

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

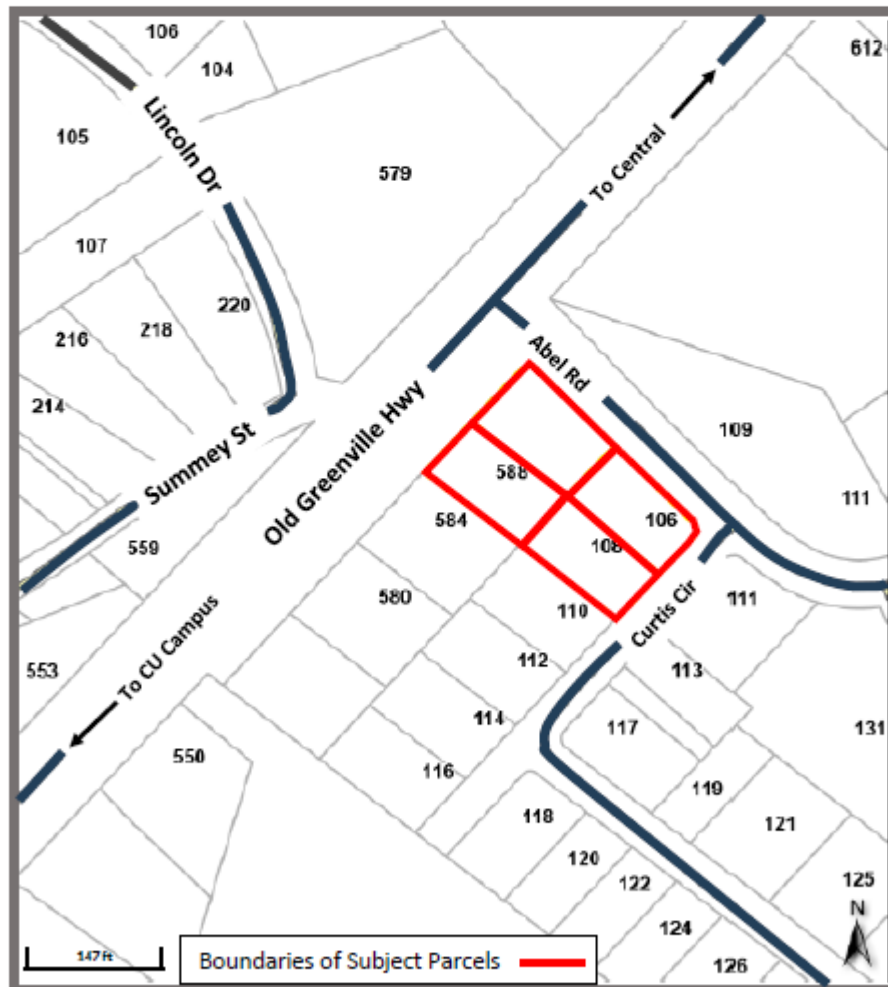
Report on RZNE-000565-2026 Proposed Map Amendment (Hwy 93- Abel Rd Lots)
Planning Commission Meeting – June 8, 2026

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



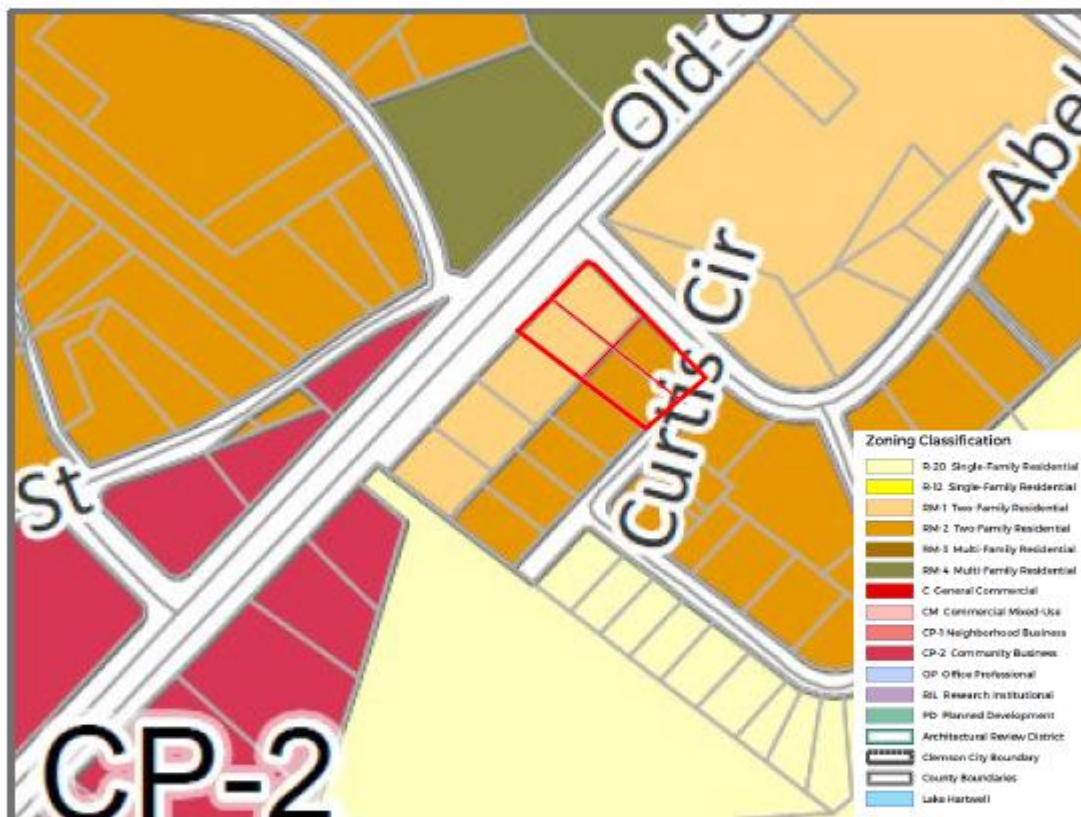
View From Intersection of Old Greenville Hwy and Abel Rd



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 29631-2668
(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 (Zoning) 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- PFI: 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} _{Part} First name: Samuel
Cox James Middle: Samuel
Mailing address: City: State: ZIP Code: 29640
1103A Earls Bridge Rd Easley
Daytime phone no.: (864) 418-9616 Fax no.: () E-mail: samcoxjr@gmail.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant

Applicant last name: First: Middle: H
Terry Tom H
Mailing address: City: State: ZIP Code: 29640
402 College Ave Easley SC
Daytime phone no.: (864) 439-8039 Fax no.: () E-mail: horkman@sc.edu

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: Applicant signature: Date: 5/19/2026
Tom Terry, T. Terry

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:

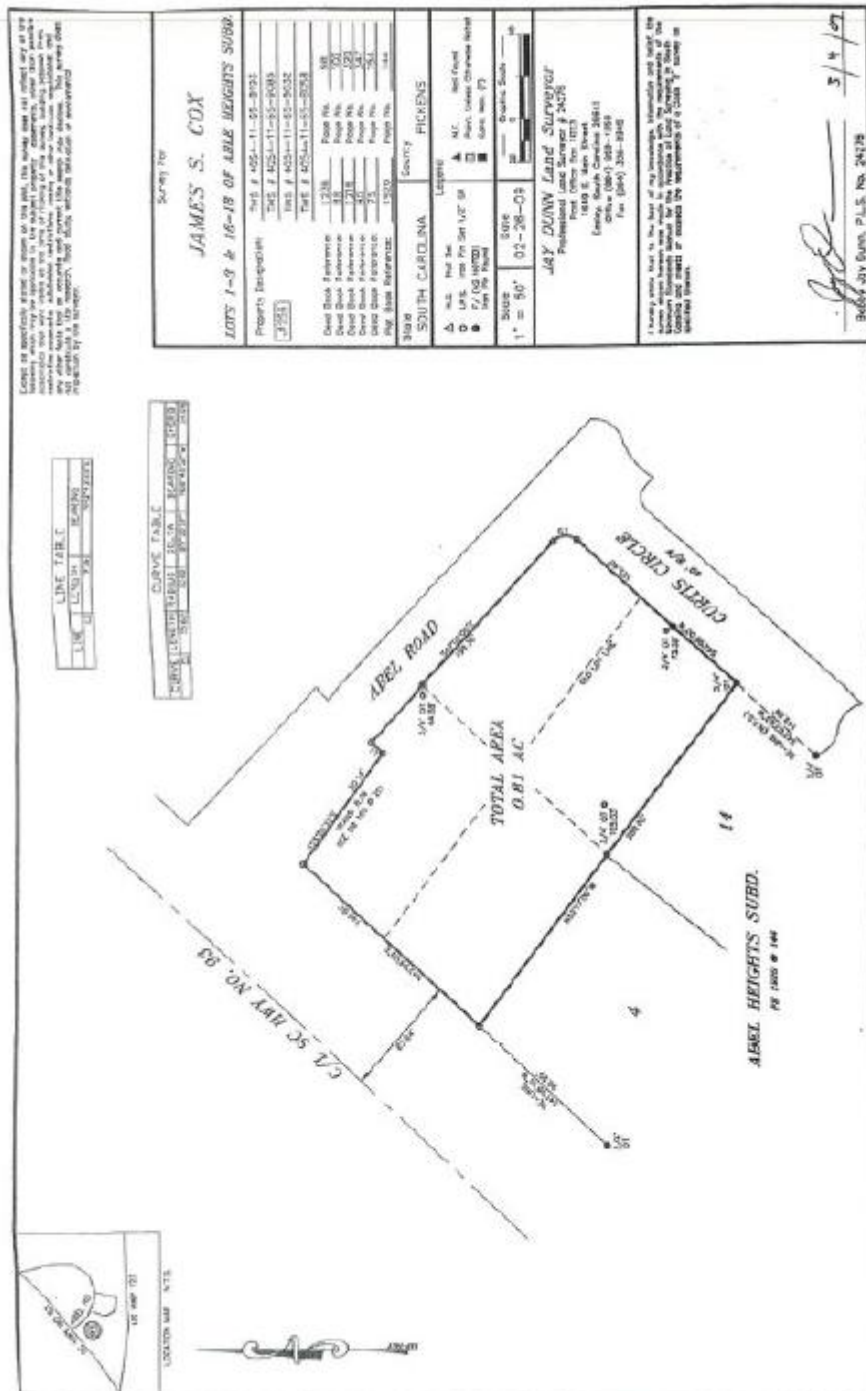
Request rezoning properties from residential to
~~CP-3~~^{CP-2} for the purpose of building a commercial
building for a pharmacy.

Use additional sheets if necessary.

Rev. 12-19-05, 06-15-07

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

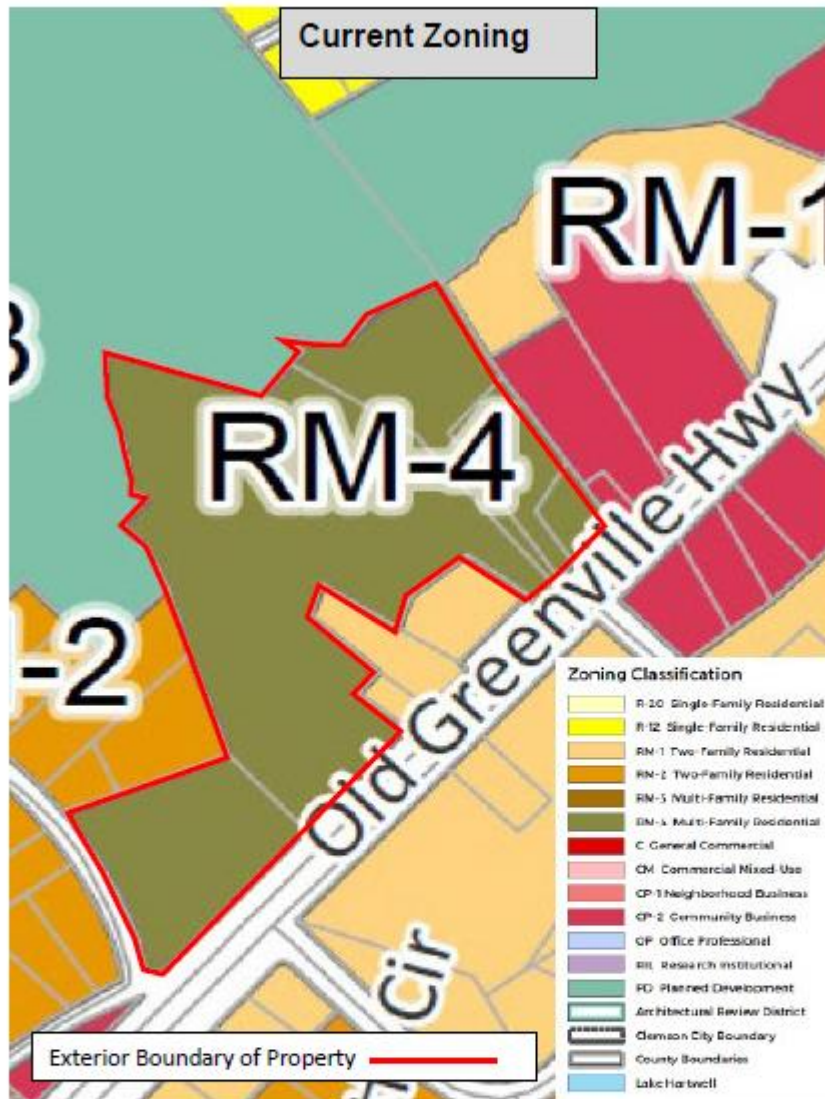
The chart below shows the parcels (identified by their tax identification numbers) included in the proposed rezoning. Please note that the numbering on the map (next page) corresponds to the numbering in the chart.

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

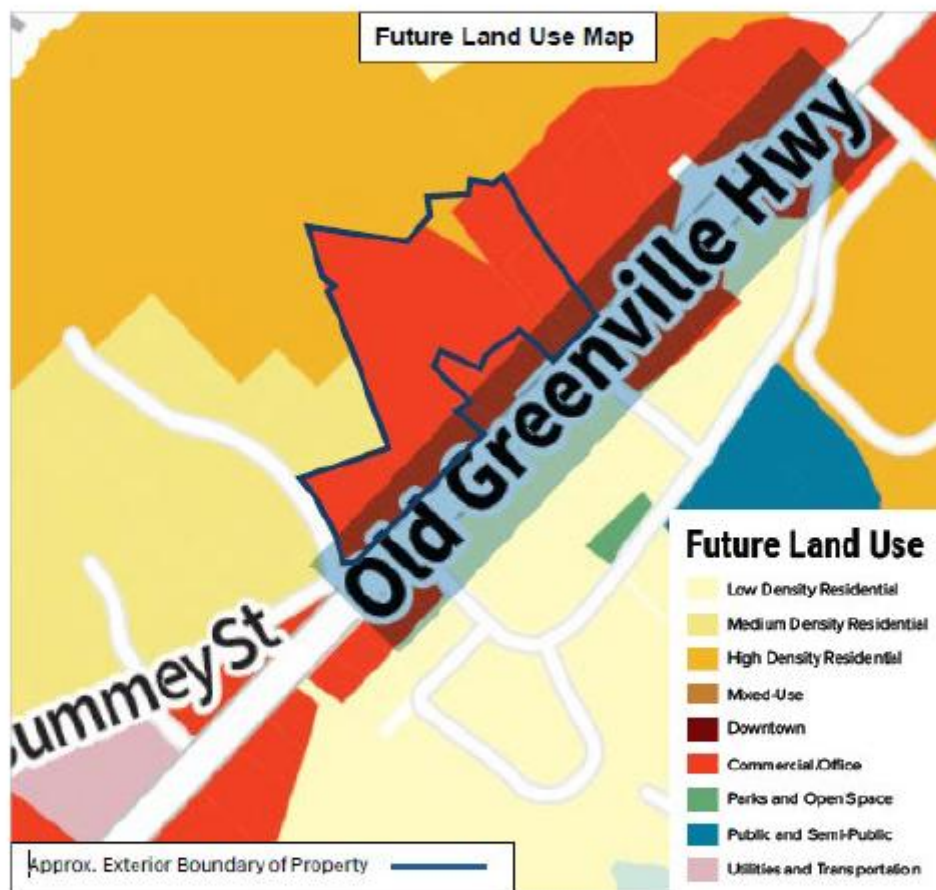


Looking West From Hwy 93 At Northern End Of Property



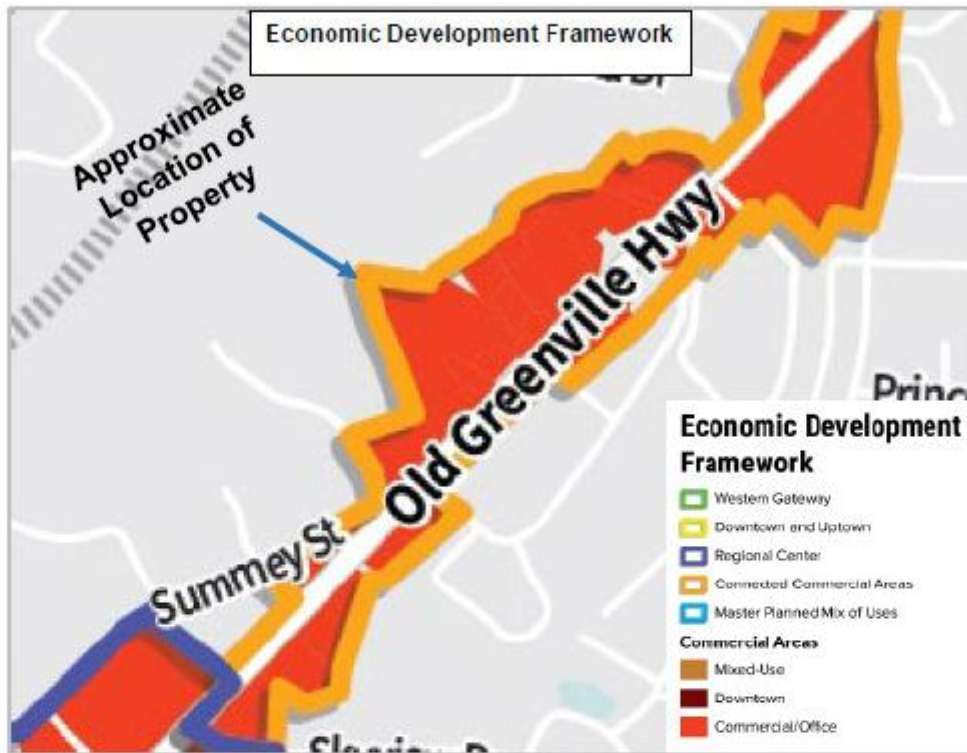
COMPREHENSIVE PLAN

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

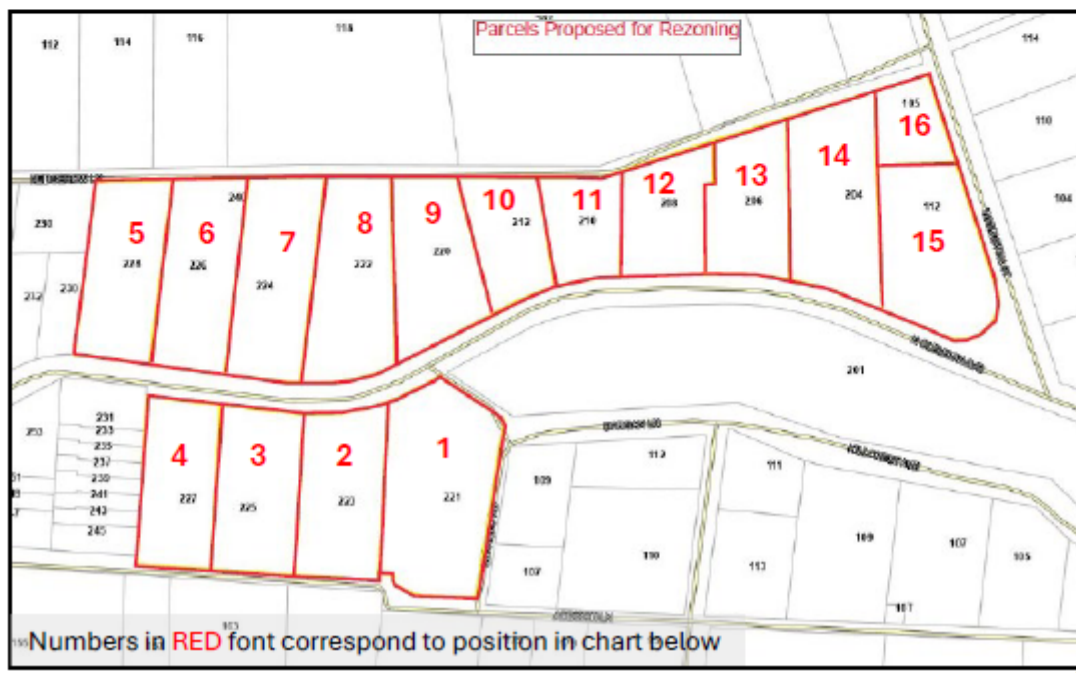
OVERVIEW

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



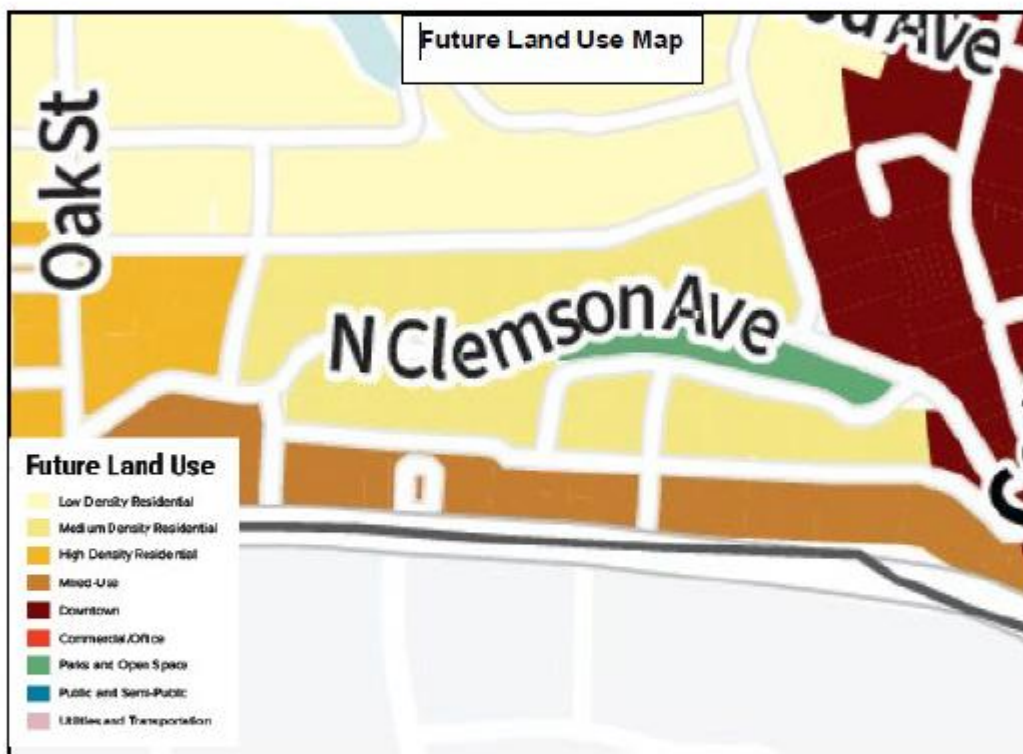
Looking East From 228 N. Clemson Avenue



Existing Duplexes and Townhomes West of Subject Properties

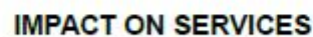
COMPREHENSIVE PLAN

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

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.



REVIEW STATUS

7