

1. Agenda

Documents:

[05-13-24_PC_MEETING_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[REPORT ON 2024-R-01 PROPOSED ZONING MAP AMENDMENT \(HWY 76LIGON ST PARCELS\) \(1\).PDF](#)
[PD ACREAGE AND SETBACKS- HANDOUT FOR DISCUSSION.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, May 13, 2024

1250 Tiger Blvd., Suite 2

City Hall – Council Chambers

The public may attend City of Clemson meetings in person at this time.

You can also view these meetings on the City of Clemson's YouTube channel within 2-business days.

How to Submit Public Comments

1. In person during appropriate portions of meetings
2. On the City's MyCivic web platform no later than 5:00 p.m. the day before the meeting.

1. Call to Order

2. Public Session

3. Adoption of Minutes

- a. April 8, 2024 – Regular Meeting

4. Action Items

- a. 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St.)

5. Advisory Items

6. Discussion Items

- a. PD Acreage and Setback Requirements (Matter Referred by Council)

7. Staff Reports

8. Other Items

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

9. Adjourn

Report on 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St Parcels)

**Report on 2024-R-01 Proposed Map Amendment
(Hwy 76/Ligon St. Parcels)**

Report on 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St Parcels)

This proposed amendment of the Official Zoning Map would change the current zoning of a group of parcels totaling approximately 21 acres situated near Highway 76 and Ligon Street from RM-1 (Two-family Residential) District to RM-4 (Multi-family Residential) District.



Report on 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St Parcels)

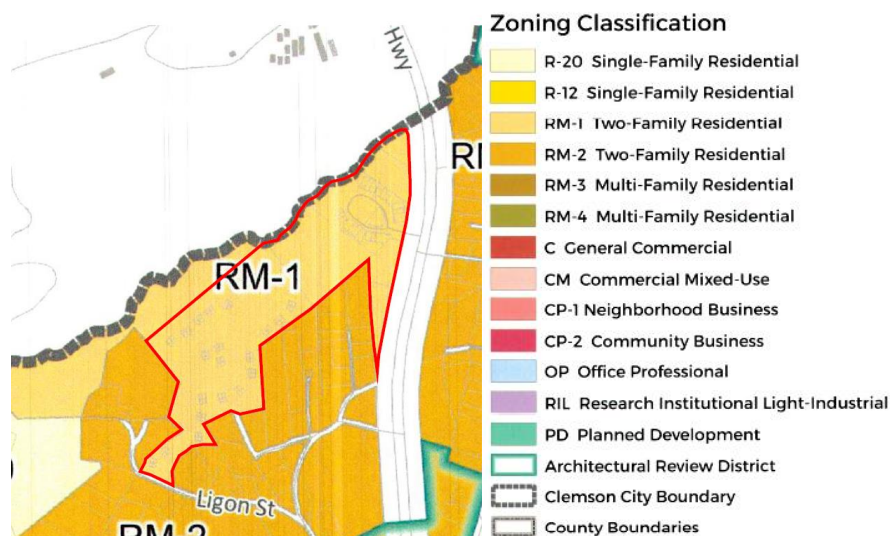
Zoning

As noted above, the properties are currently zoned RM-1 Two-family Residential District, which is:

intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots in areas where it is appropriate to increase density but maintain a neighborhood scale that serves as a transition between higher density multi-family districts and traditional lower density residential districts.

And, the purpose of the proposed zoning, RM-4 Multi-family Residential District, is:

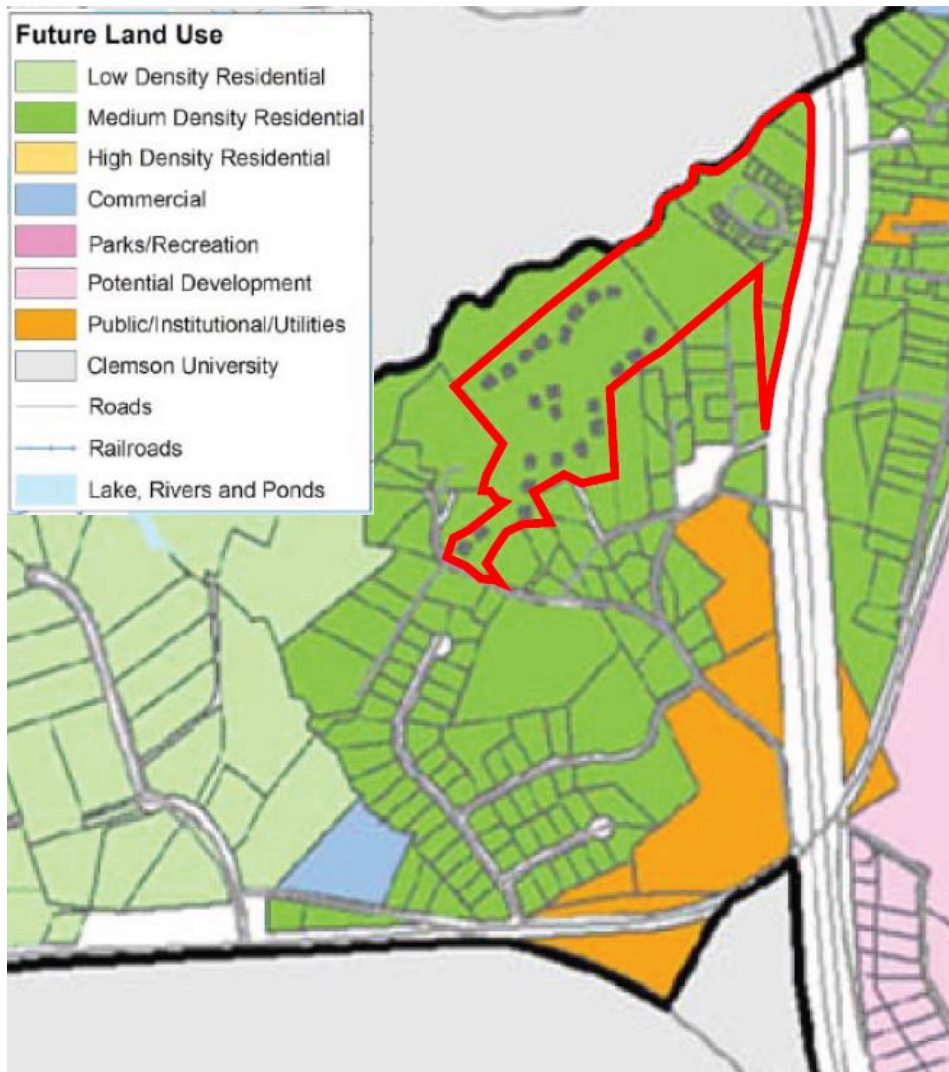
to maintain and promote medium- to high-density residential development as appropriate for multiple-unit, patio home and zero-lot-line housing. This district is intended to provide alternatives to low-density, single-family, detached housing with an emphasis on walkable, environmentally responsible design principals.



Because current zoning requirements do not allow for the construction of townhomes in the RM-1 District, however, the existing development on the properties, which was constructed under old rules no longer in the Code, are legal non-conformities. This means that any future projects involving similar construction on the properties cannot be permitted, even in the event existing structures are destroyed and the owner wishes to rebuild what is now there. Also, it is worth noting that current construction costs combined with the limited number of units that might be reasonably expected to result from projects permitted under existing zoning (only single-family or duplex), development of the properties would have very limited chance of being financially feasible.

Comprehensive Plan

Although the Comprehensive Plan does not call out the specific properties, they are included in a group identified by the Future Land Use Map for medium density residential use.



The current RM-1 District zoning, however, is shown by the plan to be among the low density residential uses, which are for “single-family, site-built residential structures on large or medium-sized lots....” The proposed RM-4 zoning, which is classified by the plan as high density residential, would allow for a greater range of development, including “single-family residential structures, duplexes, patio homes, townhomes, and multi-family developments.”

Report on 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St Parcels)

Application



CITY OF
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(864) 653-2050
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PC

PLANNING COMMISSION ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a filing fee of \$250, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

File no.: R - - PIN: - - - Date submitted: / / Planning Commission meeting date: / /
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment
Initiated by: ☐ Owner/Agent ☐ City Council ☒ Planning Commission ☐ Board of Zoning Appeals

OWNER(S) INFORMATION

Last name: N/A First: Middle: Interest
☐ Sole owner ☐ Co-owner
Mailing address: City: State: ZIP Code:
Daytime phone no.: () Fax no.: () E-mail:

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: City of Clemson First: Middle:
Mailing address: 1250 Tiger Blvd City: Clemson State: SC ZIP Code: 29631
Daytime phone no.: 864-653-2050 Fax no.: () E-mail: jpeabody@cityofclemson.org

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM-1 to RM-4
Property address: See Attached Property dimensions: Property area: 21 Acres

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 Owner signature Date
To be completed by Applicant:

I certify that the information in this request is correct.

Jacob Peabody

Applicant name

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

Applicant signature

Date

5-2-2024

REQUIRED INFORMATION

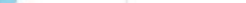
REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

See Attached.

Report on 2024-R-01 Proposed Map Amendment (Hwy 76/Ligon St Parcels)

FOR DISCUSSION ONLY – PLANNING COMMISSION May 13, 2024
Proposed Map Amendment

This proposed amendment of the Official Zoning Map would change the current zoning of a group of parcels totaling approximately 21 acres situated near Highway 76 and Ligon Street (*see map on the next page*) Including 600 Anderson Hwy, 150 Ligon Street and the vacant land parcel ID numbers 4053-10-36-9806, 4053-10-46-2681, 4053-1046-3813 and 4053-10-47-2549 from RM-1 (Two-family Residential) District to RM-4 (Multi-family Residential) District. Because current zoning requirements do not allow for the construction of townhomes in the RM-1 District, the existing development on the properties, which was constructed under old rules no longer in the Code, are legal non-conformities. This means that any future projects involving similar construction on the properties cannot be permitted. And, given current construction costs combined with the limited number of units that might be reasonably expected to result from projects permitted under current zoning (only single-family or duplex), development of the properties would have very limited chance of being financially feasible. Therefore, this proposed map amendment is being proposed for discussion in an effort to allow consideration of creating an avenue for the future development (or redevelopment in a similar manner) of the properties. It should be noted that the type of residential structure permitted would be the only change associated with the proposed amendment. Staff will provide a more detailed report on the matter at the meeting.



At the City Council meeting on April 15, 2024, Councilmember Watt recommended changes to current City acreage requirements for proposed planned developments. The matter was referred to the Commission for discussion and consideration. The following recommendation was submitted by Ms. Watt:

PROPOSED ORDINANCE CHANGES

I know we made some changes a couple of years ago, with the intent that the smaller acreage requirements would enable some different kinds of development. The proposed changes are intended to encourage greater collaboration among property owners, ensure sufficient setbacks from the property line for drainage, and allow for sidewalks and pathways.

Sec. 19-503. District regulations.

- A. A PD shall encompass a minimum of two contiguous [acres](#); however, a PD must be a minimum of four contiguous acres when adjoined solely by the R-20 or R-12 districts. Locations across a [street](#) or [alley](#) are considered to be adjoining.

Proposed Change: "A PD shall encompass a minimum of four contiguous acres; a PD must be a minimum of five contiguous acres when adjoined solely by the R-20 or R-12 districts. Locations across a street or alley are also considered to be adjoining."

Sec. 19-404-1. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts

Setbacks for structures in non-residential districts are set at 0' for front and side. This is creating challenges for drainage and pedestrian pathways. It also creates false incentives for PDs, and setbacks are used as a bargaining chip. This resets setbacks to more normal levels. Exceptions can be made for downtown Clemson, in the already-established area where there are no side setbacks.

Proposed Change: Side setbacks for non-residential districts – C, CM, CP-1, CP-2, CP-3, and OP – should have a minimum of 15' on each side.

USE	Structures in the Non-residential Districts								
	Districts								
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M
A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS									
1. Front setback, max.	3'/15' ¹	15' ²	15' ¹⁴	35'	35'	25'	35'		
2. Front setback, min.	0'	10'/12' ²	8'	8'	15'	8'	35'	25'	50' ³
3. Side setback, min.	0'	0'	0'	0'	0'	0'	25'	10'	50' ³
4. Side setback, max.	0' ⁴	0' ⁴							
5. Rear setback, min.	10'	10' ⁵	25'	25' ⁶	25'	25'	35'	25'	100' ³