CITY OF Clemson
PLANNING & DEVELOPMENT

Agenda
Planning Commission
April 13, 2026
6:00 PM
Council Chamber, Clemson City Hall

Call to Order

Public Session

Approval of Minutes

a. March 9, 2026 - Regular Meeting

Informational Briefing: Mr. Nathan Woods

Action Items

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

b. RZNE-000547-2026 Proposed Map Amendment (209 Hamilton Drive)

c. 2026-R-03 Proposed Text Amendment (Middle Housing Standards)

Advisory Items

Discussion Items

a. Future of Area Near North Clemson Avenue

b. Concepts for Student Housing Zoning District

Staff Reports

Other Items

a. Planning Commission Representation at Council Meetings

b. Future Workshops and Other Events

Adjourn

PLANNING COMMISSION MEETING
Monday, March 09, 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, Tiffany Franks, and John Crolley

Members absent: Benji Cumbie

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.

2. Public Session (4:38)

Mr. Tyler opened up the Public Session and called for comments related to items not on the agenda. He also noted that there had been no written comments received for items not on the agenda.

Mr. Rupert McGinty, 206 N. Clemson Ave, Clemson. Mr. McGinty requested additional lots be included in the proposed Neighborhood Conservation Overlay.

Ms. Karen Frady, 218 Pine Street, Clemson. Ms. Frady expressed concerns with the City relying on developers to fix infrastructure.

Mr. Bob Fennell, 421 Sky View Dr, Clemson. Mr. Fennell stated worries regarding traffic backups from the proposed new Seven Brews drive-thru coffee shop being located at the intersection of Hwy 93 and Sky View Drive. Mr. Tyler responded to Mr. Fennell, recommending he contact the Planning and Development Office.

Mr. Tyler called for additional comments; there were none. He then confirmed that there had been no public comments received through the internet portal, and the Public Session was closed.

3. **Adoption of Minutes** (11:11)

   a. February 9, 2026 – Regular Meeting

   Mr. Tyler called for proposed edits to the draft minutes. Ms. Franks noted that on page 6 under Item #9, the word 'address' should be 'addressed'; and, Mr. Rice noted that page 4 under Item 5, Mr. Cumbie's name was spelled incorrectly.

   Mr. Tyler called for a motion; Ms. Franks made a motion to approve the minutes as amended; Mr. Rice seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6-0 vote.

4. **Informational Briefing:** Mr. Nathan Woods (12:24)

   Mr. Tyler recognized Mr. Woods who presented the Commission an overview of land use planning in the City of Clemson. (See Attachment #1). Following the presentation, Mr. Tyler called for comments or questions from the commissioners; there were none.

5. **Planned Development Public Session** (31:54)

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

   Mr. Tyler called for updates from staff; there were none. He then recognized the development team.

   Ms. Alison Mills, Vice President of CRG, presented. She introduced Mr. Michael Hanley and Mr. Mike Burley, architects with Lamar Johnson Collaborative; and Mr. Zach Britian with the 53 Group. Also present were Mr. J.D. Smith and Mr. Sam Williams with CRG. (See Attachment #2)

   Ms. Mills provided an overview of some of the changes made from the original planned development application. Among those listed were:

   - The building is now three stories along Hedgerow Lane.
   - The original bed count has decreased from 725 to 555.
   - 205 residential parking spaces, and 31 public parking spaces.
   - 12,500 square feet of public space.
   - 1,750 feet of waterline improvements.
   - 2,400 linear feet of sidewalk improvements.

   Mr. Tyler then opened the session for public input, noting that no written comments had been received prior to the deadline. He said, however, that two sets of comments submitted after the deadline would be read at the next meeting.

Mr. Mike Sum, 200 Pine Street, Clemson. Mr. Sum expressed his concerns sidewalk widths and traffic.

Ms. Karen Frady, 218 Pine Street, Clemson. Ms. Frady noted problems with parking and infrastructure.

Ms. Lynne Fairey, 220 Strawberry Lane, Clemson. Ms. Fairey said she worried about traffic and the projected bedcount.

Ms. Larissa Heimlich, 101 Folger Street, Clemson. Ms. Heimlich also addressed problems with traffic.

Ms. Gay Eitenmiller, 137 Honeycomb Ln, Central. Ms. Eitenmiller stated concerns with traffic and unoccupied beds.

Mr. Rupert McGinty, 206 N. Clemson Avenue, Clemson. Mr. McGinty addressed the "dismantling" of residential neighborhoods and problems with set-backs.

Mr. Judy Fairey, 218 Strawberry Lane, Clemson. Ms. Fairey stated her worries about the University taking over the town.

Mr. Chris Enloe, 204 Pine Street, Clemson. Mr. Enloe stated that he was mostly in favor of the development, but felt the proposal required more parking for the retail space, and additional buffering for the dumpster area.

Mr. Bob Healey, 140 Folger Street, Clemson. Mr. Healey expressed his concerns with the upgrades to sidewalks and waterlines added to make the project more palatable, and said he felt the renderings are not reality.

Mr. Tyler called for any additional comments; there were none. The public comment session was closed.

Mr. Tyler then recapped the comments for the developers. Among the topics noted were:

- Traffic, and enforcement of traffic rules.
- Safety of children in the neighborhood.
- Concerns about no grocery stores within walking distance.
- Impacts on businesses during construction.

Mr. Tyler called for questions or comments from the commissioners. Among the topics addressed were:

- Street lighting.
- Pet waste stations.

Mr. Tyler called for any additional comments; there were none. The Planned Development Public Session was closed.

6. **Action Items** (1:16:36)

a. Hotel Canopy Standards

Mr. Peabody noted that there had been no changes to the proposed amendment since the last meeting, and reminded the Commission that the change would be specific to hotels.

Mr. Charlie Metcalf, Assistant General Manager for the Shepherd Hotel, introduced himself and Ms. Vicky Wick, General Manager. (See Attachment #3)

Mr. Tyler called for public comments; there were none. Mr. Tyler then called for comments from the commissioners. Some of the topics addressed are as follows:

- Use of the event space.
- Value to the community.
- Lighting.
- Safety inspections.
- Definition of event.

Mr. Tyler called for any additional comments; there were none.

Mr. Tyler called for a motion; Mr. Rice made a motion to send a positive recommendation on the draft Hotel Canopy Standards to City Council; Ms. Franks seconded the motion. Mr. Tyler called for discussion; brief discussion on safety inspections followed. Mr. Tyler called for additional discussion; there was none.

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

Ms. Hyatt – yes
Mr. Rice – yes
Mr. Yoder – yes
Ms. Franks – yes
Mr. Crolley – yes
Mr. Tyler – yes

The motion was unanimously approved by a 6-0 vote.

b. RZNE-000529-2026 Proposed Map Amendment (Elm Street Lot)

Mr. Peabody briefed the Commission on the proposed rezoning, noting that if approved the zoning would change from Office Professional District to RM-4 Multi-family Residential District, which the applicant feels would allow for better utilization of the property.

Mr. Russ Herbert, applicant, represented the property owner. He stated that there were no specific plans for the property.

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

Mr. Tyler called for questions or comments from the Commissioners; there were none.

Mr. Tyler called for a motion. Ms. Hyatt made a motion to send a positive recommendation City Council on RZNE-000529-2026 Proposed Map Amendment (Elm Street Lot); Mr. Rice seconded the motion. Mr. Tyler called for discussion; brief discussion followed.

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

Ms. Hyatt – yes
Mr. Rice – yes
Mr. Yoder – yes
Ms. Franks – yes
Mr. Crolley – yes
Mr. Tyler – yes

The motion was unanimously approved by a 6-0 vote.

Mr. Tyler called a brief recess prior to moving ahead with the agenda; the meeting was called back to order. (1:49:37)

c. 2026-R-02 Proposed Text Amendment (Mixed Use High-Density Development)

Mr. Woods introduced the item and presented an overview on the history of height standards in the City. (See Attachment #4). Following the presentation, Mr. Peabody highlighted changes made in the proposal since the matter was discussed at the previous meeting.

Mr. Tyler then called for comments from the Commission. Among the topics addressed were:

- Contributions from developers to the City in exchange for additional height.
- Tracking of funds received.
- Verification of square footage values.
- Impact fees.
- Impacts on long-term neighborhood stability.
- Reasoning behind reducing parking but adding parking garages in CP-1 District.

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

Ms. Lynne Fairey, 220 Strawberry Lane, Clemson. Ms. Fairey asked to clarify the height proposals, and noted concerns regarding residential development and the lack of rental restrictions.

Mr. Rick Ware, 100 Holiday West, Clemson. Mr. Ware expressed views on traffic and suggested the proposed $10 per sq. ft. value should be higher.

Mr. Bob Fennell, 421 Sky View Drive, Clemson. Mr. Fennell expressed his concerns with Clemson's natural environment. Mr. Woods responded to Mr. Fennell by explaining that the proposal would help preserve undeveloped space.

Ms. Judy Fairey, 218 Strawberry Lane, Clemson. Ms. Fairey stated she was okay with adding stories to existing structures, but she did not want to build new high rises.

Mr. Tyler called for additional comments; there were none.

Mr. Tyler called for a motion. Mr. Rice made a motion to send a positive recommendation to City Council on 2026-R-02 Proposed Text Amendment (Mixed Use High-Density Development) with the exception of permitting parking garages in the CP-1 District; Ms. Hyatt seconded the motion. Mr. Tyler called for discussion; there was none.

Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6-0 vote.

7. **Advisory Items** (3:04:43) - None

8. **Discussion Items** (3:04:44)

   a. Middle Housing Standards

   Mr. Peabody briefed the Commission, stating that the proposed amendment would expand where townhomes, patio homes, duplexes, and quadplex homes could be developed in the City. He noted that the occupancy was proposed to remain at 2, and that the ordinance would limit the retail stores allowed in neighborhoods to areas on arterial roads and primary collectors. (See Draft Published with March 9, 2026 Meeting Agenda) Discussion followed.

   Mr. Tyler called for additional comments; there was none. Mr. Tyler asked commissioners to send any additional comments/questions that may come to mind to staff as soon as possible.

9. **Staff Reports** (3:12:46) – None.

10. **Other Items** (3:13:21)

   a. Planning Commission Representation at Council Meetings - none
   b. Future Workshops and Other Events- Mr. Tyler noted that the developers for the proposed planned development at 1310 Tiger Boulevard had scheduled the public meeting they had discussed.

11. Adjourn (3:14:24)

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

The meeting was adjourned at 9:14 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

N. Woods' Informational Briefing Slides

PLANNING COMMISSION MARCH 09, 2026

A BRIEF HISTORY OF LAND USE IN CLEMSON

PLANNING COMMISSION MARCH 09, 2026

Friction in our Public Discourse

A Natural Hesitancy Toward Change

A Significant Knowledge Gap regarding Past Plans

The Alignment Gap

PLANNING COMMISSION MARCH 09, 2026



Timeline

PLANNING COMMISSION MARCH 09, 2026

1971

High Density Areas are proposed in several parts of the city in order to give residents a choice of locations conveniently related to the University as well as being served by major transportation routes. **These are the areas east and west of the College Avenue commercial area; in the triangle formed by highways 123, 93, and 76, an area which is in transition** from single-family to high density residential and commercial development;

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1971

Commercial Areas: Clemson's original downtown commercial area, on College Avenue, **is not expected to expand in the future into the central business district of the city.**

Rather than one main shopping and business area, Clemson will have several commercial areas of nearly equal importance. **The old College Avenue area will contain clothing stores, restaurants and other businesses primarily oriented to students, while shopping centers along Highways 93 and 76 will primarily serve the general commercial needs of other segments of Clemson's population.**

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1983

"Well planned and located higher density developments are a **vital ingredient for interesting, attractive and functional** neighborhoods and communities. They provide a range of housing choice and, when designed appropriately, a higher density development can provide neighborhood stability."

"In most cases, the logical location for higher density residential development will be in the vicinity of shopping centers, community service centers, **areas influenced by university housing needs**, the older village sector of Clemson, and existing residential nodes of higher density."



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1989

- **Multi-family housing** demand will be generated **largely as a function of student population** and particularly as a function of student population **above and beyond dormitory capacity on campus.** (32)
- Land use projections incorporate an increase of approximately **500 additional multi-household acres**, a 220 percent increase over present acreage. As the demand for multi-household dwellings increases, **the City may want to consider rezoning some of the RM-1 parcels to a category allowing more residential development options.** (60)

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1994

The Problem(s):
The bulk of multi-family housing starts in recent years has been driving by **increased enrollment at the university without commensurate increase in on-campus housing stock.** (63)

The city has in fact been **accommodating the lion's share** of housing requirements associated with **rapid university enrollment increases accompanied by a relatively stable on-campus housing stock.** (64)

The Solution(s):
- Node-Based Growth: Orient intensive development to **major arterial intersections** where infrastructure already exists.
- Transit Alignment: Link adjacent neighborhoods via **mass transit, pedestrian, and bicycle corridors.**
- The Downtown Extension: **Transition former residential-offices on College Avenue** into a street-front extension of the downtown core.

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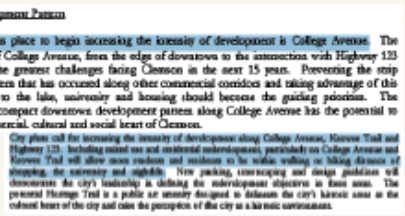
1998



The Strip Development Pattern

The most obvious place to begin increasing the intensity of development is College Avenue. The redevelopment of College Avenue, from the edge of downtown to the intersection with Highway 123 will be one of the greatest challenges facing Clemson in the next 15 years. Preventing the strip development pattern that has occurred along other commercial corridors and taking advantage of this area's proximity to the lake, university and housing should become the guiding priorities. The extension of the compact downtown development pattern along College Avenue has the potential to make it the commercial, cultural and social heart of Clemson.

City plans call for increasing the intensity of development along College Avenue, Keowee Trail and Highway 123, including mixed use and residential redevelopment, particularly on College Avenue and Keowee Trail will allow more students and residents to be within walking or biking distance of shopping, the university and nightlife. New parking, streetscaping and design guidelines will demonstrate the city's leadership in defining the redevelopment objectives in these areas. The proposed Heritage Trail is a public art amenity designed to delineate the city's historic areas as the cultural heart of the city and raise the perception of the city as a historic environment.

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2014

The Strategic Shift: Moving from outward sprawl to vertical infill and redevelopment.
- **Market Reality:** 13,000+ students living off-campus; the city chose to shape that demand rather than resist it.

Smart Growth Principles:
- **Verticality:** Building up, not out, to preserve the city's perimeter.
- **Strategic Proximity:** Concentrating intensity where infrastructure already exists.
- **Retail Follows Density:** Mixed-use developments provide the "heads and beds" required for diverse local business.

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2019

- **The 2019 Consensus:** Even with input from vocal development opponents, the 2019 Plan reaffirmed the mandate for vertical, high-density growth in the core.
- **Collective Cognitive Dissonance:** The friction today is not a misunderstanding of the plan—it is the plan becoming a physical reality.
- **Consistency:** The buildings we see today look exactly like the strategy we codified years ago.

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CLEMSONNEXT

The Diagnostic Shift: Traffic and housing issues are symptoms; the lack of core density is the cause.

Strategic Findings: "Shutting down" development is not a realistic or sustainable solution.

The Three Pillars:
- **Inclusivity:** Who can afford to live here?
- **Resiliency:** Can our economy adapt?
- **Place:** Does our architecture support high quality of life?

The Path Forward: Focus density in the core to reduce road pressure and protect neighborhoods.

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2026

- **Targeted Growth:** Prioritizing Downtown and the emerging Uptown district as the City's primary "Intensification Areas."
- **Economic Stability:** Strengthening the urban heart by providing the density and foot traffic required for local businesses to thrive.
- **Strategic Housing:** High-density student housing is focused here to minimize car dependency and keep students close to campus.
- **Urban Diversity:** Integrating a mix of building types, including student-oriented apartments and mixed-use condos for long-term residents.

PLANNING COMMISSION MARCH 09, 2026

2026

- **Strategic Selection:** Designating "Student Housing Prioritization" zones based on University proximity.
- **Maximizing Opportunity:** Identifying "opportunity sites" where current density does not match the location's potential.
- **Vertical Efficiency:** Replacing aging, low-density structures (e.g., two-story complexes) with high-intensity residential uses.
- **Neighborhood Defense:** Utilizing the existing infrastructure of the core to capture demand before it spills into low-density neighborhoods.

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55

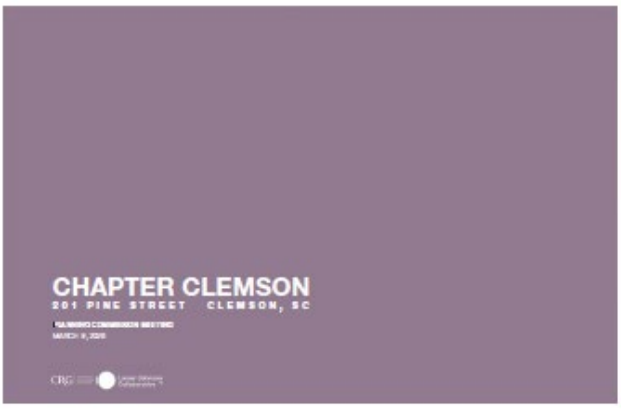
- **A 55-Year Commitment:** Our strategy is not a modern anomaly; it is a half-century promise of a mixed-use core.
- **The Moving Goalpost:** Objections shift from density to height to "bed counts," but the underlying hurdle is a natural aversion to change.
- **The Risk of Reactive Governance:** Pivoting based on the loudest voices—rather than vetted data—perpetuates the symptoms of traffic and housing shortages.
- **The Ask:** Modernize our zoning code to match our long-standing vision.
- **The Legacy:** Honoring the leaders of 1971 and protecting the residents of 2071.

PLANNING COMMISSION MARCH 09, 2026

THANK YOU

Attachment #2

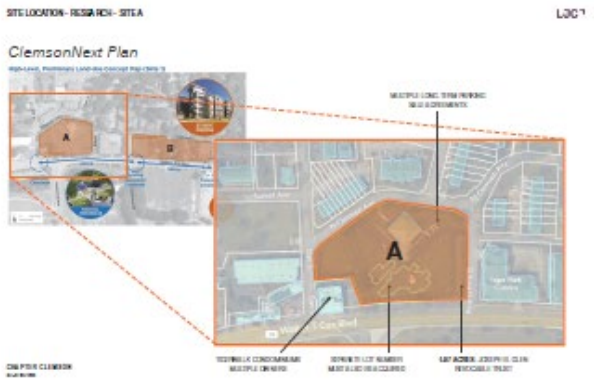
PUD-000526-2026 201 Pine Street Presentation Slides

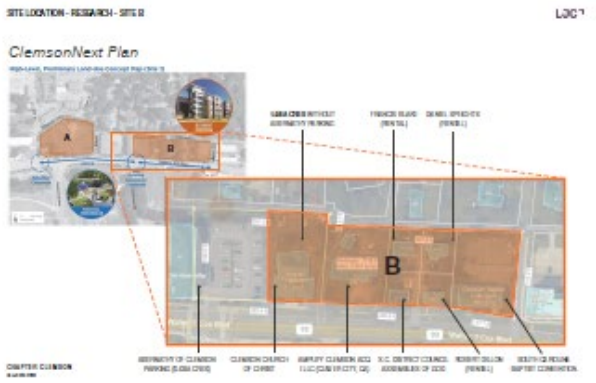












WHAT HAS CHANGED...

VIEW AT CORNER OF HEDGEROW LANE AND PINE STREET - PROPOSED

WHAT HAS CHANGED:

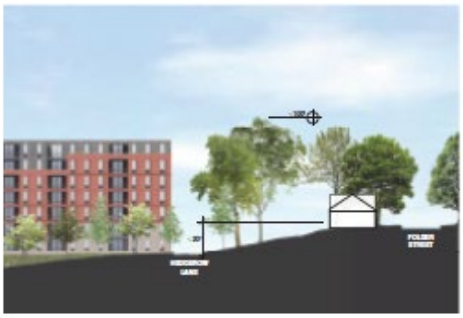
REDUCED HEIGHT ALONG HEDGEROW LANE:
FROM 7 TO 3 LEVELS

REDUCED BEDS:
FROM 725 TO 555 BEDS

REDUCED RESIDENT PARKING:
FROM 322 TO 205 SPACES

PARKING GARAGE IS FULLY ENCLOSED:
NO CAR LIGHTS OR NOISE EXPOSURE TO NEIGHBORHOOD

EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - ORIGINAL



EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - PROPOSED



EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - CONTEXT DIAGRAM



VIEW HEDGEROW LANE AND PINE ST ORIGINAL

















PUBLIC OPEN SPACE BENEFIT

The project features **over 12,500 square-feet of dedicated public open spaces.** These spaces include an inviting garden plaza with flexible lawn space for outdoor dining and programmed events, a covered landscaped terrace, and a dedicated lay-by lane.



COMMUNITY BENEFIT ALIGNMENT

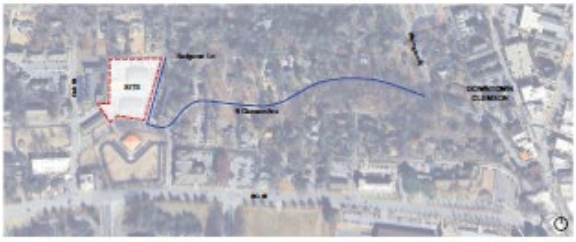
The project features **over $2.5 million in initiatives that improve pedestrian and utility-related supportive systems** for a successful development and community benefit.



WHAT WE'RE IMPROVING...

OFF-SITE IMPROVEMENTS

We are proposing **upgrading the existing cast iron water line to a new 8" waterline** along Clemson Avenue from our site all the way to Wigington Street, as well as along Pine Street from Hedgerow Lane to Clemson Avenue.



WHAT WE'RE IMPROVING...

ENHANCED PEDESTRIAN SAFETY & CONNECTIVITY

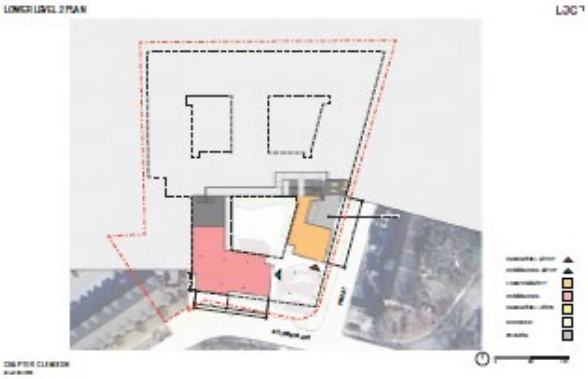
We are proposing **widening the existing sidewalk to 10-feet wide and making crosswalk improvements** along Clemson Avenue from our site all the way to Hillcrest Avenue, with lane realignment and curb and gutter along both sides of the street.





APPENDIX


SITE PLAN
LOT 1


LOWER LEVEL 2 PLAN
LOT 1


LOWER LEVEL 1 PLAN
LOT 1

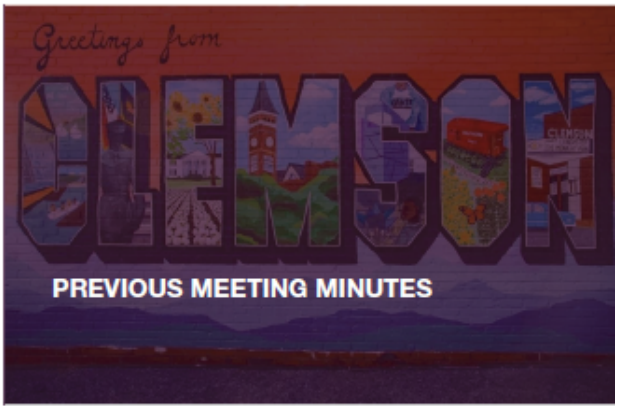

LEVEL 1 PLAN
LOT 1

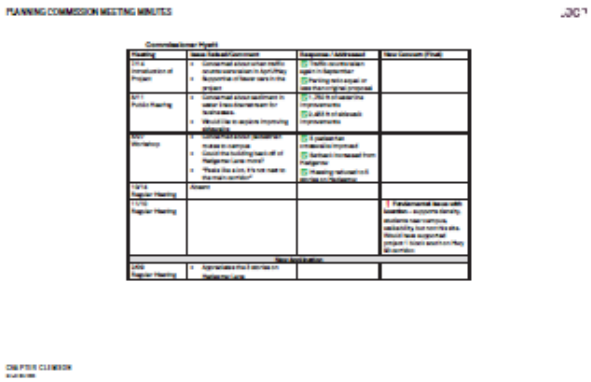

LEVEL 2 PLAN
LOT 1

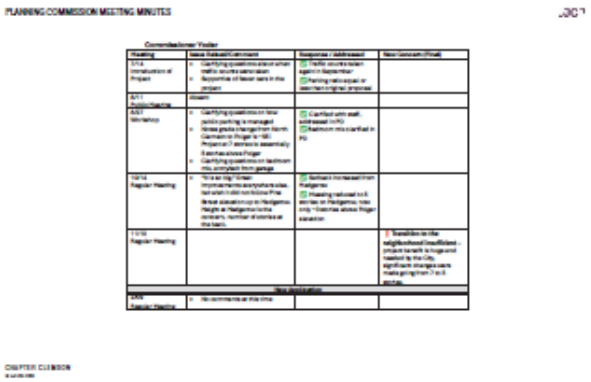







Greetings from
PREVIOUS MEETING MINUTES





Commissioner Crosby

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/12 Introduction of Project	• Concerned with public parking along Hedgerow – seems further away from retail space. • Appreciate of layout, concept, likes the uniqueness of the project. • Thought project didn't look much taller than what's there today.	☑ Parking removed from rear of Hedgerow, replaced with landscape	
8/21 Public Hearing	• Good that upgrade the water lines! • Can we make it shorter/step down more for neighborhood?	☑ 1,350 ft of sidewalk improvements ☑ Massing reduced in 5 stories on Hedgerow	
9/27 Workshop	• Clarify how visitor parking is broken out from resident parking • Concerned with no sidewalk on Hedgerow • Concerned with height at the back of the building • Outline the public benefits in the City	☑ Clarified in PD document ☑ Sidewalk added on Hedgerow ☑ Massing reduced in 5 stories on Hedgerow ☑ Public benefits summarized	
10/18 Regular Hearing	• Parking for retail employees too small • Typos on Ordinance, incongruity language	☑ Clarified in PD document	
11/15 Regular Hearing			❗ Would prefer it to be on Hwy 61 – City needs density close to campus, really like the design, affirm, rationale of the idea. Location is problematic. Issues in ordinance that need to be revised a.
New Application			
2/02 Regular Hearing	• No comments at this time		

Commissioner Cumbie

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/12 Introduction of Project	• Absent		
8/21 Public Hearing	• Working right now		
9/27 Workshop	• Landscape buffer on Hedgerow would be larger for plantings • Concerns about sidewalks in the area	☑ Landscape buffer increased on Hedgerow, sidewalks added ☑ 1,350 ft of sidewalk improvements	
10/18 Regular Hearing	• Questioned how traffic will be directed south • Appreciated addressing student/resident concerns	☑ Right turn only curb added on project out of parking garage	
11/15 Regular Hearing			❗ Wave in this iteration is not acceptable – loses the thoughtfulness of the building, the changes made, a lot of great changes. Appreciate of more sidewalks, location in campus and area work, benefits are greatly needed.
New Application			
2/02 Regular Hearing	• No comments at this time		

Commissioner Rios

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/12 Introduction of Project	• Clarifying question about public parking study • Supportive of the concept of the public-to-private spaces, something Commission has not seen before. • Questioned what the community is receiving	☑ No public parking study – moved inside the garage ☑ Explored community benefits and offsite improvements	
8/21 Public Hearing	• No comments tonight		
9/27 Workshop	• Some concerns about pedestrian safety • Concerned about context within Highline • Concerned about the height at the neighborhood	☑ 1,400 ft of sidewalk improvements ☑ Addressed coordination with HDA	
10/18 Regular Hearing	• Would still like to see height some down at the neighborhood side • Updates to Ordinance language • Would like to see moped parking added	☑ Massing reduced in 5 stories on Hedgerow ☑ Ordinance updated with feedback from staff ☑ Moped parking added	
11/15 Regular Hearing			☑ No further comments
New Application			
2/02 Regular Hearing	• Requested golf cart parking in the garage	☑ Golf cart parking added in garage	

Commissioner Kernaghan

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/12 Introduction of Project	• Like the idea of redeveloping student housing • Doesn't see need for retail here, not underneath it to support it as well		
8/21 Public Hearing	• Infrastructure questions are a good comment • Understand why it's going where it is, convenience for student residents. • Would like to see a little bit greener	☑ 1,350 ft of sidewalk improvements ☑ Massing reduced in 5 stories on Hedgerow	
9/27 Workshop	N/A		
10/18 Regular Hearing	N/A		
11/15 Regular Hearing	N/A		

Commissioner Frank

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
2/02 Regular Hearing	• No comments yet		

Commissioner Tyler

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/12 Introduction of Project	• Clarifying question about traffic study		
8/21 Public Hearing	• Summarized public comments • Supportive on the neighborhood • Parking and the number of students, traffic concerns • Concerns about pedestrian safety • Concerns about street colors	☑ Massing reduced in 5 stories on Hedgerow ☑ Parking and road colors reduced in final version ☑ 1,400 ft of sidewalk improvements ☑ 1,350 ft of sidewalk improvements	
9/27 Workshop	• Summarized concerns • Additional buffer for both garage and neighborhood • Revised traffic study • Concerns about pedestrian safety	☑ 1,400 ft of sidewalk improvements ☑ Landscape buffer on Hedgerow increased ☑ Traffic count redone again in September	
10/18 Regular Hearing	• Were there discussions with City engineers about redirecting other intersections in neighborhoods?	☑ No additional realignment of traffic requested from City engineer	
11/15 Regular Hearing			☑ No further comments
New Application			
2/02 Regular Hearing	• Appreciated thoughtfulness to address comments head on.		

Attachment #3

Draft Hotel Canopy Standards
Planning Commission -
03-09-2026

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.

DRAFT

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.

DRAFT

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)

Attachment #4

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

March 2024









Context

March 2024

General Commercial

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

March 2024

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

Feature	Original Standard	"Temporary" Amendment
Max Height	65 Feet	3 Stories
Measurement	Linear Feet	Stories (Redefined)
Intended Life	Permanent	180 Days - DEC '21 (Start) – JUN '22 (End) – MAR '26 (Still Active)
Current Status	Obsolete	Still in Effect

Planned Development (PD)

The Strategy

Move away from "one-size-fits-all" zoning toward site-specific evaluation.

The ClemsonNEXT Mandate

Transitioned all multi-family developments to the Planned Development (PD) process.

The Vertical Result

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

The Mismatch: Policy vs. Reality

The Regulatory Gap:

There is a direct conflict between our vision and our law. Our past and current Comprehensive Plans mandate dense, vertical growth, yet the Zoning Code remains tethered to a 3-story limit.

The Market Reality:

3 stories are insufficient to generate a return on investment (ROI) given the high cost of land in the Downtown Core. Furthermore, low-density development cannot provide the "rooftops" necessary to sustain a vibrant commercial corridor.

The Regulatory Necessity:

Consequently, the Planned Development (PD) process has become a necessity rather than an option. Developers propose PDs more often than not for the sole purpose of achieving the height required to make these projects—and the City's vision—viable.

Problems Continued: The Persistence of Growth

Problems Continued: The Persistence of Growth

- Clemson enacted some of the highest Development Impact Fees in South Carolina.
- The Result: While these fees ensure growth "pays its own way," they have not served as a deterrent to development.

Political Shifts vs. Market Demand

- Significant turnover on City Council and Planning Commission since the 2015–2017 wave.
- The Result: Despite platforms focused on height reduction and moratoriums, the fundamental demand for downtown density remains constant.

Administrative Turnover vs. Policy Continuity

- Ongoing turnover in Administrative and Planning staff has occurred.
- The Result: Personnel changes haven't eased concerns or slowed proposals, proving that the pressure for growth is structural, not administrative.

The Consequences of Restriction

The Displacement Effect

Restricting multifamily growth doesn't stop demand; it simply pushes development outside Clemson's borders.

The Transit Paradox

Displaced residents still commute to the University and the service sector, guaranteeing maximum traffic and exacerbating regional congestion.

Ad Hoc & Unsystematic Growth

- Current Friction: Relying on the PD process alone has led to:
- Inconsistent buffers between commercial and residential zones.
- Unpredictable building step-backs and step-downs.
- Arbitrary and inconsistent parking requirements.

The High Cost of Ambiguity

The Anxiety Loop

- **Citizens:** Anxious about what might be approved in their backyard.
- **Developers:** Anxious about the viability of projects without clear goalposts.
- **Officials:** Anxious about the political fallout of every new proposal.
- **City Staff:** Caught in the crossfire of a reactive, rather than proactive, process.

The Information Vacuum

- When the code is ambiguous, misinformation and conspiracy theories take root.
- Without a "By-Right" standard, every project feels like a "backroom deal" to the public, even when it isn't.

The Trust Gap

- All parties operate under the assumption that the "other side" is incompetent or biased.
- The Result: A breakdown in the civic collaboration required to build a great city.

The Breaking Point

A Cycle of Mutual Frustration

- When the process is unpredictable, anger becomes the default response for all stakeholders.

The Trust Deficit

- Constant conflict erodes the community's trust in the public process and the City's vision.

Decision Paralysis

- Intense public anger leads to "defensive planning"—making decisions to avoid backlash rather than to achieve long-term strategic goals.

The Cost of the Status Quo

- This cycle doesn't stop height; it only ensures that every new building is born out of a "battle" rather than a shared plan.

Clarity

March 2026

Bufferyard Standards

Transition Buffers: Fixed requirements to protect neighborhood edges without halting growth.
- Passed by Council on ***10.06.2025***

Mixed-Use Development that abuts R-20 or R-12 zoned parcels now requires a **30' buffer.**
- *If the proposed building is greater than 3 stories the buffer is increased to **40'***

Codifying the Standards

- **Height:** Establishing a predictable, by-right "ceiling" that acknowledges market reality.
- **Buffers:** Respecting the buffers established in October 2025.
- **Standardized Parking:** Replacing arbitrary requirements with data-driven, downtown-specific quotas.
- **The Public Realm:** Integrating the Downtown Streetscape standards directly into the development code.
- **Architectural Step-backs:** Mandating step-backs for structures that abut residential to ensure human-scale design at the street level.

Geography of Clarity

The Preservation Zone *(College Ave: 93 to Keith)*
- **Standard:** Maintained at 2 stories.
- **Goal:** Protect the historic, human-scale character of Clemson's primary downtown block.

The Transition Zone *(Strode to Strode)*
- **Standard:** 3-story baseline.
- **Incentive:** Up to **5** stories for projects that meet certain criteria.

The Growth Corridors *(Keith St. to 123 & Hwy 93)*
- **Standard:** revert to the original 5-story baseline.
- **Strategic Density:** Flexibility to reach 7 stories by adhering to the city's rigorous development framework.

Strategic Height Tiers

- **The Technical Sweet Spot:** 7 stories aligns with the most efficient modern construction methods (5-over-2).
- **Use Diversification:** Unlocks non-student housing uses, such as boutique hotels and professional offices.
- **Market-Driven Density:** Reflects the actual economic equilibrium of Downtown Clemson.

Development Bonus

If a developer wishes to exceed 5 stories, they will contribute to the City of Clemson in the amount of $**10.00 *a square foot*** for community improvements.

Development Bonus

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

Set height at 3 stories maximum,

Then for 2 additional floors the formula looks like:

($10.00 x 68,000 sq. ft.)x 2 = **$1,360,000**


A Cohesive Path Forward
Intentionality Over Reaction
• We are replacing the "Boogeyman" of unpredictable height with a permanent regulatory framework. Height, when strategically placed and clearly defined, is not the enemy—ambiguity is.
Prioritizing Integrity
• We are baking zoning buffers and standardized step-backs into our code to ensure that density respects the scale of its surroundings.
Enhancing Downtown Vibrancy
• We are choosing smart, systematic planning over the ad hoc negotiations of the past. This ensures Clemson remains a vibrant, walkable, town for decades to come.

Report on PUD-000526-2026

Proposed Planned Development (201 Pine Street)

April 13, 2026

Overview

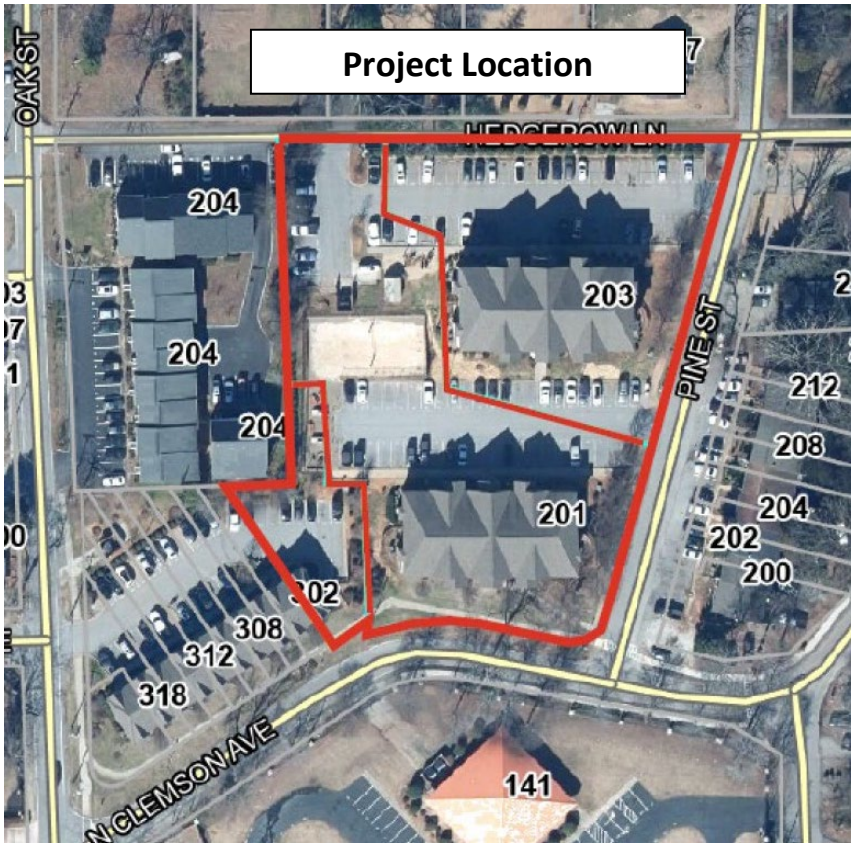
An application for a proposed planned development (PUD-000526-2026) was received from Ms. Alison Mills, Vice President of Design and Development of CRG, on January 16, 2026. As proposed, the project, which will be located on 3 parcels situated near 201 Pine Street, will consist of a student-oriented market rate multifamily housing development with approximately 555 beds in 159 units, and approximately 6,000 square feet of retail space. Additionally, it will include a public courtyard plaza facing N. Clemson Ave., and will have 236 parking spaces, of which 31 will be dedicated for public/retail use.

It should be noted that the proposed project is the second proposal by the developer for the site. Submitted on June 23, 2025, the initial proposal was for a 723-bed, 225-unit mixed-use planned development project with retail space comparable to that currently offered. Following the completion of all required reviews, the Planning Commission voted to not recommend City Council approve the project. Subsequently, the developer decided to discontinue pursuit of the initial project and reapply with the amended proposal.

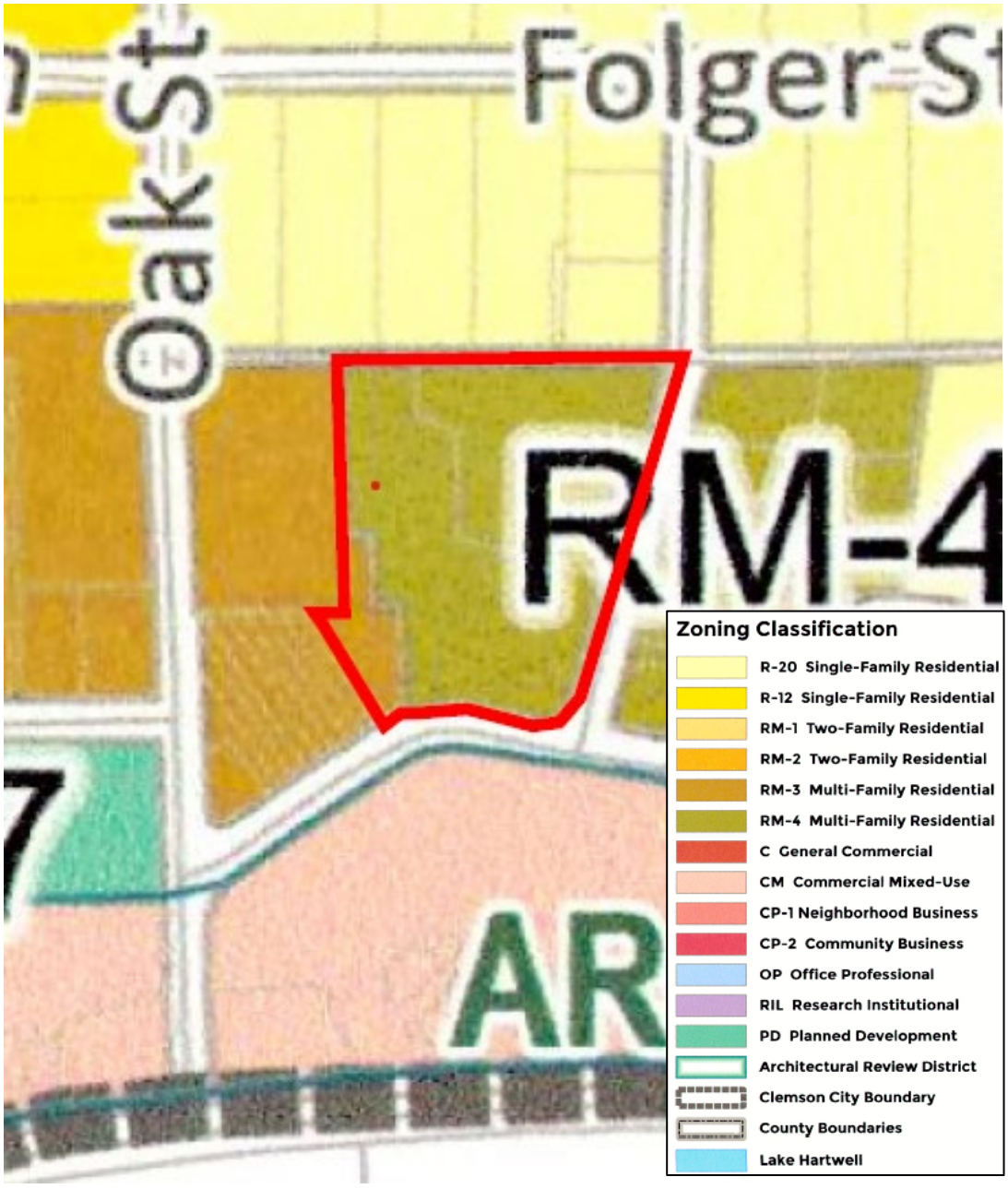
Location

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

TMP# 4044-19-52-4316
TMP#4044-19-52-3149
TMP#4044-19-52-2137



Current Zoning



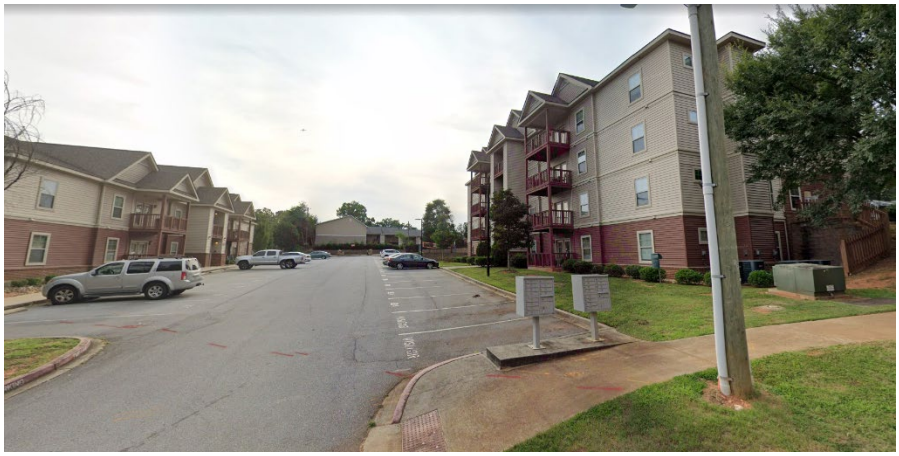
The current zoning of the properties on which the project is proposed to be located is split, with two parcels zoned RM-4 Multi-family District, and one small parcel situated on the southwest corner of the project zoned RM-3 Multi-family Residential District. The zoning of neighboring parcels includes CM Commercial Mixed-use District parcels to the

south of the site; RM-3 and RM-4 Multi-family Residential District parcels on the west and east, respectively; and R-20 Single-family Residential District parcels across Hedgerow Lane to the north.

Existing Development

The proposed development is to be located on property currently occupied by an existing student-housing apartment complex. Tax records show that the 3-story residential buildings were built in 2015.

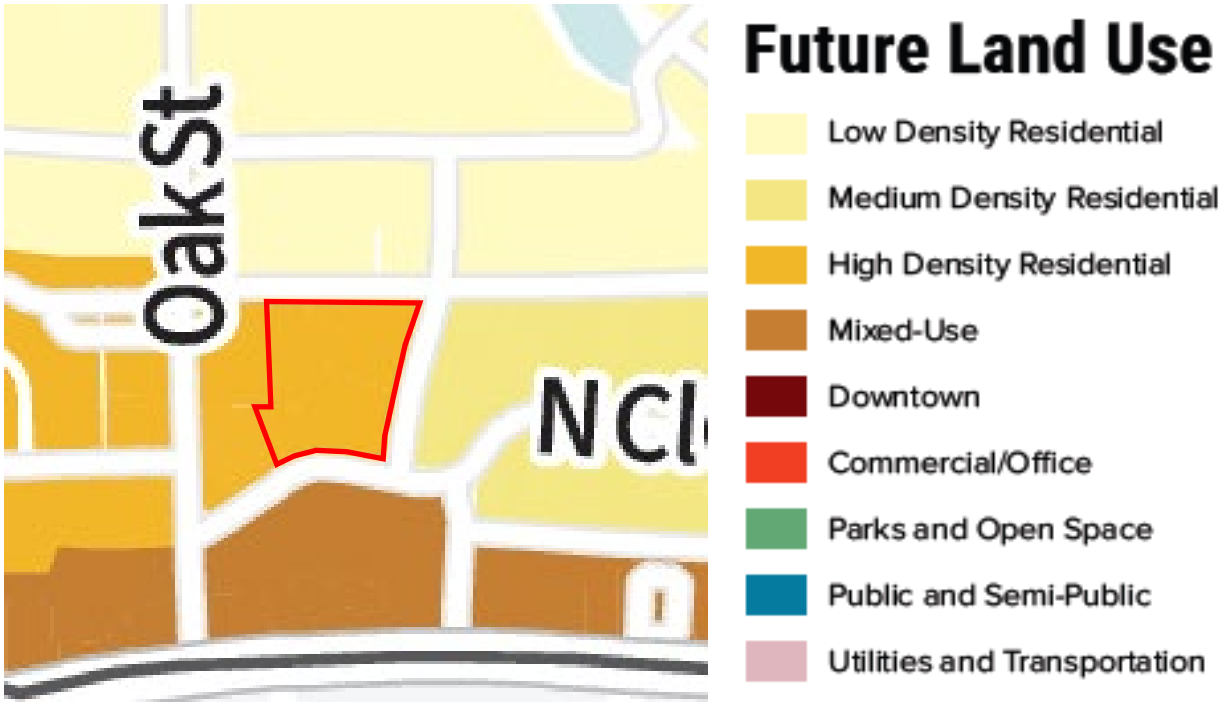






Future Land Use

The properties are shown on the Future Land Use Map in the Comprehensive Plan to be high-density residential, which is consistent with the proposed development. It should be noted that this reference is to the recently adopted Comprehensive Plan 2045.



Clemson NEXT White Paper

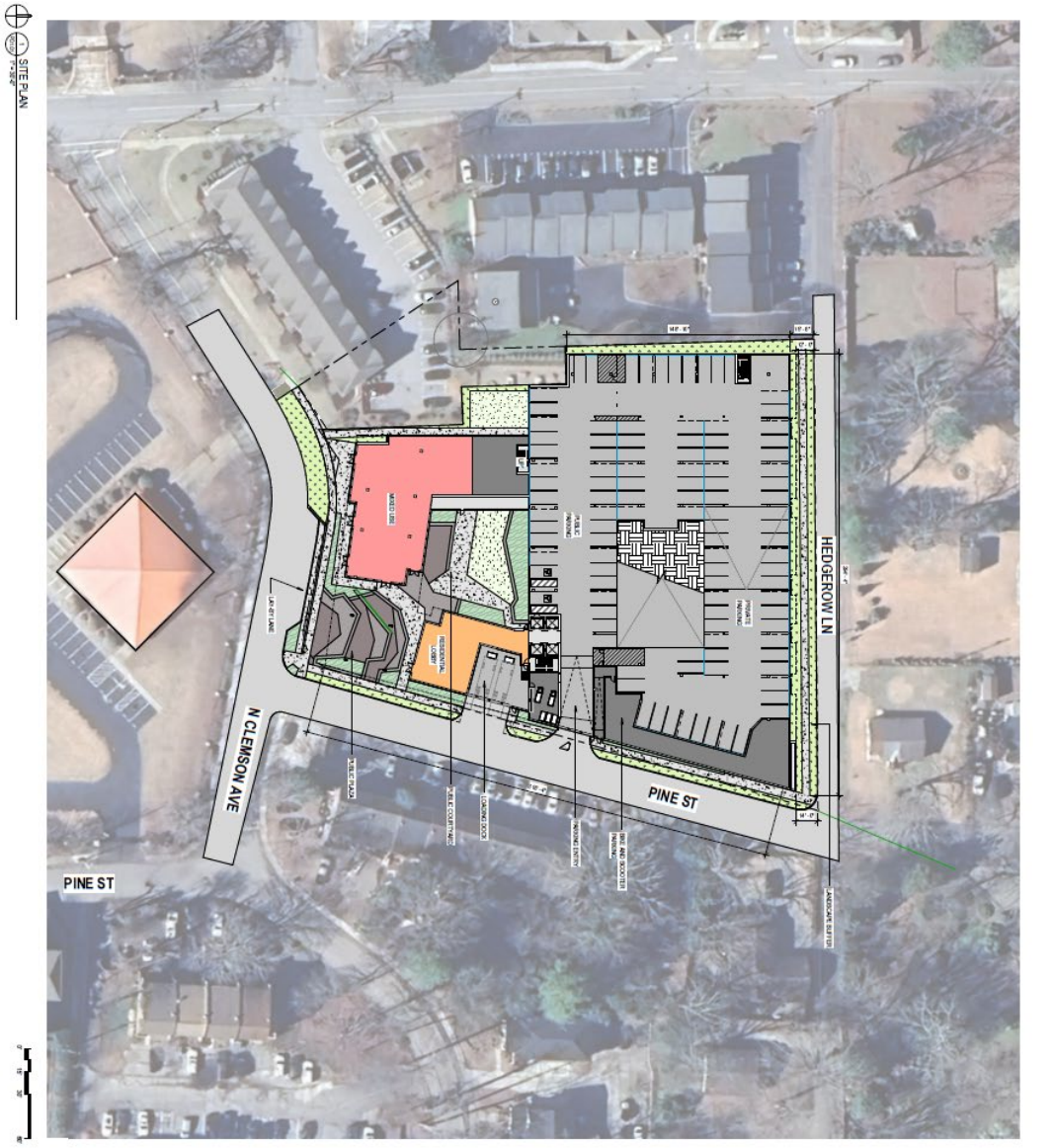
Although the properties were not specifically included in the suggested boundary of the Catalyst Area identified as Downtown West by the Clemson NEXT strategic plan's white paper, they are situated adjacent to it and share a number of its characteristics. The site is easily walkable to campus, directly accessible from Walter T. Cox Boulevard (Hwy 93), and, although located just south of R-20 parcels across Hedgerow Lane, is also "somewhat topographically separated" from nearby traditional single-family neighborhoods. It should be noted that the plan recommended Downtown West be "maximized" for density and student housing development. The map below, which was taken from the white paper, illustrates the proposed site location in relation to the recommended catalyst area.



Planning Commission Review Process

A concept presentation workshop for the new proposal, which is the first of the three required Planning Commission sessions in a planned development review, was held on February 9, 2026. This was followed by an informal public session, the second step, held as part of the regular monthly meeting on March 9, 2026. The final step is set for April 13, 2026, when the Commission will formally consider and vote on a recommendation to City Council on the proposal. Following the Commission vote, City Council will begin their review of the proposed development by conducting a public hearing.

Site Plan



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

*See published plan set for more details

Application

CITY OF Clemson
PLANNING & DEVELOPMENT

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

PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 3
ZONING MAP AMENDMENT

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

File no.: R - __-__	PIN 4044-19-52-4316 & 4044-19-52-3149 __ __	Date submitted: 03 / 23 / 2026	Planning Commission meeting date: 04 / 13 / 2026

OWNER(S) INFORMATION

Last name: Gilley	First: David	Middle:	Interest
Entities: Gilley Brothers Farms, LLC; Gilley Brothers Farms 1, LLC; PKG Farm, LLC; Gilley Clemson, LLC; PKG Clemson, LLC; Gilley 1 Clemson, LLC			☒ Sole owner ☐ Co-owner
Mailing address: 145 E. 44th St.	City: Indianapolis	State: IN	ZIP Code: 46205
Daytime phone no.: (317) 806-6713	Fax no.: ( )		E-mail: davidgilleymd@gmail.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Mills CRG Acquisition, LLC	First: Alison	Middle:	
Mailing address: 8640 Evans Avenue	City: Berkeley	State: MO	ZIP Code: 63134
Daytime phone no.: (314) 412-7390	Fax no.: ( )		E-mail: MillsA@realcrg.com

PROPERTY INFORMATION

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

DESIGNATION OF AGENT

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

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

DAVID GILLEY	David Gilley	3/11/2026
Owner name	*Owner signature*	*Date*
Owner name	*Owner signature*	*Date*

To be completed by Applicant:

I certify that the information in this request is correct.

Alison Mills	Alison K Mills	03/23/2026
Applicant name	*Applicant signature*	*Date*

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

CITY OF Clemson
PLANNING & DEVELOPMENT

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PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 3
ZONING MAP AMENDMENT

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File no.: R - __-__	PIN: 4044-19-52-2137 __ __	Date submitted: 03 / 23 / 2026	Planning Commission meeting date: 04 / 13 / 2026

OWNER(S) INFORMATION

Last name: Hills III	First: James	Middle: M.	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 626 Rue de Muckle	City: Mr. Pleasant	State: SC	ZIP Code: 29464
Daytime phone no.: (602) 748-6706	Fax no.: ( )		E-mail: jhills@hillsholding.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Mills CRG Acquisition, LLC	First: Alison	Middle:	
Mailing address: 8640 Evans Avenue	City: Berkeley	State: MO	ZIP Code: 63134
Daytime phone no.: (314) 412-7390	Fax no.: ( )		E-mail: MillsA@realcrg.com

PROPERTY INFORMATION

Property address:	Property dimensions:	Property area:	Current zoning district:
300 N. Clemson Avenue	45' x 183'	0.190 acres	RM3

DESIGNATION OF AGENT

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

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

James M Hills		11 March 2026
Owner name	*Owner signature*	*Date*
Owner name	*Owner signature*	*Date*

To be completed by Applicant:

I certify that the information in this request is correct.

Alison Mills		03/23/2026
Applicant name	*Applicant signature*	*Date*

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

REQUIRED INFORMATION

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

CONTACT PERSON

Last name:	First:	Name of firm, if applicable:		
Mills	Alison	CRG Acquisition, LLC		
Mailing address:	City:	State:	ZIP Code:	
8640 Evans Avenue	Berkeley	MO	63134	
Daytime phone no.:	Fax no.:	E-mail:		
(314) 412-7390	( )	MillsA@realcrg.com		

PROJECT DEVELOPER

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

PROJECT ARCHITECT

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

PROJECT ENGINEER

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

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

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

PLANNED DEVELOPMENT ORDINANCE

Section 101 - Descriptive Statement

The provisions of this Ordinance shall apply to the 201 Pine Street Mixed-Use Planned Development located at 201-203 Pine Street and 300 N. Clemson Ave., within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description included herein and attached as an Exhibit. This Ordinance has been established to regulate and guide the implementation of this Planned Development located within the corporate limits of the City of Clemson, South Carolina and defined herein. The adoption of this ordinance shall impose standards and restrictions on both the residential and commercial components of this Mixed-Use Planned Development.

The property owner of the Planned Development will be responsible for the maintenance of all sidewalks, buildings, parking areas, landscaping, and amenities, which shall be kept in a clean and presentable manner.

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

Parcel	Type	Address	PIN	Area (SF)	Area (acres)	Underlying Zoning
1	Fee Simple	201 Pine St.	4044-19-52-3149	44,788.91 SF	1.028	RM4
2	Fee Simple	203 Pine St.	4044-19-52-4316	35,081.82 SF	0.805	RM4
3	Fee Simple	300 N. Clemson Ave.	4044-19-52-2137	8,288.38 SF	0.190	RM3
	TOTAL			88,159.11 SF	2.023	

Proposed Uses

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

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

Area 3: Market Rate Multifamily Housing – The Planned Development will include a maximum of 555 beds and 159 units, consisting of approximately 188,132 square feet of net rentable residential area. The approximate average unit size shall be 1,180 square feet (the "Units"). These Units will consist of studio, one-bedroom, two-bedroom, three-bedroom, four-bedroom and five-bedroom Units. A minimum of 20% of the units shall be a mix of studios, one-bedroom, and/or two-bedroom units. The maximum occupancy shall be (1) occupant per bedroom.

Area 4: Parking – The Planned Development shall include 236 parking spaces located in a structured parking garage with access from Pine Street. 31 parking spaces will be publicly available within the garage. The 31 public parking stalls will be subject to a long-term lease to the City for $1/year with detail to finalized in a separate parking agreement prior to receiving Certificate of Occupancy. The remaining spaces will be for resident parking and shall be access controlled behind a secured gate to separate from the public parking stalls. The parking area shall also include moped and golf cart parking areas for residents and guests.

Area 5: Existing Townhouse at 300 N. Clemson – The Planned Development shall include the existing townhouse at 300 N. Clemson. The townhouse shall remain part of the Pineherst Townhomes Homeowners Association and no physical changes are to be made to the structure, use, or appearance of the townhouse. The townhouse will remain an existing 3-bedroom residential unit, subject to the existing HOA covenants, restrictions, and use limitations currently in place. The existing parking spaces at 300 N. Clemson will remain the Common Area of the Pineherst Townhomes Home owners Association and shall not be used or accessed by residents of the building at 201 Pine Street. All existing setbacks and access to the townhouse shall be maintained.

Access

Access will be provided exclusively from Pine Street for vehicular and pedestrian access. Vehicles exiting the garage will be required to make a right-turn only to travel south on Pine Street. The dedicated public area will be accessible directly by the public right-of-way. Secured access points will be provided for the residential components of the project and associated parking area via Pine Street. The loading zone will be located off of Pine Street adjacent to the garage entrance and will meet City loading standards. The overhead door to the loading dock shall be closed at all times when not in use. Trash chutes are located on each residential floor of the building and terminate in a trash room at Pine Street for collection.

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

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

Ownership and Covenants / Conditions / Restrictions – Ownership of the project will remain private with any future property owners bound by and agreeing to this ordinance. Management and

maintenance of the project will be by the property owner and/or a property management company hired by the owner. Any future covenants, conditions, and restrictions that may be placed on the property will follow the guidelines and be governed by this Planned Development.

Community Open Space for Residents – There will be Community Open Space throughout the development for use and enjoyment by residents. Community Open Space for Residents includes courtyards and building amenity areas. These areas will remain open for use by all residential tenants. Exterior amenities will have posted hours of operation of 7:00AM to 10:00PM. The Developer/Owner shall be permitted to request an event permit up to 4 times per year from the Chief of Police to extend the hours of operation for special events.

Public Open Space – The project will include approximately 12,500 square feet of plaza and park space within a courtyard that is open to the public. These spaces will include a variety of landscape, lawns, and hardscape. A lay-by lane is also included along Clemson Avenue for drop-offs and deliveries. Publicly accessible WiFi for guests shall also be provided in outdoor common areas. It shall be the responsibility of the Developer to keep the property free of dirt and debris and to maintain the public open space in a clean and presentable manner. Failure to do so shall be a violation of this Ordinance.

Impact on Public Facilities – Upon development of the project, there will be an impact on public water and sewer capacity as well as fire protection, police protection, emergency services, and public transportation. Improvements required for connections to public utilities will be made or upgraded as part of the development. The developer will be responsible for its portion of impact fees assessed to the project. Furthermore, any added need for public services will be supported by the taxes generated by the Planned Development. Notwithstanding any of this or any other provision in this document, the developer shall be responsible for all of the improvements identified by Section 103 – Offsite & Public Improvements.

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

Section 102 - Index of Exhibits

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

Section 103 – Offsite Improvements

- Developer will be responsible for stormwater improvements onsite as well as the cost of connecting to the closest existing public stormwater infrastructure.
    - 201-203 Pine Street and 300 N. Clemson Avenue currently benefit from a shared storm drainage and underground detention system. As shown on PD Drawing UT1.1, as a part of the Planned Development, the storm drainage for 201-203 Pine Street will convey to the existing underground detention system at 300 N. Clemson. The outfall pipe for the

underground detention system serving all properties shall be realigned to improve drainage to the existing storm drain pipe in North Clemson Avenue.

- Sanitary improvements, necessary for the development, will be the responsibility of the developer and will be made to update the public sanitary system to work with the proposed development.
- Developer has conducted a Traffic Impact Analysis (TIA) in coordination with the City of Clemson to identify required improvements for vehicular access as a result of the project:
    - Developer proposes site egress to be right out only to direct traffic south towards North Clemson Avenue and SC 93.
- As a part of the project, Developer will make infrastructure and pedestrian improvements to North Clemson Avenue, including:
    - Approximately 3,000 linear feet of new 18" curb and gutter to City Standards along both sides of North Clemson Avenue from Oak Street to Hillcrest Avenue.
    - Resurfacing from Pine Street to Hillcrest Avenue
    - A new 10' sidewalk (approximately 1,565 linear feet) on the North side of North Clemson Avenue from Pine Street to Hillcrest Avenue, and on the south side of North Clemson Avenue between Oak Street and Pine Street.
    - A new 8" water main (approximately 1,750 linear feet) from Pine Street to Wigington Street. Developer shall have the option to perform this work directly or to reimburse the City for the performance of this scope.
    - New, ADA compliant crosswalks at Pine Street and Clemson Avenue, and at Clemson Avenue and Wigington Streets.

Section 104 – Permitted Uses

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

Section 105 – Bonding of Vacant Commercial Space

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

Section 106 - Hours of Operation

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

Section 107 – Site

The property consists of three (3) parcels with frontage along N. Clemson Avenue, Pine Street and Hedgerow Lane – 201 Pine Street, 203 Pine Street, and 300 N. Clemson Avenue. Existing conditions include multifamily apartments, a townhouse, and surface-parked spaces. The site has approximately 35' of grade change from south to north with existing drainage running to the south with outfall onto Clemson Avenue.

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

One vehicular access point to the apartment building will be provided on Pine Street. The vehicular access to the townhouse shall be maintained in its existing condition from Oak Street Pedestrian access points will be available at multiple locations along Pine Street and N. Clemson Avenue, and emergency egress will be provided along Hedgerow Lane and Pine Street. These access points will remain privately owned and maintained except for the portions that tie into the public right-of-way.

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

Section 108 – Standards and Dimensions

- Minimum/Maximum Lot Area(s) – None
- Minimum/Maximum Lot Width(s) – None
- Minimum Building Setback:
  - Front (Pine Street): 10' (from back of curb)
  - Front (North Clemson Ave): 10' (from property line)
  - Side: None
  - Rear (Hedgerow): 10' (from property line)
  - 300 N. Clemson Townhouse: no changes from existing
- Maximum Structure Height: 85'-0", excluding stair and elevator overruns, parapets and equipment, as measured from finished grade.
- Tree canopy coverage will comply with Ordinance requirements in Sec. 15-30.15 through onsite coverage or contribution to the Clemson Tree Fund.

Section 109 – Impervious Area

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

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

Section 110 – Occupancy/Density

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

In addition to commercial space, the elevated deck shall be designated for common recreational use by the residents.

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

Section 111 – Design Standards

Materials for the building construction will consist of the following: reinforced concrete, brick masonry and fiber cement panel varieties cladding the apartment structure, insulated operable windows. Residential materials will include a mix of brick masonry, fiber cement panel varieties, and various metal panel accents as well as insulated operable windows. There shall be no changes to the exterior design of the existing townhouse at 300 N. Clemson. The commercial space level along N. Clemson Avenue will include a mix of brick masonry with insulated window and door systems. The composition and color of all final materials shall be substantially similar to those shown on the Site Plan Drawings. The BAR will approve final building materials, commercial space exterior furniture, and landscaping.

Section 112 – Parking/Circulation

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

Parking Summary	Maximum Beds	Minimum SF	Maximum SF	Commercial Spaces	Private Parking Minimum Spaces
Public Parking	--	6,000 SF	--	31 spaces	--
Resident	555 beds	--	340,000 SF	--	200 spaces
Management/Guest Parking	--	--	--	--	5 spaces
Townhouse	3 beds	--	--	--	3 spaces

The project shall include a three-level parking structure. The parking ratio for the Multifamily Housing component shall be not less than 35% of beds within the project and shall include adequate parking for residents as well as guests. All parking spaces for the Commercial Space shall be clearly marked to distinguish them from other parking areas. As a part of the existing Pineherst Townhomes Homeowners Association Declaration of Covenants, Conditions, and Restrictions, the resident(s) of 300 N. Clemson have the exclusive right to use the three (3) vehicular parking spaces located in the parking lot within the Association designated to the 300 N. Clemson property. The rights to the parking spaces located on the

300 N. Clemson property shall remain subject to all covenants of the Pineherst Townhomes Homeowners Association and shall not be accessed by residents of the new multifamily building in any way. Vehicular and pedestrian access to the townhouse shall maintain the existing conditions and be exclusively from Oak Street.

All standard parking spaces shall be a minimum of 9'0'' in width and 18'-0'' in length, and all compact spaces shall be a minimum of 8'0" in width and 16'0" in length. A maximum of 30% compact parking spaces shall be permitted. The 31 public parking spaces will be 10'-0" in width and 18'-0" in length. A minimum of 40 bicycle parking stalls shall be provided throughout the project. 25 moped parking spaces shall also be provided in the project.

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

Section 113 – Landscaping/Buffers

All landscaping and buffers shall be planted/installed in the manner shown on a Final Landscaping Plan approved by the BAR or Director of Urban Land Management.

The Director of Urban Land Management shall reserve the right to reasonably amend any specification established by this section to address specific site conditions.

Plantings shall conform to the following:

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

Section 114 - Signage

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

Section 115 – Lighting

Lighting for this PD shall adhere to Chapter 19 - Article X of the City of Clemson Code of Ordinances. A lighting photometric plan will be completed to meet the City of Clemson's adopted lighting standards. A

Final Illumination Plan will be completed to meet the requirements during the permitting process, which will include BAR approval. The BAR will also approve lighting for the commercial patio. If the commercial use changes the Zoning Administrator can require a change to the patio lighting. Any offsite lighting within the public right-of-way will be coordinated with the City Engineer and shall be Duke Energy lighting. Developer shall be responsible for the installation of any required conduit and the decorative adder fee for offsite lighting. The City shall be responsible for the maintenance and monthly energy cost for offsite lighting in the right-of-way.

Section 116 – Utilities

Project will be serviced by City of Clemson water and sanitary sewer. Connection and service fees will be the responsibility of the Developer.

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

Section 117 – Connectivity

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

Section 118 – Grading and Stormwater

The planned development will involve mass grading of the site for the installation of the building, underground parking, landscape, hardscape, and right of way improvements.

Section 119 – Trash

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

All trash collection for the development shall be collected and stored in enclosed rooms as shown on the Site Plan Drawings with dumpster staging occurring by building staff no more than an hour before collection. All dumpsters shall be returned to enclosed areas no more than an hour after collection. The primary trash collection point shall be along Pine Street. Trash collection trucks are to utilize the loading dock during trash collection. The door to the trash/loading dock shall be kept closed at all times when not in use. The loading dock shall also be recessed from the sidewalk to help conceal it from the right-of-way.

Section 120 – Accessory Structures

None.

Section 121 – Maintenance

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

Section 122 – Phasing

The construction of 300 N. Clemson Avenue and the associated underground detention system are complete. The new construction of the apartment building at 201-203 Pine Street will include a realignment of the storm drainage outfall pipe and a new connection to the existing underground detention system.

Section 123 – Construction Activity

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

Section 124 – Transfer of Ownership

This Ordinance will remain in place through any transfer of ownership of property. Any new owner will take over maintenance and management per this Ordinance. Nothing herein shall be construed to limit Developer's right to sell, assign or convey the project in accordance with applicable law.

Section 125 – Conceptual Site Plan

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

Section 126 – Vested Rights

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

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

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

PLANS, DRAWINGS, SUPPLEMENTAL INFORMATION

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

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-3 & 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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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

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#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

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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DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.
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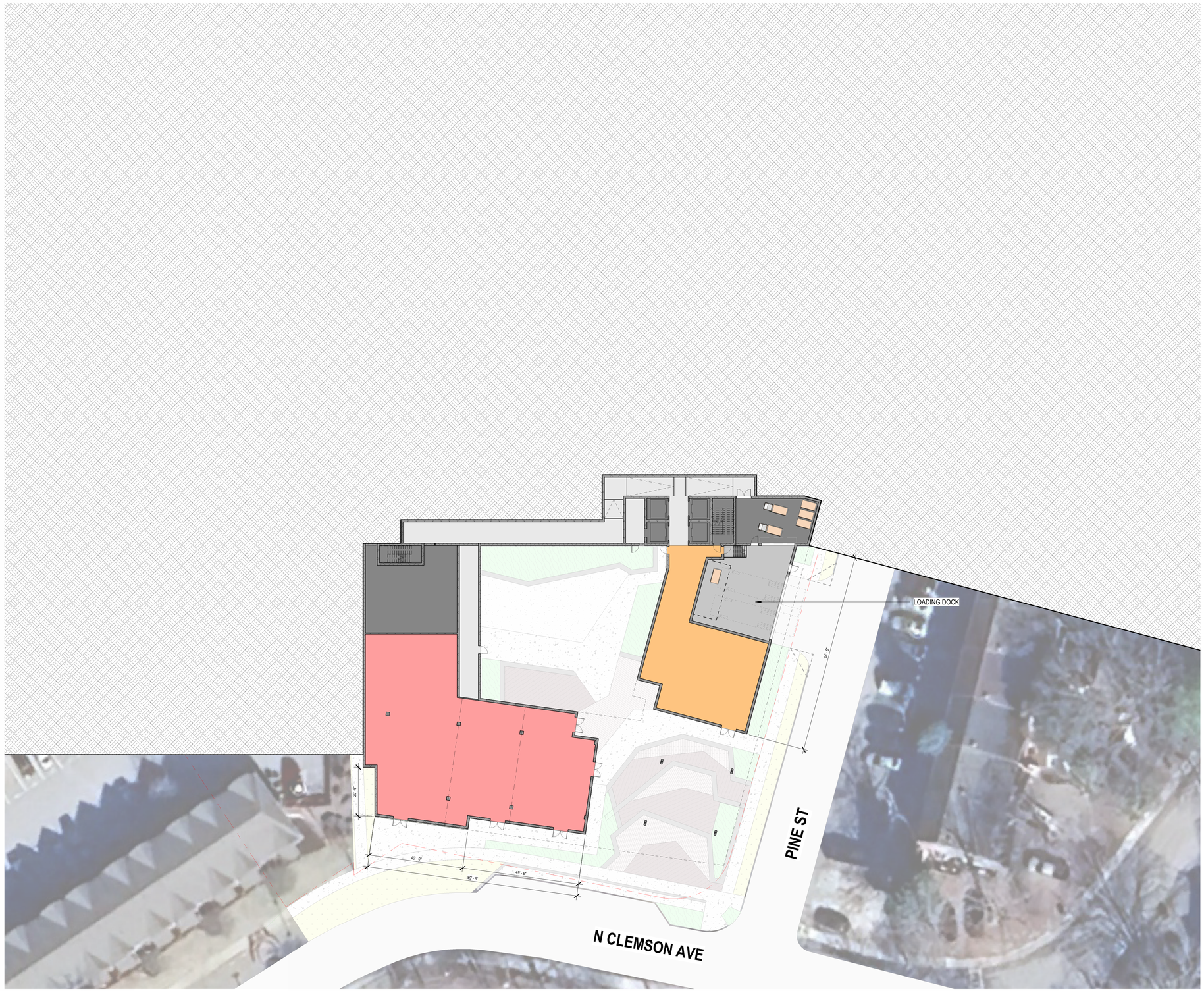

1 PD2.01 LOWER LEVEL 02
1" = 20'-0"

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A	PD SUBMISSION	3.20.2026

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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DRAWING TITLE
LOWER LEVEL 01

DRAWING NO.
PD2.02

Job # 25.009242

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

- LOBBY/AMENITY
- RETAIL TENANT SPACE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING
- CORE

0' 10' 20' 40'

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
1ST FLOOR PLAN

DRAWING NO.
PD2.03

Job # 25.009242

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

0' 10' 20' 40'

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
2ND FLOOR PLAN

DRAWING NO.
PD2.05

Job # 25.009242

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

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
3RD FLOOR PLAN

DRAWING NO.
PD2.06

Job # 25.009242

1/15/2026 3:15:33 PM

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

LOBBY/AMENITY
RETAIL TENANT SPACE
RESIDENTIAL UNITS
CIRCULATION
PARKING
CORE

0' 10' 20' 40'

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
4TH FLOOR PLAN

DRAWING NO.
PD2.07

Job # 25.009242

1/15/2026 3:15:35 PM

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

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

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 ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

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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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
ELEVATIONS_SOUTH & EAST

DRAWING NO.
PD3.01

Job # 25.009242

1/15/2026 3:15:44 PM

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



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

0' 8' 16' 32'

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
ELEVATIONS_NORTH & WEST

DRAWING NO.
PD3.02

Job # 25.009242

1/15/2026 3:15:47 PM

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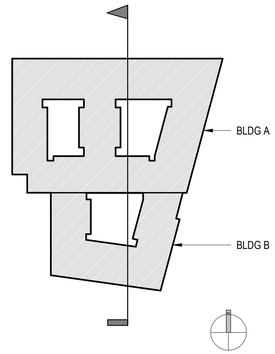

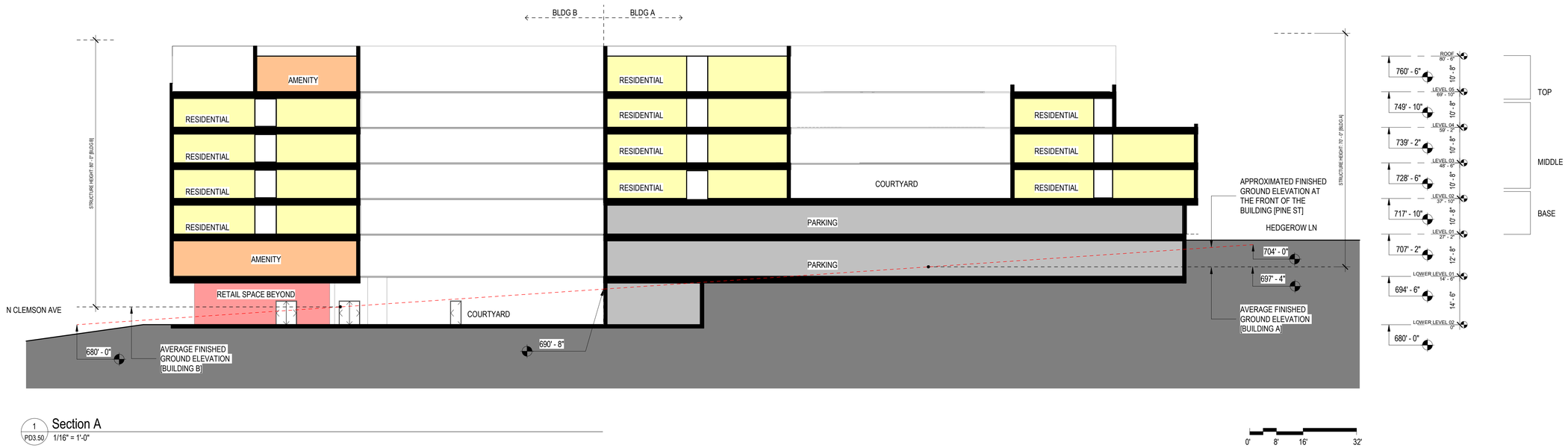

1 PD3.50 Section A
1/16" = 1'-0"

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
SECTION

DRAWING NO.
PD3.50

Job # 25.009242

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VIEW OF CORNER AT PINE AND CLEMSON AVE



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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.01

Job # 25.009242

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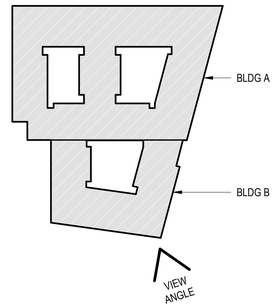
FACADE MATERIALITY











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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.02

Job # 25.009242

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.03

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.04

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#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.05

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#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.06

Job # 25.009242

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#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.07

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.08

Job # 25.009242

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.09

Job # 25.009242

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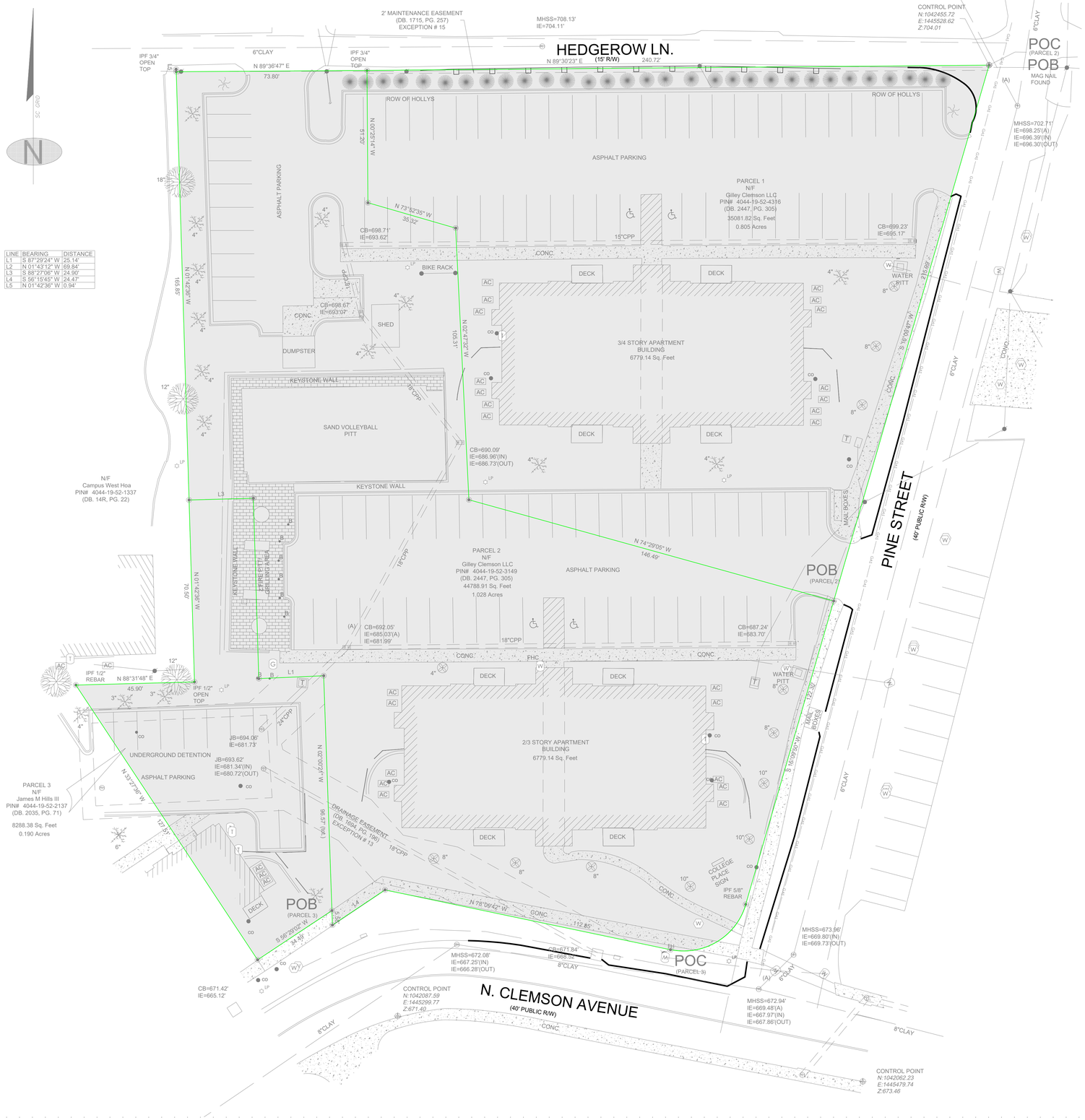

LINE	BEARING	DISTANCE
L1	S 87°29'24" W	25.14'
L2	N 01°43'12" W	69.84'
L3	S 88°27'06" W	24.90'
L4	S 56°15'45" W	24.47'
L5	N 01°42'36" W	0.94'

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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CONCEPT DESIGN

DRAWING ISSUE

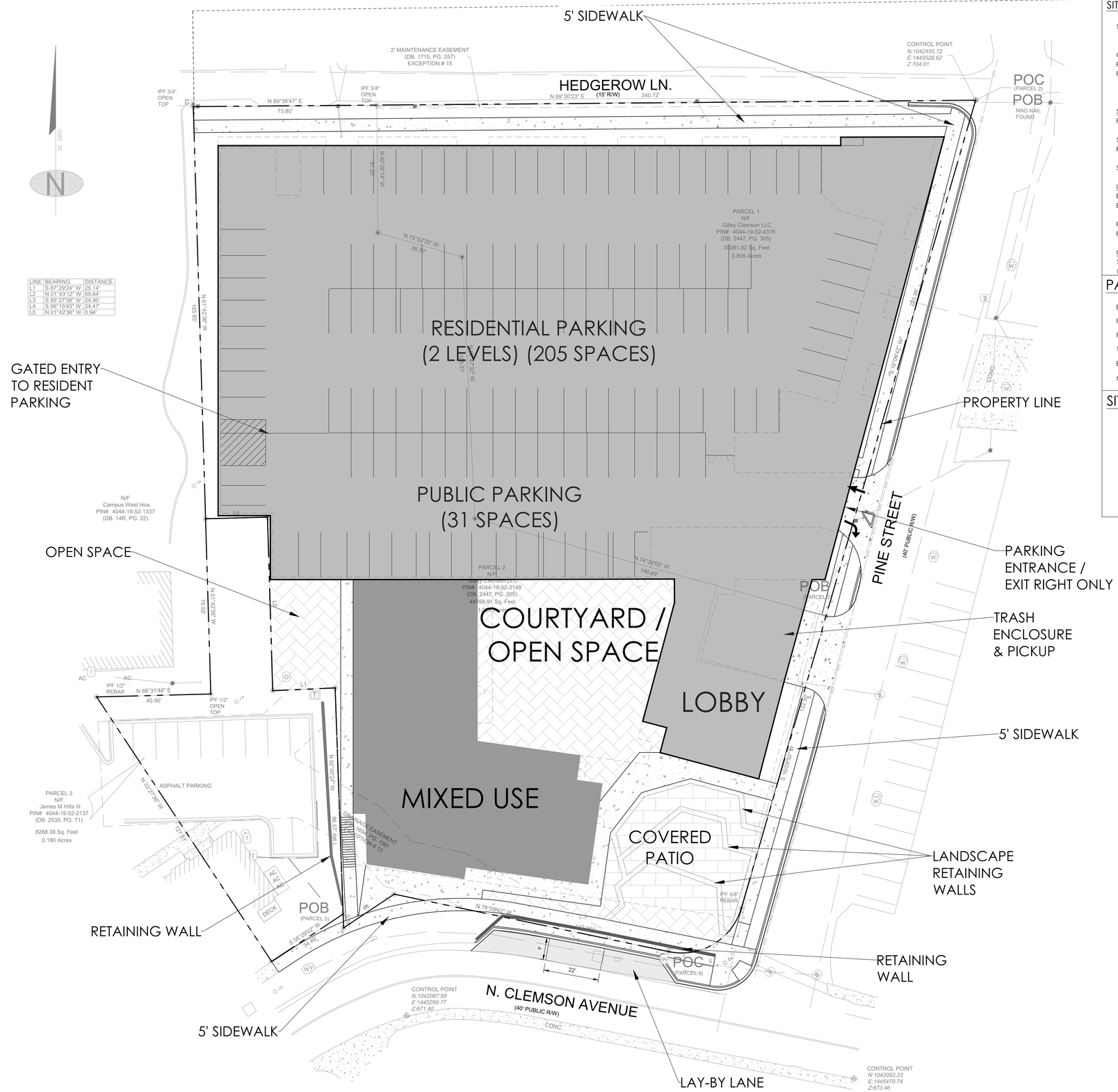
#	DESCRIPTION	DATE
	PD SUBMISSION	3.20.2026

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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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)

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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CONCEPT DESIGN

DRAWING ISSUE

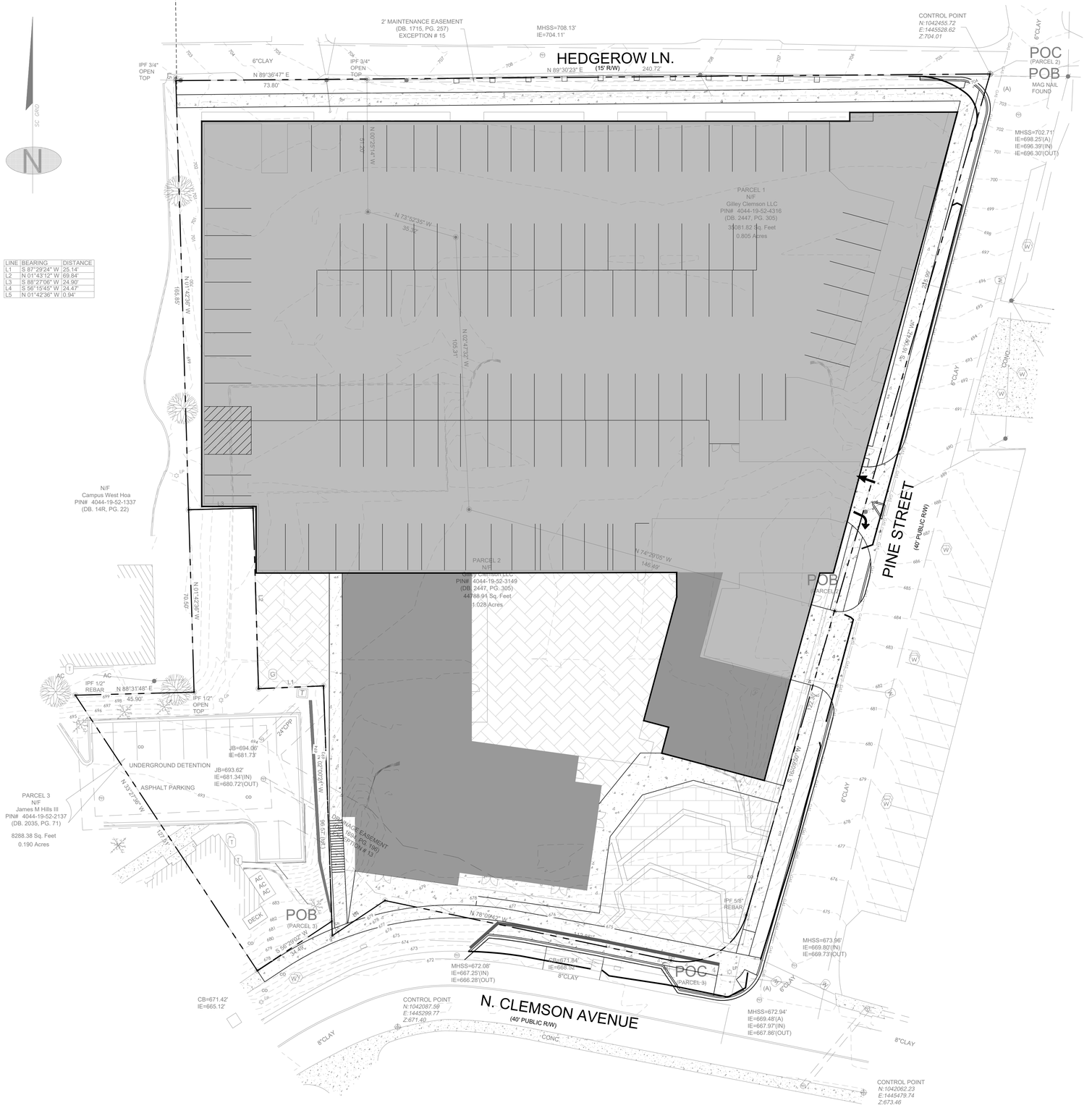
#	DESCRIPTION	DATE
	PD SUBMISSION	3.20.2026

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

DRAWING TITLE
SITE PLAN

DRAWING NO.
C1.1

Job # 25.0009242



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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)

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%)

SOIL TYPE: CECIL SAND LOAM

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

PROPOSED COURTYARD / OPENSPACE

PROPOSED AMENITIES

PROPOSED COVERED PATIO AREA

CONCEPTUAL FINISHED GRADE

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CONCEPT DESIGN

DRAWING ISSUE

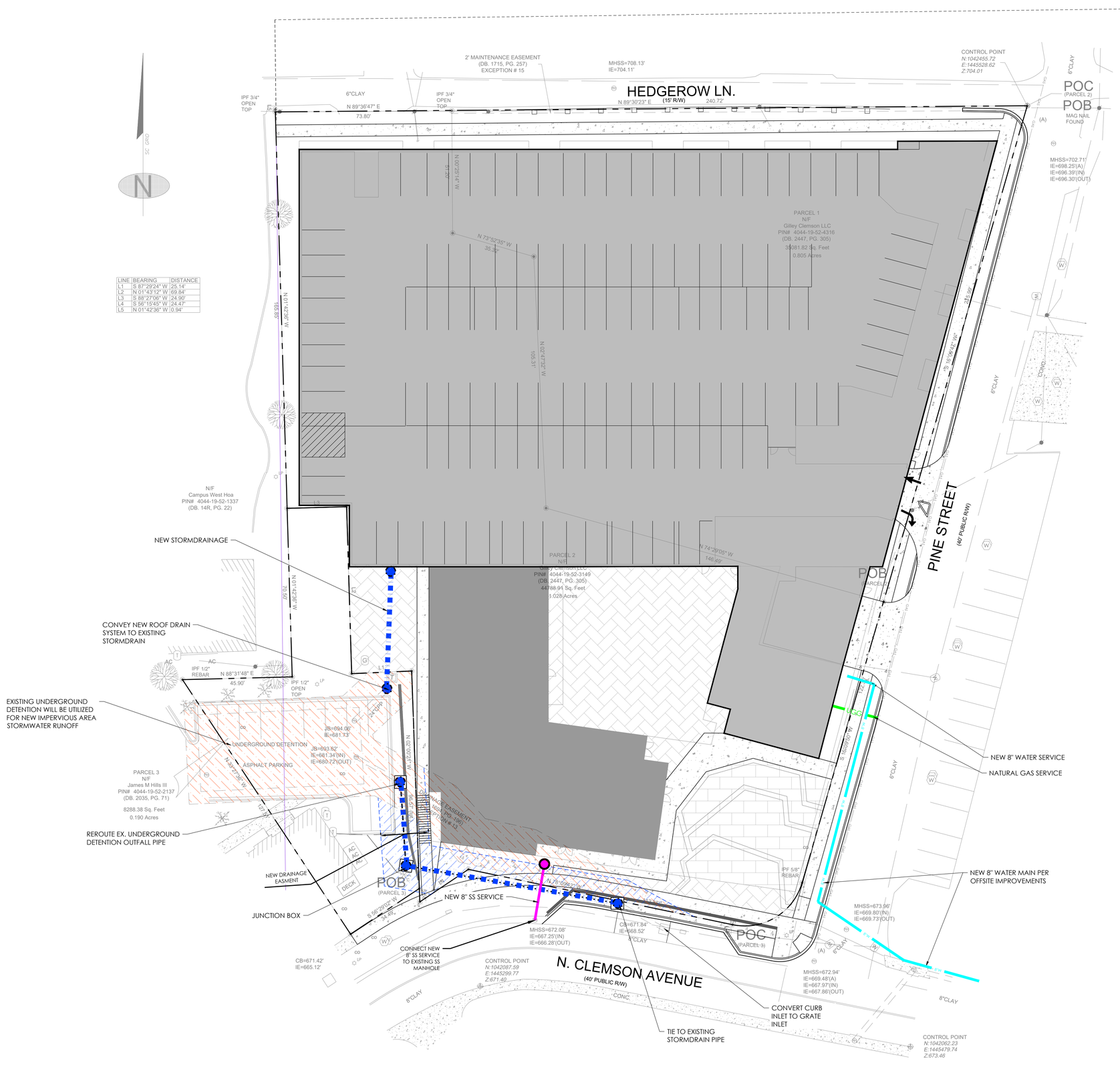
#	DESCRIPTION	DATE
	PD SUBMISSION	3.20.2026

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

DRAWING TITLE
CONCEPTUAL GRADING PLAN

DRAWING NO.
GR1.1

Job # 25.0009242



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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)

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
- 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

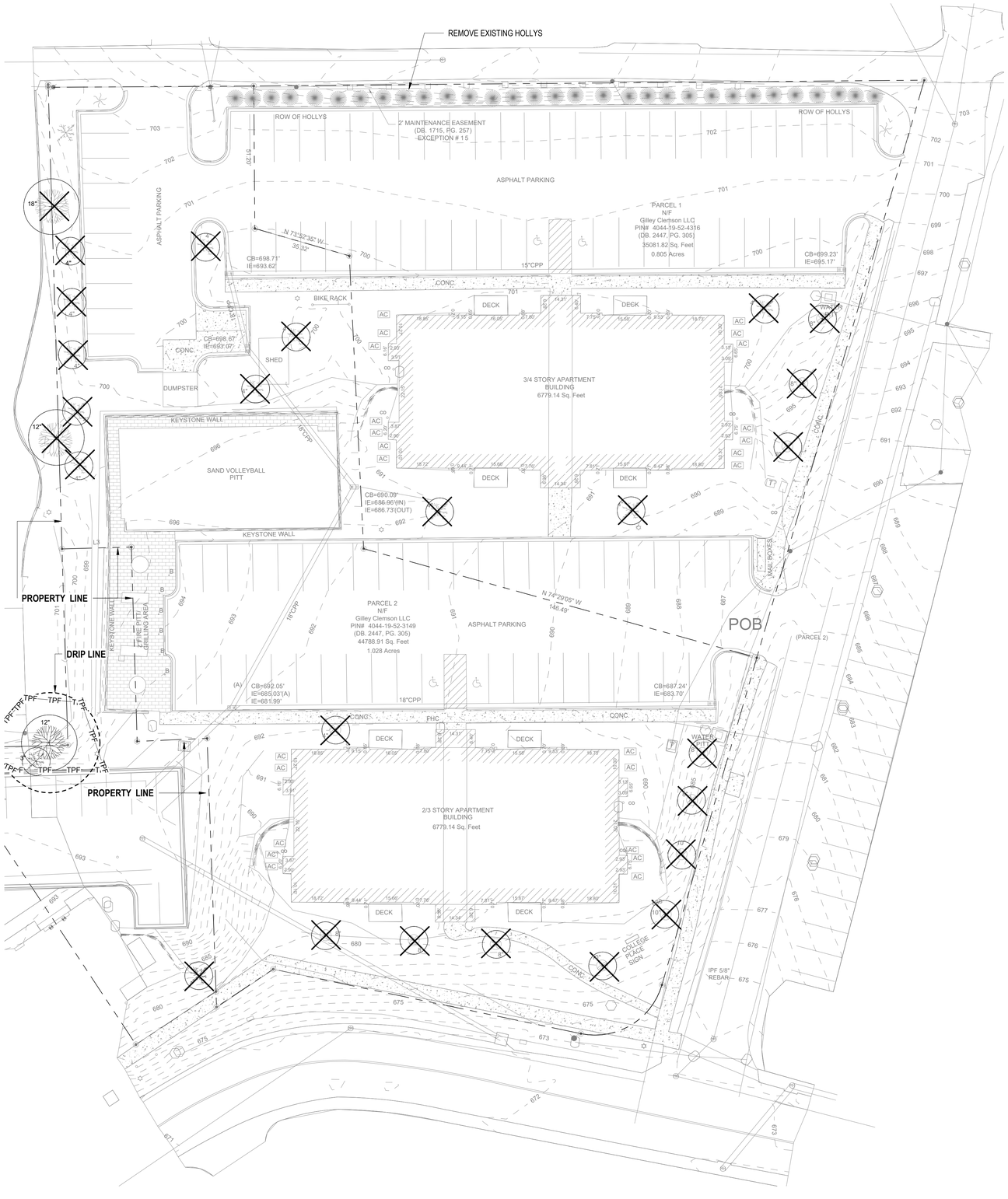
#	DESCRIPTION	DATE
	PD SUBMISSION	3.20.2026

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

DRAWING TITLE
CONCEPTUAL UTILITY PLAN

DRAWING NO.
UT1.1

Job # 25.0009242



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

TREE PROTECTION NOTES

SITE DEMOLITION NOTES:

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

TREE PRESERVATION PLANTING NOTES:

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

LEGEND

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

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CHAPTER CLEMSON
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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
TREE DEMOLITION AND PROTECTION PLAN

DRAWING NO.
PD5.00

Job # 25.009242

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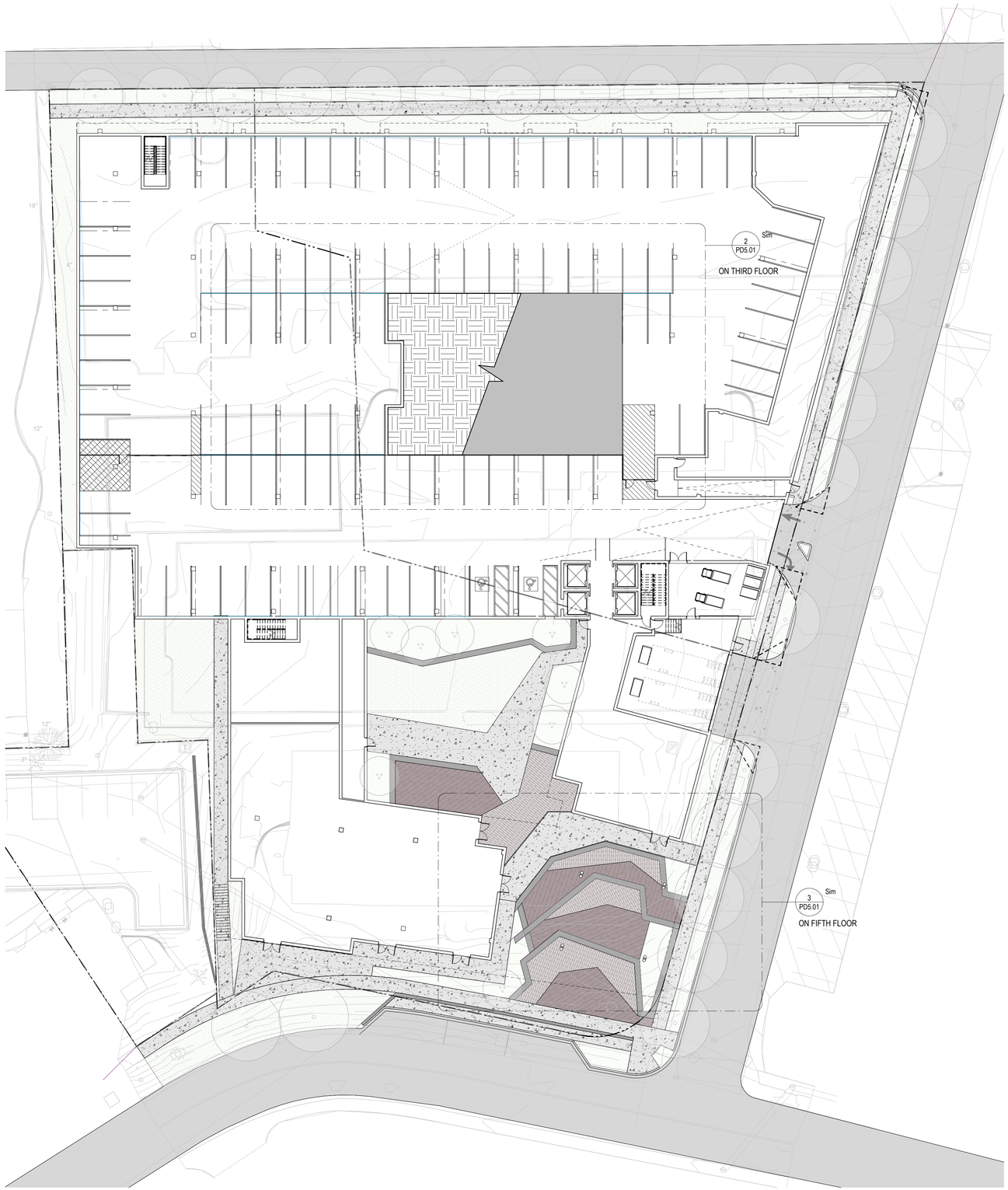
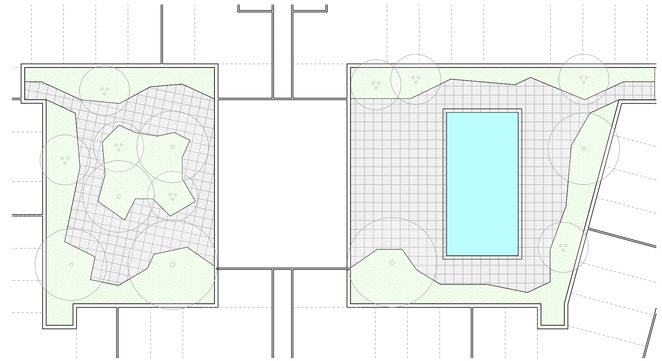
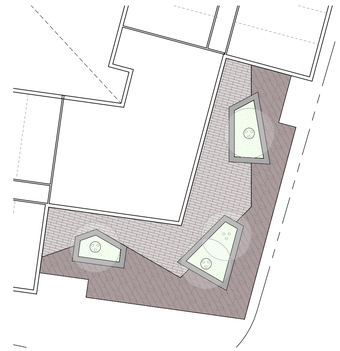


1 PD5.01 PD_SITE PLAN
1" = 20'-0"



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



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

LEGEND

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

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
SITE PLAN

DRAWING NO.
PD5.01

Job # 25.009242

9/22/2025 1:11:22 PM

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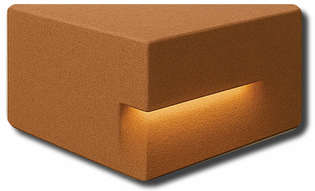
PAVERS: GEOMETRIC, WARM COLORS TO COMPLEMENT ARCHITECTURE



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



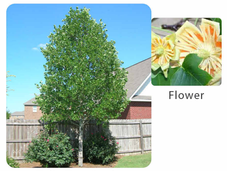
Kindred Spirit Oak — Fall Color



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



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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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
SITE MATERIALS

DRAWING NO.
PD5.02

Job # 25.009242

9/22/2025 1:11:26 PM

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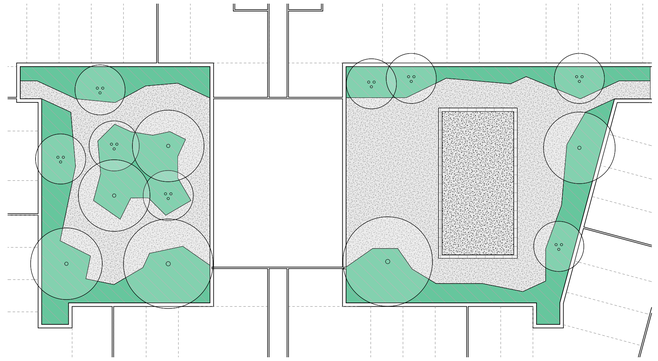
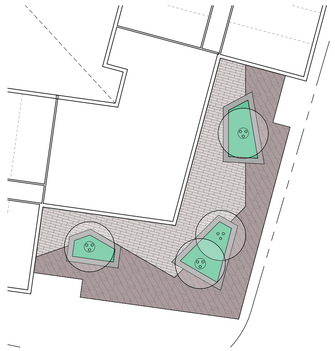
1 PD5.03 1" = 20'-0"
PD_PLANTING PLAN

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	3.20.2026

DRAWING TITLE
PLANTING PLAN

DRAWING NO.
PD5.03

Job # 25.009242

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N. CLEMSON IMPROVEMENTS
CHAPTER AT CLEMSON

PICKENS COUNTY, SC

PREPARED FOR:

CRG + THE 53 GROUP

PREPARED BY:

THOMAS & HUTTON

220 North Main Steet • Suite 402
Greenville, SC 29601 • 864.412.2222

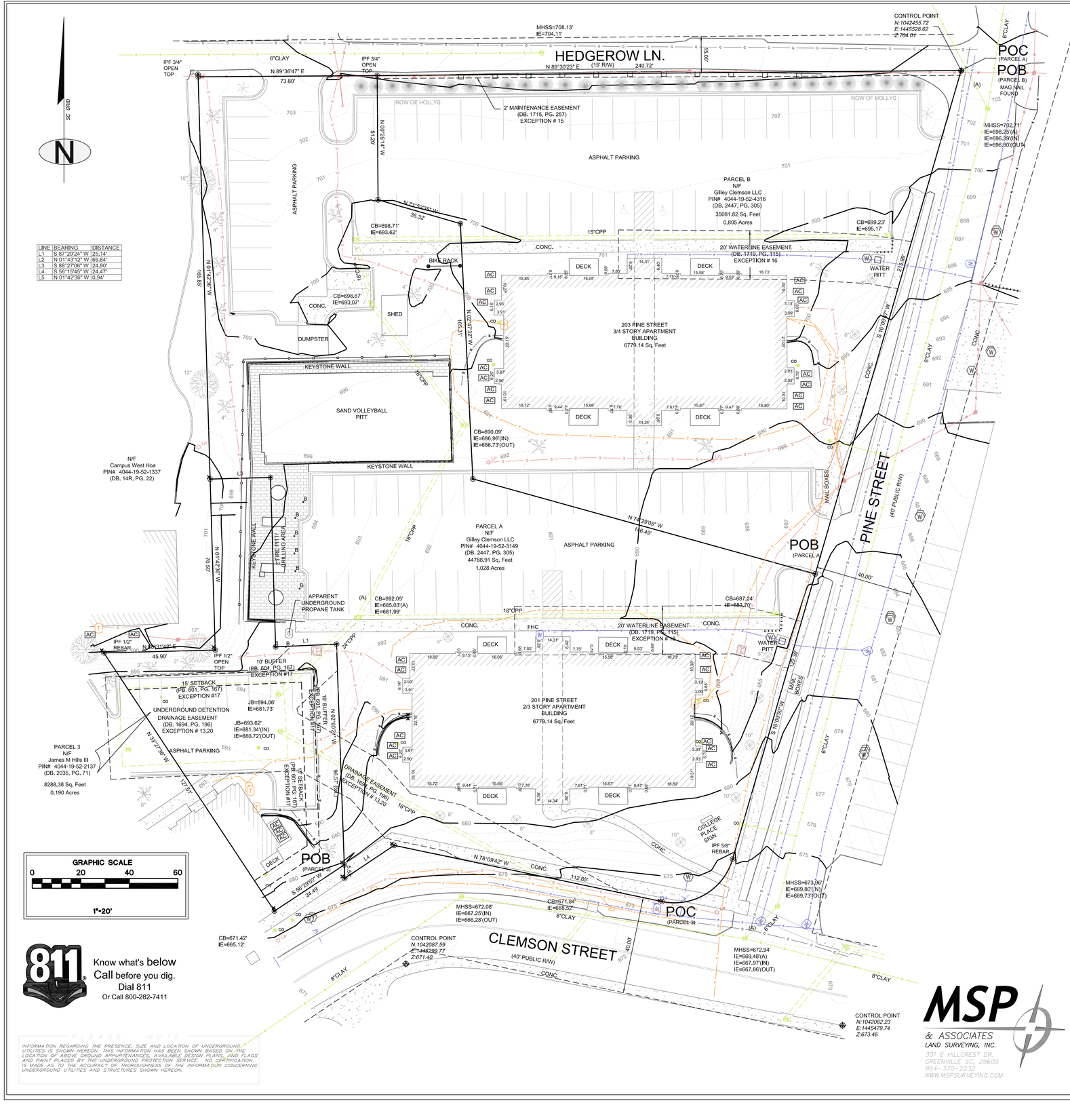
www.thomasandhutton.com

80 0 40 80

GRAPHIC SCALE:
1 INCH = 80 FEET

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

DATE:	3/30/26
SCALE:	1" = 80'
SHEET:	1 OF 1



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

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

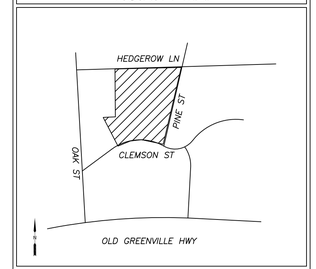
MSP & ASSOCIATES
LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609
864-370-2232
WWW.MSPSURVEYING.COM

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

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

MICHAEL S. PERDUE, PLS #18266

VICINITY MAP



GENERAL NOTES

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

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

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

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

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

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

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

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

SURVEY REFERENCES

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

LEGEND

CO	CLEAN OUT	——→——	GUY WIRE
DB	DEED BOOK	——G——	GAS LINE
PG	PAGE	——W——	WATER LINE
TBM	TEMPORARY BENCH MARK	——OHP——	POWER LINE
C/L	CENTERLINE	——E——	UNDERGROUND POWER LINE
R/W	RIGHT OF WAY	——T——	PHONE LINE
POB	POINT OF BEGINNING		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

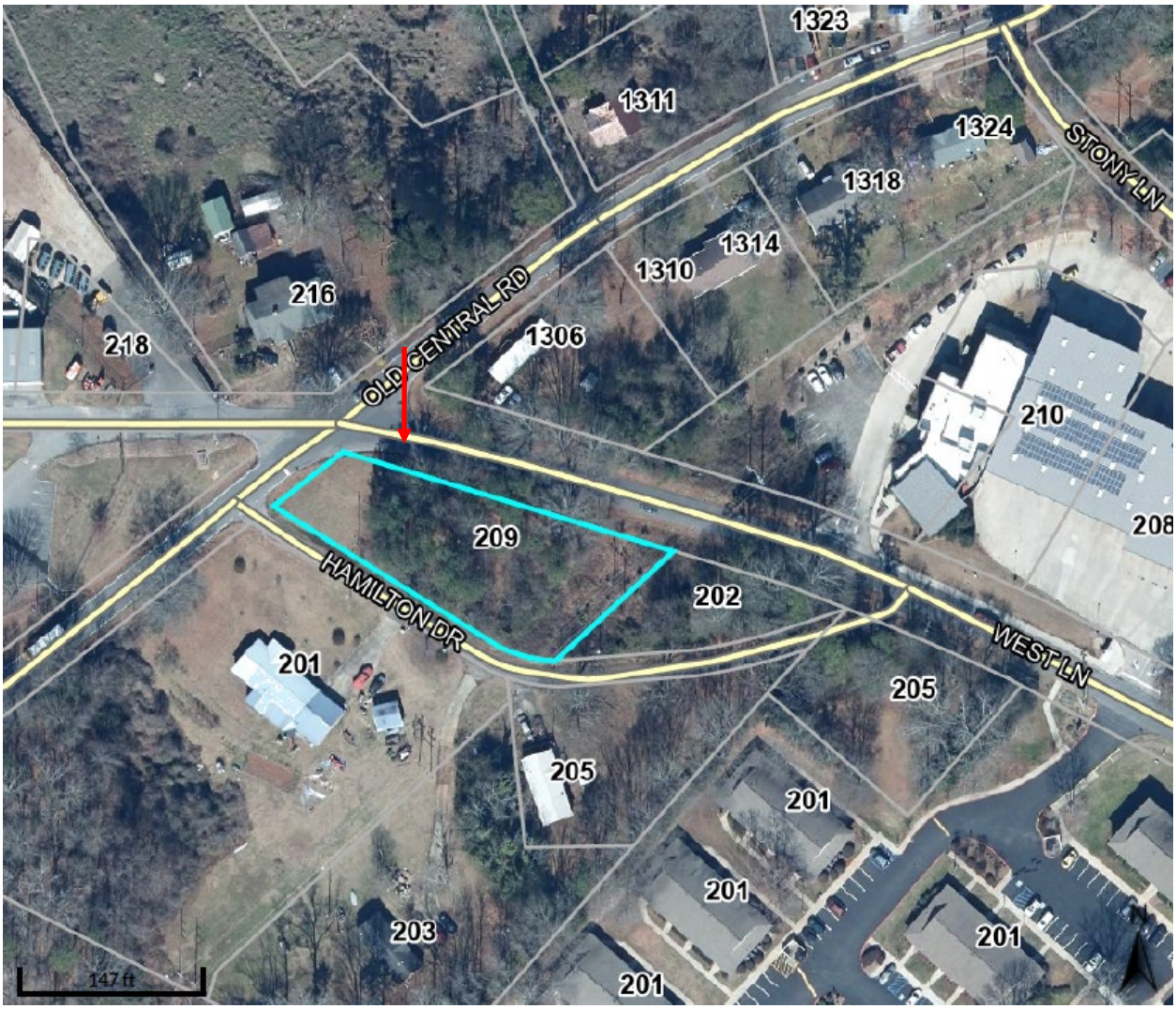
MSP FILE: CLEMSONAPT | MSP JOB# : 252020

Report on RZNE-000547-2026 Proposed Map Amendment (Hamilton Drive)

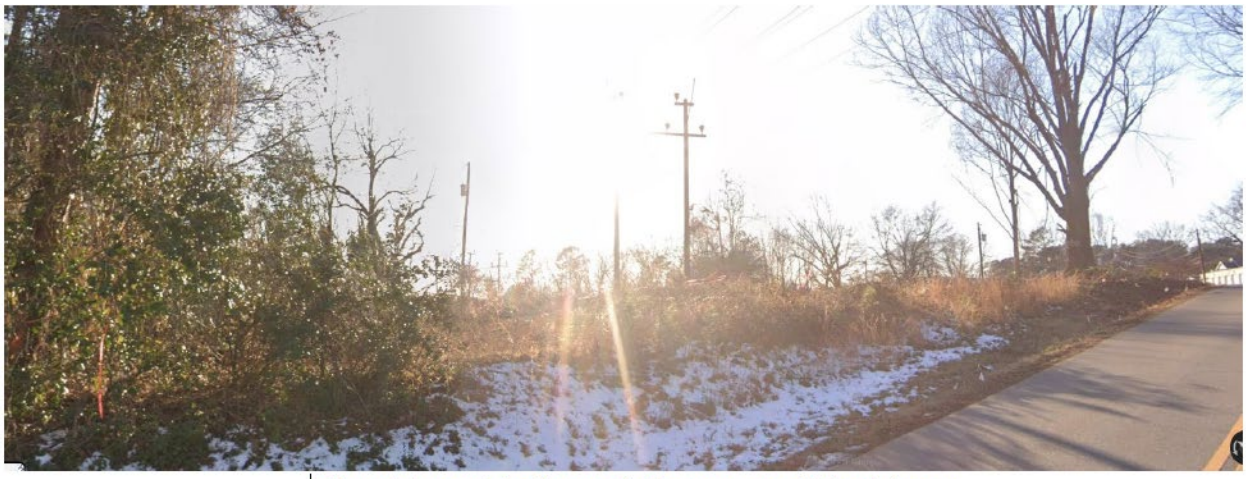
April 13, 2026

An application for a zoning map amendment (rezoning) was submitted by Mr. Melvin Mattison, Sr., owner of a .853 acre parcel (TMP# 4054-008-78-8516) located near the intersections of West Lane and Hamilton Drive with Old Central Road, on March 23, 2026. As proposed, the property (addressed 209 Hamilton Drive) would be rezoned from *RM-3 Multi-family District* to *RIL Research Institutional District*. It should be noted that, because the parcel is less than 2 acres in area, the property is not allowed by City Code to be zoned differently than at least one adjacent property, thereby limiting the possible districts to RIL District or RM-2 District. Because the rezoning request is noted on the application to allow for an office for a private security firm, which is not allowed under either current zoning or the RM-2 District, RIL District, which will allow it, is being requested. The Planning Commission is scheduled to take the application up at their regular monthly meeting on April 13, 2026.

LOCATION



Existing Condition Images



View From Northeast Corner on West Lane



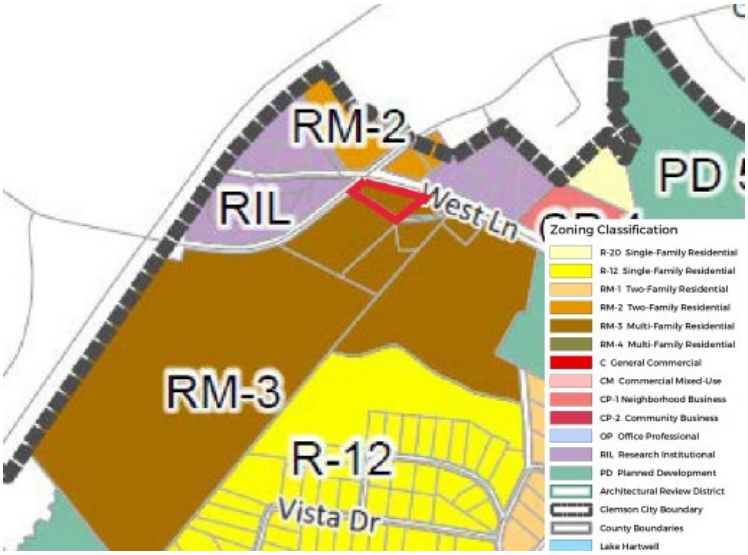
View From Northwest Corner Near Intersection of West Lane and Old Central Road



View From Southeast Corner on Hamilton Drive

Zoning

As stated above, the parcel proposed for rezoning is currently zoned RM-3 Residential Multi-family District, which is a district intended, among other things, to permit a range of housing types that serves the needs of a multi-generational housing market. The requested rezoning would change the parcel's zoning to Research-Limited Industrial District, which although primarily focused on research, institutional, and light industrial uses, does permit a range of office uses, and therefore will allow for the future proposed use.

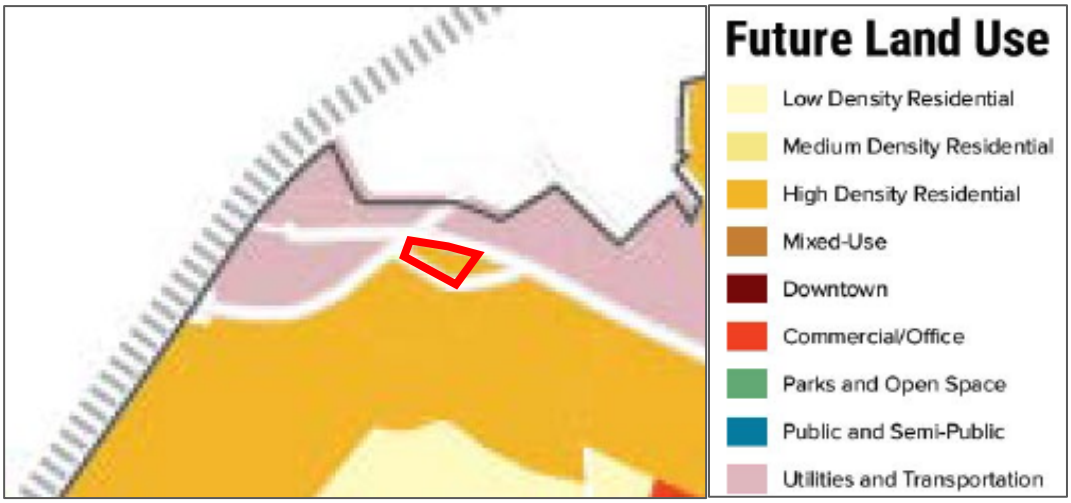


Neighboring properties situated on the north and northeast of the reference property include both RM-2 Residential District and RIL Research Limited-Industrial District parcels; and, to the south is RM-3 Residential property. Across Old Central Road on the west of the reference property is an additional RIL District property. It is worth noting that both of the adjacent existing RIL District properties are owned by the City of Clemson, with the CAT Bus headquarters and shop situated to the northeast; and, the Public Works Department and City Recycling Center to the west. If approved, the result of the rezoning would be to effectively 'link' the two RIL properties into a band of RIL District.

Comprehensive Plan

The Comprehensive Plan shows the property as part of the area called out for future High Density Residential. But, because the plan is itself is not regulatory, and the Future Land Use Map is not parcel based, but merely indicative of the use recommended for the area, it should be remembered that the proposed rezoning is not prohibited. That said, the Plan does identify the parcel as part of a small area for infill and redevelopment.

Future Land Use



Impact On Services

Comments on the proposed rezoning were solicited from pertinent City departments to identify a possible impacts of the change on service delivery. No impacts from rezoning the property were identified.

Review Status

The Planning Commission will take the matter up on April 13, 2026 in order to provide a recommendation on the matter to City Council. Following the Commission's review and approval of a recommendation, a public hearing will be scheduled by City Council.

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
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.

File no.: R - __-__	PIN: 4054-08-78-8516	Date submitted: 3/23/26	Planning Commission meeting date: / /

Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment

Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals

OWNER(S) INFORMATION

Last name:	First:	Middle:	Interest
MATTISON	MELVIN	SR.	☒ Sole owner ☐ Co-owner

Mailing address:	City:	State:	ZIP Code:
201 HAMILTON DRIVE	CLEMSON	SC	29631

Daytime phone no.:	Fax no.:	E-mail:
(864) 508-6867	( )	MELVINMATTISON9@GMAIL.COM

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:		First:	Middle:
MATTISON	TYRONE	DAVIS	

Mailing address:	City:	State:	ZIP Code:
101 LYLE STREET	MAULDIN	SC	29662

Daytime phone no.:	Fax no.:	E-mail:
(864) 414-3707	( )	TMATTISON44@GMAIL.COM

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM-3 to ~~DR-1~~ RIL

Property address: 209 HAMILTON DRIVE, CLEMSON SC Property dimensions: Property area: 0.853 AC

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.

MELVIN MATTISON, SR. *Melvin Mattison* Date 3/13/26

Owner name *Owner signature*

To be completed by Applicant:

I certify that the information in this request is correct.

TYRONE D. MATTISON

Applicant name

Applicant signature

Date 3/13/26

Rev. 12-09-05; 06-15-07

REQUIRED INFORMATION

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

Property Dimensions: 99' x 183.40' x 113.25' x 186.25' x 20' x 233.53' 0.853 Acres

The purpose of this zoning amendment request is to allow the property owner to place a small professional office building on the property. The owner is planning on placing a small Private Contract Security office space on this property. The office space will be used as a base of operations for the owners and staff, and a place to offer security related services to potential clients. The office building is expected to attract minimum to little traffic due to the nature of the services offered. Private Contract Security is generally performed off-site and serves a niche market for those who are in need of security related services.

Plat


Old Central Road
(R/W Undetermined)
Hamilton Drive
(R/W Unknown)
West Lane
(50' R/W as per plat 585 Pg. 2)
Lot 2
0.853 Ac.
(37,139 Sq.Ft.)
(Including R/W)
Vicinity Map
Pickens County
City of Clemson
South Carolina
SITE
SOUTHERN RAILWAY
OLD GREENVILLE
WARBRANCH
NOTES:
-- TMS# 4054-08-79-8516
-- Reference Deed 2671 Pg. 23
-- Reference Plat 30 Pg. 78
-- Hamilton Drive
-- Horizontal datum: SC Grid NAD 83 (2011) (Feet)
-- North Reference: SC Grid North
-- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may apply to the subject property: easements, other than possible easements that were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
-- Names and deed references shown are for descriptive purposes only, not to be used for determining title.
-- This survey does not purport to create new access, right of ways, easements, roads, drives, and others of this nature unless noted as "new". Depictions of proposed information are obtained from existing records as referenced hereon. Proposed depictions or cited information referenced have been provided by others and are not verified by the surveyor and are provided for information purposes only.
Legend
(New) (Found)
1/2" Rebar
Mag Nail
Computed Point
Telephone Pedestal
Utility Pole
Sewer Manhole
PIONEER SURVEYING
survey@pioneerlandservices.com
PioneerLandServices.com
38 N. Commerce St.
Liberty, S.C. 29657
(864) 231-6820
Drawn By
WG, EC
Field Crew
GB, WG
Map #
26001
Scale 1" = 40'
EXEMPTION FROM THE REVIEW PROCESS
This plat is a RESURVEY of an existing plat of records.
William C. Hutchins, PLS SC#29117
"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; also, there are no visible encroachments or projections other than shown."
William C. Hutchins P.L.S. No.29117
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
PIONEER SURVEYING, INC.
No.5089
Inst # 20260894 DocType:PLAT Page 1 of 1
BKP-624 PG:204 02/25/2026 at 01:39:28 PM
Fee:$25.00
PAUL MCGUFFIN REGISTER OF
DEEDS PICKENS CO., SC
Survey and Certification For
Melvin Mattison Sr.
Date: January 5, 2026
Plat Reviewed for Recording
File # DRT-000542
Lot Line Adjustment
Reference Plat
Lot Combination
Authorized Signature
Date
TMS# 4054-08-78-9339
Benson, Hazel M.
Deed 2125 pg. 249
Plat 30 pg. 78
TMS# 4054-08-88-0502
Lot 3
Mattison, Melvin
Deed 343 pg. 342
Plat 30 pg. 78
LINE | BEARING | DISTANCE
L1 | N85°06'25"W | 36.68'
N52°27'16"E 99.60'
S78°08'42"E 183.40'
S76°38'42"E 113.25'
S76°54'31"E 145.73'
S41°52'16"W 169.97'
S85°06'25"E 175.31'
S41°52'00"W 188.75'
S05°48'33"E 147.33'
N53°58'42"W 233.5'
Trans. R/W
Edge of Pavement
Power Easement as per Plat 311 Pg. 4
Pole Overlap Information Line as per Plat 311 Pg. 4
Mag nail set at corner
1" Pipe
1/4" Pipe

Middle housing is typically defined to include duplexes, triplexes, quadplexes, and townhomes; because they are neither single-family or truly multi-family, but really something in between, they're said to be in the 'middle'. In the past, middle housing was often either overlooked or made difficult to build by zoning rules and priorities focused elsewhere. Today, however, with the need for more affordable housing options a critical issue, communities around the nation have begun to assess their rules to be sure their future housing stock is something their citizens can both find and afford. And with rising land prices and development costs, duplexes, townhomes, and other middle housing components are proving to be among the most affordable options for future housing, particularly as walkable neighborhoods are increasingly prioritized. This proposed zoning text amendment, which resulted from a staff review conducted over several years, attempts to establish the basic conditions needed to facilitate the growth of middle housing in the City of Clemson.

Please note that the draft amendment consists of several elements intended to work as a piece in the effort to facilitate development of middle housing. First, the proposed changes will expand where middle housing can be developed by allowing townhomes and quadplexes in the RM-1 and RM-2 Districts. And, to ensure the development coming from this is compatible in scale and appearance, it establishes new architectural standards and mandates BAR approval.

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The proposed amendment also establishes a new Middle Housing District (MH) in our zoning standards that will permit projects to have more density than the RM-1 and RM-2 Districts do. But, to help guarantee this district will not be attractive to student-oriented housing development, the district maintains an occupancy limit of 2, which as a reminder, matches the occupancy limit in our single-family residential districts. It should be emphasized that the proposed amendment will *only establish the new district as an option* for future use should the City wish to implement it – it does not add it anywhere on the zoning map.

Another important step taken by the draft is to create the option for affordable housing developments, which will be reviewed as Special Exceptions by the Board of Zoning Appeals. The draft formally establishes definitions based on HUD standards for affordability, and it creates the rules under which affordable housing projects will be reviewed. Density bonuses will be awarded to approved developments.

Finally, in an effort to respond to numerous calls from citizens for small, local neighborhood businesses, the proposed amendment allows for the introduction of limited, low-intensity commercial uses in residential districts. Building size, lighting, signage, access and parking are addressed to ensure compatibility with the surrounding neighborhood, and the BAR will approve all new construction. The goal is to enable the establishment of a small bodega or specialty shop or professional service that is walkable for neighbors but has limited impacts on the surrounding area.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE I . ADOPTION AND INTERPRETATION
Sec. 19-107. Definitions.

Adult day care facility See *Child day care facility.*

Affordable Housing Development means a development in which 25% of the residential units are Affordable Unit's

Affordable Unit means a housing unit occupied by low or very low income households, where the payment of monthly housing cost is no more than thirty (30) percent of adjusted gross annual income of the occupants. Unit must be monitored by a city-recognized housing authority.

Aggrieved party means a person who has a substantial interest in any decision of the Zoning and Codes Administrator, the board of zoning appeals, or the appearance review board, and who has a right of appeal pursuant to S.C. Code §§ 6-29-800, 6-29-820, or 6-29-920, as and if amended

…

Lot width means the mean horizontal distance between the side lot lines of a lot measured at right angles to the depth; or the same distance measured at a point midway between the front lot line and rear lot line; or at the rear line of the required front setback (building line), especially on irregularly shaped lots.

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Low Income Household means a household making less than 80% AMI (Area Median Income).

Maintained foot-candles means luminous intensity of lighting fixtures adjusted for a maintenance factor accounting for dirt build-up and lamp output depreciation. The maintenance factor used in the design process to account for this depreciation cannot be lower than 0.72 for high-pressure sodium and 0.64 for metal halide and mercury vapor.

…

Modular building means a building of closed construction, other than a mobile home or manufactured home, constructed off-site in accordance with the applicable codes and transported to the point of use for installation or erection, as defined in S.C. Code, § 23-43-20(2), as amended, and which is certified by the South Carolina Building Codes Council in accord with S.C. Code § 23-43-80, as amended, and which bears evidence of such certification by attachment of a label issued by the South Carolina Building Codes Council.

Monthly Housing Cost means the total monthly cost of rent or mortgage payment, home insurance and property taxes.

Monument sign means a freestanding ground sign supported by an internal structural framework or structurally integrated into landscaping or other solid structural features generally having a low profile with no open space between the ground and the sign. This sign is designed to incorporate design and building materials which complement the architectural theme of the buildings on the premises.

…

Principal structure or use means a structure or use which is significant or primary rather than accessory.

Professional Services or Office (In Residential Districts) means specialized services provided by an expert, consultant, or licensed professional. Examples include, but are not limited to, a lawyer, accountant, massage therapist, financial advisor, or art instructor.

…

Residential care facility means a facility that provides primarily nonmedical resident services to individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a 24-hour-a-day basis.

Retail Store means an establishment primarily engaged in the sale or rental of new or used goods, merchandise, and consumer services directly to the end consumer for personal, household, or business use. This term includes, but is not limited to, shops selling groceries, clothing, electronics, and furniture. For the purposes of these standards, retail stores cannot include a drive-through.

…

Vehicular use area means any area used for movement, circulation, parking and/or display of any type of vehicle, including but not limited to parking lots, loading and unloading areas and sales service areas. Driveways and parking spaces serving detached single-household dwellings are exempt from this definition.

Very Low Income Household means a household making less than fifty (50) percent of the median income for the City of Clemson.

Veterinary services means a place where animals or pets commonly kept in a residential dwelling are given medical or surgical treatment with indoor boarding of animals limited as an accessory use. (Also includes the term "animal hospital.")

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS
DIVISION 1. RESIDENTIAL DISTRICTS
Sec. 19-301. Residential districts described.

…

I. MH, Middle Housing residential district. The purpose of the MH residential district is to establish conditions where naturally occurring affordable and attainable housing can be created by developers without the need of government subsidies. This district allows for higher density development while keeping occupancy levels low to encourage housing for non-student residents. Housing constructed in this district is not intended to be rented by the bed, but must be rented by unit.

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ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS
DIVISION 1. RESIDENTIAL DISTRICTS
Table 19-302. Table of Uses for Residential Districts

			P = Permitted Use C = Conditional Use SE = Special Exception Dash (–) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	C/SE Reference
A.	B. RESIDENTIAL USES												
Single-Family Residential Dwelling	Single-family Dwelling	NA	P	P	P	P	P	P	C	P	P	
	Manufactured Home	NA	–	–	–	–	C	–	–	–	-	

Two-Family Residential Dwelling	Duplex Dwelling	NA	–	-	C	~~P~~ C	~~P~~ C	P	C	P	C	
Residential Developments, Various	Patio Home Development	NA	–	–	C	C	C	C	C[2]	C	C	See Endnote 2
	Zero-Lot-Line Development	NA	–	–	C	C	C	C	C[2]	C	C	See Endnote 2
	Conservation Development	NA	SE[2]	SE[2]	SE[2]	C[2]	C[2]	C[2]	C[3]	C[2]	-	See Endnotes 2,3,4
	Townhouse Development	NA	--	-	C	C	C	C	C	C	C	
	Multi-family Development	NA	–	-	C	C	C	C	C	C	C	
	Affordable Housing Development	NA	-	-	SE	SE	SE	SE	-	SE	SE	
Group Homes	Group Home including Group Home for Young Adults Transitioning out of Foster Care	623262399 07	SE	SE	SE	SE	SE	C	C	C	C	See Endnote 4
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs	623210 623990	SE	SE	SE	SE	SE	C	C	C	C	See Endnote 4
	B. OTHER USES											
Amenity and Support Uses Serving a Neighborhood or Residential Complex	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (new development)	NA	C	C	C	C	C	C	C	C	C	
	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (existing development)	NA	SE[6]	SE[6]	SE	SE[6]	SE[6]	SE[6]	SE[6]	SE[6]	C	See Endnote 5
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	–	–	–	–	–	C	C	C	C	
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	531110	–	–	–	C	C	C	C	C	C	
Public Utilities	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P	P	P	
	Natural Gas Distribution (Minor)	2212	P	P	P	P	P	P	P	P	P	

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	Water, Sewage and Other Systems (Major), Including Water Towers, but Excluding Treatment Facilities	2213	C	C	C	C	C	C	C	C	C	
	Water, Sewage and Other Systems (Minor), including pump/lift stations	2213	P	P	P	P	P	P	P	P	P	
Public Services	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Nursing Residential Care Facilities	Nursing Care Facilities	623110	–	–	–	–	–	C	C	C	C	
	Community Care Facilities for the Elderly	62331	–	–	C	C	C	C	C	C	C	
Educational Services	Kindergarten (with Academic Program) and Elementary & Secondary Schools	6111	SE	SE	SE	SE	SE	SE	C	SE	C	
Religious, Civic, and Similar Organizations	Religious Organizations (expansion on existing land)[7]	8131	C	C	C	C	C	C	C	C	C	See Endnote 6
	Religious Organizations (expansion of land assemblage)	8131	SE	SE	SE	C	C	C	C	C	C	See Endnote 6
	Religious Organizations (new)[7]	8131	SE	SE	SE	SE	SE	SE	SE	SE	C	See Endnote 6
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	SE	C	C	C	C	C	P	
General Government	Library, Public	519120	SE	SE	SE	SE	SE	SE	C	SE	P	
	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detentions centers)	922120 9221 60	SE	SE	SE	SE	SE	SE	C	SE	SE	
Other Services	Cemetery (excluding crematory)	812220	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Retail Store		SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Professional Services or Office		SE	SE	SE	SE	SE	SE	SE	SE	SE	

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ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS
DIVISION 1. RESIDENTIAL DISTRICTS

Table 19-303. Table of Accessory Uses for Residential Districts

		P = Permitted Use C = Conditional Use SE = Special Exception Dash (–) = Use not Permitted										
USE CATEGORY	**USE TYPE**	**NAICS CODE**	**R-20**	**R-12**	**R-7**	**RM -1**	**RM -2**	**RM -3**	**RM-3.5**	**RM-4**	**MH**	**C/SE Reference**
A. RESIDENTIAL ACCESSORY USES AND/OR STRUCTURES												
Residential Accessory Uses and/or Structures	Apartment (within principal structure)	NA	C	C	C	C	C	C	C	C	C	
	Adult Care Services, Family Adult Care Home, 6 or Fewer Clients	624120	C	C	C	C	C	C	C	C	C	
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	624120	–	–	-	C	C	C	C	C	C	
	Bed & Breakfast Inn	721191	SE	SE	SE	C	C	C	C	C	C	
	Childcare Services, Family Child Care Home, 6 or Fewer Children	624410	C	C	C	C	C	C	C	C	C	
	Childcare Services, Group Child Care Home 7 to 12 Children	624410	–	–	~~C~~ -	C	C	C	C	C	C	
	Cultivation of Land, Noncommercial	NA	C	C	C	C	C	C	C	C	C	
	Customary & Typical Structures/Uses (Non-habitable) including non-commercial greenhouses, garages and storage buildings	NA	C	C	C	C	C	C	C	C	C	
	Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)	NA	–	–	--	–	–	C	C	C	C	
	Equipment for Solar Energy Generation	NA	C	C	C	C	C	C	C	C	C	
	Fences and Walls	NA	C	C	C	C	C	C	C	C	C	
	Guest Cottage	NA	C	C	C	C	C	C	C	C	C	
	Home Occupations	NA	C	C	C	C	C	C	C	C	C	
	Honey Bees, including offsite or online sale of honey (excluding beekeepers selling bees, queens, nuclei, etc.)	112910	C	C	- C	–	–	–	–	–		
	Keeping of Chickens	NA	C	C	C	C	C	C	C	C	C	

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	Keeping of Livestock (except chickens)	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Parking Structure, Freestanding	812930	SE	SE	SE	SE	SE	C	C	C	C	See Section 19-303 Endnote 2
	Private Recreational Facilities (swimming pools, hot tubs, tennis courts, etc)	NA	C	C	C	C	C	C	C	C	C	
	Short-term Rentals	NA	C	C	C	C	C	C	C	C	C	
	Retail Store		SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Professional Services or Office		SE	SE	SE	SE	SE	SE	SE	SE	SE	

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS
DIVISION 1. RESIDENTIAL DISTRICTS
Table 19-304. Density, Bulk, and Dimensional Requirements and Standards for Residential Districts.

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
A. RESIDENTIAL USES										
1. Single-Family Residential Dwelling										
a. Single-Family Dwelling										
1) Tract area required, min. (acres)	NA	NA	NA	NA	NA	NA	2	NA	NA	
2) Lot area, min. (square footage)	20,000’	12,000’	7,000’	7,000’	7,000’	6,000’	NA	3,000’	7,000	
3) Lot width at front building line, min.	100’	80’	60’	60’	60’	50’	40’	40’	NA	
4) Front setbacks, min.	25’	25’	25’/15’[2]	25’/ 15’[2]	25’/15’[2]	25’/ 15’[2]	25’/15’[2]	25’/ 15’[2]	10’	See Section 19-304 Endnote 2
5) Side setbacks, min.	10’	10’	8’	8’	8’	5’	5’	5’	8’	

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
6) Rear setbacks, min.	40'	40'[3]	15	15'	15'	15'	15'	15'	8'	See Section 19-304 Endnote 3
7) Dwelling occupancy	2	2	2	2	2	3	3	4	2	
8) Structure height, max. In stories	~~35'~~ 3	~~35'~~ 3	~~35'~~[5] 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	3	See Section 19-304 Endnote 5
9) Lot area coverage, max. (percentage)	40 / 30	40 / 30[4]								See Section 19-304 Endnote 4
b. Manufactured Home										
1. Lot area, min. (square footage)					7,000'					
2. Lot width at front building line, min.					65'					
3. Front setbacks, min.					25'					
4. Side setbacks, min.					8'					
5. Rear setbacks, min.					15'					
6. Dwelling occupancy, max.					2					
7. Structure height, max.					35'					
2. Two-Family Residential Dwelling										
a. Duplex Dwelling										
1.Development tract requirements										
a. Tract area required, min. (acres)				NA	NA	NA	2	NA	NA	
b. Density, max. (structures/acre)				5	5	6	7	10	10	
c. Structure spacing				16'	16'	16'	16'	16'	16"	
d. Front setback, min overall site				25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	Endnote 2
e. Side setback, min overall site				8'	8'	8'	8'	8	8	
f. Rear setback, min				15'	15'	15'	15'	15'	15'	

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
overall site										
g. Structure height				35'	35'	35'	35'	35'	35'	
h. Dwelling occupancy, max.			2	2	2	3	3	4	2	
2. Development requirements for individual lots										
a. Lot area, min. (square footage)			7,000'	8,000'	8,000'	7,000'	6,000'	4,000'	4,000'	
b. Lot width at front building line, min.			70'	75'	75'	70'	50'	50	50	
c. Front setbacks, min.			25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	Endnote 2
d. Side setbacks, min.			8'	8'	8'	8'	8'	8	8	
e. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	
f. Dwelling occupancy, max.			2	2	2	3	3	4	2	
g. Structure height, max. In stories			3	~~35'~~ 3	~~35'~~ 3	~~35~~ 3	~~35'~~ 3	~~35'~~ 3	3	
h. Conditional Use Standards [RM-3.5 District Only]										See Section 19-309
3. Residential Developments, Various[11]										
a. Patio Home Development										Endnote 11
1. Development tract requirements										
a. Tract Acreage, min.				~~1~~	~~1~~	~~1~~	2	~~1~~		
b. Density [6], max. (dwellings/acre)				10	10	14	17	21	21	Endnote 6
c. Front setbacks, min. for overall site				25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	Endnote 2
d. Side setbacks, min. for overall site				10'	10'	10'	10'	10'	10'	
e. Structure spacing, side				10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	
f. Rear setbacks, min. for overall site				15'	15'	15'	15'	15'	15'	
g. Structure spacing, rear				30'	30'	30'	30'	30'	30'	
h. Dwelling occupancy, max.				2	2	3	3	4	2	
i. Structure height, max.				~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	3	
2. Development requirements for individual lots										
a. Lot area per dwelling unit~~7~~ [7], min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'	~~3,000'~~ 2,000'	Endnote 7
b. Lot width at front				None	None	None	None	None	None	

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
building line, min.										
c. Front setbacks, min.				25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	
d. Side setbacks, min.				5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	
e. Rear setbacks, min.				15'	15'	15'	15'	15'	15'	
f. Dwelling occupancy, max.				2	2	3	3	4	2	
g. Structure height, max in stories				~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	3	
3. Conditional Use Standards *[RM-1, RM-2, RM-3, & RM-4 Districts Only]*										See Section 19-305
4. Conditional Use Standards *[RM-3.5 District Only]*										See Section 19-309
5. Conditional Use Standards *[R-7, MH, RM-1, RM-2, RM-3, & RM-4 Districts Only]*										See Section 19-305
6. Conditional Use Standards *[RM-3.5 District Only]*										See Section 19-309
b. Zero-Lot-Line Development										Endnote 11
1. Development requirements for individual lots										
a. Lot width at front building line, min.				None	None	None	None	None		
b. Lot area per dwelling unit [7], min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'		Endnote 7
c. Front setbacks, min.				25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]		Endnote 2
d. Side setbacks [8], min.				0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story		Endnote 8
e. Rear setbacks, min.				15'	15'	15'	15'	15'		
f. Dwelling occupancy, max.				2	2	3	3	4		
g. Structure height, max in stories				~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3		
2. Conditional Use Standards *[RM-1, RM-2, RM-3, & RM-4 Districts]*										See Section 19-305

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
3. Conditional Use Standards [RM-3.5 District Only]										See Section 19-309
c. Conservation *Development*										Endnote
1. Conditional Use Standards [R-7, MH, RM-1, RM-2, RM-3, & RM-4]										See Sec 19-305
2. Conditional Use Standards *[RM-3.5 District Only]* [9]										Endnote
3. Special Exception Standards *[R-20 & R-12 Districts Only]*										See Sec 19-305
d. Townhouse Development										Endnote
1. Development tract requirements										
a. Tract area required, min.(acres)						NA	2	NA	NA	
b. Density, max. (dwelling units/acre						21	29	29	29	
c. Front setbacks, min. for overall site						25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15'[2]	Endnote 2
d. Side setbacks, min. for overall site						0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
e. Rear setbacks, min. for overall site						15'	15'	15'	15'	
f. Impervious surface coverage, max.						60%	60%	60%	60%	
g. Open space requirements, min						25%	25%	25%	25%	
h. Common open space requirements, min.						3%	4%	4%	4%	
i. Building spacing, min.						30'	30'	30'	30'	
j. Dwelling occupancy, max						3	3	4	2	
k. Structure height, max Stories						~~40'~~ 3	~~40'~~ 3	~~40'~~ 3	3	
2. Development requirements for individual lots/dwellings										
a. Lot area, min(square footage)			3,500	3,500	3,500	2,000	1,500	1,500	1,500	

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
b. Front Setbacks, min			25'/15' [2]	25'/15' [2]	25'/15' 2	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	See Section 19-304 Endnote 2
c. Side setbacks, min.			0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
d. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	
e. Dwelling occupancy, max			2	2	2	3	3	4	2	
f. Structure height, max Stories			3	3	3	~~40'~~ 3	~~40'~~ 4	40' 4	3	
3. Conditional Use Standards *[RM-3 & RM-4 Districts Only]*										See Section 19-305
4. Conditional Use Standards *[RM-3.5 District Only]*										See Section 19-310
e. Multi-Family Development										Endnote 11
1. Development tract requirements										
a. Tract area required, min. (acres)							2			
b. Lot width at front building line, min.						80'	80'	80'	80'	
c. Density, max. (bedrooms/acre)						~~18~~ 25	See Section 19-311	56		See Section 19-311
d. Density, max units per/acre									40	
~~d~~ e. Impervious surface coverage, max.						60%	60%	60%	60%	
~~e~~ f. Open space requirements, min.						25%	25%	25%	25%	
~~f~~ g. Common open space requirements, min.						3%	4%	4%	4%	
~~g~~ h. Building spacing, min.						30'	30'	30'	30'	

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
~~h~~ i. Front setbacks, min. (exterior)						15'	15'	15'	15'	
~~i~~ j. Side setbacks, min. (exterior)						15'	15'	15'	15'	
~~j~~ k. Rear setbacks, min. (exterior)						25'	25'	25'	25'	
~~k~~ l. Dwelling occupancy, max.						3	4	4	2	
~~l~~ m. Structure height, max in stories						~~40'~~ 3	See Section 19-311	~~40'~~ 4	3	See Section 19-311
2. Development requirements for individual lots										
a. Lot area, min. (square footage)			8,000'	8,000'	8,000'	6,000'	3,000	3,000'	7,000	
b. Lot width at front building line, min.			60'	60'	60'	50'	40'	40'	NA	
c. Front setbacks, min.			25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	10'	
d. Side setbacks, min.			8'	8'	8'	5'	5'	5'	8'	
e. Rear setbacks, min.			15	15'	15'	15'	15'	15'	8'	
f. Dwelling occupancy			2	2	2	3	3	4	2	
g. Structure height, max. in stories			3	3	3	3	NA	4	3	
h. Lot area coverage, max. (percentage)										
f. Affordable Housing Developments										Board of Zoning Appeals (BZA) to set dimensional standards
1. All Dimensional Standards	All Dimensional Standards set by the BZA in conformance with Special Exception Standards									
g. Retail Stores										
1. Tract area required, min. (acres)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	
2. Lot area, min. (square footage)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	
3. Lot width at front building line, min.	100'	80'	60'	60'	60'	50'	40'	40'	NA	
4. Front setbacks, min.	25'	25'	25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	10'	
5. Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'	
6. Rear setbacks, min.	40'	40'[3]	15	15'	15'	15'	15'	15'	8'	

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
7. Dwelling occupancy	2	2	2	2	2	3	3	4	2	
8. Structure height, max. in stories	3	3	3	3	3	3	3	3	3	
9. Lot area coverage, max. (percentage)	40 / 30	40 / 30[4]								
h. Professional Services or Offices										
1. Tract area required, min. (acres)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	
2. Lot area, min. (square footage)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	
3. Lot width at front building line, min.	100'	80'	60'	60'	60'	50'	40'	40'	NA	
4. Front setbacks, min.	25'	25'	25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	10'	
5. Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'	
6. Rear setbacks, min.	40'	40'[3]	15	15'	15'	15'	15'	15'	8'	
7. Dwelling occupancy	2	2	2	2	2	3	3	4	2	
8. Structure height, max. In stories	3	3	3	3	3	3	3	3	3	

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4. Group Homes										
a. Group Home										
1. Lot area, min. (acres)	1	1	1	1	1	1	1	1	1	
2. Lot width at front building line, min.	150'	150'	150'	150'	150'	150'	150'	150'	150'	
3. Front setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
4. Side setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
5. Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
6. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35	35	
7. Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	30%	30%	
8. Conditional Use Standards *[RM-3, RM-3.5, & RM-4 Districts only]*										See Section 19-305
9. Special Exception Standards *[R-20, R-12, R-7, MH, RM-1, & RM-2 Districts only]*										See Section 19-305
b. Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs										
1. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]										Subject to the requirements of

										SC Code of Laws, Section 6-29-770, is and if amended
2. Special Exception Standards *[R-20, R-12, RM-1, & RM-2 Districts only]*										Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended
B. OTHER USES										
1. Amenity and Support Uses Serving a Neighborhood or Residential Complex										
a. Private Recreational Facilities Serving a Neighborhood or Residential Complex										
1. Lot area, min. (square footage)	20,000'	12,000'	7,500'	7,500'	7,500'	7,500'	6,000'	6,000'	6,000'	
2. Lot width at front setback line, min.	100'	80'	60'	60'	60'	60'	50'	50'	50'	
3. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	10'	10'	
5. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
6. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
7. Lot area coverage, max.	45%	45%								
8. Conditional Use Standards for New Developments *[All Residential Districts]*										See Section 19-305
9. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association *[All Residential Districts]*										See Section 19-305
b. Storage of Watercraft and Utility Trailers on Commonly Owned Property										
1. Conditional Use Standards [RM-3, RM-3.5, and RM-4 Districts only]										See Section 19-305
c. *Management Office Serving a Duplex, Townhouse, or Multi-family Development*										
1. Conditional Standards [RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]										See Section 19-304-A.3.
2. Public Utilities										
a. Electric Power Generation, Transmission and Distribution (Minor)										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
b. *Natural Gas Distribution (Minor)*										

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1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
c. Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4) Structure height max.	Set by the Zoning and Codes Administrator upon receipt and review of the Project Engineer's Report									
5. Conditional Use Standards *[All Districts]*										See Section 19-305
d. Water, Sewage and Other Systems (Minor), including pump/lift stations										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4) Structure height max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
3. Public Services										
a. Telecommunication Facilities										
1) Special Exception Conditions [All Residential Districts]										See ARTICLE VI. DIVISION 3.
4. Nursing Residential Care Facilities										
a. Nursing Care Facilities										
1. Lot area, min. (acres)						2	2	2	2	
2. Lot width at front building line, min.						150'	150'	150'	150'	
3. Front setbacks, min.						50'	50'	50'	50'	
4. Side setbacks, min.						25'	25'	25'	25'	
5. Rear setbacks, min.						40'	40'	40'	40'	
6.Structure height, max in stories						~~35'~~ 3	~~35'~~ 3	~~40'~~ 4	3	
7. Conditional Use Standards *[RM-3, RM-3.5, & RM-4 Districts Only]*										See Section 19-305
b. Community Care Facilities for the Elderly										
1. Lot area, min. (acres)				1	1	1	1	1	1	

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2. Lot area per dwelling unit [7], min. (square footage)				4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	Endnote 7
3. Density [6], max. (dwellings/acre)				11	11	14	17	21	11	Endnote 6
4. Lot width at front building line, min.				100'	100'	100'	100'	100'	100'	
5. Front setbacks, min.				25'	25'	25'	25'	25'	25'	
6. Side setbacks, min.				10'	10'	10'	10'	10'	10'	
7. Rear setbacks, min.				25'	25'	25'	25'	25'	25'	
8. Structure height, max.				35'	35'	35'	35'	35'	35'	
9. Residential occupancy, max.				2	2	3	4	4	2	
10. Conditional Use Standards *[RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]*										See Section 19-305
5. Educational Services										
a. Kindergarten (with Academic Program) and Elementary & Secondary Schools										
1. Lot area, min. (acres)	5	5	5	5	5	5	5	5	5	
2. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
4. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
5. Structure height, max.	40'	40'	40'	40'	40'	40'	40'	40	40'	
6. Impervious surface coverage, max.	30%	30%	30%	30%	30%	60%	60%	60%	30%	
7. Conditional Use Standards *[RM-3.5 District Only]*										See Section 19-305
8. Special Exception Standards *[R-20, R-12, R-7, MH, RM-1, RM-2, RM-3, RM-4 Districts Only]*										See Section 19-305
6. Religious, Civic, and Similar Organizations										
a. Religious Organizations										
1. Lot area, min. (acres)	3	3	3	3	3	1.5	1.5	1.5	3	
2. Front setbacks [10], min.	50'	50'	50'	50'	50'	25'	25'	25'	50'	Endnote 10
3. Side setbacks [10], min.	50'	50'	50'	50'	50'	15'	15'	15'	50'	Endnote 10
4. Rear setbacks [10], min.	50'	50'	50'	50'	50'	30'	30'	30'	50'	Endnote 10
5. Structure height, max in stories	~~40'~~ 3	~~40'~~ 3	3	~~40'~~ 3	~~40'~~ 3	~~40'~~ 3	~~40'~~ 3	~~40'~~ 3	3	

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6. Open space requirement, min.	20%	20%	20%	20%	20%	20%	20%	20%	20%	
7. Conditional Use Standards for Expansion of Existing Religious Organizations (expansion on existing land) *[All Districts]*										See Section 19-305
8. Conditional Use Standards for Religious Organizations (expansion of land assemblage of existing religious organization) *[All RM Districts]*										See Section 19-305
9. Special Exception Standards for Religious Organizations (expansion of land assemblage of existing religious organization) *[R-20 & R-12 Districts Only]*										See Section 19-305
10. Special Exception Standards for New Religious Organizations *[All Residential Districts]*										See Section 19-305
7. Public Recreational Facilities										
a. Public Recreational Facilities, Passive										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max. (excluding lighting structures/poles which are subject to ARTICLE IX)	15'	15'	15'	15'	15'	15'	15'	15'	15'	See ARTICLE X
b. *Public Recreational Facilities, Active*										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
4. Structure height, max. (excluding lighting structures/poles which are subject to ARTICLE IX)	40'	40'	40'	40'	40'	40'	40'	40	40	See ARTICLE X
5. Conditional Use Standards *[All RM Districts]*										See Section 19-305
6. Special Exception Standards *[R-20 & R-12 Districts Only]*										See Section 19-305
8. General Government										
a. Library, Public										
1. Building size, max. (gross floor area)						4,000'	4,000'	4,000'	4,000'	
2. Front setbacks, min.						50'	50'	50'	50'	
3. Side setbacks, min.						50'	50'	50'	50'	
4. Rear setbacks, min.						50'	50'	50'	50'	

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5. Structure height, max.						40'	40'	40'	40'	
6. Conditional Use Standards *[RM-3.5 District only]*										See Section 19-305
9. Special Exception Conditions *[R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only]*										See Section 19-305
10. Other Services										
a. Cemetery (excluding Crematory)										
1. Lot area, min. (acres)	2	2	2	2	2	1	1	1		
2. Lot width at front building line, min.	250'	250'	250'	250'	250'	250'	250'	250'		
3. Front setbacks, min. (including graves)	25'	25'	25'	25'	25'	25'	25'	25'		
4. Side setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	10'		
5. Rear setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	10'		
6.Structure height, max.	15'	15'	15'	15'	15'	15'	15'	15'		
7. Special Exception Standards *[All Residential Districts]*										See Section 19-305

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No more than one principal use structure shall be permitted per lot with the exception of permitted accessory apartment or guest cottage per Section 19-305 C.1 or 19-303 C.12.

[2]The front setback shall be 25 feet unless rear yard parking or rear alleys loading driveways are provided. In such cases, the front setback may be reduced to 15 feet.

[3] The rear yard setback for properties abutting lands owned by the US Army Corps of Engineers shall be five feet.

[4] For parcels containing less than one acre, the maximum lot area coverage shall be 40 percent. For lots equal to or over one acre, the maximum lot area coverage shall be 30 percent. See Section 19-107 for definition of lot area coverage.

[5] No identical homes shall be side by side. Adjacent homes must have different architecture. A variation of roofing material, siding material or color alone does not fulfill this requirement.

[6] Maximum density calculations shall be applied for detached, single-household horizontal property regimes/condominium developments or if the property shall be owned and managed by a single legal entity.

[7] Minimum lot area shall apply for developments subdivided as fee simple lots.

[8] Side setback on the "zero side" shall be measured at the drip-line of the roof overhang. The entire structure must be contained on the lot containing the zero-lot-line structure.

[9] Base development standards for all uses shall be used as the conditional standards for conservation developments in the RM-3.5 District.

[10] The minimum setbacks for new structures serving a religious organization established before July 1, 1998 shall be 25 feet on the front, 25 feet on the side, and 40 feet on the rear.

[11] All residential developments of 3 or more units shall adhere to the design standards established in Table 19-1110-2.d. Exterior Building Design - Facade Design of Duplexes and Residential Developments, Various

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-24, 7-20-15; Ord. No. CC-2016-19, 7-5-16; Ord. No. CC-2017-02, 2-20-17; Ord. No. CC-2021-24, 10/04/2021; Ord. No. CC-2022-02, 01/03/2022); Ord No. CC-202X-XX, XX/XX/XXXX

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

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

19-305 Conditional Use and Special Exception Standards for Residential Districts

A. RESIDENTIAL USES

1. Single-Family Residential Dwelling
   a. *Single-Family Dwelling*
      1. Conditional use standards *[RM-3.5 District Only]:* See Sections 19-307, 19-308
   b. *Manufactured Home*
      1. Conditional Use Standards *[RM-2 District Only]*
         a. No more than one manufactured housing unit per lot.
         b. Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load.
         c. Mobile features shall be removed and underpinning or skirting shall be installed around the entire unit.
2. Two-Family Residential Dwelling
   a. *Duplex Dwelling*
      1. Conditional Use Standards *[RM-3.5 District Only]* : See Section 19-309
      2. Conditional Use Standards *[R-7 District Only]*
         a. For Duplexes with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.
         b. One upper story tree shall be required along the front property line of the Duplex for every 50 feet of street frontage.
            i. The required street trees must be indicated on the landscape plan; and
            ii. New trees planted to meet this requirement shall be a minimum two-inch caliper.
         c. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.
         d. Underground utilities shall be provided on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).
         e. Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the architectural styles as depicted in Appendix A or to an architectural style of extraordinary quality

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approved by the BAR. Homes shall be designed to look like a large single-family structures.

f. Driveways shall be located no closer than ten (10) feet apart, and separated from each other by a landscaped area containing a tree.
g. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk; the BAR reserves the right to approve a landscaped hedge sufficient to achieve the required visual screening.
h. All homes shall have a minimum of two (2) bushes and one (1) tree planted in its yard.
i. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.

3. Conditional Use Standards *[RM-1, RM-2, RM-3, RM-4 & MH Districts Only]*

a. For Duplexes with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.
b. One upper story tree shall be required along the front property line of the Duplex for every 50 feet of street frontage.
   i. The required street trees must be indicated on the landscape plan; and
   ii. New trees planted to meet this requirement shall be a minimum two inch caliper.
c. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.
d. Underground utilities shall be provided on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).
e. Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the architectural styles as depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR. Homes shall be designed to look like a large single-family structures.
f. Driveways shall be located no closer than ten (10) feet apart, and separated from each other by a landscaped area containing a tree.
g. Houses with roof overhangs are permitted to encroach into required setbacks up to a maximum of thirty-six (36) inches.
h. Tract Developments must provide open space as follows:

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i. For projects involving the creation of 10 units or less a minimum of ten (10) percent of the area shall be open space with no less than four (4) percent being common open space (as defined by this ordinance);
ii. For projects involving the creation of eleven (11) to twenty (20) units and are less than five (5) acres in area, a minimum of fifteen (15) percent of the area shall be open space with no less than four (4) percent being common open space (as defined by this ordinance);
iii. For projects involving the creation of twenty-one (21) or more units and are greater than five (5) acres in area, a minimum of twenty-five (25) percent of the site shall be open space with no less than five (5) percent being common open space (as defined by this ordinance).
iv. No construction, clearing, grubbing or other land disturbance shall be permitted in the areas set aside to fulfill any open space requirement unless otherwise approved in writing by the Zoning & Codes Administrator prior to the start of any such activity.
v. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk; the BAR reserves the right to approve a landscaped hedge sufficient to achieve the required visual screening.

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i. Shared parking for residents or guests shall be located behind the rear building line of structures facing the public right-of-way and shall be subject to landscape requirements for vehicular use areas; long-term maintenance of such areas shall be guaranteed by the covenants or other appropriate documentation of a homeowners association or management organization.
j. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.
k. Projects with side or rear yards directly abutting an R-20 or R-12 District shall provide a buffer-yard ten (10) feet in width with a six (6) to eight (8) feet high wood or masonry fence along the common property line. Properties separated by a publicly owned alley shall be required to meet this requirement.
l. The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lot(s) by the provision of sidewalks connecting shared parking lots to the dwellings and to the adjacent public right-of-way. If an existing sidewalk along the public right-of-way does not exist at the time of construction, one spanning the entire length of the property's frontage shall be provided.

m. Detached garages must be located behind the front building line and must utilize architectural design and materials consistent with the principal structures. Garages integrated into the primary façade of the structure shall comprise less than 50% of the façade width.
n. No homes with the same architectural style shall be situated side by side. All adjacent homes must have different architecture; limited cosmetic changes resulting from altering roofing and/or siding materials or color, or other similar variations, shall not fulfill this requirement.
o. Prior to the issuance of a certificate of occupancy for any structure within a tract development, an executed copy of covenants and restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.
p. The manager of developments with onsite resident property management shall be deemed responsible for day-to-day oversight of the development and meeting City standards, and as such will be the primary point of contact for both residents and the Zoning and Codes Director in dealing with problematic issues; included among the priority issues related to such developments shall be compliance with zoning occupancy limits, and keeping the site well-maintained and free of trash.
q. Homes shall have a minimum of two (2) bushes and one (1) tree planted in its yard.
r. Dog waste stations must be provided and maintained for all developments permitting residents to have dogs. If required, dog waste stations shall be provided at a ratio of one (1) per every one hundred (100) beds.

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3. Residential Developments, Various

a. Patio Home and Zero-Lot-Line Development

1. Conditional Use Standards [R-7, MH, RM-1, RM-2, RM-3, & RM-4 Districts Only]

a. ~~A minimum of one acre shall be required for any patio home or zero-lot-line development.~~ Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the architectural styles depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR.
b. Houses with roof overhangs are allowed to encroach into required setbacks up to a maximum of 36 inches.
c. Developments must provide open space as follows:

i. For projects involving the creation of 10 or less units, a minimum of 10 percent of the area shall be open space with no less than 4 percent being common open space as defined by the ordinance;

ii. For projects involving the creation of 11 to 20 units ~~less than 5 acres~~, a minimum of 15 percent of the area shall be open space with no less than 4 percent being common open space as defined by the ordinance;

iii. For projects involving the creation of 21 or more units ~~greater than five acres,~~ a minimum of 25 percent of the site shall be open space with no less than 5 percent being common open space as defined by the ordinance; and

iv. No construction, clearing, grubbing or other land disturbance shall be permitted in the areas set aside to fulfill the open space requirement unless otherwise approved in writing by the Zoning & Codes Administrator prior to any such activity.

d. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk, except however, the ~~Zoning & Codes Administrator~~ Board of Architectural Review may approve a landscaped hedge sufficient to achieve the required visual screening.

e. For any zero-lot-line lot, a minimum five foot wide maintenance easement shall be placed on the adjacent lot sharing the zero setback to enable the property owner to locate the house on the zero side yard setback side.

f. Shared parking for residents or guests shall be located behind the rear building line of structures facing the public right-of-way and shall be subject to landscape requirements for vehicular use areas and shall have established ~~a~~ long-term maintenance by a homeowners association or management organization.

g. Parallel parking shall be designed as part of new streets within the development and may be permitted subject to approval by City Council on existing city-owned streets.

h. Projects with side or rear yards directly abutting an R-20 or R-12 District shall provide a 10' buffer-yard with a 6' to 8' wood or masonry fence along the common property line. Properties separated by a publicly owned alley shall be required to meet this requirement.

i. The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lots by the provision of sidewalks that connect shared parking lots to the dwellings and to the adjacent public right-of-way. If an existing sidewalk along the public right-of-way does not currently exist, one shall be provided spanning the entire length of the property's frontage.

j. Detached garages must be located behind the front building line and must utilize architectural design and materials consistent with the principal structures. Garages integrated into the primary façade of the structure shall comprise less than 50% of the width of that

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k. ~~No identical homes shall be side by side. Adjacent homes must have different architecture. A variation of roofing material, siding material or color alone does not fulfill this requirement~~. No homes with the same architectural style shall be situated side by side. All adjacent homes must have different architecture; limited cosmetic changes resulting from altering roofing and/or siding materials or color, or other similar variations, shall not fulfill this requirement.

l. Underground utilities shall be provided on lots and in the adjacent rights- of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).

m. Single-family residential developments in the RM-3.5 District, including Patio Home and Zero-Lot-Line Developments, that utilize single-family lot configurations shall meet the requirements described in ARTICLE III, DIVISION 3.

n. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

o. The onsite resident property manager shall be responsible for providing day-to-day oversight of the development, including compliance with zoning occupancy limits, keeping the site maintained and free of trash, and serving as a point of contact for both the residents and the City Zoning & Codes Administrator regarding issues as they arise.

p. Vinyl siding or vinyl faux stone or brick shall not be permitted.

q. Homes shall have windows on all sides. Any street-facing façade shall have at least two windows.

r. Homes shall have a minimum of two bushes and one tree planted in its yard.

s. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

t. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.

u. An upper story tree shall be required every 50 ft of street frontage.

b. Conservation Development

(No changes)

…

c. *Townhouse Development*

1. Conditional Use Standards *[MH, RM-3 & RM-4 Districts Only]*

a. Buildings housing a series of townhouse units having a width of over 80 feet ~~a maximum length of 120 feet~~ shall be constructed to look like a series of attached buildings or units. ~~have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet.~~

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b. Buildings housing a series of townhouse units having a maximum length exceeding 120 feet ~~shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet with a~~ shall have a significant feature such as a courtyard or plaza incorporated into the façade's overall length. The plaza or courtyard shall have a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200' in length.

c. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.

d. For townhouses with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.

e. Detached garages serving multiple townhouses shall comply with the requirements of Section 19-305, Table 19-305C.9.

f. Driveways and walkways accessing individual townhouses shall be separated by landscaped strips at least 3' in width.

g. One upper story tree shall be required along the front property line of the townhouses for every ~~20~~ 50 feet of street frontage.

   i. The required street trees must be indicated on the landscape plan; and

   ii. New trees planted to meet this requirement shall be a minimum two inch caliper.

h. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.

i. Underground utilities shall be provided on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).

j. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

k. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

l. Board of Architectural Review approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR.

m. Where feasible, townhouses must be ally loaded. Driveways shall be located no closer than ten (10) feet apart, and separated from each other by a landscaped area containing a tree.

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n. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.

o. An upper story tree will be provided every 50 ft length of street frontage.

2. Conditional Use Standards *[R-7, RM-1 & RM-2 Districts Only]*

a. Townhouse units shall be constructed to look like a series of attached buildings or a single unit.

b. Buildings housing a series of townhouse units shall have a maximum length of 135 feet.

c. Doors that operate as sliding-glass doors shall not be permitted on the front of public street frontages.

d. For townhouses with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.

e. Detached garages serving multiple townhouses shall comply with the requirements of Section 19-305, Table 19-305C.9.

f. Driveways and walkways accessing individual townhouses shall be separated by landscaped strips of at least 3' in width.

g. One upper story tree shall be required along the front property line of townhouses for each 50 feet of street frontage length.

i. The required street trees must be indicated on the landscape plan; and

ii. New trees planted to meet this requirement shall be a minimum two inch caliper.

h. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.

i. Underground utilities shall be provided on lots and in the adjacent rights- of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).

j. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of the covenants and restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

k. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

l. Board of Architectural Review approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR.

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m. Where feasible, townhouses must be ally loaded. Driveways shall be located no closer than ten (10) feet apart, and separated from each other by a landscaped area containing a tree.
n. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.
o. An upper story tree shall be provided for each 50 ft length of street frontage.

3. *Conditional Use Standards [RM-3.5 District Only]*: See Section 19-310

d. *Multi-Family Development*

1. Conditional Use Standards *[RM-3 & RM-4 Districts Only]*

i. A bus stop or turnaround designed to meet the operational specifications of the Clemson Area Transit System (CAT) shall be provided if required by the CAT depending on availability of service;

ii. Facilities adequate to support the provision of household recycling services shall be provided to serve the development if required by the Department of Public Works; and

c. Underground utilities shall be provided on lots and in the adjacent rights- of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).

d. For structures over 24' in height, the façade shall be designed to present a top, middle, and bottom story as described in ARTICLE XI, Table 19-1110.2.d.

e. Multi-family buildings that face the street shall orient the front door to face the street or a central courtyard. All entries shall be made visually prominent and receive architectural emphasis such as a recessed entry, corner entry, projecting feature such as a porch, canopy or articulated lintels, or a framing feature such as pilasters or columns.

f. Buildings having a length of 120 feet or less shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet.

g. Buildings having a maximum length exceeding 120 feet in length shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet with a significant feature such as a courtyard or plaza incorporated into the façade's overall length. The plaza or courtyard shall have a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200' in length.

h. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.

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i. At least 15% of the total wall area of the front facades of any multi-family structures shall be composed of transparent glass and a minimum of 15% of the front facades shall incorporate materials or paint schemes that contrast to those used for the primary coverage.

a. No outdoor grills, bicycles, or other personal items of the tenants shall be stored on front porches or balconies other than outdoor furniture designed for that purpose. No flags, towels, clothing or other similar items may be displayed or hung to dry from any balcony visible from adjacent properties or the public right-of-way.

b. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

c. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

d. An upper story tree will be provided every 50 ft length of street frontage.

v. Conditional Use Standards *[MH, RM-1 & RM-2, Districts Only]*

a. Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the architectural styles depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR. The building shall be designed to look like a large single-family home.

b. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.

c. Facilities adequate to support the provision of household recycling services shall be provided to serve the development if required by the Department of Public Works; and

d. Underground utilities shall be provided on lots and in the adjacent rights- of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).

e. Buildings shall not have a width or depth of greater than 80ft in the MH district and a width and depth of no greater than 60ft in the RM-1 and RM-2 districts.

f. In the MH District no more than 6 units can be in a building, and in RM-1 and RM-2 District no more than 4 units can be in a building.

g. Doors that operate as sliding-glass doors shall not be permitted on the front on public street frontages.

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h. No outdoor grills, bicycles, or other personal items of the tenants shall be stored on front porches or balconies other than outdoor furniture designed for that purpose. No flags, towels, clothing or other similar items may be displayed or hung to dry from any balcony visible from adjacent properties or the public right-of-way.

i. An upper story tree will be provided every 50 ft length of street frontage.

f. Affordable Housing Developments

1. Special Exception Standards (RM-7, RM-1, RM-2, MH, RM-3 and RM-4 Districts)

a. Must meet the definition of Affordable Housing Development

b. Project must consist of housing types permitted in the zoning district.

c. Approved Affordable Housing Developments may develop up to a density of 150% of what would be allowed in the zoning district. (Example: if 10 units permitted by zoning, up to 15 units allowed if approved as Affordable Housing Development)

d. In the event 25% of proposed housing units in approved Affordable Housing Development conform to the definition of Very Low Income Households, permitted density increased to 200% of what would otherwise be allowed in the district.

e. The Board of Zoning Appeals (BZA) shall establish setbacks, building heights, parking requirements, and lot coverage and open space requirements for approved Affordable Housing Developments, and may, if deemed appropriate, increase landscaping and buffers requirements beyond that required by the zoning district. Additionally, the BZA shall, on a case-by-case basis, reserve the right to decrease allowed district occupancy limits for some or all of the units in a development, but may not increase established district occupancy limits.

f. The maximum height to be permitted by the BZA shall be 4 stories in all districts except in the RM-3 and RM-4 Districts, where up to 5 stories shall be permitted.

g. The BZA may require a traffic study to help make an assessment of allowed density.

h. Units in an approved Affordable Housing Development must have appropriate deed restrictions put in place to keep them affordable for a minimum period of 20 years.

i. Affordable units must be monitored by a housing authority recognized by the City of Clemson.

4. Group Homes

1. *Group Home*

a. Special Exception Standards *[R-20, R-12, R-7, RM-1, & RM-2 Districts only]* AND

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b. Conditional Use Standards *[MH, RM-3, RM-3.5, & RM-4 Districts only]*

1. The maximum occupancy, excluding staff, shall be subject to the following ratio:
    1. 12 residents for the first one acre; and
    2. One additional resident for every additional 12,000 square feet of area in the parcel to a maximum of 20 residents.
2. All parking shall be a minimum of 25 feet from any property line.
3. One sign identifying the establishment shall be permitted subject to the following:
    i. The sign shall not be greater than four square feet in area;
    ii. No closer than 15 feet to any property; and
    iii. May be externally illuminated only.
4. A 25 foot, type "C" bufferyard shall be provided between the use and adjacent parcels.
5. One upper story tree per 30 lineal feet shall be planted within eight feet of the front property line.
6. The use shall not be located closer than 1,000 feet (measured from any property line) from another such use.
7. Group homes for young adults transitioning out of foster care shall be licensed as per South Carolina Chapter 14 Statutory Authority: 1981 Code Sections 20-7-2250.
8. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

b. *Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs*

1. Conditional Use Standards *[MH,RM-3, RM-3.5, & RM-4]* AND
2. Special Exception Standards *[R-20, R-12, R-7, RM-1, & RM-2]:* Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended.

    a. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

B. Other Uses

1. Amenity and Support Uses Serving a Neighborhood or Residential Complex

a. *Private Recreational Facilities Serving a Neighborhood or Residential Complex*

1. Conditional Use Standards for New Developments Involving the Creation of Individual Lots *[All Residential Districts]*

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a. Shall be located on a separately deeded parcel of land designated as common property for the development.
b. Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property.
c. All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.

2. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association *[All Residential Districts]*
a. May be located on a separately deeded parcel of land designated as common property for the development.
b. Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property.
c. All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.

b. *Storage of Watercraft and Utility Trailers on Commonly Owned Property*
1. Conditional Use Standards *[MH,RM-3, RM-3.5, and RM-4 Districts only]:* See Section 19-908
a. A 25 foot setback shall be required on the placement of watercraft or utility trailers in the storage area along all property lines.
b. A 10 foot type "B" bufferyard (see Section 19-908) utilizing evergreen materials for understory trees shall be required along the frontage of the storage area and along any property lines that abut adjacent residential uses.
c. No watercraft and/or utility trailers other than those owned by a property owner in the development shall be stored in the common area.
d. The Zoning and Codes Administrator may permit the substitution of existing plant material for new material where it is determined adequate screening of the storage area is provided.

b. *Management Office Serving a Duplex, Townhouse, or Multi-family Development*
1. Conditional Standards *[MH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]:* See Section 19-304-A.3
a. Management Office shall comply with all site development standards applicable to the type of residential development served.
b. Management Office shall serve onsite units only.

2. Public Utilities

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a. *Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities*

1. Conditional Use Standards *[All Districts]*: See Section 19-908.

a. Access must be provided from an arterial or collector street.

b. A type "A" Bufferyard (see Section 19-908) with a minimum six-foot opaque wall or fence shall be provided along any property line where parking directly abuts a residential use or district.

3. Public Services

a. *Telecommunication Facilities*

1. Special Exception Conditions *[All Residential Districts]:* See ARTICLE VI, DIVISION 3.

4. Nursing Residential Care Facilities

b. *Nursing Care Facilities*

1. Conditional Use Standards *[MH,RM-3, RM-3.5, & RM-4 Districts Only]*

a. Documentation of all required state statutory licensing must be submitted prior to permit issuance.

b. This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff.

c. A minimum of one upper story tree, a minimum two inch caliper in size, shall be planted at 30 foot intervals along the entire length of the street frontage of the tract.

d. A minimum of 20 percent open space shall be required with no less than three percent common open space.

e. Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure(s).

f. Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s).

g. An unlit monument sign not exceeding 42 square feet in area may be permitted.

h. An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than 18 inches in height and shall contain only the name and address of the facility.

i. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

b. *Community Care Facilities for the Elderly*

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1. Conditional Use Standards *[MH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]*
    a. Management services consistent with the needs of the complex shall be permitted, including meal services and day-to-day support for elder or conveyance care complexes.
    b. The management office may either be located within a dwelling unit or in a separate structure subject to the dimensional requirements of the district.
    c. Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure.
    d. Documentation of all required state statutory licensing must be submitted prior to permit issuance.
    e. This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff.
    f. A minimum of one upper story tree, a minimum two inch caliper in size, shall be planted at 30 foot intervals along the entire length of the street frontage of the tract.
    g. A minimum of 20 percent open space shall be required with no less than three percent common open space.
    h. An unlit monument sign not exceeding 42 square feet in area may be permitted.
    i. An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than 18 inches and contain only the name and address of the facility.
    j. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

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5. Educational Services
    b. *Kindergarten (with Academic Program) and Elementary and Secondary Schools*
        1. Conditional Use Standards *[RM-3.5 District Only]* AND
        2. Special Exception Standards *[R-20, R-12, R-7, MH RM-1, RM-2, RM-3, RM-4 Districts Only]:* See Section 19-908
            a. Access must be provided from an arterial or collector street.
            b. All parking shall be provided behind the front building line of the principal structure.

c. Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s).

d. A type "A" bufferyard (see Section 19-908) shall be provided along any property line where parking directly abuts a residential use or district.

6. Religious, Civic, and Similar Organizations

1. *Religious Organizations*

1. Conditional Use Standards for Expansion of Existing Religious Organizations (expansion on existing land) *[All Districts]*

a. Any additional parking shall be no closer than 25 feet to any property line.

b. No driveway connections shall be allowed onto residential streets having less than 50 feet in right-of-way width.

c. Driveway connections onto residential streets will be permitted subject to the following:

i. One two-way driveway connect is not greater than 24 feet in width; or

ii. Two one-way driveways not greater than twelve 12 feet in width.

d. Designated areas for drop-off and pick-up of passengers shall be provided onsite.

e. If landscape buffers as required by ARTICLE XI have not been previously provided, bufferyards shall be required as follows:

i. A minimum 10-foot type "A" bufferyard with a six-foot high fence or wall shall be installed along all property lines not fronting a right-of-way where the structure and/or parking is within 50 feet of the property line; and

ii. A minimum 10-foot type "A" bufferyard with a three-foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line.

2. Conditional Use Standards for Religious Organizations (expansions of land assemblage) *[All RM Districts];*

3. Special Exception Standards for Religious Organizations (expansion of land assemblage) [*R-20 and R-12]* AND

4. Special Exception Standards for Religious Organizations (new) *[All Residential Districts]*

a. No driveway connections shall be allowed onto residential streets having less than 50 feet in right-of-way width.

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b. Residential structures shall meet the setback standards of the zoning district.
c. Uses shall be in a permanent structure.
d. Parking shall be no closer than 25 feet to any property line.
e. Driveway connections onto residential streets will be permitted subject to the following:
   i. One two-way driveway connection is not greater than 24 feet in width; or
   ii. Two one-way driveways not greater than 12 feet in width.
f. Designated areas for drop-off and pick-up of passengers shall be provided onsite.
g. In addition to any landscape buffers required by *ARTICLE IX,* a minimum 10 foot type "A" bufferyard with a three foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line.

7. Public Recreational Facilities
   1. *Public Recreational Facilities, Active*
      1. Conditional Use Standards *[All RM Districts Only]* AND Special Exception Standards *[R-20 & R-12 Districts Only]:* See Section 19-908
         a. A minimum set back 50 feet from all property lines shall apply to all structures, parking, uses, unloading/drop-off areas, equipment, and lighting.
         b. Solid wall or fence, or vegetative screening adequate to protect adjacent property from noise and light is provided.
         c. A 10-foot, type "B" bufferyard shall be provided for parcels directly abutting any residentially zoned property.
8. General Government
   1. *Library, Public*
      1. Conditional Use Standards *[RM-3.5 District only]* AND
      2. Special Exception Standards *[R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only]:* See Section 19-908
         a. Access must be provided from an arterial or collector street.
         b. All parking shall be provided behind the front building line of the principal structure.
         c. Areas for client drop-off and pick-up shall be provided onsite.
         d. An eight foot type "A" bufferyard shall be provided along any property line where parking directly abuts a residential use or district.
   b. *Public Safety Facilities (including Police, Fire and EMS, but excluding Jails And Detention Centers)*

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1. Conditional Use Standards *[RM-3.5 District Only]* AND
2. Special Exception Conditions *[R-20, R-12, R-7, MH, RM-1, RM-2, RM-3, RM-4 Districts Only]:* See Section 19-908
   a. Access must be provided from an arterial or collector street.
   b. All parking shall be provided behind the front building line of the principal structure.
   c. An eight foot type "A" bufferyard (see Section 19-908) shall be provided along any property line where parking directly abuts a residential use or district.
   d. Any fixed training equipment shall be behind the front building line and shall be setback a minimum of 50 feet from any abutting property line.

9. Other Services
   1. *Cemetery (excluding Crematory)*
      1. Special Exception Standards *[All RM Districts & MH]:* See Section 19-908
         a. No dwelling unit for a caretaker shall be permitted.
         b. All grave sites shall be a minimum of 10 feet from a property line.
         c. One unlit sign may be permitted subject to the following:
            i. Maximum size shall be six square feet, and
            ii. Maximum height 10 feet.
         d. A five-foot type "A" bufferyard (see Section 19-908) with a four to six-foot-high fence or wall shall be maintained along all residential property lines.
   b. *Game Day Parking*
      1. Conditional Use Standards *[All R & RM Districts]*
         a. Acquisition and maintenance of a yearly Special Event Permit, Game Day Parking.
         b. May be located on a vacant lot if the owner is the same owner as an adjacent lot.
   c. Retail Store
      1. Special Exception Use Standards *[All Districts]*
         a. May utilize existing building, but if new construction, Board of Architectural Review (BAR) approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or an architectural style of extraordinary quality approved by the BAR. BAR approval needed for all site improvements.
         b. Hours of operation shall be limited to hours between 6 am to 9 pm.

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c. The Board of Zoning Appeals (BZA) shall determine maximum and minimum number of parking spaces.
d. All lighting must be dark sky compliant.
e. Must be located on arterial and major collector roads.
f. New buildings are limited to 4,000 sq/ft of conditioned space.
g. Free standing signs limited to 24 sq/ft.
h. Wall mounted signs limited to 40 sq/ft.
i. No signage shall be internal lit.
j. Wall mounted signs shall consist of channel letters or be made of wood, stone or be metal faced.
k. Free standing signs shall be made of wood, stone, or be metal faced.
l. Provisions for a loading zone must be addressed.
m. Provision for a dumpster must be addressed.
n. No drive-throughs will be allowed.
o. No sale of gasoline or other fuels or hazardous materials shall be allowed.

d. Professional Services

2. Special Exception Use Standards *[All Districts]*

a. Can utilize existing build, but if new construction, Board of Architectural Review (BAR) approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR. BAR approval needed for all site improvements.
b. Board of Zoning Appeals (BZA) shall determine hours of operation.
c. BZA shall determine maximum and minimum number of parking spaces.
d. All lighting must be dark sky compliant.
e. Must be located on arterial and major collector roads
f. New buildings are limited to 4,000 sq/ft of conditioned space.
g. Free standing signs limited to 24 sq/ft
h. Wall mounted signs limited to 40 sq/ft
i. No signage shall be internal lit.
j. Wall mounted signs shall consist of channel letters or be made of wood, stone or be metal faced.
k. Free standing signs shall be made of wood, stone, or be metal faced.

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

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3. Adult Care Services, Group Adult Care Home, 7 to 12 clients
a. Conditional Use Standards *[MH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]*

No other changes

4. Bed and Breakfast Inn
a. Conditional Use Standards [MH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]
AND
b. Special Exception Standards [R-20, R-12, and R-7 Districts Only]

No other changes

6. Childcare Services, Group Child Care Home, 7 to 12 children
Conditional Use Standards [MH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Districts Only]

No other changes

9. Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)
a. Conditional Use Standards [MH,RM-3, RM-3.5, and RM-4 Districts Only]
No other changes

18.Parking Structures, Freestanding
a. Special Exception Standards [R-20, R-12, R-7, MH, RM-1, & RM-2 Districts Only]
No other changes

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21.Retail Store(as accessory use)

a. Special Exception Use Standards *[All Districts]*

1. May utilize existing building, but if new construction, Board of Architectural Review (BAR) approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or an architectural style of extraordinary quality approved by the BAR. BAR approval needed for all site improvements.

2. New or existing building limited to 1,200 sq/ft of conditioned space for the business.

3. New or existing building must be farther away from any road than primary structure, and set off of other property lines by a minimum of 20ft.

4. Hours of operation are limited to hours between 6 am to 9 pm.

5. Board of Zoning Appeals (BZA) shall determine max and minimum number of parking spaces.

6. All lighting must be dark sky compliant.

7. Must be located on arterial and major collector roads.

8. Free standing signs limited to 24 sq/ft.
9. Wall mounted signs limited to 40 sq/ft.
10. No signage shall be internal lit.
11. Wall mounted signs shall be channel letters or made of wood stone or metal faced.
12. Free standing signs shall be made of wood, stone, or be metal faced.
13. Provisions for a loading zone must be addressed.
14. Provisions for a dumpster must be addressed.
15. No drive-through will be allowed.
16. No sale of gasoline or other fuels or hazardous materials will be allowed.

22. Professional Services

a. Special Exception Use Standards *[All Districts]*

1. Can utilize existing build, but if new construction, Board of Architectural Review approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or an architectural style of extraordinary quality approved by the BAR. BAR approval needed for all site improvements.
2. New or existing building limited to 1,200 sq/ft of conditioned space for the business.
3. New or existing building must be farther away from any road than primary structure and set off of other property lines by a minimum of 20ft.
4. BZA shall determine hours of operation.
5. BZA shall determine maximum and minimum number of parking spaces.
6. All lighting must be dark sky compliant.
7. Must be located on arterial or major collector roads.
8. Free standing signs limited to 24 sq/ft.
9. Wall mounted signs limited to 40 sq/ft.
10. No signage shall be internal lit.
11. Wall mounted signs shall consist of channel letters or made of wood, stone or be metal faced.
12. Free standing signs shall be made of wood, stone, or be metal faced.

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