
- PROPOSED COURTYARD / OPENSPACE
- PROPOSED MIXED USE
- PROPOSED COVERED PATIO AREA

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#	DESCRIPTION	DATE
	PD SUBMISSION	09.22.2025

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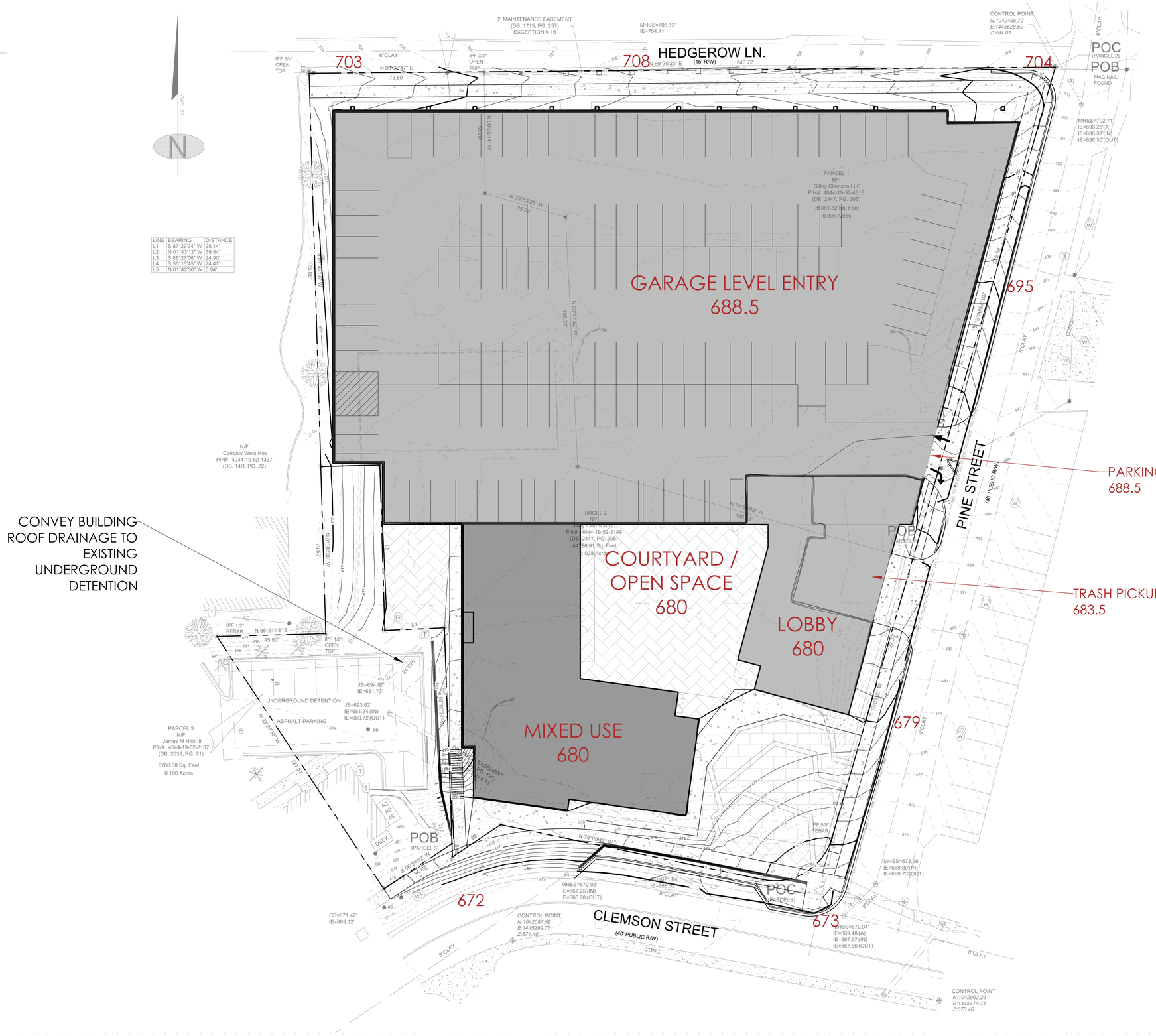
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
SITE PLAN

DRAWING NO.
C1.1

Job # 25.0009242



PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID: 4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137

CURRENT ZONING: RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL: 6000 SF
RESIDENTIAL: 205 UNITS (725 BEDS)

SETBACKS
FRONT SETBACKS: PINE STREET: 10' (FROM BACK OF CURB)
N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK: NONE
REAR SETBACK: HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.02	AC
IMPERVIOUS / PERVIOUS CALCULATIONS		
EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)
OPEN SPACE CALCULATIONS		
SITE AREA:	2.02	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

SOIL TYPE: CECIL SAND LOAM

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
RESIDENT PARKING PROVIDED:	322 SPACES
TOTAL PARKING PROVIDED:	353 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES

SITE PLAN LEGEND:

- PROPERTY LINE
- PROPOSED PARKING
- PROPOSED COURTYARD / OPENSPACE
- PROPOSED AMENITIES
- PROPOSED COVERED PATIO AREA
- 680 — CONCEPTUAL FINISHED GRADE

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#	DESCRIPTION	DATE
	PD SUBMISSION	09.22.2025

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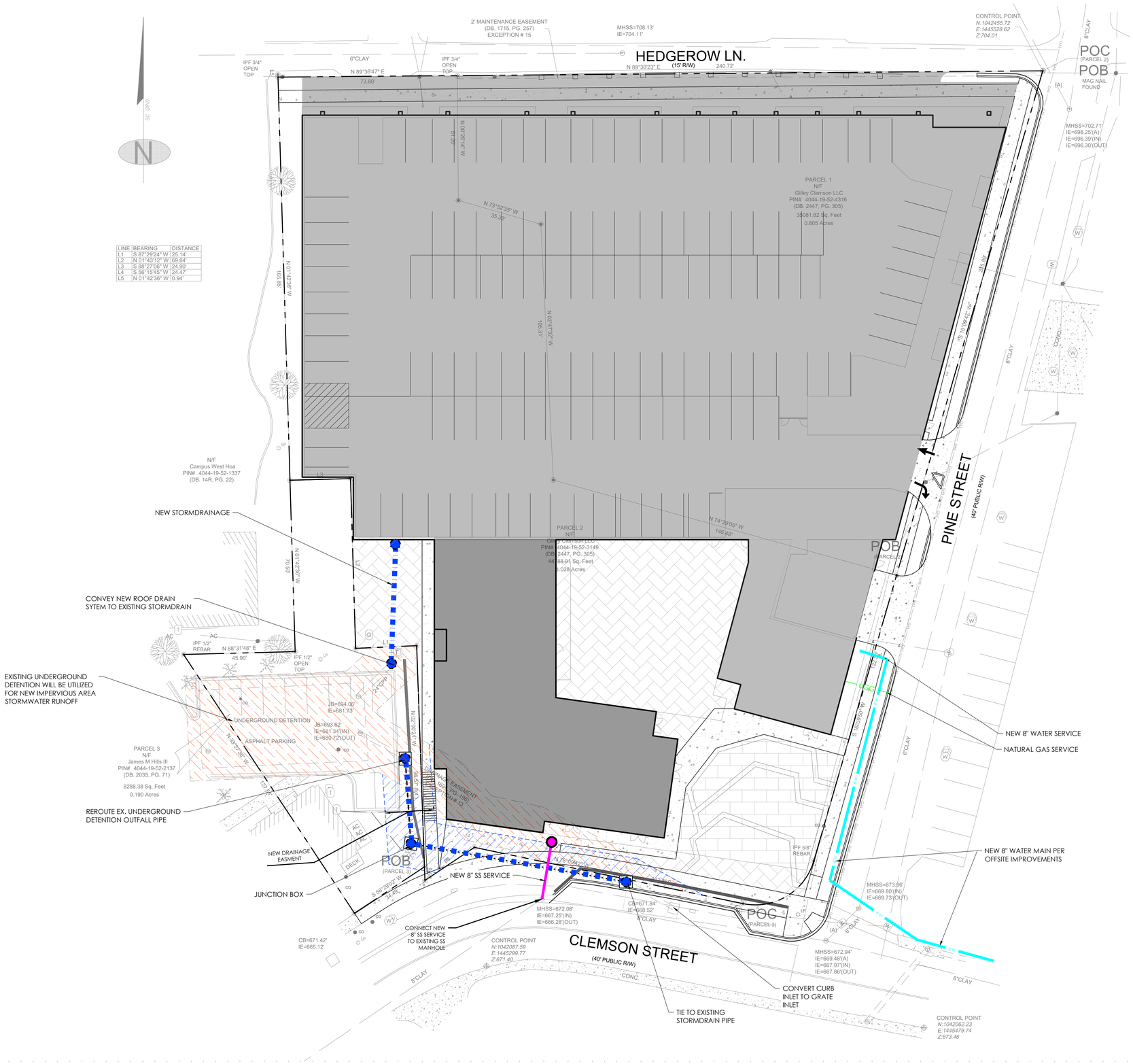
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
CONCEPTUAL GRADING PLAN

DRAWING NO.
GR1.1

Job # 25.0009242



PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID: 4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137

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PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL: 6000 SF
RESIDENTIAL: 205 UNITS (725 BEDS)

SETBACKS
FRONT SETBACKS: PINE STREET: 10' (FROM BACK OF CURB)
N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK: NONE
REAR SETBACK: HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.02	AC
IMPERVIOUS / PERVIOUS CALCULATIONS		
EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)
OPEN SPACE CALCULATIONS		
SITE AREA:	2.02	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
RESIDENT PARKING PROVIDED:	322 SPACES
TOTAL PARKING PROVIDED:	353 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES

SITE PLAN LEGEND:

- PROPERTY LINE
- PROPOSED PARKING
- PROPOSED COURTYARD / OPENSPACE
- PROPOSED MIXED USE
- PROPOSED COVERED PATIO AREA
- PROPOSED WATER UTILITY LINE
- PROPOSED NATURAL GAS LINE
- PROPOSED SANITARY SEWER UTILITY LINE
- PROPOSED STORM DRAINAGE
- PROPOSED STORM DRAIN EASEMENT
- EXISTING STORM DRAIN EASEMENT

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#	DESCRIPTION	DATE
	PD SUBMISSION	09.22.2025

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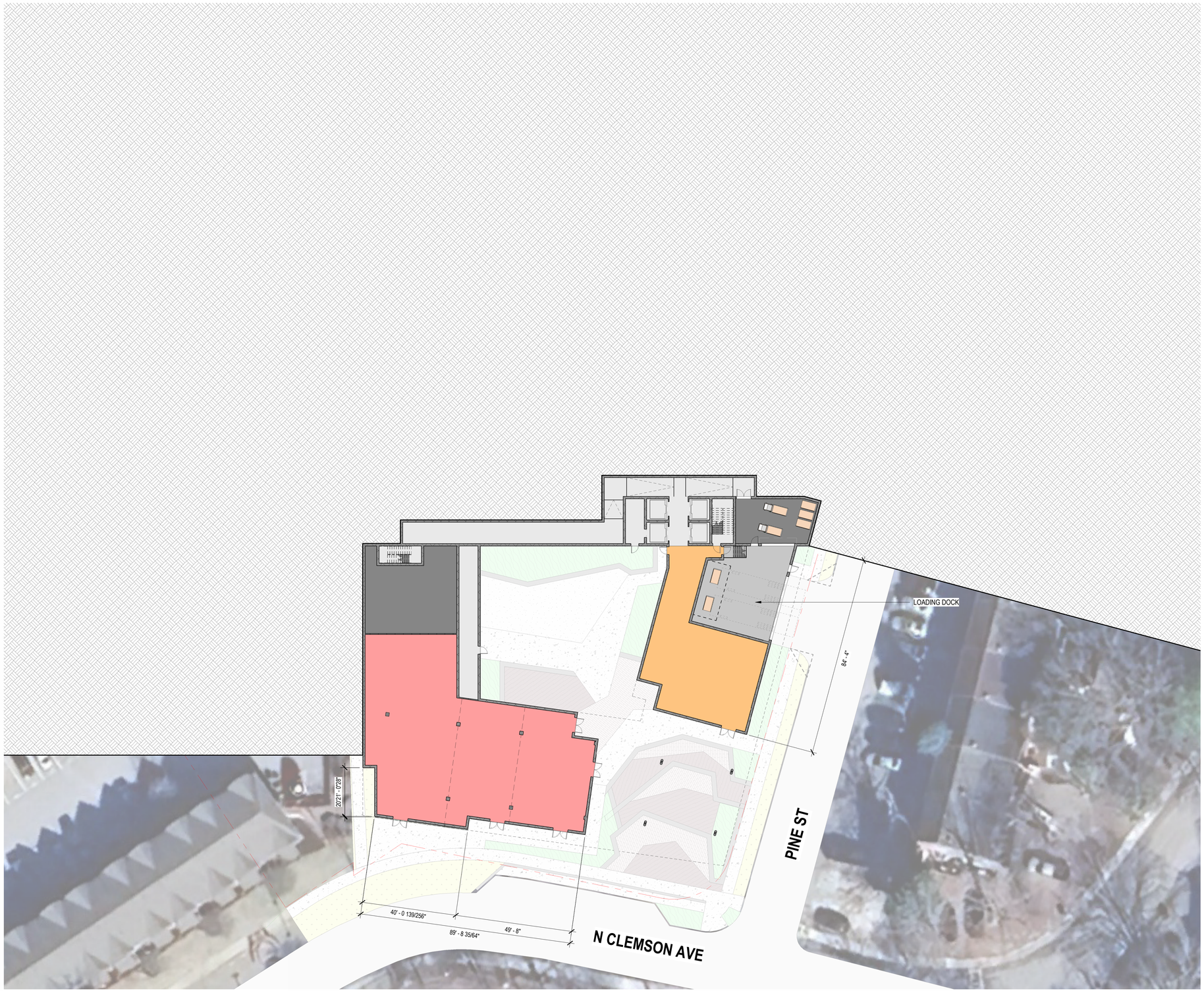
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
CONCEPTUAL UTILITY PLAN

DRAWING NO.
UT1.1

Job # 25.0009242



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

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
LOWER LEVEL 02

DRAWING NO.
PD2.01

Job # 25.009242

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

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#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025
B	PD UPDATE	07.30.2025

DRAWING TITLE
LOWER LEVEL 01

DRAWING NO.
PD2.02

Job # 25.009242

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

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025
B	PD UPDATE	07.30.2025

DRAWING TITLE
1ST & 2ND TYPICAL FLOOR PLAN

DRAWING NO.
PD2.03

Job # 25.009242

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

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
3RD & 4TH TYPICAL FLOOR PLAN

DRAWING NO.
PD2.04

Job # 25.009242

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

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
5TH FLOOR PLAN

DRAWING NO.
PD2.05

Job # 25.009242

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

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
6TH & 7TH TYPICAL FLOOR PLAN

DRAWING NO.
PD2.06

Job # 25.009242

9/22/2025 12:45:58 PM

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1 PD2.08 ROOF PLAN
1" = 30'-0"

0' 10' 20' 40'

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
ROOF PLAN

DRAWING NO.
PD2.08

Job # 25.009242

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6 PD3.01 SOUTH ELEVATION
1/16" = 1'-0"



5 PD3.01 EAST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
ELEVATIONS_SOUTH & EAST

DRAWING NO.
PD3.01

Job # 25.009242

9/22/2025 12:46:00 PM

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4 PD3.02 NORTH ELEVATION
1/16" = 1'-0"



5 PD3.02 WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
ELEVATIONS_NORTH & WEST

DRAWING NO.
PD3.02

Job # 25.009242

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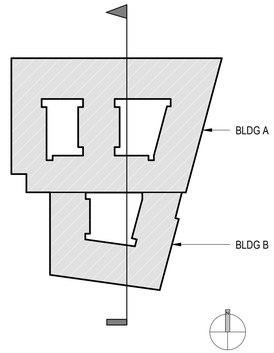

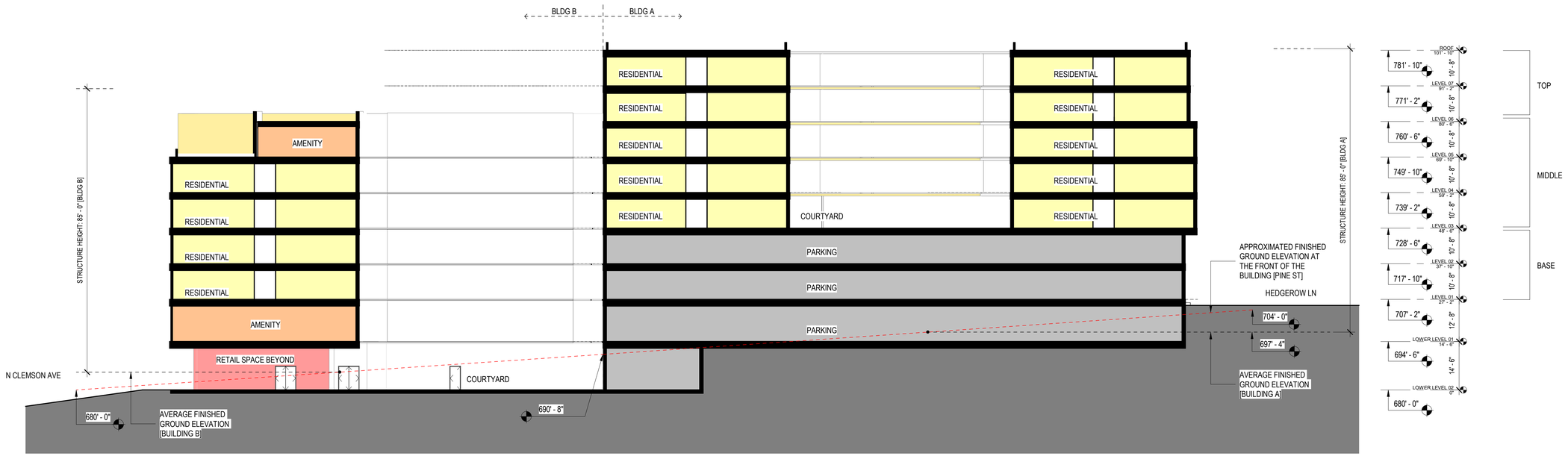

1 PD3.50 Section A
1/16" = 1'-0"

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SECTION

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VIEW OF CORNER AT PINE AND CLEMSON AVE

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#	DESCRIPTION	DATE
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RENDERING_PERSPECTIVE

DRAWING NO.
PD4.01

Job # 25.009242

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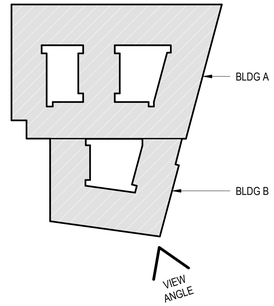
FACADE MATERIALITY











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#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
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#	DESCRIPTION	DATE
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#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
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Job # 25.009242

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VIEW OF CORNER PLAZA



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#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

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Job # 25.009242

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#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
RENDERING_PERSPECTIVE

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Job # 25.009242

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A	PD SUBMISSION	09.22.2025

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.07

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	09.22.2025

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.08

Job # 25.009242

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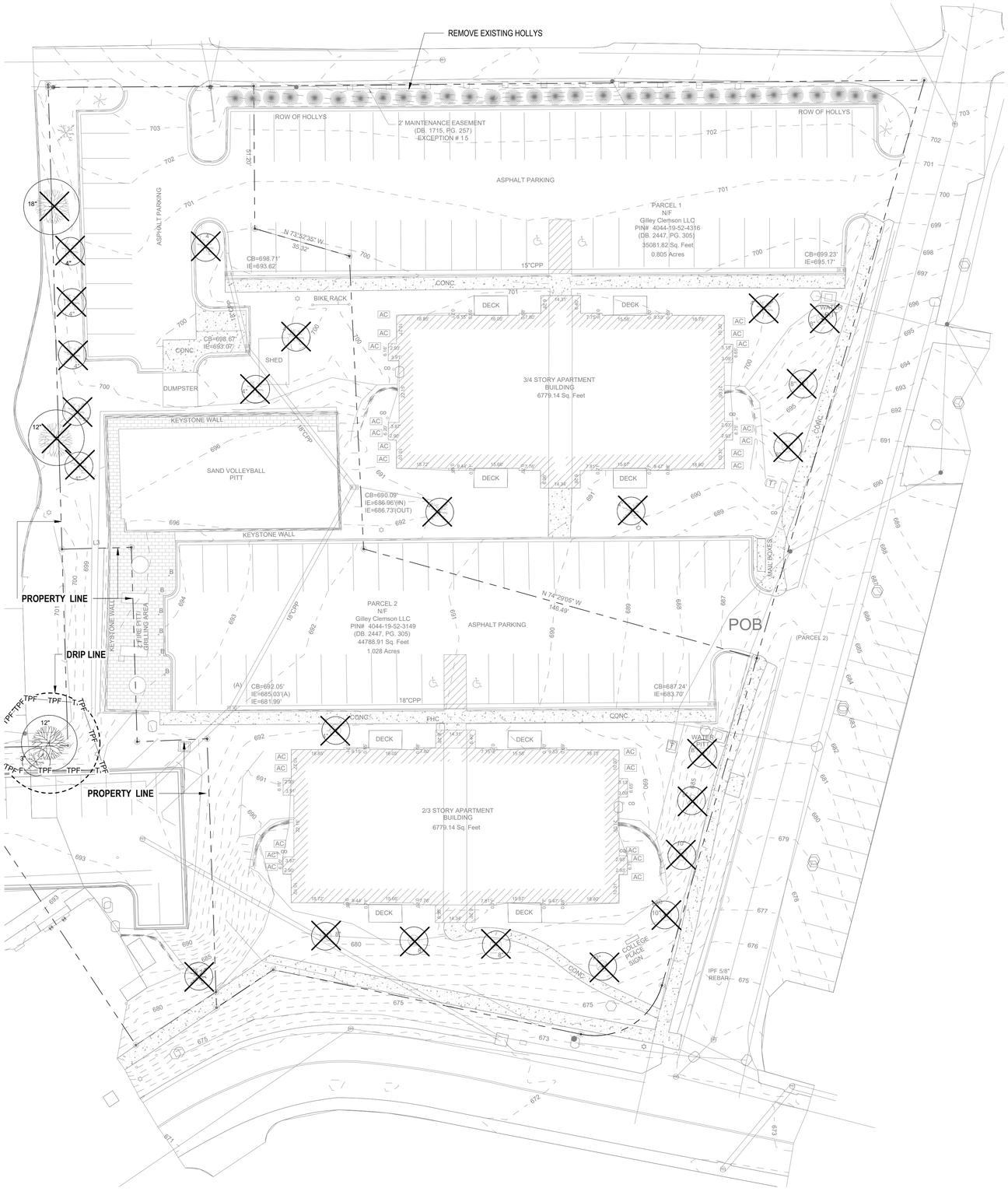

1 PD5.00 TREE DEMOLITION AND PROTECTION PLAN
1" = 20'-0"

TREE PROTECTION NOTES

SITE DEMOLITION NOTES:

1. ITEMS SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER.
4. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. REMOVE SALVAGED MATERIALS AS INDICATED WITH CARE AND STORE ON SITE; CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY LANDSCAPE ARCHITECT.
6. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
7. CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
8. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR SITE REPRESENTATIVE BEFORE STARTING WORK.

TREE PRESERVATION PLANTING NOTES:

1. **ALL TREES TO BE PRESERVED AS INDICATED ON THE LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED WITH TREE PROTECTION FENCING.** THE FENCE SHALL BE LOCATED PER DETAILS ON SHEET L0.501-TREE DEMOLITION AND PROTECTION DETAILS. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES OR STORAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE LOCATION OF THE PROTECTIVE FENCING SHALL BE APPROVED ONSITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY SITE WORK.
2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.
3. ROOT PRUNING, WHEN REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL STAKE THE LIMIT OF ROOT PRUNING PER PLAN AND DETAILS. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING IN THE FIELD.
4. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING ANY MATERIAL STORAGE UNDER TREES.

LEGEND

SYM	DESCRIPTION	DETAIL
	EXISTING TREE - PROTECT IN PLACE, TYP. (ALL EXCAVATION IN PARKWAY OR SIDEWALK AREAS ADJACENT TO TREES OR SHRUBS MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY.)	
	EXISTING TREE - TO BE REMOVED OR TRANSPLANTED TO NEW LOCATION TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT AND OWNER.	
—TPF—	TREE PROTECTION FENCE	

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Project Status

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	9.22.2025

DRAWING TITLE
TREE DEMOLITION AND PROTECTION PLAN

DRAWING NO.
PD5.00

Job # 25.009242

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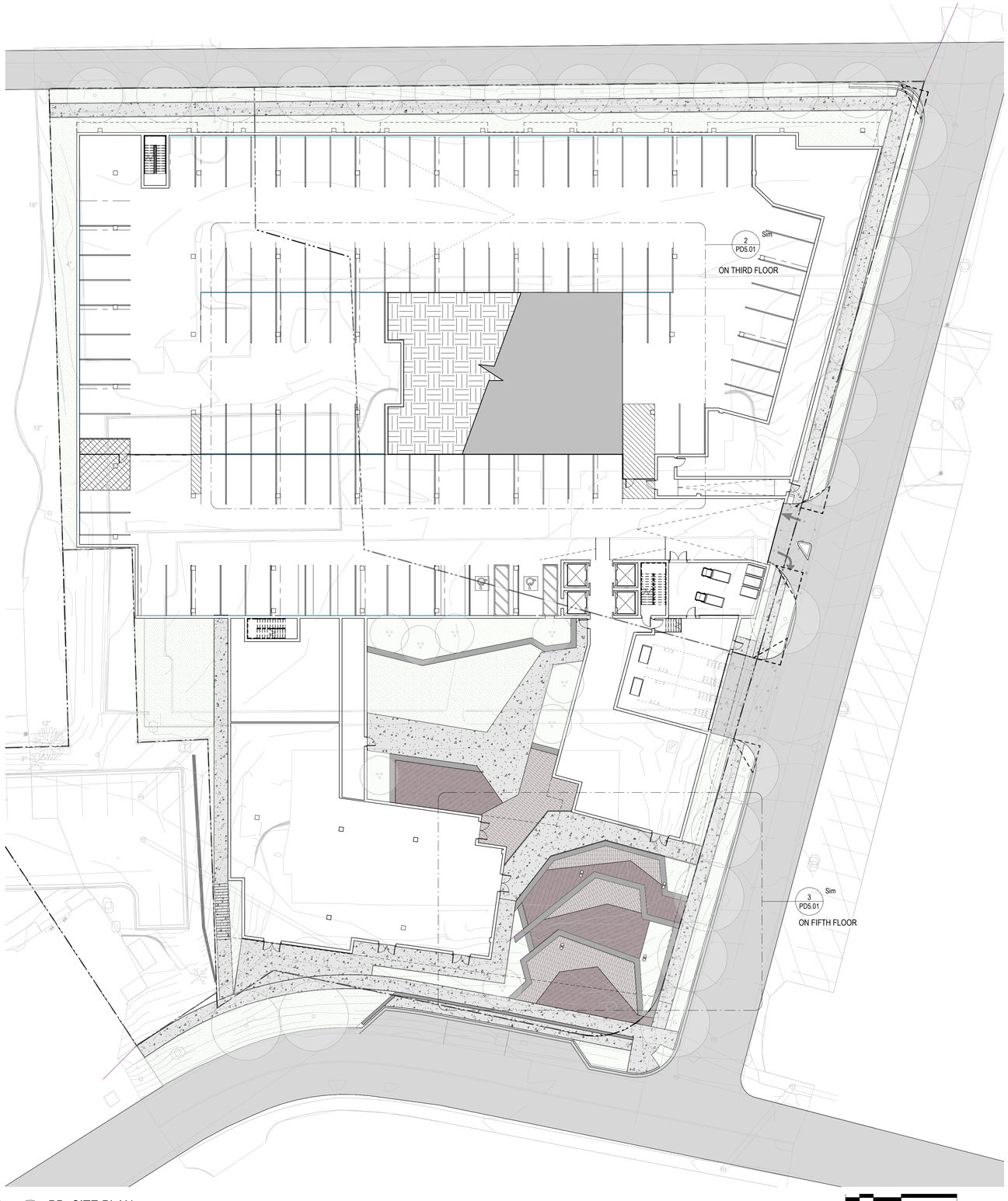
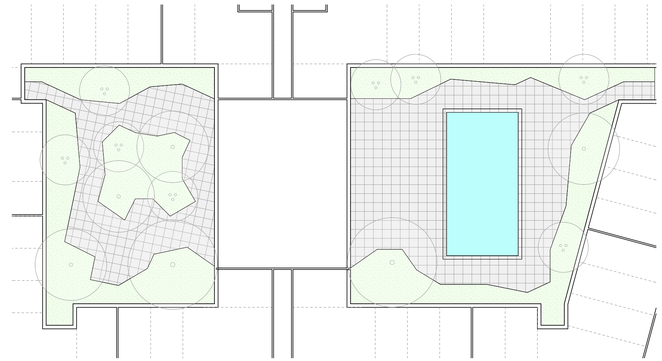
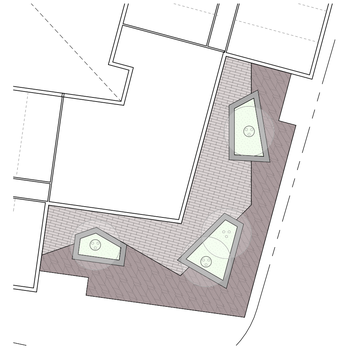


1 PD5.01 PD_SITE PLAN
1" = 20'-0"



2 PD5.01 PD_AMENITY COURTYARD SITE PLAN
1" = 20'-0"



3 PD5.01 PD_AMENITY DECK SITE PLAN
1" = 20'-0"

LEGEND

SYM	DESCRIPTION
	CONCRETE WALK
	SPECIALTY PAVING - TYPE 1
	SPECIALTY PAVING - TYPE 2
	TERRACED SEATWALL

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#	DESCRIPTION	DATE
A	PD SUBMISSION	9.22.2025

DRAWING TITLE
SITE PLAN

DRAWING NO.
PD5.01

Job # 25.009242

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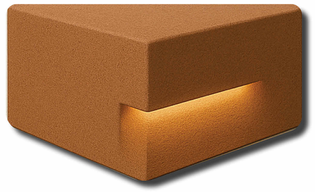
PAVERS: GEOMETRIC, WARM COLORS TO COMPLEMENT ARCHITECTURE



CONCRETE: INTEGRAL COLOR TO CREATE PATTERNS AND INTEREST



SEAT WALLS: TERRACOTTA COLOR WITH COVE LIGHTING



FURNITURE AND ACCENTS: WOOD ACCENTS AND FURNITURE TO BRING WARMTH INTO THE COURTYARD.

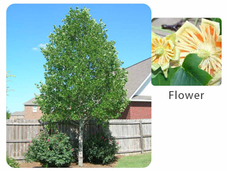


DECIDUOUS TREES


Kindred Spirit Oak
Fall Color


Kentucky Coffee Tree 'Espresso'
Fall Color


American hornbeam
Fall Color


Tulip Tree 'Little Volunteer'
Flower


Serviceberry 'Autumn Brillance'
Fall Color

DECIDUOUS SHRUBS


Aronia 'Morton'


Diervilla 'Kodiak Orange'


Itea 'Little Henry'


Kaleidoscope Abelia

EVERGREEN SHRUBS


Gro-Low Sumac


Juniper 'Kallay's Compact'

GRASSES


Bluestem 'Black Mountain'


Blue Sedge


Feather Reed Grass 'Karl Foerster'


Palm Sedge


Prairie Dropseed


Switch Grass 'Shenandoah'

PERENNIALS


Allium 'Globemaster'


Allium 'Summer Beauty'


Aster 'Grape Crush'


Beardtongue 'Midnight Masquerade'


Black Eyed Susan 'American Goldush'


Blazing Star 'Kobold'


Bluestar 'Storm Cloud'


Butterflyweed


Calamint 'Montrose White'


Catmint 'Walkers Low'


Coneflower 'PowWow White'

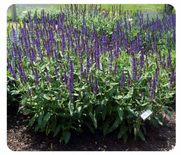

Geranium 'Bevan's Variety'


Hyssop 'Blue Fortune'


Ironweed 'Iron Butterfly'


Purple Praire Clover


Salvia 'Crystal Blue'


Salvia 'Wesuwe'


Yarrow 'Moonshine'


Pink Flamingo Muhly Grass

Northwind Switchgrass

Social Sedge

Tufted Hair Grass

Queen Mum Lily of the Nile

Carolina Moonlight Baptisia

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Project Status

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	9.22.2025

DRAWING TITLE
SITE MATERIALS

DRAWING NO.
PD5.02

Job # 25.009242

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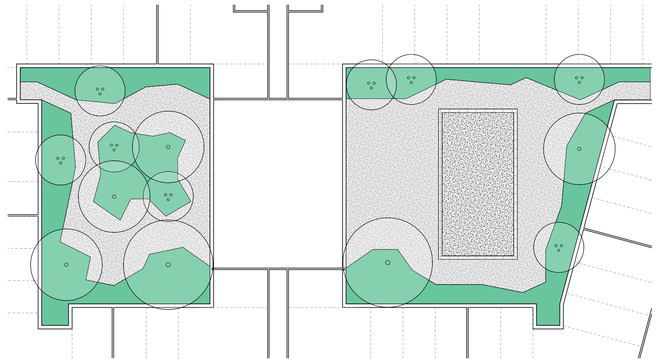
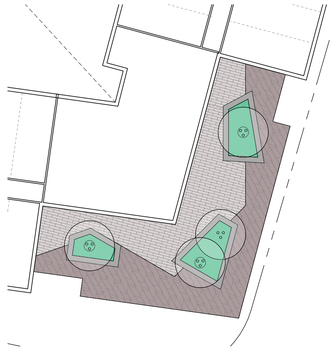
1 PD5.03 1" = 20'-0"
PD_PLANTING PLAN

0' 10' 20' 40'



2 PD5.03 1" = 20'-0"
PD_AMENITY COURTYARD PLANTING PLAN



3 PD5.03 1" = 20'-0"
PD_AMENITY DECK PLANTING PLAN

LEGEND

SYM	DESCRIPTION
	CANOPY TREES
	UNDERSTORY TREES
	EVERGREEN TREES
	LAWN
	MIXED PLANTING AT GRADE
	MIXED PLANTING ON STRUCTURE

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DRAWING TITLE
PLANTING PLAN

DRAWING NO.
PD5.03

Job # 25.009242

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N. CLEMSON IMPROVEMENTS
CHAPTER AT CLEMOSN

PICKENS COUNTY, SC

PREPARED FOR:

CRG + THE 533 GROUP

PREPARED BY:

THOMAS & HUTTON
220 North Main Steet • Suite 402
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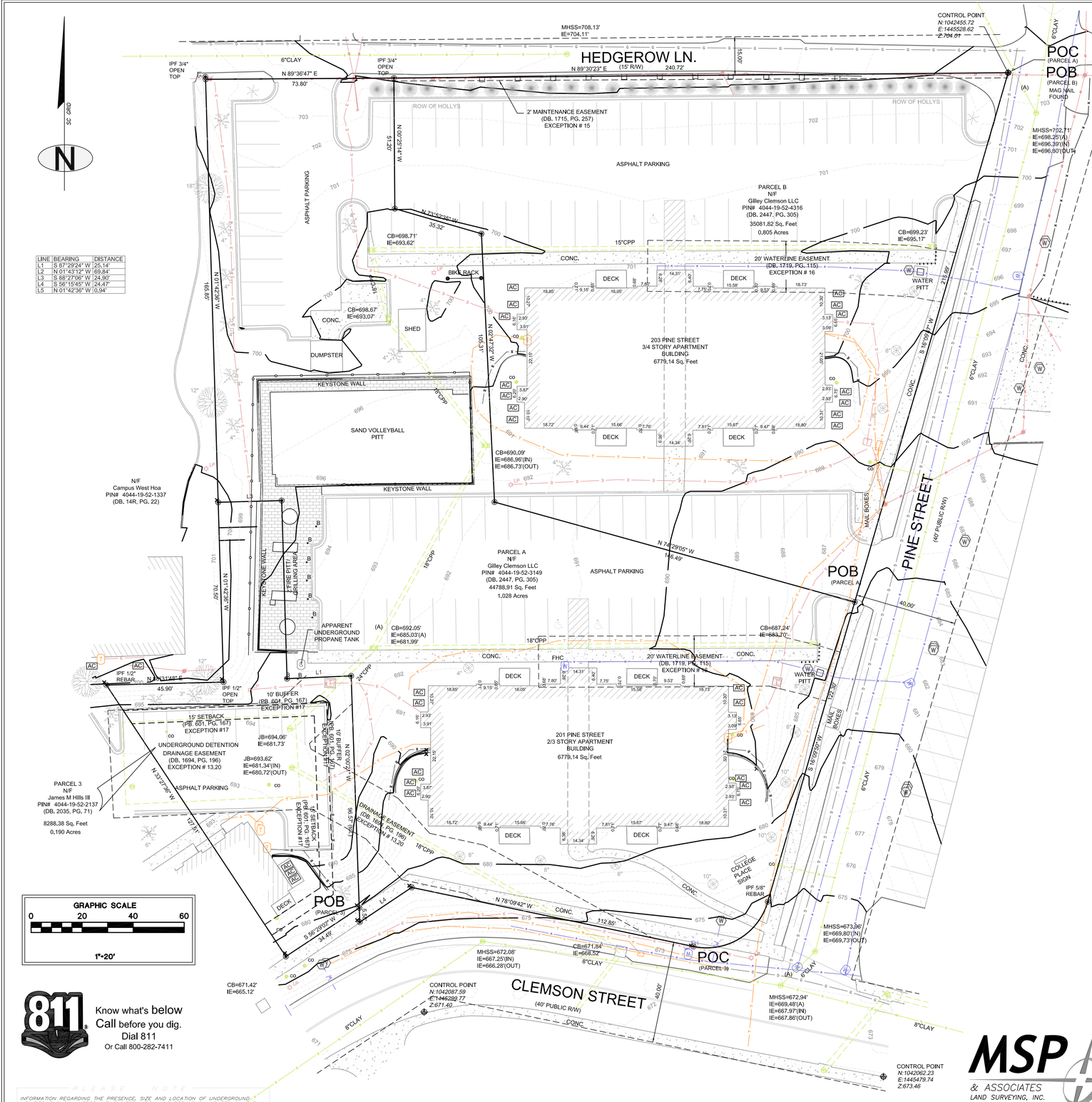
www.thomasandhutton.com

80 0 40 80
GRAPHIC SCALE:
1 INCH = 80 FEET

JOB NO:	J-33014.0000
DRAWN:	WC
REVIEWED:	WB

DATE:	9/18/2025
SCALE:	1" = 80'
SHEET:	1 OF 1



LINE	BEARING	DISTANCE
L1	S 87°29'24" W	25.14'
L2	N 01°43'12" W	69.84'
L3	S 88°27'06" W	24.90'
L4	S 56°15'45" W	24.47'
L5	N 01°42'36" W	0.94'

GRAPHIC SCALE
0 20 40 60
1"=20'

811 Know what's below Call before you dig. Dial 811 Or Call 800-282-7411

PLEASE NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON.

TITLE EXCEPTIONS

Schedule B-Section II Title Exceptions
First American Title Insurance Company
Commitment #NCS-1254822-STLO; Effective Date: March 14, 2025

13. Stormwater Detention and Drainage Easement and Maintenance Agreement by and between Pineherst, LLC, a South Carolina limited liability company and Pineherst Townhomes, LLC, a South Carolina limited liability company, recorded in Book 1694, Page 196, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

14. Easement to Energy Carolinas, LLC recorded in Book 1698, Page 161, Pickens County Registry. (BLANKET EASEMENT: AFFECTS SITE)

15. Construction and Maintenance Easement to The City of Clemson recorded in Book 1715, Page 257, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

16. Right(s) of way to JACABB Utilities, LLC, a public utility company of the State of South Carolina recorded in Book 1719, Page 115, Pickens County Registry. (AFFECTS SITE; AS PLOTTED)

17. Easements and any other facts as shown on plat recorded in Plat Book 595, Page 110, Pickens County Registry. (PROPERTY LINES AS SHOWN)

18. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 187, Pickens County Registry. (PROPERTY LINES AS SHOWN)

19. Easements and any other facts as shown on plat recorded in Plat Book 12V, Page 904, Pickens County Registry. (PROPERTY LINES AS SHOWN)

20. Notice Relating to Stormwater Detention and Drainage Easement and Maintenance Agreement by and among Gilley Clemson, LLC, an Indiana limited liability company, Gilley 1 Clemson, LLC, an Indiana limited liability company and PKG Clemson, LLC, an Indiana limited liability company, recorded as Instrument No. 202215424 in Book 2447, Page 315, Pickens County Registry. (AFFECTS SITE)

21. Memorandum of Tenants in Common Agreement by and among Gilley Clemson, LLC, an Indiana limited liability company, Gilley 1 Clemson, LLC, an Indiana limited liability company and PKG Clemson, LLC, an Indiana limited liability company, recorded as Instrument No. 202215427 in Book 2447, Page 331, Pickens County Registry. (AFFECTS SITE)

Schedule B-Section II Title Exceptions
First American Title Insurance Company
Commitment #NCS-1258851-STLO; Effective Date: April 26, 2025

13. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declarations of Covenants, Conditions and Restrictions for Pineherst Townhomes, recorded in Book 1694, Page 212, Pickens County Registry. (AFFECTS SITE)

14. Easement to Duke Power Company recorded in Book 14-Q, Page 419, Pickens County Registry. (BLANKET EASEMENT; AFFECTS SITE)

15. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 316, Pickens County Registry. (PROPERTY LINES AS PLOTTED)

16. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 166, Pickens County Registry. (PROPERTY LINES AS PLOTTED)

17. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 167, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

18. Easements and any other facts as shown on plat recorded in Plat Book 54, Page 690, Pickens County Registry. (DOES NOT AFFECT SITE)

19. Easements and any other facts as shown on plat recorded in Plat Book WW, Page 1, Pickens County Registry. (PLAT NOT LEGIBLE)

20. Easement to Pineherst Townhomes, LLC recorded in Book 1694, Page 196, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

LEGAL DESCRIPTION

Parcel A & B shown hereon are as-surveyed legals; Being the same property as described in First American Title Insurance Company Commitment #NCS-1254822-STLO; Effective Date: March 14, 2025

Parcel A
All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows;

Commencing from a mag nail found at the intersection of the the southern right-of-way of Hedgerow Ln and the western right-of-way of Pine St.; thence with said right-of-way with Pine St. S 16°09'47" W a distance of 215.99' to a point, said point being The True Point of Beginning; thence continuing with said right-of-way S 16°09'50" W a distance of 122.30' to a 5/8" rebar found; thence with a curve turning to the right with an arc length of 37.37', with a radius of 25.00', with a chord bearing of S 58°55'22" W, with a chord length of 33.99' to a point along the northern right-of-way of Clemson St.; thence with said right-of-way the following calls: N 78°09'42" W a distance of 112.85' to a point; thence S 56°15'45" W a distance of 24.47' to a point; thence leaving said right-of-way N 02°00'21" W a distance of 96.57' to a point; thence S 87°29'24" W a distance of 25.14' to a point; thence N 01°43'12" W a distance of 69.84' to a point; thence S 88°27'06" W a distance of 24.90' to a point; thence N 01°42'36" W a distance of 165.85' to a point along the southern right-of-way of Hedgerow Ln.; thence with said right-of-way N 89°36'47" E a distance of 73.80' to a 3/4" open top found; thence leaving said right-of-way S 00°25'14" E a distance of 51.20' to a point; thence S 73°52'35" E a distance of 35.32' to a point; thence S 02°47'32" E a distance of 105.31' to a point; thence S 74°29'05" E a distance of 146.49' to a point, said point being The True Point of Beginning.

Said Parcel having an area of 44788.91 square feet, 1.028 acres

Parcel B
All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows;

Beginning at a mag nail found at the intersection of the the southern right-of-way of Hedgerow Ln and the western right-of-way of Pine St.; thence with said right-of-way with Pine St. S 16°09'47" W a distance of 215.99' to a point; thence leaving said right-of-way N 74°29'05" W a distance of 146.49' to a point; thence N 02°47'32" W a distance of 105.31' to a point; thence N 73°52'35" W a distance of 35.32' to a point; thence N 00°25'14" W a distance of 51.20' to a a 3/2" open top found along the southern right-of-way of Hedgerow Ln.; thence with said right-of-way N 89°30'23" E a distance of 240.72' to a mag nail found, said nail being The Point of Beginning.

Said Parcel having an area of 35081.82 square feet, 0.805 acres

Parcel 3 shown hereon is as-surveyed legals; Being the same property as described in First American Title Insurance Company Commitment #NCS-1258851-STLO; Effective Date: April 26, 2025

Parcel 3

All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows;

Commencing from the intersection of the northern right-of-way of Clemson St. and the western right-of-way of Pine St.; thence with said right-of-way of Clemson St. the following calls: N 78°09'42" W a distance of 112.85' to a point; thence S 56°15'45" W a distance of 24.47' to a point; thence N 02°00'21" W a distance of 5.58' to a point, said point being The True Point of Beginning; thence continuing with said right-of-way S 56°29'02" W a distance of 34.49' to a point; thence leaving said right-of-way N 33°27'36" W a distance of 127.51' to a 1/2" rebar found; thence N 88°31'48" E a distance of 45.90' to a 1/2" open top found; thence N 01°42'36" W a distance of 70.50' to a point; thence N 88°27'06" E a distance of 24.90' to a point; thence S 01°43'12" E a distance of 69.84' to a point; thence N 87°29'24" E a distance of 25.14' to a point; thence S 02°00'21" E a distance of 90.99' to a point, said point being The True Point of Beginning.

Said Parcel having an area of 8288.38 square feet, 0.190 acres

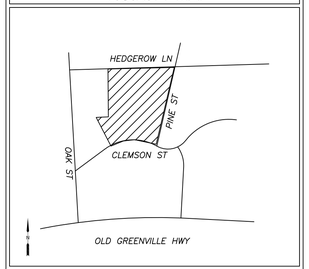
MSP & ASSOCIATES
LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609
864-370-2232
WWW.MSPSURVEYING.COM

SOUTH CAROLINA — MSP & ASSOC. No. CO2505 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED — LAND SURVEYOR — 19295 — MICHAEL S. PERDUE

MICHAEL S. PERDUE, PLS #18266

VICINITY MAP



GENERAL NOTES

The property lies within Zone X Flood area per Flood Insurance Rate Map 45077C0386D, dated 4/16/08. This determination was made by graphically determining the position of said site on said FIRM Map.

Contact proper Authorities Before building near utility lines, for easement width and restrictions. Underground Utilities are approximate and should be verified prior to any construction. Locations of Utilities shown hereon were determine through above ground apertures.

This survey has been prepared for the exclusive use of the person or entities named hereon. No express or implies warranties with respect to the information shown hereon is to be extended to any persons or entities other than those shown hereon.

Vertical Datum based on GPS Observation using CORs Stations "PARI OBS NC 2008 CORS", "FRANKLIN CORS", and "SW COMMUNITY COLL CORS" (Vertical Datum NAVD 88)

Property Zoned RM- 4 ; Multi Family Residential
Setbacks
FRONT 15'
SIDE 15'
REAER 25'

Setbacks to be verified by site engineer before any re-development.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

The property shown hereon PIN# 4044-19-52-2137, 4044-19-52-3149 & 4044-19-52-4316

SURVEY REFERENCES

(DB. 2447, PG. 305)
(DB. 2035, PG. 71)

LEGEND

CO	CLEAN OUT	——→——	GUY WIRE
DB	DEED BOOK	——G——	GAS LINE
PG	PAGE	——W——	WATER LINE
TBM	TEMPORARY BENCH MARK	——OHP——	POWER LINE
C/L	CENTERLINE	——E——	UNDERGROUND POWER LINE
R/W	RIGHT OF WAY	——T——	PHONE LINE
POB	POINT OF BEGINNING		
SS	SANITARY SEWER		POWER POLE
OHP	OVERHEAD POWER	(S)	SANITARY SEWER MANHOLE
IPF	IRON PIN FOUND	(ST)	STORM SEWER MANHOLE
CB	CATCH BASIN		CATCH BASIN
IE	INVERT ELEVATION	T	TRANSFORMER
MH	MANHOLE	AC	AIR CONDITIONER
G	GAS METER		BIRCH TREE
W	WATER VALVE		OAK TREE
W	WATER METER		MAPLE TREE
T	TELEPHONE PEDESTAL		CREPE MYRTLE
LP	LIGHT POLE		
RCP	REINFORCED CONCRETE PIPE		
	DOGWOOD TREE		

SURVEYORS CERTIFICATION

" To: First American Title Insurance Company and CRG Acquisition, LLC, a Missouri limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4,6a,b, 7a,b, 8, 9, 10, 11, 13, 14, 16, 17, 19, 20 and 21 of Table A thereof . The field work was completed on 4/18/25.

Michael S Perdue PLS #18266 *Date*

ALTA/NSPS LAND TITLE SURVEY
FOR

CRG Acquisition, LLC

CITY: CLEMSON	COUNTY: PICKENS	STATE: SOUTH CAROLINA
DATE OF SURVEY: 4/18/25		SCALE: 1:20
FIELD WORK: MSP	DRAWN BY: MSP	REVIEWED BY: MSP
MSP FILE: CLEMSONAPT		MSP JOB# : 252020

Report on PUD-000461-2025

Proposed Planned Development (201 Pine Street)

October 14, 2025

Overview

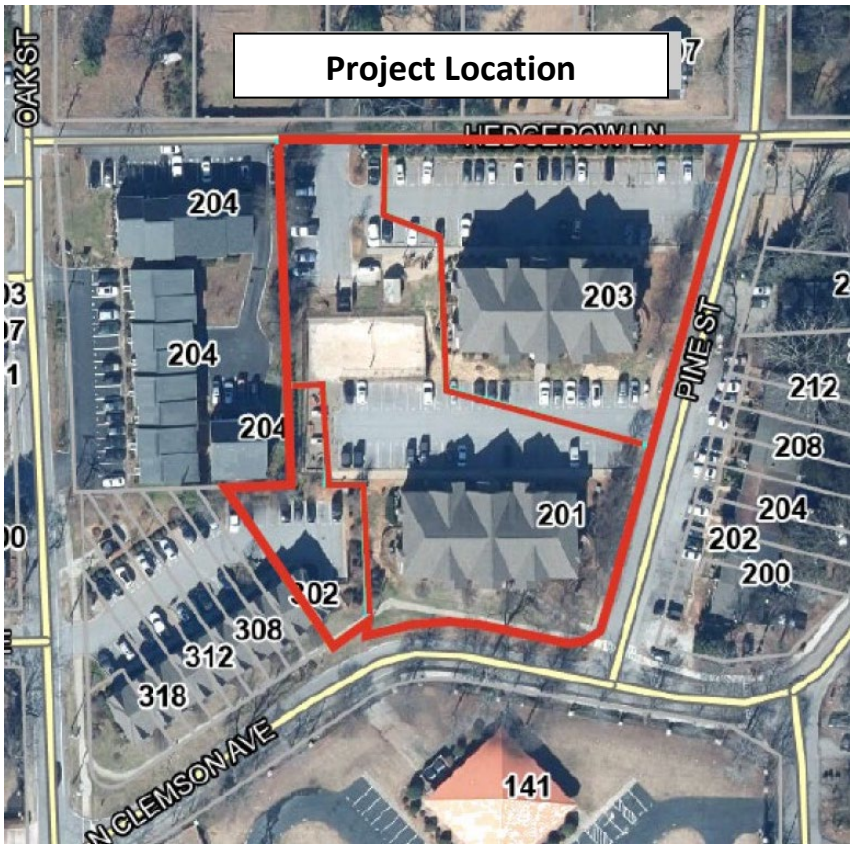
An application for a proposed planned development (PUD-000-461-205) was received from Ms. Alison Mills, Vice President of Design and Development of CRG, on June 23, 2025. As proposed, the project, which will be located on 3 parcels situated near 201 Pine Street, will consist of a student-oriented market rate multifamily housing development with approximately 725 beds in 205 units, and approximately 6,000 square feet of retail space. Additionally, it will include a public courtyard plaza facing N. Clemson Ave., and will have 353 parking spaces, of which 31 will be dedicated for public/retail use.

Location

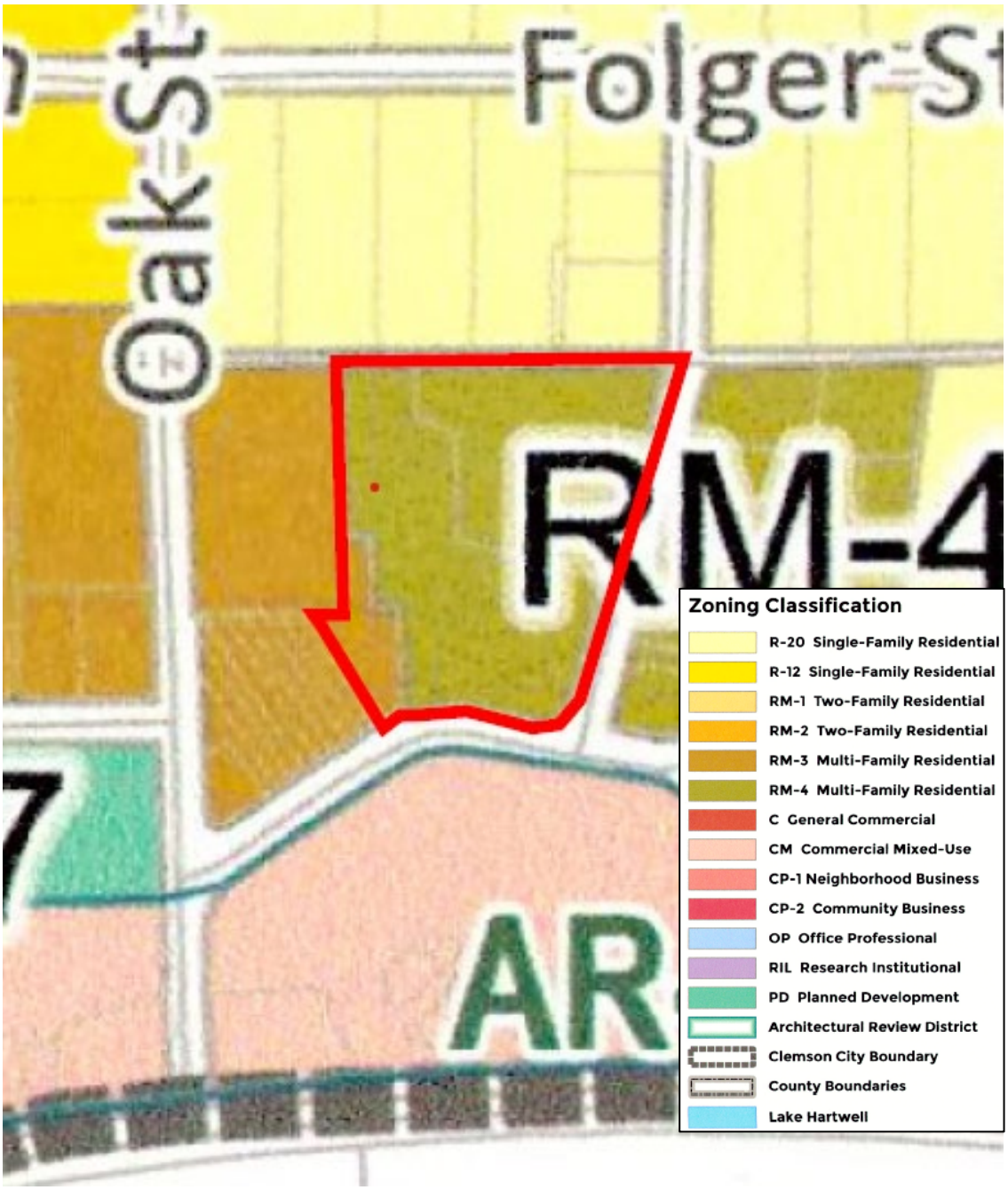
As noted above, the project site is proposed to be located on three parcels of land situated near 201 Pine Street. The parcels proposed to be developed include:

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

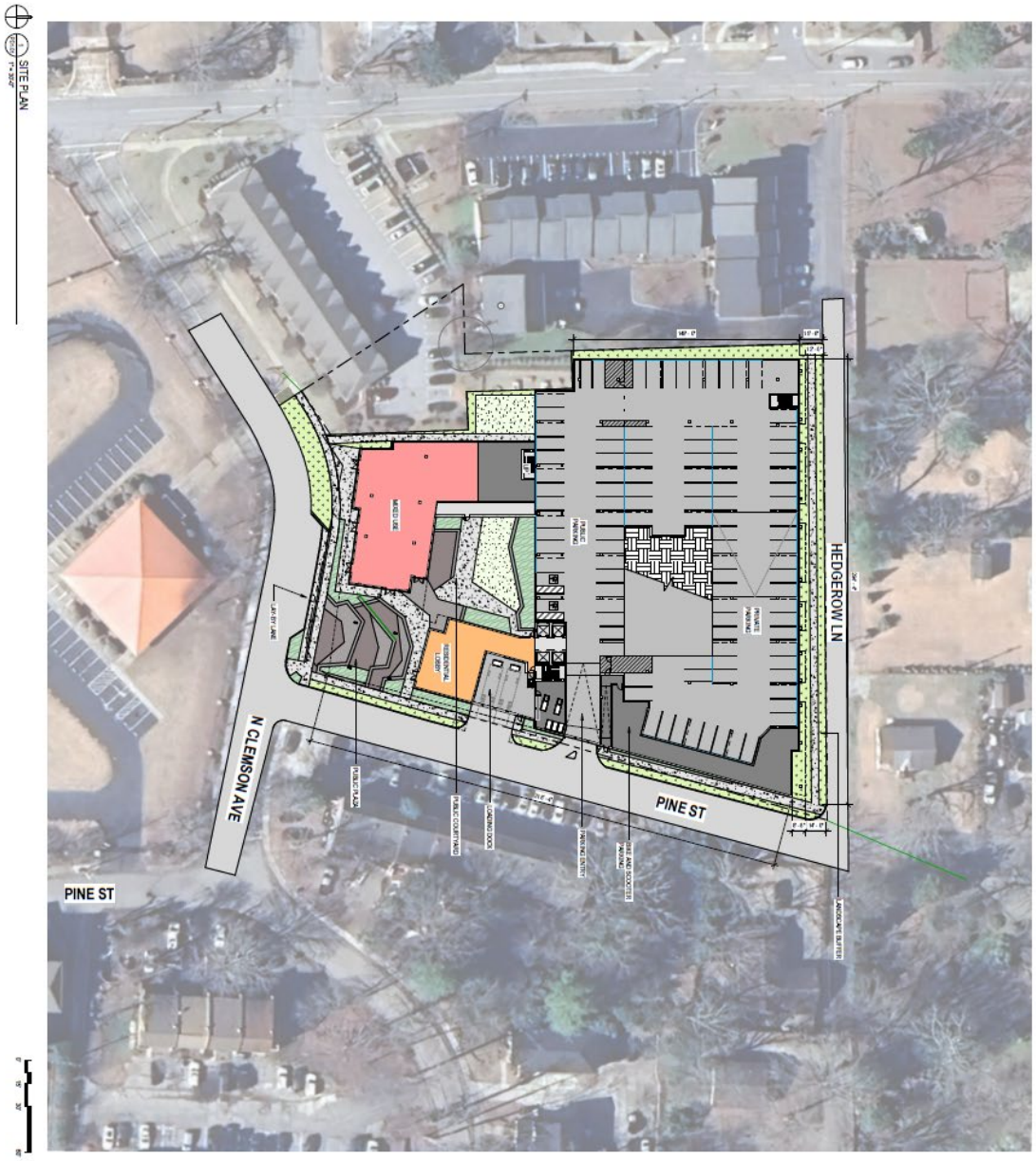
Although the properties were not specifically included in the suggested boundary of the Catalyst Area identified as Downtown West by the Clemson NEXT strategic plan's white paper, they are situated adjacent to it and share a number of its characteristics. The site is easily walkable to campus, directly 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.



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; and an informal public meeting, the second required step, was held on August 11, 2025. Additionally, a workshop was held on August 27, 2025. The last required step, which is formal consideration and a vote on a recommendation to City Council, is scheduled for the regular Planning Commission meeting on October 14, 2025.

Site Plan



PD1.01
SITE PLAN
CHAPTER CLEMSON
CRG + THE 53 GROUP
201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN
Lamar Johnson Collaborative

*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 3
ZONING MAP AMENDMENT

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Planned Development Zoning Map Amendment applications require **a filing fee of $1000**, a current survey of the property, a copy of the deed, a designation of agent if owner is not the applicant, and all required information as required by City code. **Incomplete applications will not be accepted.**

File no.: R - __ - __	PIN: 4044-19-52-4216 & 4044-19-52-3149	Date submitted: 09 / 22 / 25	Planning Commission meeting date: 10 / 14 / 25

OWNER(S) INFORMATION

Last name:	First:	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:	City:	State:	ZIP Code:
145 E. 44th St.	Indianapolis	IN	46205

Daytime phone no.:	Fax no.:	E-mail:
(317) 806-6713	( )	davidgilleymd@gmail.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:	First:	Middle:
CRG Acquisition, LLC		

Mailing address:	City:	State:	ZIP Code:
8640 Evans Avenue	Berkeley	MO	63134

Daytime phone no.:	Fax no.:	E-mail:
(314) 412-7390	( )	millsa@realcrg.com

PROPERTY INFORMATION

Property address:	Property dimensions:	Property area:	Current zoning district:
201 & 203 Pine St., Clemson, SC	240 X 332	1.833 acres	RM4

DESIGNATION OF AGENT

*To be completed by Owner(s) only if Owner is not Applicant. **All owners must sign.***

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.

David Gilley	David Gilley	9/18/2025
Owner name	*Owner signature*	*Date*
Owner name	*Owner signature*	*Date*

To be completed by Applicant:

I certify that the information in this request is correct.

CRG Acquisition, LLC, Christopher P. McKee		9/19/2025
Applicant name	*Applicant signature*	*Date*

Rev. 11-14-05; 06-15-07

CITY OF Clemson
PLANNING & DEVELOPMENT

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Fax (864) 653-2057
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PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 3
ZONING MAP AMENDMENT

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Planned Development Zoning Map Amendment applications require **a filing fee of $1000**, a current survey of the property, a copy of the deed, a designation of agent if owner is not the applicant, and all required information as required by City code. **Incomplete applications will not be accepted.**

File no.: R - -	PIN: 4044-19-52-2137 - -	Date submitted: 09 / 22 / 25	Planning Commission meeting date: 10 / 14 / 25

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.: (602) 748-6706	Fax no.: ( )		E-mail: jhills@hillsholding.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: CRG Acquisition, LLC	First:	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:	Property dimensions:	Property area:	Current zoning district:
300 N. Clemson Avenue	45 X 183	0.190 acres	RM4

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. ***All owners must sign.***

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.

James Hills		18 September 2025
Owner name	*Owner signature*	*Date*
Owner name	*Owner signature*	*Date*

To be completed by Applicant:

I certify that the information in this request is correct.

CRG Acquisition, LLC, Christopher P. McKee		9/19/2025
Applicant name	*Applicant signature*	*Date*

Rev. 11-14-05; 06-15-07

REQUIRED INFORMATION

For the purpose of processing and coordination of this application, the following person is my (our) designated contact person:

CONTACT PERSON

Last name:	First:	Name of firm, if applicable:	
Mills	Alison	CRG Acquisition, LLC	
Mailing address:	**City:**	**State:**	**ZIP Code:**
35 E. Wacker Drive, Suite 1300	Chicago	IL	60601
Daytime phone no.:	**Fax no.:**		**E-mail:**
(314) 412-7390	( )		millsa@realcrg.com

PROJECT DEVELOPER

Last name:	First:	Name of firm:	
Same as above		Same as above	
Mailing address:	**City:**	**State:**	**ZIP Code:**
Daytime phone no.:	**Fax no.:**		**E-mail:**
( )	( )		

PROJECT ARCHITECT

Last name:	First:	Name of firm:	
Vavaroutsos	Elias	The Lamar Johnson Collaborative	
Mailing address:	**City:**	**State:**	**ZIP Code:**
35 E. Wacker Drive, Suite 1500	Chicago	IL	60601
Daytime phone no.:	**Fax no.:**		**E-mail:**
(312) 216-5636	( )		VavaroutsosL@theljc.com

PROJECT ENGINEER

Last name:	First:	Name of firm:	
Bolin	Wesley	Thomas & Hutton	
Mailing address:	**City:**	**State:**	**ZIP Code:**
220 N. Main Street, Suite 402	Greenville	SC	29601
Daytime phone no.:	**Fax no.:**		**E-mail:**
(864) 767-7202	( )		bolin.w@tandh.com

Rev. 11-14-05; 06-15-07