

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 2pm the day of the meeting.

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

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

2. Agenda

Documents:

[2025_10_20AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_10_06MINUTES.PDF](#)
[2025_10_20IPRB.PDF](#)
[2025_10_20398COLLEGE.PDF](#)
[2025_10_20COCHRAN.PDF](#)
[2025_10_20PATRICKSQUARE.PDF](#)
[2025_10_20ATAX.PDF](#)
[2025_10_20PARKING.PDF](#)
[2025_10_20WATER.PDF](#)



CITY OF Clemson SOUTH CAROLINA

Agenda, Clemson City Council
October 20th, 2025
Council Chamber, Clemson City Hall

6:30 p.m. Call to Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Fulmer

Recognition: Shannon Knight SCAP Professional of the Year, Parks and Recreation SCAP Department of the year in SC, Anna Smith Certified Public Finance Officer Designation

Public Session: (3-minute limit per speaker)

Approval of Minutes: October 6th, 2025

Reports/Discussion (2-minute limit per speaker)

- a. Discuss the timeline, structure and process for issuing an IPRB to partially fund the Arts Center, Abernathy Park, Clemson Park, and College Avenue Streetscape between N. Clemson and Hwy 93. – City Administrator Andy Blondeau
- b. Staff Reports

Policy Action (2-minute limit per speaker)

- a. Consider 2nd reading of a proposed Planned Development (398 College Avenue). – Assistant City Administrator Nathan Woods
- b. Consider 2nd reading of a proposed zoning map amendment on parcels located on Cochran Road. – Zoning and Codes Administrator Jacob Peabody
- c. Consider a resolution confirming, ratifying, and approving acceptance of the dedication of roads and sidewalks in phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard of Patrick Square and associated rights of ways and easements. – City Engineer Nathan Hinkle

Other Policy Items

- a. Consider Accommodations Tax Committee Recommendations for ATAX Grants. – Finance Director Leslie Wilder
- b. Authorize the Parking Services Manager to enter into negotiations with Walker Consultants for the City of Clemson Parking Study. – Parking Services Manager Rebekah Wilbanks
- c. Consider awarding the Clemson Heights Water Project 2025 in the amount of \$934,114.00 to Trae's Clearing & Grading with an additional \$150,000.00 contingency. – City Engineer Nathan Hinkle

Mayor-Council reports/comments/new business

Adjourn

Regular Council Meeting
October 6th, 2025
Council Chamber-Clemson City Hall

Call to Order: Mayor Robert Halfacre at 6:30 p.m.

Invocation and Pledge of Allegiance: Council Member Sherrill

Members present: Mayor Halfacre presiding, Council Members Evans, Fulmer, Jones, Scott, Sherrill and Smith.

Absent: None

Notification emailed: October 2, 2025 to the Greenville News, the Journal, the Independent Mail, the Post and Courier, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF, WSPA, and Fox Carolina.

Public Session: Mayor Pro Tem Scott presiding. MyCivic comment from Robert Howell, 121 Poole Lane, regarding the skate park. MyCivic comment from Ric Ware, 100 Holiday West, regarding development. Stephanie Platt, Mountain View Lane, regarding the Town of Calhoun sign. Bob Healy, 140 Folger Street, regarding recycling. Brady Craig, 415 Lindsey Road, regarding the skate park. Brandon Cruz, 217 Camelot Road, regarding the skate park. Abir Ahsan, 155 Anderson Highway Apartment 833, regarding the skate park. Rosa Grayden, 101 Cantrell Drive Unit 1 in Central, regarding Rotary Park. Joshua Watt, Perimeter Road, regarding the skate park. James Stiff, 402 Lilly Court in Seneca, regarding the skate park. Linda Davis, 502 Goldman Street, regarding Goldman Street sidewalks.

Approval of Minutes: Minutes from the Regular Council Meeting September 15, 2025 were approved as presented.

Reports/Discussion

Consider a request from Healing Bridges Counseling to use Free Clinic facilities to operate a counseling center. – Community Engagement Coordinator Lindsey Newton introduced Hack Trammel from Healing Bridges. Sandy Smith with the Free Clinic has provided a letter of support for the project. They are a 501c 3 organization and would like to operate 3 days per week in the Free Clinic building. Lindsey will work with the organizations to develop a lease to bring to City Council for approval at a future meeting.

Consider Accommodations Tax Committee Recommendations for ATAX Grants. – Finance Director Leslie Wilder explained about how ATAX funding works. ATAX Chairman Bill Harley presented the recommendations. Stringent State guidelines must be followed as part of this program. The recommendations include the following: The Clemson Area Chamber of Commerce for \$62,200. The T. Ed Garrison Arena for \$10,000. The City of Clemson Tourism Department for \$177,100. The

Regular Council Meeting
October 6th, 2025

Foothills Area YMCA for \$10,500. The Brooks Center for Performing Arts for \$30,000. The South Carolina Theatre Association for \$8,250.

Staff Reports

Deputy City Administrator Alli Gantte: Alli will send out an update regarding the Clemson Park project tomorrow. The next PCMA meeting is on 10/21 at 6:45 pm in Norris. The next Abernathy Park Community Meeting will be on 10/27 in Council Chambers from 4pm to 6pm. Trick or Treat will be downtown on 10/28 from 5pm to 7pm. Pumpkin Palooza will be at the Arts Center on 10/24 from 6pm to 8pm. Senior Bingo is at CCRC on 10/16 from 11:45am to 1:00 pm. Morgan Robinson started as the new CAAAM Director.

Policy Action

Ordinances

Consider 2nd reading of a proposed text amendment regarding buffer yard standards. Zoning and Codes Administrator Jacob Peabody presented there were no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 2nd reading of a proposed text amendment regarding buffer yard standards. Vote on this motion was unanimous.

Consider 2nd reading of a proposed text amendment regarding arterial frontage fences. – Zoning and Codes Administrator Jacob Peabody presented there were no changes since the last meeting. Rupert McGinty, 206 North Clemson Avenue, regarding fence height. Council Member Scott made a motion, seconded by Council Member Evans, to approve a proposed text amendment regarding arterial frontage fences. Vote on this motion was unanimous.

Consider 1st reading of a proposed Planned Development (398 College Avenue). – Assistant City Administrator Nathan Woods presented and gave the timeline of the project. City Administrator Andy Blondeau was asked for his recommendation. He explained his reasoning and recommended the project. Brittani Sanders and Mauricio Visbal from LV Collective presented changes including a reduction of 20 beds in the North parcel and an increase in 20 beds in the South parcel. The number of smaller bedroom units were increased. The presentation compared this project to other area student housing projects. Also highlighted was the link between 150 parking spaces being needed to enact the downtown streetscape improvements that will remove some parking. For the proposed grocery space, the developer is offering 1 year of free rent and a \$220,000 tenant improvement credit for a total value of \$300,000. The proposal also includes a \$250,000 donation to be allocated by the City of Clemson to support community initiatives. Katie Healy, 140 Folger Street, in opposition. Gay Eitenmiller, 137 Honeycomb Lane in Central, in opposition. Allen Hodges, 100 Strode Circle, in opposition. Paul Bowen, 215 Strawberry Lane, in opposition. Pete Matsko, 118 Cambridge Drive, in

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favor. Rosa Grayden, 101 Cantrell Drive Unit 1 in Central, in favor. Rupert McGinty, 206 North Clemson Avenue, in opposition. Shawn Haney, 211 Riggs, in opposition. Bob Healy, 140 Folger Street, in opposition. Shevy Wright, 114 Poole Lane, in opposition. Stephanie Platt, 103 Mountain View Lane, in opposition. Shannon Sharkey, 101 Poole Lane, in opposition. MyCivic comment from Robert Howell, 121 Poole Lane, in opposition. MyCivic comment from Martha Ervin, 108 Riggs Drive, in opposition. MyCivic comment from Cheryl Combs, 101 Riggs Drive, in opposition. MyCivic comment from Bob Brookover, 254 Riggs Drive, in opposition. MyCivic comment from Elaine Richardson 301 Edgewood Avenue, in opposition. Council Member Fulmer made a motion, seconded by Council Member Jones, to approve 1st reading of a proposed Planned Development (398 College Avenue). Council Member Fulmer spoke about the need for a parking garage and streetscape. Council Member Sherrill spoke about the general development process. Council Member Evans spoke about the strong demand of growth in the area. Mayor Halfacre spoke about the increased benefits versus straight zoning. Council Member Scott highlighted the Army Corps of Engineers oversight and input from residents. Council Member Smith spoke about affordable housing and student housing enrollment. Council Member Jones spoke about the project fitting the comprehensive plan. Council Members Evans, Fulmer, Jones, and Scott and Mayor Halfacre in support. Council Members Sherrill and Smith in opposition. Motion passed 5 to 2 in favor.

Consider 1st reading of a proposed zoning map amendment on parcels located on Cochran Road. – Zoning and Codes Administrator Jacob Peabody presented this change is consistent with the comprehensive plan and was approved by the planning commission. Stephanie Platt, 103 Mountain View Lane, in opposition. Council Member Scott made a motion, seconded by Council Member Fulmer to approve. Vote on this motion was unanimous.

Other Policy Items

Consider authorizing the City Administrator to enter into a contract with Amick Equipment for the purchase of a TYMCO Model 435 street sweeper in the amount of \$235,971. – Public Works Director Cody Lingefelt presented that this is larger than the sweeper we currently have. It is immediately available on the lot and is currently in the budget. Council Member Fulmer made a motion, seconded by Council Member Jones, to authorize the City Administrator to enter into a contract with Amick Equipment for the purchase of a TYMCO Model 435 street sweeper in the amount of \$235,971. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Mayor Halfacre: Saturday was a day of service for Pickens County and many students volunteered.

Council Member Scott: The 12 and under girls soccer team is going to the State Playoffs in November.

**Regular Council Meeting
October 6th, 2025**

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:55 p.m.

Respectfully submitted,

Approved

Jeremiah Jackson, MBL

By: _____

G. Robert Halfacre, Mayor

Draft



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☒ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Discuss the timeline, structure and process for issuing an IPRB to partially fund the Arts Center, Abernathy Park, Clemson Park, and College Avenue Streetscape between N. Clemson and Hwy 93.

Agenda Item Detail: (expand as necessary for clarification)

David Cheatwood of First Tryon Advisors will present a slide deck outlining the projects to be funded as well and the IPRB structure. The full funding plan for each project is attached below for review.

Arts Center Plan

Project Reserves	\$2,000,000
Millage designated for AC	\$430,000
Nettles Expansion Reserve	\$700,000
IPRB	\$5,250,000

\$8,380,000

Abernathy Park

IPRB	\$7,250,000
Hub Park Contribution	\$1,000,000
Rec Impact Fees	\$1,342,973

\$9,592,973

Streetscape Plan

ARC Grant	\$750,000
Police Impact Fees	\$467,160
IPRB	\$1,250,000
Welcome Center Reserve	\$895,000
Hospitality Tax	\$100,000
Hospitality Fee	\$100,000

\$3,562,160

Clemson Park

IPRB	\$750,000
23/24 Hospitality Tax	\$100,000
Project Reserves	\$26,557
23/24 Accommodations Tax	\$100,000
Hospitality Bond Contribution	\$2,010,443
FY 25 Rec Impact Fees	\$130,500

\$3,117,500



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

An application for a proposed planned development was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As currently proposed, an eight-story mixed-use midrise residential building and a five-story mixed-use apartment building will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 650 bedrooms within the midrise structure, and 110 bedrooms in the five-story structure. Additionally, it proposes approximately 13,000 sq.ft. of new commercial space and 150 public parking spaces. The project also includes the restoration and preservation of an active stream on the site.

The proposed development was approved on First Reading on October 6, 2025.

Attachments:

Report
Draft Regulating Ordinance and Exhibits

Planned Development (398 College Avenue)

Planning Commission Approved – August 11, 2025 Public Hearing - September 15, 2025

First Reading - October 6, 2025 Second Reading - October 20, 2025

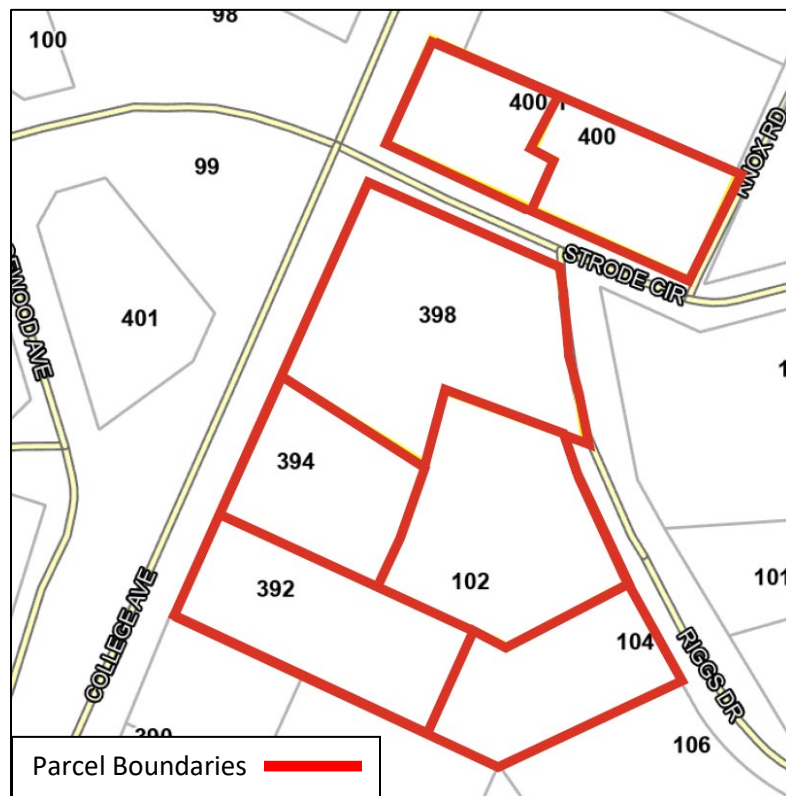
Report on
Proposed Planned Development (398 College Avenue)
Second Reading
October 20, 2025

An application for a proposed planned development was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As currently proposed, an eight-story mixed-use midrise residential building and a five-story mixed-use apartment building will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 650 bedrooms within the midrise structure, and 110 bedrooms in the five-story structure. Additionally, it proposes approximately 13,000 sq.ft. of new commercial space and 150 public parking spaces. The project also includes the restoration and preservation of an active stream on the site.

Location

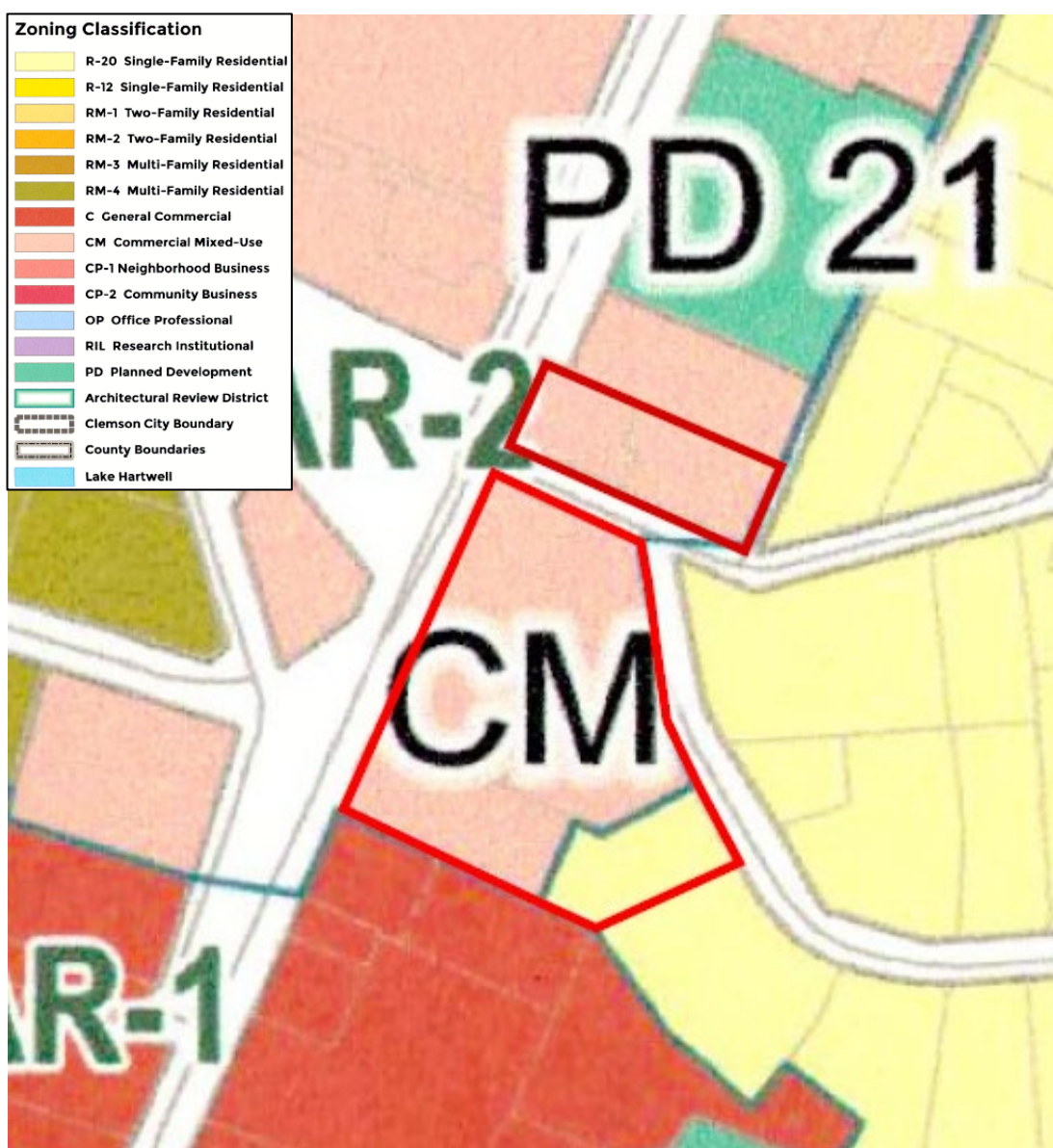
The project site is located in the downtown at the intersection of Strode Circle and College Avenue, with the proposed mid-rise structure to be situated on the south side of Strode Circle, and the apartment structure on the north. The parcels proposed to be developed include:

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



Current Zoning

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



Future Land Use

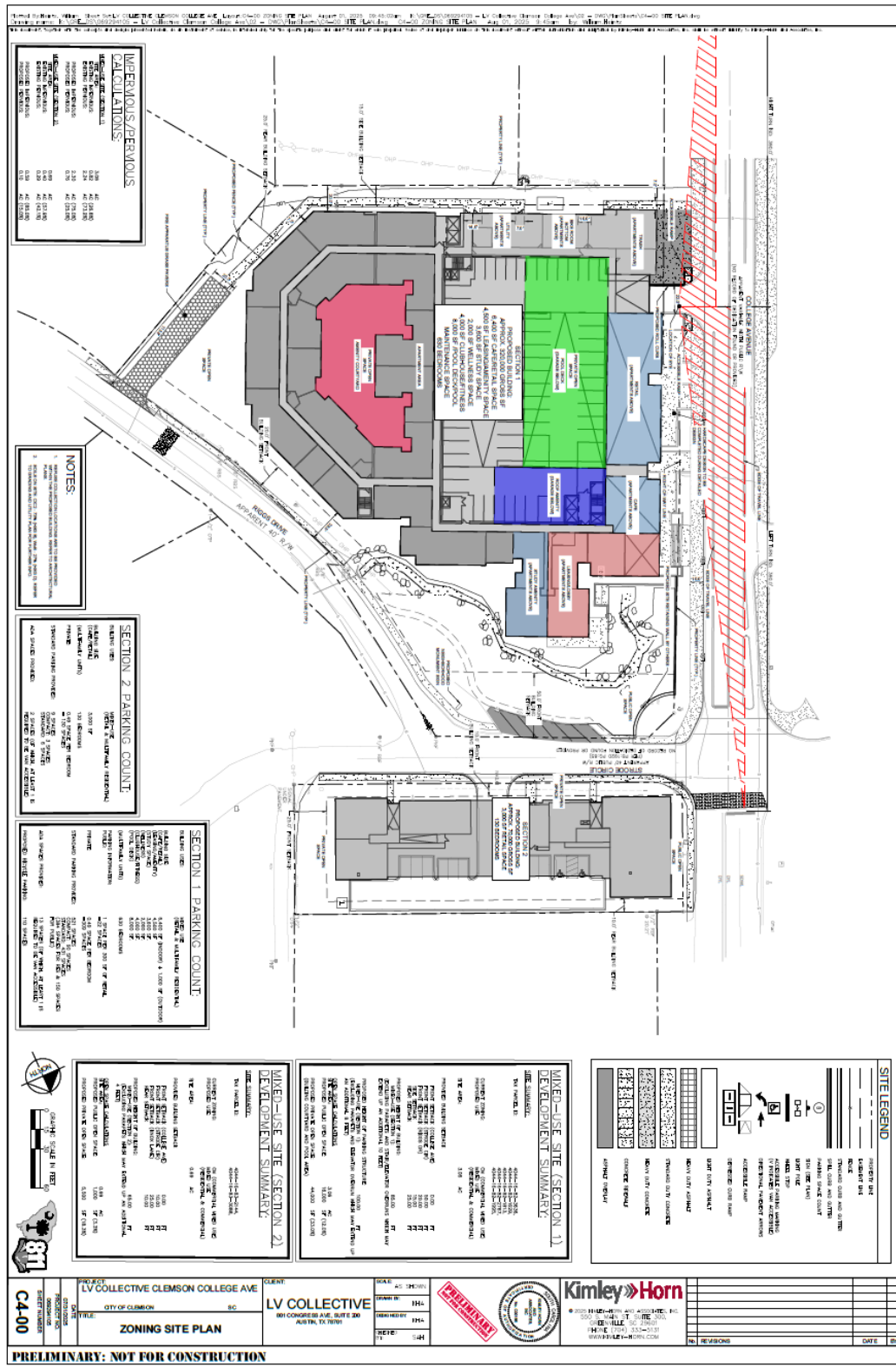
The properties are shown on the Future Land Use Map in the Comprehensive Plan to be predominantly commercial in nature, with only the single R-20 District parcel noted as low-density residential.



Review Process Status

A concept presentation workshop, the first of the three required steps in the Commission's review process, was held on May 12, 2025; and an informal public meeting, the second step, was held on June 17, 2025. Workshop sessions intended to allow the Commission members to review changes to prior to a formal vote on a recommendation on the matter were held on July 23, 2025 and August 5, 2025. On August 11, 2025, the Commission voted 4 – 2 to approve a positive recommendation to City Council on the proposed planned development. A public hearing was held on September 15, 2025, and Council approved the proposed project on First Reading on October 6, 2025.

Site Plan



WRITTEN ORDINANCE – 398 College Avenue Mixed-Use Planned Development

Section 101 - Descriptive Statement

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

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

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

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

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

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

PROPOSED USES

Section 1:

Area 1: Open Space – Open space is defined in Section 110 below. The amount of open space in this Planned Development will be per Section 110 and per the Open Space exhibit in the Conceptual Site Plan.

The Downtown Corridor Plan will be installed by the developer on the east side of College Ave from Strode Circle and up to the North side of Keith St. Design to be coordinated by the city engineer.

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

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

Section 2:

Area 4: Open Space - Open space is defined in Section 110 below. The amount of open space in this Planned Development will be per Section 110 and per the Open Space exhibit in the Conceptual Site Plan.

Area 5: Student Multifamily Rental Housing – The residential portion of the Planned Development will comprise approximately 55,000 rentable square feet, with an average unit size of 750 square feet. Residents will have access to the shared amenities provided throughout the development. Each unit will include necessary utilities and essentials. Parking for these units will be provided in Section one of this development per Section 113. The maximum occupancy, density, and total number of units will comply with Section 111. Area 5 shall be bound by the following:

- Area 5 shall be developed exclusively with residential dwelling units containing no more than three (3) bedrooms. Units with four (4) or more bedrooms shall be prohibited.

- Three-bedroom units shall not exceed ten percent (10%) of the total residential unit count within the North Parcels.
- Area 5 shall consist of studios, one-bedroom, two-bedroom, and three-bedroom units.
- Area 5 units shall be marketed to and made available for occupancy by non-student households through a marketing and leasing program directed toward non-student residents.
- Nothing in this section shall prohibit students from renting units within Area 5; however, the development shall be primarily marketed and made available to non-student renters.

Area 6: Commercial Area – The commercial component will be forward facing to the public and open to the public. This area will include a minimum of 2,800 square feet of interior space, maintaining a minimum interior depth of 40 feet. This area will be marketed for market/bodega, restaurants, coffee shops, and general retail tenants and are expected to be developed post-residential completion and delivered as warm shell spaces. A chase to the roof for a restaurant hood will be provided so that a potential restaurant will not need to vent out the College Ave façade.

The Developer shall encourage the establishment of a neighborhood-serving market/bodega tenant within the North Parcel retail space by offering a subsidy package designed to enhance feasibility for a qualified local or regional operator. The subsidy package will include the equivalent of one (1) year of free rent, together with a tenant improvement allowance of up to \$75 per square foot.

ACCESS

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

Pedestrian Access

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

Integration with Transit and Alternative Modes of Transportation

The planned development will have direct access to the public right of way. The future implementation of the Downtown Corridor Plan provides improvements along College Avenue to road, bike lanes, and multiuse paths. This will provide access to transit and alternative modes of transportation. These improvements will also provide access to the Clemson Area Transit system (CAT) as well as direct access to the City of Clemson and Clemson University.

Ownership and Covenants/Conditions/Restrictions

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

Community Open Space for Residents

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

Community Benefit Contribution

As part of the Planned Development approval, the Developer shall contribute a total of Two Hundred Fifty Thousand Dollars (\$250,000.00) to the City of Clemson. The contribution shall be allocated by the City toward community benefit initiatives, which may include but are not limited to affordable housing, infrastructure, public amenities, or other City priorities as determined by the City Council. The timing and disbursement of the contribution shall be coordinated with City staff prior to issuance of the first certificate of occupancy within the Planned Development.

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 (owner) will be responsible for its portion of impact fees assessed to the project.

Notwithstanding any this or any other provision in this document, the developer (owner) shall be responsible for all of the improvements identified by Section 103 – Offsite & Public Improvements.

PROPERTY LEGAL DESCRIPTION

Section 1: See Exhibit 1

Section 102 - Index of Exhibits

LEGAL DESCRIPTION

PD SITE PLAN WITH PEDESTRIAN AND VEHICULAR CIRCULATION

PD GRADING PLAN AND STORMWATER PLAN

PD UTILITY

PD LANDSCAPING AND LIGHTING PLAN

PD ARCHITECTURAL SET

Section 103 - Offsite Improvements

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

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

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

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

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

Section 104 – Permitted Uses

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

Section 105 – Bonding of Vacant Commercial Space

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

Section 106 - Hours of operation

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

Section 107 – Site

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

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

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

Section 1:

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

Section 2:

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

Section 108 – Standards and Dimensions

Section 1:

Minimum/Maximum lot area(s) – NA

Minimum/Maximum lot width(s) – NA

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

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

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

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

Section 2:

Minimum/Maximum lot area(s) – NA

Minimum/Maximum lot width(s) – NA

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

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

- Maximum height: 65'-0", excluding stair and elevator overruns, parapets and equipment.

Section 109 – Impervious Area

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

Section 1: 75%

Section 2: 90%

Section 110 – Open Space

Open space will consist of setbacks, buffers, lawn, landscaping, sidewalks, ground level seating area and hardscape, building courtyard and pool area as shown on the Open Space exhibit of the Conceptual Site Plan. All open space within the property area shall be owned and maintained by the developer (owner). The maintenance responsibility of the developer (owner) to include grass mowing, emptying trash receptacles and pet waste stations as well as general maintenance. General maintenance to include repainting peeling paint and keeping surfaces clear of debris and mold.

The private open space will include the courtyard, pool area, and at-grade areas highlighted in yellow on the Open Space exhibit of the Conceptual Site Plan, will remain private and will consist of landscaping, a pool, and a pool deck.

The public open space of the project which will be constructed by developer (owner) will include bike parking, light poles, pet waste stations, trash receptacles, landscaping, and open seating areas. This area will include utilities, necessities, and associated parking in accordance with the Downtown Corridor Plan. The public open space in the property will be governed by a use and liability agreement between the developer (owner) and the city.

The minimum open space will be limited by the following:

Section 1: 35%

Section 2: 20%

As part of the project, there shall be on-street parking, sidewalks and street trees constructed within these open areas. Final Design to be approved by the Zoning and Codes Administrator or the Board of Architectural Review.

Section 111 – Occupancy/Density

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

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

Area 1: Open Space - N/A

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

Area 3: Student Multifamily Rental Housing

Occupancy for 20% of the total residential units will be limited to two occupants per bedroom in 1 & 2 bedrooms units otherwise maximum occupancy of dwellings is 1 occupant per bedroom.

Density will be limited to 180 units and 650 bedrooms.

Area 4: Open Space - N/A

Area 5: Student Multifamily Rental Housing

Occupancy for 20% of the total residential units will be limited to two occupants per bedroom in 1 & 2 bedrooms units otherwise maximum occupancy of dwellings is 1 occupant per bedroom.

Density will be limited to 80 units and 110 bedrooms.

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

Section 112 – Design Standards

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

Section 113 – Parking/Circulation

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

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

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

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

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

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

Section 114 – Landscaping/Buffers

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

- **Street trees along College Avenue** = Overstory trees shall be planted in landscape islands utilizing modular suspended pavement systems (Silva Cells) or other similar method approved by the Director of Urban Land Management.
- **Screening around transformer** = Evergreen shrubs shall be planted max 3' o.c. to screen the transformer from the R.O.W.

- Upper story trees will be a minimum of 2" caliper at planting. No more than 25% of total trees may be from one species. All tree species shall be approved by the Director of Urban Land Management.
- Additional landscaping may be planted (including shrubs around buildings and amenity areas) as approved. All shrubs will be shown on the final landscape plan.

Section 115 - Signage

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

Section 116 – Lighting

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

Section 117 – Utilities

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

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

Section 118 – Connectivity

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

Section 119 – Grading and Stormwater

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

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

Section 120 – Trash

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

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

Section 2: All trash for the development will be collected at a centralized dumpster. The dumpster service area will be located behind the building, screened from any public ROW and serviceable via the internal drive accessed from Strode Cir.

Section 120 – Accessory Structures

N/A

Section 123 – Maintenance

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

Section 124 – Phasing

N/A

Section 125 – Construction Activity

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

Section 126 – Transfer of Ownership

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

EXHIBIT 1
PROPERTY LEGAL DESCRIPTION

Section 1:

Parcel 1

BEGINNING AT A 5/8" REBAR SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE AKA HWY 133; THENCE FOLLOWING THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE N 24°19'33"E FOR A DISTANCE OF 100.00' TO A 5/8" REBAR SET; THENCE LEAVING SAID RIGHT OF WAY S 66°12'18"E FOR A DISTANCE OF 138.11' TO A 1/2" OPEN TOP PIPE FOUND; THENCE S 65°23'12"E FOR A DISTANCE OF 109.44' TO A 1/2" OPEN TOP PIPE FOUND; THENCE S 23°27'08"W FOR A DISTANCE OF 99.39' TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 65°59'05"W FOR A DISTANCE OF 249.06' TO A 5/8" REBAR SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE; WHICH IS THE POINT OF BEGINNING, CONTAINING 24,861 SQUARE FEET OR 0.571 ACRES MORE OR LESS

Parcel 2

BEGINNING AT A 5/8" REBAR SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE AKA HWY 133; THENCE FOLLOWING THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE FOR THE FOLLOWING CALLS N 24°40'08"E FOR A DISTANCE OF 41.05' TO A 5/8" REBAR SET; THENCE N 66°12'00"W FOR A DISTANCE OF 12.50' TO A 5/8" REBAR SET; THENCE N 23°48'29"E FOR A DISTANCE OF 90.30' TO A 5/8" REBAR SET; THENCE LEAVING SAID RIGHT OF WAY S 59°38'02"E A DISTANCE OF 141.08' TO A 5/8" REBAR SET; THENCE S 18°55'45"W FOR A DISTANCE OF 115.61' TO A 1/2" OPEN TOP PIPE; THENCE N 66°12'18"W FOR A DISTANCE OF 138.11' TO A 5/8" REBAR SET; WHICH IS THE POINT OF BEGINNING, CONTAINING 17,343 SQUARE FEET OR 0.398 ACRES MORE OR LESS

Parcel 3

BEGINNING AT A 5/8" REBAR SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE AKA HWY 133; THENCE FOLLOWING THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE FOR THE FOLLOWING CALLS N 25°34'40"E FOR A DISTANCE OF 176.71' TO A 5/8" REBAR SET; THENCE N 70°04'12"E FOR A DISTANCE OF 28.44' TO A 5/8" REBAR SET ON THE SOUTHERN RIGHT OF WAY OF STRODE CIRCLE; THENCE FOLLOWING SAID RIGHT OF WAY S 65°14'12"E FOR A DISTANCE OF 163.42' TO A PK NAIL FOUND IN THE PAVEMENT OF RIGGS DRIVE; THENCE FOLLOWING THE ALONG RIGGS DRIVE S 08°04'06"E FOR A DISTANCE OF 156.96' TO A PK NAIL SET IN THE PAVEMENT ON RIGGS DRIVE; THENCE LEAVING RIGGS DRIVE N 62°32'01"W A DISTANCE OF 28.03' TO A CALCULATED POINT WITHIN THE BANKS OF THE CREEK; THENCE N 73°11'10"W FOR A DISTANCE OF 115.85' TO A 1 1/2" OPEN TOP PIPE; THENCE S 14°12'52"W FOR A DISTANCE OF 64.98' TO A 5/8" REBAR SET ON THE SOUTHERN TOP BANK OF THE CREEK; THENCE N 59°38'02"W FOR A DISTANCE OF 141.08' TO A 5/8" REBAR SET; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 39,948.3 SQUARE FEET OR 0.917 ACRES MORE OR LESS

Parcel 6

BEGINNING AT A PK NAIL SET IN AN ASPHALT DRIVEWAY ON THE SOUTHWESTERN RIGHT OF WAY OF RIGGS DRIVE; THENCE LEAVING SAID RIGHT OF WAY S 61°16'39"W A DISTANCE OF 132.70' TO A 5/8" REBAR SET; THENCE N 66°11'41"W A DISTANCE OF 15.24' TO A 1/2" OPEN TOP PIPE FOUND; THENCE N

65°23'12"W A DISTANCE OF 109.44' TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 18°55'45"E A DISTANCE OF 115.61' TO A 5/8" REBAR SET ON THE SOUTHERN TOP BANK OF THE CREEK; THENCE N 14°12'52"E A DISTANCE OF 64.98' TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE S 73°11'10"E A DISTANCE OF 115.85' TO A CALCULATED POINT WITHIN THE BANKS OF THE CREEK; THENCE S 62°32'01"E A DISTANCE OF 15.49' TO A 5/8" REBAR SET ON THE RIGHT OF WAY OF RIGGS DRIVE; THENCE FOLLOWING THE RIGHT OF WAY OF RIGGS ROAD FOR THE FOLLOWING CALLS S 22°13'33"E A DISTANCE OF 115.43' TO A PK NAIL IN ASPHALT DRIVEWAY; THENCE S 32°09'30"E A DISTANCE OF 15.12' TO A PK NAIL SET IN AN ASPHALT DRIVEWAY; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 32,233 SQUARE FEET OR 0.740 ACRES MORE OR LESS

Parcel 7

BEGINNING AT A 5/8" REBAR SET ON THE SOUTHWESTERN RIGHT OF WAY OF RIGGS DRIVE; THENCE LEAVING SAID RIGHT OF WAY S 64°18'48"W FOR A DISTANCE OF 192.03' TO A 5/8" REBAR SET; THENCE N 65°46'36"W FOR A DISTANCE OF 51.16' TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 23°27'08"E FOR A DISTANCE OF 99.39' TO A 1/2" OPEN TOP PIPE FOUND; THENCE S 66°11'41"E FOR A DISTANCE OF 15.24' TO A 5/8" REBAR SET FOUND; THENCE N 61°16'39"E FOR A DISTANCE OF 132.70' TO A PK NAIL SET IN AN ASPHALT ON THE SOUTHERN RIGHT OF WAY OF RIGGS DRIVE; THENCE FOLLOWING SAID RIGHT OF WAY S 29°56'03"E FOR A DISTANCE OF 99.88' TO A 5/8" REBAR SET; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 18,817 SQUARE FEET OR 0.432 ACRES MORE OR LESS

Section 2:

Parcel 4

BEGINNING AT A PK NAIL SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE AKA HWY 133; THENCE FOLLOWING SAID RIGHT OF WAY N 23°39'34"E FOR A DISTANCE OF 100.00' TO A 5/8" REBAR SET; THENCE LEAVING SAID RIGHT OF WAY S 66°20'49"E FOR A DISTANCE OF 120.56' TO A 5/8" REBAR SET; THENCE FOLLOWING THE CENTERLINE OF A PARTY WALL S 23°25'55"W FOR A DISTANCE OF 52.47' TO A X SET IN CONCRETE; THENCE S 66°29'27"E FOR A DISTANCE OF 22.74' TO A NAIL FOUND IN CONCRETE; THENCE S 24°17'07"W FOR A DISTANCE OF 47.97' TO A NAIL FOUND IN ASPHALT ON THE RIGHT OF WAY OF STRODE CIRCLE; THENCE FOLLOWING THE RIGHT OF WAY OF STRODE CIRCLE N 66°11'33"W FOR A DISTANCE OF 142.98' TO A 5/8" REBAR SET; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 13,168 SQUARE FEET OR 0.302 ACRES MORE OR LESS

Parcel 5

BEGINNING AT A NAIL FOUND IN AN ASPHALT DRIVEWAY ON THE NORTHERN RIGHT OF WAY OF STRODE CIRCLE; THENCE LEAVING SAID RIGHT OF WAY N 24°17'07"E FOR A DISTANCE OF 47.97' TO A NAIL IN CONCRETE; THENCE N 66°29'27"W FOR A DISTANCE OF 22.74' TO A X SET IN CONCRETE; THENCE FOLLOWING A PARTY WALL N 23°25'55"E FOR A DISTANCE OF 52.47' TO A 5/8" REBAR SET; THENCE S 66°20'36"E FOR A DISTANCE OF 179.42' TO A 1/2" OPEN TOP PIPE; THENCE S 23°43'34"W FOR A DISTANCE OF 100.56' TO A SIGNAL UNDER PAVEMENT; THENCE N 66°16'45"W FOR A DISTANCE OF 156.88' TO A NAIL ON THE NORTHERN RIGHT OF WAY OF STRODE CIRCLE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 16,926 SQUARE FEET OR 0.389 ACRES MORE OR LESS

398 COLLEGE AVE - CLEMSON, SC

DESIGN PACKAGE

AUGUST 26, 2025
LV COLLECTIVE



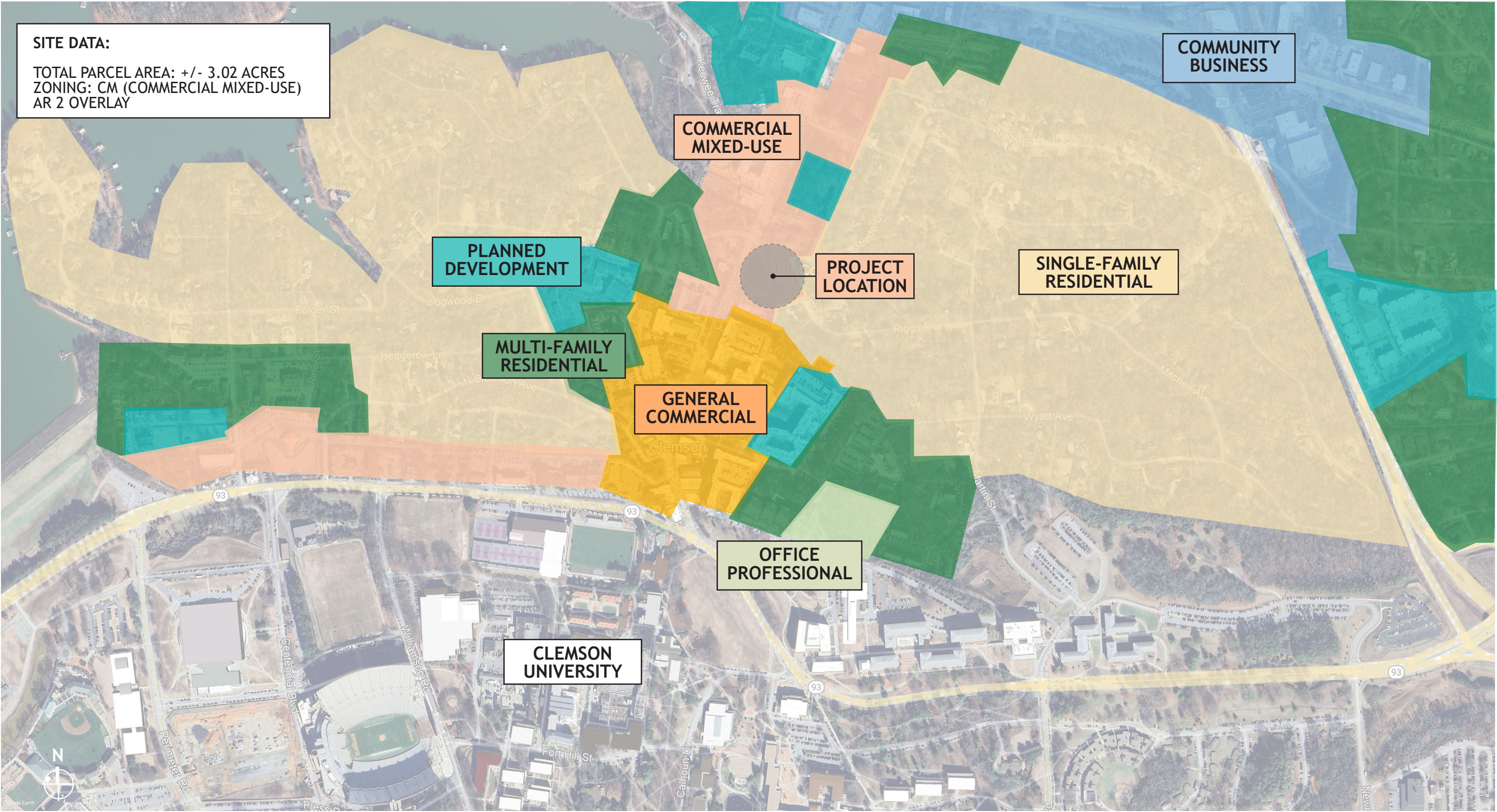
Project Location Map

398 College Ave - Clemson, SC



Existing Conditions - Zoning

398 College Ave - Clemson, SC



Existing Conditions - Site Considerations

398 College Ave - Clemson, SC



Conceptual Landscape Plan

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - South Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - South Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC



Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC



Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC



Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC



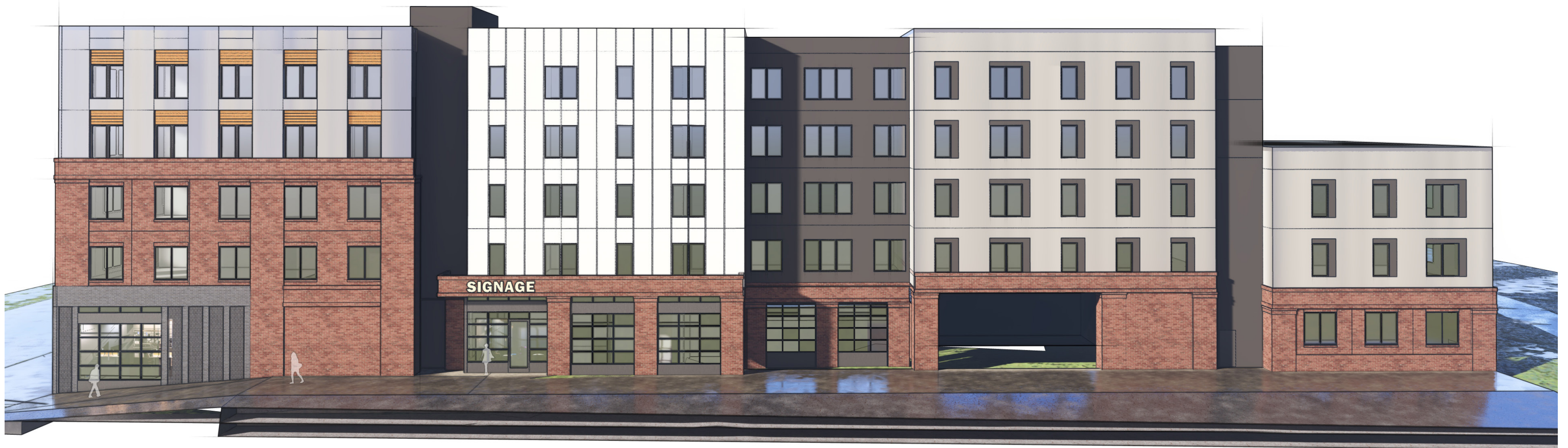
Conceptual Perspectives - North Parcel

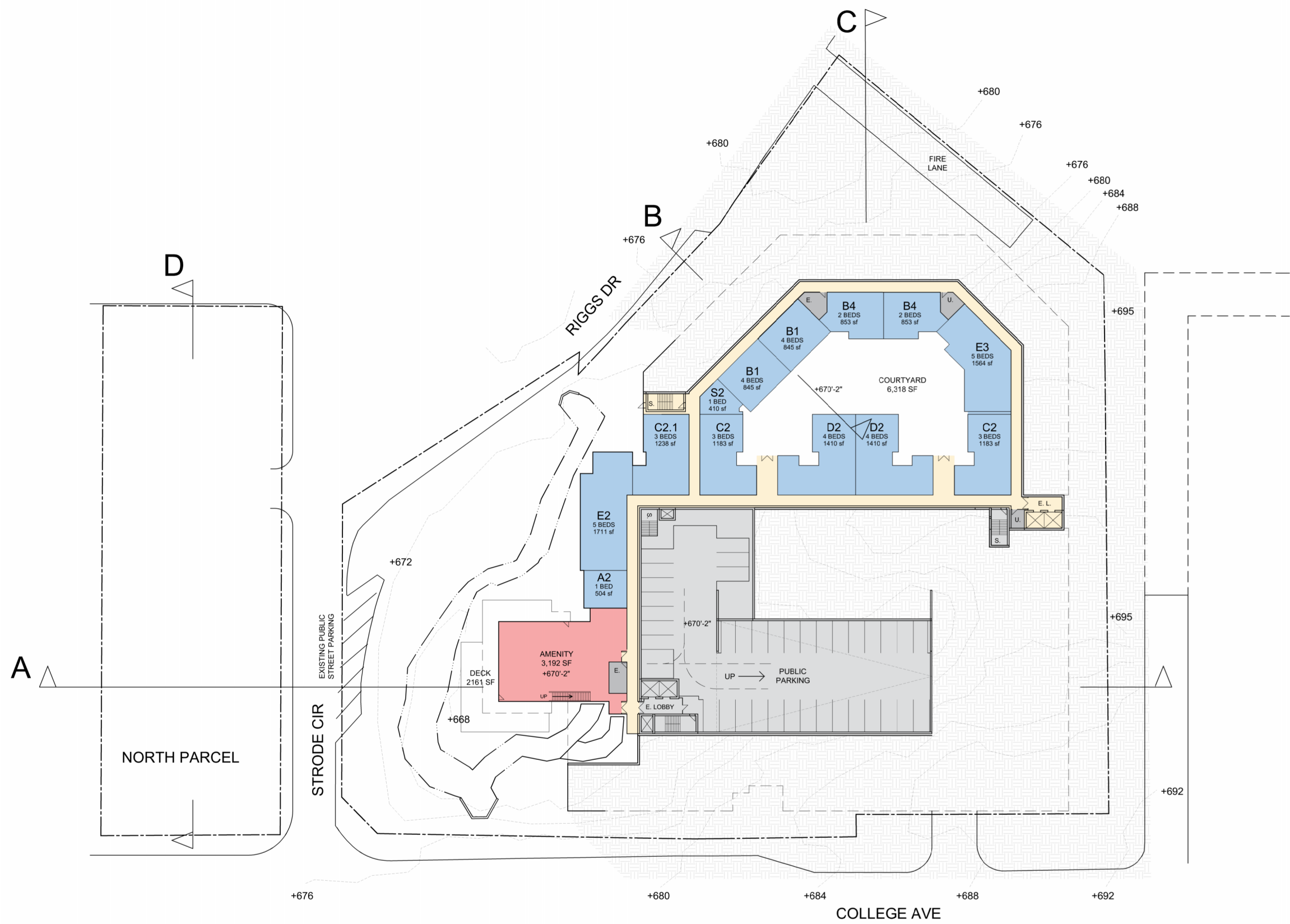
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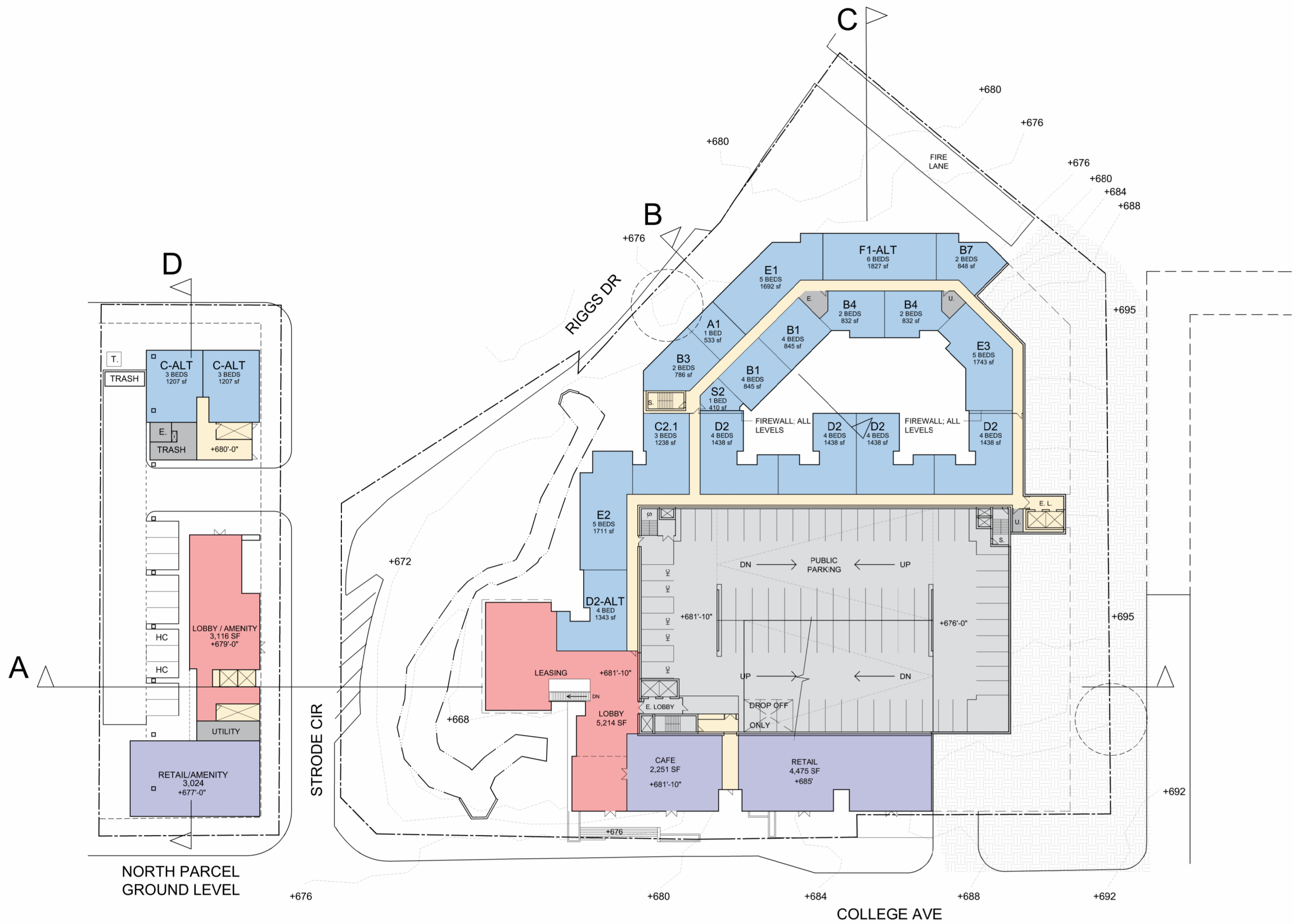
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398 College Ave - Clemson, SC

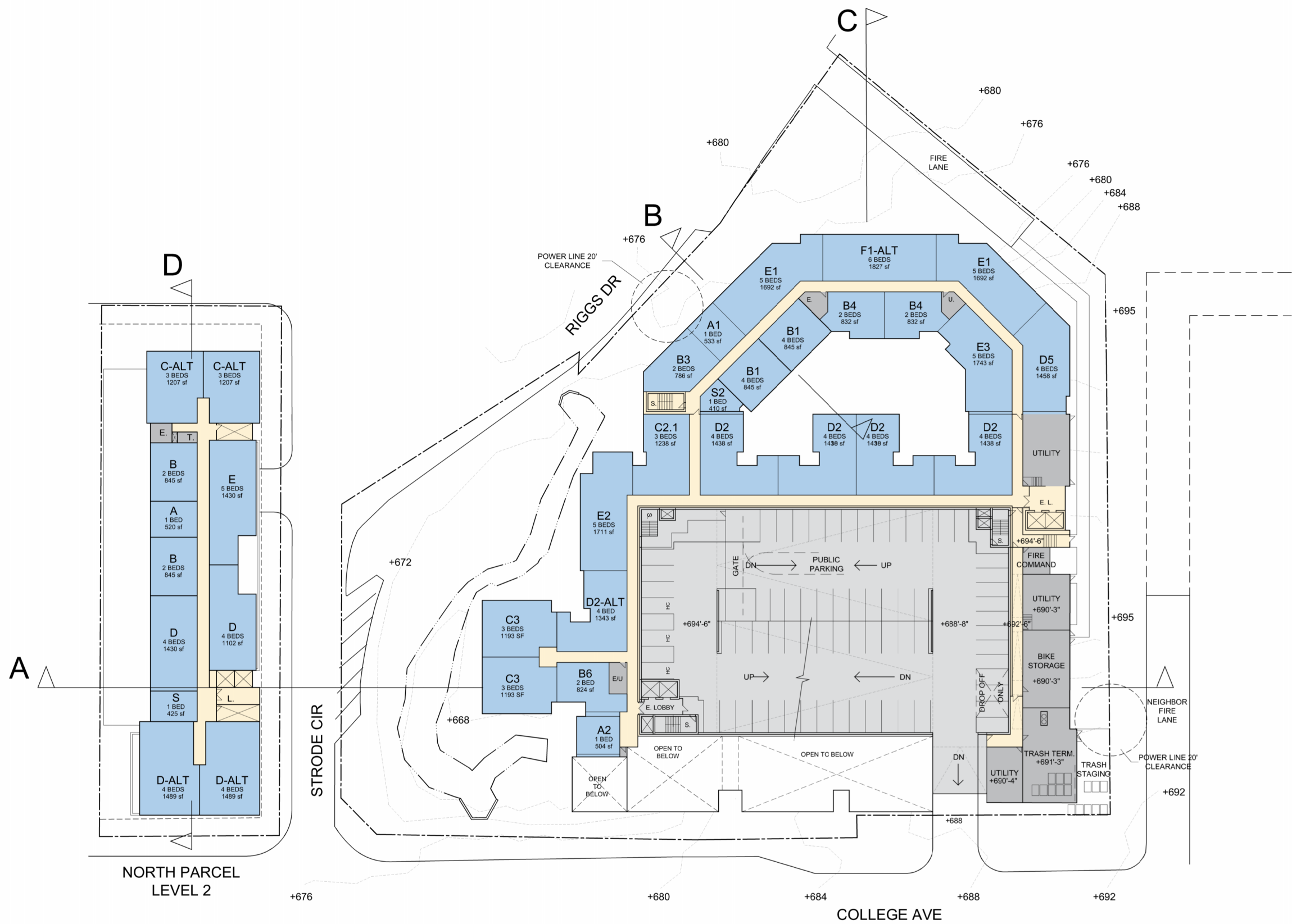


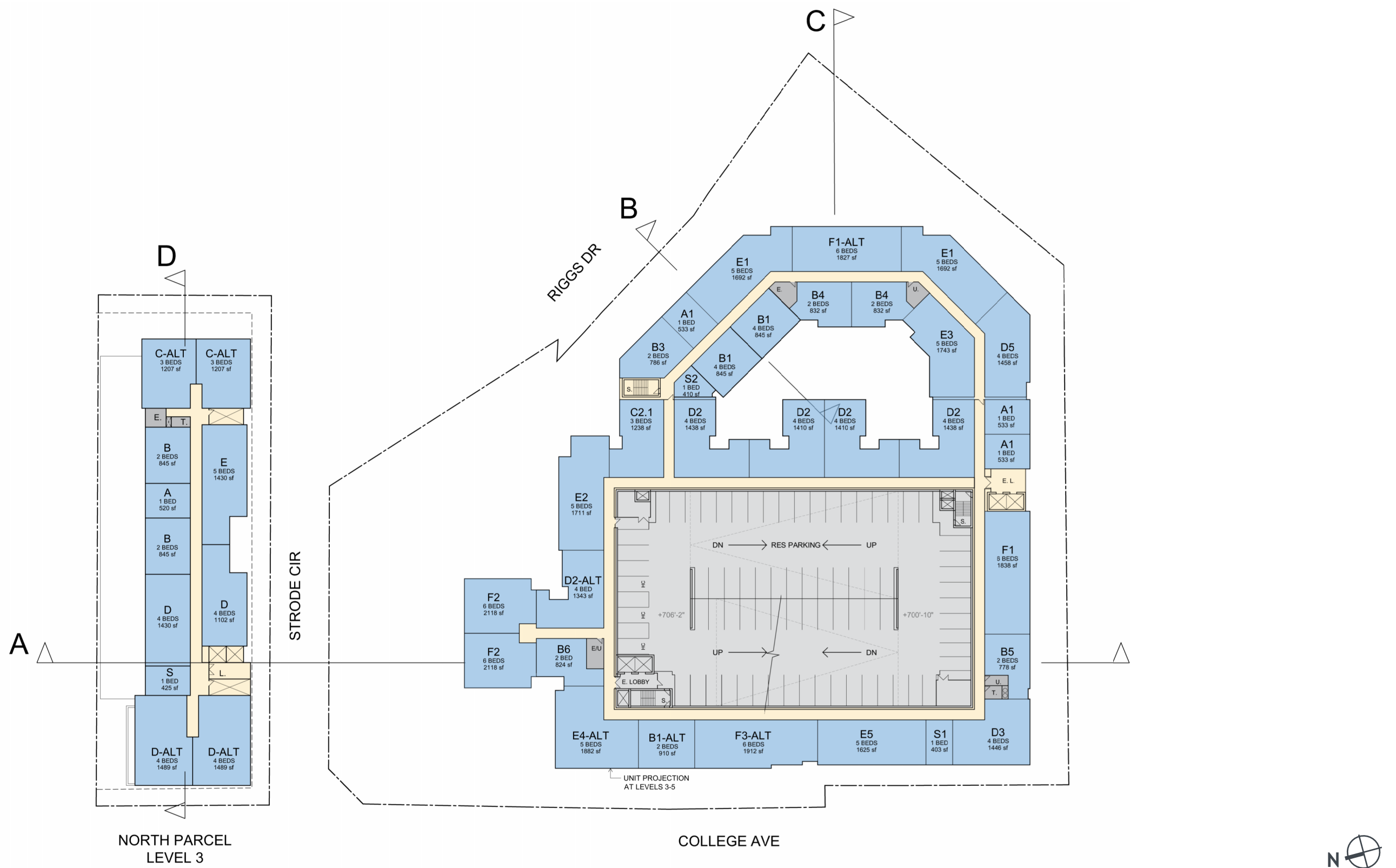


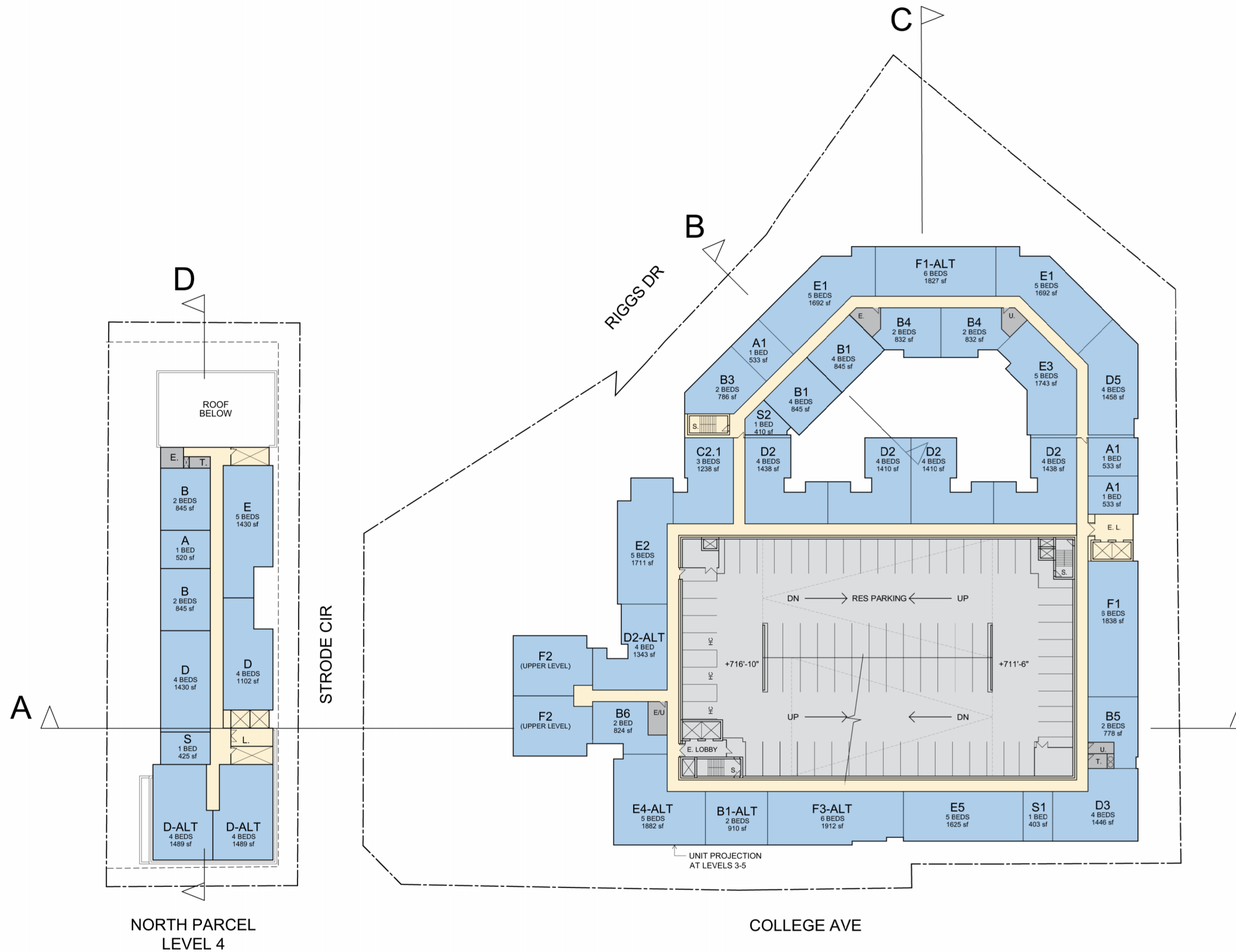
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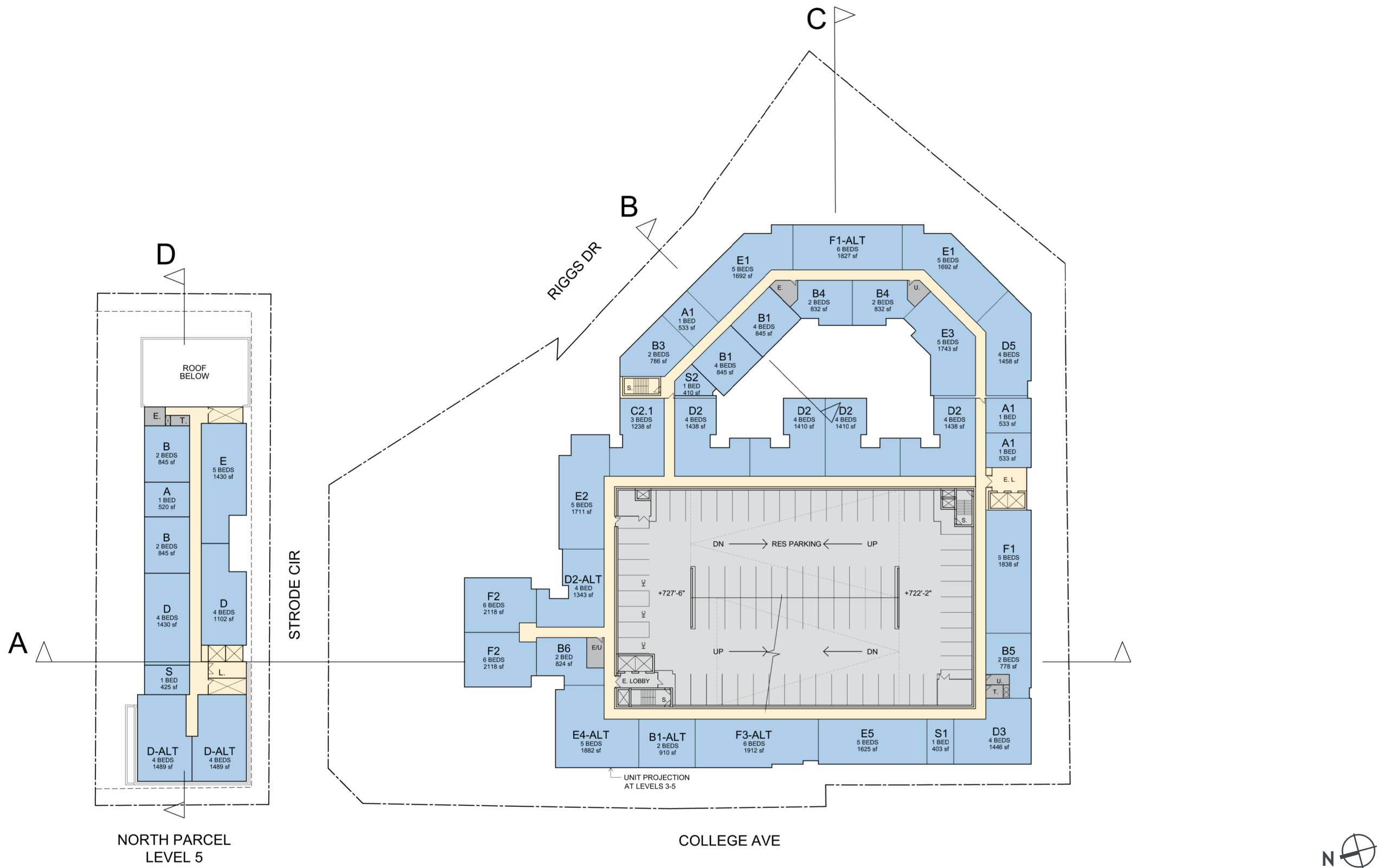


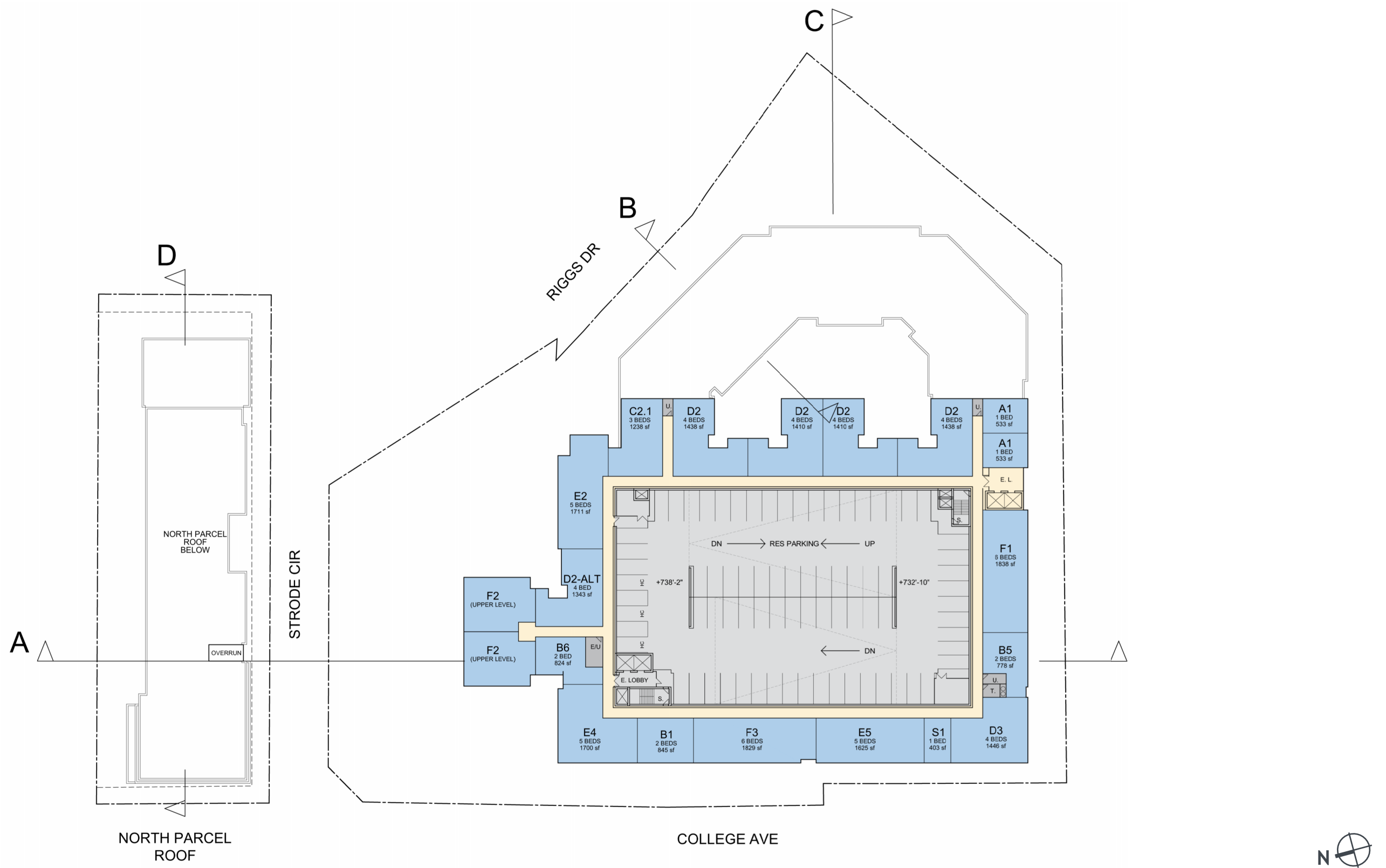
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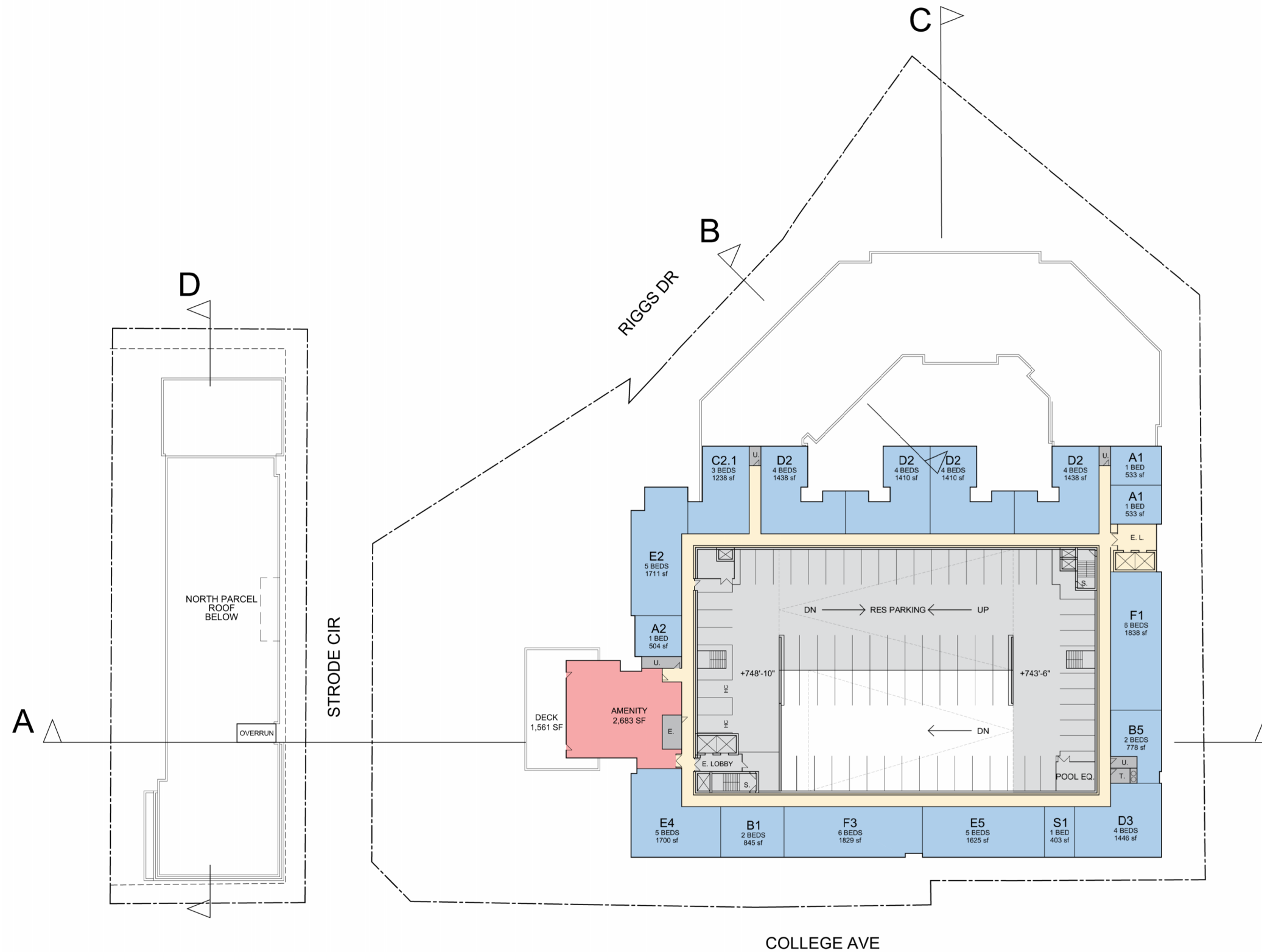




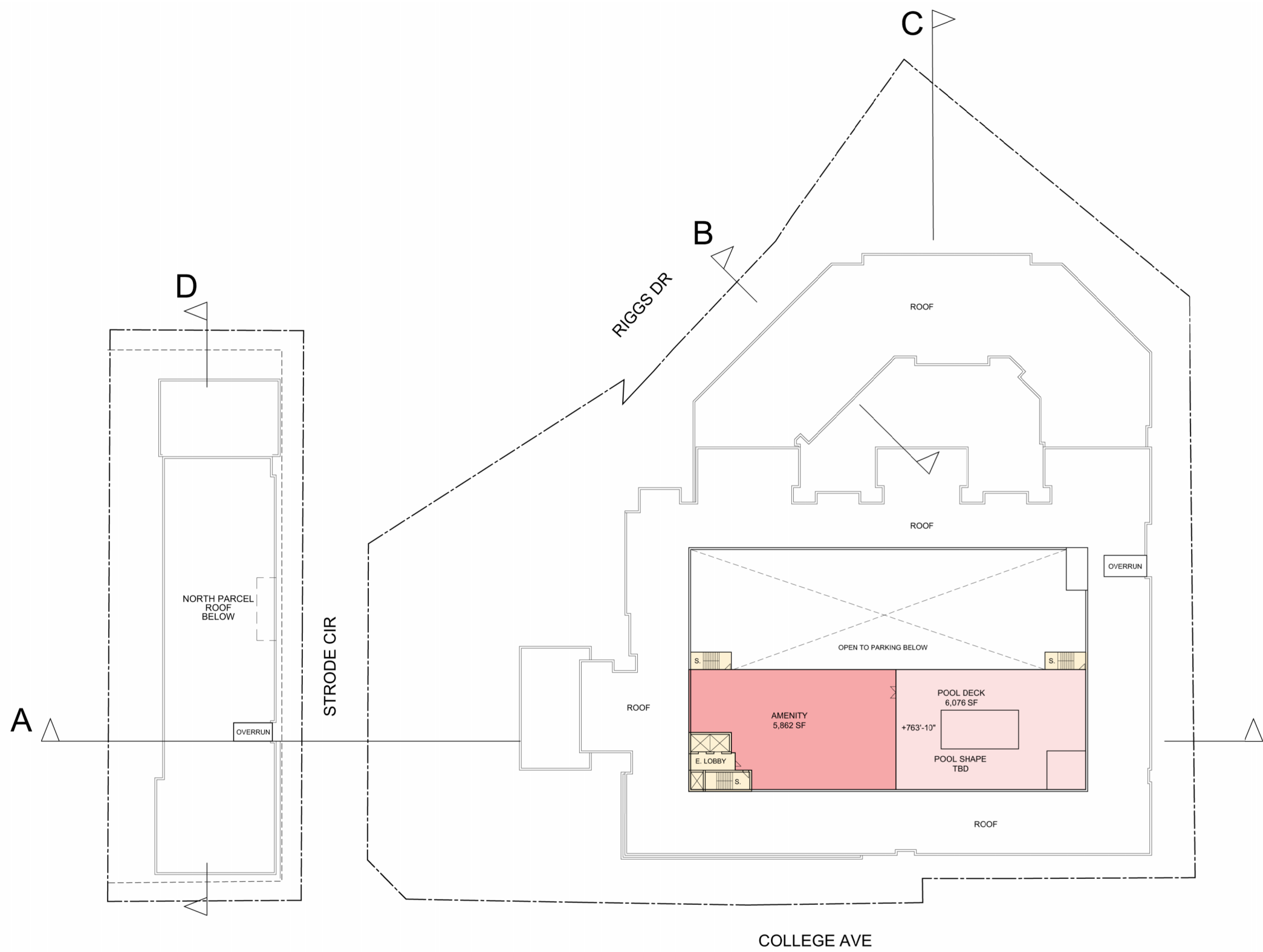


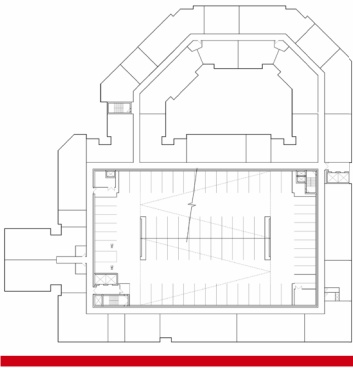
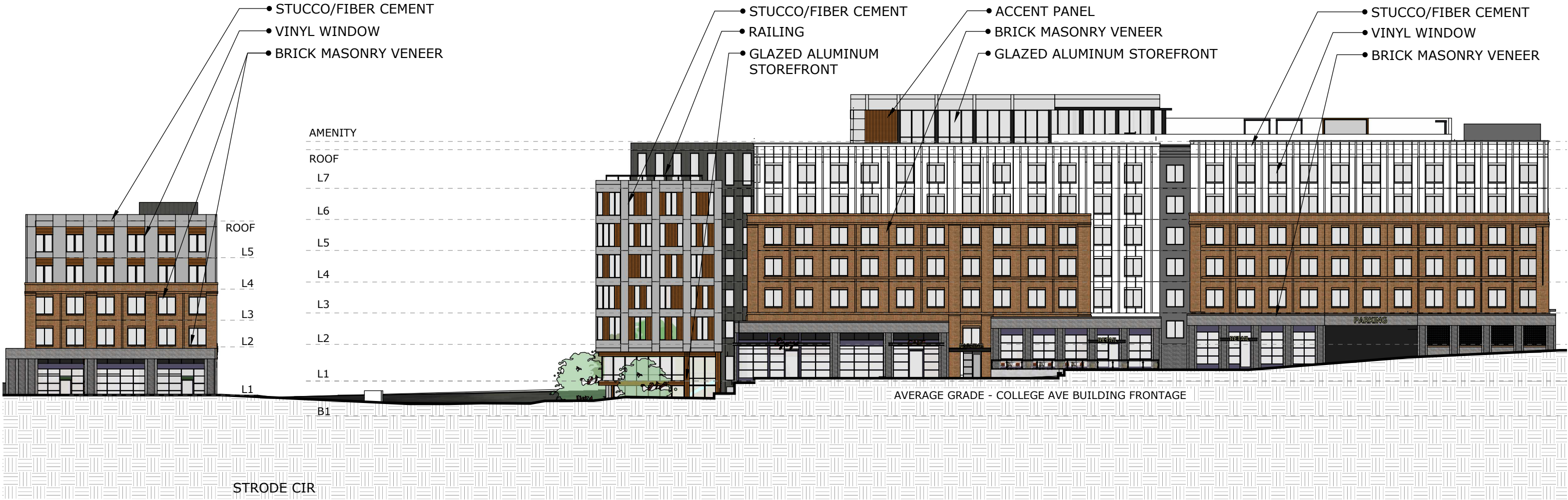


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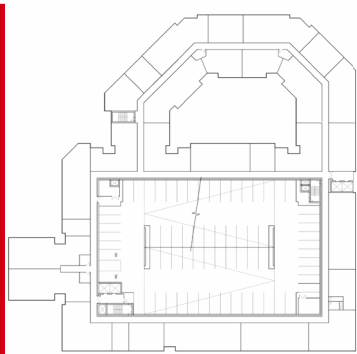


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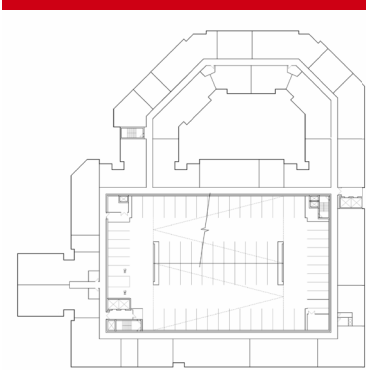




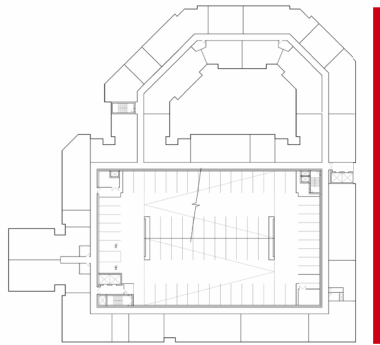
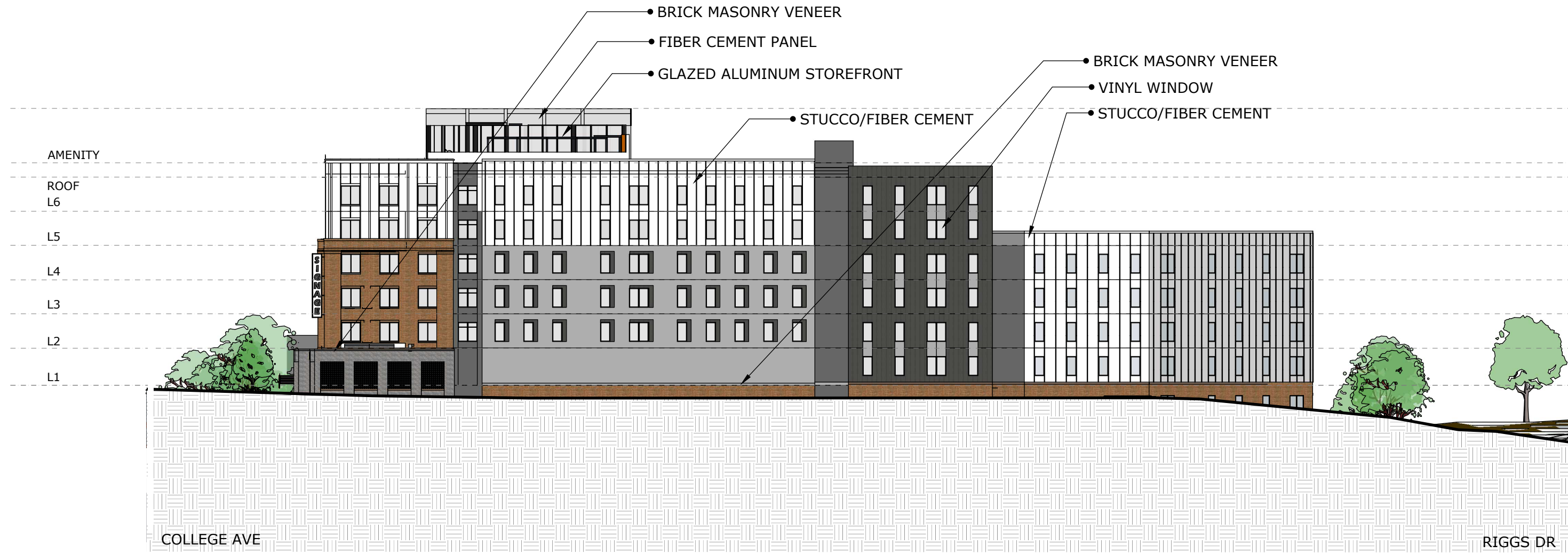
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1/32" = 1'0" SCALE



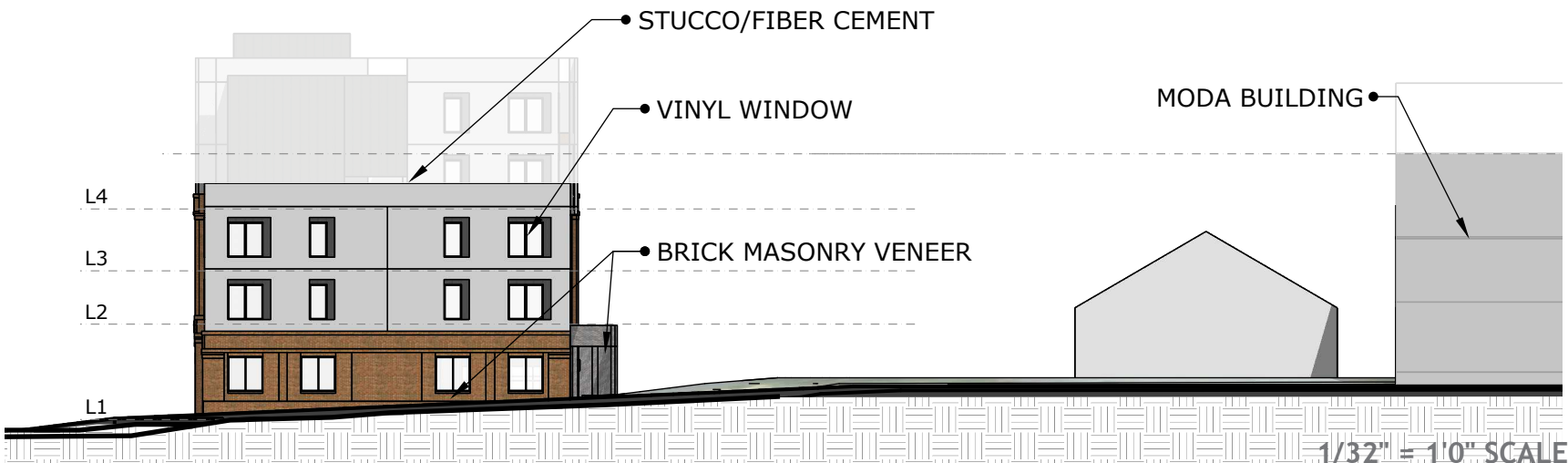
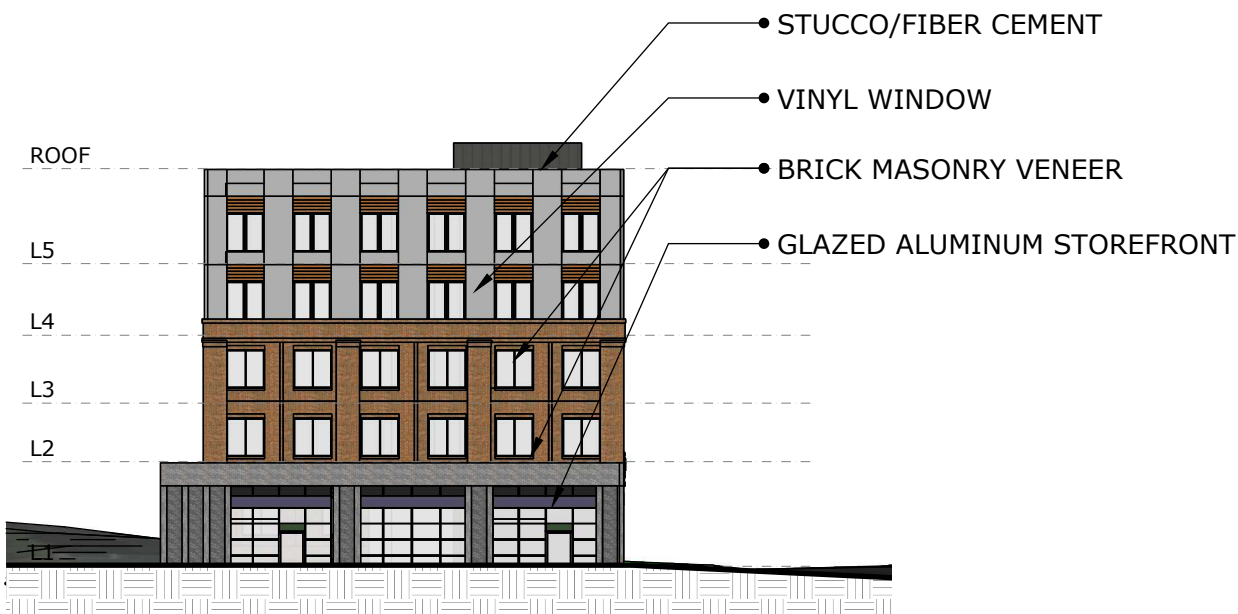
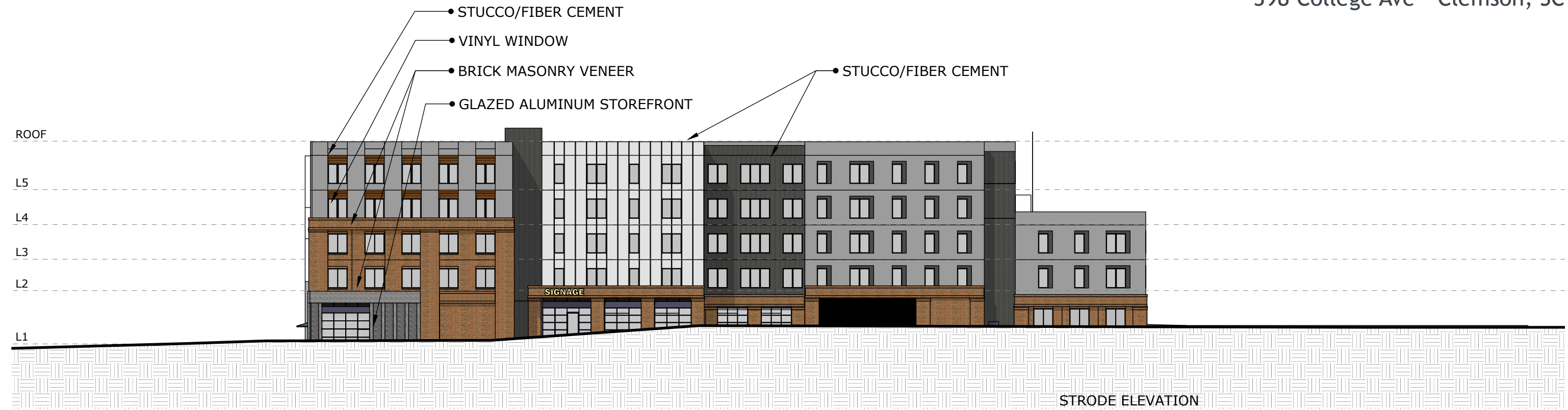
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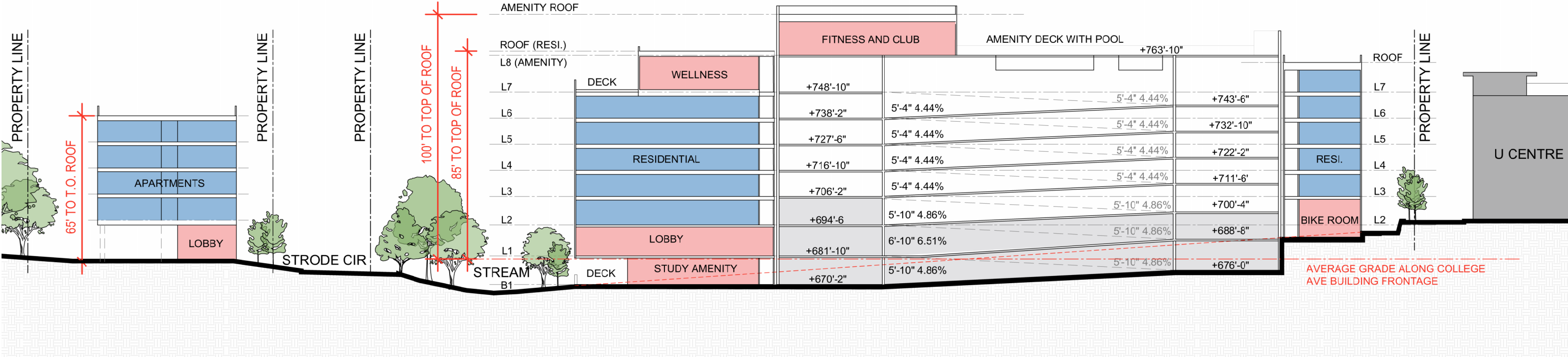
South Elevation

Conceptual Building Elevations - North Parcel
398 College Ave - Clemson, SC

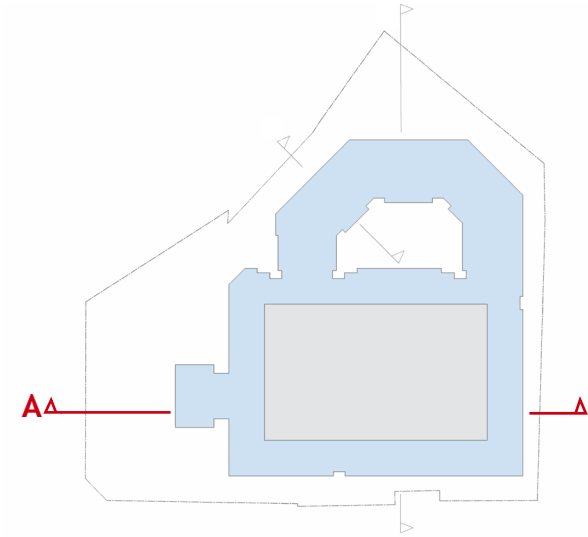


College Ave. Context Elevation
398 College Ave - Clemson, SC

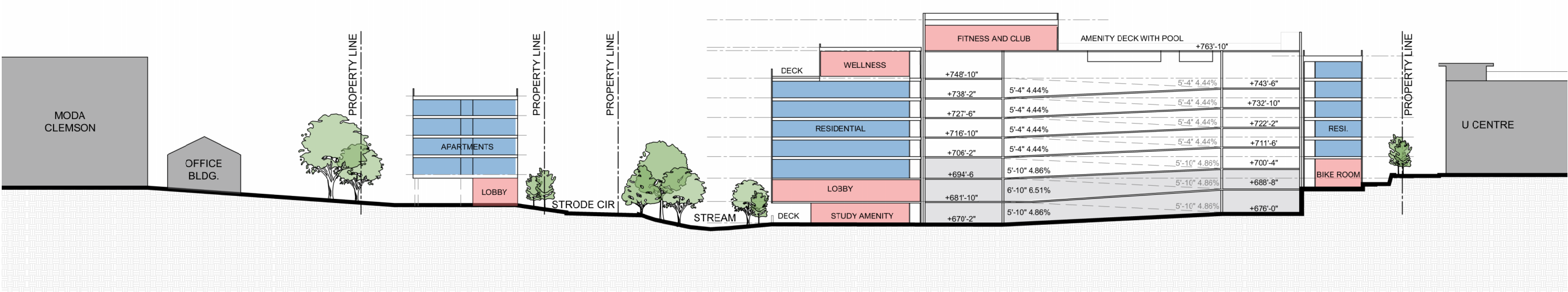




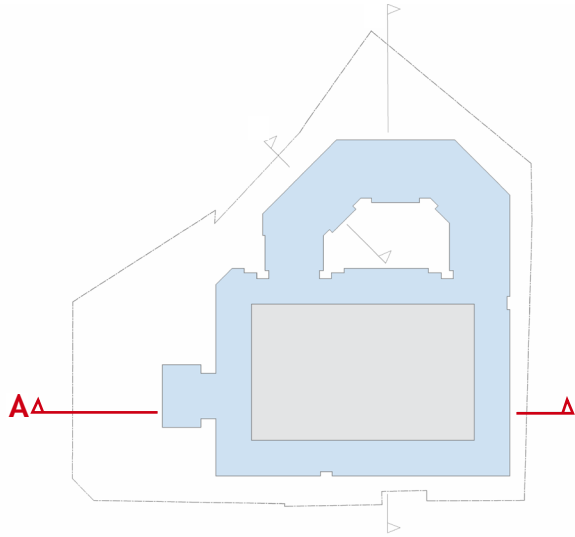
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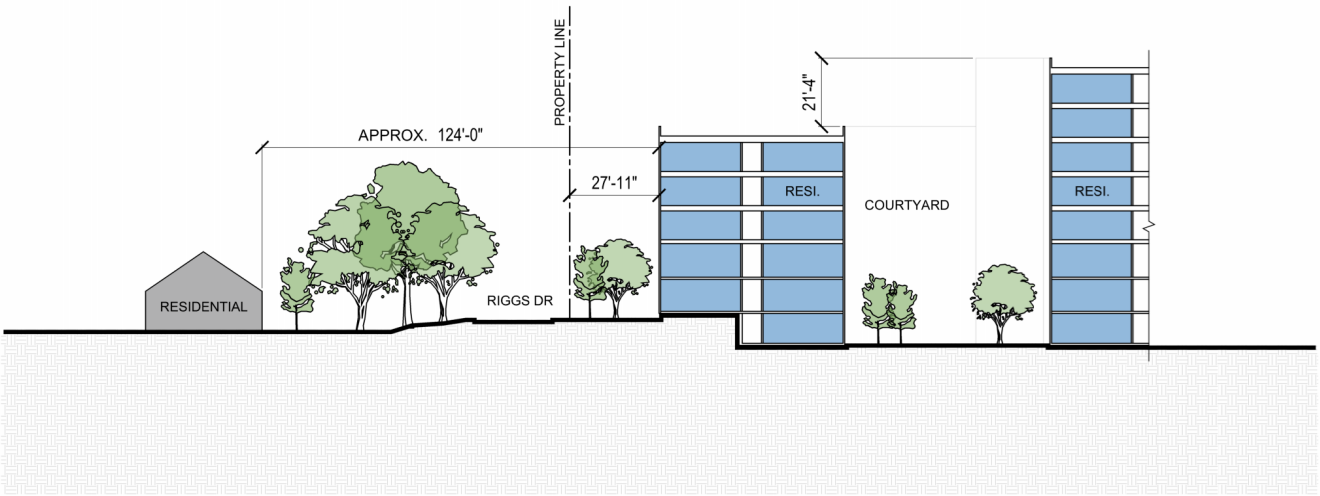
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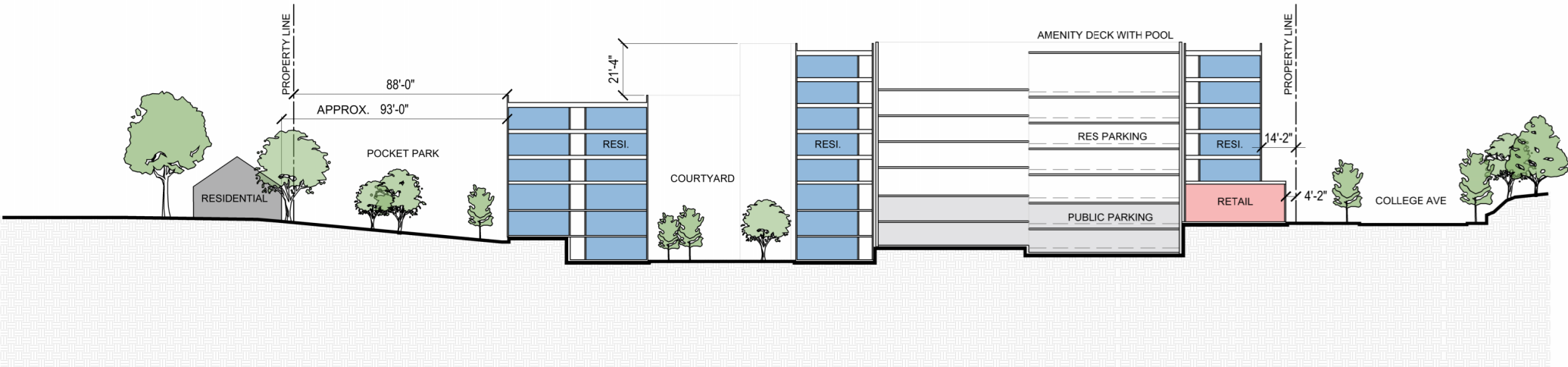
SECTION A



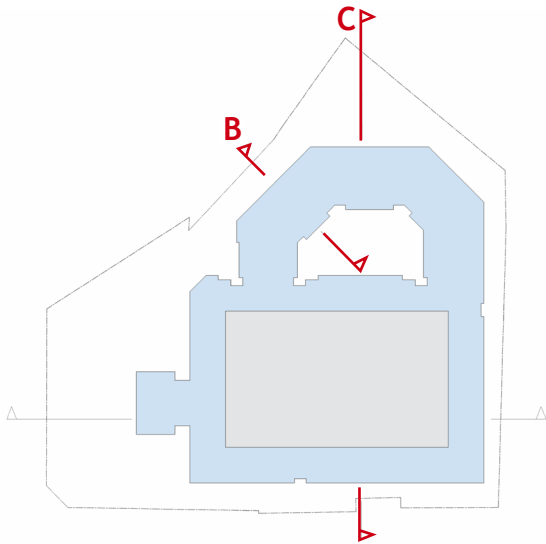
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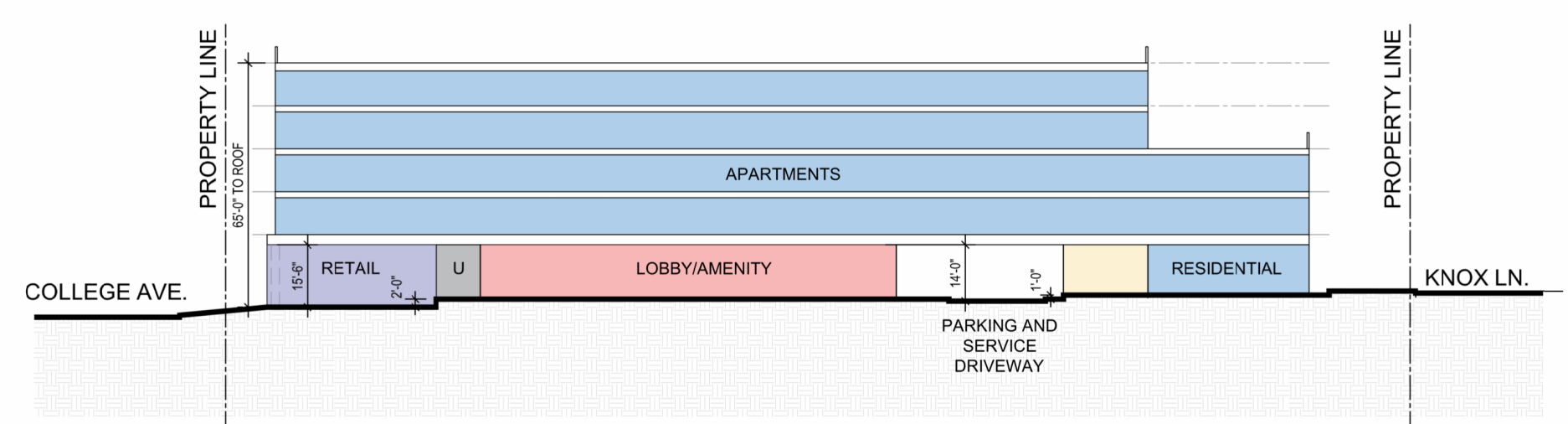
SECTION B



SECTION C



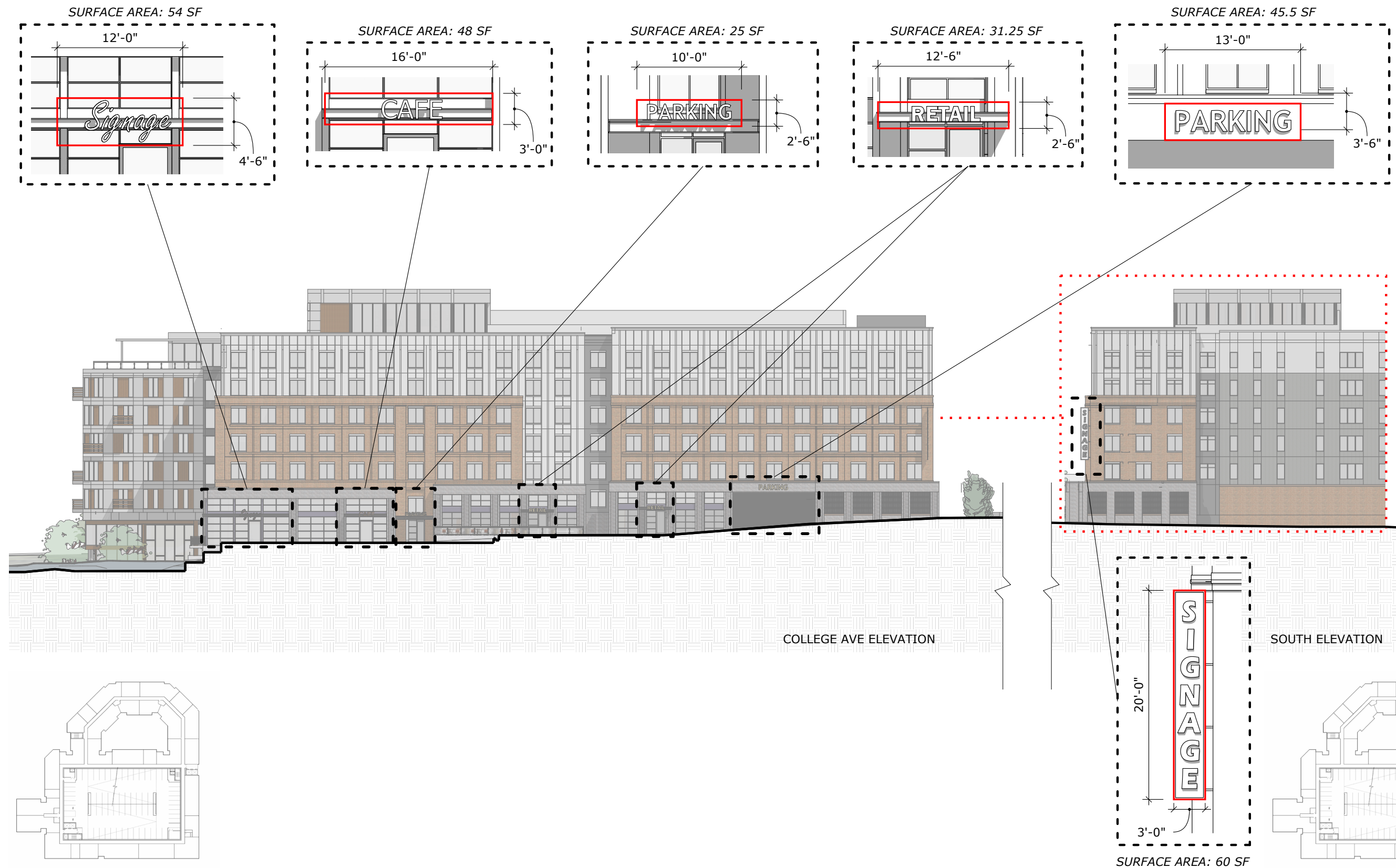
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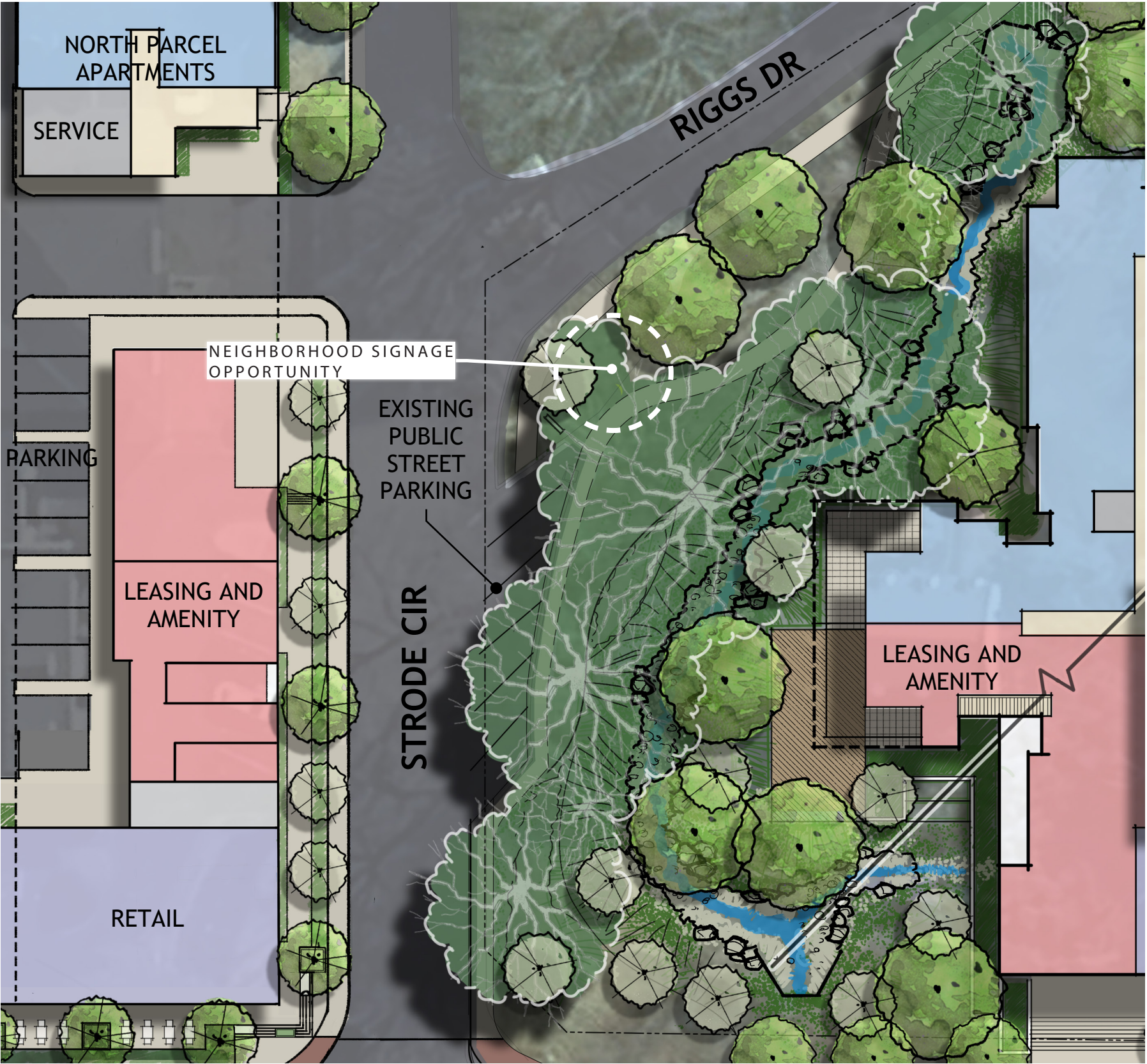
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Signage Diagram

398 College Ave - Clemson, SC



Conceptual Site Signage
398 College Ave - Clemson, SC



398 College Ave - Clemson, SC

PEDESTRIAN (NON-RESIDENT) - LEVELS 1-2



Diagram - Residential and Commercial - Access, Circulation

398 College Ave - Clemson, SC

KEY:

VEHICULAR (RESIDENT) - LEVELS 3-7



VEHICULAR (NON-RESIDENT) - LEVELS B1-2



PEDESTRIAN (RESIDENT)



PEDESTRIAN (NON-RESIDENT)

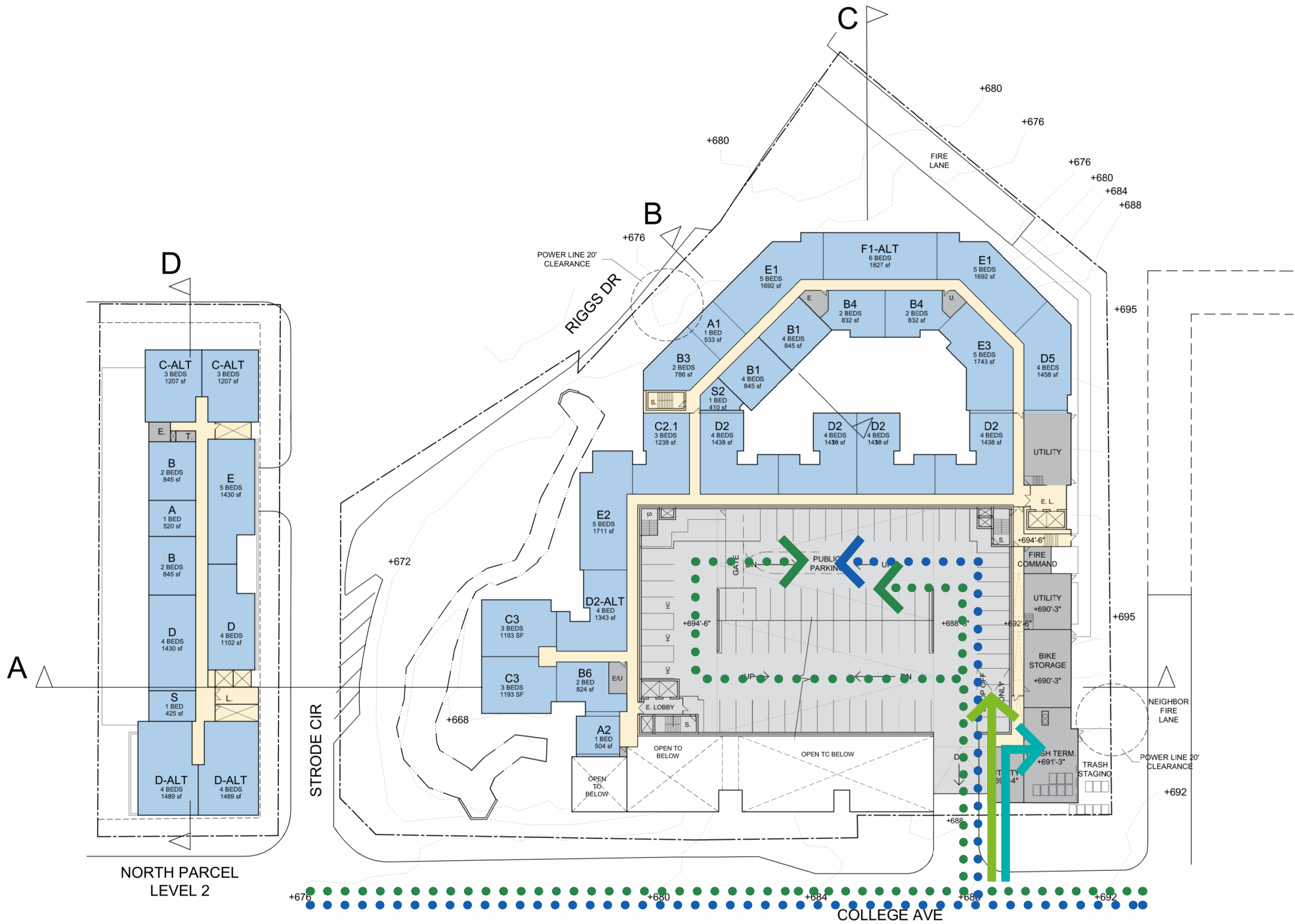


Diagram - Service - Access, Circulation, Locations

398 College Ave - Clemson, SC

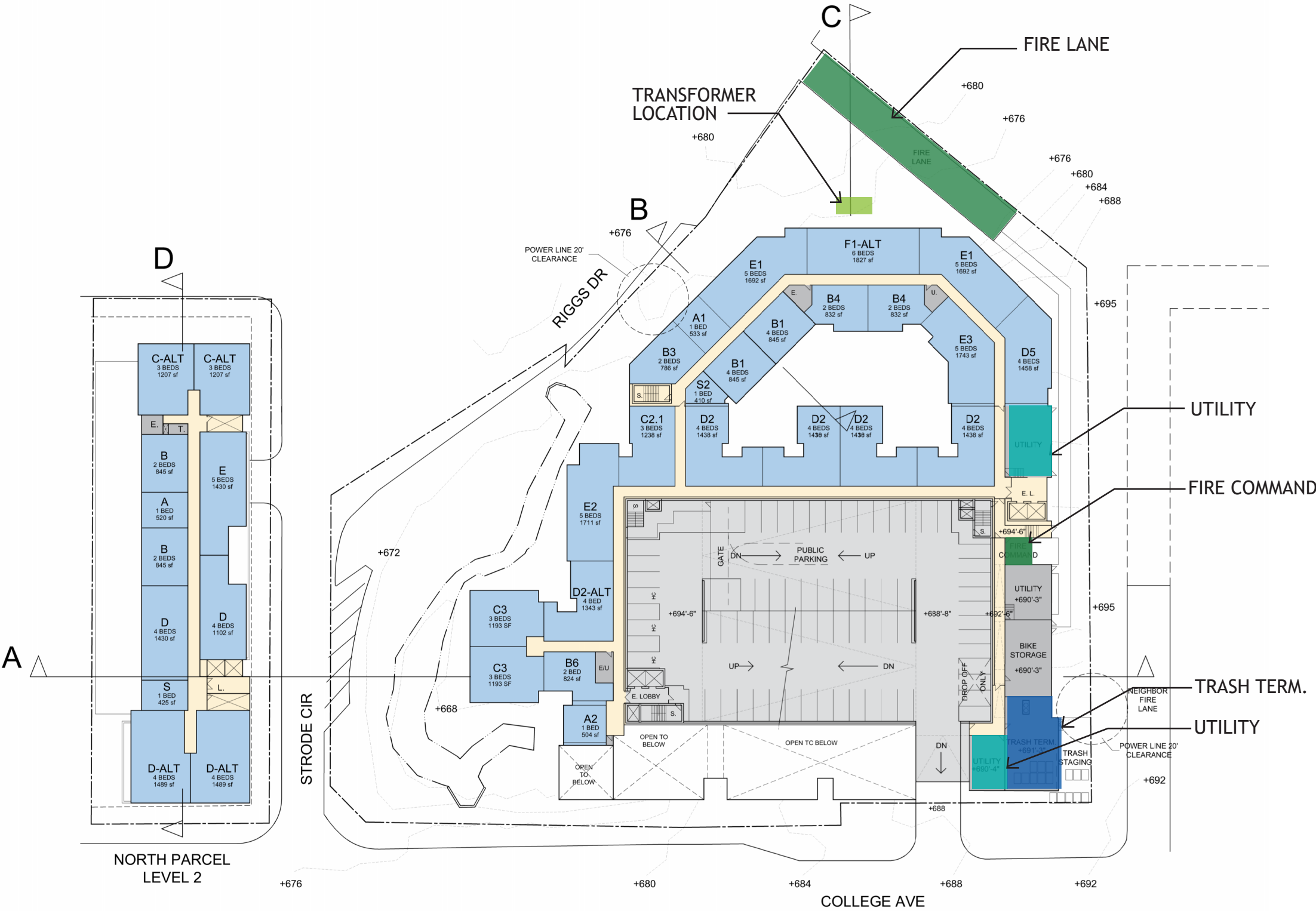
KEY:

TRASH (RESIDENTIAL AND RETAIL)

UTILITY

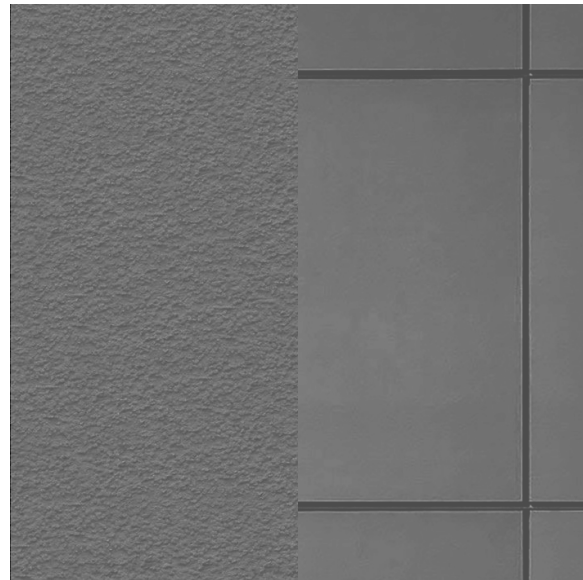
FIRE

TRANSFORMER AND GENERATOR



Material Board

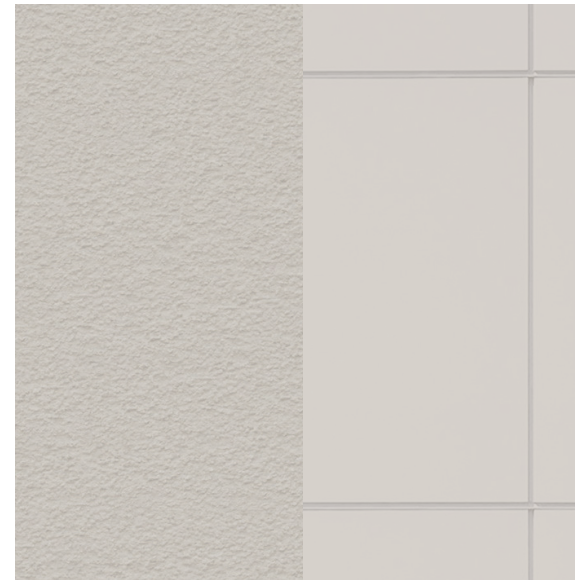
398 College Ave - Clemson, SC



STUCCO/FC PANEL
ACCENT COLOR



STUCCO/FC PANEL
COLOR 1



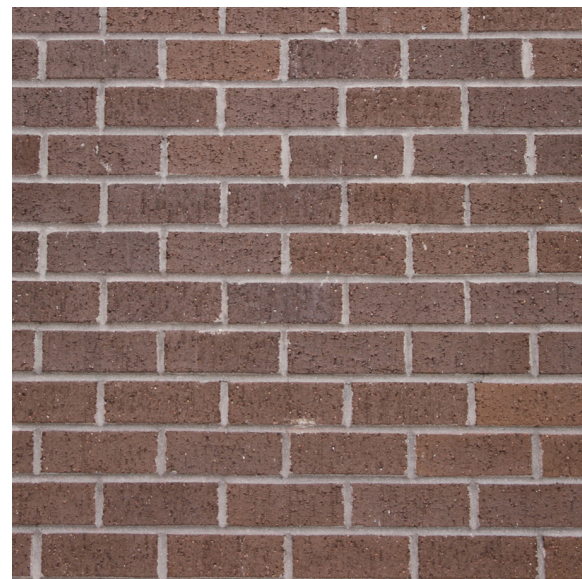
STUCCO/FC PANEL
COLOR 2



STUCCO/FC PANEL
COLOR 3



BRICK VENEER 1
CHARCOAL/IRONSPOT



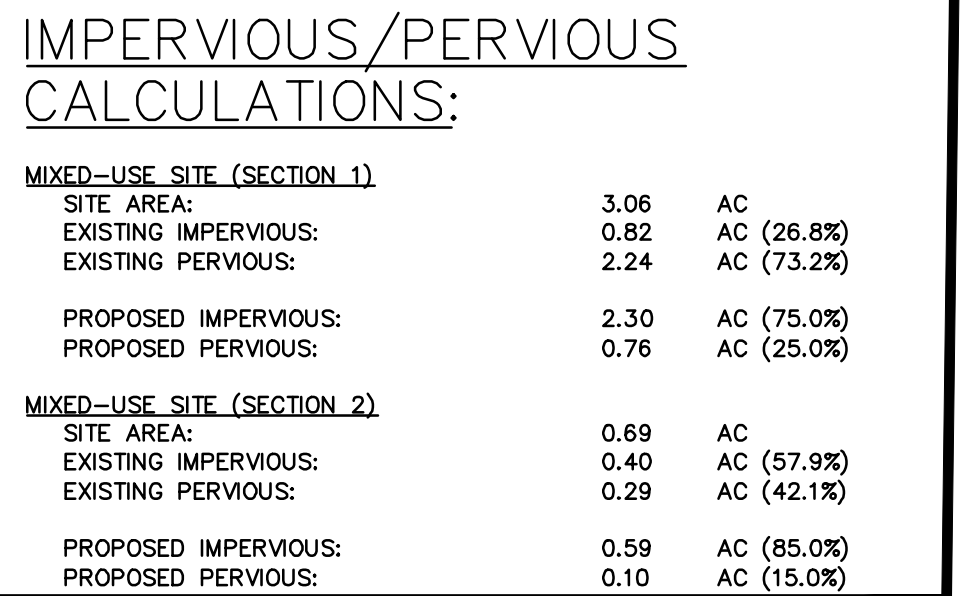
BRICK VENEER 2
WARM BROWN



ACCENT MATERIAL - WOOD-LOOK
PANEL



VINYL WINDOWS



<u>MIXED-USE SITE (SECTION 2)</u>		
SITE AREA:	0.69	AC
EXISTING IMPERVIOUS:	0.40	AC (57.9%)
EXISTING PERVIOUS:	0.29	AC (42.1%)
PROPOSED IMPERVIOUS:	0.59	AC (85.0%)
PROPOSED PERVIOUS:	0.10	AC (15.0%)

1. REFUSE COLLECTION LOCATIONS ARE TO BE PROVIDED WITHIN THE PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
2. SOILS ON SITE: CIC2 - 73% (HSG B), WoB - 27% (HSG D). REFER TO GRADING AND UTILITY PLAN FOR FURTHER INFO.

BUILDING USES:	MIXED-USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE: (CAFE/RETAIL)	3,000 SF
AMENITY (MULTIFAMILY UNITS)	3,500 SF 130 BEDROOMS
PRIVATE:	0.50 SPACE PER BEDROOM = 65 SPACES
TOTAL PARKING PROVIDED:	10 SPACES STANDARD: 10 SPACES
ADA SPACES PROVIDED:	2 SPACES

BUILDING USES:	MIXED USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE: (CAFE/RETAIL) (LEASING/AMENITY) (STUDY SPACE) (L7 AMMENITY) (L8 AMMENITY) (POOL DECK)	6,400 SF (INDOOR) + 1,000 SF (OUTDOOR) 5,000 SF 3,200 SF 2,800 SF 5,700 SF 6,000 SF
(MULTIFAMILY UNITS)	630 BEDROOMS
PARKING INFORMATION: PUBLIC:	1 SPACE PER 300 SF OF RETAIL =22 SPACES
PRIVATE:	0.5 SPACE PER BEDROOM =315 SPACES
TOTAL PARKING PROVIDED:	533 SPACES COMPACT: 95 SPACES STANDARD: 438 SPACES (385 SPACES FOR RES & 150 SPACES FOR PUBLIC)
ADA SPACES PROVIDED:	11 SPACES
PROPOSED BICYCLE PARKING:	110 SPACES

PROPERTY LINE

EASEMENT LINE

FENCE

STANDARD CURB AND GUTTER

SPILL CURB AND GUTTER

PARKING SPACE COUNT

SIGN (SEE PLAN)

LIGHT POLE

WHEEL STOP

ACCESSIBLE PARKING MARKING
(V INDICATES VAN ACCESSIBLE)

DIRECTIONAL PAVEMENT ARROWS

ACCESSIBLE RAMP

DEPRESSED CURB RAMP

LIGHT DUTY ASPHALT

HEAVY DUTY ASPHALT

STANDARD DUTY CONCRETE

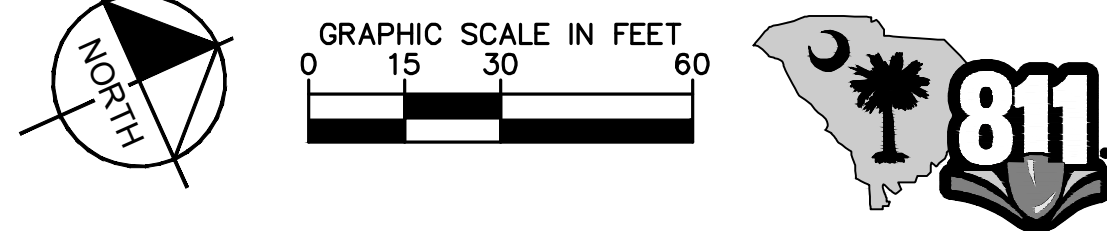
HEAVY DUTY CONCRETE

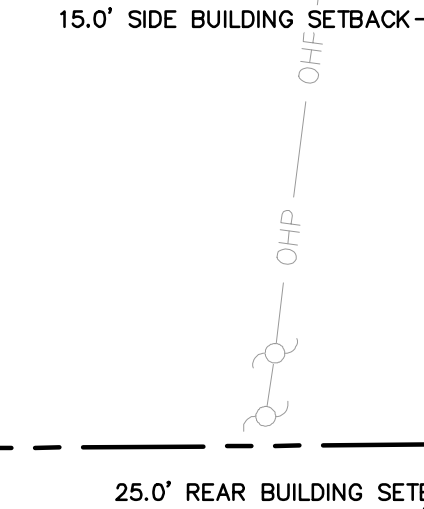
CONCRETE SIDEWALK

ASPHALT OVERLAY

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

<u>SITE SUMMARY:</u>	
TAX PARCEL ID:	4044-16-B3-2144, 4044-16-B3-3088,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	0.69 AC
PROVIDED BUILDING SETBACK	
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	10.00 FT
FRONT SETBACK (KNOX LANE)	25.00 FT
REAR SETBACK	10.00 FT
PROPOSED HEIGHT OF BUILDING:	
MIXED-USE (SECTION 2):	65.00 FT
(EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)	
<u>OPEN SPACE CALCULATIONS</u>	
SITE AREA:	0.69 AC
PROPOSED PUBLIC OPEN SPACE:	1,000 SF (3.3%)
PROPOSED PRIVATE OPEN SPACE:	5,500 SF (18.3%)





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

PROVIDED BUILDING SETBACK		
FRONT SETBACK (COLLEGE AVE)	0.00	FT
FRONT SETBACK (STRODE CIR)	50.00	FT
FRONT SETBACK (RIGGS DR)	20.00	FT
SIDE SETBACK	15.00	FT
REAR SETBACK	25.00	FT
PROPOSED HEIGHT OF BUILDING:		
MIXED—USE (SECTION 1):	85.00	FT
(EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)		
PROPOSED HEIGHT OF PARKING STRUCTURE:		
MIXED—USE (SECTION 1):	100.00	FT
(EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 8 FEET)		
<u>OPEN SPACE CALCULATIONS</u>		
SITE AREA:	3.06	AC
PROPOSED PUBLIC OPEN SPACE:	16,000	SF (12.0%)
PROPOSED PRIVATE OPEN SPACE: (BUILDING COURTYARD AND POOL AREA)	44,000	SF (33.0%)

MIXED-USE SITE (SECTION 2)
DEVELOPMENT SUMMARY:

SITE SUMMARY:

TAX PARCEL ID:	4044-16-83-2144, 4044-16-83-2088,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	0.69 AC

PROVIDED BUILDING SETBACK

FRONT SETBACK (COLLEGE AVE)	0.00	FT
FRONT SETBACK (STRODE CIR)	10.00	FT
FRONT SETBACK (KNOX LANE)	25.00	FT
REAR SETBACK	10.00	FT

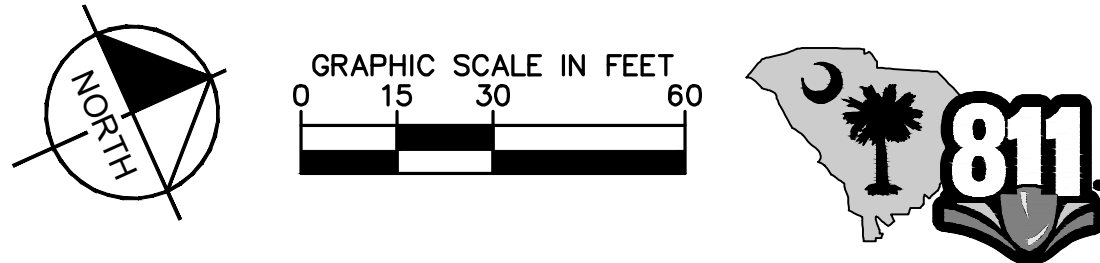
PROPOSED HEIGHT OF BUILDING:

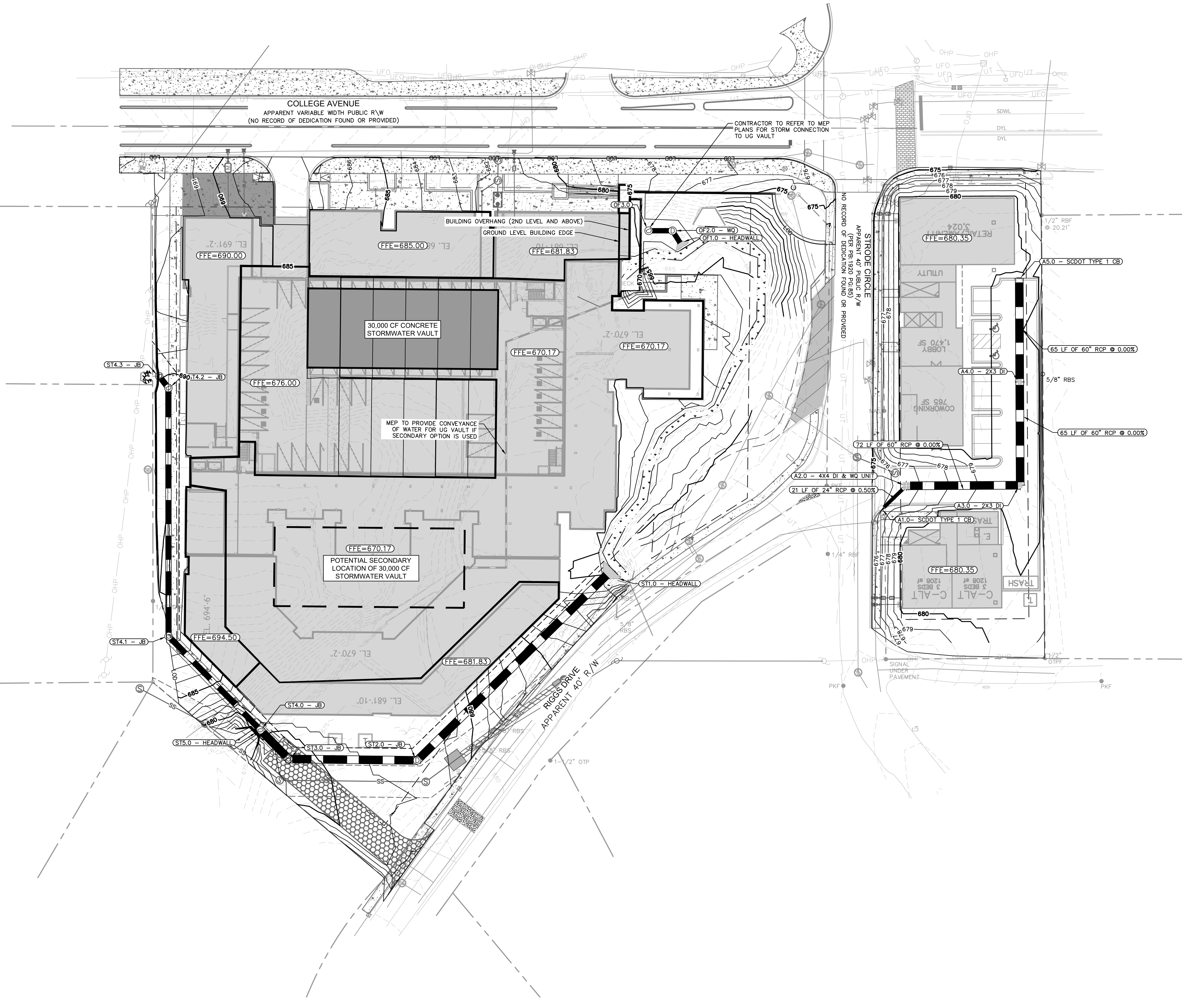
MIXED-USE (SECTION 2):	65.00	FT
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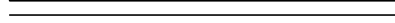
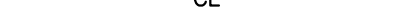
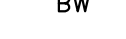
(EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)

OPEN SPACE CALCULATIONS

SITE AREA:	0.69	AC
PROPOSED PUBLIC OPEN SPACE:	1,000	SF (3.3%)
PROPOSED PRIVATE OPEN SPACE:	5,500	SF (18.3%)

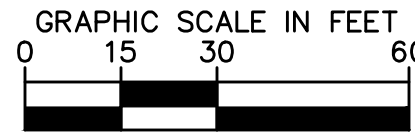
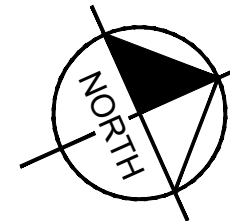


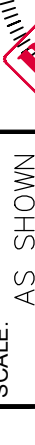
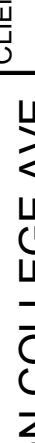
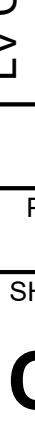


	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP—RAP APRON
	FLOW ARROW
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)

FINE GRADING NOTES

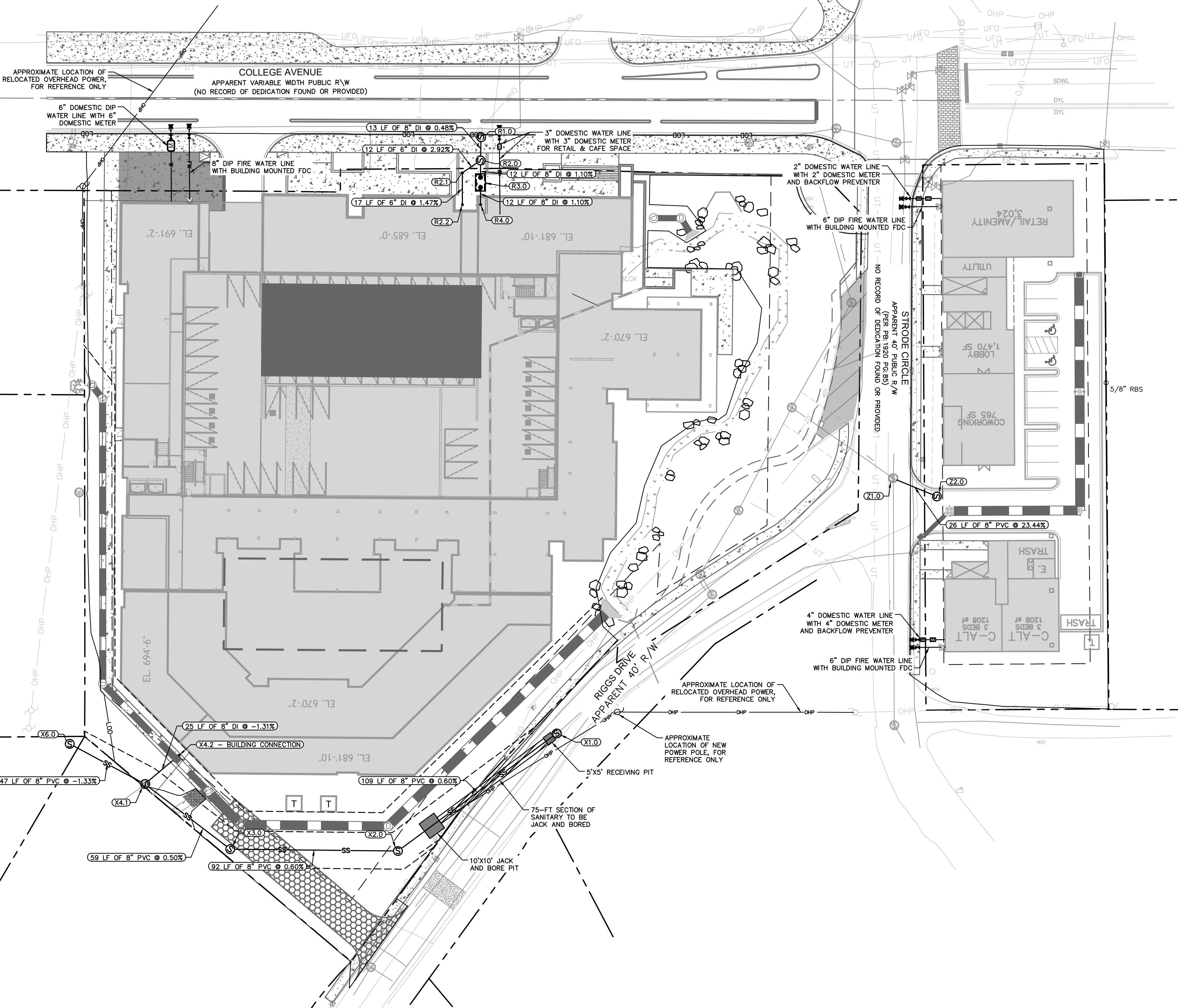
1. SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE.
2. PEDESTRIAN CROSSWALKS TO HAVE MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% LONGITUDINAL SLOPE WITHIN STRIPED AREA.
3. ADA COMPLIANT AREAS TO HAVE ACCESSIBLE LOADING AREAS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
4. SIDEWALK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

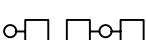


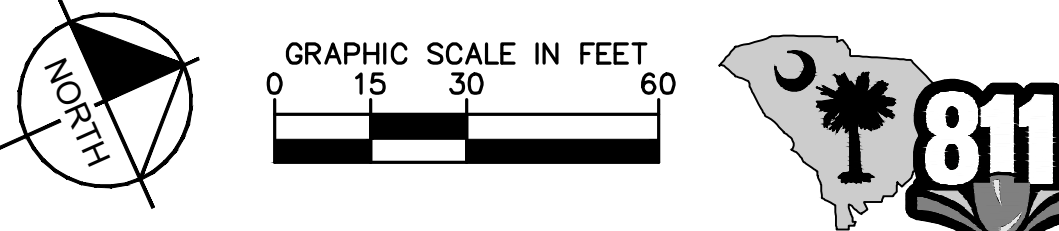
PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CLIENT:		SCALE: AS SHOWN		 		 		 		 		 		 		 		 		 		 																																							
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PRELIMINARY: NOT FOR CONSTRUCTION

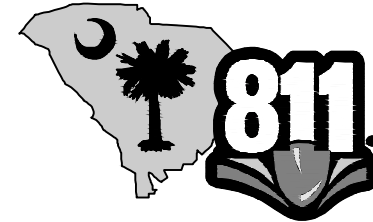
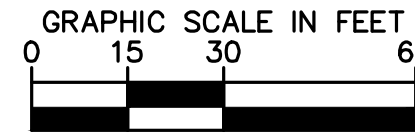
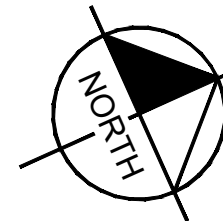
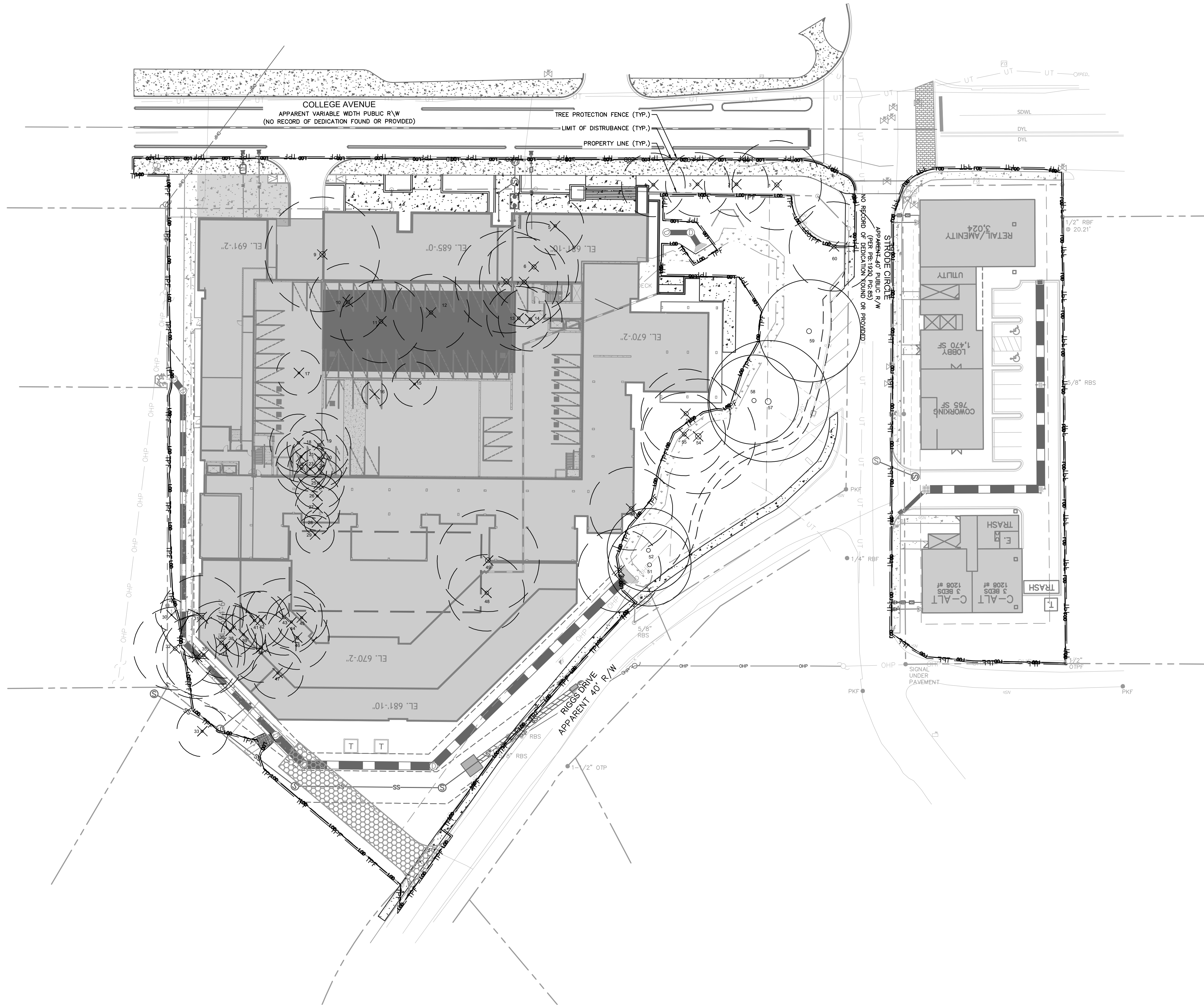
This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



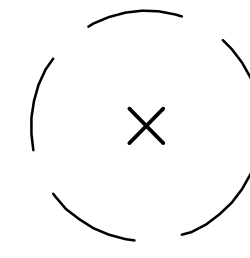
	PROPERTY LINE
	WATER LINE
	FIRE LINE
	SANITARY SEWER LINE
	ELECTRIC
	FIBER OPTIC
	GAS
	POWER
	TELECOMMUNICATION
	CABLE
	LIGHT POLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
   	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP

[illegible]

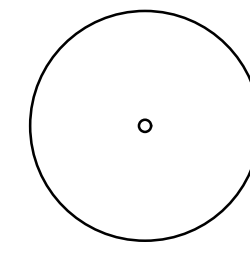
PRELIMINARY: NOT FOR CONSTRUCTION



TREE PROTECTION LEGEND



TREE TO BE REMOVED



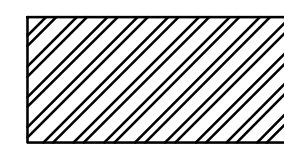
TREE TO BE PROTECTED

— TPF —

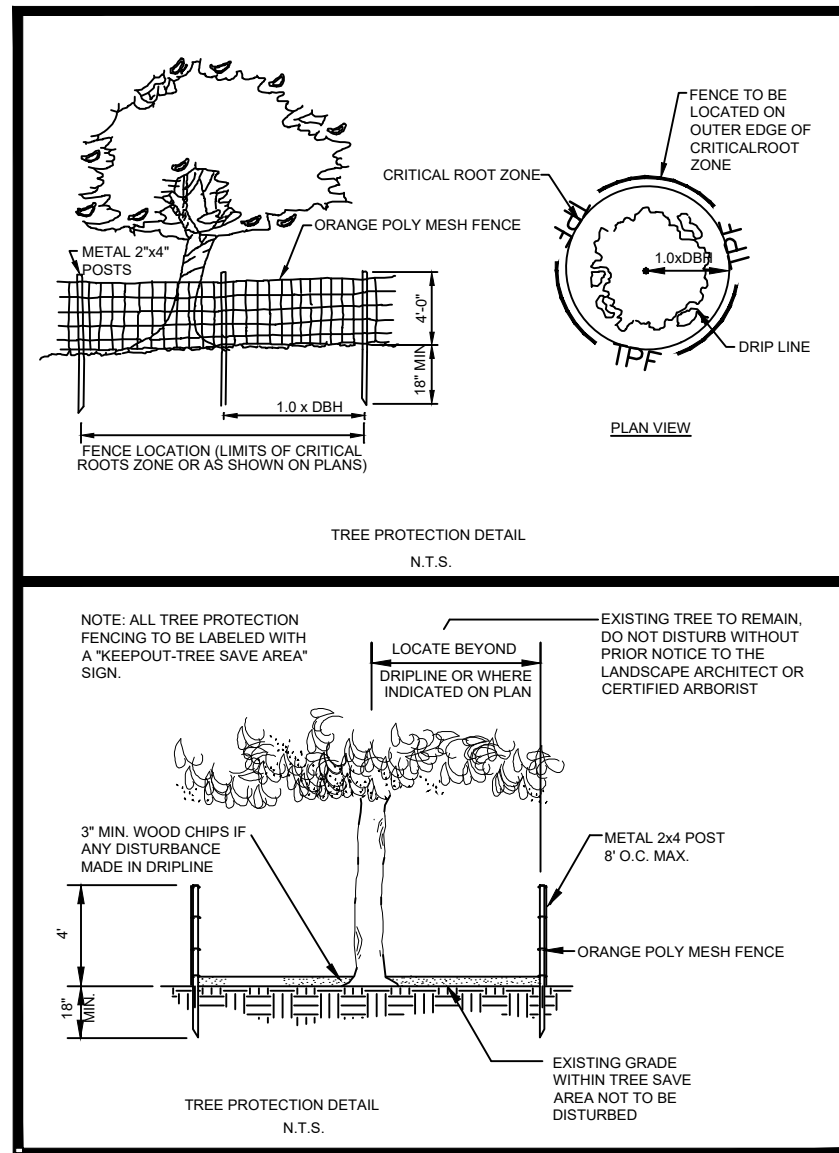
TREE PROTECTION FENCE

———— LOD ————

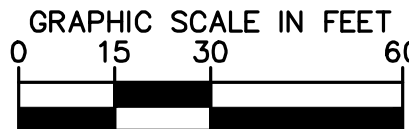
LIMITS OF DISTURBANCE



CRZ IMPACT



PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CLIENT: LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701		SCALE: AS SHOWN		SOUTH CAROLINA KIMLEY-HORN AND ASSOCIATES, INC. No. C00166 REGISTERED PROFESSIONAL ENGINEER EXPIRATION DATE: 06/30/2027		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 550 S. MAIN STREET, SUITE 300, GREENVILLE, SC 29601 PHONE (704) 333-9331 WWW.KIMLEY-HORN.COM		No. REVISIONS DATE BY	
TITLE: CITY OF CLEMSON SC		DRAWN BY: KHA		DESIGNED BY: KHA		CHECKED ST: WITH					
DATE 08/22/2025		PROJECT NO. 069294105		SHEET NUMBER L0-00		TREE PROTECTION PLAN					



MAP-TR2 TRIDENT MAPLE

PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CLIENT: LV COLLECTIVE		SCALE: AS SHOWN		 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 550 S. MAIN ST., SUITE 300, GREENVILLE, SC 29601 PHONE (704) 333-5131 WWW.KIMLEY-HORN.COM	No. C00166 SOUTH CAROLINA PROFESSIONAL ENGINEERING EXPIRATION DATE 12/31/2025	DATE		BY	
CITY OF CLEMSON		CITY OF CLEMSON		DRAWN BY: KHA							
TITLE: SC		801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701		DESIGNED BY: KHA							
DATE		08/22/2025		CHECKED BY:							
PROJECT NO.		069294105		WITH							
SHEET NUMBER		L1-00		TREE REPLACEMENT PLAN				No. REVISIONS		DATE	



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Consider Second Reading of a zoning map amendment on parcels located on Cochran Rd.

Agenda Item Detail: (expand as necessary for clarification)

An application for a zoning map amendment (rezoning) was submitted by Mr. Robert L. York, property owner, on May 9, 2025. As proposed, 3 parcels of land totaling approximately 1.35 acres located along on Cochran Road (currently addressed #105, #107, and #109) would be rezoned from RM-1 Two-family Residential District to RM-3 Multi-family Residential District. No proposed development project is currently associated with the requested rezoning.

The Planning Commission approved a positive recommendation on the matter on June 17, 2025; and a public hearing was held on September 15, 2025. Council approved the proposed zoning map amendment on First Reading on October 6, 2025.

Attachment:
Report

Report on RZNE-000439-2025 (Cochran Road Parcels)

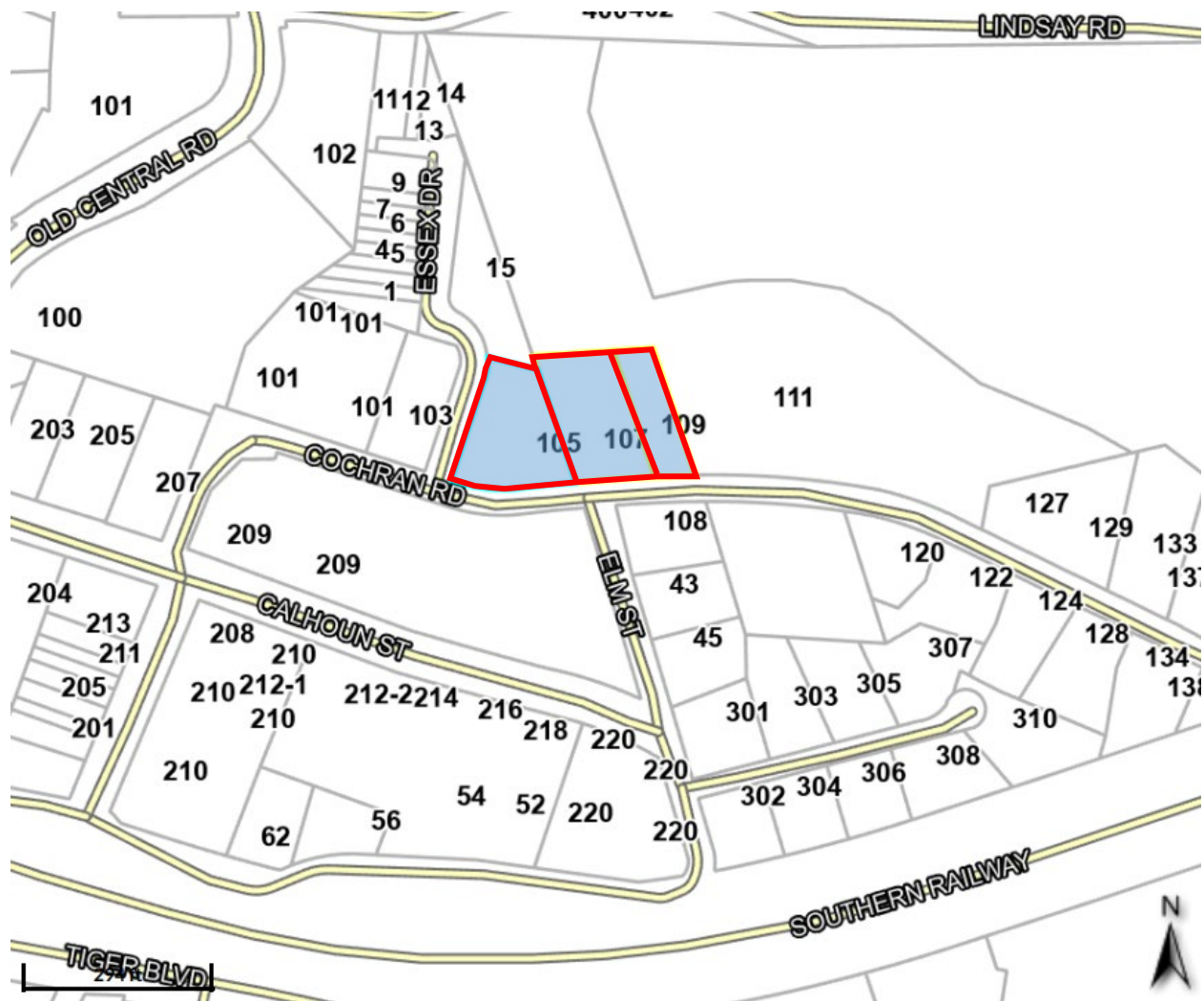
Approved by Planning Commission 06/17/25 Public Hearing 09/15/25 First Reading 10/06/25

**Report on RZNE-000439-2025 Proposed Map Amendment (Cochran Road
Parcels)**

Second Reading
October 20, 2025

An application for a zoning map amendment (rezoning) was submitted by Mr. Robert L. York, property owner, on May 9, 2025. As proposed, 3 parcels of land (TMP#'s 4054-09-05-3283, 4054-09-05-5205, and 4054-09-05-5296) totaling approximately 1.35 acres located along on Cochran Road (currently addressed #105, #107, and #109) would be rezoned from *RM-1 Two-family Residential District* to *RM-3 Multi-family Residential District*. No proposed development project is currently associated with this requested rezoning.

LOCATION OF PARCELS



Existing Condition Images

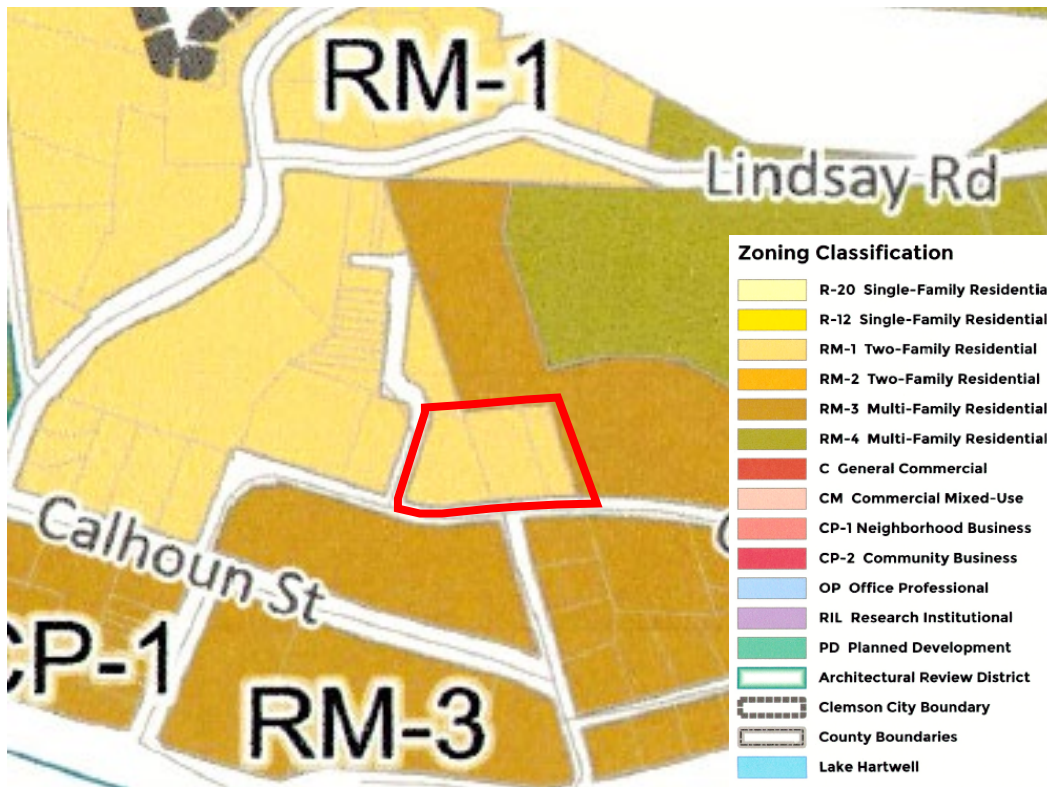




Current Zoning

As stated above, the parcels proposed for rezoning are all currently zoned RM-1 Two-family District, which is a district intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots. If approved as requested, the zoning of the parcels will be changed to RM-3 Multi-family Residential District, which is intended to allow for a range of housing types that includes moderate density multi-family residences in order to serve the needs of the City's multi-generational housing market. Additionally, it is worth noting that the 1.35 acre total area of the parcels falls short of the 2-acre minimum area needed to permit changing the zoning to a district different from that abutting it; however, due to the fact that the parcels are situated at the edge of existing RM-3 District properties, the proposed rezoning is permitted as proposed.

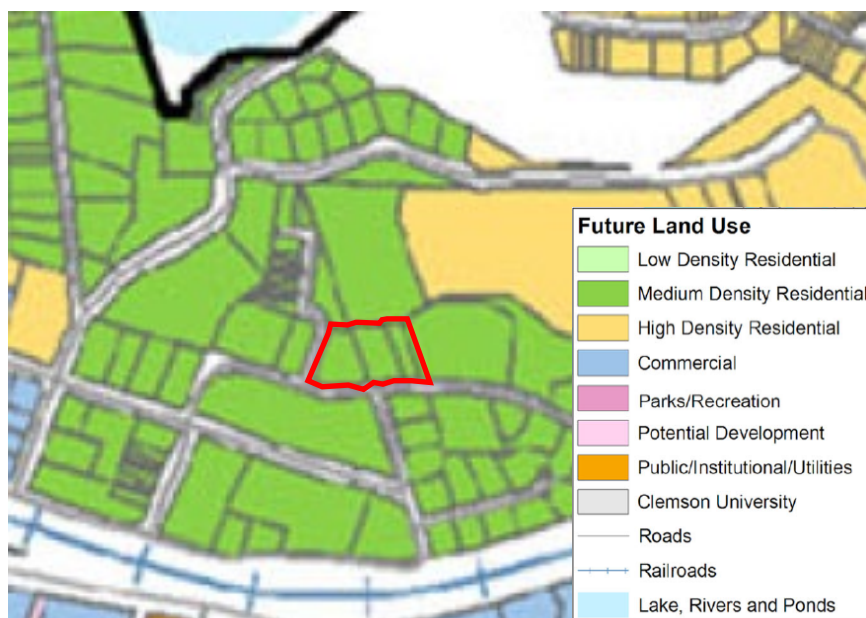
See map below:



Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the properties situated in an area identified for medium-density residential, which is consistent with the requested rezoning. No specific redevelopment recommendations are made for the properties.

See map below:



Impact On Services

A review of the proposed rezoning was conducted by City departments in an effort to identify issues that may negatively impact service delivery. The comments received include:

The City Engineer stated that he had no issues with the proposal.

The Utilities Director stated that existing sewer infrastructure may need to be upgraded or otherwise changed during future development, and that the water main, which was installed decades ago and is undersized, will likely require replacement as part of any future development. He also noted the traffic increase from development on Cochran Road has impacted the response times of utility crews.

The Stormwater Manager stated that as the stormwater system and ponds would be required to be privately owned and maintained, no impact on the City system would be imposed by future development. He also noted the increased traffic on Cochran Road impacting response times of his crews.

Review Process Status

The Planning Commission took the rezoning up on June 17, 2025 and approved a positive recommendation on the matter to City Council. A public hearing was held on September 15, 2025, and Council approved the matter on First Reading on October 6, 2025. Second Reading is scheduled for October 20, 2025.

Application



1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

PC

PLANNING COMMISSION ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a filing fee of \$250, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

RZNE-000439-2025

File no.: R - - - -	PIN: - - - - -	Date submitted: 5/19/25	Planning Commission meeting date: 1/1
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name: YORK	First: ROBERT	Middle: J	Interest: ☐ Sole owner ☐ Co-owner
Mailing address: P.O. Box 1131	City: Clemson	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: Howmuch@AOL.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: YORK	First: ROBERT	Middle: J	
Mailing address: P.O. Box 1131	City: Clemson	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: Howmuch@AOL.com	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM-1 to RM-3		
Property address: 105,107,109 COCHRAN RD.	Property dimensions: SEE REVISION	Property area: 1.35-1.4 ACRE APPROX

DESIGNATION OF AGENT

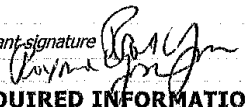
To be completed by Owner(s) only if Owner is not Applicant. **All owners must sign.**

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.

Owner name	Owner signature	Date
------------	-----------------	------

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant name **ROBERT YORK** Applicant signature  Date **MAY 9, 2025**
Rev. 12-09-05; 06-15-07

REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

FOR FUTURE IMPROVEMENT AND DEVELOPMENT
THAT WILL BETTER SERVE THE GROWING HOUSING NEEDS
OF CLEMSON AND APPEARANCE BY BLENDING IN WITH
THE EXISTING SURROUNDING STRUCTURES.

CURRENTLY THESE 3 PARCELS (105, 107, 109 COCHRAN RD)
ARE SINGLE FAMILY HOMES SURROUNDED BY "CLEMSON
LOFTS" APARTMENT COMPLEX, "ESSEX DRIVE TOWN HOUSES"
"OAKLEDGE" GATED APARTMENT COMPLEX AND DUPLEX
APARTMENTS.

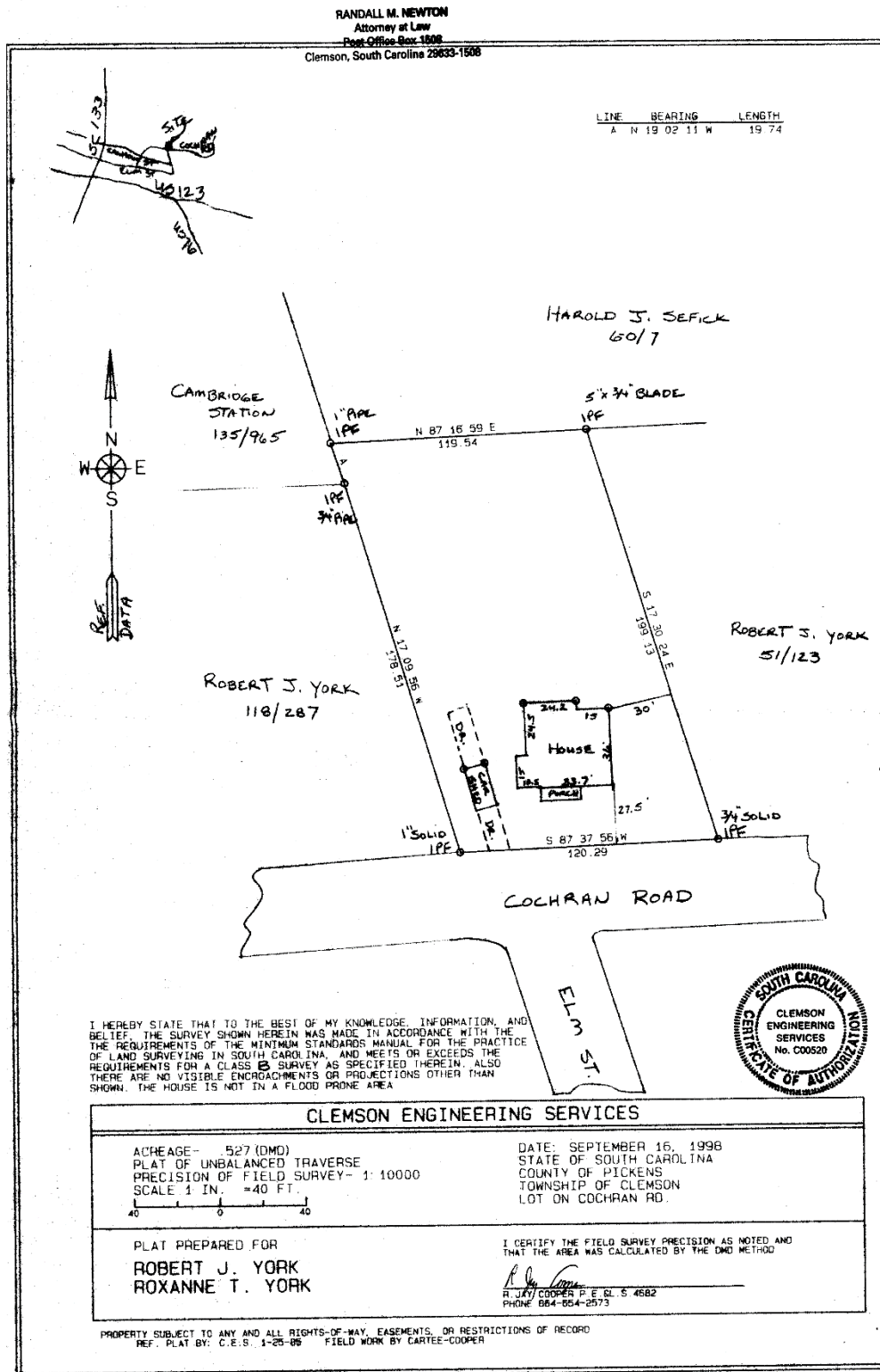
THESE 3 PARCELS 105, 107, 109 COCHRAN RD
DO NOT FIT IN THESE SURROUNDING DEVELOPMENTS

DEVELOPING AND IMPROVING THESE 3 PARCELS
WOULD SOLVE THIS AS WELL AS SERVING THE GROWING NEEDS
FOR HOUSING IN CLEMSON

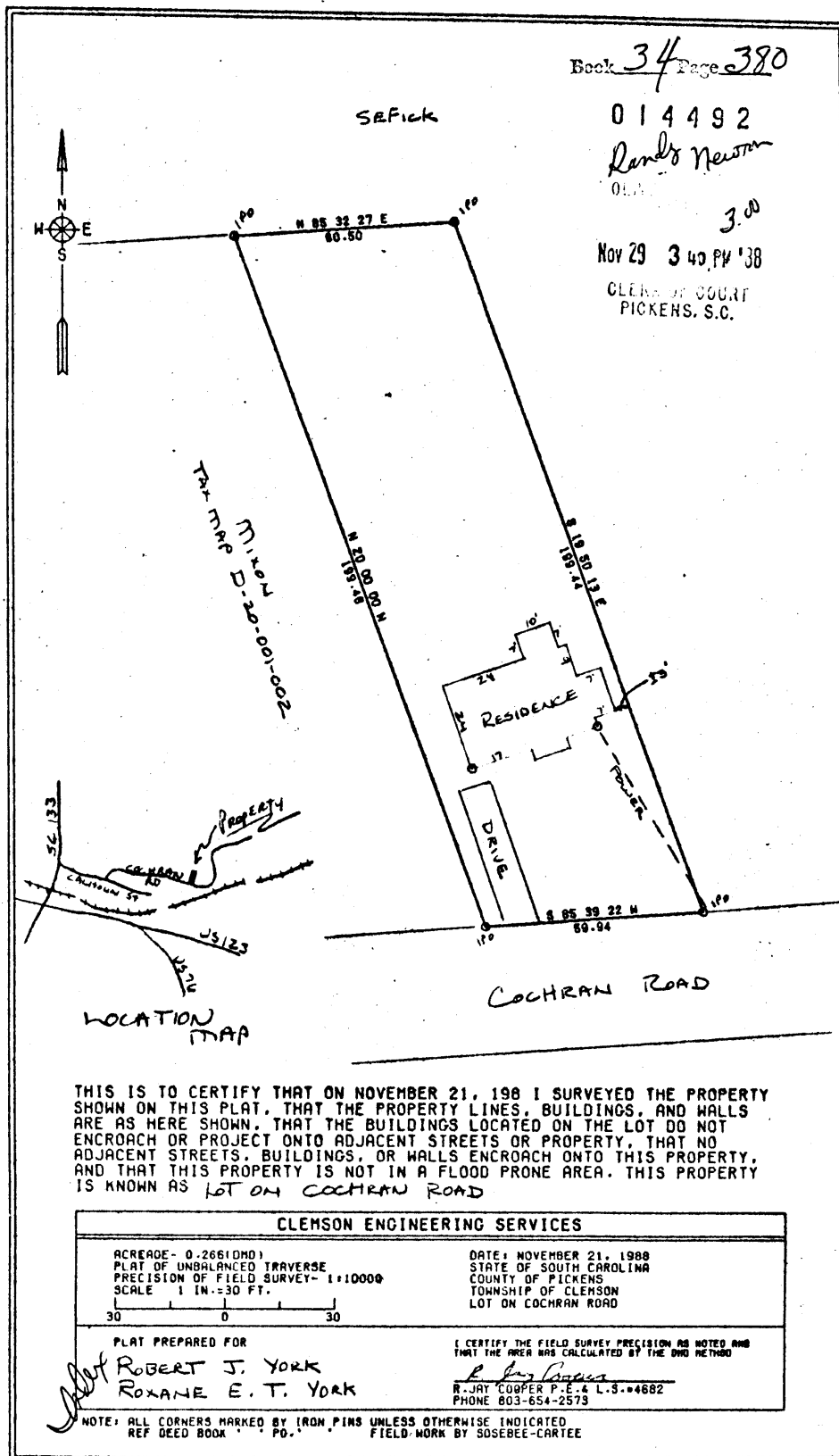
TMP# 4054-09-05-3283



TMP# 4054-09-05-5205



TMP# 4054-09-05-5296





CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Consider approving a resolution confirming, ratifying, and approving acceptance of the dedication of roads and sidewalks in phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard of Patrick Square and associated rights of ways and easements.

Agenda Item Detail: (expand as necessary for clarification)

This action corrects a scrivener's error from a previous 2023 resolution and places the streets, which the City Engineer verified meet City standards, under the City's ownership for maintenance and control. Patrick Square, LLC is dedicating the roads and sidewalks to the City in accordance with the Planned Development ordinance.

CITY OF CLEMSON, SOUTH CAROLINA

RESOLUTION R-2025-04

CONFIRMING, RATIFYING, AND APPROVING ACCEPTANCE OF THE DEDICATION OF ROADS AND SIDEWALKS IN PHASES III-C, IV, VII, VIII, 9-A, and 9-B, AND THOMAS GREEN BOULEVARD OF PATRICK SQUARE AND ASSOCIATED RIGHTS OF WAY AND EASEMENTS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, Patrick Square is located in the City limits and was created according to a Planned Development (PD) ordinance approved by the City Council, as the governing body, of the City;

WHEREAS, on April 4, 2023, by Resolution 2023-02, a copy of which is attached and incorporated herein, as Exhibit A, the City authorized acceptance of the dedication of the streets and sidewalks of Phases III-C, IV, VII, VIII, IV-A, IV-B and Thomas Green Boulevard of Patrick Square, along with associated curbing and drainage structures, existing City utility easements, and the existing rights of way referenced on the plats described herein, and which are attached hereto and incorporated herein by reference, collectively, as Exhibit B;

WHEREAS, Resolution 2023-02 appears to have contained a scrivener's error in the numeration, reciting certain phase numbers as "IV" rather than "9", and it was the City's intent to authorize the acceptance of the streets and sidewalks of Patrick Square Phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard roads and sidewalks are owned by Patrick Square, LLC, which entity wishes to comply with the provisions and intentions of the PD ordinance by dedicating them to the City;

WHEREAS, in the Patrick Square PD ordinance, the roads and sidewalks in Phases III-C, IV, VII, VIII, 9-A, 9-B and Thomas Green Boulevard were designated to be dedicated to the City once these phases of development were completed, and these phases appear now to be completed;

WHEREAS, the Patrick Square Phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard roads and sidewalks are owned by Patrick Square, LLC, which wishes to comply with the provisions and intentions of the PD ordinance by dedicating them to the City;

WHEREAS, (a) the plat for Phase III-C is on file with the Pickens County Register in Plat Book 605 at Page 129, (b) the plat for Phase IV is on file in Plat Book 600 at Page 306, (c) the plat, collectively, for Phase VII & Phase VII is on file in Plat Book 606 at Page 178, (d) the plat for Phase 9-A is on file in Plat Book 608 at Page 278, (e) the plat for Phase 9-B is on file in Plat Book 608 at Page 269, and (f) the plat for Thomas Green Boulevard is on file in Plat Book 608 at Page 159;

WHEREAS, South Carolina Code Annotated section 5-7-40 authorizes municipalities to own and possess real estate;

WHEREAS, South Carolina Code Annotated section 5-7-30 authorizes municipalities to exercise powers in relation to roads and streets, as appears necessary and proper;

WHEREAS, the City Code requires that for the City to accept dedication of privately funded and constructed streets and sidewalks, those structures are to be built to applicable City standards (*see, e.g.*, Clemson City Code section 15-27.2, section 15-30.1, and section 15-30.6(a));

WHEREAS, the City Engineer has inspected the streets and sidewalks constructed and verified that they have been built and/or upgraded to be in compliance with applicable City standards; and

WHEREAS, Clemson City Code section 15-30.1(c) provides that "streets, utilities and easements, or other structures or development features" proposed to be dedicated to the City for ownership and/or maintenance, shall be accepted only upon majority vote by City Council duly meeting in public session;

WHEREAS, notwithstanding the scrivener's error in Resolution 2023-02, the City intended at the time of the adoption of Resolution 2023-02 to accept the dedicated roads as provided in Resolution 2023-02 and as depicted on Exhibit B, and intends again now, to confirm, ratify, and approve such acceptance;

NOW THEREFORE, it is hereby resolved by the City Council of the City of Clemson, South Carolina, duly assembled and with a quorum present, by majority vote, that:

1. The City hereby confirms, and ratifies the prior acceptance of, and approves the acceptance of the dedication of the streets and sidewalks of Phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard of Patrick Square, along with associated curbing and drainage structures, existing City utility easements, and the existing rights of way referenced on the plats attached, collectively, as Exhibit B;
2. By confirming and ratifying the prior acceptance of, and approving the acceptance of the streets and sidewalks of Phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard of Patrick Square, the City has sole discretion to make whatever future changes and/or improvements it deems appropriate, including, but not limited to, altering direction of traffic, prohibiting on-street parking, and/or determining appropriate signage, as well as changes to size and/or construction and construction materials that may be deemed appropriate; and
3. Acceptance of Phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard are final upon filing of appropriate documentation of the conveyance with the Pickens County Register of Deeds, at which time the Phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard streets shall be placed in the City street inventory.

[ONE SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

Adopted: October 20, 2025.

CITY OF CLEMSON, SOUTH CAROLINA

G. Robert Halfacre, Mayor

[SEAL]
ATTEST:

Jeremiah Jackson, Municipal Clerk

CITY OF CLEMSON, SOUTH CAROLINA

RESOLUTION R-2023-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA, AUTHORIZING ACCEPTANCE OF THE DEDICATION OF ROADS AND SIDEWALKS IN PHASES III-C, IV, VII, VIII, IV-A, IV-B AND THOMAS GREEN BLVD. OF PATRICK SQUARE AND ASSOCIATED RIGHTS OF WAY AND EASEMENTS.

WHEREAS, Patrick Square is located within the City limits of the City of Clemson and was created as a Planned Development (PD) ordinance approved by Council; and,

WHEREAS, in the Patrick Square PD ordinance, the roads and sidewalks in Phases III-C, IV, VII, VIII, IV-A, IV-B and Thomas Green Blvd. were designated to be dedicated to the City of Clemson once the development was built out, and these phases are now built out; and,

WHEREAS, the Patrick Square Phases III-C, IV, VII, VIII, IV-A, IV-B and Thomas Green Blvd. roads and sidewalks are owned by Patrick Square, LLC, which wishes to comply with the provisions and intentions of the PD ordinance by dedicating them to the City; and,

WHEREAS, the plat detailing Phase III-C is on file with the Pickens County Register in Plat Book 605 at Page 129, and the plat for Phase IV is on file in Plat Book 600 at Page 306, and the plat for Phase VII & VII is on file in Plat Book 606 at Page 178, and the plat for Phase IV-A is on file in Plat Book 608 at Page 278, and the plat for Phase IV-B is on file in Plat Book 608 at Page 269, and the plat for Thomas Green Blvd. is on file in Plat Book 608 at Page 159; and

WHEREAS, S.C. Code §5-7-40 authorizes municipalities to own and possess real estate; and,

WHEREAS, S.C. Code §5-7-30 authorizes municipalities to exercise powers in relation to roads and streets, as appears necessary and proper; and,

WHEREAS, the Clemson City Code requires that in order for the City to accept dedication of privately funded and constructed streets and sidewalks, those structures are to be built to applicable City standards (See, e.g., CC Code §§15-27.2, 15-30.1, 15-30.6(a)); and,

WHEREAS, the City Engineer has inspected the streets and sidewalks constructed and verified that they have been built and/or upgraded to be in compliance with applicable City standards; and,

WHEREAS, CC Code §15-30.1(c) provides that "streets, utilities and easements, or other structures or development features" proposed to be dedicated to the City for ownership and/or maintenance, shall be accepted only upon majority vote by City Council duly meeting in public session; and,

NOW THEREFORE, it is hereby resolved by the City Council of the City of Clemson, South Carolina, duly assembled and with a quorum present, via majority vote, that:

1. The City hereby authorizes acceptance of the dedication of the streets and sidewalks of Phases III-C, IV, VII, VIII, IV-A, IV-B and Thomas Green Blvd. of Patrick Square, along with associated curbing and drainage structures, existing City utility easements, and the existing rights of way referenced on the plats described herein; and,
2. By accepting the streets and sidewalks of III-C, IV, VII, VIII, IV-A, IV-B and Thomas Green Blvd. of Patrick Square, the City will have sole discretion to make whatever future changes and/or improvements it deems appropriate, including, but not limited to, altering direction of traffic, prohibiting on-street parking, and/or determining appropriate signage, as well as changes to size and/or construction and construction materials that may be deemed appropriate; and,
3. Acceptance of Phases III-C, IV, VII, VIII, IV-A, IV-B and Thomas Green Blvd. will be final upon filing of appropriate documentation of the conveyance with the Pickens County Register, at which time the Phases III-C, IV, VII, VIII, IV-A, IV-B and Thomas Green Blvd. streets shall be placed in the City street inventory.

IT IS SO RESOLVED.

Dated this the 4th day of April 2023.

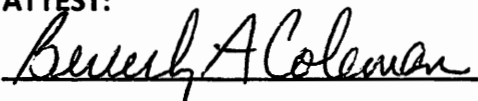
CITY OF CLEMSON, SOUTH CAROLINA

By: _____



Robert Halfacre

ATTEST:



Beverly A. Coleman, City Clerk



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)



**CITY OF CLEMSON
TOURISM RELATED GRANTS
FISCAL YEAR ENDING JUNE 30, 2026**

Organization	Account #	Requested	Recommended	Approved
1. Clemson Area Chamber of Commerce 1105 Tiger Blvd Clemson, SC 29631 Attn: Bryan Lee Rowing: Advertising, Marketing Items, Professional Fees, Security, Portable Toilets, Course setup/removal, Boat Rentals Repairs, Boat Tax & Registration, Postage, Insurance	405-7540-5239165	\$64,700	\$62,200	\$0
2. T Ed Garrison Arena 1101 W Queen Street Pendleton, SC 29670 Attn: Marie O Bolt Advertising/Promotions Garrison Arena	405-7540-5239165	\$10,000	\$10,000	\$0
3. City of Clemson Tourism Dept 1250 Tiger Blvd, Suite 1 Clemson, SC 29631 Attn: Lauren Gamrat City of Clemson Tourism Operations: Marketing, Salaries & Benefits, Professional Services	405-7540-5239165	\$177,100	\$177,100	\$0
4. Foothills Area YMCA 370 Memorial Drive Seneca, SC 29672 Attn: Lindsey Little Death Valley Open Water Swim Meet	405-7540-5239165	\$16,745	\$10,500	\$0
5. Brooks Center for the Performing Arts Clemson University 141 Jersey Lane, 221 Brooks Center Clemson, SC 29634 Attn: Mandy Stertz Brooks Center Marketing & Promotional Plan	405-7540-5239165	\$30,000	\$30,000	\$0
6. South Carolina Theatre Association 572 John Ross Pkwy, Ste 107, pmb 135 Rock Hill, SC 29730 Attn: Melissa King Annual Convention held in Clemson this year	405-7540-5239165	\$8,250	\$8,250	\$0
7. City of Clemson Parks & Recreation Dept 102 Nettles Park Rd Clemson, SC 29631 Attn: Jay Bennett Nettles Park Scoreboard & Field Name Sign Replacement	405-7540-5239165	\$0	\$0	\$0

Total Requested	\$306,795		
Total Available	\$323,022		
Total Recommended		\$298,050	
Total Approved			\$0



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Authorize the Parking Services Manager to enter into negotiations with Walker Consultants for the City of Clemson Parking Study.

Agenda Item Detail: (expand as necessary for clarification)

In the FY 2026 Budget, City Council approved a Comprehensive Parking Study of the Downtown District.

An advertisement for the Parking Study was published on August 7, 2025. All submissions were reviewed on August 28, 2025.

The selection committee reviewed four bid submissions and selected three consultants for interviews. These were conducted interviews the week of September 1, 2025.

Walker Consultants was the final selection by the committee.

Attached:

2025 Parking Study Submission Matrix

2025 Parking Study Interview Matrix

2025 Parking Study Submission Matrix

Scorer	Aggregate Weighted Score						
Respondant	Criterion #1	Criterion #2	Criterion #3	Criterion #4	Criterion #5	Criterion #6	
Weight	1	2	5	5	5	2.5	Total
Walker	15	23	67.5	47.5	62.5	37.5	253
Desman	15	14	37.5	40	50	30	186.5
J.M. Teague	15	21	62.5	65	62.5	33.75	259.75
Kimely Horn	15	21	65	45	55	26.25	227.25

Teams invited for interviews with the CRT

2025 Parking Study Interview Matrix

Respondant	Criterion #1	Criterion #2	Criterion #3	Criterion #4	Total
Walker	23.75	20	21.25	21.25	86.25
J.M. Teague	20	18.75	22.5	20	81.25
Kimely Horn	22.5	21.25	20	20	83.75



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Consider awarding the Clemson Heights Water Project 2025 in the amount of \$934,114.00 to Trae's Clearing & Grading with an additional \$150,000.00 contingency.

Agenda Item Detail: (expand as necessary for clarification)

The Clemson Heights Water Project was put out for bid on September 26, 2025, with bids closing on October 10, 2025. We received a total of eight bids, of which six were complete and accepted. Two bids were incomplete. The attached bid tab provides a full breakdown.

The project involves installing approximately 6,500 linear feet of 6-inch ductile iron pipe and 3121 linear feet of 2-inch PVC pipe. The work also includes new service connections and an asphalt patch along Crestwood dr., Cherokee Rd, Chattooga Ln, Satula Ln, Poplar Dr., Laurel Ln, and Mountain Laurel Dr. . A project map is attached for reference.

Clemson Heights Water Project 2025 - Bid Tab

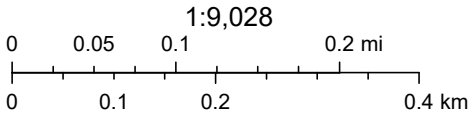
				Trae's Clearing & Grading		J&M Construction		Gar-Con Inc		HRH Engineering Services LLC		Moorhead Construction Inc.		L&W Inc		Foothills Contracting Service LLC		HDH Construction Group	
Item #	Item	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$60,001.00	\$60,001.00	\$15,000.00	\$15,000.00	\$97,000.00	\$97,000.00	\$70,000.00	\$70,000.00	\$97,012.00	\$97,012.00	\$58,650.00	\$58,650.00
2	Erosion Control	LS	1	\$10,000.00	\$10,000.00	\$10,500.00	\$10,500.00	\$8,000.00	\$8,000.00	\$7,000.00	\$7,000.00	\$6,500.00	\$6,500.00	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$42,054.00	\$42,054.00
3	Traffic Control	LS	1	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$8,000.00	\$8,000.00	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$18,000.00	\$18,000.00
4	6" CL 350 DIP Waterline	LF	6508	\$73.00	\$475,084.00	\$80.00	\$520,640.00	\$93.00	\$605,244.00	\$85.00	\$553,180.00	\$199.00	\$1,295,092.00	\$135.00	\$878,580.00	\$75.00	\$488,100.00	\$95.50	\$621,514.00
5	6" Gate Vale	EA	17	\$2,200.00	\$37,400.00	\$2,050.00	\$34,850.00	\$1,800.00	\$30,600.00	\$3,000.00	\$51,000.00	\$2,100.00	\$35,700.00	\$2,000.00	\$34,000.00	\$2,500.00	\$42,500.00	\$3,717.00	\$63,189.00
6	2" PVC CLass 315 Waterlin	LF	3121	\$30.00	\$93,630.00	\$40.00	\$124,840.00	\$30.00	\$93,630.00	\$40.00	\$124,840.00	\$62.00	\$193,502.00	\$105.00	\$327,705.00	\$28.00	\$87,388.00	\$33.00	\$102,993.00
7	2" Gate Valve	EA	10	\$1,700.00	\$17,000.00	\$1,300.00	\$13,000.00	\$1,100.00	\$11,000.00	\$1,900.00	\$19,000.00	\$1,700.00	\$17,000.00	\$1,450.00	\$14,500.00	\$2,000.00	\$20,000.00	\$2,987.00	\$29,870.00
8	2" Blowoff Assembly	EA	2	\$2,500.00	\$5,000.00	\$3,500.00	\$7,000.00	\$4,275.00	\$8,550.00	\$6,000.00	\$12,000.00	\$3,000.00	\$6,000.00	\$2,800.00	\$5,600.00	\$4,500.00	\$9,000.00	\$3,245.00	\$6,490.00
9	6" tie-in	EA	2	\$6,500.00	\$13,000.00	\$7,500.00	\$15,000.00	\$6,000.00	\$12,000.00	\$8,000.00	\$16,000.00	\$7,500.00	\$15,000.00	\$11,500.00	\$23,000.00	\$10,000.00	\$20,000.00	\$8,551.00	\$17,102.00
10	6" tie-in Bore Cherry Rd.	EA	1	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$25,000.00	\$25,000.00	\$12,500.00	\$12,500.00	\$33,000.00	\$33,000.00	\$45,000.00	\$45,000.00	\$40,564.00	\$40,564.00
11	2" tie-in	EA	6	\$5,500.00	\$33,000.00	\$3,500.00	\$21,000.00	\$4,200.00	\$25,200.00	\$6,000.00	\$36,000.00	\$37,000.00	\$222,000.00	\$5,900.00	\$35,400.00	\$6,000.00	\$36,000.00	\$6,095.00	\$36,570.00
12	Fire Hydrant Assembly	EA	6	\$6,000.00	\$36,000.00	\$9,500.00	\$57,000.00	\$9,400.00	\$56,400.00	\$10,000.00	\$60,000.00	\$8,700.00	\$52,200.00	\$10,210.00	\$61,260.00	\$12,000.00	\$72,000.00	\$8,727.50	\$52,365.00
13	3/4" Service Line	EA	56	\$875.00	\$49,000.00	\$1,750.00	\$98,000.00	\$1,900.00	\$106,400.00	\$30.00	\$1,680.00	\$1,850.00	\$103,600.00	\$2,200.00	\$123,200.00	\$1,500.00	\$84,000.00	\$1,749.50	\$97,972.00
14	Asphalt Paving	LF	5000	\$10.00	\$50,000.00	\$30.00	\$150,000.00	\$18.00	\$90,000.00	\$50.00	\$250,000.00	\$23.00	\$115,000.00	\$50.00	\$250,000.00	\$19.40	\$97,000.00	\$21.46	\$107,300.00
15	Meters	EA	85	\$500.00	\$42,500.00	\$1,000.00	\$85,000.00	\$950.00	\$80,750.00	\$2,850.00	\$242,250.00	\$710.00	\$60,350.00	\$1,950.00	\$165,750.00	\$1,200.00	\$102,000.00	\$1,461.00	\$124,185.00
16	Prive Service Line (3/4" PE	LF	1500	\$15.00	\$22,500.00	\$15.00	\$22,500.00	\$20.00	\$30,000.00	\$35.00	\$52,500.00	\$47.00	\$70,500.00	\$76.00	\$114,000.00	\$40.00	\$60,000.00	\$51.50	\$77,250.00
				\$934,114.00		\$1,224,330.00		\$1,255,775.00		\$1,480,450.00		\$2,306,944.00		\$2,160,995.00		\$1,300,000.00		\$1,496,068.00	

Clemson Heights Water Project 2025



10/14/2025, 10:03:54 AM

- Roads
- 2" PVC Water Line
- 6" DIP Water Line



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City of Clemson

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