



Agenda
Planning Commission
August 10, 2026
6:00 PM
Council Chamber, Clemson City Hall

Call to Order

Public Session

Approval of Minutes

- a. June 8, 2026 - Regular Meeting

Informational Briefing - Mr. Nathan Woods

Sketch Plan Review

- a. MJS-000573-2026 Proposed Major Subdivision (Pendleton Road)

Action Items

- a. 2026-R-04 Proposed Text Amendment (Student Housing District Standards)
- b. Consideration of Amendment: Article V (Conduct of Meetings) Section 8 Planning Commission Rules of Procedure

Advisory Items

Discussion Items

Staff Reports

Other Items

- a. Planning Commission Representation at Council Meetings
- b. Future Workshops and Other Events

Adjourn

PLANNING COMMISSION MEETING

Monday, June 8, 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), Tanya Hyatt, Bryan Yoder, Tiffany Franks, and John Crolley

Members absent: Greg Rice (Vice-Chair) and 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.

Mr. Tyler then recognized City Council member Windsor Sherrill, who stated she was appearing on the behalf of Council to express their gratitude for the Commission's service and hard work. She then left the meeting.

2. Public Session (6:16)

Mr. Tyler opened the session and called for comments regarding items not on the agenda; no one chose to speak. He then noted that the Commission had received comments through the online portal regarding consideration of aesthetics in approving developments. (See attachment #1) Mr. Tyler noted that aesthetics are not an issue within the Planning Commission's purview, and that the comments had been forwarded to the Board of Architectural Review. The Public Session was closed.

3. Adoption of Minutes (7:55)

a. May 11, 2026 – Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none. Mr. Tyler called for a motion. Ms. Franks made a motion to approve the minutes as presented; Ms. Hyatt seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a vote by

show of hands; there was no opposition. The motion was unanimously approved by a 5 - 0 vote.

4. Informational Briefing: Mr. Nathan Woods (8:23)

Mr. Tyler recognized Mr. Woods, who briefed the Commission on the value of the Comprehensive Plan in land use matters. He stated that it should inform both what and where development occurs.

5. Action Items (10:58)

a. RZNE-000565-2026 Proposed Map Amendment (Hwy 93/Abel Rd)

Mr. Tyler called for updates from staff; there were none. He then recognized Mr. Tom Teasley (applicant).

Mr. Teasley introduced himself, and then briefed the Commission on his proposal to rezone four parcels located near the intersection of Old Greenville Highway and Abel Road. If approved, the property would be rezoned from RM-1 and RM-2 Residential Districts to CP-2 Community Business District to allow for the construction of a new pharmacy. (See Attachment #2) Mr. Peabody added that if the proposal is approved, the next step would be for the Board of Architectural Review to review the proposed building designs.

Mr. Tyler called for comments from the commissioners. Among the topics discussed were:

- CP-2 allows drive-thrus as a conditional use
- Availability of utilities, including water, sewer, and storm water at the site
- Buffers with connected parking

Following discussion, Mr. Tyler called for public comment.

Mr. Henry Young, 132 Cochran Road, Apt 3, Clemson. Mr. Young expressed concerns with multiple drug stores in the city, saying he doesn't feel another store is needed.

Ms. Lisa Bennett, 126 Curtis Circle, Clemson. Ms. Bennett stated that she agreed with Mr. Young about having too many pharmacies in the city, and expressed worries with traffic, child safety and the impact of additional traffic in the neighborhood.

Ms. Niki Young, Clemson. Ms. Young stated a pharmacy was not wanted in the neighborhood, and said the property should remain residential.

Ms. Jackie Young, 102 Young Drive, Clemson, SC. Ms. Young asked the commissioners to keep the zoning residential.

Mr. Russell M. Oglesby, said he was concerned with the property not having access roads to bypass the neighborhood, and asked the Commission to leave the property zoned as a residential area.

Ms. Rosa Grayden, 101 Cantrell Drive, Apt. 1, Central. Ms. Grayden said single family homes were needed, and asked if Mr. Teasley had met with the community; Mr. Teasley replied that he had made attempts to contact neighbors, and had left pamphlets. He added that the pharmacy would offer services for everyone, and that his goal was to bring additional resources to the community; Ms. Grayden urged Mr. Teasley to meet with the community.

Ms. Taquella Young. Ms. Young asked the Commission to reconsider the rezoning due to the long-term impacts it would have on the community, noting traffic, noise, light pollution, property values, stormwater runoff, and loss of green space.

Ms. Tamara Young, 104 Young Street, Clemson. Ms. Young expressed concerns with traffic and the need for additional resources for the children in the area.

Ms. Adriane J Garner, 133 Raven Dr, Clemson, Executive Director of Little John Community Center. Ms. Garner expressed worries over traffic, and said that a drive-up pharmacy was not a good fit for the Abel community.

Ms. Michelle Young, 109 Rollingwood Court, Central SC. Ms. Young urged that a traffic study be done, and stated fears regarding traffic and the safety of children. Mr. Peabody addressed the process of rezoning, and explained that a possible traffic study would be done, if found to be necessary, following the development of firm plans. Mr. Woods added that Hwy 93 was a state highway, and that the determination of need for a traffic study would fall to the state.

Ms. Shirley Greenlee, 104 Princess Caroline Drive, Clemson. Ms. Greenlee stated concerns with the added traffic in the Abel community.

Ms. Teja Young, 584 Old Greenville Highway, Clemson. Ms. Young said she had concerns with safety and traffic.

Ms. Zuayea Carver-Young, Easley. Ms. Carver-Young asked the Commission to carefully consider the rezoning, noting that once the property was rezoned, the development under consideration may be changed to something incompatible with a residential neighborhood. She also asked the Commission to protect the residential character of the Highway 93 corridor for the safety and historical significance of the neighborhood.

Ms. Joy Gant, resident of the Abel community. Ms. Gant stated concerns with a pharmacy coming into their community.

Mr. Teasley added that he encouraged dialogue from the community, and stated he would like to schedule a meeting with the community.

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

- Properties considered commercial
- How CP-2 zoning fits in the broader vision for this corridor
- A zoning Code rewrite
- The process for the applicant if a no vote is received
- Uses allowed under CP-2 zoning
- Concerns with not having enough dialogue

Mr. Tyler called for additional comments; there were none. Mr. Tyler then asked the applicant if he would prefer to have a vote immediately, or to delay until more dialogue with the community was held. Mr. Teasley stated that, due to being on a timeline with the property purchase, he would prefer going ahead with a vote, and have additional dialogue with the community afterward.

Mr. Tyler called for a motion. Ms. Hyatt made a motion to postpone voting for rezoning of RZNE-000565-2026 Proposed Map Amendment (Hwy 93/Abel Rd) to the next planning commission meeting; Ms. Franks seconded the motion. Mr. Tyler called for discussion. Among the topics addressed were:

- Feeling rushed to vote
- The need for a neighborhood meeting
- Conflicting parts of the Comprehensive Plan which call for commercial on Highway 93 and specific protections for this area

Mr. Tyler called for additional comments; there were none. Mr. Tyler then called for a vote on the motion by a show of hands. The motion failed by a 2 - 3 vote.

Mr. Tyler then called for a motion on a recommendation to City Council. Mr. Crolley made a motion to make a positive recommendation on RZNE-000565-2026 Proposed Map Amendment (Hwy 93/Abel Rd); Ms. Franks seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler then called for a roll-call vote.

The results were:

Mr. Crolley – no
Ms. Franks – yes
Mr. Yoder – no
Ms. Hyatt – no
Mr. Tyler – yes

The motion failed by a 2 - 3 vote.

b. Consideration of Recommendation to city Council: Rezoning of Highway 93 Parcels

Mr. Peabody briefed the Commission on staff's recommendation to rezone a group of RM-4 Multi-family Residential District parcels to CP-2. (See Attachment #3)

Mr. Tyler called for discussion from the commissioners; there was none. Mr. Tyler then called for comments from the public:

Ms. Michelle Young 109 Rolling Wood Dr, Central. Ms. Young asked for clarity on why they were proposing to rezone a residential area to CP-2. Mr. Woods replied that an affordable housing developer had proposed to do a development at the location, and the City rezoned the property to RM-4 District to facilitate the effort, but the project failed to receive necessary funding. Because the zoning would allow for other, possibly undesirable multi-family projects, staff was recommending the property be rezoned to CP-2 District to conform to the Comprehensive Plan.

Ms. Ethel Pettigrew, 109 Hillcrest, Drive. Ms. Pettigrew stated worries about the fill areas on the property, and the limited area in which buildings could be built.

Ms. Taquella Young. Ms. Young expressed concerns with additional traffic the need for a traffic study. Mr. Tyler gave an explanation of when and how a traffic study would happen.

Ms. Lisa Bennett, 126 Curtis Circle, Clemson. Ms. Bennett stated opposition to rezoning the property, and encouraged the Commission to keep the property zoned for high-density residential in the hopes that another developer could develop affordable housing.

Mr. Tyler called for any additional comments; there were none. Mr. Tyler then called for questions or comments from commissioners; there were none.

Mr. Tyler called for a motion. Ms. Hyatt made a motion to send a positive recommendation to City Council on the proposed rezoning of the Highway 93 parcels; Ms. Franks seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a roll-call vote.

The results were:

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

The motion was unanimously approved by a 5-0 vote.

- c. Consideration of Recommendation to City Council: Rezoning of North Clemson Avenue Parcels

Mr. Peabody briefed the Commission on the proposed rezoning of the North Clemson Avenue parcels. If approved, 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. The change would allow the owners, should they desire to do so and can meet all other standards, to build duplexes and patio homes, which, as Mr. Peabody noted, aligns with the medium-density residential use in the neighborhood called for by Comprehensive Plan. (See Attachment #4)

Mr. Tyler called for public comment.

Ms. Ethel Pettigrew, 109 Hillcrest Drive, Clemson. Ms. Pettigrew stated she supported the rezoning.

Ms. Valerie McCormick, 222 North Clemson Avenue, Clemson. Ms. McCormick expressed concerns the recent demolition of a house at the corner of Wigginton and North Clemson Avenue.

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

Mr. Tyler then called for comments from the commissioners. Brief discussion followed on why additional parcels were not included in the proposal.

Mr. Tyler called for a motion. Ms. Franks made a motion to approve a positive recommendation to City Council on the proposed rezoning of the North Clemson Avenue parcels to RM-1 District based on its consistency with the Comprehensive Plan call for medium-density housing in the corridor; Ms. Hyatt seconded the motion. Mr. Tyler called for discussion; brief discussion followed regarding conditional use standards for future development. Mr. Tyler called for a roll-call vote. The results were:

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

The motion was unanimously approved by a 5 – 0 vote.

6. Advisory Items (2:02:39) – none

7. Discussion Items (2:03:48)

a. Concepts for Student Housing Zoning District

Mr. Peabody gave an update on the proposed Student Housing Zoning District, stating that staff continued to work on the draft standards. He asked for commissioners to review the draft published with the meeting agenda; Mr. Tyler requested everyone to send in comments to Mr. Peabody before the next meeting.

8. Staff Reports - (2:02:41)

Mr. Holbrooks informed the Commission that both the public hearings for 1310 Tiger Boulevard planned development and the 2nd reading of the 201 Pine Street planned development would be held at the upcoming council meeting on June 15th. He also noted that the rezoning of Elm Street was pushed back to next week at the owner's request.

9. Other Items (2:23:43)

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

Mr. Tyler then called attention to the respectful participation of the audience that spoke earlier during the meeting

10. Adjourn (2:18:00)

Mr. Tyler called for a motion to adjourn. Ms. Franks made a motion to adjourn. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 5 - 0 vote.

The meeting was adjourned at 8:18 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.

Attachment #1
Comments from Jeffrey Krug

6/1/26, 2:34 PM City of Clemson South Carolina Mail - Fwd: City of Clemson-#3257572 Public Meeting Comments - BAR, BZA, Planning Commissio...



Art Holbrooks <aholbrooks@cityofclemson.org>

**Fwd: City of Clemson-#3257572 Public Meeting
Comments - BAR, BZA, Planning Commission Meetings
[20398]**

1 message

Kelly Roach <kroach@cityofclemson.org>

Mon, Jun 1, 2026 at 1:55
PM

To: Art Holbrooks <aholbrooks@cityofclemson.org>

----- Forwarded message -----

From: **City of Clemson** <reply@mycivic.tylerapp.com>

Date: Mon, Jun 1, 2026 at 1:53 PM

Subject: City of Clemson-#3257572 Public Meeting Comments - BAR, BZA,
Planning Commission Meetings [20398]

To: <kwinchester@cityofclemson.org>, <rwilbanks@cityofclemson.org>

City of Clemson

New Report Submitted - [#3257572](#)

Status

New

Work Order

#3257572

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission
Meetings

Subtype

Planning Commission Public Comments

Notes

Hi! I've been here watching the city grow —quickly, TOO, even —
with the understandable enticements for making Clemson fantastic. I
would like to enter note that even before you consider further
development, please look before it's too late into revising the

<https://mail.google.com/mail/u/0/?ik=575d1983af&view=pt&search=all&permthid=thread-f:1866818152003477846%7Cmsg-f:1866818152003477846&...> 1/2

aesthetic of what has already been constructed in part. I don't know how to cc the Architectural Review board.

Address

[Anderson Hwy, Clemson, SC, 29631](#)

Citizen's 242 cochran
Address 3

[Open Report](#)

Reporter Name

Jeffrey Krug

Email

jeffyoucan@gmail.com

Phone

(424)-603-1528

Report Submitted

JUN 01, 2026 - 1:53 PM

Please do not change subject line when responding.

--
Kelly Roach
City of Clemson
Planning & Codes
864-653-2050

Email Disclaimer: This message (including any attachments) is the property of the City of Clemson Municipal Government, and is intended for the use of the individual to whom it is addressed. If the reader of this message (including any attachments) is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us by reply mail and delete the original message.

Attachment #2

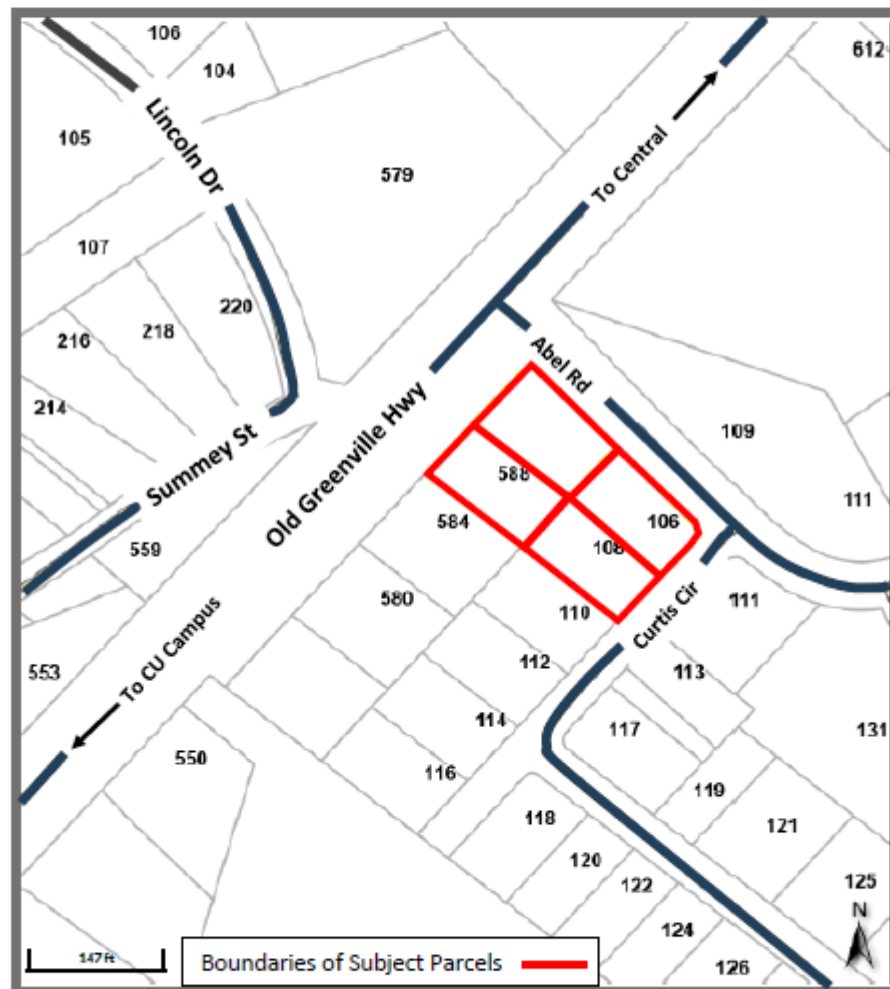
Report on RZNE-000565-2026 Proposed Map Amendment (Hwy 93- Abel Rd Lots)
Planning Commission Meeting – June 8, 2026

RZNE-000565-2026 Proposed Map Amendment (Hwy 93 – Abel Rd Lots) Report

June 8, 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. The Planning Commission is scheduled to take the application up at their regular monthly meeting on June 8, 2026.

LOCATION



CURRENT CONDITIONS



View From Old Greenville Hwy Looking East



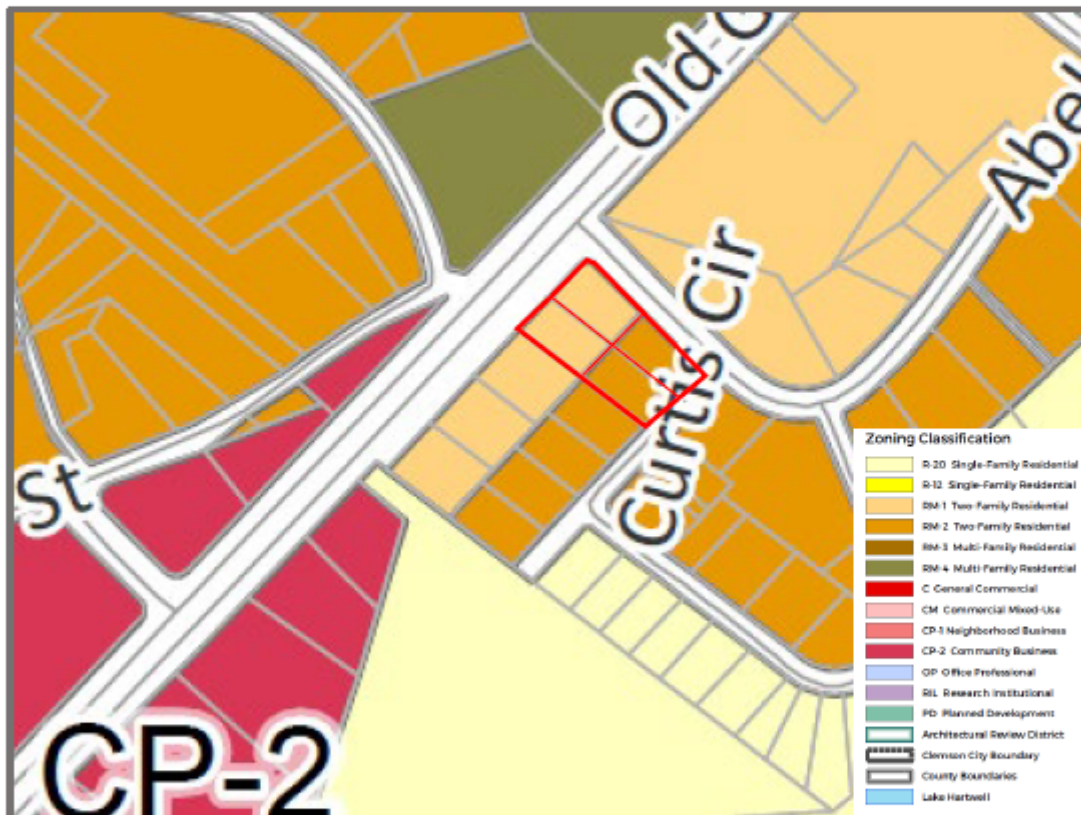
View From Intersection of Old Greenville Hwy and Abel Rd



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 will take the matter up on June 8, 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

12540 Tiger Blvd, Suite 4 • Clemson, SC 29632-2668
(864) 653-8080
Fax (864) 653-8087
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 (ZMA) applications require a filing fee of \$250, a current survey of the property, a copy of the deed, and a description of space if owner is not the applicant. Both sides of this application must be completely 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- P#: Date submitted: 05 / 20 / 2026 Planning Commission meeting date: 06 / 08 / 2026
Amendment type: ☒ Map amendment (Zoning) ☐ Text amendment
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals

OWNER(S) INFORMATION

Last name: JSCA (Scenic Lots) ^{UP}
Cox
First name: James
Middle name: Samuel
Address: 1103A Earls Bridge Rd, Easley
City: SC
State: SC
ZIP Code: 29640
Daytime phone no.: 864, 918-9616
Fax no.: ()
E-mail: samcoxjr@gmail.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant

Applicant last name: Former Tenney
First name: Tom
Middle name: H
Address: 402 College Ave
City: Clemson
State: SC
ZIP Code: 29634
Daytime phone no.: (864) 459-1037
Fax no.: ()
E-mail: thomastennet@gmail.com

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from R-1M1 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: James Samuel Cox Date: 5/15/26

To be completed by Applicant:

I certify that the information in this request is correct.

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

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:

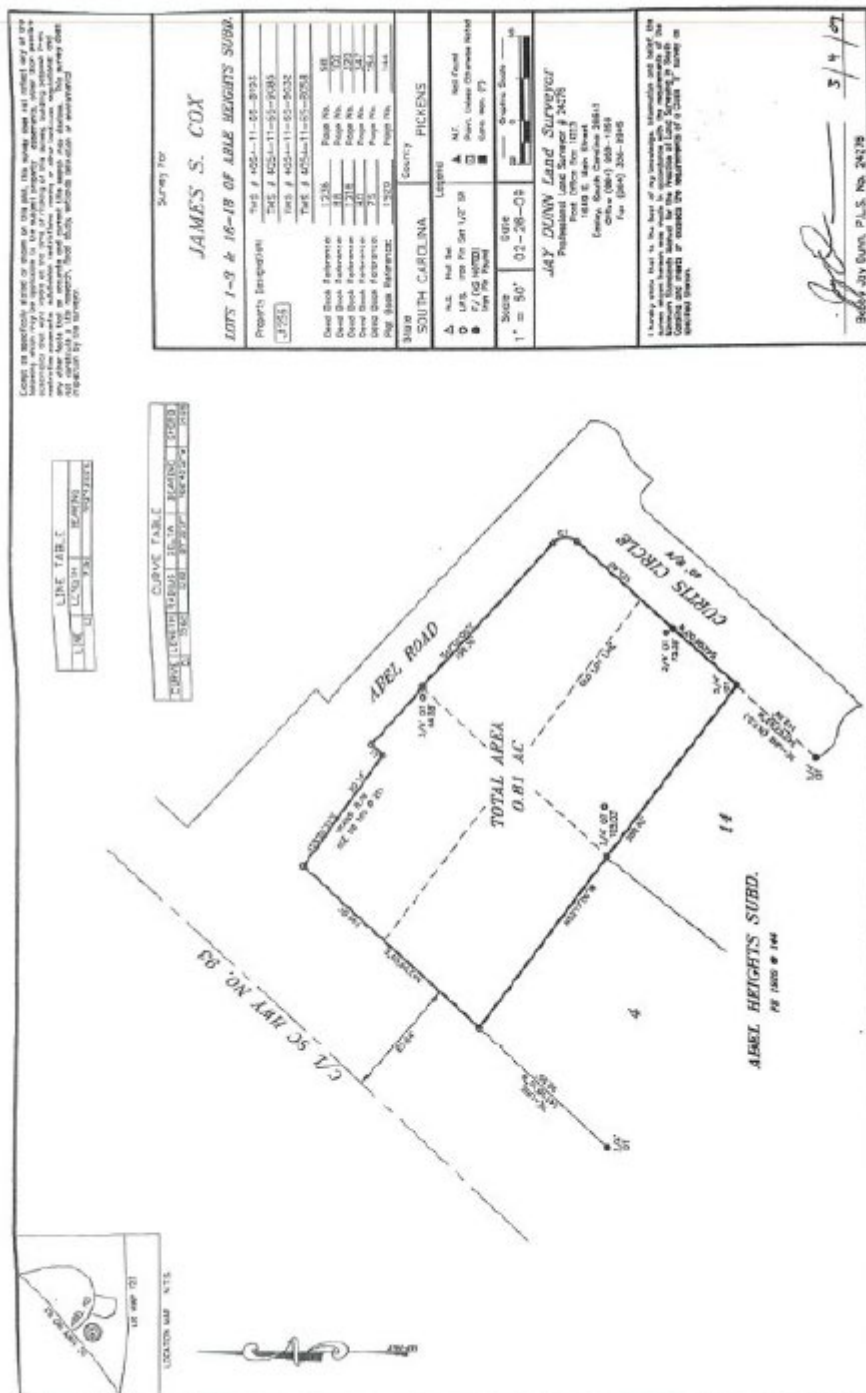
Request rezoning properties from residential to
~~CP-3~~^{CP-2} for the purpose of building a commercial
building for a pharmacy.

Use additional sheets if necessary.

Rev. 12-19-05, 06-15-17

Report on RZNE-000565-2026 Proposed Map Amendment (Hwy 93- Abel Rd Lots)
Planning Commission Meeting – June 8, 2026

Plat



Report on Proposed Map Amendment (Hwy 93 Parcels)

Planning Commission Meeting Date
June 8, 2026

OVERVIEW

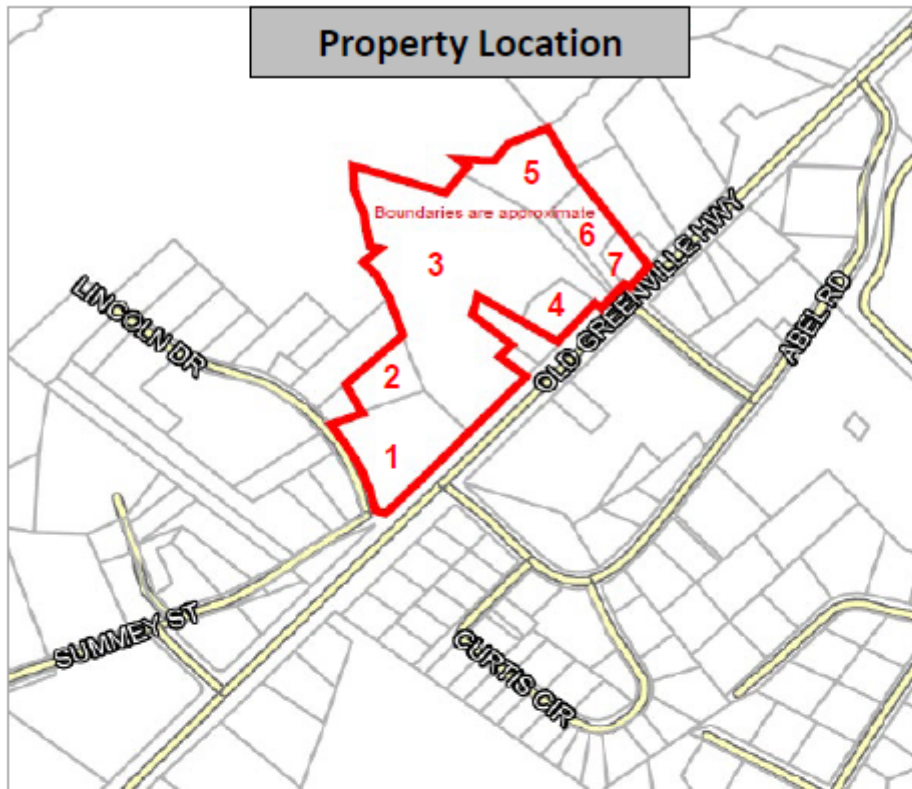
The proposed recommendation to rezone the subject property stems from the inability of the developer (Mercy Housing South East, Inc.) of the proposed 168-unit affordable housing community begun in 2025 to receive necessary funding, which effectively ended the effort. The property, which consists of 7 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

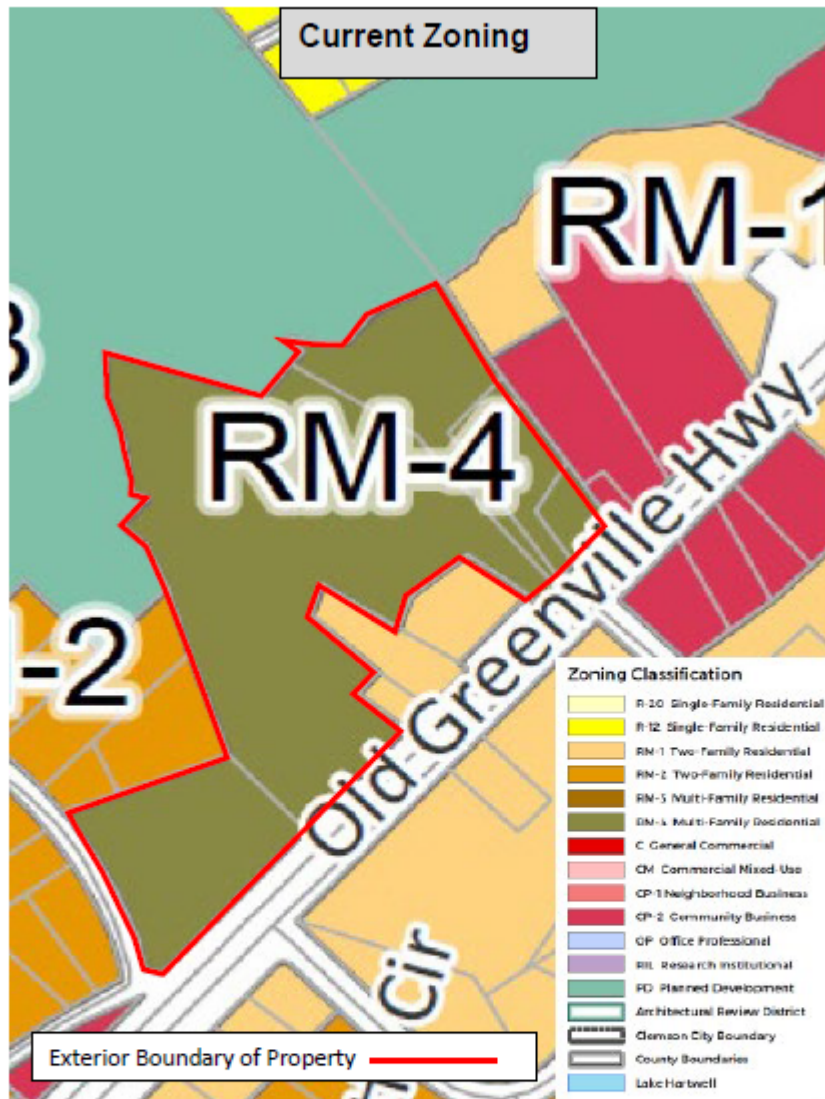
The chart below shows the parcels (identified by their tax identification numbers) included in the proposed rezoning. Please note that the numbering on the map (next page) corresponds to the numbering in the chart.

Number (Map Below)	Tax Identification Number
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.

Report on Proposed Rezoning (Highway 93 Parcels)



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



Report on Proposed Rezoning (Highway 93 Parcels)

View From Hwy 93 - Center Portion of Property Looking Southwest



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

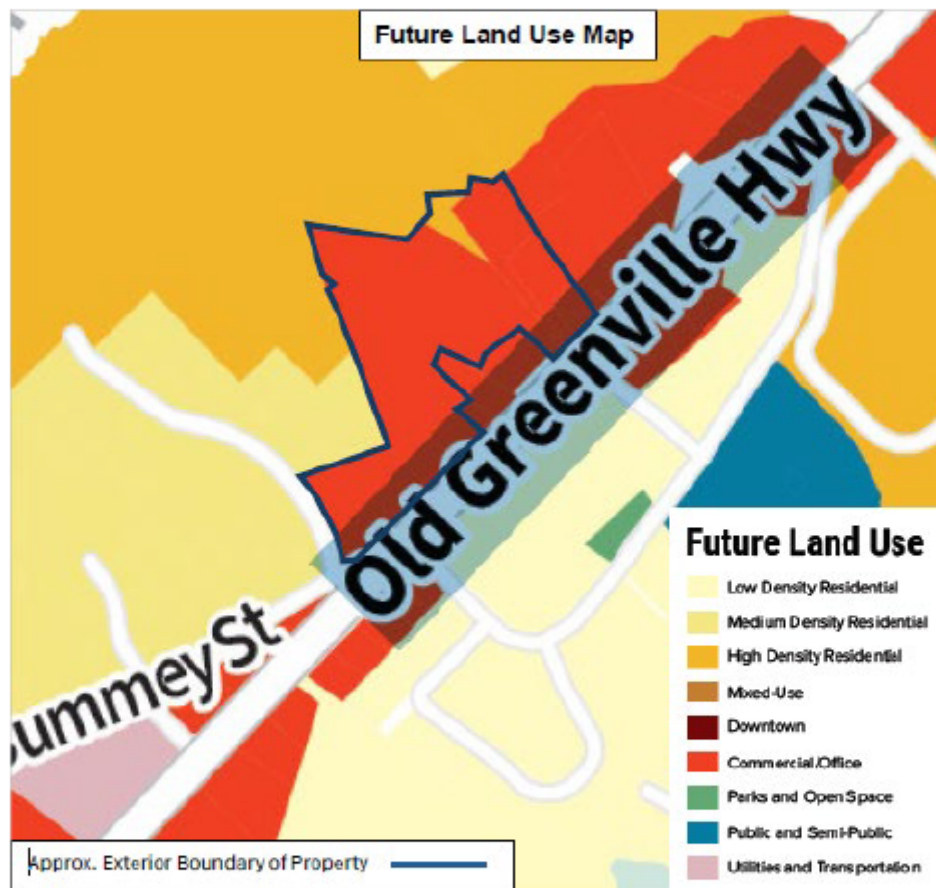


Looking West From Hwy 93 At Northern End Of Property



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 look 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 will take the matter up on June 8, 2026 in order to provide a recommendation on the matter to City Council.

Attachment #4

Report on Proposed North Clemson Avenue Parcels Rezoning
Planning Commission Meeting – June 8, 2026

Proposed Rezoning of North Clemson Avenue Parcels Report

June 8, 2026

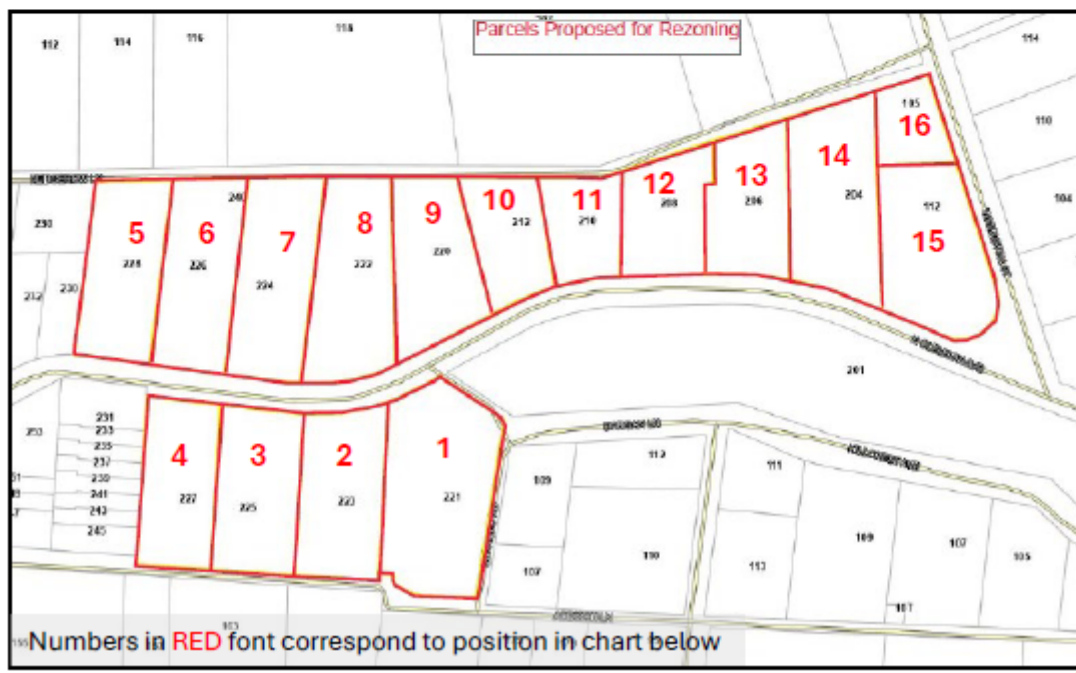
OVERVIEW

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.



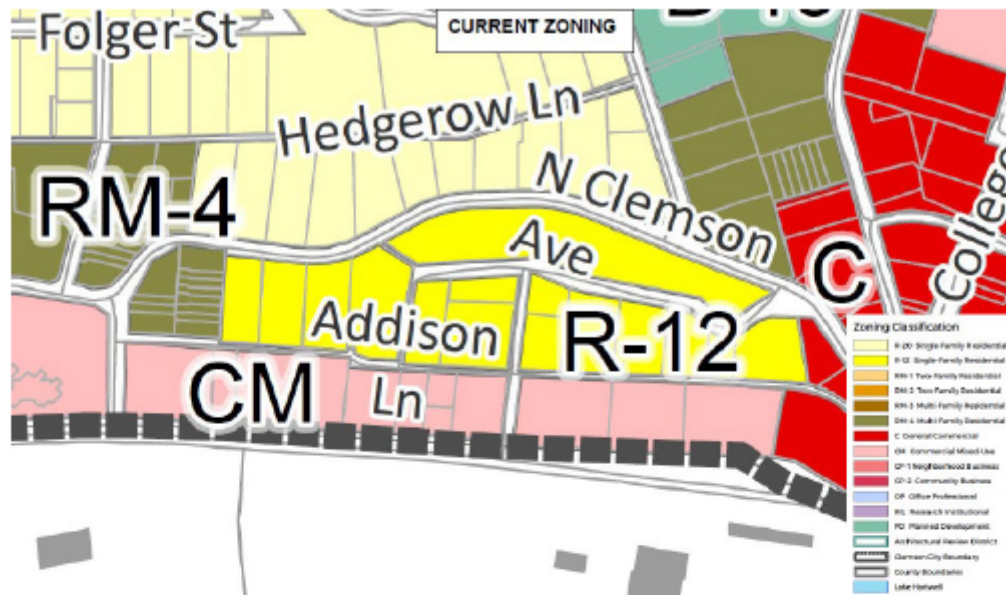
Report on Proposed North Clemson Avenue Parcels Rezoning
Planning Commission Meeting – June 8, 2026

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 about 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.

Report on Proposed North Clemson Avenue Parcels Rezoning
Planning Commission Meeting – June 8, 2026



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

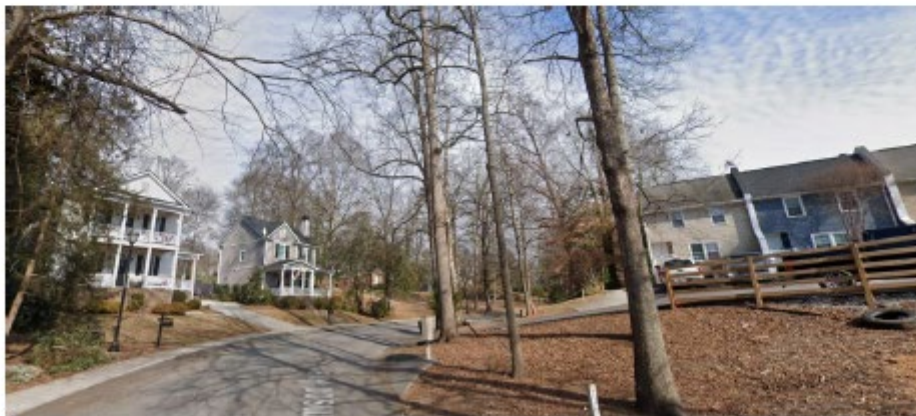
Report on Proposed North Clemson Avenue Parcels Rezoning
Planning Commission Meeting – June 8, 2026



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

Report on Proposed North Clemson Avenue Parcels Rezoning
Planning Commission Meeting – June 8, 2026

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 is scheduled to take up consideration of a recommendation to City Council on the proposed rezoning at their June 8, 2026 meeting.

Report on MJS-000573-2026 Proposed Major Subdivision (Pendleton Road)

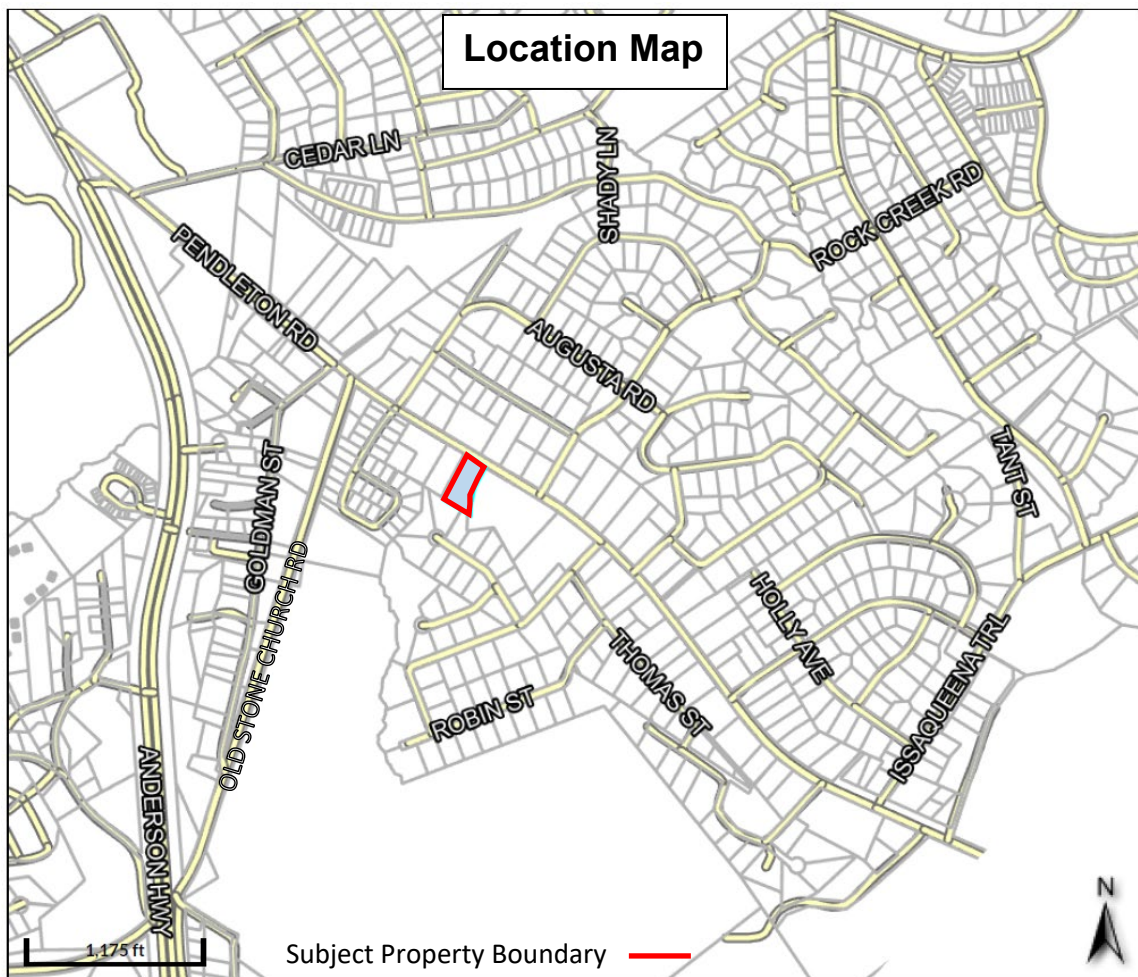
Planning Commission Meeting Date
August 10, 2026

OVERVIEW

An application to subdivide a parcel (TMP# 4053-11-67-4109/ Lot 12 of B.F. Robertson Subdivision) approximately one acre in area was received on June 18, 2026 from NTNWIN, LLC (Mr. Mike Newton). If approved, the RM-1 Two-family Residential District zoned parcel situated on Pendleton Road will be subdivided into 8 new lots (each approximately 4,500 square feet in area) for single-family residential development. Access to the lots from Pendleton Road will be by a private drive. No change in zoning is requested or needed for the subdivision as proposed.

SUBJECT PROPERTY

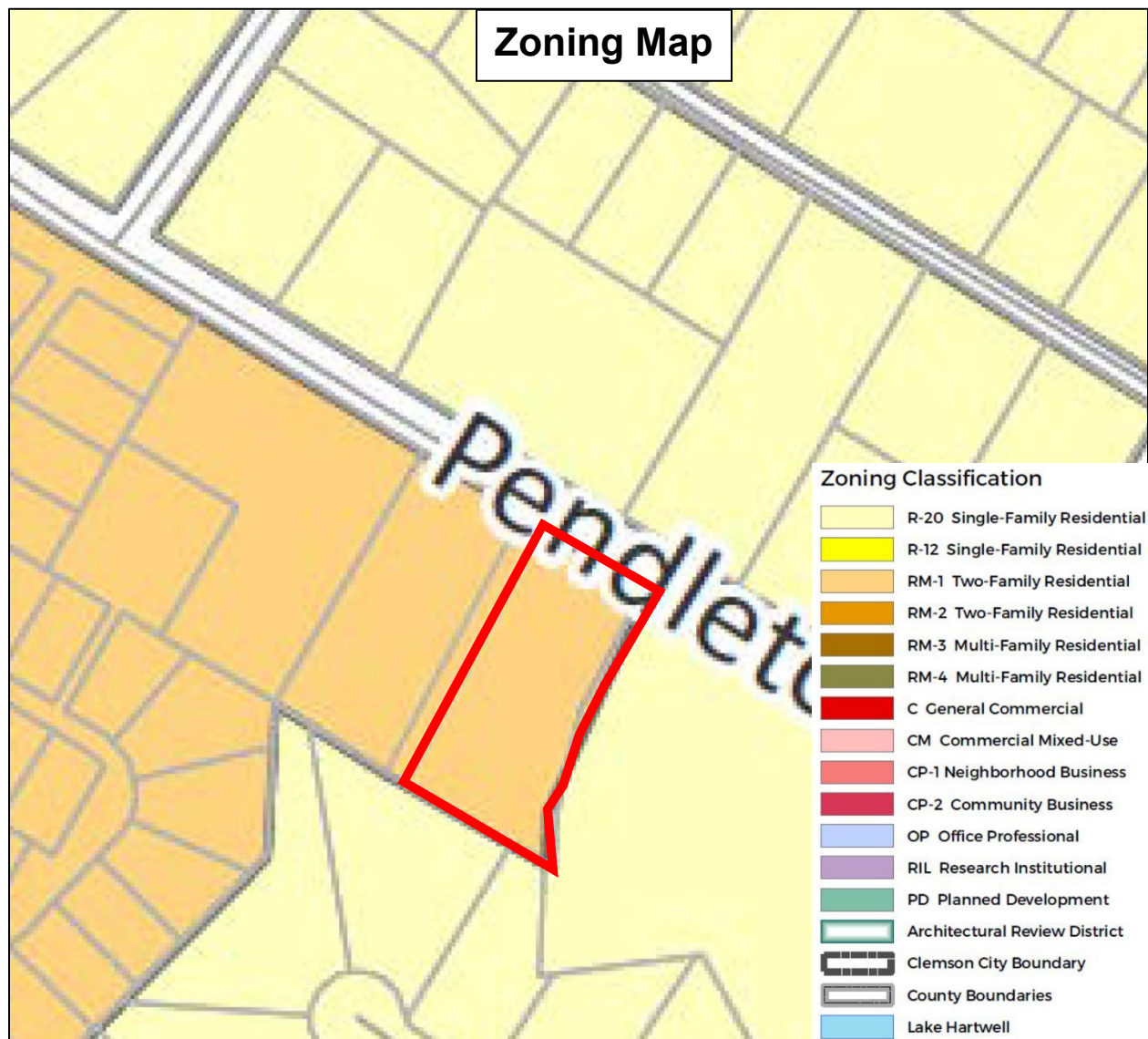
The property is located on Pendleton Road approximately 900 feet east of the Old Stone Church Road intersection, across from the Clemson Unitarian Fellowship Church. The current address associated with the property is 237 Pendleton Road.



CURRENT ZONING

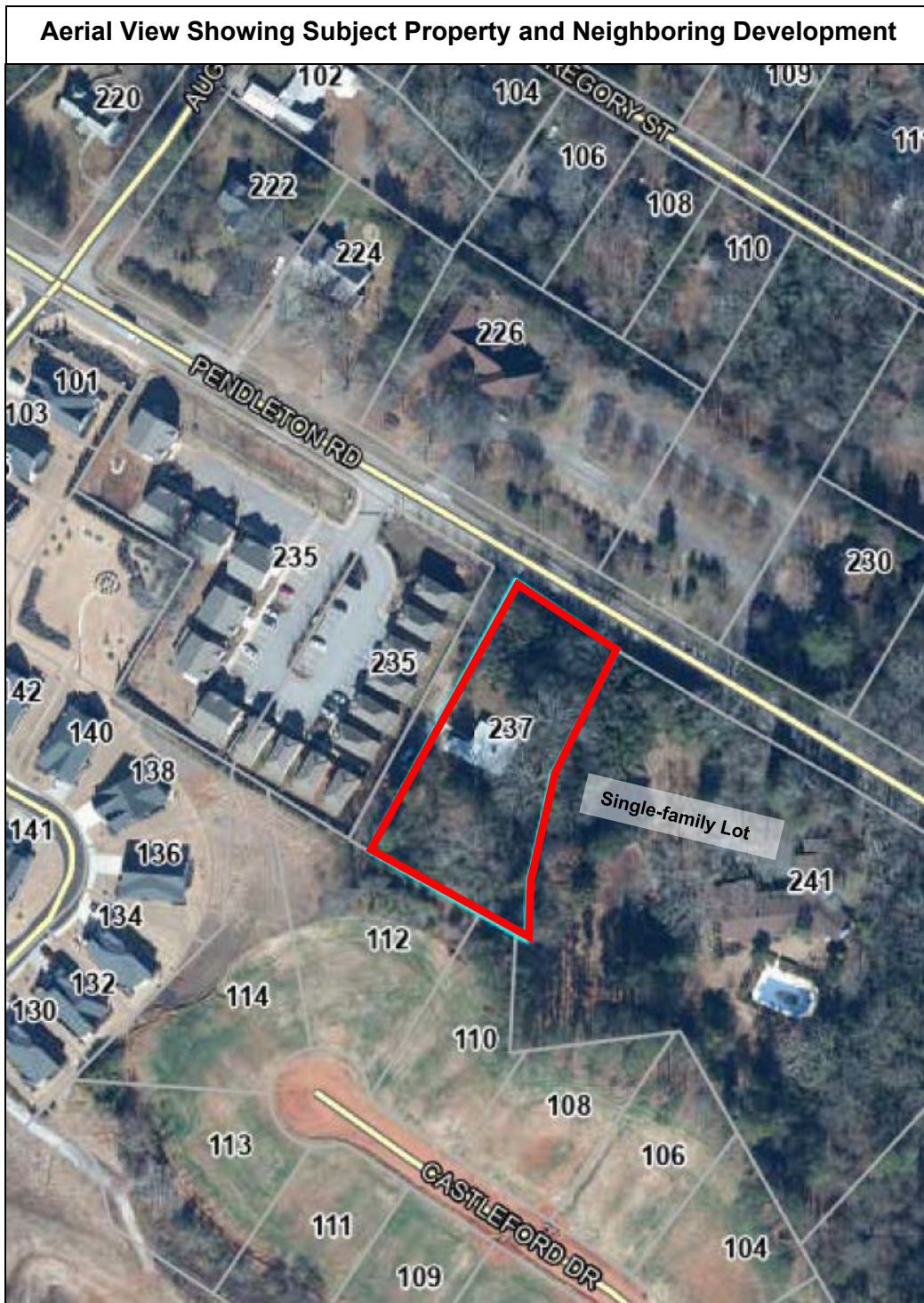
As noted above, the subject property is zoned RM-1 Two-family Residential District, which according to City Code is a district intended for “conventional residential development...on relatively small lots in areas where it is appropriate to increase density but maintain a neighborhood scale” that can buffer between multi-family and lower residential districts.

Neighboring parcels to the north, east, and south are zoned R-20 Single-family Residential District, and on the west RM-1 Two-family Residential District.



EXISTING CONDITIONS

The subject property currently includes a one-story single-family residential structure that, according to tax records, was constructed in 1955 and is currently considered a rental.



Current Entrance to Property on Pendleton Road



View of Eastern Corner of Property on Pendleton Road



Looking East on Pendleton Road at Entrance to Bamboo Cottages

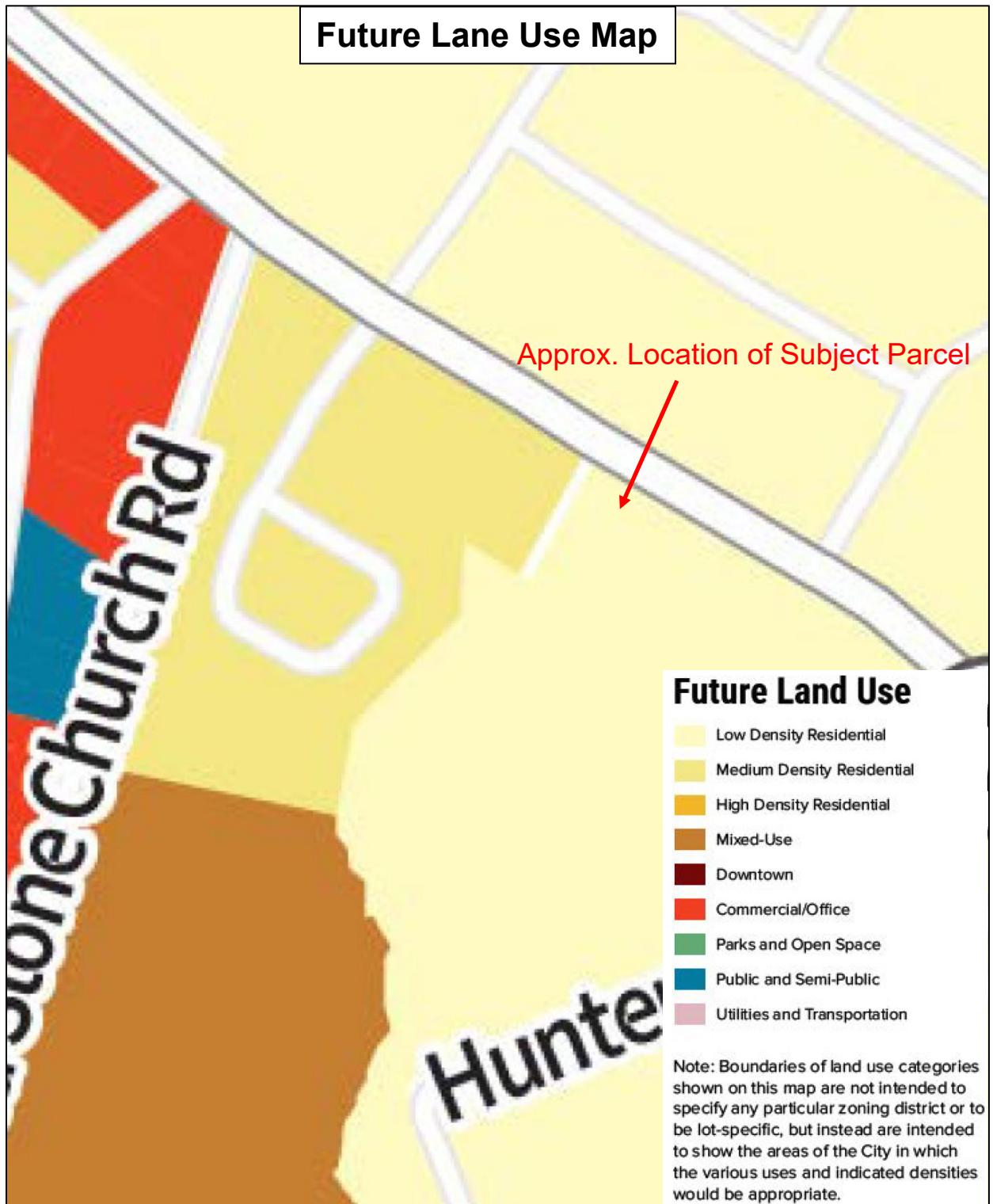


COMPREHENSIVE PLAN

Although the Comprehensive Plan contains no recommendations specifically targeted at the reference property, there are several items that can be seen to be applicable to its proposed redevelopment. One of the Plan's main recommendations for residential growth is to promote a greater diversity of housing options than has been offered traditionally, which includes facilitating the development of units on lots smaller than permitted by the R-20 and R-12 Residential District lots that dominate the City's existing neighborhoods. The subject property's RM-1 District zoning, which provides for smaller lot sizes and frontages than offered by those single-family districts, can be said to in effect, accomplish this. Additionally, the Plan calls for allowing the "strategic subdivision of oversized or underutilized" properties in existing neighborhoods. Due to the property's location beside an existing duplex development, the proposed single-family project can be seen to provide both allow for the desired increased density, while serving as a transition between the middle-density duplexes and low-density neighborhood on its east.

Although it is possible to identify the location of the subject property on the Future Land Use Map (FLUM), it should be noted that the FLUM is not a parcel-based regulatory map like the Official Zoning Map. It 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 look similar to existing zoning districts, are not intended to identify any parcel for rezoning to a particular district. Therefore, it is

appropriate to weigh proposed projects' anticipated benefits against any inconsistency with the FLUM on a case-by-case basis.



Initial Staff Review

A copy of the Sketch Plan has been provided to appropriate City departments for review, and initial staff comments have been noted and provided to the developer. No impediment to the proposed subdivision was identified.

Review Status

The Planning Commission will take the matter up at their meeting on August 10, 2026 for a Sketch Plan Review, which is the first of the three required Planning Commission reviews prior to construction of major subdivisions.



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

PC

PLANNING COMMISSION

MAJOR SUBDIVISION APPLICATION: FIVE OR MORE LOTS

Please complete in ink and return to the Planning and Codes Administration Department with required information, attachments, and filing fee. Subdivision applications require a designation of agent if owner is not the applicant and a filing fee of \$250 + \$5 per lot over 10 lots due during preliminary plat application. **Incomplete applications will not be accepted.**

File no.: **MJS-000573-2026** PIN: **4053-11-67-4109** Date submitted: **06/18/2026** Planning Commission meeting date: **07/13/2026**

This application is for: ☒ Sketch Plan Review ☐ Master Plan Review ☐ Preliminary Plat Review ☐ Final Plat Review
Existing No. of Lot(s): **1** Proposed No. of Lot(s): **8** New road(s) proposed: ☐ Yes ☒ No If new road(s) proposed, total length of new road(s): **N/A** feet

Is the tract of land restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the proposed subdivision? ☐ Yes ☒ No

OWNER(S) INFORMATION

Last name: **NTNWINLLC** First: **(Mike Newton)** Middle: Interest ☒ Sole owner ☐ Co-owner
Mailing address: **110 Old Towne Sq Suite B** City: **Central** State: **SC** ZIP Code: **29630**
Daytime phone no.: **(864) 304-5333** Fax no.: **()** E-mail: **mike.newton1@BellSouth.net**

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: First: Middle:
Mailing address: City: State: ZIP Code:
Daytime phone no.: Fax no.: E-mail:
() ()

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be subdivided as proposed on the attached documents.

Property address: **237 Pendleton Rd** Property dimensions: **127x313** Property area: **1 Acre**
Clemson, SC 29631

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 appeal for a variance.

Owner name: **NTNWINLLC** Owner signature: **[Signature]** Date: **6-22-26**
Owner name: Owner signature: Date:

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant name: Applicant signature: Date:

The Comprehensive Plan identifies the creation of a zoning district focused on purpose-built student housing as a way to give the City more control over ensuring new complexes are developed in appropriate locations and help relieve pressure to put developments in existing single-family and multi-family neighborhoods otherwise available for non-student development. To that end, this proposed text amendment is intended to establish the standards needed for a new Student Housing (SH) District in Chapter 19 (Zoning) of City Code to allow properties to be rezoned SH District. It should be emphasized that, as drafted, the proposed amendment will only create the zoning provisions necessary, *should the City in the future decide it is appropriate*, to rezone a property. The amendment itself will make no change to any parcel on the zoning map.

Among the items addressed by the proposed amendment are:

- The creation of a definition of the district
- Types of uses permitted in the district, with appropriate conditional and special exception standards as necessary
- Accessory uses
- Density, bulk, and dimensional standards
- Updates to off-street parking space requirements needed to accommodate the new district

The Planning Commission is scheduled to take up consideration of the draft at their August 10, 2026 meeting.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 1. RESIDENTIAL DISTRICTS

Sec. 19-301. Residential districts described.

...

J. SH Student Housing Residential District. The purpose of the SH residential district is to direct purpose-built student housing to intended areas. This district is intended to facilitate and permit high density development located adjacent to, or located on a CAT Bus or other approved mass transit route within one mile of campus. Due to the proximity to campus and mass transit access, resident parking is restricted within the district.

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	SH	C/SE Reference
A. 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	C	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	C	
	Multi-family Development	NA	–	–	C	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	6232 62399 07	SE	SE	SE	SE	SE	C	C	C	C	C	See Endnote 4
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs	6232 10 6239 90	SE	SE	SE	SE	SE	C	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	C	
	Private Recreational Facilities Serving a Neighborhood or Residential Complex,	NA	SE ⁶	SE ⁶	SE	SE ⁶	SE ⁶	SE ⁶	SE ⁶	SE ⁶	C	C	See Endnote 5

2024-R-04 Proposed Text Amendment (Student Housing District)

Planning Commission Meeting – August 10, 2026

Proposed Text in **RED** Font Original Draft

	(existing development)												
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	-	-	-	-	-	C	C	C	C	C	
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	5311 10	-	-	-	C	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	P	
	Natural Gas Distribution (Minor)	2212	P	P	P	P	P	P	P	P	P	P	
	Water, Sewage and Other Systems (Major), Including Water Towers, but Excluding Treatment Facilities	2213	C	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	P	
Public Services	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Nursing Residential Care Facilities	Nursing Care Facilities	6231 10	-	-	-	-	-	C	C	C	C	-	
	Community Care Facilities for the Elderly	6233 1	-	-	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	C	See Endnote 6
	Religious Organizations (expansion of land assemblage)	8131	SE	SE	SE	C	C	C	C	C	C	C	See Endnote 6
	Religious Organizations (new) ⁷	8131	SE	SE	SE	SE	SE	SE	SE	SE	C	C	See Endnote 6
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	SE	C	C	C	C	C	P	P	

General Government	Library, Public	519120	SE	SE	SE	SE	SE	SE	C	SE	P	P	
	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detentions centers)	922120 922160	SE	SE	SE	SE	SE	SE	C	SE	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	-	

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	R M- 1	RM- 2	RM -3	RM- 3.5	RM- 4	MH	SH	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	C	
	Adult Care Services, Family Adult Care Home, 6 or Fewer Clients	624120	C	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	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	–	
	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	C	
Equipment for Solar Energy Generation	NA	C	C	C	C	C	C	C	C	C	C	
Fences and Walls	NA	C	C	C	C	C	C	C	C	C	C	
Guest Cottage	NA	C	C	C	C	C	C	C	C	C	C	
Home Occupations	NA	C	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	C	
Keeping of Livestock (except chickens)	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Parking Structure, Freestanding	812930	SE	SE	SE	SE	SE	C	C	C	C	C	
Private Recreational Facilities (swimming pools, hot tubs, tennis courts, etc)	NA	C	C	C	C	C	C	C	C	C	C	
Short-term Rentals	NA	C	C	C	C	C	C	C	C	C	C	

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

USE				DISTRICTS							
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	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		

2024-R-04 Proposed Text Amendment (Student Housing District)

Planning Commission Meeting – August 10, 2026

Proposed Text in RED Font Original Draft

USE	DISTRICTS										
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	Reference
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'		
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	3	3	3	3	3	3	3	3	3		See Section 19-304 5
9) Lot area coverage, max. (percent age)	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					2						

2024-R-04 Proposed Text Amendment (Student Housing District)

Planning Commission Meeting – August 10, 2026

Proposed Text in **RED** Font Original Draft

USE	DISTRICTS										Reference
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	
occupancy, max.											
7. Structure height, max. in stories					35' 3						
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. (<u>structures</u> /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 overall site				15'	15'	15'	15'	15'	15'		
g. Structure <u>height</u> in stories				35' 3	35' 3	35' 3	35' 3	35' 3	35' 3		
f. 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 <u>height</u> , max. In			35' 3	35' 3	35' 3	35 3	35' 3	35' 3	3		

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USE	DISTRICTS										
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	Reference
stories											
h. Conditional Use Standards [RM-3.5 District Only]											See Section 19-309
3.	4. Residential Developments, Various ¹¹										
a. Patio Home Development											Endnote 11
	1. Development tract requirements										
a. Tract Acreage, min.				4	4	4	2	4			
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. in stories				35' 3	35' 3	35' 3	35' 3	35' 3	3		
	2. Development requirements for individual lots										
a. Lot area per dwelling unit ⁷ , min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'	2,000'		Endnote 7
b. Lot width at front building line, min.				None	None	None	None	None	None		
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		

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USE	DISTRICTS										
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	Reference
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				3	3	3	3	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				3	3	3	3	3			
2. Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts]											See Section 19-305
3. Conditional Use Standards [RM-3.5 District Only]											See Section 19-309

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USE		DISTRICTS										Reference
		R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	
c. <u>Conservation</u> Development												Endnote 11
1. Conditional Use Standards [R-7, MH, RM-1, RM-2, RM-3, & RM-4]												See Section 19-305
2. Conditional Use Standards <i>[RM-3.5 District Only]</i> ⁹												Endnote 9
3. <u>Special Exception</u> Standards <i>[R-20 & R-12 Districts Only]</i>												See Section 19-305
d. Townhouse Development												Endnote 10
		1. Development tract requirements										
a. Tract area required, min.(acres)						NA	2	NA	NA	NA		
b. Density, max. (dwelling units/acre						21	29	29	29	29		
c. Front setbacks, min. for overall site						25'/15' ²	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	0' interior; 15' exterior		
e. Rear setbacks, min. for overall site						15'	15'	15'	15'	15'		
f. Impervious surface coverage, max.						60%	60%	60%	60%	60%		
g. Open space requirements, min						25%	25%	25%	25%	25%		
h. Common open space requirements, min.						3%	4%	4%	4%	4%		

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	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	Reference
i. Building spacing, min.						30'	30'	30'	30'	30'	
j. Dwelling occupancy, max						3	3	4	2	4	
k. Structure height, max Stories						3	3	3	3	4	
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	1,500	
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	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	0' interior; 15' exterior	
d. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	15'	
e. Dwelling occupancy, max			2	2	2	3	3	4	2	4	
f. Structure height, max Stories			3	3	3	3	4	4	3	4	
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'	NA	

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USE	DISTRICTS										
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	Reference
c. Density, max. (bedrooms/acre)						25	See Section 19-311	56		NA	See Section 19-311
Density, max units per/acre									40		
d. Impervious surface coverage, max.						60%	60%	60%	60%	60%	
e. Open space requirements, min.						25%	25%	25%	25%	25%	
f. Common open space requirements, min.						3%	4%	4%	4%	4%	
g. Building spacing, min.						30'	30'	30'	30'	30'	
h. Front setbacks, min. (exterior)						15'	15'	15'	15'	15'	
i. Side setbacks, min. (exterior)						15'	15'	15'	15'	15'	
j. Rear setbacks, min. (exterior)						25'	25'	25'	25'	25'	
k. Dwelling occupancy, max.						3	4	4	2	6	
l. Structure height, max in stories						3	See Section 19-311	4	3	7/14	See Section 19-311 & conditional use standards
2. Development requirements for individual lots											
Lot area, min. (square footage)			8,000'	8,000'	8,000'	6,000'	3,000	3,000'	7,000	NA	
Lot width at front building line, min.			60'	60'	60'	50'	40'	40'	NA	NA	
Front setbacks, min.			25'/15' ²	25'/ 15' ²	25'/15' ²	25'/ 15' ²	25'/15' ²	25'/ 15' ²	10'	10'	

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USE	DISTRICTS										
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	Reference
Side setbacks, min.			8'	8'	8'	5'	5'	5'	8'	8'	
Rear setbacks, min.			15	15'	15'	15'	15'	15'	8'	8'	
Dwelling occupancy			2	2	2	3	3	4	2	6	
10) Structure height, max. In stories			3	3	3	3	NA	4	3	7/14	See conditional use standards
Lot area coverage, max. (percentage)											
f. Affordable Housing Developments											Board of Zoning Appeals (BZA) set dimensional standards
1. All Dimensional Standards	All Dimensional Standards set by the BZA in conformance with the Special Exemption Standards										

5. Group Homes											
a. Group Home											
1. Lot area, min. (acres)	1	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'	150'	
3. Front setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
4. Side setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
5. Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
6. Structure height, max. in stories	35' 3	35' 3	35' 3	35' 3	35' 3	35' 3	35' 3	35 3	35- 3	35- 3	
7. Impervious surface coverage, max.	30%	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, SH, 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											

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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'	6,000'
2. Lot width at front setback line, min.	100'	80'	60'	60'	60'	60'	50'	50'	50'	50'
3. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
4. Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
5. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
6. Structure height, max.	35'	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'	25'

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2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	
b. Natural Gas Distribution (Minor)											
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	35'	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'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	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'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4) Structure height max.	35'	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'		

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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						3	3	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		
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.in stories				35' 3	35' 3	35' 3	35' 3	35' 3	35' 3		
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'		

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5. Structure height, max.in stories	40' 4	40' 4	40' 4	40' 4	40' 4	40' 4	40' 4	40' 4	40' 4		
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	3	
2. Front setbacks ¹⁰ , min.	50'	50'	50'	50'	50'	25'	25'	25'	50'	50'	Endnote 10
3. Side setbacks ¹⁰ , min.	50'	50'	50'	50'	50'	15'	15'	15'	50'	50'	Endnote 10
4. Rear setbacks ¹⁰ , min.	50'	50'	50'	50'	50'	30'	30'	30'	50'	50'	Endnote 10
5. Structure height, max in stories	3	3	3	3	3	3	3	3	3	3	
6. Open space requirement, min.	20%	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.	8. Public Recreational Facilities										
	a. Public Recreational Facilities, Passive										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	See ARTICLE

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(excluding lighting structures/poles which are subject to ARTICLE IX)											
	b. Public Recreational Facilities, Active										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Rear setbacks, min.	50'	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'	40'	See ARTICLE X
5. Conditional Use Standards <i>[All RM Districts]</i>											See Section 19-305
6. Special Exception Standards <i>[R-20 & R-12 Districts Only]</i>											See Section 19-305
8.	9. General Government										
	a. Library, Public										
1. Building size, max. (gross floor area)						4,000'	4,000'	4,000'	4,000'	4,000'	
2. Front setbacks, min.						50'	50'	50'	50'	50'	
3. Side setbacks, min.						50'	50'	50'	50'	50'	
4. Rear setbacks, min.						50'	50'	50'	50'	50'	
5. Structure height, max. in stories						40' 4	40' 4	40' 4	40' 4	40' 4	
6. Conditional Use Standards <i>[RM-3.5 District only]</i>											See Section 19-305
9. Special Exception Conditions <i>[R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only]</i>											See Section 19-305
10.	11. Other Services										
	a. Cemetery (excluding Crematory)										

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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 <u>height</u> , max.	15'	15'	15'	15'	15'	15'	15'	15'			
7. Special Exception Standards <i>[All Residential Districts]</i>											See Section 19-305

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.

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

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

RESIDENTIAL USES

3. Residential Developments, Various

...

c. Townhouse Development

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

d. Multi-Family Development

3. Conditional Use Standards *[SH Districts Only]*

- a. The height of structures shall be limited to 7 stories unless the main vehicular access to the site is via Daniel Drive, in which case 14 stories is allowed. In no case, however, may any portion of a building exceed the elevation of 908 feet above mean sea level in order to ensure it does not exceed the height of Clemson University's Tillman Hall. The buffer requirement for any structure proposed to exceed 7 stories shall be expanded to 80' where the subject property abuts R-20 or R-12 zoned property.
- b. 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;
- 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 the lot and the adjacent Right-of-Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.
- e. 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.
- f. 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.
- g. 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.
 - h. 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 250' in length.
 - 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.
 - j. 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.
 - k. 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.
 - l. 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.
 - m. An upper story tree will be provided every 50 ft of street frontage.
 - n. Cementitious board panels cannot cover more than 20% of the exterior of the building.
 - o. No parking, with the exception of handicap parking, is permitted between the front of the building and a public street.
 - p. No areas for outdoor storage, trash collection or compaction, loading, or other similar uses shall be located within 35 feet of any public street or public sidewalk.
 - q. Surface parking areas shall be designed as a series of smaller lots separated by planting islands. Double-sided parking areas shall provide spaces for no more than 20 cars, and single-sided parking areas provide spaces for no more than 10 cars. Planting islands shall be no less than 175 sq.ft. in area, and shall include at least one canopy tree.

- r. Trash enclosures and other service areas shall be constructed of materials and finishes consistent with the principal building.
- s. Pavers and patio area floors shall be made distinct from public sidewalks through the variation of materials, patterns, and colors.
- t. Buildings at the corner of public streets shall have a corner entry integrating special design features accentuating the street corner. Examples of effective features that may meet this standard shall include, but not be limited to, cropped building corners, turrets, distinctive canopies, or other distinctive/unique components.
- u. For flat roofs or facades with horizontal eaves, fascia, or parapets, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.2 multiplied by the wall height (finish grade to top of the wall).
- v. All parking decks facing any public street or residentially-zoned properties (other than SH District) must be enclosed with solid wall(s) and shall be subject to the same design requirements specified for materials, articulation, and fenestration for other structures as provided by this Article.
- w. All parking decks facing any public street or residentially-zoned properties (other than SH District) shall mount any light fixtures on the top of the deck below the parapet or otherwise shield them in approved manner so as to not be visible from said public street or residentially zoned property.
- x. Board of Architectural Review approval is required.

4. Group Homes

1. Group Home

- a. Special Exception Standards [R-20, R-12, R-7, RM-1, & RM-2 Districts only] AND
- b. Conditional Use Standards [MH, SH, RM-3, RM-3.5, & RM-4 Districts only]
- a. *Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs*
 - 1. Conditional Use Standards [MH, SH, RM-3, RM-3.5, & RM-4] AND
- a. *Storage of Watercraft and Utility Trailers on Commonly Owned Property*
 - 1. Conditional Use Standards [MH, SH, RM-3, RM-3.5, and RM-4 Districts only]: See Section [19-908](#)
- a. *Management Office Serving a Duplex, Townhouse, or Multi-family Development*
 - 1. Conditional Standards [MH, SH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]: See Section 19-304-A.3

6. Public Recreational Facilities

1. *Public Recreational Facilities, Active*

1. Conditional Use Standards [All RM, MH, **SH** Districts Only] AND Special Exception Standards [R-20 & R-12 Districts Only]: See Section [19-908](#)

7. 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, MH, **SH** Districts Only]: See Section [19-908](#)

a. Public Safety Facilities (including Police, Fire and EMS, but excluding Jails And Detention Centers)

1. Conditional Use Standards [RM-3.5 District Only] AND
2. Special Exception Conditions [R-20, R-12, R-7, MH, **SH**, RM-1, RM-2, RM-3, RM-4 Districts Only]: See Section [19-908](#)

8. Other Services

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

...

3.

3. Adult Care Services, Group Adult Care Home, 7 to 12 clients

- a. Conditional Use Standards [MH, **SH**, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]

9. *Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)*

- a. Conditional Use Standards [MH,**SH**,RM-3, RM-3.5, and RM-4 Districts Only]

18. *Parking Structures, Freestanding*

- a. *Special Exception Standards [R-20, R-12, R-7, MH, **SH**, RM-1, & RM-2 Districts Only]*

Parking Structures, Freestanding

1. a.

*Special Exception Standards [**SH**]*

1. *Freestanding parking structures must be located behind the front building line of the principal structure(s) and shall otherwise comply with the dimensional standards for the principal structure(s).*
2. *All exterior walls of parking structures shall be architecturally designed to be integrated with the primary building on the site, including consistent architectural design elements and building materials.*
3. *Facades visible from any exterior property line or along any public right-of-way shall be designed to obscure the view of parked vehicles.*
4. *All interior lighting shall be shielded and buffered so as not to project light or glare beyond the structure walls onto any public right-of-way or adjacent property.*

5. *An 80 foot type "C" buffer shall be required along any property line that abuts an R, RM or MH District property.*
6. *Shall require BAR approval.*

Sec. 19-802. Off-street parking space requirements.

Table 19-802. Off-Street Parking Space Requirements		
NICS Category	Use Type	Parking Spaces Required
Residential Uses		
Dwelling Units (Incorporated into Mixed-Use Building)		.5 space per bedroom ¹
Single-Family Homes, Townhomes, Triplexes, Quadplexes, Patio Homes, Duplex Homes, Zero-Lot Line Homes		2 spaces per dwelling unit
Multi-household dwelling complex		1 space per bedroom ¹ In SH district .5 spaces per bedroom is maximum parking that will be allowed and there is no minimum.
In all residential projects guest parking may be allowed at the discretion of the Zoning and Codes Administrator.		

Proposed Amendment to the Planning Commission Rules of Procedure

Background:

State law identifies the establishment of planned development districts as one a series of ‘zoning techniques’ called out for use by local governments. As a reminder, they are intended to be used when a proposed project involving multiple uses is deemed desirable and beneficial to the community, but cannot conform to a more typical zoning district designed for individual uses. But in spite of the special attention given to identifying them by the state’s Planning Act, the rules governing the adoption and amendment of planned developments are no different than those for dealing with other zoning districts. Simply put, the basic steps for creating a planned development track with other rezonings: 1) the local planning commission must review the proposal and recommend on the matter to City Council; 2) a public hearing must be held; and, 3) Council must approve the rezoning by ordinance. The particular details related to the Planning Commission’s review process are left up to the local jurisdiction, which means they can vary greatly in complexity and detail from community to community.

There are currently three main steps in our City Code for the review of a planned development by the Commission. The first is a concept presentation workshop aimed at allowing the Commission to gain an understanding of what is being proposed and, while the concept is still in its foundational stage, provide the developer input and guidance. Next is a public meeting intended to allow the developer to “communicate and coordinate with surrounding property owners and other members of the public”. The session, which Code states is to be informal, requires a fee to cover the costs of advertisement and notices, but adds no new plans or other materials to what was presented at the concept workshop. In fact, it is not uncommon for much of the session to be a repeat of the concept presentation workshop. Finally, should no additional workshop be deemed necessary by the Commission, the last step is a vote is taken on a recommendation to City Council.

This proposed amendment focuses on the second of the steps—the ‘informal public meeting’ – which, for both commissioners and members of the public is often found lacking in terms of facilitating new or more in-depth information. The existence of the required session is based on our local requirements; it is not mandated by a state rule, and is in fact a step above and beyond what most (if any) other communities in South Carolina take during the review of planned developments. In practice, however, as noted above, the actual benefit received from the effort has been limited. Therefore, in an effort to make the meetings’ more efficient and effective and to promote greater discussion and communication, this proposed amendment to the Planning Commission’s Rules of Procedure will restructure the format of the sessions and provide separation from regular Commission meetings; and, increase direct interaction between the public and the developer. By making these changes, the sessions should become better venues for communication and understanding, and, as a result, much closer to what was intended to be the result of the rule in City Code.

Proposed Amendment:
(Proposed new text in RED font)

ARTICLE V - CONDUCT OF MEETINGS

Section 8

The informal public meeting held during ~~the review of~~ a Planned Development rezoning request ~~is hosted~~ **application shall be conducted** by the Planning Commission to facilitate discussion between the applicant **(developer)** and members of the public ~~during the planned development rezoning process~~. The following ~~order of business~~ **rules** will normally be observed; however, ~~it may be rearranged by the Chair~~ **for expeditious conduct of business shall reserve the right to amend them as deemed practical or necessary to facilitate efficiency and/or effectiveness of a session on a case-by-case basis:**

- ~~1. The applicant of the proposed planned development shall present the plan. The applicant shall be limited to 15 minutes; however the Chair may authorize an extension of five (5) minutes.~~ **Sessions shall not typically be part a regular meeting, but may be held prior to the beginning, following the ending, or on a different day of a regular meeting.**
- ~~2. Public questions and comments period lasting no more than 45 minutes. Each speaker shall be limited to three (3) minutes unless the Chair authorizes extensions in three (3) minute increments. Members of the public may cede their time to a designated spokesperson, whose time shall be limited to 20 minutes and the remaining time shall be allotted to other individuals at three (3) minutes each.~~ **Meetings shall typically be conducted as 'drop-in' sessions, with the applicant responsible for organization and presentation of materials/information; City planning staff may be asked to assist with coordination as needed.**
- ~~3. No action is taken in this public meeting, but the meeting is recorded electronically.~~ **Sessions may begin with a brief introductory presentation, but shall primarily be organized to allow members of the public to review plans and materials and discuss the proposal with members of the development team; unless otherwise approved by the Chair, sessions will be no longer than one hour in length. If possible, all meetings shall be recorded.**
- 4. All meetings shall be conducted in an informal but safe and respectful manner; security measures (the presence of a police officer, etc.) shall be consistent with other advertised public City meetings.**
- 5. No less than two members of the Planning Commission shall typically attend and observe sessions; basic minutes of all informal public meetings shall be reviewed and approved by the Commission at the next regular meeting.**
- 6. Unless otherwise approved by the Chair, prior to the Commission conducting a vote on a recommendation to City Council, the applicant will appear at a workshop session that includes, in addition to any other timely development-related matters, a summary of the issues discussed during the informal public meeting, and the efforts taken address them.**

FOR REFERENCE---CURRENT REQUIREMENTS:

Current City Code:

ARTICLE V. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

Sec. 19-504. Application and review procedures.

The following procedures outlined in Table 19-504 shall apply to establishment of a PD district, other provisions of this article to the contrary notwithstanding:

Table 19-504. Application and Review Procedures for Planned Development Amendments	
E. Public Meeting:	
1.	An applicant for a PD amendment shall pay a <u>fee</u> established by the <u>City Council</u> for the costs of publishing notices and conducting a required informal public meeting.
2.	The Planning Commission shall conduct the informal public meeting, at which the applicant shall describe and explain the proposed PD development plan in an understandable manner.
3.	Newspaper notice of the meeting shall be made 10 days prior to the meeting and shall include a map of the location of the proposed PD site.
4.	Notices shall be posted on the property and mailed to property <u>owners</u> within 200 feet of the property subject to the proposed PD 10 days prior to the public meeting.
5.	The informal public meeting shall provide an opportunity for the applicant to communicate and coordinate with surrounding property owners and other members of the public with an interest in the proposed development.

Current Planning Commission Rules of Procedure:

ARTICLE V - CONDUCT OF MEETINGS

Section 8

The informal public meeting held during a Planned Development rezoning request is hosted by the Planning Commission to facilitate discussion between the applicant and members of the public during the planned development rezoning process. The following order of business will normally be observed; however, it may be rearranged by the Chair for expeditious conduct of business:

1. The applicant of the proposed planned development shall present the plan. The applicant shall be limited to 15 minutes; however the Chair may authorize an extension of five (5) minutes.
2. Public questions and comments period lasting no more than 45 minutes. Each speaker shall be limited to three (3) minutes unless the Chair authorizes extensions in three (3) minute increments. Members of the public may cede their time to a designated spokesperson, whose time shall be limited to 20 minutes and the remaining time shall be allotted to other individuals at three (3) minutes each.
3. No action is taken in this public meeting, but the meeting is recorded electronically.