

PLANNING COMMISSION MEETING

Tuesday, October 14, 2025

6:00 p.m.

MINUTES

The City of Clemson Planning Commission met in open session in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC.

Members present: Herb Tyler (Chair), Greg Rice (Vice-Chair), Benji Cumbie, Bryan Yoder, John Crolley

Members absent: Tanya Hyatt

Staff present: Nathan Woods, Assistant City Administrator and Planning & Development Director; Art Holbrooks, City Planner; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

Mr. Tyler called the meeting to order at 6:00 p.m., then introduced the Commission members and staff present. Mr. Tyler then made a motion to amend the agenda to remove Action Item b. Consideration of Draft Amendment to Rules of Procedure in order to allow for further development and review of the proposed change prior to consideration; Mr. Rice seconded the motion. Mr. Tyler called for any 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 5 - 0 vote.

2. Public Session (2:35) 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 (3:26)

a. August 5, 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 Tuesday, August 5, 2025 workshop minutes as presented; Mr. Rice 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 5 - 0 vote.

b. August 11, 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 Tuesday August 11, 2025 regular meeting

minutes as presented; Mr. Crolley 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 5 – 0 vote.

c. August 27, 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 August 27, 2025 workshop minutes; Mr. Rice 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 5 – 0 vote.

4. Action Item (5:12)

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

Mr. Tyler noted that a series of minor changes had been made to the wording of the draft ordinance at the request of staff, and called on Mr. Woods to present the updates (See Attachment #1). Mr. Woods read the proposed changes.

Mr Tyler recognized the development team. Ms. Alison Mills of CRG Real Estate presented (See Attachment #2). She provided a summary of issues discussed during previous sessions, and noted changes made to address them. Among the changes identified were:

- Upgrading the existing cast iron water line.
- Doubling the width of the sidewalk along N. Clemson Avenue to Hillcrest Avenue, with the addition of new curb and gutter on both sides of the street.
- Updating five crosswalks on nearby streets.
- Pulling the building farther away from the northern property line to create a wider buffer along Hedgerow Lane.
- Stepping the massing of the building down along the north façade and increasing the size of the planted trees..
- As discussed with the Board of Architectural Review, expanding the darker metal panel material down an additional floor to help reduce the perceived visual height of the north façade of the building.

Mr. Tyler called for public comment.

Mr. Paul Bowen, 215 Strawberry Lane, Clemson. Mr. Bowen expressed several concerns, including the potential for the building shadowing the surrounding area and the species of trees to be used.

Mr. Jim London, 135 Wigington Street, Clemson. Mr. London stated worries about traffic and impacts of the project on the existing single-family neighborhood.

Ms. C.C. Bates, 149 Folger Street, Clemson. Ms. Bates said she feared the project would result in increased traffic, and said the height and scale of the building would not be consistent with the neighborhood.

Mr. Bob Healy, 140 Folger Street, Clemson. Mr. Healy noted doubts that the retail portion of the project would be filled.

Ms. Jill Shelnut, 100 Dogwood Drive, Clemson. Ms. Shelnut asked the Commission to pay attention to the height of the building, and also to be mindful of the possibility of the University being impacted by a possible ‘enrollment cliff’.

Mr. Rupert McGinty, 206 N. Clemson Street, Clemson. Mr. McGinty expressed concerns with the lack of a transition between the proposed building and neighboring residences.

Ms. Gay Eitnemiller, 137 Honeycomb Lane, Central. Ms. Eitnemiller said the project would result in excessive traffic, and impact the sustainability of the neighborhood.

Ms. Katie Healy, 140 Folger Street, Clemson. Ms. Healy said the narrow roads in the neighborhood would not be able to handle the increase in traffic volume the project would produce.

Mr. Brett Hahulski, 106 Folger Street, Clemson. Mr. Hahulski said the development would severely impact the privacy of his property.

Mr. Tyler called for additional comments from the public; there were none.

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

- The impact of the building height on Hedgerow Lane.
- The proposed allocation of parking.
- The economic impact on the project resulting from a decrease in building size/scale.
- Clarification of the acreage.
- Redirecting traffic patterns in the neighborhood.
- Infrastructure improvements associated with the project.
- Pedestrian safety.
- Moped and golf cart parking.
- Possible changes to the neighborhood’s entrance.
- Clarification of occupancy limits.

Mr. Tyler called for additional comments from the commissioners; there were none.

Mr. Tyler called for a motion. Mr. Rice made a motion to table the matter until a future meeting to allow for the changes discussed to be made to the documents; Mr. Crolley seconded the motion. Mr. Tyler called for discussion.

Mr. Yoder requested staff and the developer meet to discuss the viability of reducing the overall height of the building. Mr. Woods and Ms. Mills both agreed to the discussion. Mr. Tyler then called for additional comments; there were none.

Mr. Tyler called for a roll-call vote. The results were:

Mr. Cumbie – yes
Mr. Yoder – yes
Mr. Rice – yes
Mr. Crolley – yes
Mr. Tyler – yes

The motion was unanimously approved by a 5-0 vote.

5. Advisory Items (1:37:02) – None

6. Discussion Items (1:37:07) – None

7. Staff Reports (1:37:12)

Mr. Holbrooks informed the Commission that Council had adopted the two zoning amendments on bufferyards and arterial frontage fences. He also noted that second readings of both the Cochran Road rezoning and the 398 College Avenue planned development would be held at the upcoming meeting.

Mr. Woods announced that both a proposed new planned development and the draft Comprehensive Plan would be presented to the commissioners at the next meeting.

Mr. Tyler called for other items; there were none.

8. Other Items (1:06:07)

- a. Planning Commission Representation at Council Meeting - None
- b. Future Workshops and Other Events - None

9. Adjourn (1:06:09)

Mr. Tyler called for a motion to adjourn. Mr. Cumbie made a motion to adjourn; Mr. Rice 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 5 – 0 vote.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Kelly Roach, Recording Secretary

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

Attachment #1

Draft Planned Development Ordinance with Changes Requested by Staff (Blue Font)

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, [which shall be kept in a clean and presentable manner.](#)

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. [The Board of Architectural Review \(BAR\) will approve all outdoor furniture for the commercial space.](#)

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. [A minimum of 20% of the units shall be a mix of studios, one-bedroom, and/or two-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. [The parking area shall also include moped parking areas for residents.](#)

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. [Bicycle racks and secured bicycle storage shall also be included in the project.](#)

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. [Publicly accessible Wifi for guests shall also be provided in outdoor common areas.](#)

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 [North 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 to City Standards](#) along both sides of North Clemson Avenue from Pine Street to Hillcrest Avenue.
 - [Resurfacing 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.

[The BAR will approve final building materials, commercial space exterior furniture, and landscaping.](#)

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. [The 31 public parking spaces will be 10'-0" in width and 18'-0" in length.](#) A minimum of 40 bicycle parking stalls shall be provided throughout the project. [25 moped parking spaces shall also be provided in 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 root barriers.](#)
- [If there is less than a minimum of 175 cubic feet of planting soil volume, Silva Cells or an equivalent approved by the City shall be installed.](#)

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:

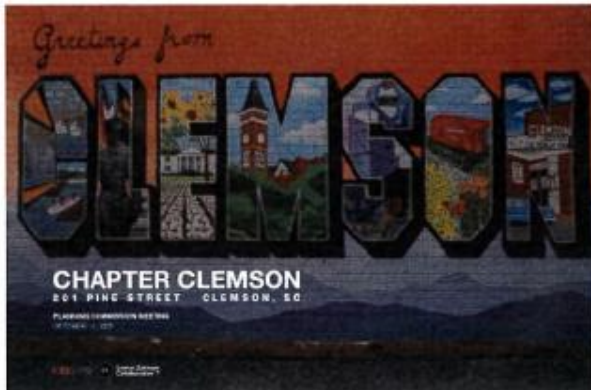
- (a) the right to rebuild in accordance with the approved site plan and density is preserved; and
- (b) no additional restrictions or conditions are imposed that would:
 - (i) limit or prohibit student housing;
 - (ii) require affordability set-asides or income restrictions;
 - (iii) reduce approved 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

Attachment #2

201 Pine Street Planned Development Presentation



WHAT WE HEARD ON 8/11/25

LDC 1

During our public workshop meeting on August 11, we presented our project and listened to feedback from community members and commissioners. These are the topics and concerns that were discussed:

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



CHAPTER CLEMSON
Clemson University

WHAT WE HEARD ON 8/27/25

LDC 1

During our presentation to the Board of Architectural Review and subsequent discussion with Planning Commission on August 27, the main discussion centered around the following topics:

- Off-site Infrastructure Improvements
- Enhanced Pedestrian Safety and Connectivity
- Neighborhood Landscape Buffer
- Building Massing- Step-Down
- Building Massing- Corner Curve
- Building Massing- Materiality



CHAPTER CLEMSON
Clemson University

WHAT WE IMPROVED...

LDC 1

OFF-SITE IMPROVEMENTS

We are proposing upgrading the existing cast iron water line to a new 3" waterline along Clemson Avenue from our site all the way to Wigan Street, as well as along Pine Street from Hadgrov Lane to Clemson Avenue.



CHAPTER CLEMSON
Clemson University

WHAT WE IMPROVED...

LDC 1

ENHANCED PEDESTRIAN SAFETY & CONNECTIVITY

We are proposing widening the existing sidewalk to 10-foot wide and making crosswalk improvements along Clemson Avenue from our site all the way to Hillcrest Avenue, with lane realignment and curb and gutter along both sides of the street.



CHAPTER CLEMSON
Clemson University

PEDESTRIAN STUDENT CIRCULATION TO 5 FISH CAMPUS

LDC 1



WHAT WE'VE IMPROVED...

LDC 1

NEIGHBORHOOD LANDSCAPE BUFFER

We have revised the building plan to create a 12 - 16 foot buffer along Hodgkiss Lane. This will allow for a green space for various growing trees as well as a sidewalk connecting Pine Street to the west extent of our project's property line.



CHARTER CLASSROOM
10/20/2023

WHAT WE'VE IMPROVED...

LDC 1

BUILDING MASSING - STEP-DOWN

In addition to the new landscape buffer along Hodgkiss Lane, we are stepping the massing down along the south facade to create more open space between the highest portions of the building and the neighborhood.



CHARTER CLASSROOM
10/20/2023

WHAT WE'VE IMPROVED...

LDC 1

BUILDING MASSING - CORNER CARVE

We are carving out the building massing at the intersection of Hodgkiss and Pine to carve down the building's corner and pull it away from the intersection and neighbors. A large tree will be planted at this location, further buffering the building from the neighborhood.



CHARTER CLASSROOM
10/20/2023

WHAT WE'VE IMPROVED...

LDC 1

BUILDING MASSING - MATERIALITY

We are following the SIFC's recommendation to extend the north facade's dark metal panel down by one floor. This will work with the proposed step-down and corner carve to reduce the building's actual and perceived height as it meets the neighborhood.



CHARTER CLASSROOM
10/20/2023

WHAT WE'VE IMPROVED...

LDC 1



CHARTER CLASSROOM
10/20/2023

VIEW AT CORNER OF HEDGECOCK LANE AND FIRE STREET - PROPOSED

L3C*



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VIEW AT CORNER OF HEDGECOCK LANE AND FIRE STREET - PROPOSED

L3C*



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VIEW AT CORNER OF HEDGECOCK LANE AND FIRE STREET - PROPOSED

L3C*



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SUMMARY

L3C*

Throughout the Plan Commission process, the development team has responded to each concern with project improvements for alignment in key areas and a mutually beneficial outcome for all stakeholders. Those key areas include:

1. Comprehensive Plan Alignment
2. Community Benefit Alignment
3. Public Open Space Benefit
4. Architectural Review Feedback
5. Positive Student Outcomes
6. A WIN-WIN-WIN Development



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COMPREHENSIVE PLAN - LAND USE ALIGNMENT

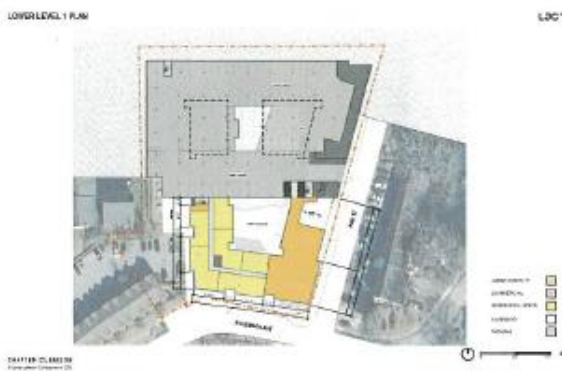
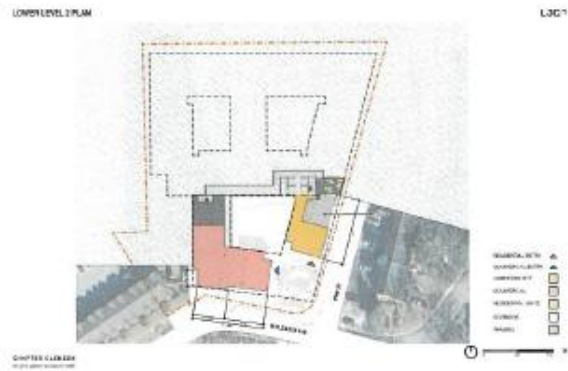
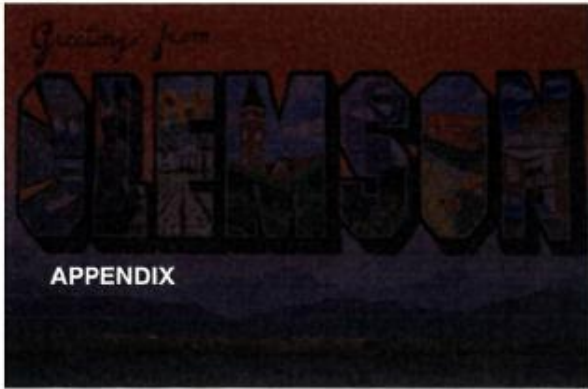
L3C*

The project closely follows the City of Clemson's Future Land Use Plan and its framework for planning decisions that build on the desired characteristics of Clemson's established residential and commercial areas.



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LEVEL 3 PLAN



LDC 1

CHAPTER ELEVEN
FROM ARCHITECTURE



LEVEL 3 PLAN



LDC 1

CHAPTER ELEVEN
FROM ARCHITECTURE



LEVEL 4 PLAN



LDC 1

CHAPTER ELEVEN
FROM ARCHITECTURE



SITE ACCESS



CHAPTER ELEVEN
FROM ARCHITECTURE

LDC 1



DESIGN CONCEPT

LDC 1

CAROLINA CLAY
HORIZONTAL LIGNING
MATERIALS OF NATURAL TONE
ARCHITECTURALLY HENRY



CHAPTER ELEVEN
FROM ARCHITECTURE

ELEVATION DIAGRAM

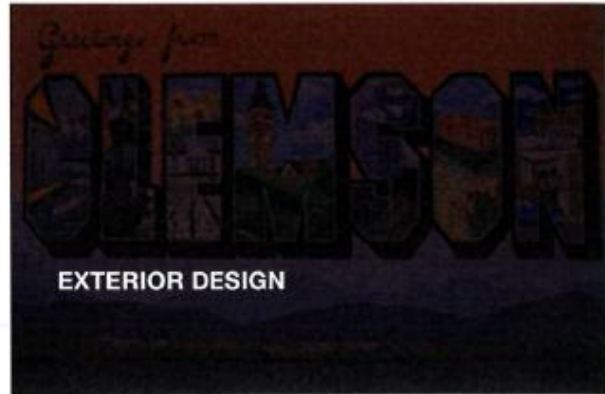
LDC 1



PINE STREET FACADE

DAVIDSON CLARKSON
ARCHITECTS

1



EXTERIOR DESIGN



DAVIDSON CLARKSON
ARCHITECTS

2



DAVIDSON CLARKSON
ARCHITECTS

3



DAVIDSON CLARKSON
ARCHITECTS

4

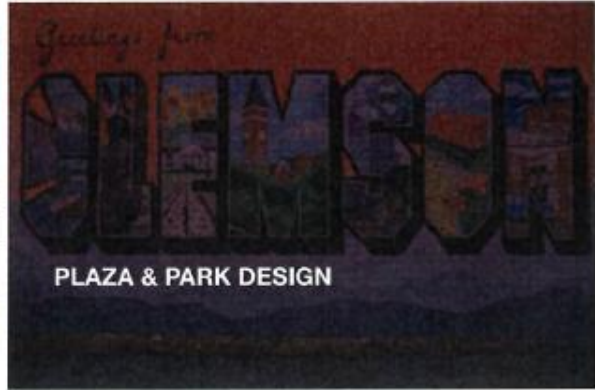


DAVIDSON CLARKSON
ARCHITECTS

5



CHAPTER ELEVEN
 FROM JOHN HANCOCK



CHAPTER ELEVEN
 FROM JOHN HANCOCK



CHAPTER ELEVEN
 FROM JOHN HANCOCK



CHAPTER ELEVEN
 FROM JOHN HANCOCK

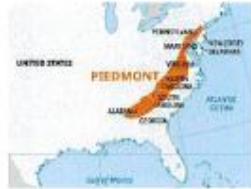


CHAPTER ELEVEN
 FROM JOHN HANCOCK

LOCAL LANDSCAPE LETTER

Plants must be adapted to:
 Clayey soils that can hold water yet become compacted
 Hot, dry summers and occasional droughts
 Occasional steep slopes prone to erosion
 Hardness Zones 7a to 9a in the SE Piedmont

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



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L3C7



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AMERICAN HORNBEAM - 'CARPINUS CAROLINENSIS'

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SHADE TOLERANT GRASSES & PERENNIALS

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