

1. 5:30 P.M. Notice Of Public Hearing Hwy 93 Parcels (Rezoning)

Documents:

[NOTICE OF PUBLIC HEARING RZNE-000406-2025 HWY 93 PARCELS.PDF](#)

- 1.1. Public Hearing - Hwy 93 Rezoning

Documents:

[SUBMITTAL AND REPORT ON RZNE-000406-2025 HWY 93 PARCELS \(2\).PDF](#)



Notice of Public Hearing

The City of Clemson City Council will hold a public hearing on the matter listed below. The session will begin at **5:30 p.m. on Monday, March 17, 2025** in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC 29631.

Hearing Topic:

RZNE-000406-2025 Hwy 93 Parcels (Rezoning)

Mercy Housing South East (Inc.) is seeking to rezone seven parcels totaling approximately 11 acres near 579 Old Greenville Highway from RM-1 and RM-2 Two-family Residential Districts to RM-4 Multi-family Residential District. Approval of the proposed rezoning will allow for the development of a 168-unit multi-family affordable housing community for residents earning at or below 60% Area Median Income (AMI). The Planning Commission is scheduled to take up consideration of the matter up at their regular monthly meeting on March 10, 2025. Links to copies of documents will be published in the Calendar of Events on the City website.

Comments on the proposed rezoning may be submitted in person during the hearing, and in writing through the MyCivic app on the City's website prior to the session.

Contact the Planning and Development Department (864-653-2050) for more information.

SUMMARY OF ZONING AND SC HOUSING REQUIREMENTS

Existing Zoning

Density				
Proposed Re-Zoning				
	Density (bedrooms /acre)	Allowed per 11.57 acres	Bedrooms in Phase 1	Bedrooms in Phase 2
RM-3	18	208.26	126	82.26
RM-3.5	25	289.25	126	163.25
RM-3.5*	35	404.95		
RM-3.5**	45	520.65		
RM-4	56	647.92	126	521.92
*Level II Density Bonus (must provide min 4 pts)				
*Level III Density Bonus (must provide min 8 pts)				

Building Height

40'	RM-3, RM-4
40'	RM-3.5 by right
Structure height means the vertical distance from the average finished ground elevation at the front of the building (as determined by the main entrance of the building defined by the architect) or from the finished floor of a plaza spanning 65% or more of the front of the building to:	
3 story w flat roof approx Height (measured to the highest parapet or roof line)	
level 1	9.66 (9'-8")
level 2	9.66
level 3	8
Roof	1.5
Parapet	3.5
	32.32
3 story w slope roof approx Height assuming max 6:12 slope (mean hieght between eave and highest ptched roof	
level 1	9.66 (9'-8")
level 2	9.66
level 3	8
Roof	9
	36.32
4 story w flat roof approx Height (measured to the highest parapet or roof line)	
level 1	9.66 (9'-8")
level 2	9.66
level 3	9.66
level 4	8
Roof	1.5
Parapet	3.5
	41.98
4 story w slope roof approx Height assuming max 6:12 slope (mean hieght between eave and highest ptched roof	
level 1	9.66 (9'-8")
level 2	9.66
level 3	9.66
level 4	8
Roof	9
	45.98

C. Density bonuses that exceed the density of a *Level I* multi-family residential development shall be allowed subject to the following bonus scale provided in Table 19-311-1:

- Level II* density shall permit a maximum of 35 bedrooms per acre if a minimum of four density bonus points;
- Level III* density shall permit a maximum of 45 bedrooms per acre if a minimum of eight density bonus points are provided per Table 1.

Table 19-311-1. Density Bonus Scale For Multi-Family Developments		
Feature	Supplemental Site Improvement Options	Point Values
Open Space	a. Provision of an additional 10 percent of the site as open space.	1
	b. Provision of an additional 25 percent of the site as open space.	2
Public Amenities	c. Provision of a public amenity that benefits the overall Clemson community including but not limited to play area for a pocket park, or greenway consistent with the City's Plan subject to prior approval by City Council.	1
Parking Location	d. Provision of minimum of 25 percent of the required parking within or under the principal structure ¹ ;	2
Enhancements	e. Provision of 50 percent of required parking within or under the principal structure ¹ .	4
	f. Provision of a minimum of four of the following enhancements: decorative paving, ornamental lighting, benches, fountains, community garden, or public art.	1
Submarket Units ²	g. Provision of two percent of the development with a minimum of two submarket price units subject to the definition of affordable housing provided by SC Code § 6-29-1110(1).	2
	h. Provision of five percent of the development with a minimum of five submarket rate dwelling units subject to the definition of affordable housing provided by SC Code § 6-29-1110(1).	3
Buffer width	i. Provision of five feet of additional width to bufferyard. ³	1
Tree Preservation	j. Tree preservation in excess of 35 percent of 12 inch caliper trees identified on the tree survey.	1
	k. Provision of one saved or planted upperstory tree per every two dwelling units.	1
	l. Provision of 10 foot of additional width to bufferyard abutting any single family use or district.	1
	m. Provision of on-site stormwater management.	1
Parking Pavement	n. Provision of pervious parking spaces for 10 percent or more of the minimum otherwise required for the to-tal project.	1
Green Building	o. Provision of structures built to IGCC design standards or comparable.	3
¹ Structured parking shall be subject to the conditions outlined in Section 19-305A 17.		
² Units shall be integrated into development and not clustered.		
³ See Table 19-311-2 for Building Height Bonus.		

Table 19-304. Density, Bulk, and Dimensional Requirements and Standards for Residential Districts.										
DISTRICTS										
USE	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	Reference	
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'		
c. Density, max. (bedrooms/acre)						18	See Section 19-311	56	See Section 19-311	
d. Impervious surface coverage, max.						60%	60%	60%		
e. Open space requirements, min.						25%	25%	25%		
f. Common open space requirements, min.						3%	4%	4%		
g. Building spacing, min.						30'	30'	30'		
h. Front setbacks, min. (exterior)						15'	15'	15'		
i. Side setbacks, min. (exterior)						15'	15'	15'		
j. Rear setbacks, min. (exterior)						25'	25'	25'		
k. Dwelling occupancy, max.						3	4	4		
l. Structure height, max.						40'	See Section 19-311	40'	See Section 19-311	
2. Conditional Use Standards [RM-3 & RM-4 Districts Only]									See Section 19-305	
3. Conditional Use Standards [RM-3.5 District Only]									See Section 19-311	

Table 19-311-2. Building Height Bonus Options		
Site Category	Site Improvements	Maximum Allowable Height
Height I	a. No additional improvements beyond otherwise required.	40'
Height II	a. Provision of 25 percent or more of the required parking in parking deck or under building;	45'
	b. Provision of five feet of additional building setback adjacent to any R Districts; and	
	c. Provision of five feet of additional width to bufferyard adjacent to any single-family or duplex dwelling.	
Height III	a. Provision of 35 percent or more of the required parking in parking deck or under building;	55'
	b. Provision of 10 feet additional building setback adjacent to any R Districts; and	
	c. Provision of 10 feet of additional width to bufferyard adjacent to any residential dwelling.	
Height IV	a. Provision of 50 percent or more of the required parking in parking deck or under building;	65'
	b. Provision of 15 feet of additional building setback adjacent to any R Districts;	
	c. Provision of 15 feet of additional width to bufferyard adjacent to any residential dwelling; and	
	d. Provision of an additional 10 percent of the site as open space.	

PARKING

Off Street parking Requirements (Table 19-802)
1 space per bedroom
exception to go down to .5 spaces per bedroom if located within 1,000 FT of a CAT route
CAT redline runs on Old Greenville Hwy
Reduced Parking Agreement must be signed with the City one time and annual fees for 30 years
car sharing program
bike parking
new bus stop

Off-Street parking Regs for uses other than Single-fam or duplex (table 19-807)

- Parking should be separated from sidewalks, landscape buffers and required setbacks by a wall, fence, curbing, or other approved protective device
- 3' min from parking to PL
- 5' min between parking and building
- Parking cannot encroach on landscape buffers or required open space
- Where parking is allowed in the setback, it shall NOT encroach on the required bufferyard
- Stall Size
9x18; 30% can be compact 8x16
10x20 for parking spaces in a parking garage (except compact stalls)
- Min Aisle width 22'

No off-street loading req'ments for residential/multi-fam

Bufferyards

Site is adjacent to RM-1 and RM-2 (two family), PD 13 (planned dev/multi-fam), and RM-1 across the street (two family)

15' C req'd adjacent to RM-1 and RM-2
req's a 6'-8' fence within 12" of PL

10' B req'd adjacent to multi-family (would need City to confirm that PD meets multifamily requirement)
must have ONE of the following
36"-48" fence or wall
shrubs
36"-48" continuous berm

Unit Size

per SC Housing QAP (2025 Draft Revised 10/18/24)						
	min SF	max SF		SF used for planning purposes	Unit Dim	Unit Alt Dim
Studio	500	525		512.5	17'x30'	
1 bd	750	840		795.0	26.5'x30'	
2 bd	850	1,100		975.0	32.5'x30'	36'x27'
3 bd	1,100	1,280		1,190.0	40'x30'	45'x26.5'
4 bd	1,250	1,375		1,312.5		

Unit Ratios / Design Elements

per SC Housing QAP (2025 Draft Revised 10/18/24)			
Studios	20% max		
3bd	25% min	2024 QAP - for family developments	
3bd	20%-35%	2025 QAP Draft - for fam devs	
stud./1bd	10% min	2024 QAP/2025 QAPDraft - for fam devs	
All units	must have a balcony, sunroom, or patio		
	balcony/		
	patio	65 SF min	
	sunroom	70 SF min	

Parking Counts

per SC Housing QAP (2025 Draft Revised 10/18/24)	
1 bd	1 parking spaces/unit
2 bd	1.5 parking spaces/unit
3 bd & 4bd	2 parking spaces/unit
1 HC stall/ accessible unit non HC stalls must be 8' x 18'; 10% can becompact	
per SC Housing QAP (2025 Draft Revised 10/18/24)	
1 parking stall/bedroom non HC stalls must be 9' x 18'; 30% can be 8' x 16' compact	

PROPOSED RE-ZONING + DESIGN PROGRAM

Proposed Zoning Summary

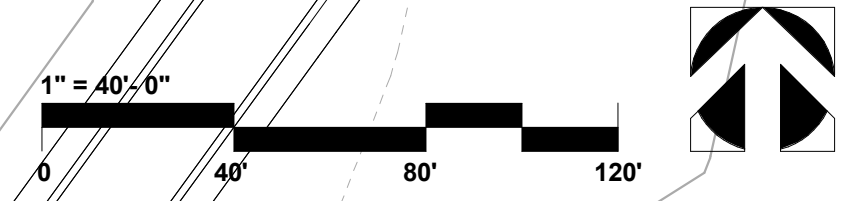
				Density	Height
Existing Zoning	RM-1		Req'd/Allowed Per RM-4	647 Units	40 ft
Proposed Re-zoning	RM-4		Proposed	168 Units	32 - 37 ft

Option 5

Unit Count										Parking Count				
	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Total Units	%	Total Beds	SF/ Unit	Total Unit SF	Stalls/Unit (SC Housing)	Parking Req'd (SC Housing)	Parking Req'd (COC)	Pkg Prov'd
Studio		0	0	0	0	0	0%	0	0.0	0.0	1.0	0	0	
1 bd	7	1	9	13	4	34	20%	34	0.0	0.0	1.0	34	34	
2 bd	17	16	21	23	23	100	60%	200	0.0	0.0	1.5	150	200	
3 bd	6	10	3	12	3	34	20%	102	0.0	0.0	2.0	68	102	
	30	27	33	48	30	168	100%	336		0.0		252	336	304
						w/ CoC Transit Proximity 10% Administrative Parking Reduction						302		

EXISTING SITE - AERIAL PHOTO



$$1'' = 50'-0''$$


w/ CoC Transit Proximity 10% Administrative Parking Reduction

SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)

1" = 50'-0"



Option 5														
Unit Count											Parking Count			
	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Total Units	%	Total Beds	SF/ Unit	Total Unit SF	Stalls/Unit (SC Housing)	Parking Req'd (SC Housing)	Parking Req'd (COC)	Pkg Prov'd
Studio		0	0	0	0	0	0%	0	0.0	0.0	1.0	0	0	
1 bd	7	1	9	13	4	34	20%	34	0.0	0.0	1.0	34	34	
2 bd	17	16	21	23	23	100	60%	200	0.0	0.0	1.5	150	200	
3 bd	6	10	3	12	3	34	20%	102	0.0	0.0	2.0	68	102	
	30	27	33	48	30	168	100%	336		0.0		252	336	304
						w/ CoC Transit Proximity 10% Administrative Parking Reduction						302		

Report on RZNE-000406-2024 Proposed Map Amendment (Hwy 93 Parcels)

Public Hearing
March 17, 2025

An application for a zoning map amendment (rezoning) was submitted by Mercy Housing South East, Inc. 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 *RM-4 Multi-family Residential District*.

If the rezoning is approved as requested, the applicant proposes to develop a 168-unit multi-family affordable housing community for families earning at or below 60% AMI. A more detailed description is contained in the application included with this report. The Planning Commission is scheduled to take the application up at their regular monthly meeting on March 10, 2025.

LOCATION OF PARCELS



Current Zoning

As noted above, the parcels proposed for rezoning are all currently zoned either RM-1 District or RM-2 District, 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. It should be noted that the sole difference between these districts is that manufactured housing is permitted (as a conditional use) only 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 RM-4 Multi-family Residential District. This district, which is intended to maintain and promote medium to high-density residential development including multiple-unit, patio home and zero-lot-line housing, is intended to provide alternatives to low-density, single-family detached housing, and emphasize walkable environmentally-responsible design principals.

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 and development was conducted by City departments in an effort to identify issues associated with the proposal that may negatively impact service delivery. No impediments to the successful development of the project as proposed were identified.

The following comments were received:

The City Engineer noted the need to complete the closure of a SDES-permitted structural fill site as part of the project.

The Utilities Director stated that an existing sewer line impacted by activities associated with the fill site (see above) will need to be designed and relocated/replaced as part of the project.

The Stormwater Manager stated that as the development's stormwater system and ponds would be required to be privately owned and maintained, and as such would not impact the City system.

The Fire Marshal noted the increased workload associated with serving not only the proposed project but also several other new developments, and stated that the combination will probably require consideration of a future expansion of the fire system.

Review Status

The Planning Commission will take the matter up on March 10, 2025 in order to provide a recommendation on the matter to City Council. A public hearing has been scheduled by City Council on March 17, 2025.

Application

Docusign Envelope ID: 0C82A0E9-4E2F-4F6B-8EB7-B02F01419809



**CITY OF
Clemson**
PLANNING &
DEVELOPMENT

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

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.

RZNE-000406-2025

File no.: R - - -	PIN: See Below - - -	Date submitted: 02 / 13 / 25	Planning Commission meeting date: 03 / 10 / 25
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name: JSCI BURKE PROPERTY LLC	First: (Sam Cox)	Middle:	Interest: ☐ Sole owner ☐ Co-owner
Mailing address: 1639 EARLS BRIDGE RD	City: Easley	State: SC	ZIP Code: 29640
Daytime phone no.: ()	Fax no.: ()	E-mail:	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Mercy Housing South East (Inc.)	First: (Ronit Hoffer)	Middle:	
Mailing address: 260 Peachtree St. #1800	City: Atlanta	State: GA	ZIP Code: 30303
Daytime phone no.: (404) 931-9801	Fax no.: ()	E-mail: rhoffer@mercyhousing.org	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM1 to RM4			
579 Old Greenville Highway:			
Property address: 4054-11-65-6587, 4054-11-65-7410, 4054-11-65-8807, 4054-11-75-1713, 4054-11-75-2837, 4054-11-75-1929 , 4054-11-66-9099	Property dimensions:	Property area:	11.67 acres

4054-11-75-1928

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.

Sam Cox

Owner name

Signed by:
Sam Cox

Owner signature

2/7/2025

Date

To be completed by Applicant:

I certify that the information in this request is correct.

Report on RZNE-000406-2025 (Highway 93 Parcels)

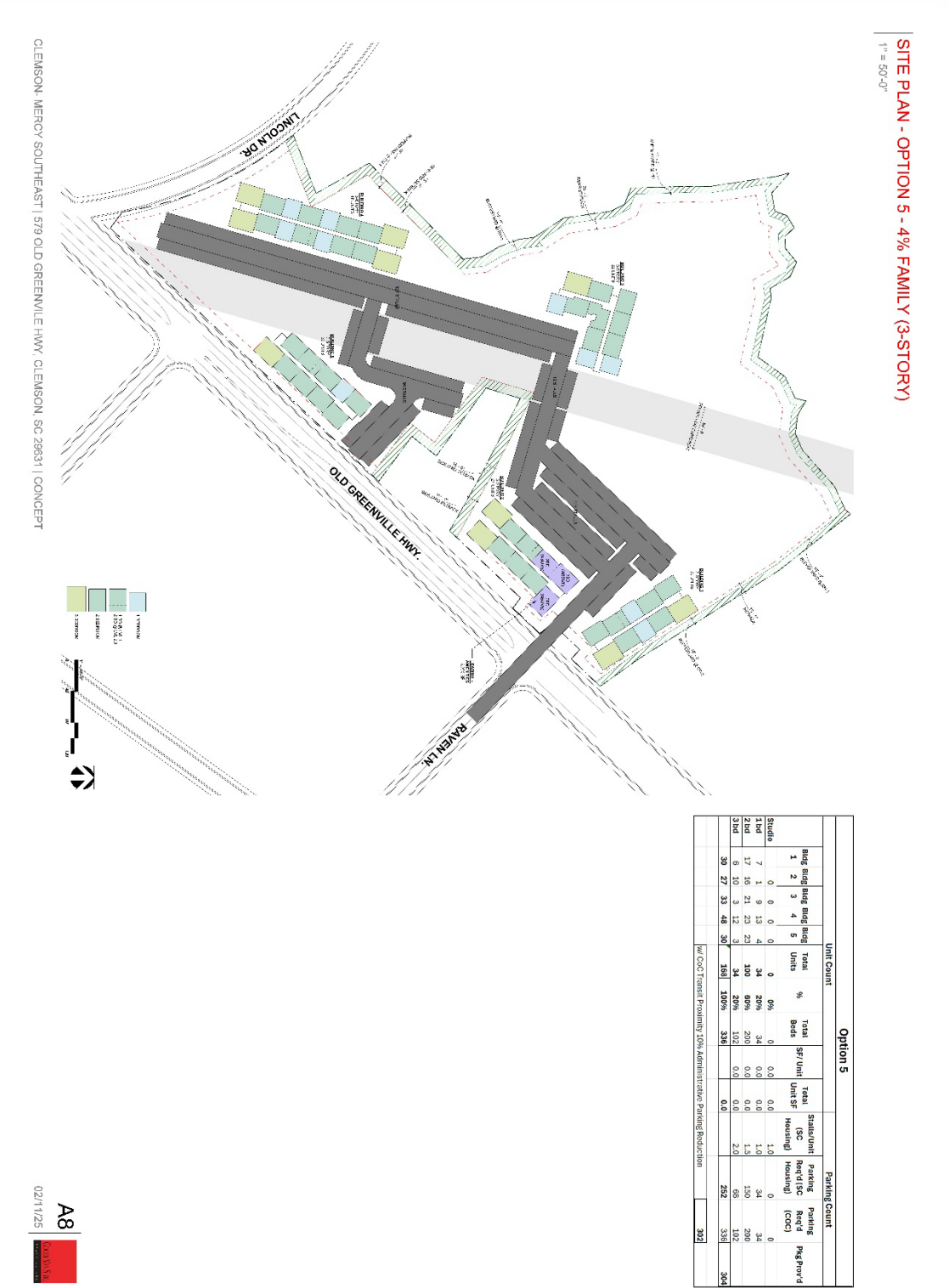
Docusign Envelope ID: 0C82A0E9-4E2F-4F6B-8EB7-B02F01419809

Ronit Hoffer, Senior Developer, MHSE		2.7.2025
<i>Applicant name</i>	<i>Applicant signature</i>	<i>Date</i>

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

REQUIRED INFORMATION
REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons: Mercy Housing Southeast, Inc. (MHSE) intends to develop this 11.67 acre site into a 168 unit multi-family affordable housing community for families earning at or below 60% AMI. The site is currently zoned RM1 which does not allow for multi-family housing. In order to construct this community with the density level needed to make the project financially feasible (168-unit/336 bedrooms) the RM4 designation is required. This family housing will contain 1, 2 and 3 bedroom units along with amenities to serve the residents such as on site property management and resident services coordinator, a community building with communal laundry facilities (as well as in-unit washer/dryer hook ups), computer stations for residents, a playground for young children and other outdoor amenities TBD.

Site Plan



Precedent Images

PRECEDENT IMAGES
NTS



CLEMSON- MERCY SOUTHEAST | 579 OLD GREENWILE HWY, CLEMSON, SC 29631 | CONCEPT

