

Proposed Rezoning of North Clemson Avenue Parcels Report

Public Hearing

August 17, 2026

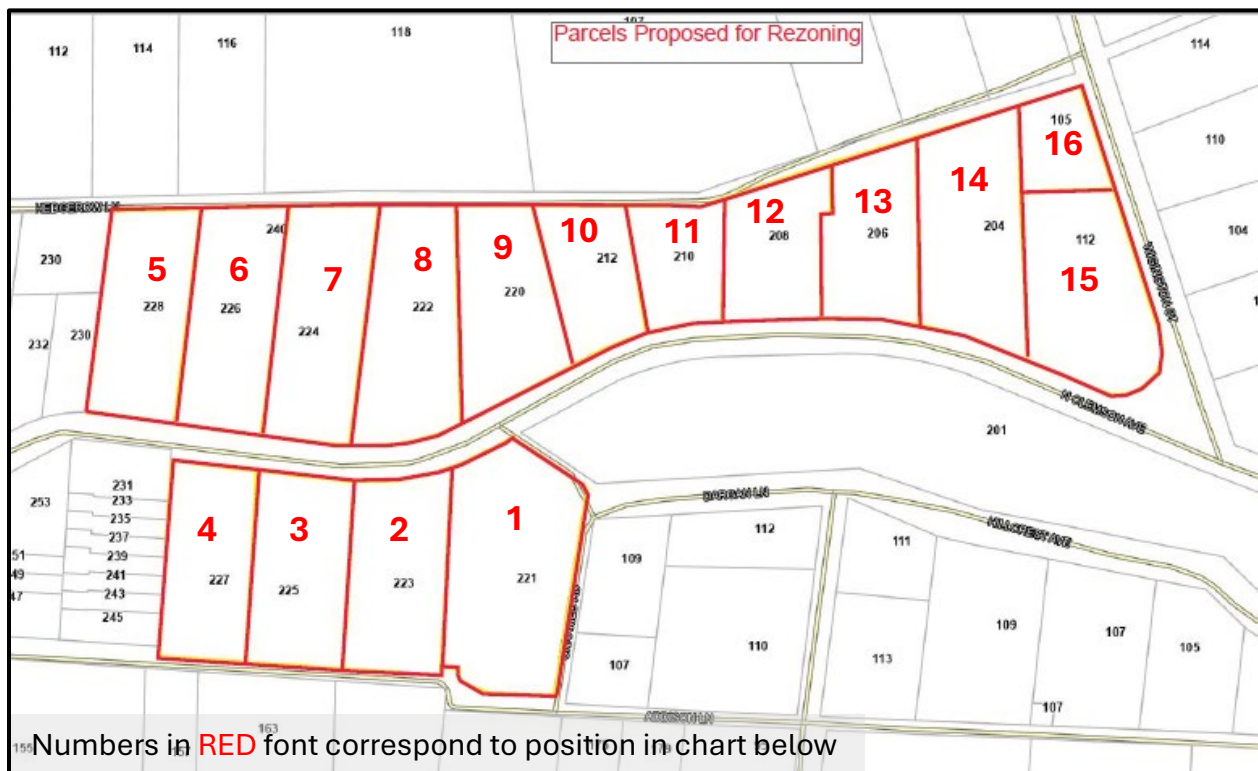
OVERVIEW

The proposal to rezone the North Clemson Avenue parcels identified in this report stems from property owners expressing a desire to construct duplexes and other residential structures not permitted under the single-family residential zoning currently governing the subject parcels. If approved as proposed, sixteen parcels totaling approximately 8.3 acres in area now zoned either R-20 Single-family Residential District or R-12 Single-family Residential District will be rezoned RM-1 Two-family Residential District, thereby enabling the owners, should they desire to do so and can meet all other standards, to build duplexes and patio homes.

RM-1 Two-family Residential District is intended for a mix of residential development types on relatively small lots in areas appropriate for increased density while maintaining a neighborhood scale. RM-1 District can also serve as a transition between high-density multi-family districts and lower-density traditional residential districts. It should be noted that in spite of RM-1 District allowing for more density than the single-family districts currently in place, there is no difference in the height of structures allowed.

SUBJECT PROPERTY

The parcels proposed to be rezoned are bounded in red on the map below. Parcels 1 through 4 are currently zoned R-12 District; and parcels 5 through 16 are zoned R-20 District.

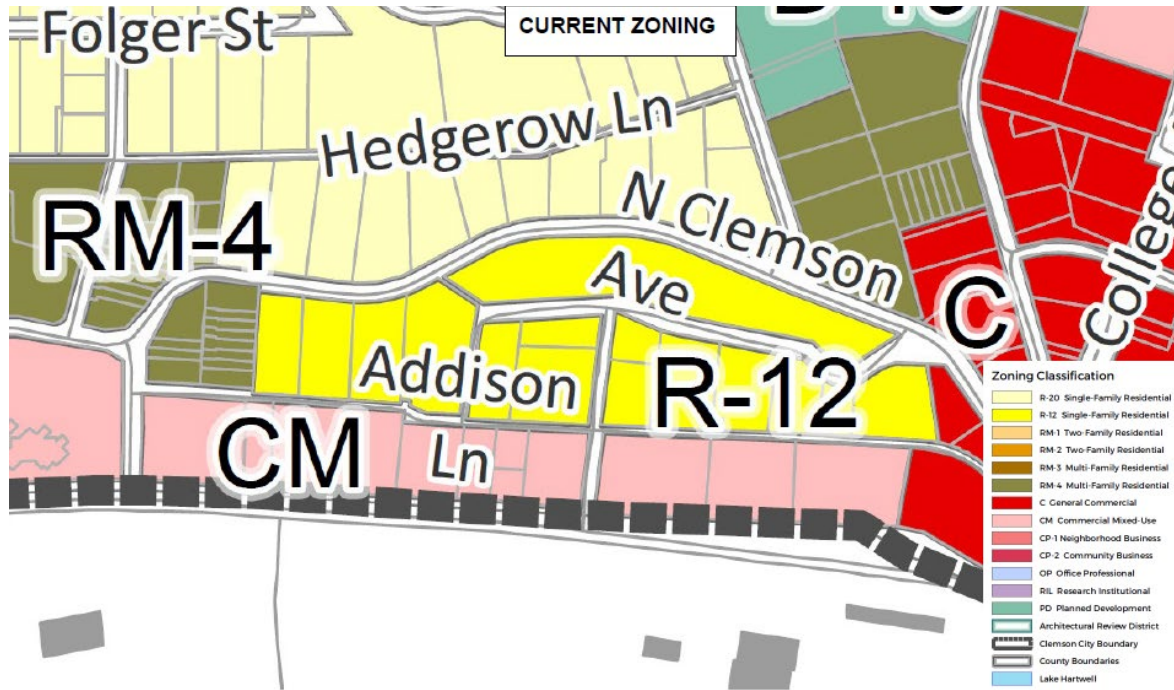


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Map #	Tax Identification Number	Current Zoning District	Proposed Zoning District
1	4044-19-62-3476	R-12 Single-family	RM-1 Two-family
2	4044-19-62-1005	R-12 Single-family	RM-1 Two-family
3	4044-19-52-9095	R-12 Single-family	RM-1 Two-family
4	4044-19-52-8096	R-12 Single-family	RM-1 Two-family
5	4044-19-52-8314	R-20 Single-family	RM-1 Two-family
6	4044-19-52-9324	R-20 Single-family	RM-1 Two-family
7	4044-19-62-0313	R-20 Single-family	RM-1 Two-family
8	4044-19-62-1313	R-20 Single-family	RM-1 Two-family
9	4044-19-62-2325	R-20 Single-family	RM-1 Two-family
10	4044-19-62-3329	R-20 Single-family	RM-1 Two-family
11	4044-19-62-4430	R-20 Single-family	RM-1 Two-family
12	4044-19-62-5421	R-20 Single-family	RM-1 Two-family
13	4044-19-62-6442	R-20 Single-family	RM-1 Two-family
14	4044-19-62-7450	R-20 Single-family	RM-1 Two-family
15	4044-19-62-8378	R-20 Single-family	RM-1 Two-family
16	4044-15-62-8554	R-20 Single-family	RM-1 Two-family

CURRENT ZONING

As noted above, the parcels are currently zoned either R-20 District or R-12 District. The group zoned R-20 consist of twelve properties totaling approximately 5.9 acres situated on the northern side of North Clemson Avenue, and the four R-12 properties, which total approximately 2.4 acres, are on the southern side. A group of RM-4 Multi-family Residential District parcels lies to the west; and, additional R-20 District parcels abut the R-20 subject property on their northern boundary. Planned Development #19 (St. Andrews Catholic Church) and additional RM-4 District parcels are situated to the east and northeast from the eastern edge of the group of R-20 District subject parcels; and a cluster of R-12 Single-family Residential District parcels (including Shanklin-Sams Park) and some CM Commercial Mixed-use District parcels lie to the south. A section of the Official Zoning Map showing the area is on the next page.



EXISTING CONDITIONS

The area of North Clemson Avenue proposed for rezoning consists primarily of older single-family residential structure on larger lots. According to County tax records, the average age of the homes is approximately 83 years old, and all but three of the 17 occupied structures are currently taxed as rentals.



Looking West at R-20 Residences From Wigington St. and N. Clemson Avenue Intersection

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Looking East From 220 N. Clemson Avenue



Looking East From 228 N. Clemson Avenue



Existing Duplexes and Townhomes West of Subject Properties

COMPREHENSIVE PLAN

The Future Land Use Map (FLUM) in the Comprehensive Plan recommends the area proposed for rezoning to be medium density residential, which the Plan defines as having a density of between six and twenty dwelling units per acre. To achieve this, the Plan states that such areas should include a mix of housing types, including townhomes and duplexes, but stipulates that the structures are typically no taller than 3 stories. Also, the plan notes that medium density residential area offer opportunities to function as a buffer between commercial areas and low-density residential areas.



In addition to the FLUM, the Comprehensive Plan also includes a Residential Areas Framework map intended to support the "City's identity and further define the type and character of each residential land use" in order to ensure the housing products required to meet existing and future needs are available. The Residential Areas Framework includes the North Clemson Avenue proposed for rezoning as a Student Housing Prioritization area. These areas are defined by the Plan as not simply areas with existing student housing, but those in close proximity to the University with the current

density and ability to accommodate more. It should be noted that the Plan calls for allowing for greater density development in the Student Housing Prioritization areas while continuing to limit student accommodation in other established neighborhoods.



IMPACT ON SERVICES

As no specific development project is associated with the proposed rezoning, no negative impacts on service delivery have been identified.

REVIEW STATUS

The Planning Commission approved a positive recommendation to City Council on the proposed rezoning at their June 8, 2026 meeting. A public hearing is scheduled to be held on August 17, 2026.