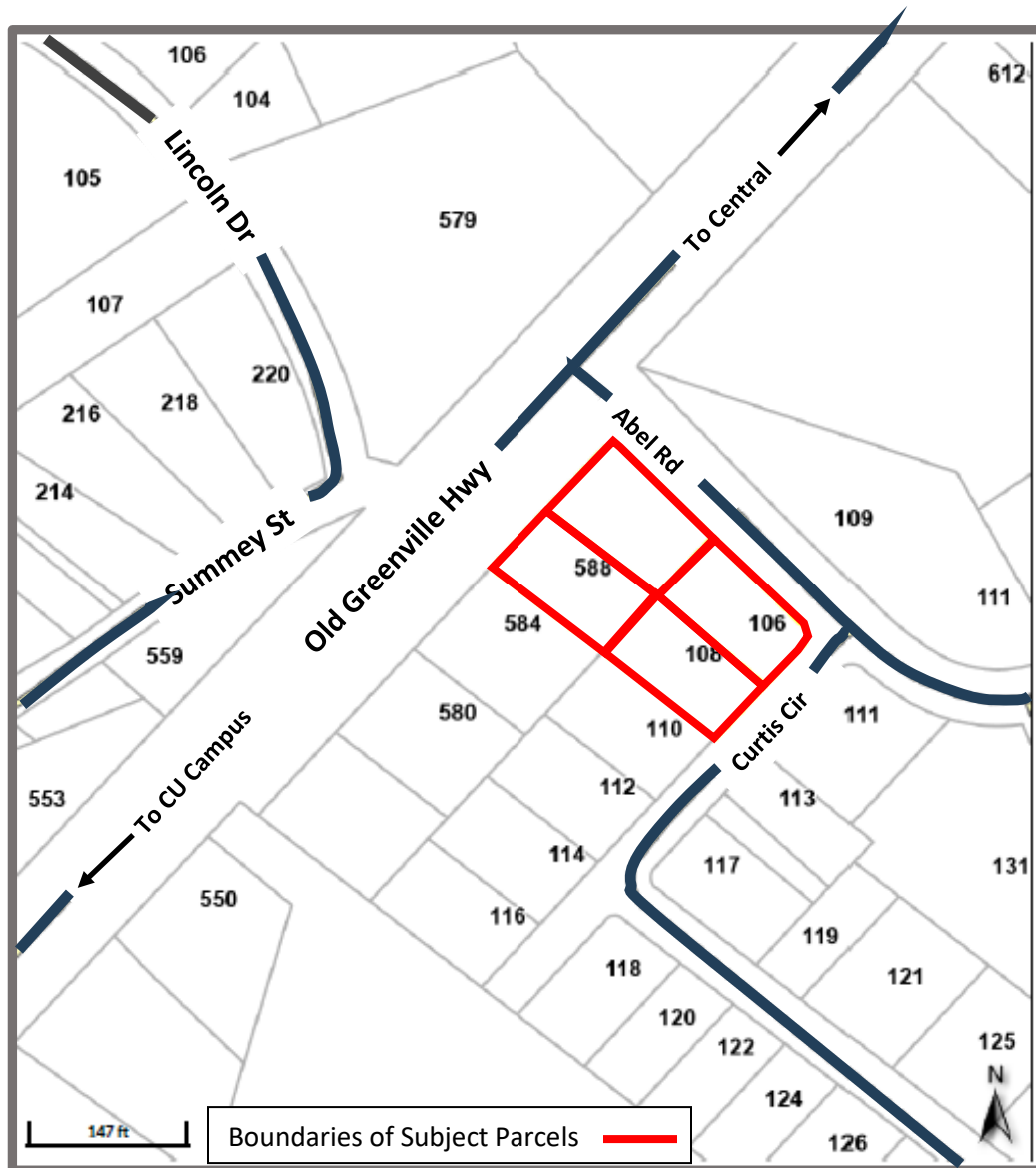


**RZNE-000565-2026 Proposed Map Amendment**  
(Teasley Application - Hwy 93/Abel Rd Lots)  
**Report**

**Public Hearing**  
August 3, 2026

An application for a zoning map amendment (rezoning) was submitted by Mr. Tom Teasley, agent for the owner (James S. Cox) of four parcels (TMP#'s 4054-11-65-8058, 4054-11-65-8193, 4054-11-65-9085, 4054-11-65-9032) totaling approximately .8 acres located near the intersection of Old Greenville Highway and Abel Road on May 20, 2026. Currently, two parcels are zoned RM-1 Two-family Residential District, and two are zoned RM-2 Two-family Residential District; if approved, all four parcels will be rezoned CP-2 Community Business District and allow for the construction of a new pharmacy.

### LOCATION



## CURRENT CONDITIONS



View From Old Greenville Hwy Looking East



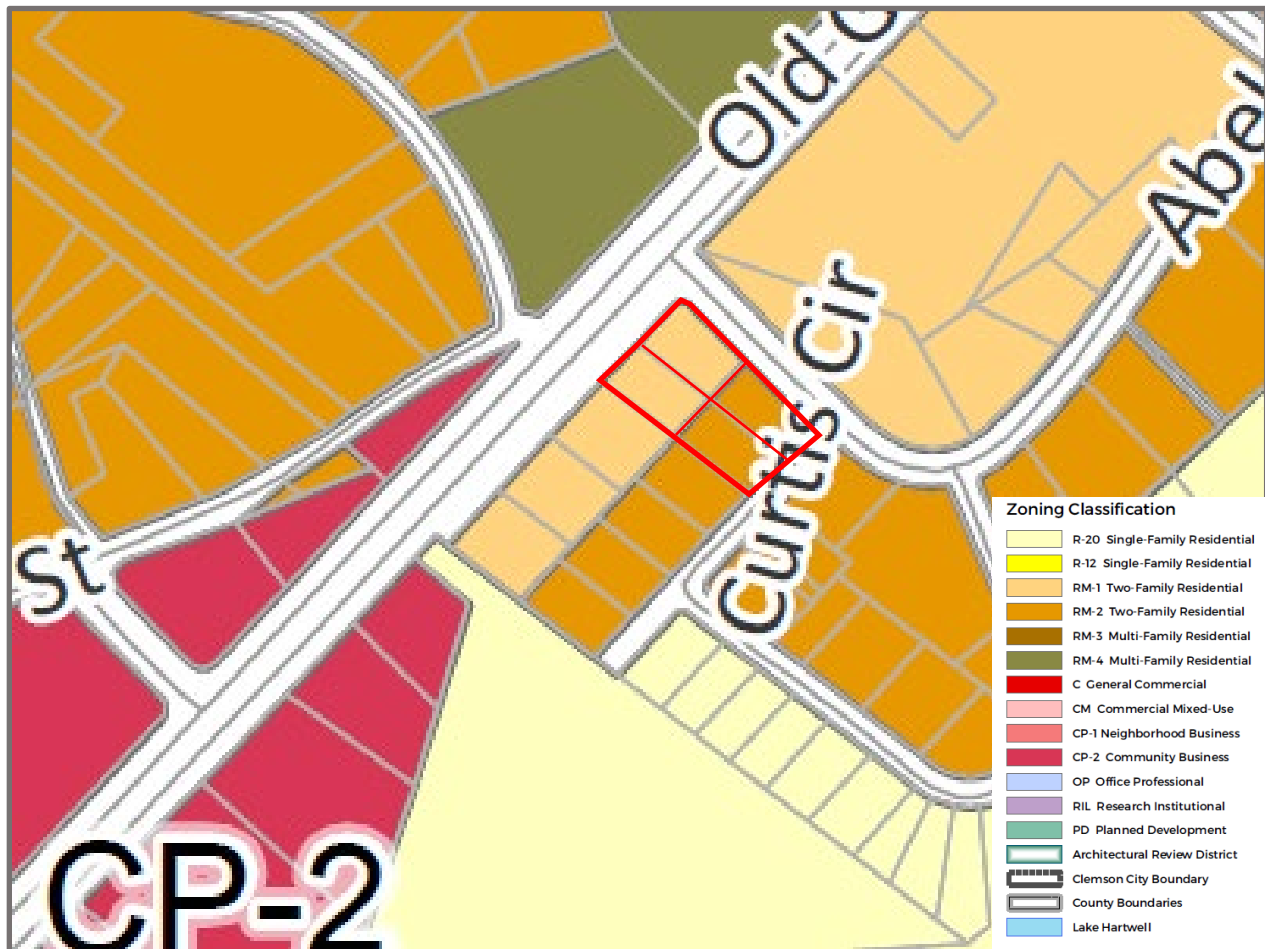
View From Intersection of Old Greenville Hwy and Abel Rd



View From Intersection of Abel Rd and Curtis Circle

**CURRENT ZONING**

As stated above, the parcels proposed for rezoning are currently zoned RM-1 and RM-2 Two-family Residential Districts, with the two fronting Old Greenville Highway RM-1, and the two fronting Curtis Circle RM-2. It should be noted that the uses allowed in those two districts, which both include duplex and patio home development, vary only in the fact that RM-2 permits manufactured housing, and RM-1 does not. Another important point associated with the current zoning is that City Code requires properties proposed to be rezoned total no less than 2 acres in area to be rezoned to a different district than that of an abutting property. Because the total acreage of the 4 lots combined is significantly less than 2 acres, the only option is to rezone the property consistent with an abutting neighboring district.



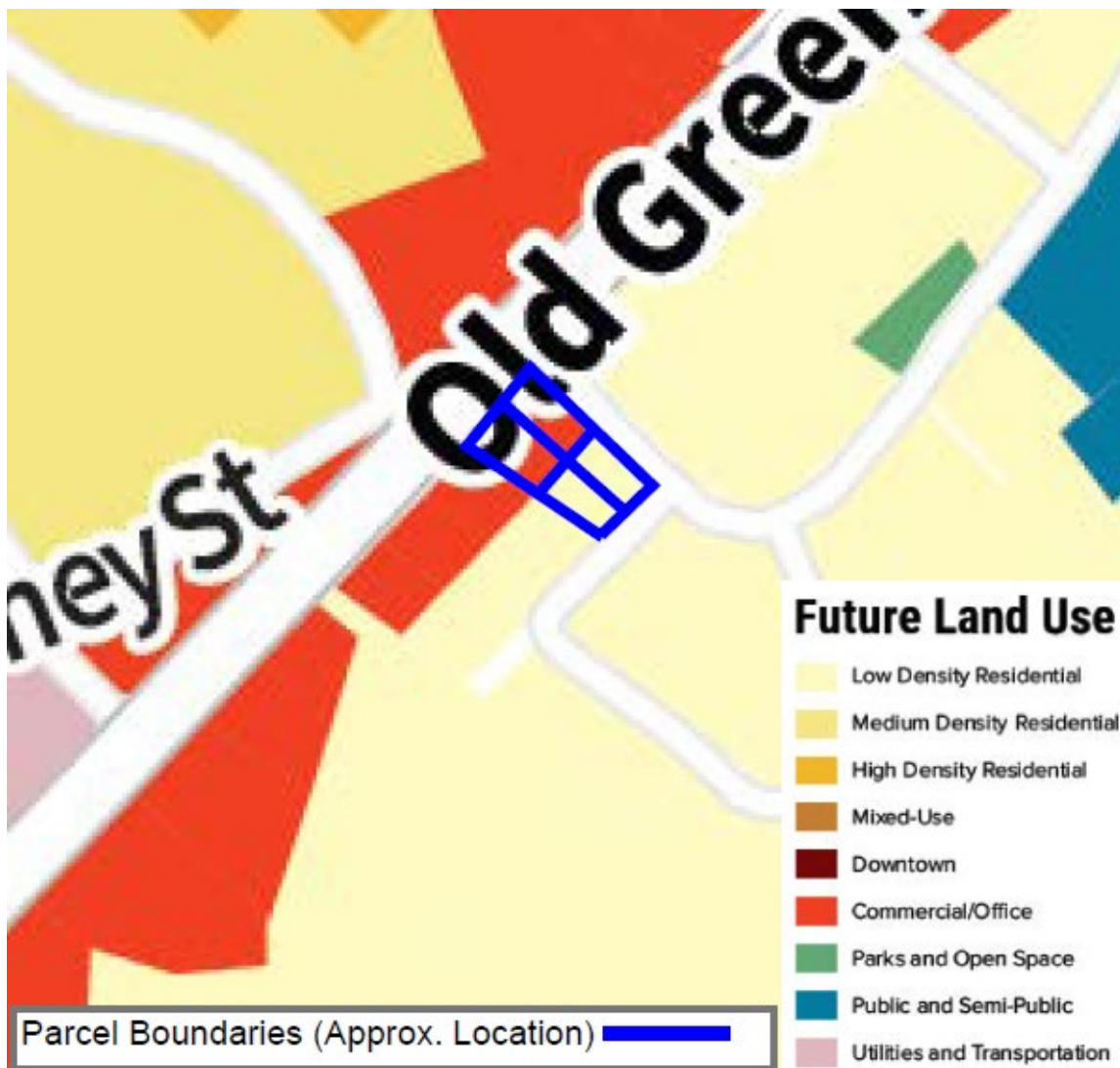
The existing zoning of neighboring properties situated to the north and northeast across Abel Road is RM-1 District, and those on the east side across Curtis Circle are RM-2 District. Properties immediately on the south and southwest conform with the existing RM-1 and RM-2 District zoning of the subject properties. West of Old Greenville Highway, the current zoning is a mix of CP-2 Community Commercial District, RM-2 District, and RM-

4 Multi-family Residential District. As roads are not considered an impediment to contiguity in zoning, they are deemed to be contiguous and therefore eligible to be rezoned to the CP-2 District.

### Comprehensive Plan

The Future Land Use Map (FLUM) in the Comprehensive Plan shows the recommended future use of the area the property is situated in split between commercial/office uses and low density residential. It is important to keep in mind that the FLUM is not based on specific lots or parcels, but instead is intended to show the areas of the City in which the indicated uses would be appropriate. And, unlike a zoning map, the FLUM is not regulatory and does not limit use, but is meant to be a guide in considering actions that may impact an area's future development.

### Future Land Use



In addition to the information provided by the FLUM, the Comprehensive Plan includes significant discussion of Connected Commercial Areas. Among the areas specifically discussed is the segment of Old Greenville Highway between Williams Ln. and Berkeley Place Circle, which includes the properties proposed for rezoning. The plan states that the revitalization of such areas should “focus on creating better-connected spaces with a mix of retail, restaurants, personal services, and entertainment”. Also, it states that existing single-family properties in the corridor should, if opportunities arise, be considered for additional commercial uses.

*If single-family homes along the corridor become available, these properties could be redeveloped for commercial uses that are thoughtfully integrated with the nearby neighborhoods, providing walkable access. (72)*

Other Comprehensive Plan references to the Hwy 93/Old Greenville Highway corridor include:

\*The Goals and Key Recommendations of the Economic Development Chapter calls for reinforcing “existing commercial corridors, including Downtown, U.S. Route 123, and Highway 93.”

\*Action 6.23 of the Action Matrix in the Priority Investment and Implementation Chapter: “Prioritize U.S. Route 123, U.S. Route 76, and State Route 93 as the community’s major commercial corridors, promoting a variety of retail, restaurant, entertainment, and service areas.”

\*Action 6.23 of the Action Matrix in the Priority Investment and Implementation Chapter: “Identify infill opportunities along State Route 93 for new commercial, office or mixed-use developments.”

### **Impact On Services**

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

### **Review Status**

The Planning Commission denied a motion to send a positive recommendation to City Council on the matter on June 8, 2026. A public hearing is scheduled for August 3, 2026.

## 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

### 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- PD#: Date submitted: 05 / 20 / 2026 Planning Commission meeting date: 06 / 08 / 2026  
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment  
Initiated by: ☐ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals

#### OWNER(S) INFORMATION

Last name: JSC (Gamble Lots) <sup>UG</sup> First: Middle: Interest:  
Cox James Samuel ☒ Sole owner ☐ Co-owner  
Mailing address: City: State: ZIP Code:  
1639 Earls Bridge Rd Easley SC 29640  
Daytime phone no.: Fax no.: E-mail:  
(864) 418-9666 ( ) samcoxjr@gmail.com

#### APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: First: Middle: H  
TEASLEY Tom  
Mailing address: City: State: ZIP Code:  
402 College Ave Clemson SC 29631  
Daytime phone no.: Fax no.: E-mail:  
(864) 459-8029 ( ) thomas.teasley@gmail.com

#### PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from R-M1 to CP-2  
Property address: Property dimensions: Property area:

#### DESIGNATION OF AGENT

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

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

Owner name: James Samuel Cox Owner signature: Date: 5/15/26  
To be completed by Applicant: James Samuel Cox

I certify that the information in this request is correct.

Applicant name: Applicant signature: Date: 5/19/2026  
Tom Teasley

TMP#'s-  
4054-11-65-8058  
4054-11-65-8193  
4054-11-65-9085  
4054-11-65-9032

**REQUIRED INFORMATION**

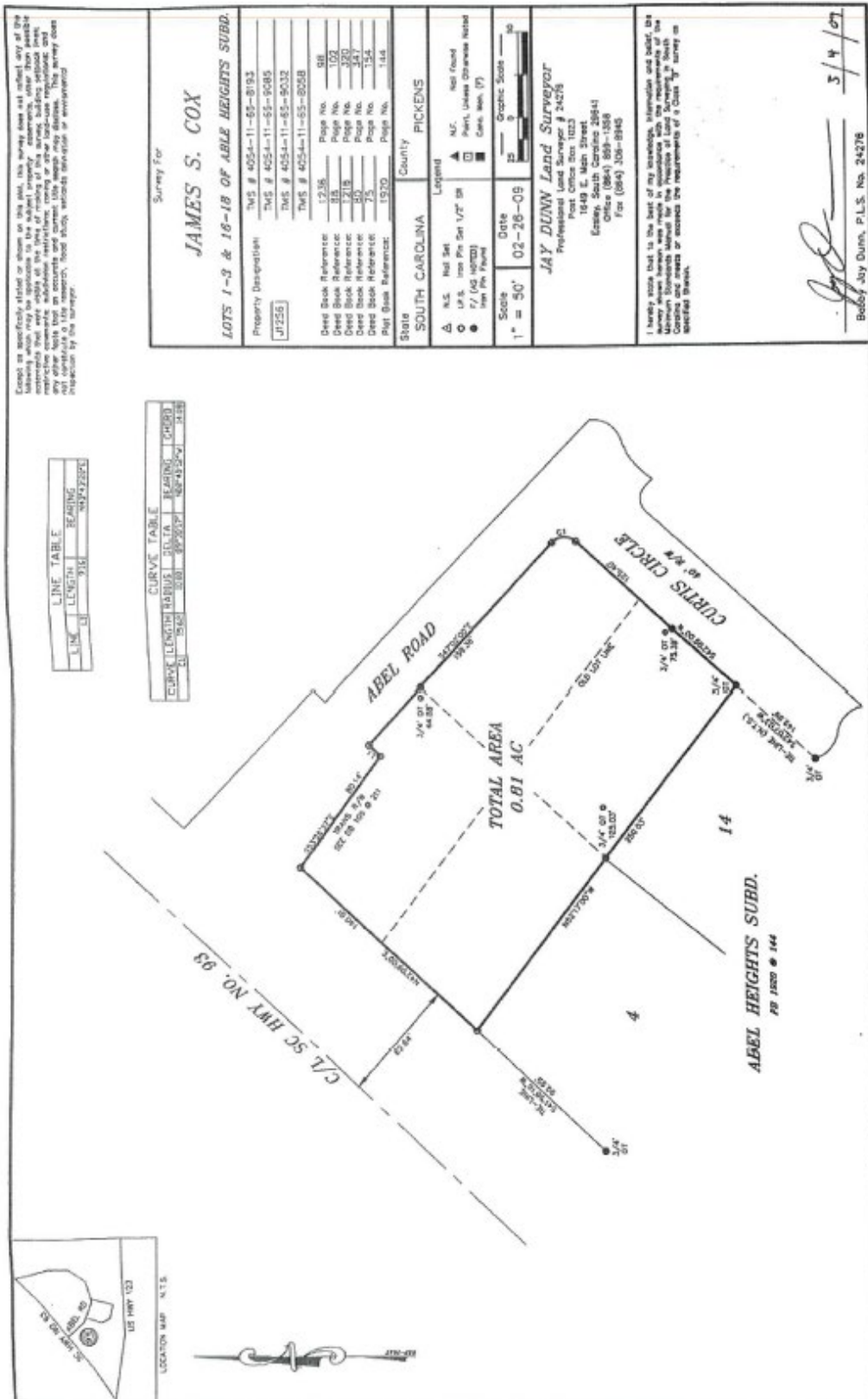
**REASONS FOR ZONING AMENDMENT REQUEST:** I (we) request the rezoning for the following reasons:

Request rezoning properties from residential to  
~~CP-3~~<sup>CP-2</sup> for the purpose of building a commercial  
building for a pharmacy.

*Use additional sheets if necessary.*

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

# Plat



**Report on Proposed Map Amendment (Hwy 93 Parcels)**

Planning Commission Meeting Date  
August 3, 2026

## OVERVIEW

The proposed recommendation to rezone the subject property stems from the inability of the developer (Mercy Housing South East, Inc.) of the proposed 168-unit affordable housing community begun in 2025 to receive necessary funding, which effectively ended the effort. The property, which consists of 7 parcels situated on the west side of Old Greenville Highway (Highway 93), is owned by JSCI Burke Property LLC (6 parcels) and JSCI Heard Property LLC (1 parcel), has been listed for sale.

As part of the effort to facilitate the affordable housing development, the property was rezoned from RM-1 Two-family Residential District and RM-2 Two-family Residential District to RM-4 Multi-family District. With the affordable housing project no longer an option, the zoning, which would by right allow for dense market-rate multi-family development, is deemed inappropriate for a site considered to be in one of the City's few commercial corridors. Therefore, staff proposes the Planning Commission recommend City Council act to initiate a rezoning of the property to CP-2 Community Business District at the earliest opportunity.

## SUBJECT PROPERTY

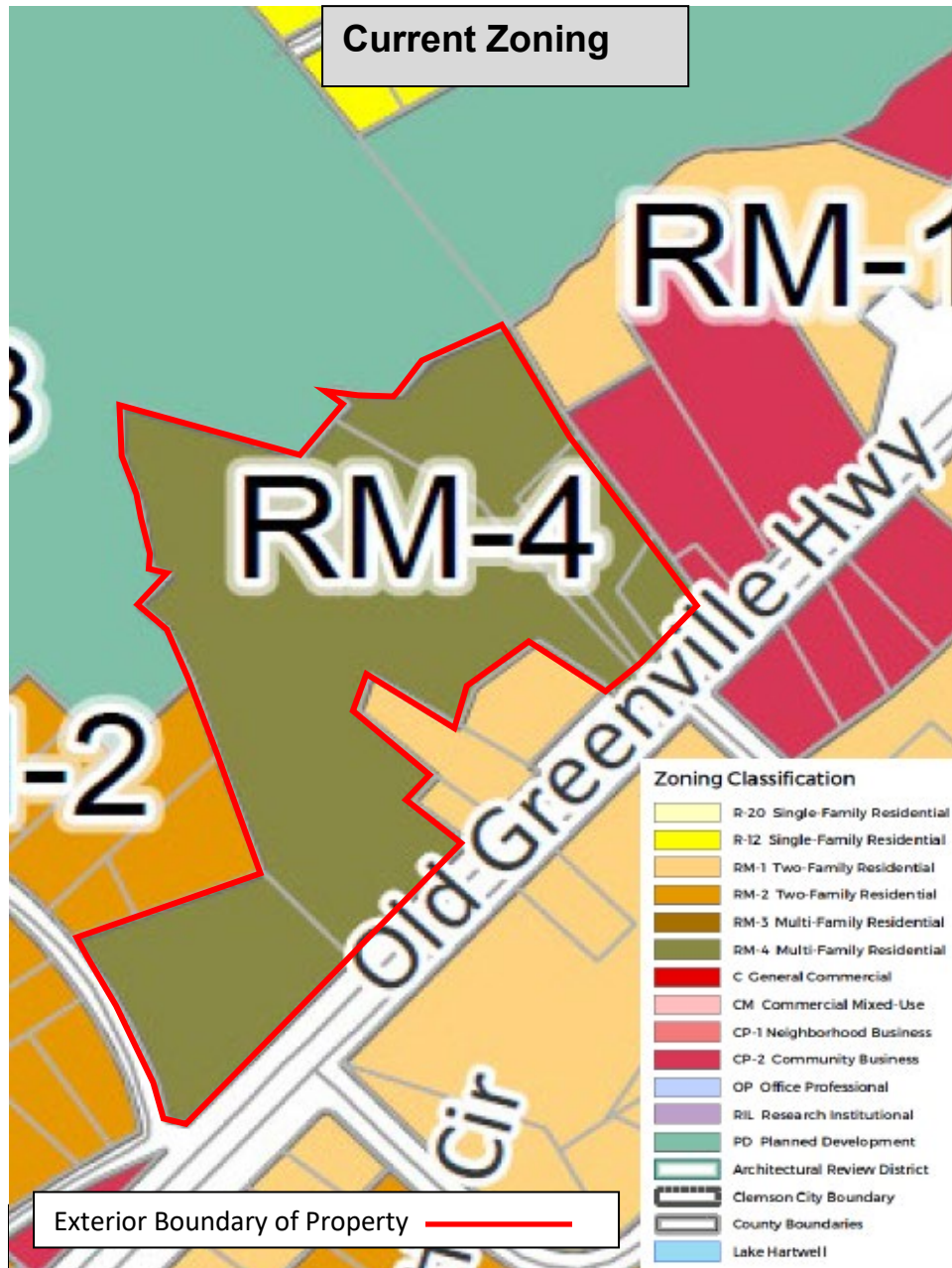
The chart below shows the parcels (identified by their tax identification numbers) included in the proposed rezoning. Please note that the numbering on the map (next page) corresponds to the numbering in the chart.

| <b>Number<br/>(Map<br/>Below)</b> | <b>Tax Identification<br/>Number</b> |
|-----------------------------------|--------------------------------------|
| 1                                 | 4054-11-65-7410                      |
| 2                                 | 4054-11-65-6587                      |
| 3                                 | 4054-11-65-8807                      |
| 4                                 | 4054-11-75-1713                      |
| 5                                 | 4054-11-66-9099                      |
| 6                                 | 4054-11-75-1928                      |
| 7                                 | 4054-11-75-2837                      |



### CURRENT ZONING

As noted above, the subject parcels are now all zoned RM-4 Multi-family Residential District, which is intended to maintain and promote medium to high-density residential development that includes multiple-unit, patio home and zero-lot-line housing types. Also, it should be pointed out that the property is adjacent to a variety of other zoning districts. Neighboring properties to the northwest are part of Planned Development #13 (Aspen Heights), a student-focused residential complex, and on the northeast are both RM-1 Two-family Residential District, and closer to Hwy 93, a grouping of CP-2 Community Business District properties that extend across the highway to abut additional RM-1 Residential parcels that lie south of the subject property. Finally, the property abuts both more CP-2 Community Business and RM-2 Two-family Residential District properties on its western border. See map below.



## EXISTING CONDITIONS

The properties are undeveloped, with significant fill work having been done near the Hwy. 93 frontage side. It should be noted that among the potential challenges to developing the site is the location of a permitted C&D landfill area containing demolition debris in the southern portion of the property. Also, although the Hwy. 93 frontage is relatively level, the western side of the property includes very steep topography, and a number of utility easements exist.



**View From Hwy 93 - Southern End Near Abel Rd. Intersection**



**View From Hwy 93 - Center Portion of Property Looking Southwest**



**Looking West From Hwy 93 Toward Aspen Heights PD From Raven Ln. Intersection**

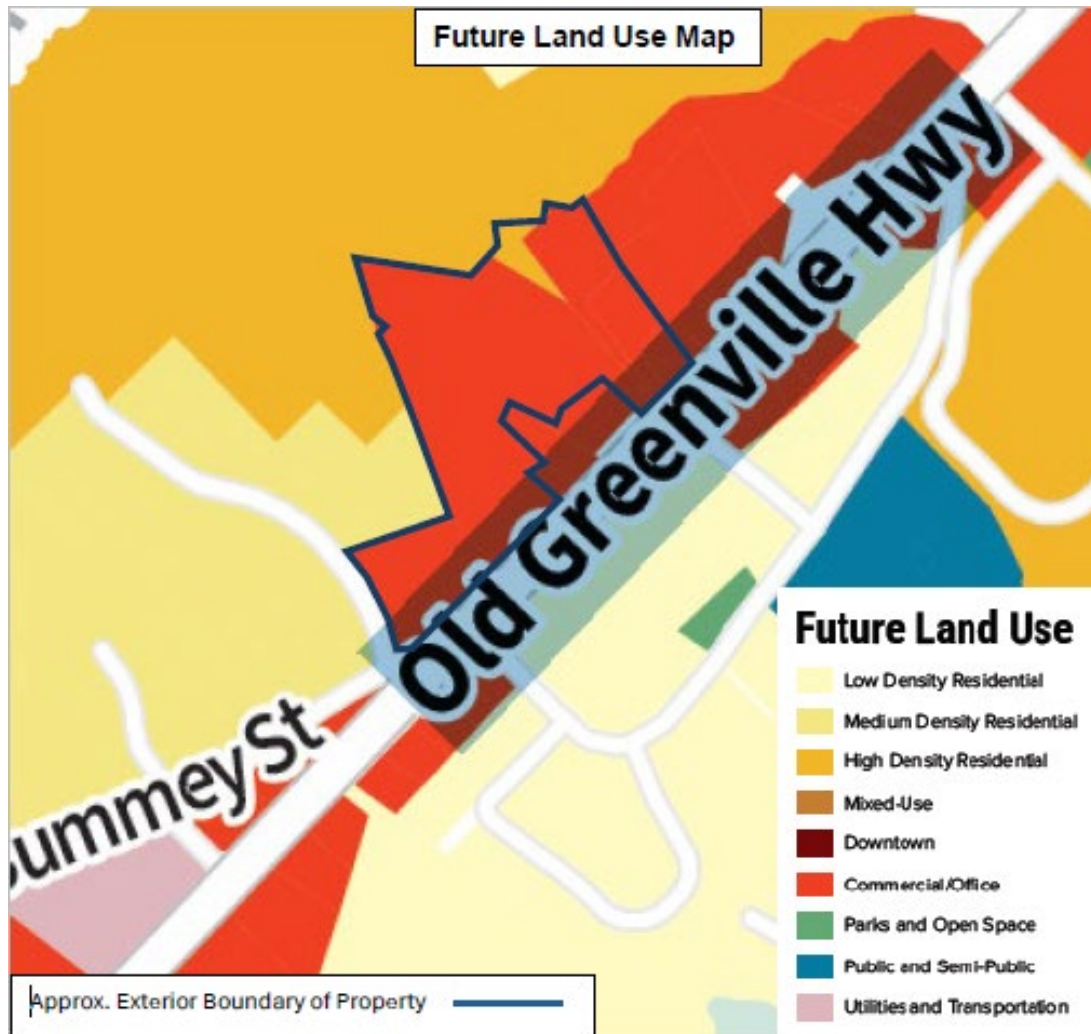


**Looking West From Hwy 93 At Northern End Of Property**



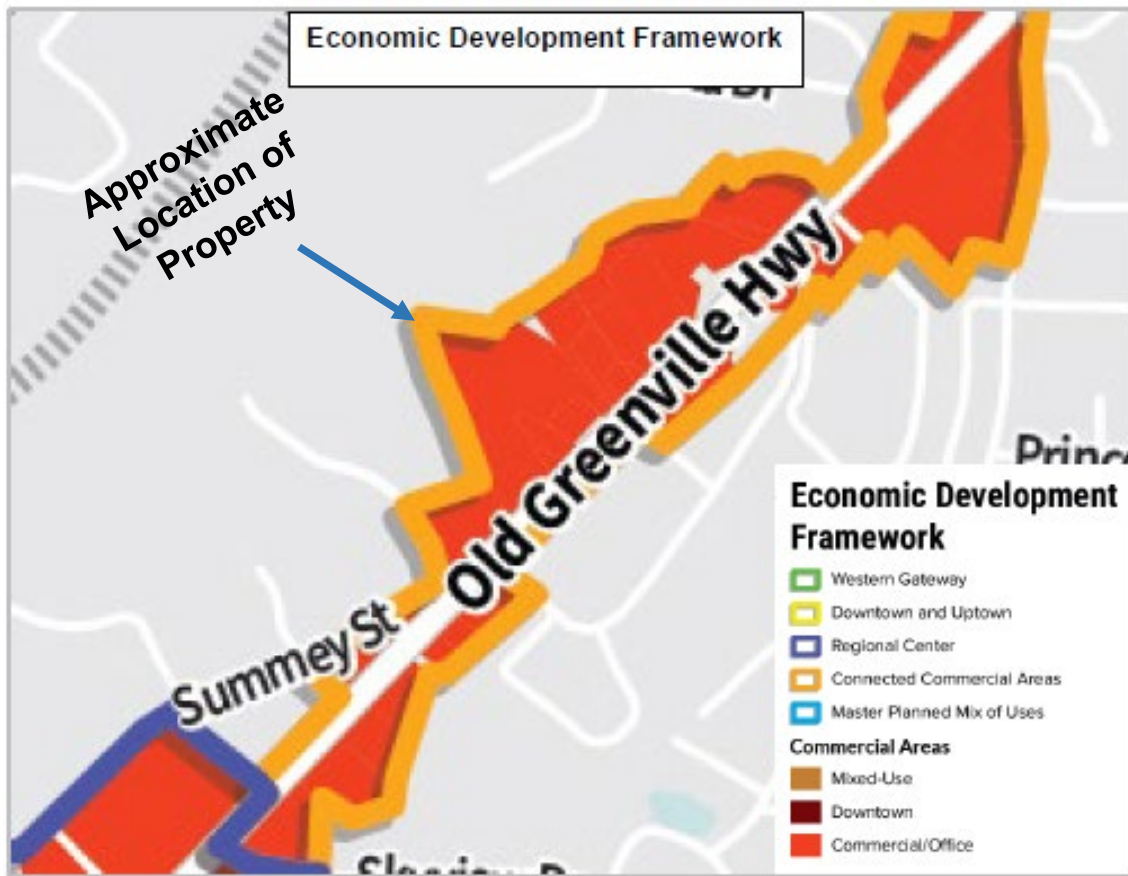
## COMPREHENSIVE PLAN

The Future Land Use Map (FLUM) in the Comprehensive Plan shows the property recommended for commercial and/or office uses. It should be noted that the FLUM is not a parcel-based regulatory map like the Official Zoning Map, but is instead a map intended to indicate the recommended primary future use for the area. Also, the use categories shown on the map, while they may in some instances looking similar to existing zoning districts, are not intended to identify any parcel for rezoning to a particular district.



In addition to the information provided by the FLUM, the Comprehensive Plan includes significant discussion of Connected Commercial Areas. The plan states that the revitalization of such areas should “focus on creating better-connected spaces with a mix of retail, restaurants, personal services, and entertainment”. The map section below, which is taken from the Economic Development Framework in the Economic Development Element of the Plan, shows that the portion of Hwy 93 that includes the

subject property is considered to be a critical part of the City's future commercial activity.



Other Comprehensive Plan references to the Hwy 93/Old Greenville Highway corridor include:

\*The Goals and Key Recommendations of the Economic Development Chapter calls for reinforcing “existing commercial corridors, including Downtown, U.S. Route 123, and Highway 93.”

\*Action 6.23 of the Action Matrix in the Priority Investment and Implementation Chapter: “Prioritize U.S. Route 123, U.S. Route 76, and State Route 93 as the community’s major commercial corridors, promoting a variety of retail, restaurant, entertainment, and service areas.”

\*Action 6.23 of the Action Matrix in the Priority Investment and Implementation Chapter: “Identify infill opportunities along State Route 93 for new commercial, office or mixed-use developments.”

### **IMPACT ON SERVICES**

Due to the fact that no specific development project is associated with the current proposal to rezone the property, no negative impacts on service delivery have been identified at this time. It should be noted, however, that the City is aware of several engineering and utility- related issues associated with the site that would need to be addressed during any future proposed development process.

### **Review Status**

The Planning Commission approved a positive recommendation on the matter to City Council on June 8, 2026. A public hearing is scheduled for August 3, 2026.