CITY OF Clemson
PLANNING & DEVELOPMENT

Agenda
Planning Commission
February 9, 2026
6:00 PM
Council Chamber, Clemson City Hall

Call to Order

Election of Officers

a. Chair

b. Vice Chair

c. Reappointment of Recording Secretary

Public Session

Approval of Minutes

a. January 13, 2026

Planned Development Concept Presentation Workshop

a. PUD-000526-2026 Proposed Planned Development - 201 Pine Street

Planned Development Public Session

a. PUD-000506-2025 (1310 Tiger Boulevard)

Action Items

a. 2026-R-01 Neighborhood Conservation Overlay

Advisory Items

Discussion Items

a. Draft Roof-top Canopy Standards

Staff Reports

Other Items

a. Planning Commission Representation at Council Meetings

b. Future Workshops and Other Events

Adjourn

PLANNING COMMISSION MEETING
Tuesday, January 13, 2026
6:00 p.m.

MINUTES

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

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

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

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

Mr. Tyler called the meeting to order at 6:00 p.m., and then introduced the Commission members and staff present.

Mr. Tyler called for a procedural vote to amend the agenda. He made a motion to remove item 7c. Draft Middle Housing Standards and item 7d. Draft Roof-top Canopy Standards under discussion items from the current agenda and delay discussion until later; Mr. Rice seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a vote by a show of hands; the motion was unanimously approved by a 6 – 0 vote.

2. Public Session (4:56)

Mr. Tyler opened the Public Session and called for comments related to items not on the agenda; no one choose to speak. He then noted that there had been no written comments received for items not on the agenda, and closed the public session.

3. Adoption of Minutes (6:09)

a. December 8, 2025 – Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none. Mr. Tyler called for a motion. Mr. Cumbie made a motion to approve the Monday, December 8, 2025 minutes as presented; Mr. Rice seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a voice vote; there was no opposition. The motion was unanimously approved by a 6 - 0 vote.

4. **Planned Development Concept Presentation Workshop** (6:43)
    a. PUD-000506-2025 Proposed Planned Development (1310 Tiger Blvd.)

Mr. Tyler called for any updates or reports from staff; there were none. Mr. Tyler then recognized representatives from Kennedy Wilson development team (previously Toll Brothers Campus Living), and called them to come forward to present.

Mr. Marielle Aras of the Kennedy Wilson Acquisition Team introduced himself, then introduced Mr. Nick Imerman of their Construction and Development Team. Also present were Mr. Brian Gerlock, the Senior Retail Broker of Pintail, and Mr. Josh Sax, an architect representing Dwell Design.

Mr. Aras provided an overview of the updates that have been made to the development since the initial concept presentation at the November 2025 meeting. When the overview was finished, Mr. Imerman spoke about the updated renderings and the proposed increase in retail space. Mr. Aras concluded the presentation by noting the proposed community benefits. (See Attachment #1)

Following the presentation, Mr. Tyler called for comments from the commissioners. Among the items addressed were:

- Clarification of the bedroom count.
- The location of the garage entrance and ride share pickup.
- Relocation of a driveway.
- Actual benefits for the public from the proposal.
- Concerns with traffic patterns.
- Student transportation options.
- Consideration of townhomes and other units for possible sale.
- The programing for the proposed plaza.
- Concerns with Toll Brothers being acquired by Kennedy Wilson.
- Parking enforcement.
- Potential of purchasing adjacent parcels for additional commercial space.
- Possible changes to increase number of three-bedroom/three-bath units.

Mr. Tyler called for additional comments from the commissioners; there were none. The concept presentation workshop was closed.

5. **Action Items** (1:04:25) None

6. **Advisory Items** (1:04:27**)** None

7. **Discussion Items** (1:04:30)

    a. Draft Neighborhood Conservation Overlay

DRAFT

Mr. Woods presented updates to the proposed Neighborhood Conservation Overlay introduced in discussion at the December 2025 meeting. (See Attachment #2)

Among the problematic issues associated with unregulated growth that Mr. Woods noted were:

- An increasing number of homes and lots in existing neighborhoods purchased for speculative purposes.
- Anxiety about ad hoc construction that lacks a cohesive plan or is out of place within the context of the existing neighborhood.
- The loss of environmental assets such as tree canopies.
- Direct commercial encroachment into residential areas.

Mr. Woods concluded his presentation by stating that staff feels the proposed overlay would help mitigate many of the concerns community residents have vocalized. Discussion followed.

b. Draft Mixed-Use High-Density Developments

Mr. Woods presented a proposed amendment to zoning standards intended to work with the draft Neighborhood Conservation Overlay standards by allowing greater vertical density in commercial areas by right, thereby negating the existing focus on the use of planned developments to attain projects' need for density. The proposed amendment, said Mr. Woods, utilized the following "three-pronged approach":

- Implement the neighborhood protection overlay to prevent commercial encroachment
- Codify requirements for heights, buffers, parking spaces, implantation of the downtown streetscape, and architectural step backs over three stores against residential in our zoning code.
- Allow vertical density and to exit the plan development cycle.

(See Attachment #3)

Discussion followed.

8. **Staff Reports** (2:19:55)

Mr. Woods noted that the comprehensive plan public hearing went well, and the first reading would be at the first February meeting.

9. **Other Items** (2:20:27) - none

a. Planning Commission Representation at Council Meetings - none
b. Future Workshops and Other Events - none

10. **Adjourn** (2:20:30)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Ms. Hyatt seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6 – 0 vote.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Kelly Roach, Recording Secretary

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

DRAFT

Attachment #1

PUD-000506-2026 (1310 Tiger Blvd.) Presentation Slides














Current - Concept Site Plan


Conceptual Public Plaza Plan
RETAIL
LEAS/AMEN.
RETAIL
A3
B2






Market Pantry









Project Highlights

5.92 *Acres*	15,650 SF *of Retail*
752 *Beds*	225 *Units*
566	75% *Ratio of Parking Deck Spaces to Beds*
71	

03 Retail Vision





Site Plan

SPACE	SF	USE	EXAMPLES
A	2,400	F+B	Quick service restaurant
B	3,557	F+B	Full service restaurant
C	1,324	F+B	Coffee
D	2,000	Retail	Wellness
E	2,000	Retail	Nail salon
F	2,000	Retail	Hair salon
G	2,156	Retail	Yoga, pilates, barre



Revel

Plaza Activation

The public plaza within the site serves as a unique opportunity to have 1310 represent actual place making via a collection of retail bays. The best retail is two sided: when you leave a store you should be able to look forward to see additional retail and we can achieve that with our plaza. In addition to making the site feel like a retail village it also gives us additional space for ongoing activations.

EATERIES	Pop-up and Farmers Seasonal Concept Dining
ENTERTAINMENT	Event Venue / Live Music
LIFESTYLE	Gear Swaps, Farmers Markets
RETAIL	Holiday Markets, Boutique Retail Pop-Ups
WELLNESS	Yoga or Wellness Classes, Yoga



Revel

Parking Considerations

The parking will play an important role at 1310 Tiger Blvd. As designed 1310 will be able to accommodate a diverse range of parking patrons. The surface parking is designed to accommodate patrons visiting the site for retail purposes. The mix of operations shown below illustrate how the timing of each operation plays an important role in the demand for spaces.

By having a diverse mix of peak business times across the operations, we are able to utilize the surface parking in a way that can accommodate patrons throughout the course of each day of the week. The first floor of the deck will also be able to accommodate additional retail, employee and rideshare pick ups to reduce load on the surface spots.

Use	Max Ratio	Weekdays				Weekends			
		6a-12p	12p-4p	4p-8p	8p-12a	6a-12p	12p-4p	4p-8p	8p-12a
Coffee	10	10	10	8	0	10	10	8	0
FSR	30	0	30	30	30	6	30	30	30
QSR	10	0	10	10	10	0	10	10	8
Fitness	7	7	6	7	0	7	4	7	0
Service	3	3	3	3	0	3	3	1	0
Total	60	30	48	56	40	26	57	55	38

Revel

04 Community Benefits

mmunity Benefits

,650 SF Class-A Retail	$2M+ Impact and Development Fees.
215 SF Public Plaza Area.	$1.5 M Annual Net Additional Taxes generated by the Project, 100% of which are net new taxes to the City of Clarkston.
Installation of new bus shelter at HWY 78 bus Stop	Installation of new streetscapes along Reid St, Tiger Blvd, & Hwy 78



Thank you!

Project Contacts:

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Mariel Arias
Sr Development Analyst
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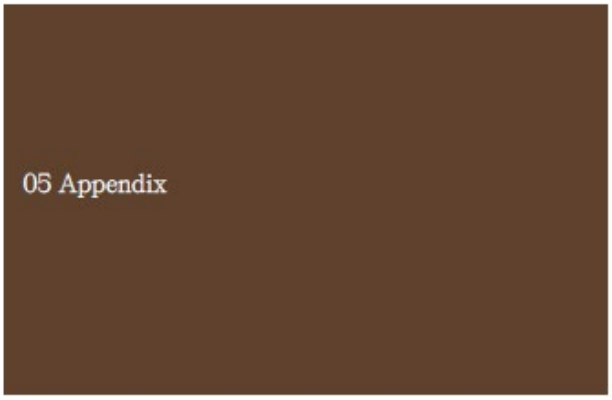
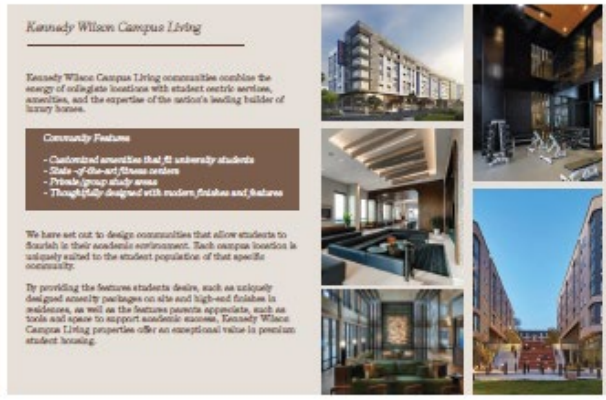
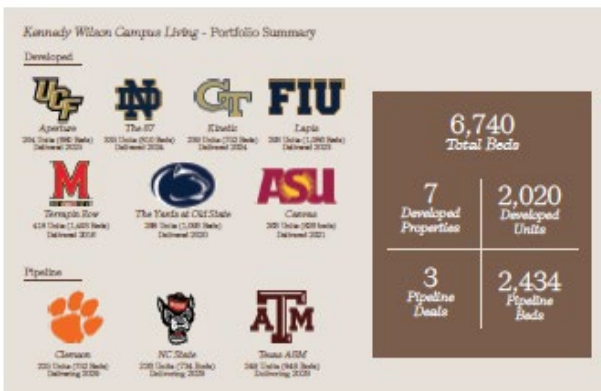
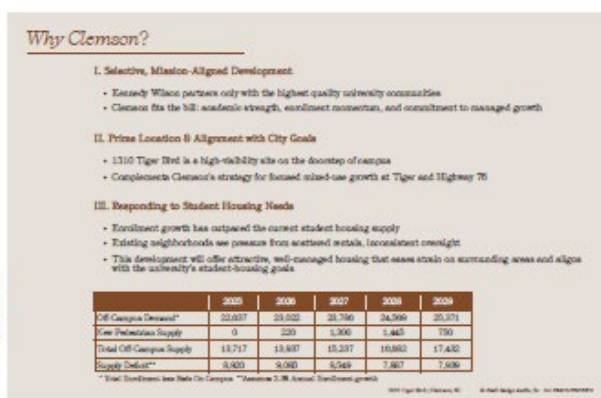

05 Appendix


Kennedy Wilson Campus Living
Kennedy Wilson Campus Living communities combine the energy of collegiate locations with student centric services, amenities, and the expertise of the nation's leading builder of luxury homes.
Community Features
- Customized amenities that fit university students
- State-of-the-art fitness centers
- Private/group study areas
- Thoughtfully designed with modern finishes and features
We have set out to design communities that allow students to flourish in their academic environment. Each campus location is uniquely suited to the student population of that specific community.
By providing the features students desire, such as uniquely designed amenity packages on site and high-end finishes in residences, as well as the features parents appreciate, such as tools and space to support academic success, Kennedy Wilson Campus Living properties offer an exceptional value in premium student housing.


Kennedy Wilson Campus Living - Portfolio Summary
Developed
Aperture
The 87
Kinetic
Lapis
Terrapin Row
The Yards at Old State
Canvas
Pipeline
Clemson
NC State
Texas A&M
6,740
Total Beds
7
Developed Properties
2,020
Developed Units
3
Pipeline Deals
2,434
Pipeline Beds


Kennedy Wilson Campus Living


Development Timeline


Why Clemson?
I. Selective, Mission-Aligned Development
• Kennedy Wilson partners only with the highest quality university communities
• Clemson fits the bill: academic strength, enrollment momentum, and commitment to managed growth
II. Prime Location & Alignment with City Goals
• 1310 Tiger Blvd is a high-visibility site on the doorstep of campus
• Complements Clemson's strategy for focused mixed-use growth at Tiger and Highway 76
III. Responding to Student Housing Needs
• Enrollment growth has outpaced the current student housing supply
• Existing neighborhoods see pressure from scattered rentals, inconsistent oversight
• This development will offer attractive, well-managed housing that eases strain on surrounding areas and aligns with the university's student-housing goals
2025 2026 2027 2028 2029
Off Campus Demand* 22,037 23,022 23,786 24,509 25,371
New Pedestrian Supply 0 220 1,300 1,445 750
Total Off Campus Supply 13,717 13,937 15,237 16,682 17,432
Supply Deficit** 8,920 9,085 8,549 7,867 7,939

Cross-Market Comparison of Pedestrian Student Housing Supply

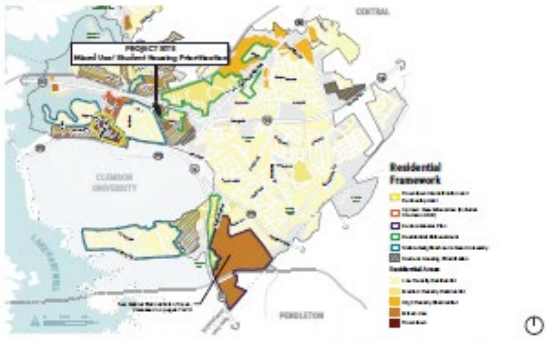
Peer Schools	Full Time Enrollment	Off-campus Student Housing Beds within 0.5 miles of campus	Private Pedestrian Beds as % of Enrollment
Florida State University	30,240	20,704	57%
University of Texas	50,089	28,531	56%
Duke	16,956	7,656	45%
NC State	31,340	12,760	41%
Georgia Institute of Technology	25,780	10,005	39%
University of Tennessee	34,787	11,375	33%
University of Arkansas	27,836	8,999	32%
University of Louisville	16,576	4,729	29%
Auburn University	25,023	6,946	28%
University of South Carolina	34,065	6,010	23%
University of Notre Dame	12,836	2,761	22%
University of Georgia	36,076	6,156	21%
Louisiana State University	35,607	7,424	21%
Southern Methodist University	9,676	1,870	20%
University of Virginia	23,723	4,503	19%
Clemson University	20,546	2,811	13%

* Does factoring in the additional student housing pipeline (~2700 beds), Clemson's percentage of pedestrian beds will rise above 20% before 2030.

Clemson Context Map



Draft Clemson 2045 Plan



Existing Conditions



Concept Plan: Level 1



Concept Plan: Level 2



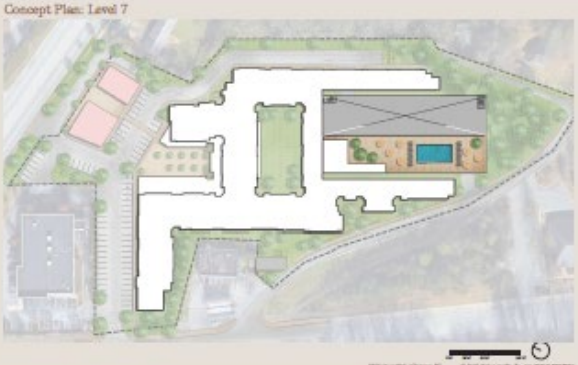
Concept Plan: Level 3-5



Concept Plan: Level 6



Concept Plan: Level 7



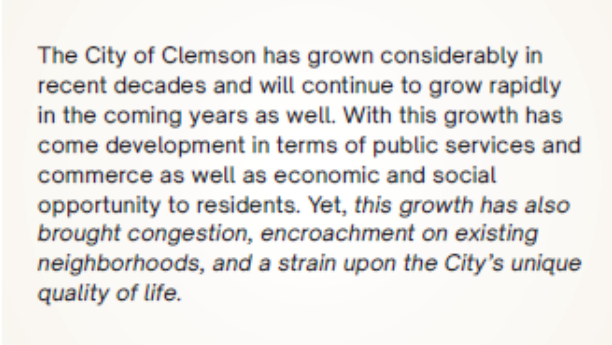
Retail Area Comparison Diagram



Attachment #2

N.Woods' Presentation – Neighborhood Conservation District













29,545

CLEMSON TOTAL ENROLLMENT 2025

THE CHALLENGES OF UNSYSTEMATIC GROWTH

Speculative Infill	Ad hoc construction
Loss of environmental assets	Commercial Encroachment

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COMMUNITY FEEDBACK

1	2	3	4
Diminishing Neighborhood Character	Commercial Infiltration	Loss of Environmental Assets	Prolonged Construction Disruption

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THE PROPOSED SOLUTION

Proposed Framework: The NC-1 Neighborhood Protection Overlay

Commercial Buffer: Strict prohibition of mixed-use expansion into the residential core

Design Standards: architectural cohesion through scale and massing requirements for new builds

Tree Preservation: Mandates for maintaining mature canopies during site clearance

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BENEFITS OF INTENTIONAL DEVELOPMENT

RESIDENTS	DEVELOPERS	CITY
Stability and preserved quality of life	Clearer rules reducing neighborhood pushback	A more sustainable, unified community

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GUIDELINES FOR NEW CONSTRUCTION

1. All **New Construction** (Single-Family and Accessory Dwelling Units) require the approval of the Board of Architectural Review.
2. All **New Construction** (Single-Family and Accessory Dwelling Units) are subject to a City Site Management Plan during construction

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SITE STANDARDS

1. Planned Development proposals are **NOT** allowed for properties located within the NC-1 Overlay District
2. The minimum frontage for a **new lot** shall be no less than the average of the 2 adjacent lots on either side of the new lot. New lots are defined as lots that are created by subdivision after the adoption of the NC-1 Overlay
3. **New lots** created by subdivision will avoid irregular shapes with side lot lines being perpendicular to the street
4. All **new development** will require the construction of sidewalks and any streetscape prescribed, or fee in lieu

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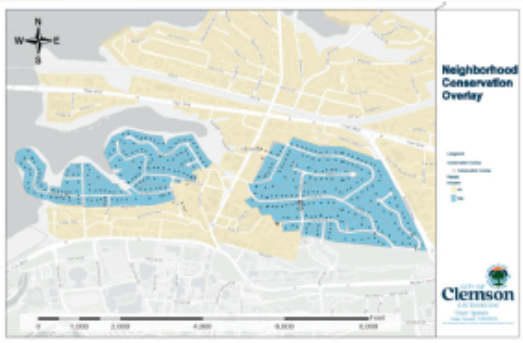
SITE STANDARDS PART 2

5. Site plans for **new construction** must map mature trees and describe the measures that will be taken to preserve them, minimizing the loss of mature trees
6. **New** buildings shall be designed to set into the landscape with a minimum of reshaping the topography and loss of mature trees
7. **New construction** will provide for large, native tree that will reach at least 50 feet in height at maturity. At least 2 trees of this type will be placed in each of the front and year yards; existing trees may be included in this amount
8. At least 2 ornamental trees such as dogwood or redbud will be shown in the front and rear yards of a building submitted for approval for **new construction**



SUMMARY

The **GOAL** of this framework is to replace arbitrary development patterns with a regulated growth model that protects established neighborhoods susceptible to speculative development and commercial infiltration.

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SUMMARY

For almost **40** years concerns about growth encroaching into existing neighborhoods has been a concern. The overlay is designed to shield the neighborhoods from commercial overreach, and serve as a critical buffer, preventing further encroachment.

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SUMMARY

It establishes **rigorous site standards** to ensure that any new construction respects and enhances the neighborhood's character rather than diminishing it. Each site clearance triggers significant community concern regarding the depletion of the mature canopy, the prolonged disruption of the construction phase, and the architectural compatibility of the new structures with the existing neighborhood character. The overlay ensures any and all new residential development minimizes its impact on environmental assets.

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NEXT STEPS



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FAQ

Why not expand the overlay to every R-20 Zoned neighborhood in the City?

The proposed Neighborhood Conservation Overlay (NC-1) is specifically targeting the Coldwater Springs and Sloan-Poe areas for the following reason:
The designated neighborhoods are uniquely situated on the direct border of a Commercial Mixed-Use (CM) zoning district closest to the University. This particular adjacency presents an immediate and elevated risk of intense development pressure, which necessitates the restrictive measures provided by the NC-1 overlay.

Neighborhoods such as Monaco, Mountain View, Ashley Estates, and Calhoun Forest, while important, are currently not subject to the same level of immediate encroachment risk, and therefore, the broad application of this highly restrictive overlay to all R-20 zoned areas is not presently warranted.

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FAQ

Why not expand the overlay to protect other parcels in these areas?
The proposed Neighborhood Conservation Overlay (NC-1) has carefully defined boundaries that exclude certain parcels due to existing zoning, land use history, and established density.

Why were some parcels excluded?
The overlay was specifically designed to protect R-20 zoned (single-family) properties facing immediate encroachment risk. Parcels within the general area were excluded from the overlay if they met one of the following criteria:

- **Existing Zoning Classification:** Many properties, such as the Edgewood Arms Apartments, already possess different zoning classifications (e.g., RM-4, Residential Multi-family), making their inclusion inappropriate for a single-family conservation effort.
- **Established Land Use:** Other excluded properties are long-established student rentals or existing multi-family dwellings, representing a density and use pattern already distinct from the R-20 homes the overlay seeks to protect.

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FAQ

What was the justification for the current boundary Line?
A definitive boundary was necessary, and its placement was guided by historical planning documents and existing land use patterns:

- **Historical Precedent:** The boundary on the East Side was historically recognized as the Knox Lane in the oldest available Comprehensive Plans and Zoning Maps.
- **Existing Density:** The southeastern portion of this area is already characterized by high density, being either University-owned or having existing dense multi-family development.
- **Property Owner Input:** During the Comprehensive Planning process, several owners along N. Clemson Avenue requested up-zoning specifically to permit duplexes, similar to those already found at 230 and 232 N. Clemson Ave., acknowledging a pre-existing higher density pattern. This is reflected in the new comprehensive plan.
- **student Housing District:** The area south of Hedgerow is a long-established, dedicated student housing district, which has a distinct function and development pattern that falls outside the overlay's protective scope.

We acknowledge that setting definitive lines may lead to disagreement, but the selected boundaries are based on historical context, current zoning facts, and existing neighborhood function to ensure the overlay's regulations are applied where they are most justifiable.

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FAQ

The overlay still does not protect the neighborhoods from student development along college avenue. Why?

Prohibiting student housing development along College Avenue would represent a significant departure from decades of established City Planning policy and direction.

This corridor has been consistently identified and maintained through multiple planning cycles as the City's most vital commercial and mixed-use transit corridor, immediately adjacent to the University. Restricting the housing component within this area would be at odds with the core principles defined in the City's Comprehensive Plans, which have long supported the:

- Intensification of mixed-use development in this specific area
- Concentration of higher-density housing nearest the major employment and educational center

Finally, a policy shift of this magnitude would require a fundamental re-evaluation of the entire ClemsonNEXT framework and the long-term vision for the Downtown core.

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FAQ

WHAT IS THE TRADE OFF?

An increase in allowable building height along College Avenue makes this preservation possible. By allowing density to go up, we can prevent density from spreading out. Height is the escape valve.

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QUESTIONS

Attachment #3

N. Woods' Presentation - Mixed-use High-density Development

The Evolution of Height in Clemson: Context, Conflict, & Clarity

January 2026



Context

January 2026

General Commercial (C)

Foundation

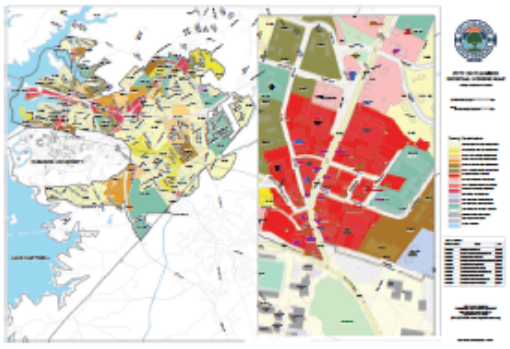
General Commercial (C) District Zoning came about as part of our original 1970's zoning code. The prescribed maximum height is 65' feet dependent on location.

Boundary

College Avenue from Hwy 93 to First Baptist/U Centre

Adjacent PDs

114 Earle



Commercial Mixed-Use (CM)

Evolution

Commercial Mixed-Use was enacted in August of 2014. It was designed to create a vibrant, walkable core by mixing uses vertically. The prescribed maximum height is 65' feet dependent on various factors.

Boundary

College Avenue from the end of the C district to roughly the Wall Street and Walgreens parcel areas, and along 93 closest to the University

Adjacent PDs

Sunset at Valley Walk, Moda, The HUB, and the Rambler



Conflict

Development Wave 2015-2017

Campus View 2015

80 feet tall

U Centre 2017

75 feet tall

The Earle 2017

95 feet tall







Understanding Opposition

Voiced Concerns

Loss of "Old Clemson" and the rise of a modern "Town Center" feel

Real Issue

Student housing saturation of Clemson's Downtown Core

Reaction

Height became a scapegoat to slow development

Height Reduction December 2021

The Bixby

Plan submission 11/2020
CO 11/22

December 2021

A text amendment "intended to provide a path for allowing some residential development in commercial districts while multiple catalyst areas are being studied and standards are established" lowered the maximum building height for structures in this area from 65' to 3 stories. The ordinance changed the way height was calculated from feet to stories, and further changed the way a building story was calculated. A recording of this meeting shows that the height limitations were meant to last 180 days. The height reduction was never removed and remains in place today.

Planned Development (PD)

A New Tool For Discretion

Moving away from a one-size-fits-all height. PDs evaluate projects based on community benefits often in exchange for height.

ClemsonNEXT

Permit multifamily residential uses only through a planned development process. Using the planned development process for all multifamily developments will allow for greater collaboration between the City and the developer, and will help ensure a process for negotiating for public benefits

Result

MODA - 2023 - 63'
The HUB - 2024 - 84'
The Rambler - 2025 - 96'
*at their tallest point

The Problem(s)

Comprehensive Plan & ClemsonNEXT at odds with Zoning Code

2014 & 2019 Comprehensive Plans call for dense, vertical development downtown yet the Zoning Code allows 3 stories.

Market Reality

3 stories is not enough to realize an ROI on parcels in Downtown Clemson. Developers will continue to propose Planned Developments to overcome the high cost of land acquisition. Nor are 3 stories enough to sustain a vibrant commercial corridor.

Workaround

Planned Development proposals in the downtown corridor are proposed more often than not for the sole purpose of gaining additional height.

The Problems Continued

Impact fees have not slowed development

Clemson passed some of the highest Development Impact Fees in the State and Development has not slowed.

Elections have not worked

Since the 2015-2017 Development Wave, Height Reduction and Building Moratoriums we have had personnel changes on both City Council and Planning Commission and Development has not slowed.

Staff Turnover has not worked

Despite turnover in the City of Clemson's Administrative and Planning staff, ongoing concerns about building height and density have continued and Development has not slowed.

More Problems

Shutting Down Development Will Not Work

If restricting more multifamily development were a practical legal option, all it would accomplish would be pushing more development outside Clemson's borders. The problem with this is that most people will still need to get to the university each day, as well as work in Clemson's service sector. It will guarantee maximum traffic by putting people farther from where they are trying to be, exacerbating a fundamental congestion problem.

Ad Hoc and Unsystematic Growth

- Inconsistent buffers between commercial and residential
- Inconsistent building step-backs and step-downs
- Inconsistent parking requirements

Another Set Of Problems

Ambiguity

Uncertainty about what can or will be approved frustrates citizens, developers, and staff.

Anxiety

- Citizens are anxious about what might be approved.
- Developers are anxious about what might be approved.
- Elected & appointed officials are anxious about what might be proposed.
- City staff is caught in the middle.

Assumptions

All parties mentioned above believe the other side does not know what they are doing. Conspiracy theories and misinformation abound.

Final Problem

ANGER

Clarity

January 2024

The Solution

Implement Neighborhood Protection Overlay

To shield the community from commercial encroachment

Codify all items negotiated in the PD process

- Height
- Buffers
- Parking Spaces
- Implementation of Downtown Streetscape
- Architectural step-backs over 3 stories against residential, etc.

The Solution

Allow Vertical Density to exit the Planned Development Cycle

- Preserve College Avenue from 93 to Keith at 2 stories
- Cap Strode to Strode at 3 but allow 5 for Urban Design
- Earle Street to 123, and along Hwy 93 cap at 5 stories but allow 7 stories
- Allow additional height at 3 unique sites, where several stories would be below grade

Development Bonus

Community Action Fund

$10.00 voluntary contribution per square foot of bonus area.

Development Bonus

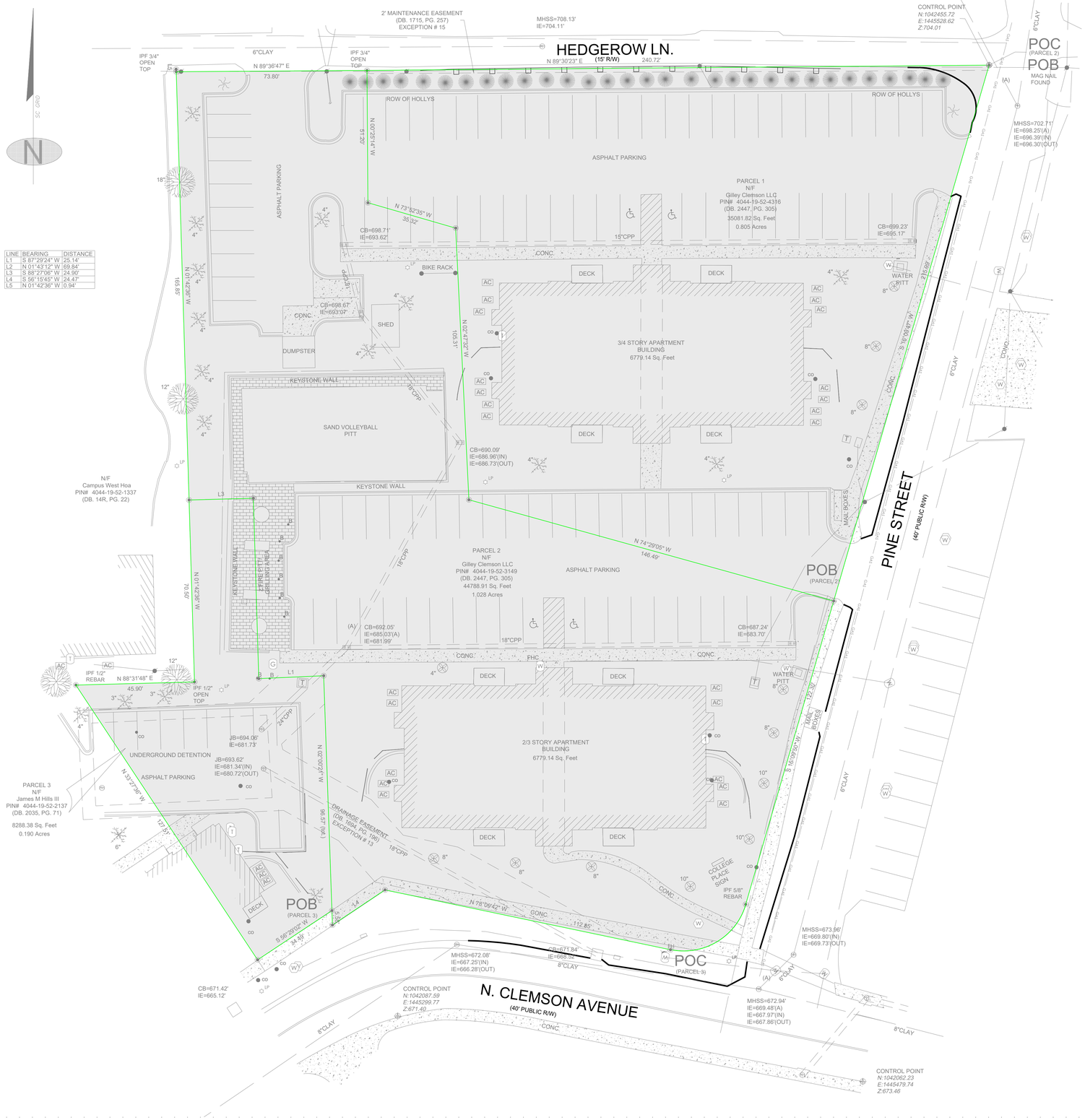
Example: MODA 68,000 sq. ft. per floor

Set height at 3 maximum, then for 2 additional floors the formula looks like: ($10.00 x 68,000 sq. ft.)x 2 = $1,360,000

Conclusion: A Cohesive Path Forward

Intentionality Over Reaction

- **Kill the Boogey Man**, and replace with a regulatory framework. Ambiguity is the enemy, not height strategically placed.
- **Protect Our Neighborhoods** in actuality, in ordinance, and in practice through NC-1.
- **Prioritize Neighborhood Integrity** with zoning buffers and standardized step-backs.
- **Enhance Downtown Vibrancy** through smart, not ad hoc, planning.



PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID:	4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137
CURRENT ZONING:	RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL:	6000 SF
RESIDENTIAL:	159 UNITS (555 BEDS)
SITE AREA:	2.023 AC

SITE PLAN LEGEND:

PROPERTY LINE

DEVELOPMENT AREA

SURVEY NOTES:

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

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

JOB NUMBER: 252020

DATE: 4/18/25

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DRAWING ISSUE

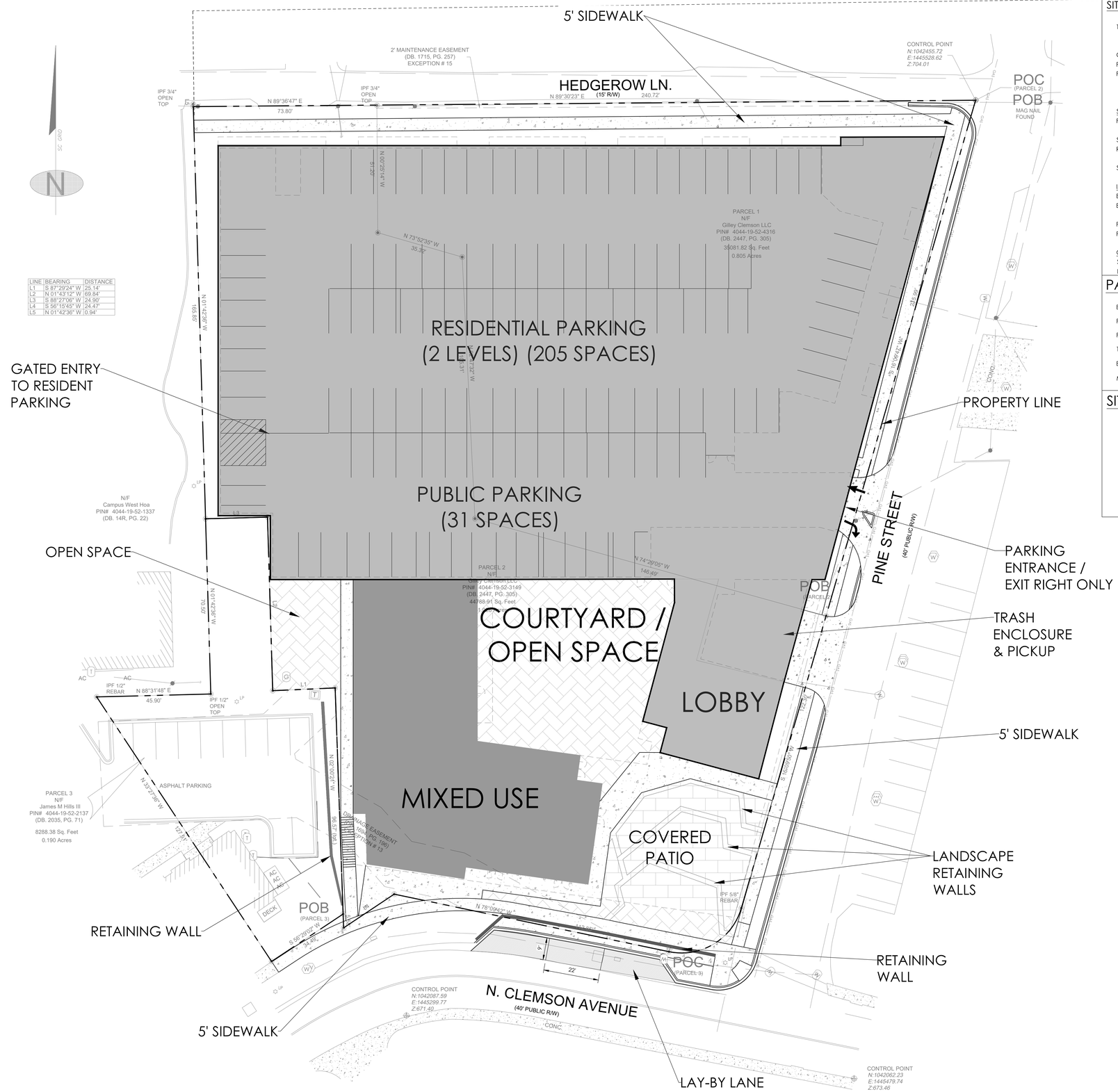
#	DESCRIPTION	DATE
	PD SUBMISSION	01.16.2026

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
EXISTING CONDITIONS

DRAWING NO.
EX1.1

Job # 25.0009242



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SITE SUMMARY:

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COMMERCIAL:	6000 SF
RESIDENTIAL:	159 UNITS (555 BEDS)

SETBACKS

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

SITE AREA:	2.023	AC
IMPERVIOUS / PERVIOUS CALCULATIONS		
EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)
OPEN SPACE CALCULATIONS		
SITE AREA:	2.023	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
PRIVATE PARKING PROVIDED:	205 SPACES
TOTAL PARKING PROVIDED:	236 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES (within garage)
MOPED PARKING PROVIDED:	25 SPACES (within garage)

SITE PLAN LEGEND:

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

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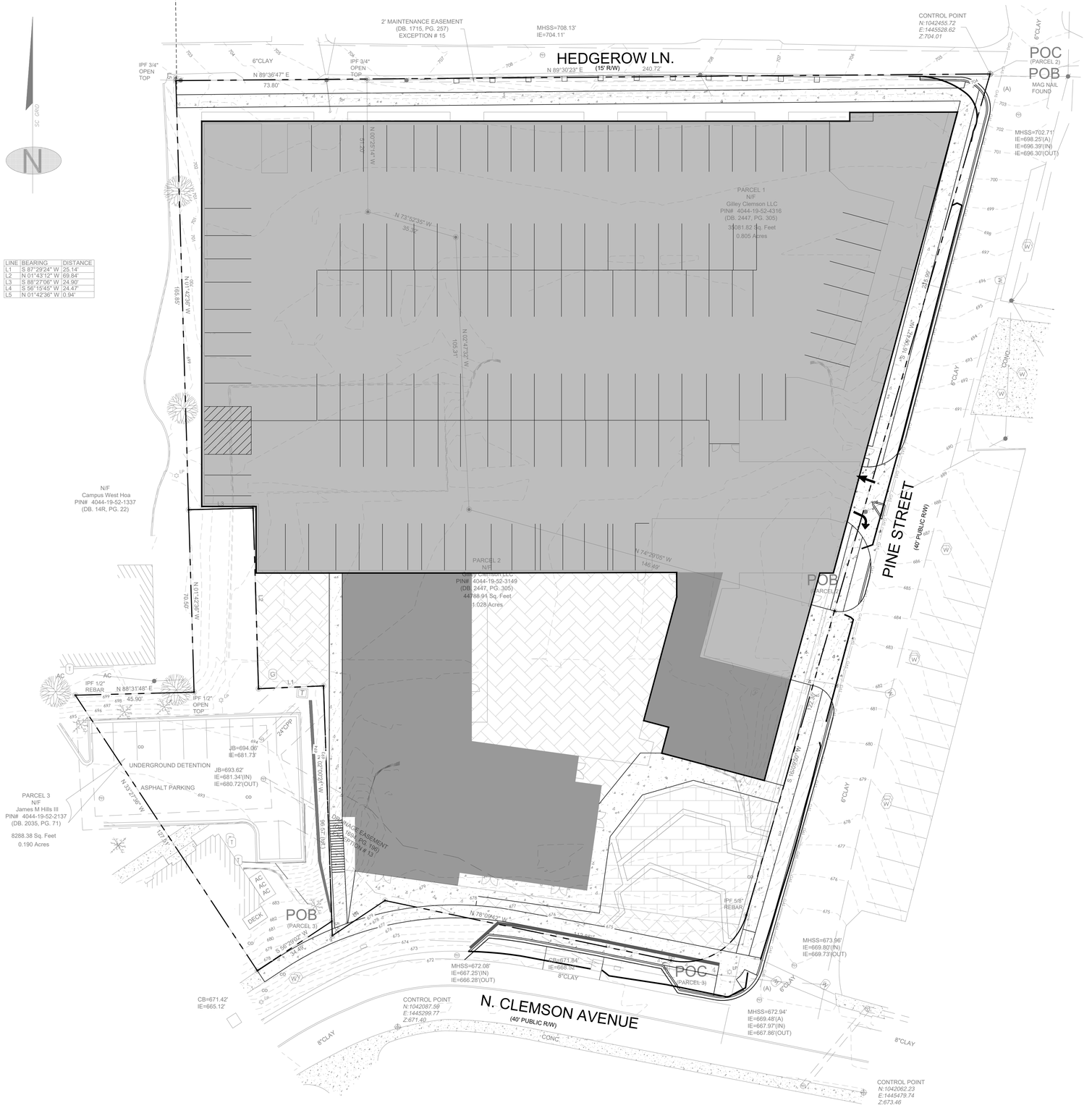
#	DESCRIPTION	DATE
	PD SUBMISSION	01.16.2026

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
SITE PLAN

DRAWING NO.
C1.1

Job # 25.0009242



PROPERTY SUMMARY:

SITE SUMMARY:

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PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL: 6000 SF
RESIDENTIAL: 159 UNITS (555 BEDS)

SETBACKS
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SIDE SETBACK: NONE
REAR SETBACK: HEDGEROW LANE: 10' (FROM PROPERTY LINE)

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OPEN SPACE CALCULATIONS		
SITE AREA:	2.023	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

SOIL TYPE: CECIL SAND LOAM

PARKING COUNT:

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SITE PLAN LEGEND:

PROPERTY LINE

PROPOSED PARKING

PROPOSED COURTYARD / OPENSPACE

PROPOSED AMENITIES

PROPOSED COVERED PATIO AREA

CONCEPTUAL FINISHED GRADE

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DRAWING ISSUE

#	DESCRIPTION	DATE
	PD SUBMISSION	01.16.2026

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GRAPHIC SCALE:
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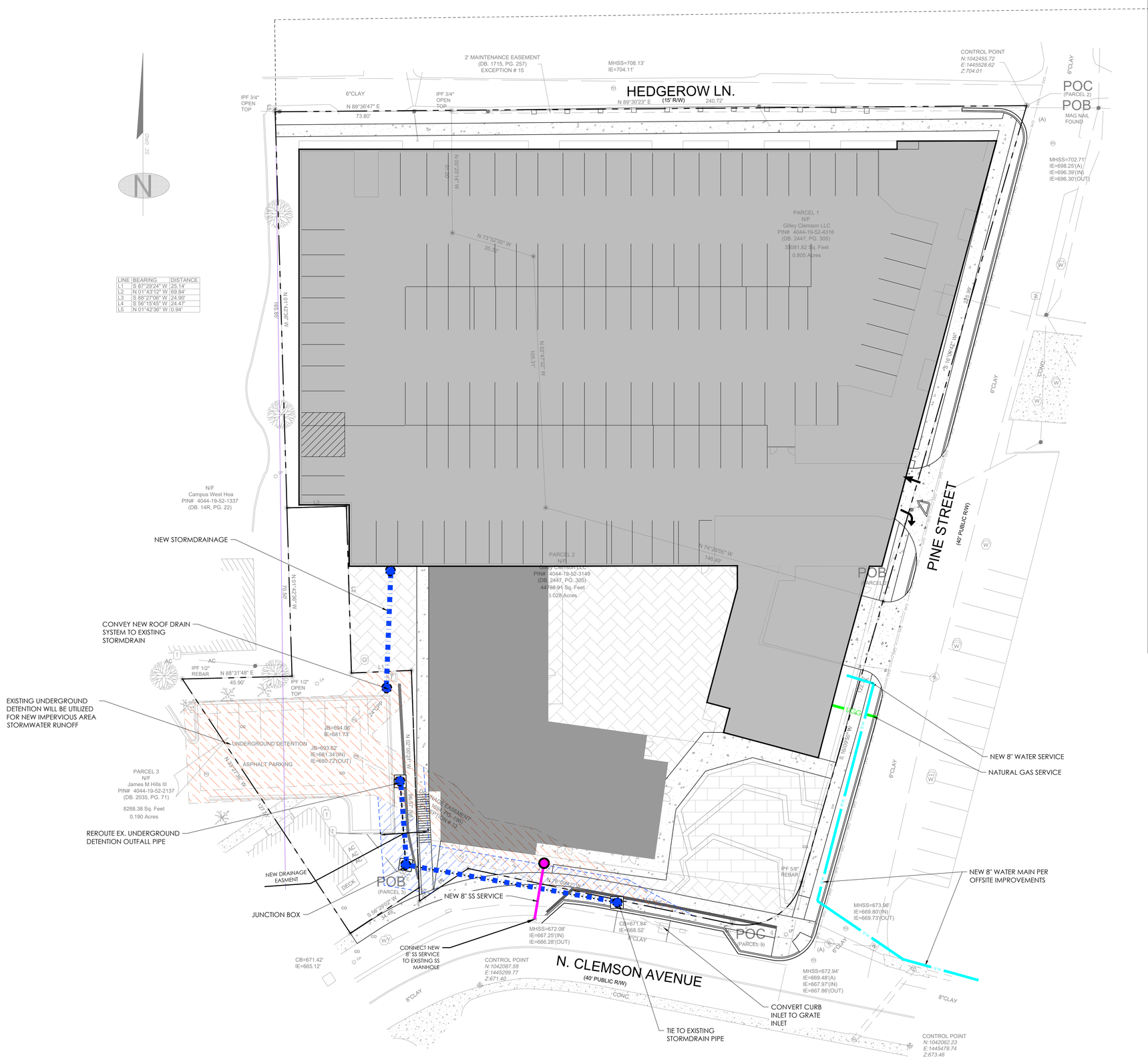
DRAWING TITLE
CONCEPTUAL GRADING PLAN

DRAWING NO.
GR1.1

Job # 25.0009242



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

PROPERTY SUMMARY:

SITE SUMMARY:

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

CURRENT ZONING: RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL: 6000 SF
RESIDENTIAL: 159 UNITS (555 BEDS)

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SITE PLAN LEGEND:

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

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DRAWING ISSUE

#	DESCRIPTION	DATE
	PD SUBMISSION	01.16.2026

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GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
CONCEPTUAL UTILITY PLAN

DRAWING NO.
UT1.1

Job # 25.0009242

DEVELOPMENT SUMMARY

GENERAL INFORMATION

ITEM	QUANTITY		COMMENT
PROJECT DESCRIPTION:			THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 159 APARTMENT UNITS WITH 555 BEDS, STRUCTURED PARKING, DISPERSED INTERIOR AND EXTERIOR AMENITY SPACES FOR THE RESIDENTS, COMMERCIAL SPACES LOCATED ON THE FIRST FLOOR, AND A COURTYARD AT GRADE. THE PROJECT WILL BE DESIGNED TO COMPLY WITH SOUTH CAROLINA BUILDING CODES AND ALL LOCAL AMENDMENTS. THE PROJECT WILL BE DIVIDED BY FIRE WALLS IN ORDER TO CREATE TWO SEPARATE BUILDINGS FROM THE PERSPECTIVE OF THE SOUTH CAROLINA BUILDING CODES. EACH BUILDING HAS A 2-STORY ABOVE GRADE PODIUM DESIGNED TO MEET TYPE 1A CONSTRUCTION REQUIREMENTS. THE UPPER 5 LEVELS OF EACH BUILDING WILL BE DESIGNED TO MEET TYPE 3A CONSTRUCTION REQUIREMENTS.
ADDRESS:			201 PINE STREET CLEMSON, SC 29631
CURRENT ZONING			RM-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
ZONING REQUEST			PD - PLANNED DEVELOPMENT
PROPOSED USES			MULTI-FAMILY (159 UNITS, 555 BEDS) AND COMMERCIAL
PROPERTY LOCATION			CORNER OF N. CLEMSON AVE & PINE STREET
PIN NUMBERS			4044-19-52-4316, 4044-19-52-3149, 4044-19-52-2137
LOT AREA:			
PARCEL 4044-19-52-3149	201 PINE ST.	1.028 ACRES	44,788.91 SF
PARCEL 4044-19-52-4316	203 PINE ST.	0.805 ACRES	35,081.82 SF
PARCEL 4044-19-52-2137	300 N. CLEMSON AVE.	0.190 ACRES	8,288.38 SF
TOTAL AREA		2.023 ACRES	88,159.11 SF
GROSS AREA			340,000 SF
RESIDENTIAL AREA (NET)			188,132 RSF
AVERAGE RSF PER UNIT			1,180 SF
BUILDING OCCUPACY			R-2 (PRIMARY), A-2, A-3, S-2

PARKING & LOADING

PARKING & LOADING REQUIREMENT CALCULATIONS

		PROVIDED
RESIDENTIAL		205
COMMERCIAL/PUBLIC		31 1 PARKING SPACE PER 200 SF OF RETAIL
LOADING 1 LOADING BERTH REQUIRED FOR SPACES UP TO 25,000 SF (Table 19-808. Off-street Loading Requirements for Non-residential Uses)		2

PARKING CALCULATIONS

	STANDARD	COMPACT	ACCESSIBLE	TOTAL
LEVEL 01	60	33	4	97
LOWER LEVEL 01	108	28	3	139
TOTAL	168	61	7	**236**
		26%	[INCLUDING 2 VAN]	(.4 TOTAL PARKING SPACES PER BED)

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

ARTICLE III. PLANNED DEVELOPMENT REGULATIONS

Proposed Density, Bulk, and Dimensional Requirements and Standards

USE	PD Proposal
a. Tract area (acres)	See "LOT AREA" under "GENERAL INFORMATION"
b. Lot width at front building line	360'
c. Density (bedrooms/acre)	275
d. Impervious surface coverage	95%
e. Open space requirements	20%
g. Building spacing	n/a
h. Front setbacks (exterior) - EAST (Pine St.) and SOUTH (N. Clemson Ave.)	EAST: 10' min from back of curb; SOUTH: 10' min from property...
i. Side setbacks (exterior) - WEST	none
j. Rear setbacks (exterior) - NORTH (Hedgerow Ln.)	10'
k. Dwelling occupancy, max.	5
l. Structure height	Bldg A: 70'; Bldg B: 85'

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#	DESCRIPTION	DATE
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DRAWING TITLE
ZONING DATA

DRAWING NO.
PD1.00

Job # 25.009242

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

0' 15' 30' 60'

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A	PD SUBMISSION	1.16.2026

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.
PD1.01

Job # 25.009242

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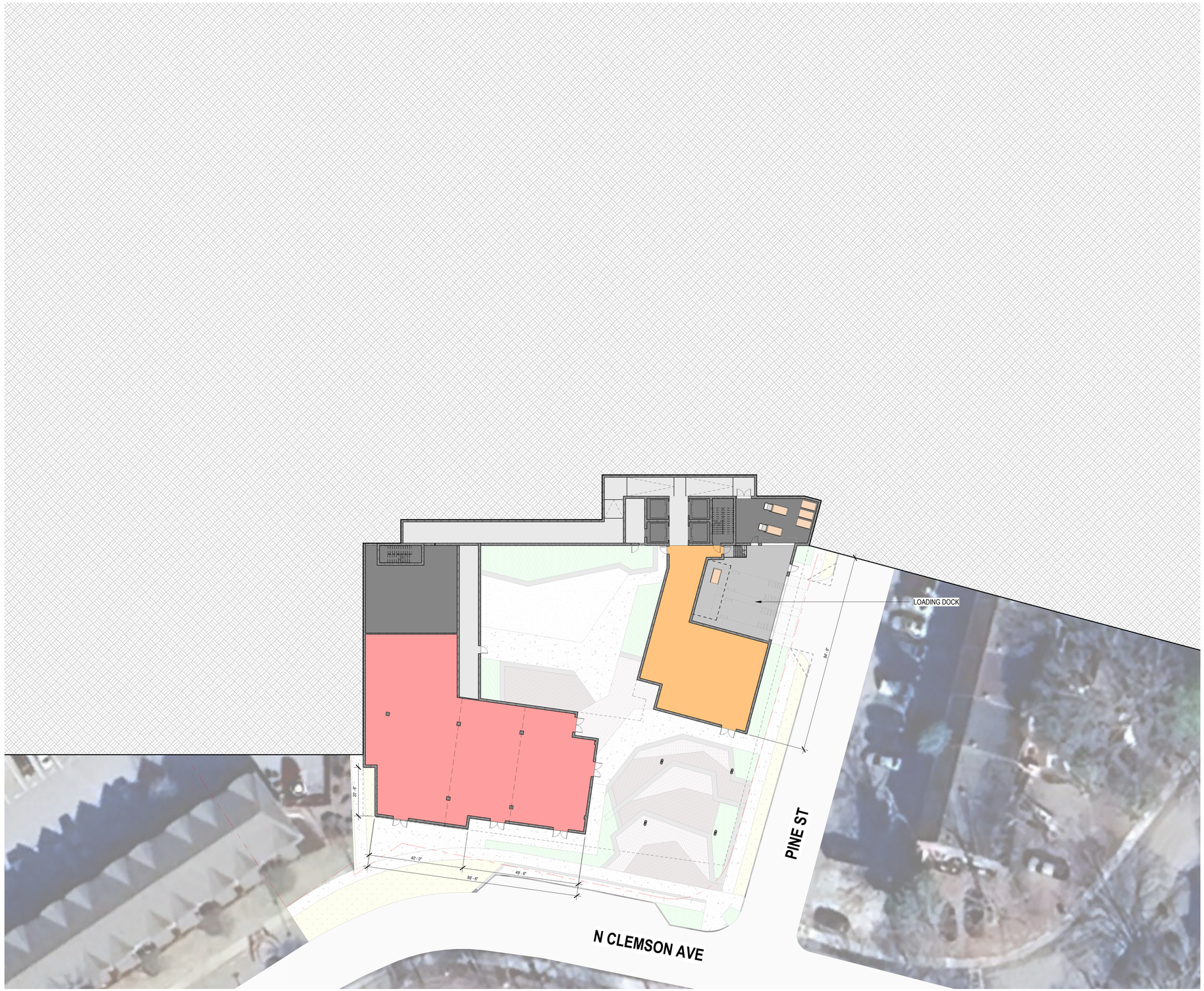

1 PD2.01 LOWER LEVEL 02
1" = 20'-0"

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
LOWER LEVEL 02

DRAWING NO.
PD2.01

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

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#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
LOWER LEVEL 01

DRAWING NO.
PD2.02

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1 PD2.03 1ST FLOOR PLAN
1" = 20'-0"

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DRAWING TITLE
1ST FLOOR PLAN

DRAWING NO.
PD2.03

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1 PD2.05 2ND FLOOR PLAN
1" = 20'-0"

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DRAWING TITLE
2ND FLOOR PLAN

DRAWING NO.
PD2.05

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1 PD2.06 3RD FLOOR PLAN
1" = 20'-0"

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DRAWING TITLE
3RD FLOOR PLAN

DRAWING NO.
PD2.06

Job # 25.009242

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LOBBY/AMENITY
RETAIL TENANT SPACE
RESIDENTIAL UNITS
CIRCULATION
PARKING
CORE

0' 10' 20' 40'

1 PD2.07 4TH FLOOR PLAN
1" = 20'-0"

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DRAWING ISSUE

#	DESCRIPTION	DATE
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DRAWING TITLE
4TH FLOOR PLAN

DRAWING NO.
PD2.07

Job # 25.009242

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1 PD2.08 5TH FLOOR PLAN
1" = 20'-0"

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#	DESCRIPTION	DATE
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DRAWING TITLE
5TH FLOOR PLAN

DRAWING NO.
PD2.08

Job # 25.009242

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1 PD2.09 ROOF PLAN
1" = 30'-0"

0' 10' 20' 40'

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DRAWING TITLE
ROOF PLAN

DRAWING NO.
PD2.09

Job # 25.009242

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



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

0' 8' 16' 32'

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
ELEVATIONS_SOUTH & EAST

DRAWING NO.
PD3.01

Job # 25.009242

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



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

0' 8' 16' 32'

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
ELEVATIONS_NORTH & WEST

DRAWING NO.
PD3.02

Job # 25.009242

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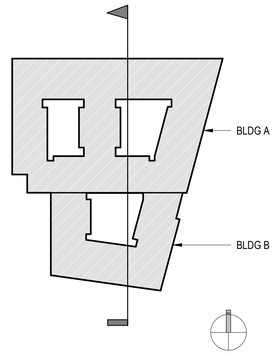

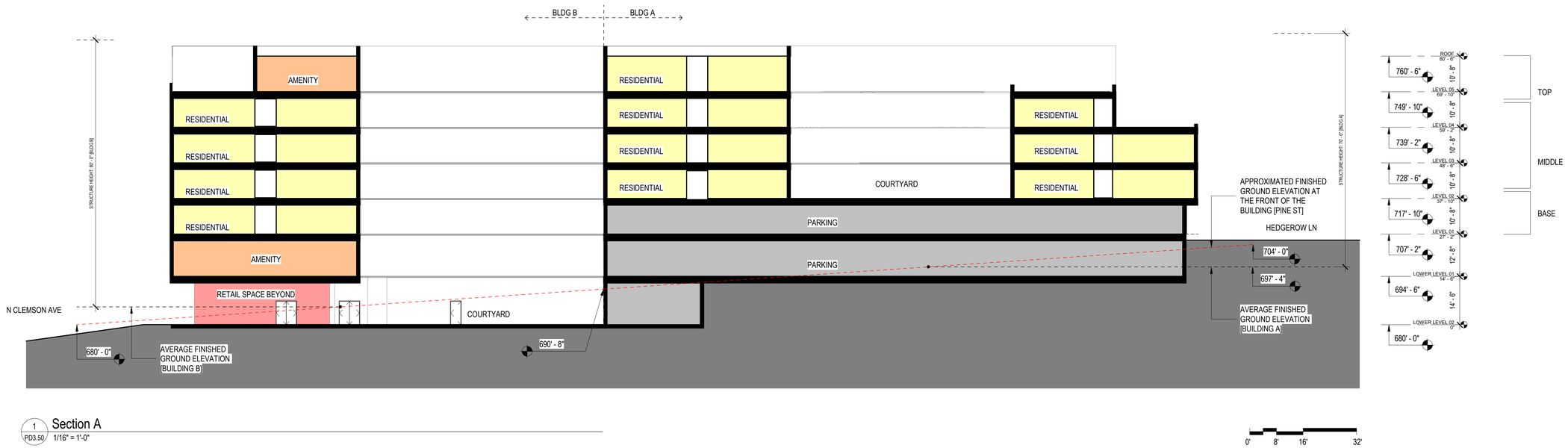

1 PD3.50 Section A
1/16" = 1'-0"

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
SECTION

DRAWING NO.
PD3.50

Job # 25.009242

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DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.01

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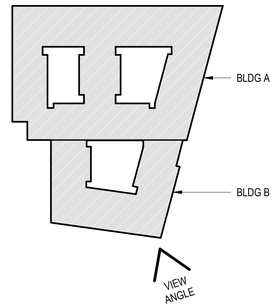
FACADE MATERIALITY











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DRAWING ISSUE

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DRAWING TITLE
RENDERING_PERSPECTIVE

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VIEW OF RESIDENTIAL ENTRY

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.03

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

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VIEW OF CORNER PLAZA



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A	PD SUBMISSION	1.16.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.05

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RENDERING_PERSPECTIVE

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#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.07

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A	PD SUBMISSION	1.16.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.08

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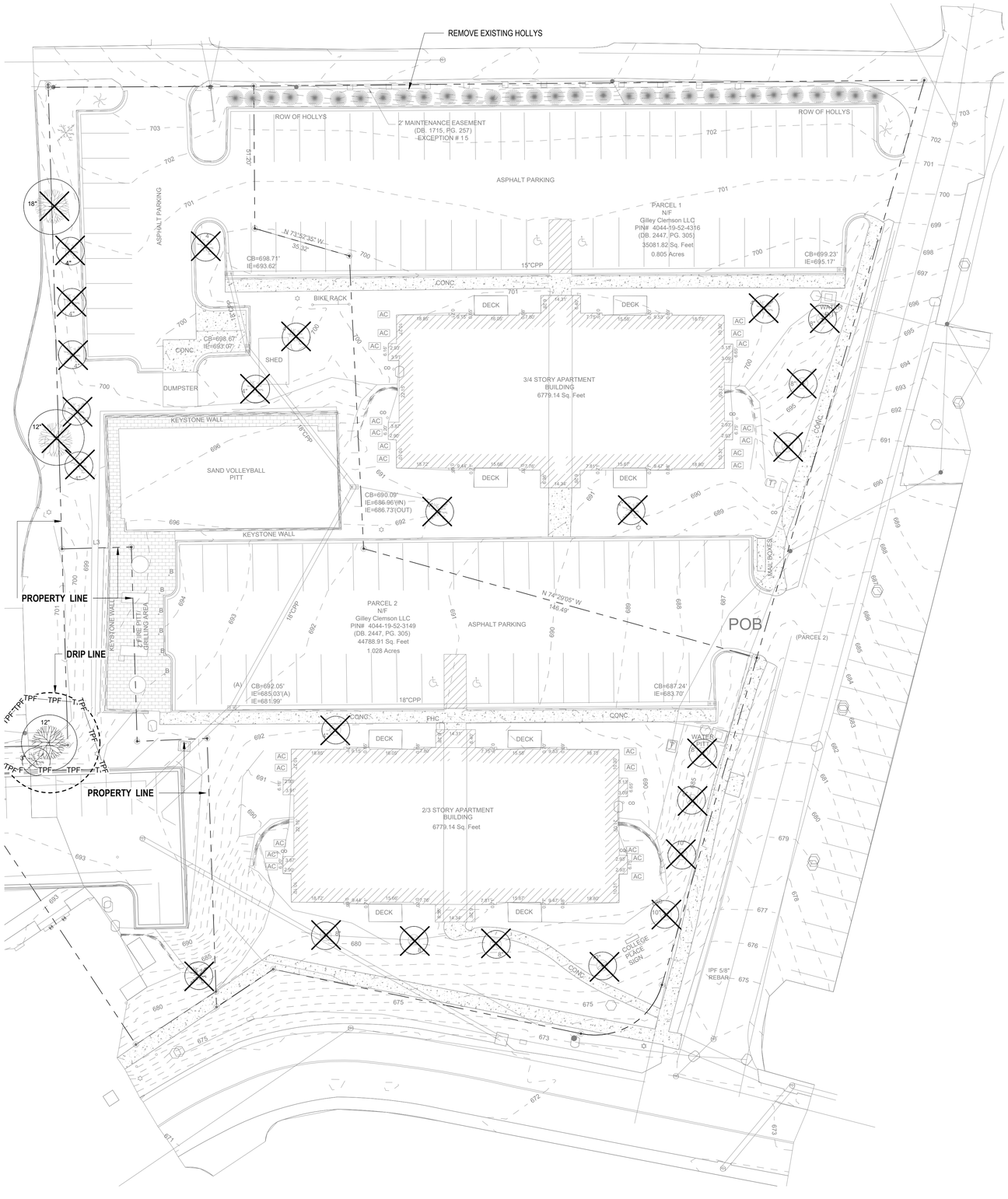
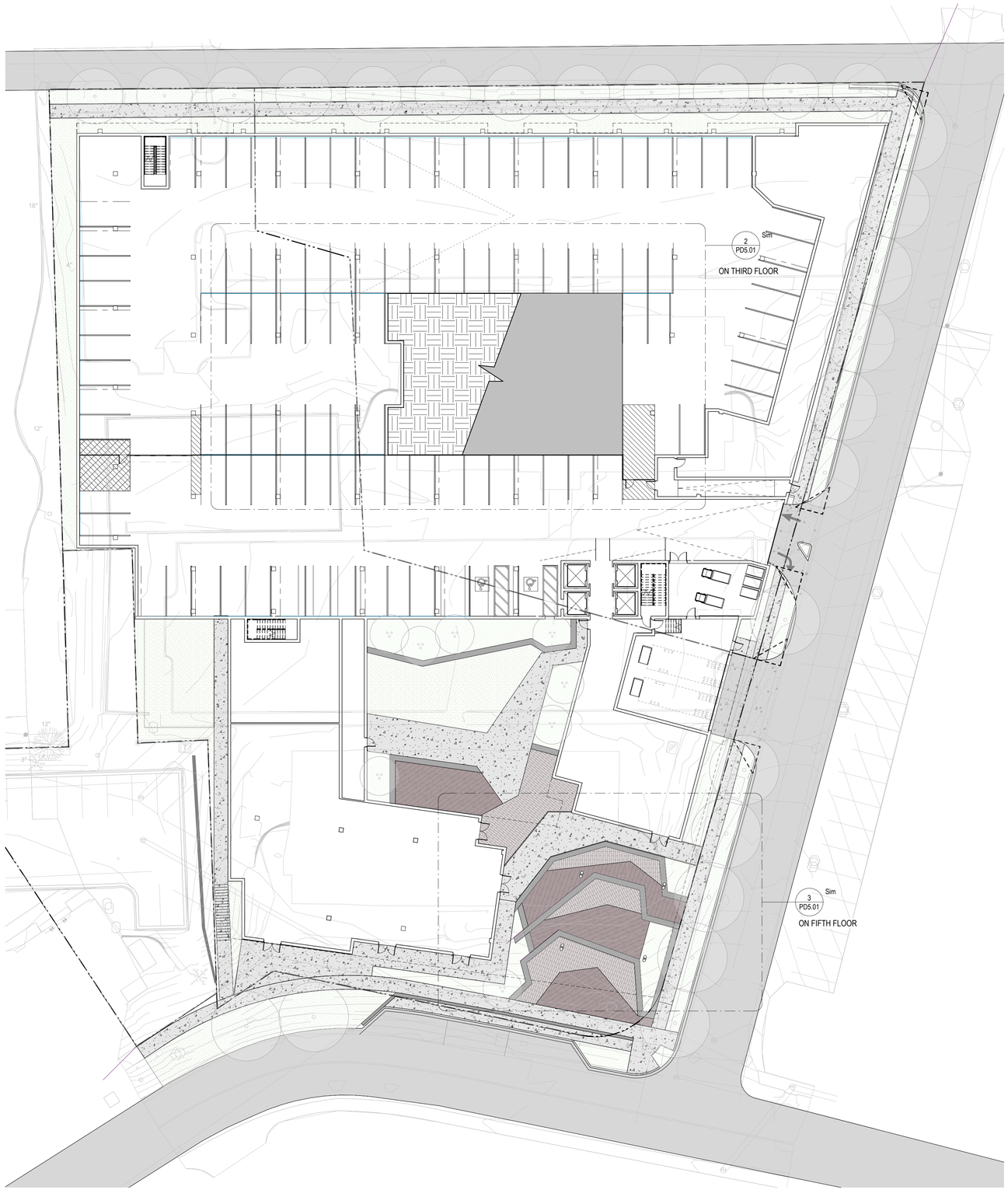
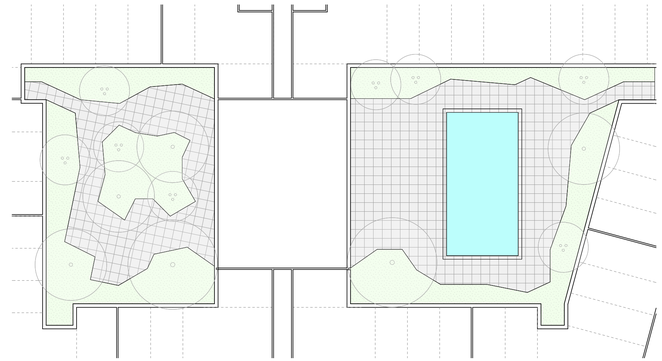
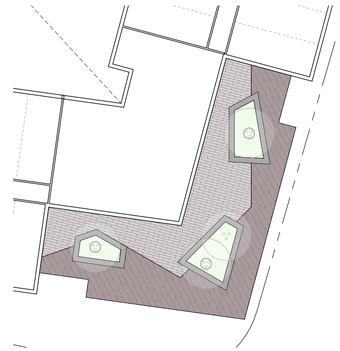

REMOVE EXISTING HOLLYS
ROW OF HOLLYS
2' MAINTENANCE EASEMENT
(DB. 1715, PG. 257)
EXCEPTION # 15
ROW OF HOLLYS
ASPHALT PARKING
ASPHALT PARKING
PARCEL 1
N/F
Gilley Clemson LLC
PIN# 4044-19-52-4316
(DB. 2447, PG. 305)
35081.82 Sq. Feet
0.805 Acres
N 73°52'35" W
35.02'
CB=698.71'
IE=693.62
15"CPP
CB=699.23'
IE=695.17'
CONC.
BIKE RACK
DECK
DECK
CB=698.67'
IE=697.07'
CONC.
SHED
DUMPSTER
3/4 STORY APARTMENT
BUILDING
6779.14 Sq. Feet
KEYSTONE WALL
18"CPP
SAND VOLLEYBALL
PITT
CB=690.09'
IE=686.96'(IN)
IE=686.73'(OUT)
KEYSTONE WALL
MAIL BOXES
N 74°20'05" W
146.49'
PROPERTY LINE
DRIP LINE
KEYSTONE WALL
SAND VOLLEYBALL
PITT
DRILLING PAD
PARCEL 2
N/F
Gilley Clemson LLC
PIN# 4044-19-52-3149
(DB. 2447, PG. 305)
44788.91 Sq. Feet
1.028 Acres
ASPHALT PARKING
POB
(PARCEL 2)
(A)
CB=692.05'
IE=685.03'(A)
IE=681.99'
18"CPP
CB=687.24'
IE=683.70'
CONC.
FHC
CONC.
DECK
DECK
2/3 STORY APARTMENT
BUILDING
6779.14 Sq. Feet
DECK
DECK
WATER
VALVE
COLLEGE
PLACE
SIGN
CONC.
IPF 5/8"
REBAR
PROPERTY LINE
TPF
TPF
TPF



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



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



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

LEGEND

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

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
SITE PLAN

DRAWING NO.
PD5.01

Job # 25.009242

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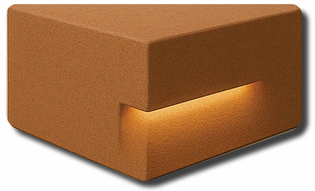
PAVERS: GEOMETRIC, WARM COLORS TO COMPLEMENT ARCHITECTURE



CONCRETE: INTEGRAL COLOR TO CREATE PATTERNS AND INTEREST



SEAT WALLS: TERRACOTTA COLOR WITH COVE LIGHTING



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



DECIDUOUS TREES



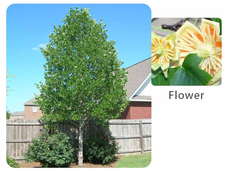
Kindred Spirit Oak — Fall Color



Kentucky Coffee Tree 'Espresso' — Fall Color



American hornbeam — Fall Color



Tulip Tree 'Little Volunteer' — Flower



Serviceberry 'Autumn Brillance' — Fall Color

DECIDUOUS SHRUBS



Aronia 'Morton'



Diervilla 'Kodiak Orange'



Itea 'Little Henry'



Kaleidoscope Abelia

EVERGREEN SHRUBS



Gro-Low Sumac



Juniper 'Kallay's Compact'

GRASSES



Bluestem 'Black Mountain'



Blue Sedge



Feather Reed Grass 'Karl Foerster'



Palm Sedge



Prairie Dropseed



Switch Grass 'Shenandoah'

PERENNIALS



Allium 'Globemaster'



Allium 'Summer Beauty'



Aster 'Grape Crush'



Beardtongue 'Midnight Masquerade'



Black Eyed Susan 'American Goldush'



Blazing Star 'Kobold'



Bluestar 'Storm Cloud'



Butterflyweed



Calamint 'Montrose White'



Catmint 'Walkers Low'



Coneflower 'PowWow White'



Geranium 'Bevan's Variety'



Hyssop 'Blue Fortune'



Ironweed 'Iron Butterfly'



Purple Praire Clover



Salvia 'Crystal Blue'



Salvia 'Wesuwe'



Yarrow 'Moonshine'



Pink Flamingo Muhly Grass

Northwind Switchgrass

Social Sedge

Tufted Hair Grass

Queen Mum Lily of the Nile

Carolina Moonlight Baptisia

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#	DESCRIPTION	DATE
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DRAWING TITLE
SITE MATERIALS

DRAWING NO.
PD5.02

Job # 25.009242

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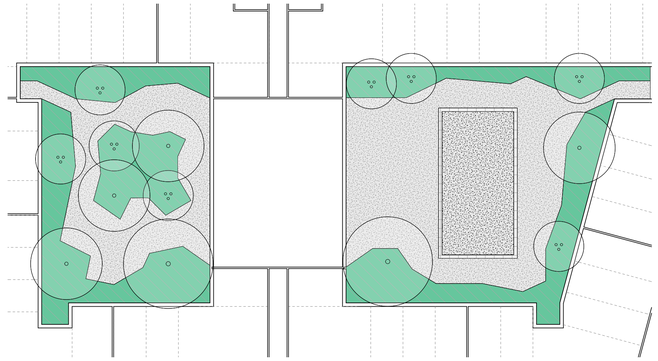
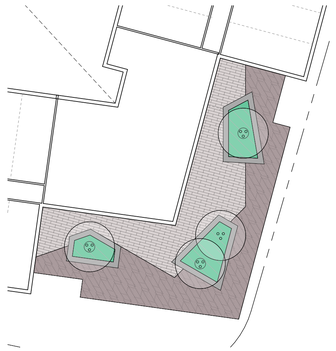
1 PD5.03 1" = 20'-0"
PD_PLANTING PLAN

0' 10' 20' 40'



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



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

LEGEND

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

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
PLANTING PLAN

DRAWING NO.
PD5.03

Job # 25.009242

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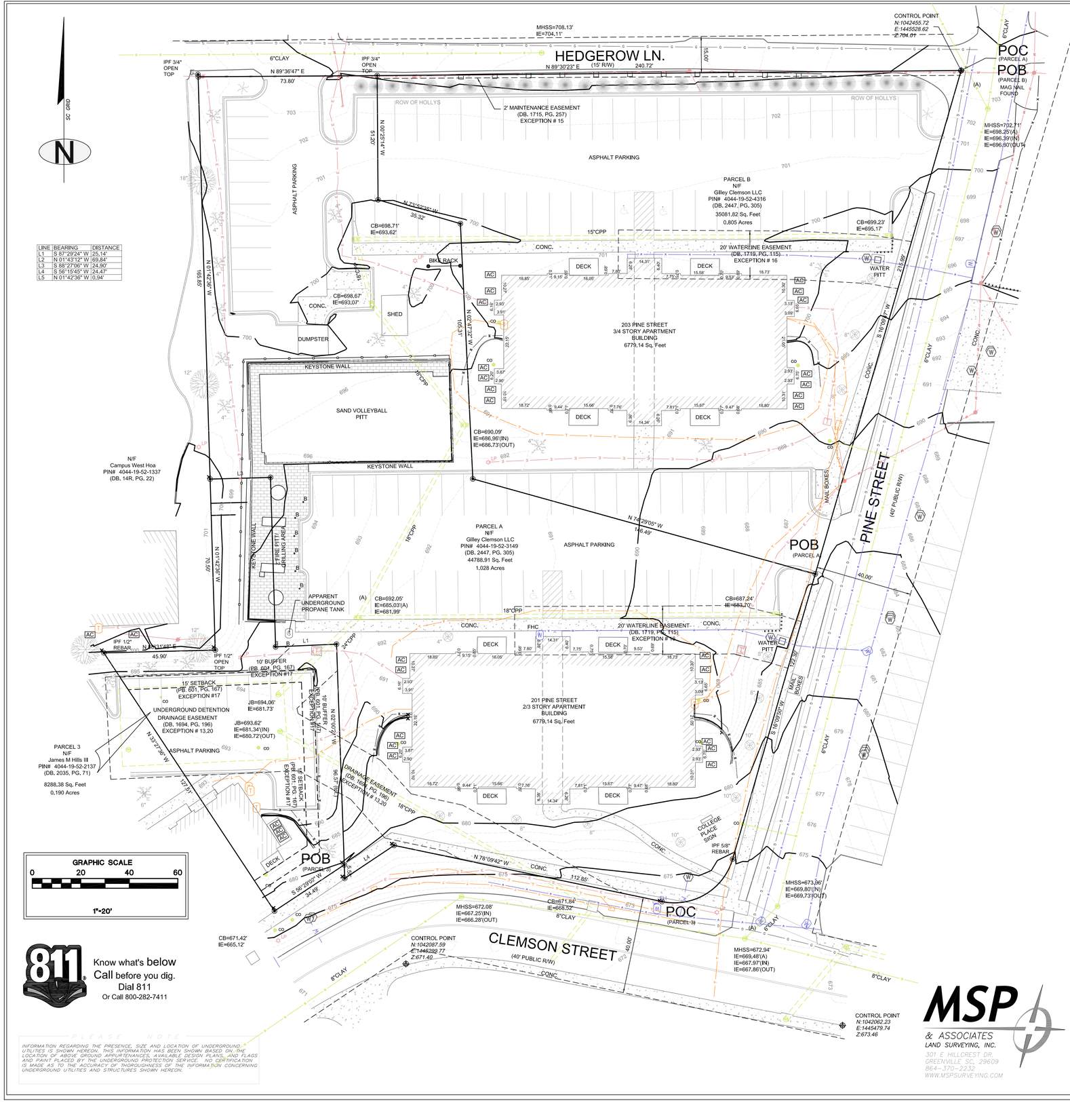


LINE	BEARING	DISTANCE
L1	S 87°29'24" W	25.14'
L2	N 01°43'12" W	69.84'
L3	S 88°27'06" W	24.90'
L4	S 56°15'45" W	24.47'
L5	N 01°42'36" W	0.94'

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

PLEASE NOTE

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

TITLE EXCEPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

Commencing from a mag nail found at the intersection of the the southern right-of-way of Hedgerow Ln and the western right-of-way of Pine St.; thence with said right-of-way with Pine St. S 16°09'47" W a distance of 215.99' to a point, said point being The True Point of Beginning; thence continuing with said right-of-way S 16°09'30" W a distance of 122.30' to a 5/8" rebar found; thence with a curve turning to the right with an arc length of 37.37', with a radius of 25.00', with a chord bearing of S 58°55'22" W, with a chord length of 33.99' to a point along the northern right-of-way of Clemson St.; thence with said right-of-way the following calls: N 78°09'42" W a distance of 112.85' to a point; thence S 56°15'45" W a distance of 24.47' to a point; thence leaving said right-of-way N 02°00'21" W a distance of 96.57' to a point; thence S 87°29'24" W a distance of 25.14' to a point; thence N 01°43'12" W a distance of 69.84' to a point; thence S 88°27'06" W a distance of 24.90' to a point; thence N 01°42'36" W a distance of 165.85' to a point along the southern right-of-way of Hedgerow Ln.; thence with said right-of-way N 89°36'47" E a distance of 73.80' to a 3/4" open top found; thence leaving said right-of-way S 00°25'14" E a distance of 51.20' to a point; thence S 73°52'35" E a distance of 35.32' to a point; thence S 02°47'32" E a distance of 105.31' to a point; thence S 74°29'05" E a distance of 146.49' to a point, said point being The True Point of Beginning.

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

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

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

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

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

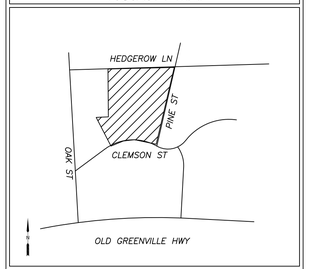
Parcel 3

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

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

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

VICINITY MAP



GENERAL NOTES

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

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

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

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

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

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

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

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

SURVEY REFERENCES

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

LEGEND

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

SURVEYORS CERTIFICATION

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

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

Michael S Perdue PLS #18266 *Date*

ALTA/NSPS LAND TITLE SURVEY
FOR

CRG Acquisition, LLC

CITY: CLEMSON *COUNTY: PICKENS* *STATE: SOUTH CAROLINA*

DATE OF SURVEY: 4/18/25 *SCALE: 1:20*

FIELD WORK: MSP *DRAWN BY: MSP* *REVIEWED BY: MSP*

MSP FILE: CLEMSONAPT *MSP JOB# : 252020*

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

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION MSP & ASSOC. No. C02505

SOUTH CAROLINA REGISTERED LAND SURVEYOR 18266 MICHAEL S. PERDUE

MICHAEL S. PERDUE, PLS #18266

Report on PUD-000506-2026

Proposed Planned Development (1310 Tiger Blvd)

February 9, 2026

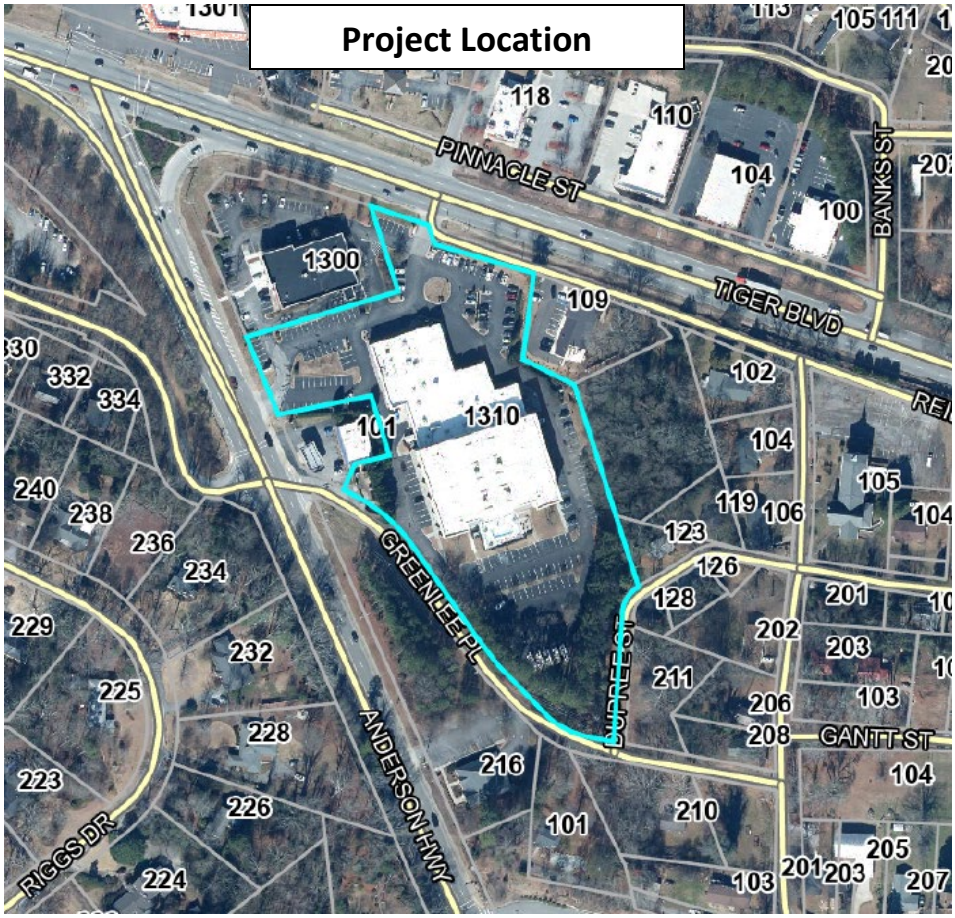
Overview

An application for a proposed planned development (PUD-000-506-205) was received from Mr.Doug Smythe of Toll Brothers Development (subsequently acquired by Kennedy Wilson) on October 10, 2025. As proposed, the project would replace the existing Best Western Hotel with a 7-story mixed-use student-focused multifamily complex with approximately 226 units and 750 beds. The project will also include a retail component and a 6-story 560+ parking garage. It should be noted that the project is still in the conceptual stage, and subject to change.

Location

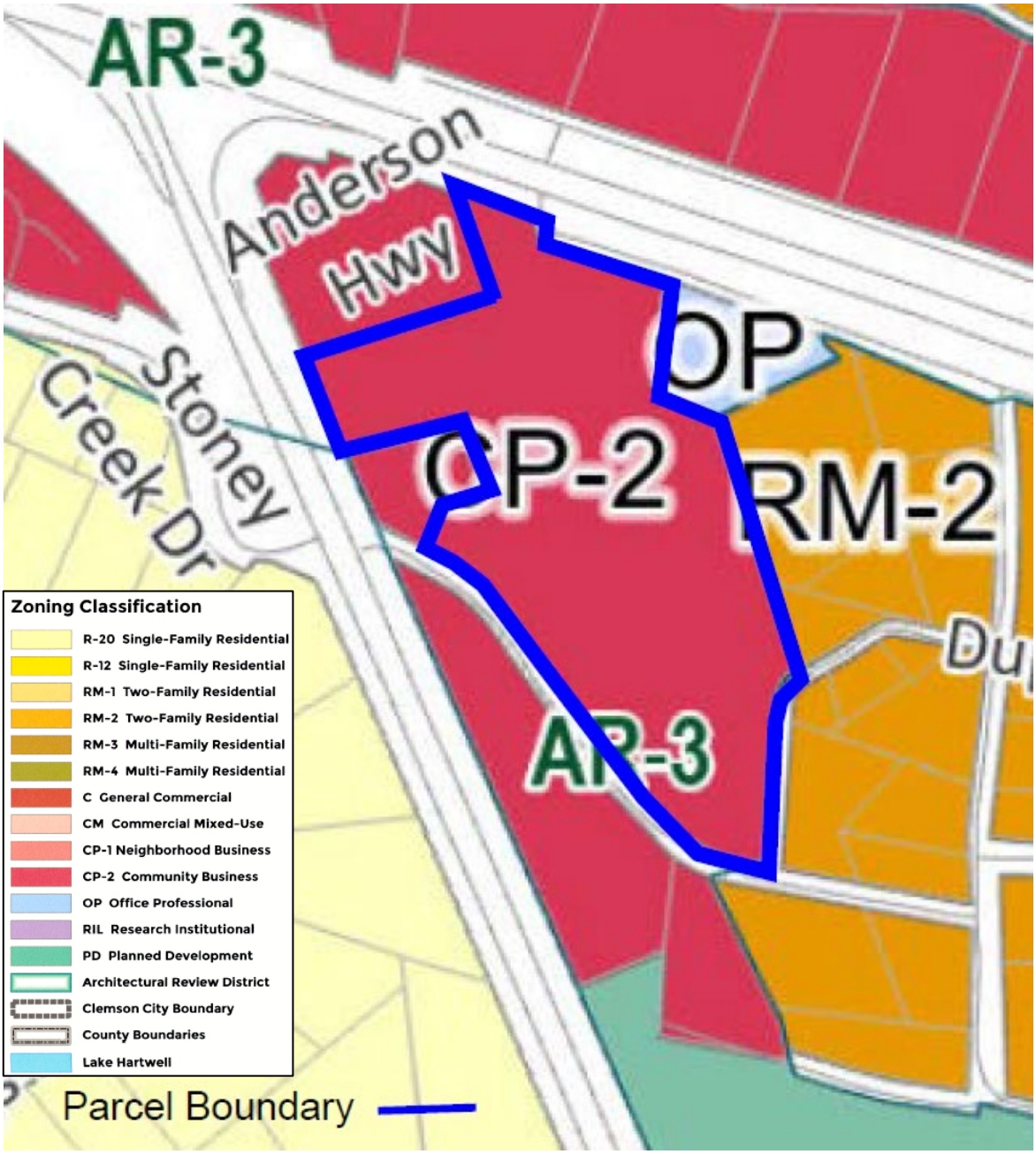
The project site is proposed to be located on a parcel (TMP# 4054-13-13-3566) at the intersection of US 123 (Tiger Boulevard) and US 76 (Anderson Highway). As noted above, the property is currently occupied by the Best Western Hotel, which is proposed to be demolished and replaced by the new student-oriented development.

See map below.



Current Zoning

The current zoning of the property on which the project is proposed to be located is CP-2 Community Business District, which is a district intended to provide for areas within the community where commercial and business development supports community-wide shopping centers and business complexes of greater magnitude than permitted by the CP-1 district.



Existing Development

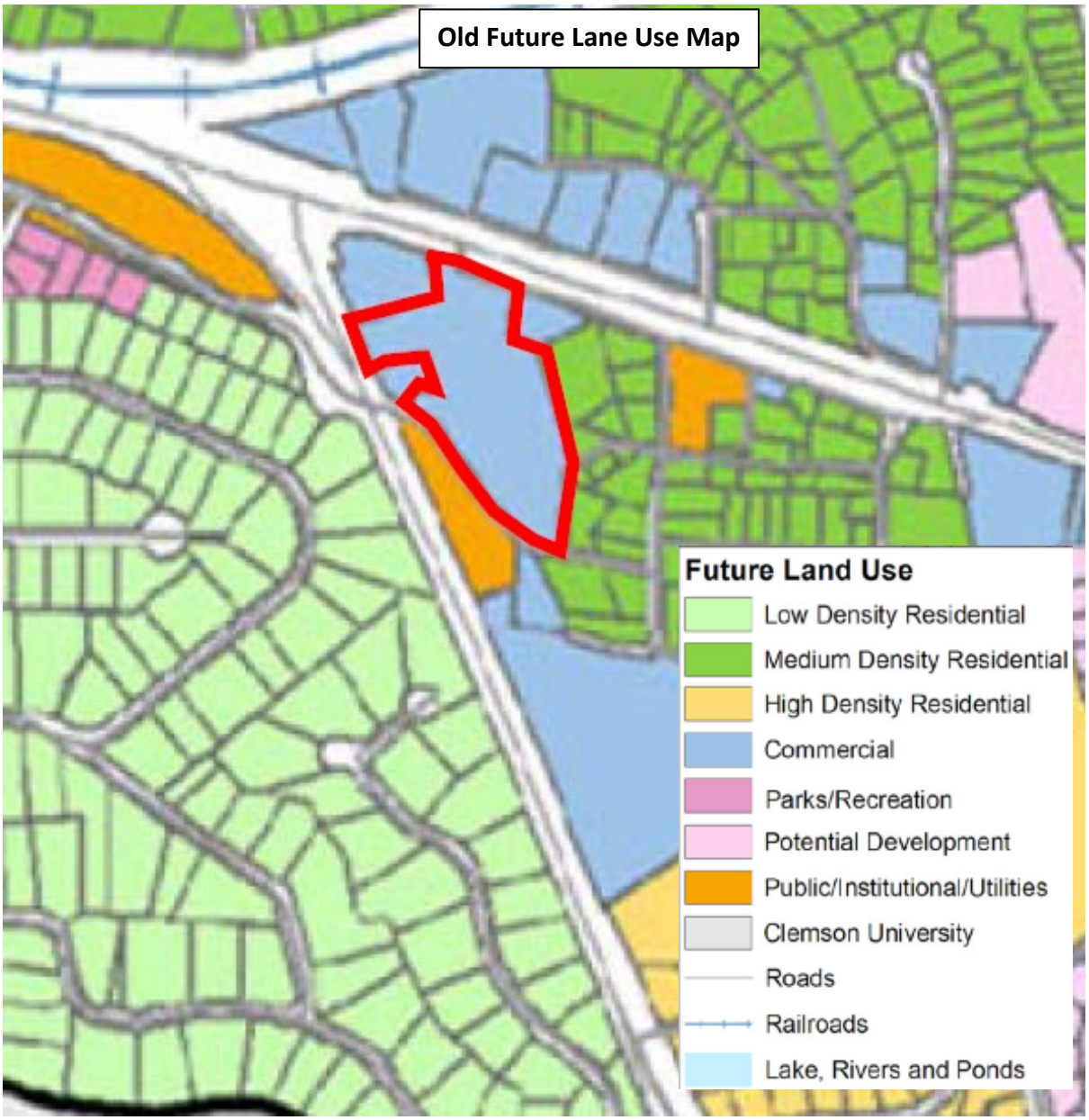
Tax records show that the existing 82,844 sq.ft. 4-story hotel was built in 1982. The streetview images below illustrate existing conditions as seen from both US 123 and US 76.

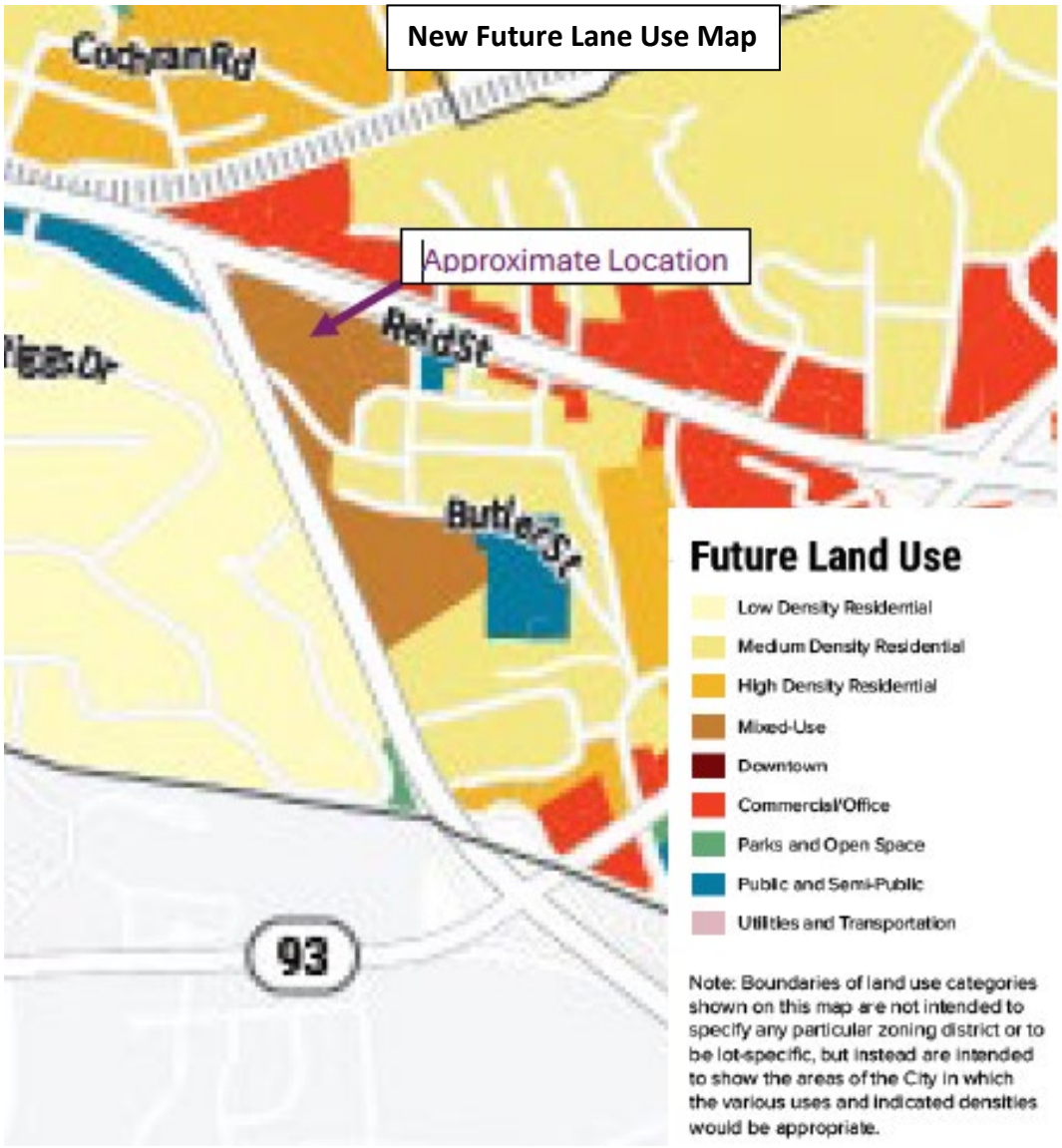




Future Land Use

It should be noted that the recommendation for the future use of the property is undergoing a change in the draft comprehensive plan which, at the time of this writing, is anticipated to go into effect in February 2026. Under the previous plan, the property was recommended to be commercial; in the new plan, however, the property will be recommended to be mixed-use, which is consistent with the current proposal.





Planning Commission Review Process

A concept presentation workshop, the first of the three required Planning Commission sessions in a planned development review, was held on November 10, 2025. During the session, discussion regarding possible changes led the developer to make some significant alterations to the proposal. In order to ensure the Commission was duly informed prior to moving ahead, a second concept presentation workshop was held with the Planning Commission at their regular meeting on January 13, 2026. The meeting scheduled for February 9, 2026 will include the public session set out in City Code as the second required step in the review process.

Site Plan



*See published plan set for more details

Application

CITY OF Clemson
PLANNING & DEVELOPMENT

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

PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a **filing fee of $750**, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

File no.: PUD-000506-2026	PIN: 4054-13-13-3566	Date submitted: 12 / 22 / 2025	Informal public meeting date: 1 / 13 / 2026

OWNER(S) INFORMATION

Last name: Patel	First: Haresh	Middle:	Interest: X ☐ Sole owner ☐ Co-owner
Mailing address: 171 Palisade Dr	City: Brunswick	State: GA	ZIP Code: 31523
Daytime phone no.: ( ) 912-571-6121	Fax no.: ( )		E-mail: hareshcpatel@bellsouth.net

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Smythe	First: Doug	Middle:	
Mailing address: 1800 M Street NW, #950N	City: Washington	State: DC	ZIP Code: 20036
Daytime phone no.: ( ) 216-408-3882	Fax no.: ( )		E-mail: dsmythe@kennedywilson.com

PROPERTY INFORMATION

Property address: 1310 Tiger Blvd, Clemson SC	Property dimensions:	Property area: _____ acres	Current zoning district: _____

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

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

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS

Sec. 19-305. Purpose of conditional use and special exception standards.

C.

C. RESIDENTIAL ACCESSORY STRUCTURES & USES [2]: See Section 19-305, Endnote 2

12. Guest Cottage

a. Conditional Use Standards [All Residential Districts]: See Section 19-305 C.1.

4. ~~Guest cottages shall meet the minimum setbacks for primary structures in the district.~~ Guest cottages must be a minimum of 25 feet from any street, 10 feet from any side property line, and 15 feet from any rear property line.

11. Shall be located behind the front building line of the principal structure. ~~and shall otherwise meet all dimensional requirements for principal structure(s) (other than height) of the district.~~

ARTICLE XI. ARCHITECTURAL REVIEW

Sec. 19-1104. Powers and duties of the BAR.

A. The Board of Architectural Review (BAR) shall review applications for permits for the following activities within AR and NC districts which are subject to architectural review by the BAR pursuant to regulations in ~~this~~ article 12.

ARTICLE XII. Neighborhood Conservation Overlay District (NC District)

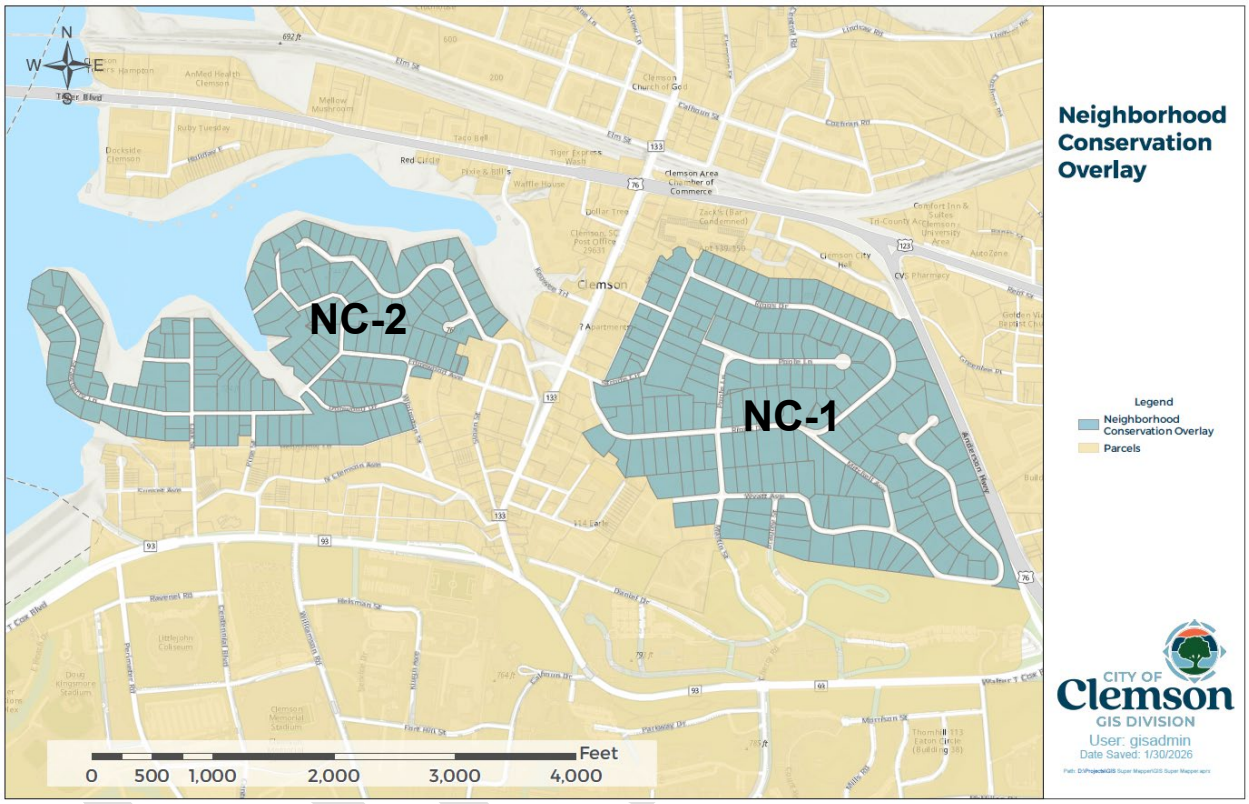
Sec. 19-1201. Establishment and Purpose.

The zoning overlay hereby established by these standards in conformity with the provisions of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 shall be known as the Neighborhood Conservation Overlay (NC District). The purpose of the NC District is to facilitate stability and promote continuity within the designated areas in order to maintain the character of, and to minimize negative impacts of change on, the existing neighborhood(s). The boundaries of the NC District, including

each constituent portion or sub-district, shall be as delineated and identified on MAP 19-1202 (below). The boundaries of the NC District may be amended as deemed necessary.

Sec. 19-1202. Boundaries.

MAP 19-1202



*Sub-districts:
NC-1 Coldwater Springs
NC-2 Sloan-Poe

*Names of sub-districts are intended for reference only, and may or may not reflect name of original subdivision of all portions of a designated area.

Sec. 19-1203. District Regulations.

A. Application.

The district regulations established by this article shall apply to the construction of all new residences, guest cottages, additions to existing residences or other occupied structures accommodating apartments, or subdivisions of land.

B. Exemptions.

The following shall be exempt from the application of the regulations of this section:

1. Temporary uses or structures permitted by district regulations;
2. Ordinary maintenance, painting, or repair which does not require a building permit;
3. Public and private utility structures permitted by district regulations;
4. Structures on public streets or public property approved by the City Council;
5. Demolition or modification of any structure which is certified by the Building Official in writing as being necessary to protect the public from unsafe or dangerous conditions.
6. Fences, wall or sports courts.
7. Accessory structures that do not contain habitable spaces.
8. Additions that do not contain an apartment or other habitable spaces.

C. Certificate of Approval.

Notwithstanding any other standard or regulation contained in this Chapter, a Certificate of Approval granted by the Board of Architectural Review (BAR) shall, with the exception of subdivisions governed by Chapter 15 of the City of Clemson Code of Ordinances, be required for any use or structure subject to these standards prior to the issuance of any other permit or approval. Said Certificate of Approval shall be based upon the review and consideration of the particular proposed use or structure, and may include conditions deemed necessary by the BAR to ensure conformity with these standards. Such approval shall be pursuant to Section 3 of the Vested Rights Ordinance (CC-2005-11) [section 15-30.2]. Subdivisions governed by Chapter 15 of the City of Clemson Code of Ordinances shall be subject to applicable rules contain therein.

D. Dimensional Standards.

In the event applicable standards of the NC District do not include dimensional limitations or other rules governing modifications of a proposed use or structure, the regulations of the underlying zoning district shall apply.

E. General Standards.

The following general standards shall be applied in the review of all applications for Certificates of Approval:

1. The natural terrain and landscape shall be preserved and protected to the degree feasible. In all cases existing trees and shrubs shall not be destroyed indiscriminately.

2. Architectural scale, location, form, line, color, texture, and other design elements of buildings, structures, and signs shall conform to the character of the neighborhood; no Certificate of Approval shall be issued for proposed projects that fail to meet quality of design standards called for by these regulations.

3. The placement and relative location of proposed structures/additions must be consistent with that of existing structures in the surrounding area.

4. Exterior lighting shall be used only for safety and design; no advertising or other commercial-related lighting will be permitted.

5. All electrical and mechanical equipment, refuse containers, and storage areas shall be concealed or screened from view of the public right-of-way.

F. Legal Non-conformance.

Any existing use or structure deemed to be in legal non-conformance with these standards shall be permitted to continue provided proposed changes or alterations do not result in an increase of said non-conformity.

Sec. 19-1204. Amendment of District.

A. The NC District may be amended from time to time as deemed necessary in accordance with the zoning amendment procedures established by this Chapter.

B. Standards addressing the specific conditions of each sub-district may be adopted as needed. Consideration of such standards should at a minimum include:

1. Promoting harmonious and attractive development both in the district and in surrounding areas;
2. Ensuring pedestrian accessibility and safety;
3. Protection of the character of established neighborhoods;
4. Encouragement of creativity and superior and/or innovative architectural and site design that results in cohesive architectural styling throughout sub-districts;
5. Protection and enhancement of the City's tree canopy.

C. Design review standards shall reflect the goals set forth in the Comprehensive Plan and other applicable adopted plans. The Board of Architectural Review shall use these standards to encourage development that both draws from and responds to the architectural features of existing structures, and respects the impact on adjacent residential properties.

Sec. 19-1205. Application for Certificate of Approval.

All projects proposed to be located in any portion of the NC District shall require review and approval of a Certificate of Approval by the BAR prior to the issuance of any building or other permit/approval. Application for review of proposed projects shall be made to the Planning and Development Department Office. City Council may establish, and from time to time amend, appropriate fees for said review. Applications shall include the completion and submittal of appropriate forms provided by Planning and Development Department staff, and any support materials deemed necessary to address all pertinent aspects of a proposed project.

A. The following architectural review procedure is hereby established:

1. *Conceptual* review. Applicants are encouraged to meet with the Zoning and Codes Administrator prior to the preparation of working drawings and specifications. The purpose of this meeting shall be to acquaint the applicant with NC District standards and guidelines. Applicants may also meet with the BAR to present the concept of a proposed project in order to obtain general input during formative phases. Conceptual review is mandatory for all projects including new structures.

2. *Preliminary review.* During preliminary reviews the BAR shall provide applicants with specific input and guidance related to the application. However, in the event the materials presented are deemed to be sufficiently clear and the proposal is determined to meet applicable standards, the BAR, or its designee, may grant preliminary and final approval. Notwithstanding this standard, the first time a project involving construction of a new structure public input shall be obtained pursuant to the BAR Rules of Procedure prior to the board rendering a decision.

3. *Final Review.* At the conclusion of a final review, the BAR, or its designee, may grant, grant with conditions, or disapprove an application for a Certificate of Approval.

B. The BAR may, on a case-by-case basis, delegate its authority to conduct conceptual, preliminary, or final design reviews regarding one or more aspects/categories of projects to the Zoning and Codes Administrator. In the event a delegated review reveals the applicant has met all applicable standards, the Zoning and Codes Administrator may, if appropriate, issue a

Certificate of Approval. Notwithstanding the delegation of authority, however, the Zoning and Codes Administrator may at any point refer a matter back to the BAR, who shall take it up again at their earliest opportunity.

C. In addition to the required completed application form and any applicable fees, applicants for review of projects for Certificates of Approval shall submit nine (9) full-color paper copies and one (1) digital copy of the following materials to the Zoning and Codes Administrator by the application deadline:

1. Site plan, drawn to scale;
2. Landscape plan;
3. Elevation plans, including any portions of the structure visible from a public right-of-way; and
4. Other information as may be required, and may include pictures of any buildings adjacent to the subject property.

The Zoning and Codes Administrator shall reserve the right to accept additional application support materials after the deadline for submission provided the application, appropriate fees, and primary information were received on time.

D. Decisions of the Zoning and Codes Administrator may be appealed to the Board of Architectural Review pursuant to procedures set forth in this article.

E. All subdivisions (Simple Lot, Minor or Major) shall follow the standard review processes established in Chapter 15 of the City of Clemson Code of Ordinances.

Sec. 19-1206. Appeals.

A. A person aggrieved by a decision of the Zoning and Codes Administrator related to an application for an architectural review Certificate of Approval, or any officer, department, or board of the city may appeal the decision to the BAR, as follows:

1. The appealing party shall file written notice of appeal with the Zoning and Codes Administrator and the BAR within 30 days after receipt of written notification of the Zoning and Codes Administrator's decision. The notice of appeal shall specify the grounds of appeal;
2. The Zoning and Codes Administrator shall provide the BAR with all documents in the record upon which the action appealed was taken;

3. An appeal stays all proceedings to enforce the action, unless the Zoning and Codes Administrator certifies that a stay would cause imminent peril to life and property. The BAR or Circuit Court may grant a restraining order for due cause;
4. The BAR shall hear the appeal at its next regularly scheduled meeting, provided that notification of the appeal is published in a newspaper of general circulation 15 days before the meeting;
5. The appealing party may appear in person or by attorney at the meeting;
6. The BAR shall hear the appeal in accordance with adopted procedure. The BAR shall provide a written decision, including findings of fact and conclusions; and
7. The BAR shall serve a copy of its decision on parties in interest by certified mail and keep a copy as a permanent public record.

Sec. 19-1207. Appeal of BAR's decision.

Decisions of the Board of Architectural Review may be appealed to the Circuit Court within 30 days of the BAR's decision pursuant to S.C. Code 1976, § 6-29-900.

Sec. 19-1208. Architectural Review Sub-district Standards.

Table 19-1208 Neighborhood Conservation District: Sub-district Standards		
"✓" = required "-" = not required		
Standards	NC District	
	# 1	#2
Building Standards		
1. The design and materials of any addition or accessory structure must match that of the primary house.	✓	✓
2. Design of any new construction must fit in with the surrounding properties and advance the aesthetics of the neighborhood.	✓	✓
3. All new homes are subject to the City's Site Management Plan during construction	✓	✓
Site Standards		
1. Planned Development proposals are **not allowed** for properties located within the NC District Sub-district	✓	✓
2.. New lots created will avoid irregular shapes with side lots lines being perpendicular to the road.	✓	✓

3. All new development or major modifications to existing development will require the construction of sidewalks and any streetscape prescribed or to pay a fee in lieu if approved by the City.	✓	✓
4.. All new residences are required to adhere to landscaping standards found in the Architectural District Standards table 19-1110.	✓	✓
5. Site plans for new construction or subdivisions must map mature trees and describe the measures that will be to conserve them, minimizing the loss of mature trees. For each 6" DBH or greater tree taken down, two (2) canopy trees must be installed in its place. If no approved suitable location can be found, the property owner shall pay $500.00 into the tree bank fund for every missing tree.	✓	✓
6. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.	✓	✓
7. New construction should provide for large, native trees that will reach at least fifty (50) feet in height at maturity. At least two (2) trees of this type should be placed in each of the front and rear yards; existing trees may be counted in this amount.	✓	✓
8. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction.	✓	✓
9. The BAR may on a case-by-case basis modify setback requirement to make proposed new construction fit in better with the surrounding properties.	✓	✓
10. The BAR shall approve all landscaping plans.	✓	✓

DRAFT

This proposed text amendment stems from a request by the Shepherd Hotel's management team to amend City Code to allow for the installation of a canopy that would provide shelter/shade during roof top events, thereby facilitating increased utilization of the space. Currently, any increase in structure height of the hotel, including the installation of a roof top canopy, would result in violating district height limitations. Additionally, Code contains no standards aimed at ensuring roof top canopies are designed, installed, and maintained in a safe and proper manner. As drafted, this proposed amendment addresses these issues by:

a) defining what constitutes a canopy;
b) establishing roof top canopies exceeding height limits as a conditional accessory use for *only* hotels located the C District;
c) requiring approval by the BAR, who will approve heights and setbacks, and *may* impose conditions to mitigate visual impacts and improve the aesthetics of the project;
d) mandating professional structural design and installation, and requiring an engineering analysis for existing roofs;
e) setting limits on time of use of walls, as well as enabling the documentation of wind speed;
f) requiring a safety plan be posted on site;
g) and, for duly approved canopies meeting all standards, providing relief from the height limitations.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

Sec. 19-107. Definitions.

Canopy means an overhead roof structure, typically consisting of a fabric or metal covering attached to a supporting frame, intended to provide shade or shelter from weather conditions (such as sun, hail, snow and rain). A canopy does not have permanent walls, but may be configured to allow for the use of walls needed to provide additional shelter and/or screening on a temporary basis. A canopy mounted on top of a roof can be an accessory use provided it meets the Conditional Use Standards for Roof Top Canopy.

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Table 19-403. Accessory Uses for Non-residential Districts

P = Permitted Use C = Conditional Use SE = Special Exception A=Accessory Dash (-) = Use not Permitted

USE CATEGORY	NAICS Code	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	C/SE Reference
A. ACCESSORY USES AND/OR STRUCTURES											
…											See Sec. 19-405 J.
Home Occupations		C	C	-	C	-	-	-	-	-	
Roof Top Canopy Exceeding Height Limits		C	-	-	-	-	-	-	-	-	

Sec. 19-405. Standards for conditional use and special exceptions for non-residential districts.

J. ACCESSORY USES AND STRUCTURES IN NON-RESIDENTIAL DISTRICTS

10. Roof Top Canopy

a. Conditional Use Standards

1. Shall be limited to Hotels only.

2. Design, placement, and anchorage of the canopy must be certified by an appropriately South Carolina licensed engineer and be approved by the City Building Official. Plans submitted for roof top canopies proposed to be installed on existing buildings must be accompanied by an engineering analysis of the structure's capability of supporting the intended use and anticipated occupancy limits.

3. Walls are only allowed to be used during events, and shall be installed no earlier than twenty-four (24) hours prior to the start of the event, and must be removed no later than twenty-four (24) hours after the end of the event.

4. The canopy design, appearance, and installation location must be approved by the Board of Architectural Review (BAR); collapsable and certified glass or isinglass (or similar product) folding systems (which may have a permanent component in the canopy design) and collapsable insulated panel roofing structures are permitted.

5. Canopy height and setbacks from the edge of buildings will be determined by the BAR, who may impose whatever conditions are deemed appropriate to mitigate visual impacts of the structure and/or create an aesthetically better project; canopy height is permitted up to 8' clear height (under support system) on the perimeter of the canopy at the outer edges of the building provided glass or isinglass (or similar product) is used.

6. A weather station capable of accurately measuring and recording roof top wind speeds must be permanently installed prior to the use of any approved canopy, which will meet current building requirements for wind loads.

7. A sign detailing an approved safety plan for the canopy area and surroundings must be posted in a highly-visible place on the roof top. The safety plan will include what measures must be taken a different wind speeds as determined by the certifying engineer.

ARTICLE VI. GENERAL AND SUPPLEMENTARY REGULATIONS

DIVISION 1. GENERAL PROVISIONS

Sec. 19-603. Exceptions to maximum structure height.

Unless otherwise noted, the district regulation height limitations shall not apply to chimneys, church spires, flag poles, antennas, utility or communications towers, non-habitable architectural features, or necessary mechanical features not occupying more than one-tenth (1/10) of the roof area, provided they shall not exceed 30 percent of the district standard.

District regulation height limitations shall not apply to Roof Top Canopies that meet Conditional Use Standards.

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-31, 8-17-15; Ord. No CC-2026-XX, X-X-X)