

1. Agenda

Documents:

[01-08-24_PC_MEETING_AMENDED_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[REPORT ON RZNE-000206-2023 HWY 93.PDF](#)

[RZNE-000206-2023 BOUNDARY SURVEY AND CONCEPTUAL SITE PLAN.PDF](#)

[RZNE-000206-2023 HWY 93 APPLICATION PACKET.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AMENDED AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, January 8, 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. December 11, 2023 – Regular Meeting

4. Action Items

- a. RZNE-000206-2023 Highway 93

5. Advisory Items

6. Concept Presentation Workshop

- a. PUD-000212-2024 The Grange

7. Discussion Items

8. Staff Reports

9. Other Items

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

10. Adjourn

Report on RZNE-000206-2023 Proposed Map Amendment (Hwy 93)

Planning Commission Meeting Date
January 8, 2024

An application for a zoning map amendment (rezoning) was submitted by Colin B. Edwards on December 18, 2023. As proposed, seven parcels of land totaling approximately 11 acres located along Old Greenville Highway (Highway 93) would be rezoned from *RM-1 Two-family Residential District* (6 parcels) or *RM-2 Two-family District* (1 parcel) to *CP-3 Highway Service District*.

If the rezoning is approved as requested, the applicant's proposed development of a climate-controlled storage facility would be permitted. The Planning Commission is scheduled to take the application up at their regular monthly meeting on January 8, 2024.

LOCATION OF PARCELS



Zoning

As noted above, the parcels proposed for rezoning are all currently zoned either RM-1 or RM-2, which are both two-family districts intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots, with the difference being that manufactured housing is permitted as conditional uses on individual lots in RM-2.

The individual parcels are zoned as follows:

<u>TMP#</u>	<u>Zoning</u>
4054-11-65-8807	RM-1
4054-11-75-1713	RM-1
4054-11-65-7410	RM-1
4054-11-66-9099	RM-1
4054-11-75-1928	RM-1
4054-11-75-2837	RM-1
4054-11-65-6587	RM-2

If approved as requested, the zoning of all of the parcels will be changed to CP-3 Highway Service District, a district intended to provide for retail and service uses requiring highway or major street orientation and accommodate the traveling public. It should be noted that the CP-3 District is the only district permitting storage facilities, and also that there are currently no CP-3 district properties in the City.

Comprehensive Plan

The Future Land Use Map shows the properties, with the exception of one .6 acre parcel called out as part of a group identified for medium-density residential, to be a potential redevelopment area. The Plan specifically recommends encouraging the development of these as commercial or mixed-use properties, and notes the potential rezoning to CP-2 or Planned Development Districts.

See map below:



Impact On Services

A review of the proposed rezoning by City departments identified no negative impacts on service delivery from the rezoning itself as proposed. It should be noted, however, that the Engineering, Stormwater, and Utilities Departments noted a series of issues that will be required to be addressed prior to *any future development* of the site. These include the location of a buried sewer line; a permitted structural fill site; and questionable compaction.

Application



CITY OF
Clemson
PLANNING &
DEVELOPMENT

PC

PLANNING COMMISSION

ZONING MAP AMENDMENT (REZONING) APPLICATION

Complete in ink and return to the Planning and Development Department with a current survey of the property, a copy of the deed (or other approved proof of ownership), and filing fee (\$250).

Both sides of this application must be completed; incomplete applications will not be accepted.

File Number: RZNE-000206-2023

Date submitted:
12 / 18 / 2023

Meeting Date:
01 / 08 / 2024

OWNER(S) INFORMATION

Last name: **Cox** First: **JAMES** Middle: **SAMUEL** Interest: ☐ Sole owner ☐ Co-owner
Mailing address: **1639 EARLS BRIDGE RD.** City: **EASLEY** State: **SC** ZIP Code: **29640**
Primary phone no.: () Secondary phone no. (optional): () E-mail:

APPLICANT INFORMATION

(To be Completed Only if Owner is not Applicant)

Applicant's last name: **EDWARDS** First: **COLIN** Middle: **B.**
Mailing address: **1 POTTERS LANE** City: **SAVANNAH** State: **GA** ZIP Code: **31411**
Primary phone no.: **(404) 242-7642** Secondary phone no. (optional): () E-mail: **colinbedwards@gmail.com**

PROPERTY INFORMATION

(→ Note: SEE ADDENDUM FOR LIST)

Property address (or name of access street if not addressed): **GREENVILLE HIGHWAY - HWY 93** Tax Parcel ID: **4054-11-65-8807** Property area:
Current Zoning District: **RM-2** Proposed Zoning District: **CP-3**

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. **All owners must sign – separate signature sheet may be attached.**

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: **Samuel Cox** Owner signature: **Samuel Cox** Date: **12/14/23**

CERTIFICATION OF ACCURACY

To be completed by Applicant: **I certify that all information and materials submitted are accurate.**

Applicant name: **COLIN EDWARDS** Applicant signature: **Colin Edwards** Date: **12/14/23**

***REASON FOR REQUESTED REZONING**

Provide a brief overview of proposed future use of the property, noting reason(s) existing zoning negatively impacts proposal. Conceptual plans/renderings or other support materials, if applicable, may be attached.

This application represents a request to re-zone the listed parcels from RM-2 to CP-3. Our intent is to build a Class A climate controlled storage facility on this property. This would also include screened outdoor boat and RV storage. The current property's zoning does not allow this use and only allows for low density residential on this highly trafficked commercial corridor. The only zoning classification that allows for this storage use in The City of Clemson is CP-3 and there are currently no CP-3 zoned properties located in the City of Clemson. The actual site itself represents a number of challenges which is why it has never been developed, including very poor topography on the majority of the site and even more restricting are the Duke Power lines and accompanied 68' easement that run across the heart of the property. The storage use will allow for the highest and best use for the property and also allow some utilization under the power lines for the boat/RV storage. Important to note that this use is a very low traffic trip generator at only 8-10 VPH at peak hours. The boat/RV storage would also allow Clemson residents a safe and secure place to store these items that would not be on city and neighborhood streets.

Attached is a preliminary site plan and renderings of past projects. We are open to different design elements as directed by the City.

ATTACHMENTS

- 1.) LIST OF PARCELS INCLUDED IN APPLICATION
- 2.) COPIES OF DEEDS
- 3.) CURRENT SURVEY OF ALL PARCELS INCLUDED IN APPLICATION
- 4.) PRELIMINARY SITE PLAN OF PROPOSED FACILITY
- 5.) IMAGES OF PAST AND CURRENT SIMILAR PROJECTS

**Required -- use additional sheets if necessary.*

ZONING MAP AMENDMENT APPLICATION ADDENDUM

Parcel 4054-11-65-8807 – 5.04 AC

Parcel 4054-11-75-1713 – 0.43 AC

Parcel 4054-11-65-7410 – Approx 1.66 AC

Parcel 4054-11-65-6587 – 0.60 AC

Parcel 4054-11-66-9099 – 1.02 AC

Parcel 4054-11-75-1928 – 0.66 AC

Parcel 4054-11-75-2837 – Approx 0.25 AC

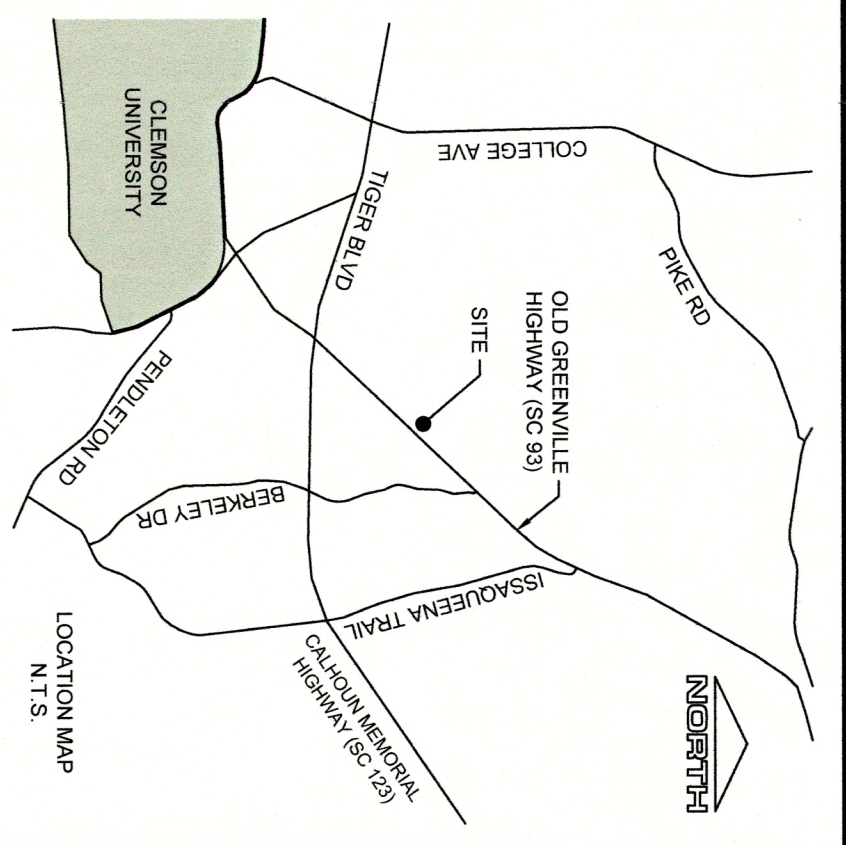
Renderings of Similar Projects



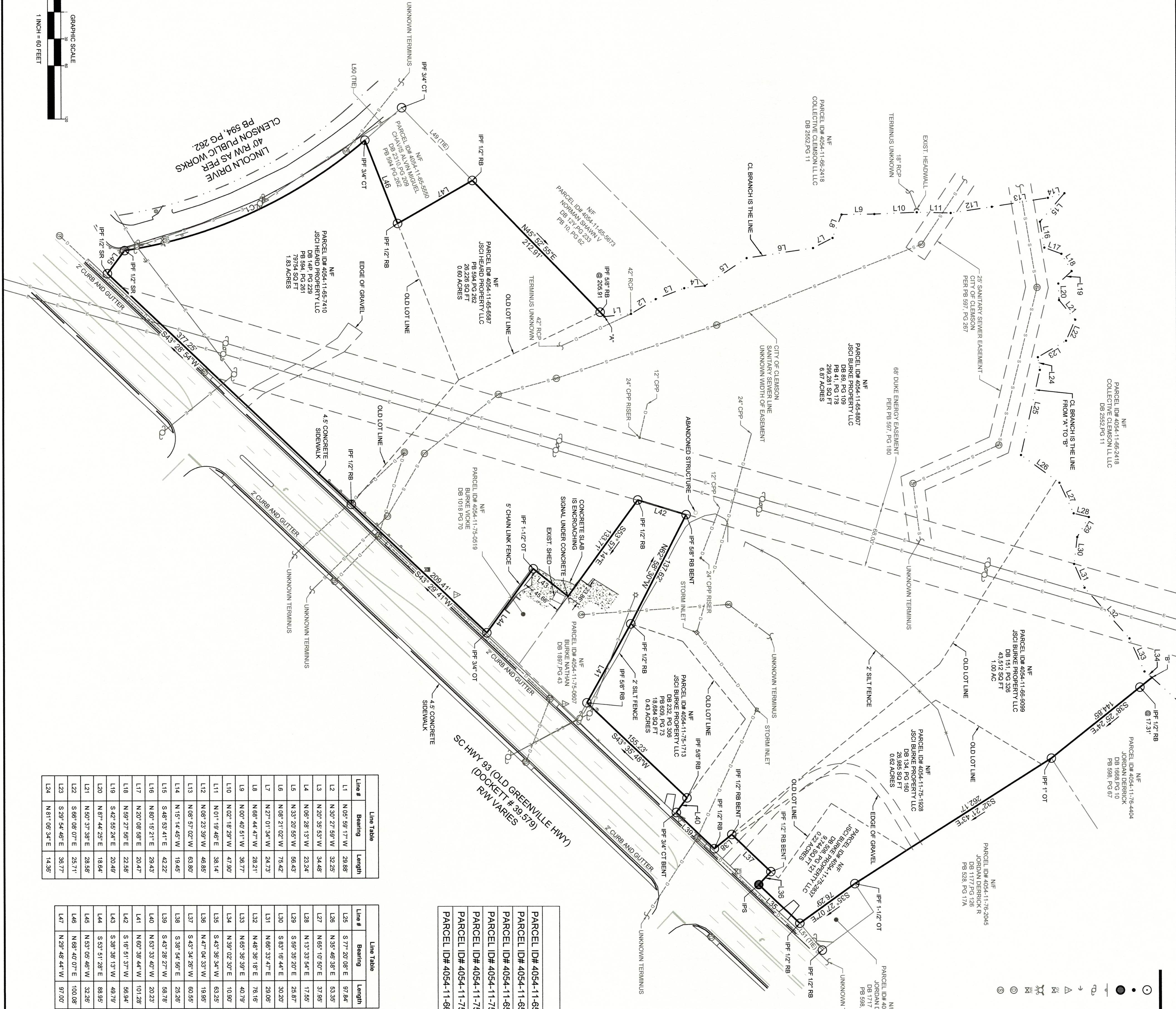
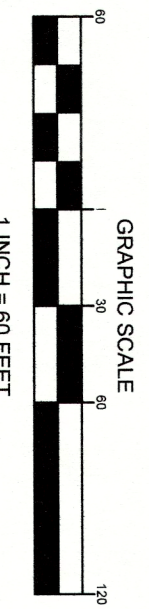








- SURVEYOR'S NOTES:**
- PURSUANT TO THE PROVISIONS OF THE SC CODE OF LAWS, THIS SURVEYOR HAS CONDUCTED A SURVEY OF THE PROPERTY SHOWN HEREON FOR THE PURPOSES OF THE PRESENTATION OF THIS PLAN. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THE SC CODE OF LAWS, THE SURVEYOR WILL BE CONSIDERED A WORK IN PROGRESS.
 - THE SURVEYOR'S "CERTIFICATE" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR EXAMINATION OF ANY RECORDS, COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OF THE SURVEY OR.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
 - THE CENTERLINE OF THE EXISTING BRANCH IS THE PROPERTY BRANCH. THE SURVEYOR HAS NOT CONDUCTED A SURVEY OF THE LINE SHOWN HEREON AS A REPRESENTATION OF THE BRANCH AT THE TIME OF SURVEY.
 - HORIZONTAL DATUM: NAD 83 (SCRS)
 - VERTICAL DATUM: NAVD 83 (SCVRS)
 - ALL PINS SET 1/2" REBAR UNLESS OTHERWISE NOTED.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO OLD GREENVILLE HWY, A DEDICATED PUBLIC STREET OR HIGHWAY.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
 - NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
 - SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT WAS MADE CONCERNING THE EXISTENCE OF ANY FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - UTILITIES WERE LOCATED FROM ABOVE GROUND EVIDENCE OR EXISTING DRAWINGS PROVIDED BY VARIOUS SOURCES. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN.
 - ALL STATEMENTS HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING EASEMENTS, AND EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - ALL PIPE SIZES, MATERIALS, DIRECTIONS AND INVERTS, FLOW, ARE APPROXIMATE AND BASED SOLELY ON ABOVE GROUND OBSERVATIONS AND/OR BY GRAPHIC PLOTTING ONLY. PLANS OR DEEDS PROVIDED BY THE ISSUING GOVERNMENT AGENCY.
 - BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THE ARMY CORPS OF ENGINEERS, THIS PROPERTY, LOCATED IN PICKENS COUNTY, SC, IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP (FIRM) NO. 480703020, WHICH BEARS THE DATE OF 04/09/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF THE SC CODE OF LAWS, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.
- Daniel J. Stiles**
SC PLS No.: 17933





PLANNING COMMISSION

ZONING MAP AMENDMENT (REZONING) APPLICATION

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x **Samuel Cox** x **Samuel Cox** **12/14/23**
Owner name Owner signature Date

CERTIFICATION OF ACCURACY

To be completed by Applicant: **I certify that all information and materials submitted are accurate.**

COLIN EDWARDS
Applicant name

[Signature]
Applicant signature

12/14/23
Date

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Parcel 4054-11-75-2837 – Approx 0.25 AC



NOTICE

1. PARAGRAPHS 12-14, 16-18, 20-22, 24-26, 28-30, 32-34, 36-38, 40-42, 44-46, 48-50, 52-54, 56-58, 60-62, 64-66, 68-70, 72-74, 76-78, 80-82, 84-86, 88-90, 92-94, 96-98, 100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 536-538, 540-542, 544-546, 548-550, 552-554, 556-558, 560-562, 564-566, 568-570, 572-574, 576-578, 580-582, 584-586, 588-590, 592-594, 596-598, 600-602, 604-606, 608-610, 612-614, 616-618, 620-622, 624-626, 628-630, 632-634, 636-638, 640-642, 644-646, 648-650, 652-654, 656-658, 660-662, 664-666, 668-670, 672-674, 676-678, 680-682, 684-686, 688-690, 692-694, 696-698, 700-702, 704-706, 708-710, 712-714, 716-718, 720-722, 724-726, 728-730, 732-734, 736-738, 740-742, 744-746, 748-750, 752-754, 756-758, 760-762, 764-766, 768-770, 772-774, 776-778, 780-782, 784-786, 788-790, 792-794, 796-798, 800-802, 804-806, 808-810, 812-814, 816-818, 820-822, 824-826, 828-830, 832-834, 836-838, 840-842, 844-846, 848-850, 852-854, 856-858, 860-862, 864-866, 868-870, 872-874, 876-878, 880-882, 884-886, 888-890, 892-894, 896-898, 900-902, 904-906, 908-910, 912-914, 916-918, 920-922, 924-926, 928-930, 932-934, 936-938, 940-942, 944-946, 948-950, 952-954, 956-958, 960-962, 964-966, 968-970, 972-974, 976-978, 980-982, 984-986, 988-990, 992-994, 996-998, 1000-1002, 1004-1006, 1008-1010, 1012-1014, 1016-1018, 1020-1022, 1024-1026, 1028-1030, 1032-1034, 1036-1038, 1040-1042, 1044-1046, 1048-1050, 1052-1054, 1056-1058, 1060-1062, 1064-1066, 1068-1070, 1072-1074, 1076-1078, 1080-1082, 1084-1086, 1088-1090, 1092-1094, 1096-1098, 1100-1102, 1104-1106, 1108-1110, 1112-1114, 1116-1118, 1120-1122, 1124-1126, 1128-1130, 1132-1134, 1136-1138, 1140-1142, 1144-1146, 1148-1150, 1152-1154, 1156-1158, 1160-1162, 1164-1166, 1168-1170, 1172-1174, 1176-1178, 1180-1182, 1184-1186, 1188-1190, 1192-1194, 1196-1198, 1200-1202, 1204-1206, 1208-1210, 1212-1214, 1216-1218, 1220-1222, 1224-1226, 1228-1230, 1232-1234, 1236-1238, 1240-1242, 1244-1246, 1248-1250, 1252-1254, 1256-1258, 1260-1262, 1264-1266, 1268-1270, 1272-1274, 1276-1278, 1280-1282, 1284-1286, 1288-1290, 1292-1294, 1296-1298, 1300-1302, 1304-1306, 1308-1310, 1312-1314, 1316-1318, 1320-1322, 1324-1326, 1328-1330, 1332-1334, 1336-1338, 1340-1342, 1344-1346, 1348-1350, 1352-1354, 1356-1358, 1360-1362, 1364-1366, 1368-1370, 1372-1374, 1376-1378, 1380-1382, 1384-1386, 1388-1390, 1392-1394, 1396-1398, 1400-1402, 1404-1406, 1408-1410, 1412-1414, 1416-1418, 1420-1422, 1424-1426, 1428-1430, 1432-1434, 1436-1438, 1440-1442, 1444-1446, 1448-1450, 1452-1454, 1456-1458, 1460-1462, 1464-1466, 1468-1470, 1472-1474, 1476-1478, 1480-1482, 1484-1486, 1488-1490, 1492-1494, 1496-1498, 1500-1502, 1504-1506, 1508-1510, 1512-1514, 1516-1518, 1520-1522, 1524-1526, 1528-1530, 1532-1534, 1536-1538, 1540-1542, 1544-1546, 1548-1550, 1552-1554, 1556-1558, 1560-1562, 1564-1566, 1568-1570, 1572-1574, 1576-1578, 1580-1582, 1584-1586, 1588-1590, 1592-1594, 1596-1598, 1600-1602, 1604-1606, 1608-1610, 1612-1614, 1616-1618, 1620-1622, 1624-1626, 1628-1630, 1632-1634, 1636-1638, 1640-1642, 1644-1646, 1648-1650, 1652-1654, 1656-1658, 1660-1662, 1664-1666, 1668-1670, 1672-1674, 1676-1678, 1680-1682, 1684-1686, 1688-1690, 1692-1694, 1696-1698, 1700-1702, 1704-1706, 1708-1710, 1712-1714, 1716-1718, 1720-1722, 1724-1726, 1728-1730, 1732-1734, 1736-1738, 1740-1742, 1744-1746, 1748-1750, 1752-1754, 1756-1758, 1760-1762, 1764-1766, 1768-1770, 1772-1774, 1776-1778, 1780-1782, 1784-1786, 1788-1790, 1792-1794, 1796-1798, 1800-1802, 1804-1806, 1808-1810, 1812-1814, 1816-1818, 1820-1822, 1824-1826, 1828-1830, 1832-1834, 1836-1838, 1840-1842, 1844-1846, 1848-1850, 1852-1854, 1856-1858, 1860-1862, 1864-1866, 1868-1870, 1872-1874, 1876-1878, 1880-1882, 1884-1886, 1888-1890, 1892-1894, 1896-1898, 1900-1902, 190





