

1. Agenda

Documents:

[2025_03_10_PC_MEETING_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2025_02_10_PC-MINUTES_APPROVED.PDF](#)

[SUBMITTAL AND REPORT ON PUD-000391-2025 PROPOSED PLANNED DEVELOPMENT - VARSITY 3.PDF](#)

[REPORT ON RZNE-000272-2024 CAMBRIDGE DRIVE PARCELS.PDF](#)

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



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, March 10, 2025

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. February 10, 2025 – Regular Meeting

4. Planned Development Informal Public Session:

- a. PUD-000391-2025 Proposed Planned Development (Varsity 3)

5. Action Items

- a. RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive)
- b. RZNE-000291-2025 Proposed Map Amendment (Hwy 93 Parcels)

6. Advisory Items

7. Discussion Items

8. Staff Reports

9. Other Items

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

10. Adjourn

City of Clemson
PLANNING COMMISSION MEETING
Monday, February 10, 2025
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), Greg Rice (Vice-Chair), John Crolley, Charles Kernaghan, Bryan Yoder, Benji Cumbie

Members absent: Tanya Hyatt

Staff present: Nathan Woods, Director of Planning and Development; Art Holbrooks, City Planner; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube (Note: due to technical issues, a portion of the video recording was lost; a full audio recording is available on request.)

1. Call to Order:

Mr. Tyler called the meeting to order at 6:00 p.m. and introduced the Commission members.

2. Election of Officers for 2025

Mr. Tyler requested Mr. Woods oversee the election process for Chair.

a. Chair

Mr. Woods called for nominations for Chair. Mr. Rice nominated Mr. Tyler to be reappointed; Mr. Cumbie seconded the nomination. No other nominations were made. Mr. Woods called for a vote by a show of hands to reappoint Mr. Tyler; there was no opposition. Mr. Woods turned the meeting over to Mr. Tyler.

b. Vice-chair

Mr. Tyler called for nominations for Vice-chair. Mr. Tyler nominated Mr. Rice to be reappointed; Mr. Yoder seconded the nomination. No other nominations were made. Mr. Tyler called for a vote by a show of hands; there was no opposition.

c. Reappointment of Recording Secretary

Mr. Tyler made a motion to reappoint Ms. Roach as Recording Secretary; Mr. Yoder seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition.

Mr. Tyler introduced City staff present.

3. Public Session

Mr. Tyler opened the Public Session, and called for comments related to items not on the agenda.

Mr. Robert Lee, 113 Pressley Drive, Clemson. Mr. Lee addressed concerns with diversity, equity, and inclusivity (DEI) efforts and City ordinances.

Mr. Tyler called for any other comments; there were none. The Public Session was closed.

4. Adoption of Minutes

a. November 18, 2024 - Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none.

Mr. Tyler called for a motion. Mr. Rice made a motion to approve the minutes of the November 18, 2024 meeting as presented; Mr. Crolley seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6 - 0 vote.

5. Concept Presentation Workshop: (0:00:01)

a. PUD-000391-2025 Proposed Planned Development (Varsity 3)

Mr. Jon Silkworth and Mr. Jeff Silkworth, owners of the Varsity Club residential development and applicants for the proposed planned development, were recognized. Mr. Jon Silkworth gave an overview of the existing phases of the development, which included 36 existing units (87 beds), and explained their intent to utilize the planned development process to develop a third phase. Mr. Jeff Silkworth then addressed the purchase and proposed usage of the property for the third phase. He noted that the goal of pursuing a planned development was to develop a quality project that contained more open space than typically seen, and also to provide the City with benefits. (See Attachment #1)

Among the topics addressed by the applicants in the workshop were:

- * The existing Varsity Club phases consist of approximately 9.2 units per acre (22 beds per acre); the proposed development will contain 10.2 units per acre (26 beds per acre)
- * The proposed development will include a total of 91 units with 52 % being one-bedroom units
- * The proposed park will be configured to act as a natural buffer
- * The 10 lots proposed to be dedicated to the City would be construction-ready

Following the presentation, members of the Commission provided comments on the proposal. Among the topics addressed were:

- Efforts to protect and mitigate impacts on the surrounding neighborhood
- Emergency vehicle access
- CAT Bus access
- Capacity of the stormwater system
- Providing clarity and specificity in the draft PD documents
- Dedication of the building lots proposed to be deeded to the City
- Ensuring street lighting is adequate
- Naming of the park
- Assisting with efforts to help neighborhood residents age in place

Mr. Tyler called for final comments on the proposed planned development; none were heard. The workshop was closed.

6. Action Items (0:54:48) - None

7. Advisory Item (0:54:52) - None

8. Discussion Items (0:54:56) - None

9. Staff Reports (0:54:59)

Mr. Holbrooks reported on a recently completed subdivision of property through the Simple Lot Subdivision process. He then provided an update and summary of activity since the process was adopted into City Code (See attachment #2)

10. Other Items (1:01:54)

- a. Planning Commission Representation at Council Meeting – None
- b. Future Workshops and Other Events – None

11. Adjourn (1:02:03)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Mr. Cumbie seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6 - 0 vote.

The meeting was adjourned at 7:02 p.m.

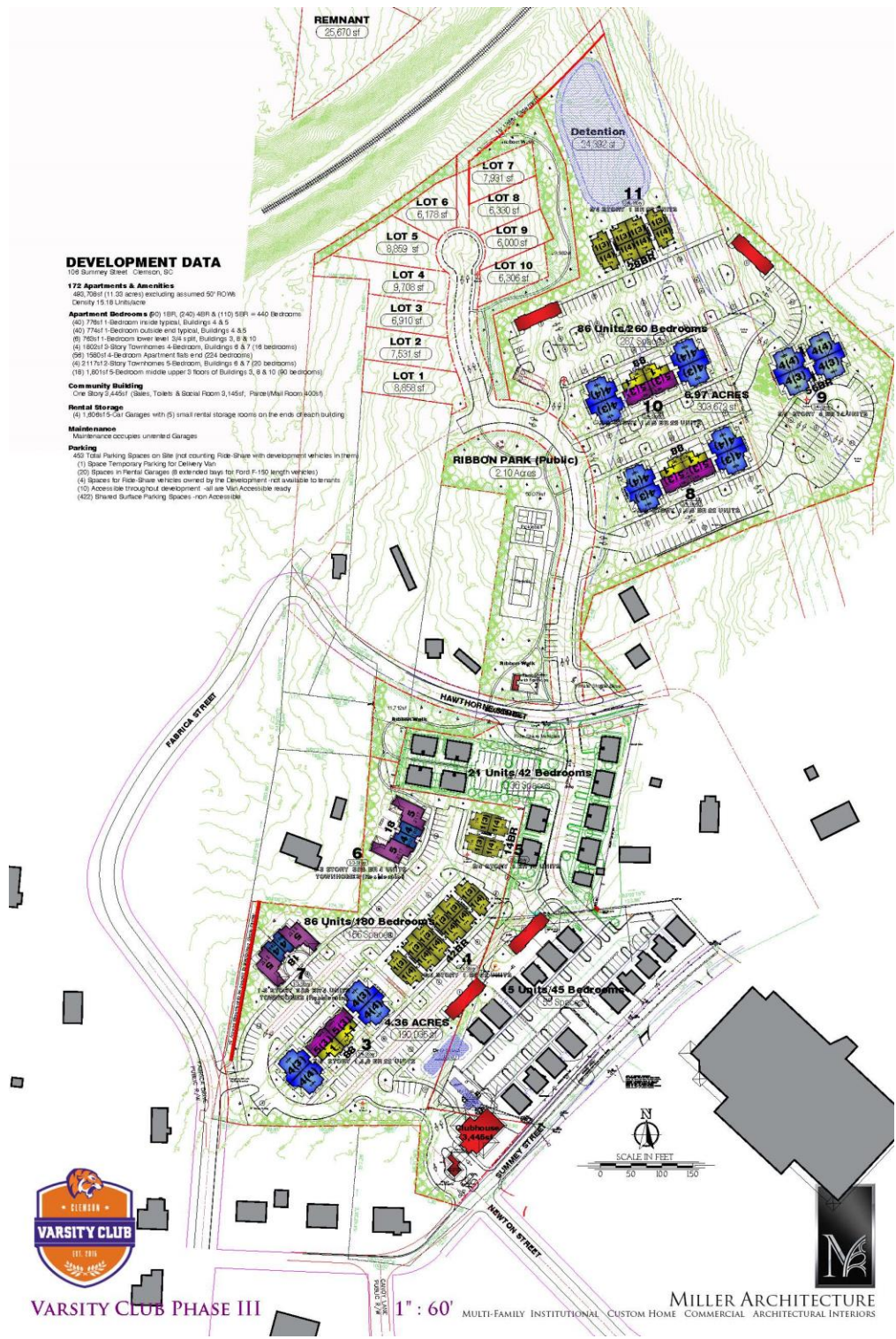
Respectfully submitted,

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

Varsity Club 3 Site Plan and Description



REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

Varsity Club III at Clemson – Planned Development Descriptive Statement

Overview

Varsity III is being proposed as a mixed-use multi-family/single family residential development with a park and park land being proposed as the requisite non- residential component for a Planned Development.

The Varsity III Planned Development proposes the development of 16.75 acres of RM-2 land which is currently vacant (except for one rental house at 106 Summey Street). The development will be owned and operated by 2111 Packard, LLC based out of Greenville, SC who shall be responsible for the maintenance of all buildings, parking areas, landscaping, and amenity areas. Water, sanitary, roads and storm and sewer infrastructure improvements shall be dedicated to the City of Clemson for ownership and maintenance.

Residential Uses:

The Planned Development proposes a mix of duplex, townhouse, multi-family, and single-family units which will mostly be rentals. The initial proposal includes 168 garden apartment units in 8 total buildings with 1, 4, and 5 bedroom floor plans, 8 cottage-style townhome units with 4 and 5 bedroom floor plans. The developer proposes providing the city with 10 platted lots for single-family. The initial site plan shows a total of 180 dwelling units within the residential portion of the Planned Development resulting in a density of 10.7 units per acre resulting in a total occupancy for the project of 440 bedrooms and a density of 26 occupants per acre (does not include the proposed 10 single family attainable units).

The initial concept plan shows single-family plats deeded to the City. The land set aside for the City for attainable housing can be developed in several ways including single-family, duplex, townhome, or apartments – or a combination of these housing types. In all cases, the developer will provide the roadways, paving and utility infrastructure to service them. The opportunity for the City to have shovel ready land for providing attainable housing has been a dire need that has been expressed by City leadership for more than two decades.

Park Uses:

The planned development will include an approximately 2.1 acres of park lands. This includes .5-acres of land along Hawthorne Street that we feel would be ideal for a community garden should that be the desire of the City. There is an additional 1.6-acres of park on the north side of Hawthorne that would well suited for pavilion for family reunions and the Cadillac Heights community to have a place to meet similar to the Red Hill community in Clemson. More active uses are also planned such as pickle ball courts. In addition, there is the opportunity for additional space for conservation and/or passive recreation. Ideally this park can be named after Hobie Singleton who first purchased the property more than 100 years ago and a monument or fountain could be erected to honor his legacy. The developer looks forward to exploring the uses and associated parking the City deems most appropriate and which the developer can build/provide. This includes utilizing the land being proposed for attainable housing to be used as park land instead.

Other Project Uses:

- The proposed parking ratio is 1:1 per bedroom.
- It is expected that many of the tenants will utilize the CAT system given the proximity of bus stops/shelters. The developer will also install infrastructure for the growing ride sharing trend and EV charging stations to accommodate the growing need for these capabilities.
- All abutting property owners have been contacted and are aware of the proposed development and no one has expressed a strong objection.
- The existing prescriptive easement leading to the land-locked property addressed as 125 Fabrica Street (Reverend Cannon) will be improved and formalized.
- Where the new development abuts the existing homes owned by Brenda and Edith Williams we propose that a brick or stone veneer masonry wall be constructed and landscaped to mitigate noise and light intrusion. Other mitigation options can be explored with the property owners.
- All buffer, set back, landscape, canopy coverage, lighting, signage, and stormwater management will meet or exceed the existing developmental standards for RM-2 or a Planned Development.
- Due to the terrain and split level construction, this plan shows several buildings that would exceed the 35' building height allowed in RM-2.
- Though not shown here, to help promote site connectivity a pedestrian path/sidewalk system is being planned to connect the development to connect Summey Street which then connects to Old Greenville Highway and /or any future development of the Bi-Lo site.

Attachment #2

Planning Commission
Meeting February 10, 2025

Report on Simple Lot Subdivision Approval

University Cottages, LLC sole owner of a .55 acre lot at 201 Calhoun Street was recently approved for subdivision to create total of 3 lots approximately 8K sq. feet each; the property is zoned RM-1 Two-family Residential District which will allow for the construction of a new single-family residence and two new duplexes.

Overall Review of SLS Activity

Total Simple Lot Subdivision Approvals Since Adoption of Process

Year	2018	2019	2020	2021	2022	2023	2024
# Simple Lot Subdivisions	1	2	4	3	3	4	2
# Existing Lots Subdivided	1	2	4	4	3	4	2
# New Lots Created	2	3	5	5	5	6	6

Summary:

19 total SLS reviews/approvals in 7 Years, or average less than 3 per year
32 total new lots created by SLS process since 2018

Average number of new lots created totals less than 2 per subdivision

REMANT
25,670 sf

DEVELOPMENT DATA

104 Summey Street Clemson, SC

172 Apartments & Amenities

503,878sf (11.57 acres) excluding assumed 50' ROWs
Density 14.86 Units/acre Height limit 4-Story or 60'

24 Townhomes

59,562sf (1.37 acres) Density 8.76 Units/acre
(12) 1219sf 2 Bedroom 3-Story (below surface Parking)
(12) 1273sf 2 Bedroom 3-Story (above surface Parking)

Apartment Bedrooms (90) 1BR, (240) 4BR & (110) 5BR = 440 Bedrooms

(40) 776sf 1-Bedroom inside typical, Buildings 4 & 5
(40) 774sf 1-Bedroom outside end typical, Buildings 4 & 5
(6) 763sf 1-Bedroom lower level 3/4 split, Buildings 3, 8 & 10
(4) 1802sf 3-Story Townhomes 4-Bedroom, Buildings 6 & 7 (16 bedrooms)
(56) 1580sf 4-Bedroom Apartment flats end (224 bedrooms)
(4) 2117sf 2-Story Townhomes 5-Bedroom, Buildings 6 & 7 (20 bedrooms)
(18) 1,801sf 5-Bedroom middle upper 3 floors of Buildings 3, 8 & 10 (90 bedrooms)

Community Building

One Story 2,400sf (Sales, Toilets & Social Room 2,000sf; Parcel/Mail Room 400sf)

Rental Storage

(4) 1,606sf 5-Car Garages with (5) small rental storage rooms on the ends of each building

Maintenance

Maintenance occupies unrented Garages

Parking

447 Total Parking Spaces on Site (not counting Ride-Share with development vehicles in them)
(1) Space Temporary Parking for Delivery Van
(20) Spaces in Rental Garages (8 extended bays for Ford F-150 length vehicles)
(4) Spaces for Ride-Share vehicles owned by the Development -not available to tenants
(10) Accessible throughout development -all are Van Accessible ready
(416) Shared Surface Parking Spaces -non Accessible

TRAFFIC
CHOKER
LOCATION

TRAFFIC
CHOKER
LOCATION

6' HIGH BRICK
VENEER PRIVACY
WALL WITH SOLID
FIRE TRUCK
ACCESS GATE

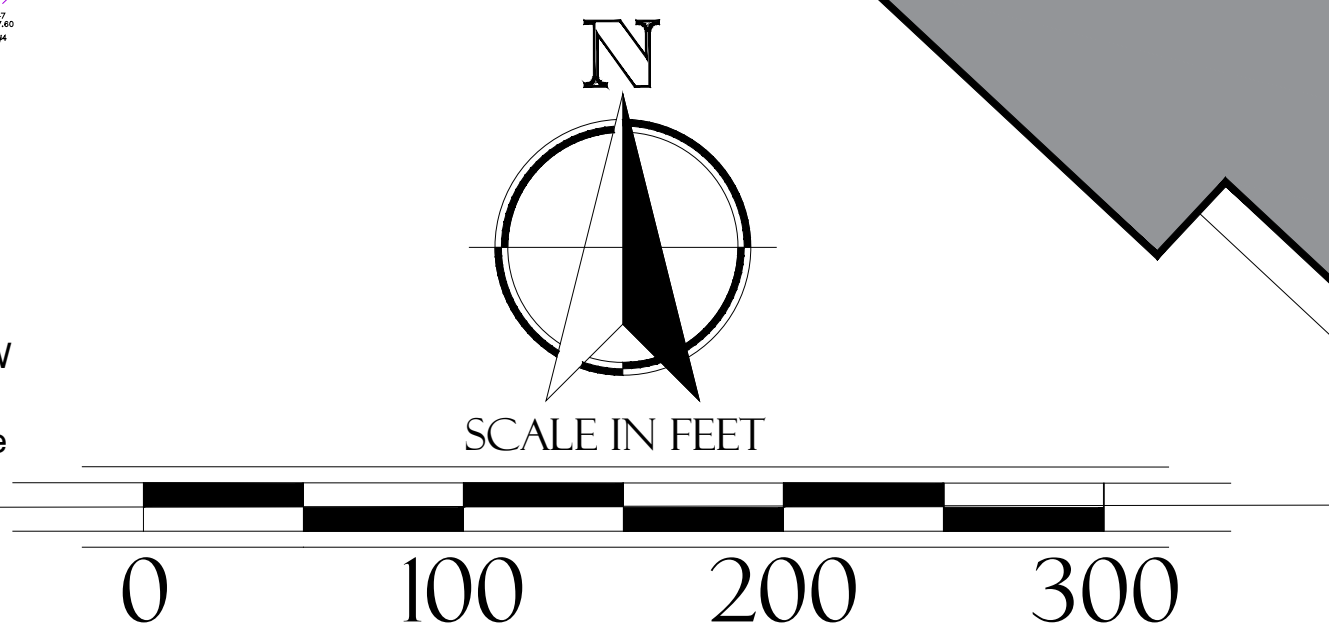


Varsity Club Phase III

Courtyard by Marriott (6-Story)

1" : 60'

MILLER ARCHITECTURE
MULTI-FAMILY INSTITUTIONAL CUSTOM HOME COMMERCIAL ARCHITECTURAL INTERIORS



Varsity Club III at Clemson Descriptive Statement 2/17/25

Overview

Varsity III is being proposed as a mixed-use multi-family/single family residential development with a park and park land being proposed as the requisite non-residential component for a Planned Development.

The Varsity III Planned Development proposes the development of 16.7-acres of RM-2 land which is currently vacant (except for two rental houses on Summey Street). The development will be owned and operated by 2111 Packard, LLC based out of Greenville, SC who shall be responsible for the maintenance of all buildings, parking areas, landscaping, and amenity areas. Water, sanitary, roads and storm and sewer infrastructure improvements shall be dedicated to the City of Clemson for ownership and maintenance.

Residential Uses:

The Planned Development proposes a mix of duplex, townhouse, multi-family, and single-family units which will mostly be rentals. The initial proposal includes 160 garden apartment units in 7 total buildings with 1, 4, and 5 bedroom floorplans, and two buildings with 8 cottage-style townhome units with 4 and 5 bedroom floorplans. The initial site plan shows a total of 182 dwelling units within the residential portion of the Planned Development resulting in a density of 10.4 units per acre resulting in a total occupancy for the project of 440 bedrooms and a density of 27 occupants per acre.

Attainable/Affordable Housing & Park Use:

1. **Attainable Housing** – The shaded area on the north side of the site (previously shown at 10 single family lots) will remain dedicated for single family or townhouse dwellings. The final quantity, configuration, target market, ownership, and construction responsibility shall be determined by City Council.
2. **Park Space** – The shaded areas shown on the plan will remain dedicated for park space for the City of Clemson. The final amenities, configuration, costs, responsibility for construction, and maintenance responsibility to be determined by City Council.
3. **Community Foundation of Greater Clemson** – Developer will make the initial contribution to assist the City creating and launching a City controlled entity to address City of Clemson resident's safety and accessibility issues to allow them to remain in their homes and age in place.

Other Project Uses:

- The proposed parking ratio is .9:1 per bedroom. Developer will attempt to have parking/bedroom parity of 1:1 however pending final engineering the development may be slightly under parked.
- It is expected that many of the tenants will utilize the CAT system given the proximity of bus stops/shelters. The developer will also install infrastructure for the growing ride sharing trend and EV charging stations to accommodate the growing need for these capabilities. **All EV stations on private property to be installed and maintained by developer.**
- The existing prescriptive easement leading to the land-locked property addressed as 125 Fabrica Street (Reverend Cannon) will be improved and formalized. **This easement will be contingent on 125 Fabrica remaining a single family lot with one single family dwelling on it.**
- Where the new development abuts the existing homes owned by Brenda and Edith Williams we propose that a brick or stone veneer masonry wall be constructed and landscaped to mitigate noise and light intrusion. Other mitigation options can be explored with the property owners.
- All buffer, set back, landscape, canopy coverage, lighting, signage, and stormwater management will meet or exceed the existing developmental standards for RM-2 or a Planned Development.
- Due to the terrain and split level construction, this plan shows several buildings that would exceed the 35' building height allowed in RM-2.
- **Per comments from neighbors and feedback from planning commission members at the first meeting we have incorporated into the plan traffic calming measures, sidewalks show to show connectivity, crosswalks, stop signs, and have made provisions for an easement to be granted to the City for a future round about at the intersection of Newton and Summey (by others).**
- **The new road (and infrastructure) on the north side of the site to be deeded to the City of Clemson and all offsite infrastructure improvements to include street lighting to meet City of Clemson standards. Type of lights TBD by City of Clemson Public Works.**

Report on PUD-000391-2025 Proposed Planned Development (Varsity 3)

Planning Commission Meeting Date
March 10, 2025

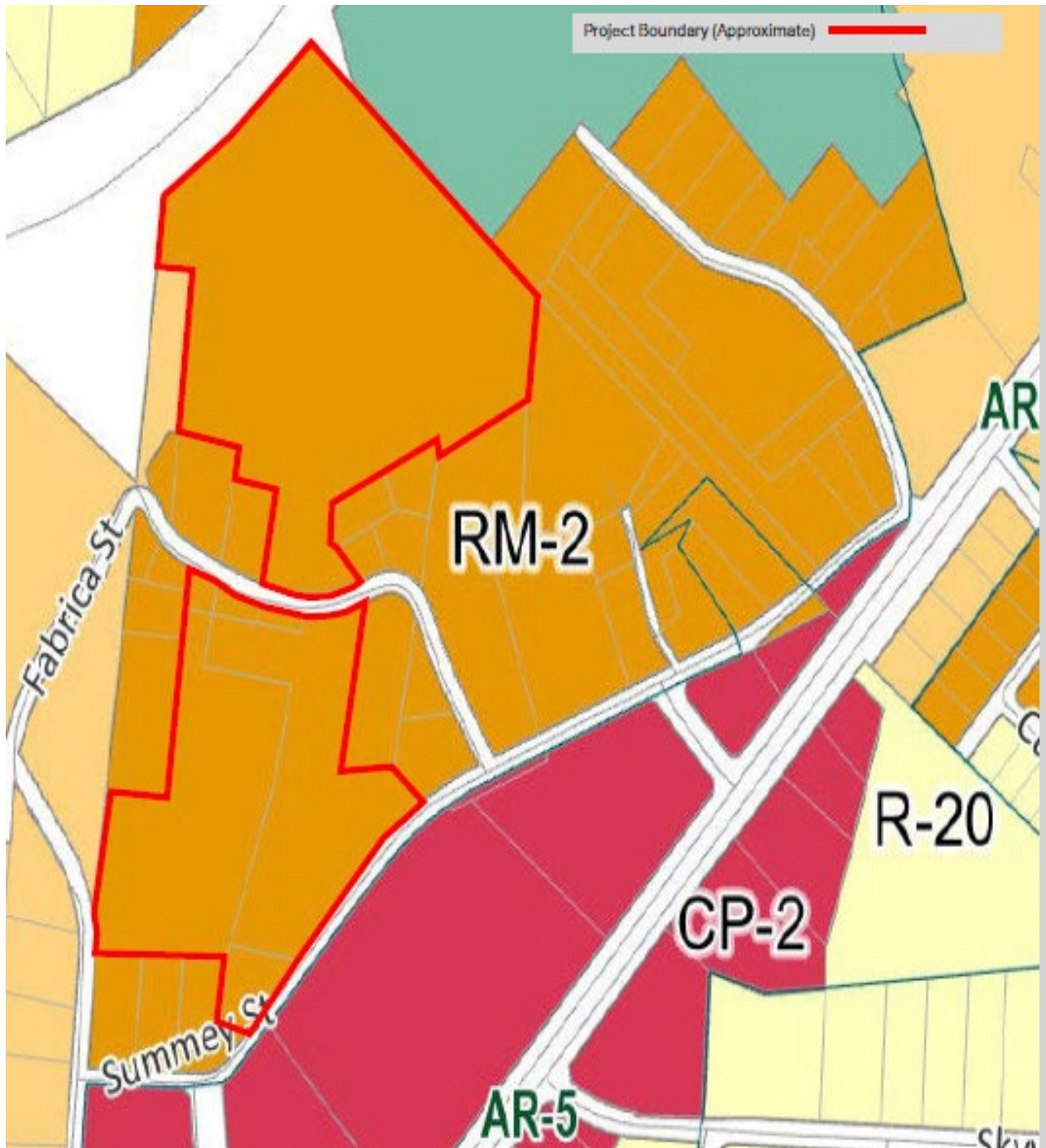
An application for a Planned Development was submitted by Silkworth/2111 Packard LLC (Mr. Jonathan D. Silkworth) on February 17, 2025. If approved, approximately 16 acres near Summey and Hawthorne Streets will be developed as a mixed-use multi-family/single family residential development adjacent to the existing Varsity Club phases (the proposed development will be considered the third phase of the project). Included in the proposal is a new public park to be dedicated to the City to fulfill the requirement for a mix of uses. A more detailed summary of the proposed development is included at the end of this document.

Location



The project site is located west of Old Greenville Highway (Hwy. 93) near the site formerly occupied by the BiLo Supermarket, and is accessed by both Summey and Hawthorne Streets. The site is currently mostly vacant.

Zoning



The current zoning of the properties on which the project is proposed to be located is RM-2 Two-family Residential District, with the site situated adjacent to both RM-1 and RM-2 Two-family Residential District parcels to the west, south and east sides. Also, it abuts the Aspen Heights Planned Development (PD-13) on the northern boundary, and the Norfolk Southern Railroad right-of-way on the northwest. CP-2 Community Business District properties are located across Summey Street on the southeast.

Future Land Use



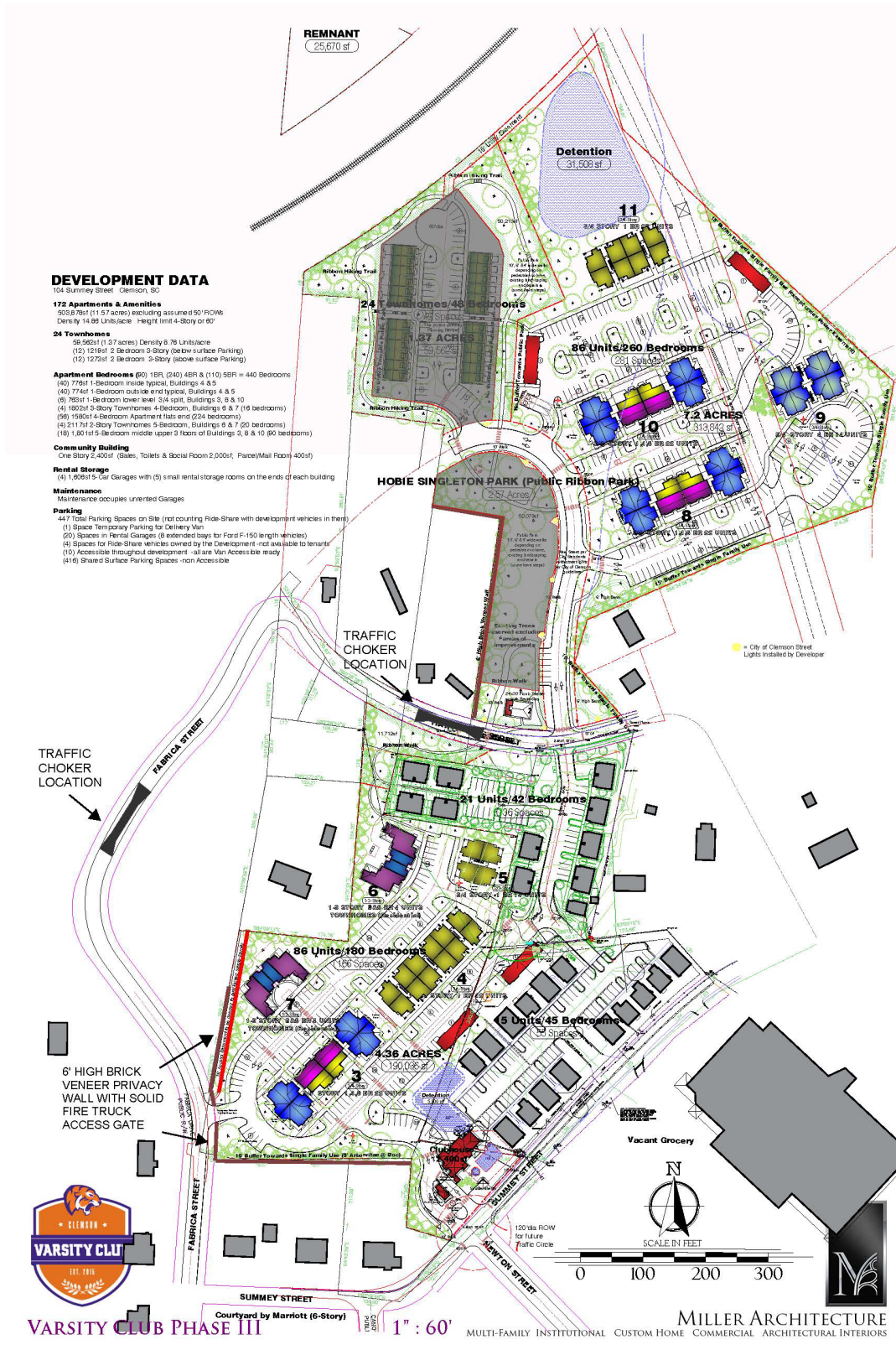
As noted above, the new development is to be situated on mostly vacant land (two rental houses are on Summey Street) adjacent to the existing Varsity Club phases. The Future Land Use Map proposes all of the property for Medium Density Residential uses, which is defined by the Comprehensive Plan as:

Land area used, or with the potential to be used, primarily for single-family or duplex residential structures on moderately-sized lots (4,000 to 8,000 square feet), but may also include patio homes, zero-lot-line development, lower density multi-family developments, and manufactured homes on individual lots in some limited areas.

Planning Commission Review Process

A concept presentation workshop, the first of the three required Planning Commission sessions in a planned development review, was held on February 10, 2025. The informal public meeting scheduled for March 10, 2025 is the second.

Site Plan



Application



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

PC

PLANNING COMMISSION PLANNED DEVELOPMENT APPLICATION – FORM 2 INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a **filing fee of \$750**, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

PUD-000391-2025

File no.: R - - PIN: - - - Date submitted: **02 / 17 / 2025** Informal public meeting date: **03 / 10 / 2025**

OWNER(S) INFORMATION

Last name: The Entrust Group FBO
Scott First: John Middle: Arthur Interest:
☒ Sole owner ☐ Co-owner
Mailing address: City: Seneca State: SC ZIP Code: 29672
705 Pine Creek Court
Daytime phone no.: Fax no.: E-mail:
(678) 910-9944 john.arthur.scott1@gmail.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: First: Jonathon Middle: David
Silkworth/2111 Packard, LLC
Mailing address: City: Greenville State: SC ZIP Code: 29609
27 Paddington Avenue
Daytime phone no.: Fax no.: E-mail:
(305) 582-9765 jsilkworth@argointdustriesinc.com

PROPERTY INFORMATION

Property address: 106 Summey Street Property dimensions: Property area: .53 acres Current zoning district: RM-2

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

See attachment titled **Varsity Club III Descriptive Statement dated 2/17/25**



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

PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a **filing fee of \$750**, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

File no.: R - _ _ - _	PIN: _ _ _ _ - _ _ - _ _ _ _	Date submitted: / /	Informal public meeting date: / /
-----------------------	------------------------------	---------------------	-----------------------------------

OWNER(S) INFORMATION

Last name: The Entrust Group FBO Silkworth / 2111 Packard, LLC	First: Jonathon	Middle: David	Interest ☐ Sole owner ☒ Co-owner
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Silkworth/2111 Packard, LLC	First: Jonathon	Middle: David	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

PROPERTY INFORMATION

Property address: 121 Hawthorne Street	Property dimensions:	Property area: .103 acres	Current zoning district: RM-2
---	----------------------	------------------------------	----------------------------------

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

See attachment titled **Varsity Club III Descriptive Statement dated 2/17/25**



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

PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a **filing fee of \$750**, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

File no.: R - _ _ - _	PIN: _ _ _ _ - _ _ - _ _	Date submitted: / /	Informal public meeting date: / /
-----------------------	--------------------------	---------------------	-----------------------------------

OWNER(S) INFORMATION

Last name: The Entrust Group FBO Silkworth / 2111 Packard, LLC		First: Jonathon	Middle: David	Interest ☐ Sole owner ☒ Co-owner
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609	
Daytime phone no.: (305) 582-9765	Fax no.: ()		E-mail: jsilkworth@argoindustriesinc.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Silkworth/2111 Packard, LLC		First: Jonathon	Middle: David
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()		E-mail: jsilkworth@argoindustriesinc.com

PROPERTY INFORMATION

Property address: 123 Hawthorne Street	Property dimensions:	Property area: .0891 acres	Current zoning district: RM-2
---	----------------------	-------------------------------	----------------------------------

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

See attachment titled **Varsity Club III Descriptive Statement dated 2/17/25**



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

PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a **filing fee of \$750**, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

File no.: R - _ _ - _	PIN: _ _ _ _ - _ _ - _ _	Date submitted: / /	Informal public meeting date: / /
-----------------------	--------------------------	---------------------	-----------------------------------

OWNER(S) INFORMATION

Last name: The Entrust Group FBO Chandler	First: Lignon	Middle:	Interest ☐ Sole owner ☒ Co-owner
Mailing address: 17203 Prevost Street	City: Detroit	State: MI	ZIP Code: 48235
Daytime phone no.: (313) 715-7028	Fax no.: ()	E-mail: lignon@sbcglobal.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Silkworth/2111 Packard, LLC	First: Jonathon	Middle: David	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

PROPERTY INFORMATION

Property address: 123 Fabrica Street	Property dimensions:	Property area: 4.00 acres	Current zoning district: RM-2
---	----------------------	------------------------------	----------------------------------

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

See attachment titled **Varsity Club III Descriptive Statement dated 2/17/25**



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

PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a **filing fee of \$750**, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

File no.: R - _ _ - _	PIN: _ _ _ _ - _ _ - _ _	Date submitted: / /	Informal public meeting date: / /
-----------------------	--------------------------	---------------------	-----------------------------------

OWNER(S) INFORMATION

Last name: The Entrust Group FBO Chandler	First: Lignon	Middle:	Interest ☐ Sole owner ☒ Co-owner
Mailing address: 17203 Prevost Street	City: Detroit	State: MI	ZIP Code: 48235
Daytime phone no.: (313) 715-7028	Fax no.: ()	E-mail: lignon@sbcglobal.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Silkworth/2111 Packard, LLC	First: Jonathon	Middle: David	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

PROPERTY INFORMATION

Property address: 115 Hawthorne Street	Property dimensions:	Property area: 11.00 acres	Current zoning district: RM-2
---	----------------------	-------------------------------	----------------------------------

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

See attachment titled **Varsity Club III Descriptive Statement dated 2/17/25**

Varsity Club III at Clemson Descriptive Statement 2/17/25

Overview

Varsity III is being proposed as a mixed-use multi-family/single family residential development with a park and park land being proposed as the requisite non-residential component for a Planned Development.

The Varsity III Planned Development proposes the development of 16.7-acres of RM-2 land which is currently vacant (except for two rental houses on Summey Street). The development will be owned and operated by 2111 Packard, LLC based out of Greenville, SC who shall be responsible for the maintenance of all buildings, parking areas, landscaping, and amenity areas. Water, sanitary, roads and storm and sewer infrastructure improvements shall be dedicated to the City of Clemson for ownership and maintenance.

Residential Uses:

The Planned Development proposes a mix of duplex, townhouse, multi-family, and single-family units which will mostly be rentals. The initial proposal includes 160 garden apartment units in 7 total buildings with 1, 4, and 5 bedroom floorplans, and two buildings with 8 cottage-style townhome units with 4 and 5 bedroom floorplans. The initial site plan shows a total of 182 dwelling units within the residential portion of the Planned Development resulting in a density of 10.4 units per acre resulting in a total occupancy for the project of 440 bedrooms and a density of 27 occupants per acre.

Attainable/Affordable Housing & Park Use:

1. **Attainable Housing** – The shaded area on the north side of the site (previously shown at 10 single family lots) will remain dedicated for single family or townhouse dwellings. The final quantity, configuration, target market, ownership, and construction responsibility shall be determined by City Council.
2. **Park Space** – The shaded areas shown on the plan will remain dedicated for park space for the City of Clemson. The final amenities, configuration, costs, responsibility for construction, and maintenance responsibility to be determined by City Council.
3. **Community Foundation of Greater Clemson** – Developer will make the initial contribution to assist the City creating and launching a City controlled entity to address City of Clemson resident's safety and accessibility issues to allow them to remain in their homes and age in place.

Other Project Uses:

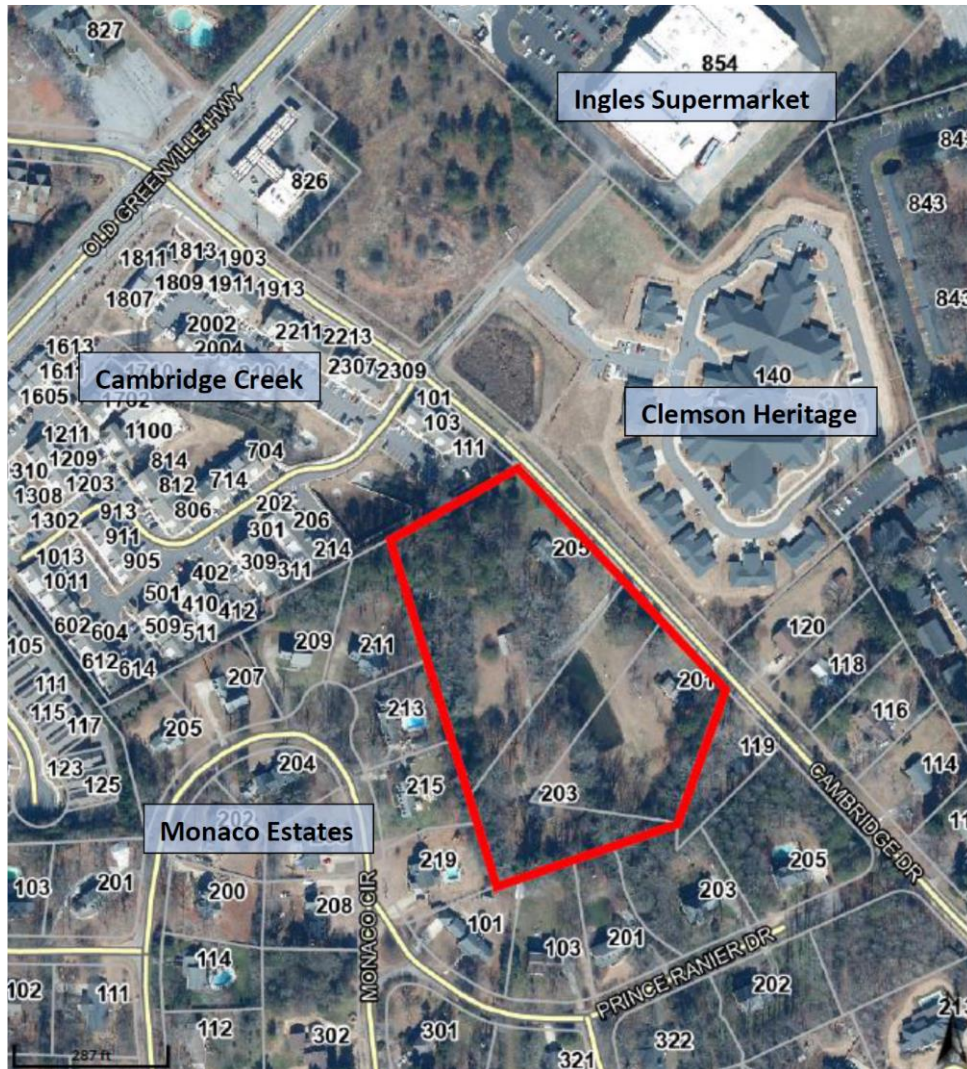
- The proposed parking ratio is .9:1 per bedroom. Developer will attempt to have parking/bedroom parity of 1:1 however pending final engineering the development may be slightly under parked.
- It is expected that many of the tenants will utilize the CAT system given the proximity of bus stops/shelters. The developer will also install infrastructure for the growing ride sharing trend and EV charging stations to accommodate the growing need for these capabilities. **All EV stations on private property to be installed and maintained by developer.**
- The existing prescriptive easement leading to the land-locked property addressed as 125 Fabrica Street (Reverend Cannon) will be improved and formalized. **This easement will be contingent on 125 Fabrica remaining a single family lot with one single family dwelling on it.**
- Where the new development abuts the existing homes owned by Brenda and Edith Williams we propose that a brick or stone veneer masonry wall be constructed and landscaped to mitigate noise and light intrusion. Other mitigation options can be explored with the property owners.
- All buffer, set back, landscape, canopy coverage, lighting, signage, and stormwater management will meet or exceed the existing developmental standards for RM-2 or a Planned Development.
- Due to the terrain and spilt level construction, this plan shows several buildings that would exceed the 35' building height allowed in RM-2.
- **Per comments from neighbors and feedback from planning commission members at the first meeting we have incorporated into the plan traffic calming measures, sidewalks show to show connectivity, crosswalks, stop signs, and have made provisions for an easement to be granted to the City for a future round about at the intersection of Newton and Summey (by others).**
- **The new road (and infrastructure) on the north side of the site to be deeded to the City of Clemson and all offsite infrastructure improvements to include street lighting to meet City of Clemson standards. Type of lights TBD by City of Clemson Public Works.**

**Report on RZNE-000272-2024 Proposed Map Amendment
Cambridge Drive Parcels**

Planning Commission Meeting Date
March 10, 2025

Applications for a zoning map amendment (rezoning) were submitted by Mr. Eric B. Newton, agent for the property owners, on May 23, 2024. As proposed, three parcels of land (TMP#'s 4064-09-07-3032, 4064-09-07-1065, 4064-09-07-0278) fronting on Cambridge Drive, would be rezoned from *R-20 Single-family Residential District* to *RM-3 Multi-family Residential District*.

LOCATION OF PARCELS



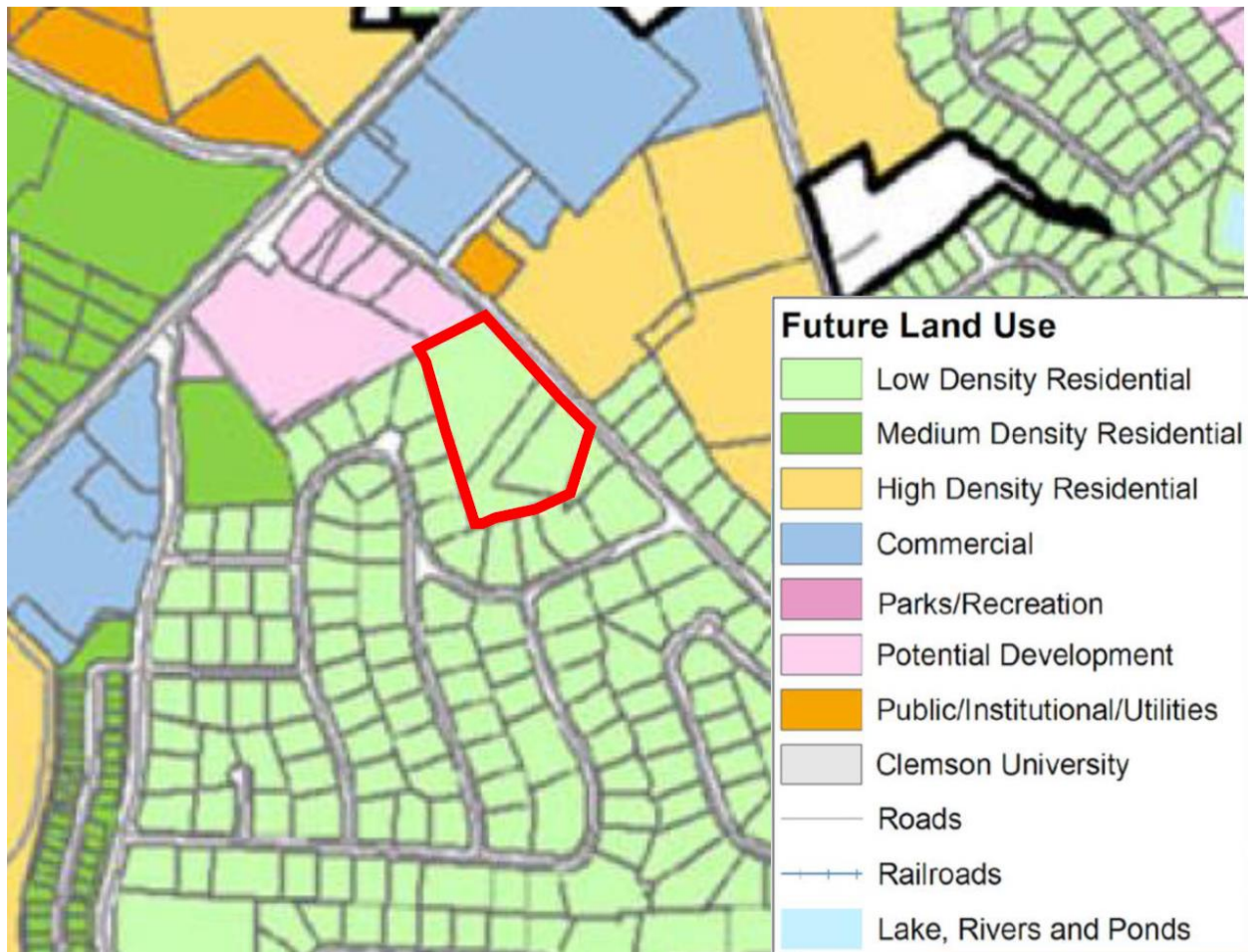
Existing Development and Zoning

As noted above the properties are currently zoned R-20 District, with an older single-family residence situated on each. Vehicular access for the properties is from Cambridge Drive by individual private drives; all other nearby single-family residential development on the south side of Cambridge Drive is accessed through the internal streets of Monaco Estates. Surrounding development varies in type, with student-



3

across Cambridge Drive (part of which was developed as Heritage Assisted Living) was identified for high density residential development.



Staff Comments

The following items were noted in comments by City staff following a review of the proposed rezoning:

Fire Marshal - Noted anticipated increase in traffic on Cambridge Drive, and recommended any future structures include sprinklers.

Police Chief - Stated he was concerned with congestion increase at Issaqueena Trail and Cambridge Drive intersection.

Public Works Director - Said the internal road design would need to be different than Cambridge Creek for trash service.

Utilities Director - Called out need as part of development to rebuild and protect existing sewer line on property; and, noted existence of 12" water line on Cambridge Drive that would also need protection.

Current Review Status

The proposal was presented for consideration as an action item on the agenda of the July 8, 2024 Planning Commission meeting. After discussion, a motion was approved to table the matter until a workshop was held. On July 10, 2024, the developer requested the application be removed from consideration at that time, and no further action has been taken.

It should be noted that, as no public hearing had been scheduled or vote by Council taken, no delay in taking the matter up again is required by City Code.

Application Information

dotloop signature verification: dotloop.us/kXWV-frRG-D0nV

CITY OF
Clemson
PLANNING &
DEVELOPMENT

1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
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-000272-2024	PIN: 4064 - 09 - 07 - 3032	Date submitted: 05 / 23 / 24	Planning Commission meeting date: 07 / 08 / 24
Amendment type: ☐ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name: Gibson	First: Don	Middle:	Interest ☐ Sole owner ☒ Co-owner
Mailing address: 30 Jackson Court	City: Piedmont	State: SC	ZIP Code: 29673
Daytime phone no.: (864) 505-5142	Fax no.: ()	E-mail:	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Newton	First: Eric	Middle: B.
Mailing address: 107 Sloan Street, Ste 3E	City: Clemson	State: S.C.
Daytime phone no.: (864) 505-5990	Fax no.: ()	ZIP Code: 29631
		E-mail: Eric@EricNewton.com

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from R-20 to RM-3			
Property address: 201 Cambridge Drive	Property dimensions: 165x254x263x398	Property area: 1.46 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.

Don Gibson, Rhonda Kale, Drew Green		05/21/2024
Owner name		Date
To be completed by Applicant:		

I certify that the information in this request is correct.

Rutledge Development, LLC		05/17/24
Applicant name	Applicant signature	Date

Report on RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive Parcels)

dotloop signature verification: d1ip.us/7gQ4-k8h8-vZt6



**CITY OF
Clemson**
PLANNING &
DEVELOPMENT

1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
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-000272-2024	PIN: 4064 - 09 - 07 - 1065	Date submitted: 05 / 23 / 24	Planning Commission meeting date: 07 / 08 / 24
Amendment type: ☐ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name: <u>Kale</u>	First: <u>Rhonda</u>	Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: <u>123 Bluebird Lane</u>	City: <u>Central</u>	State: <u>SC</u>	ZIP Code: <u>29630</u>
Daytime phone no.: (864) <u>360-1316</u>	Fax no.: ()	E-mail:	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: <u>Newton</u>	First: <u>Eric</u>	Middle: <u>B.</u>
Mailing address: <u>107 Sloan Street, Ste 3E</u>	City: <u>Clemson</u>	State: <u>S.C.</u>
Daytime phone no.: (864) <u>505-5990</u>	Fax no.: ()	ZIP Code: <u>29631</u>
		E-mail: <u>Eric@EricNewton.com</u>

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from <u>R-20</u> to <u>RM-3</u>		
Property address: <u>203 Cambridge Drive</u>	Property dimensions: <u>165x254x263x398</u>	Property area: <u>7.46 acres</u> 1.54

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.

<u>Rhonda Kale</u>	<u>Rhonda Kale</u>	<u>05/21/2024</u>
Owner name	Owner signature	Date

To be completed by Applicant:

I certify that the information in this request is correct.

<u>Rutledge Development, LLC</u>	<u>[Signature]</u>	<u>05/17/24</u>
Applicant name	Applicant signature	Date

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

Report on RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive Parcels)

dotloop signature verification: dtdp.us/gT6c-K3yN-V0dQ



**CITY OF
Clemson**
PLANNING &
DEVELOPMENT

1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
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-000272-2024	PIN: 4064- 09 - 07 - 0278	Date submitted: 03 / 27 / 24	Planning Commission meeting date: 07 / 08 / 24
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name: Gibson	First: Don	Middle:	Interest ☐ Sole owner ☐ Co-owner
Mailing address: 30 Jackson Court	City: Piedmont	State: SC	ZIP Code: 29673
Daytime phone no.: (864) 505-5142	Fax no.: ()	E-mail: dgibson@rockspringsbaptist.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Newton	First: Eric	Middle: B.	
Mailing address: 107 Sloan Street, Ste 3E	City: Clemson	State: S.C.	ZIP Code: 29631
Daytime phone no.: (864) 505-5990	Fax no.: ()	E-mail: Eric@EricNewton.com	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from <u>R-20</u> to <u>RM-3</u>			
Property address: <u>205 Cambridge Drive</u>	Property dimensions: <u>165x254x263x398</u>	Property area: <u>7.46 acres</u>	<u>3.0</u>

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.

Don Gibson		05/21/2024
Owner name	Owner signature	Date

To be completed by Applicant:

I certify that the information in this request is correct.

<u>Rutledge Development, LLC</u>		<u>05/17/24</u>
Applicant name	Applicant signature	Date

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

REQUIRED INFORMATION

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

Cambridge Drive is a transition area from Commercial to Multi-Family. The current zoning, R-20, is not the highest and best use for the property. Townhomes similar to what was built at Cambridge Creek would be a great transition area considering the property adjoins Cambridge Creek (RM-3) which adjoins PD + CP2 zoning areas. Cambridge Drive needs more sidewalks along the road in order to make it safer for pedestrians walking from other parts of the area. Allowing the rezoning request would make it more feasible for a higher density residential project, which would allow for improvements along the corridor.

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
	e. Provision of 50 percent of required parking within or under the principal structure ¹ .	4
Enhancements	f. Provision of a minimum of four of the following enhancements: decorative paving, ornamental lighting, benches, fountains, community garden, or public art.	1
	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
Submarket Units 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
	m. Provision of on-site stormwater management.	1
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
	n. 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



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	

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)
Studio			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
w/ CoC Transit Proximity 10% Administrative Parking Reduction												302	

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

Planning Commission Meeting Date
March 10, 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



1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
 (864) 653-2050
 Fax (864) 653-2057
 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:

 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

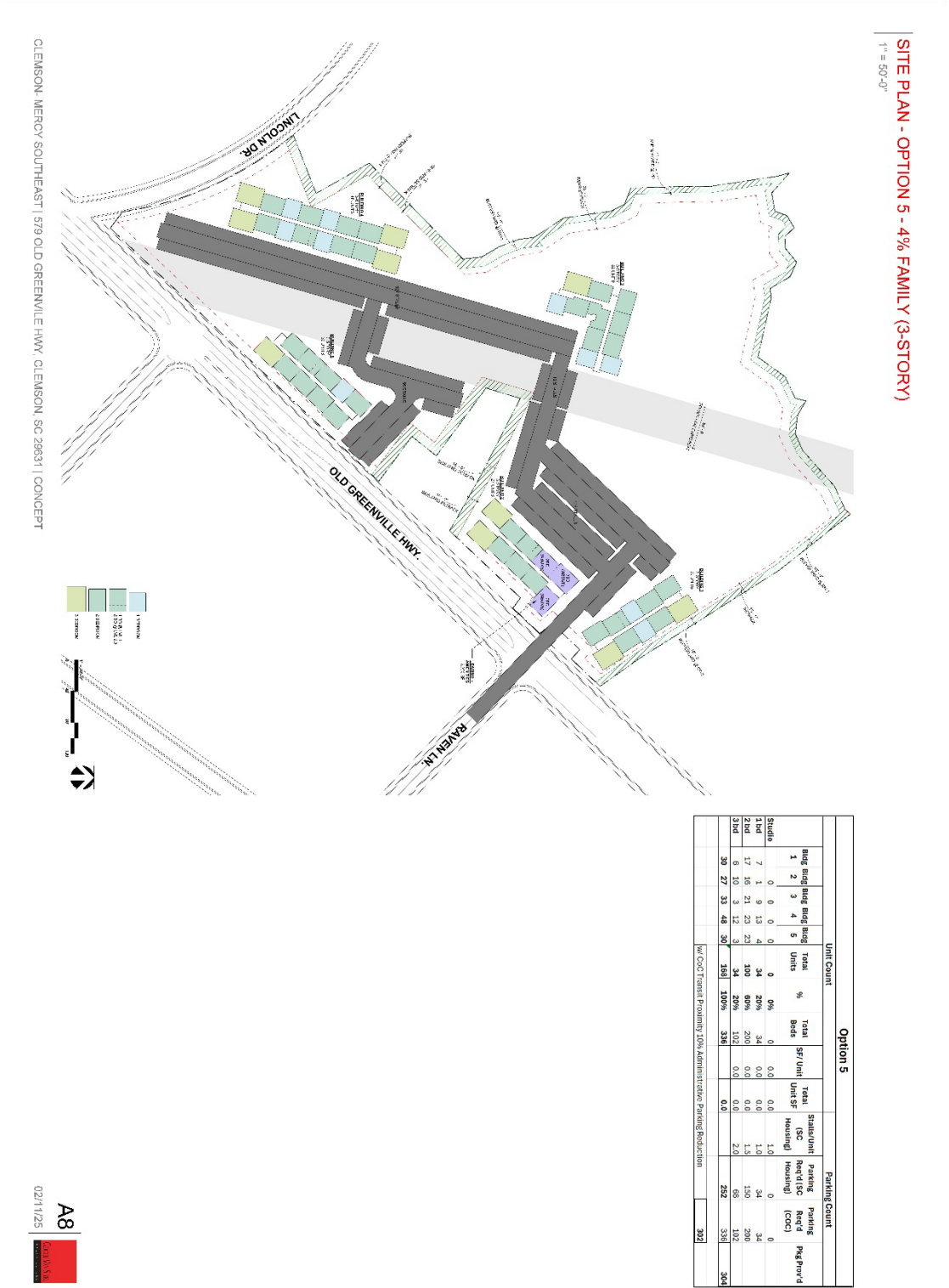
REQUIRED INFORMATION

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

