

1. Notice Of Workshop

Documents:

[2025_03_26_NOTICE OF WORKSHOP.PDF](#)

2. Workshop Materials

Documents:

[REPORT ON RZNE-000272-2024 CAMBRIDGE DRIVE PARCELS \(1\).PDF](#)
[CAMBRIDGE POND_PLANNING AND COMMISSON PRESENTATION_2025-03-10.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

NOTICE OF PLANNING COMMISSION WORKSHOP

The City of Clemson Planning Commission will hold a workshop session on the topic referenced below beginning at **6:00 p.m. on Wednesday, March 26, 2025** in the Council Chambers in City Hall at 1250 Tiger Boulevard, Clemson, SC 29631. No action will be taken.

Workshop Topic:

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

Mr. Eric B. Newton, agent for the property owner(s), is proposing to rezone three parcels of land (TMP#'s 4064-09-07-3032, 4064-09-07-1065, 4064-09-07-0278) fronting on Cambridge Drive from R-20 Single-family Residential District to RM- 3 Multi-family Residential District.

Please note that no opportunity for public input is scheduled for this session

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

Planning Commission Meeting Date
March 10, 2025

827

854

Ingles Supermarket

826

1811 1813 1903
1809 1911 1913
1807

2002
2004

2211 2213

2307 2309

101
103

111

140

Clemson Heritage

1613
161
1605

Cambridge Creek

1211 1100
1209 814
1203 812 714
1308 913
1302 911
1013 905
1011 402
501 309 311
410 214
412

205

209 211
213
215
203

201

120
118
116
114

119

Cambridge Dr

Monaco Estates

202

204

205

207

208

219

101

103

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203

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301

321

322

Prince Ranier Dr

Monaco Cir

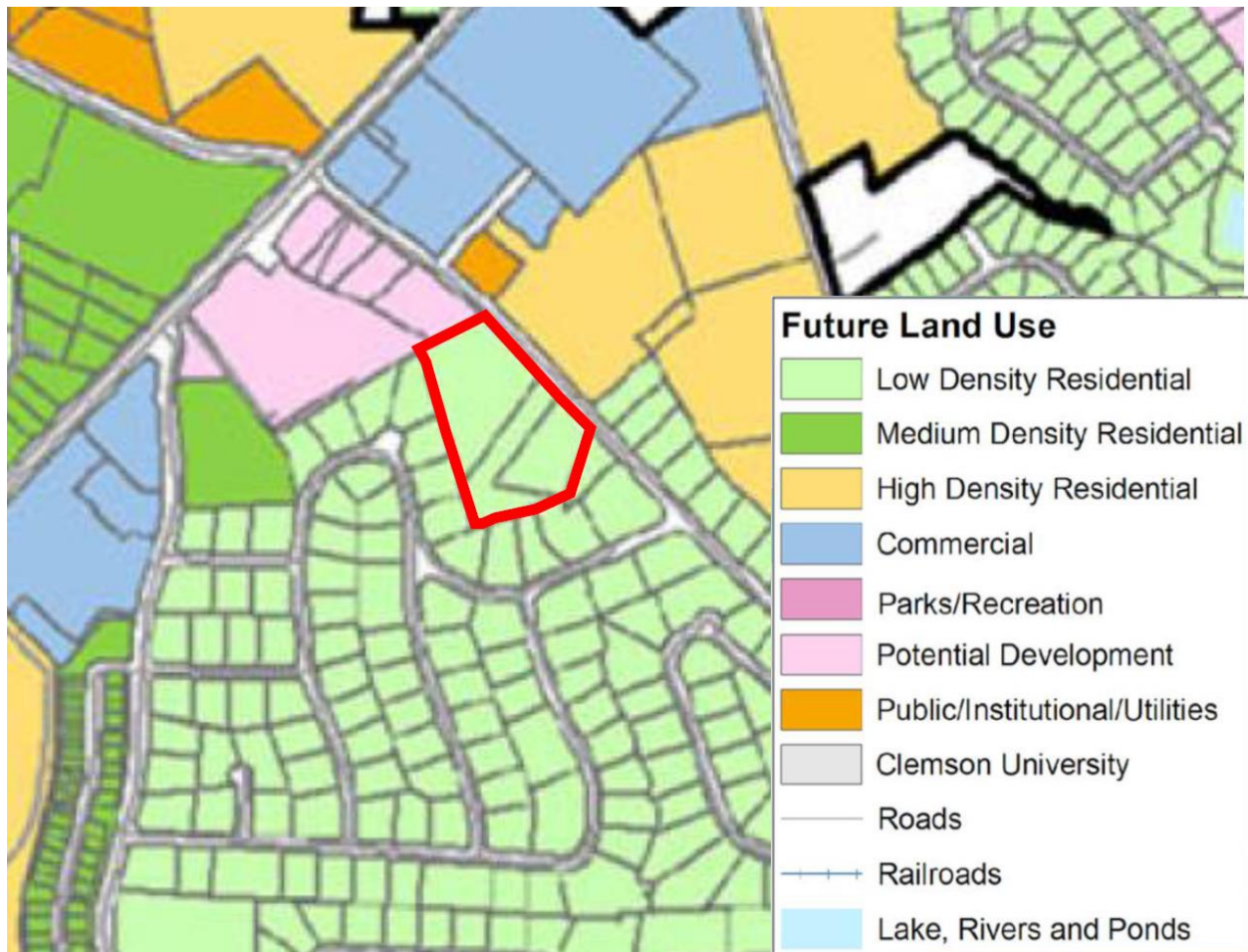
287 ft

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
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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



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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



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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.**

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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.



CAMBRIDGE POND

*Rezoning Request
from R-20 to RM-3*





SUMMARY

- Desirability, Viability, & Feasibility
- Clemson University is growing 2% YoY
- Lack of buildable parcels that are zoned for multi-family projects
- Natural transition zone
- Immense economic impact
- Project benefits surrounding communities



An aerial photograph of a suburban neighborhood. A large, irregularly shaped plot of land is outlined in white, occupying the central portion of the image. This plot is mostly undeveloped, showing grass and some trees. Surrounding this central plot are various residential features: houses with blue roofs, swimming pools, and parking lots. A road with a few cars runs horizontally across the upper part of the image. The overall scene is a mix of developed and undeveloped land in a suburban setting.

BALANCING DESIRABILITY, VIABILITY, & FEASIBILITY

DESIRABILITY, VIABILITY, & FEASIBILITY

HOW THESE FACTORS LEAD TO SUCCESS IN A COMMUNITY

Desirability

Refers to the degree to which a product or service meets the needs, wants, and preferences of its intended users. It is a measure of the product's attractiveness and its ability to generate demand in the marketplace. Desirability is about creating a product that people want and are willing to pay for. It is about understanding the needs and desires of the target market and designing a product that meets those needs and desires.

Viability

Refers to the ability of a product or service to be profitable and sustainable over time. It is a measure of the product's economic viability and its ability to generate revenue and profits. Viability is about creating a product that can be produced and sold at a cost that allows the business to make a profit. It is about understanding the cost structure of the product and the revenue potential of the market.

Feasibility

Refers to the practicality and achievability of a product or service. It is a measure of the product's technical feasibility and its ability to be produced and delivered to the market. Feasibility is about creating a product that can be realistically produced and delivered to the market. It is about understanding the technical constraints and limitations of the product and designing a product that can be produced within those constraints.



DESIRABILITY, VIABILITY, & FEASIBILITY

HOW THESE FACTORS IMPACT NEW DEVELOPMENT

Arguments Against Townhome Development

- Increased traffic & congestion
- Strain on infrastructure
- Loss of neighborhood character
- Potential overcrowding
- Concerns about property values
- Construction disruptions
- Perceived increase in rentals
- Opposition from NIMBY groups

Arguments For Townhome Development

- More affordable housing options
- Efficient land use
- Supports smart growth & walkability
- Lower maintenance for homeowners / tenants
- Increases housing supply
- Boosts local economy
- Enhances property values
- Encourages public transit use
- Less infrastructure burden per unit
- Provides a transition between housing types
- Gentrify dilapidated areas

- Growth has been 33% - (2011-2020)
- Around 6,500 Students
- Projections: 16,000 – 20,000 Residents
- Over 30,000 Students
- 2% Enrollment Growth – 500-600 Students YoY
- Greenville Region has the highest growth in SC
- Growth in Super Region on I-85 Corridor



CLEMSON NEXT

GROWTH IS INEVITABLE

Campus News

University provides updates on revenue opportunities, efficient spending and strategic investments

Drew Landon, Contributor

February 13, 2025



Caleb Browder // Alumnus

Tillman Hall, located at the center of campus, is one of Clemson's most recognizable buildings.

CLEMSON UNIVERSITY

Student Growth - 2% Enrollment Growth YoY

“The University is targeting a steady 2% enrollment increase each year throughout 2035 to push the student population past 36,000.”

- Drew Landon (*TheTigerCU.com*)

Student On-Campus Residence Status

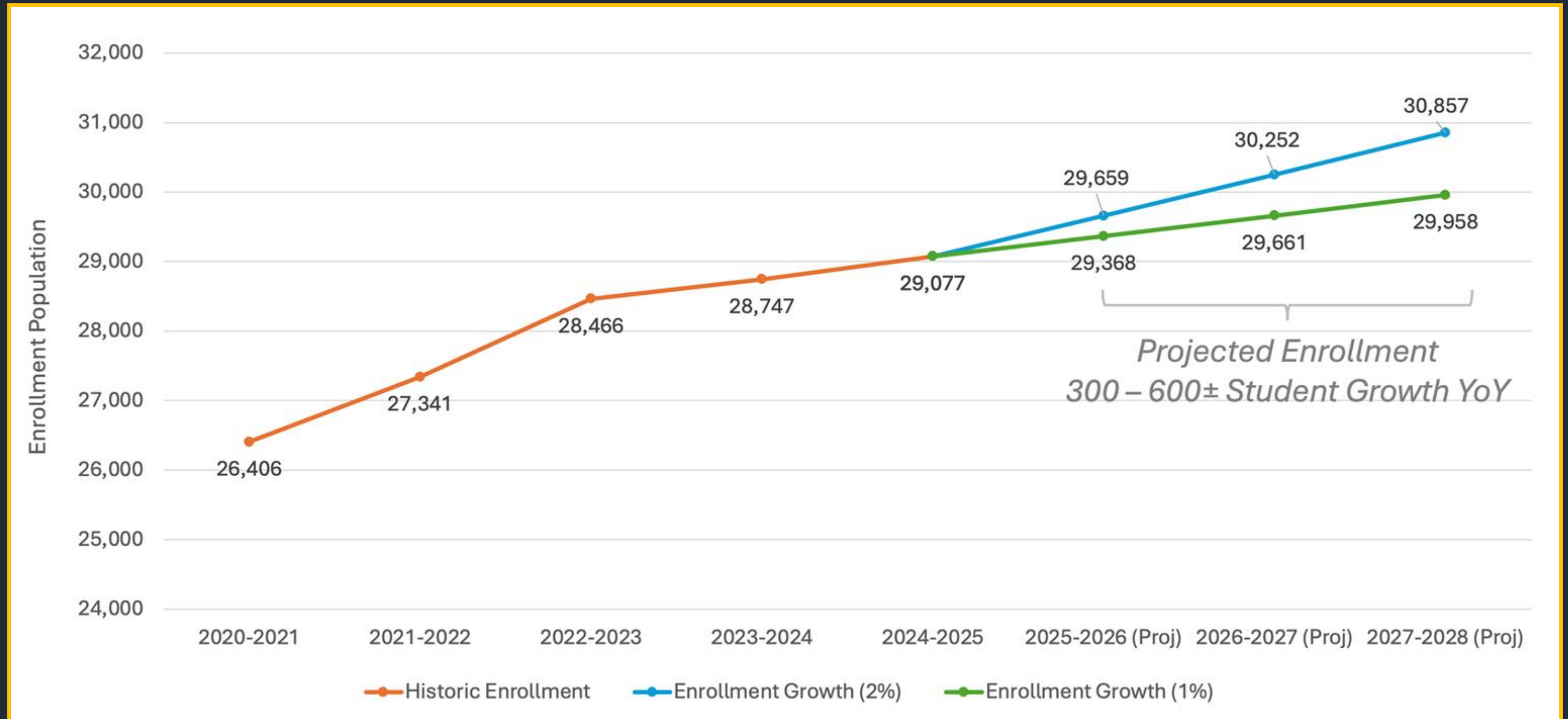
“Clemson plans to maintain the current on-campus residence status in which sophomores are not required to live on campus, but there are still options to accommodate those who want to.”

- Drew Landon (*TheTigerCU.com*)



CLEMSON UNIVERSITY ENROLLMENT GROWTH

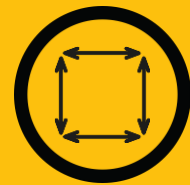
PROVIDED BY CLEMSON UNIVERSITY'S OFFICE OF INSTITUTIONAL RESEARCH (DATA AND REPORTS)



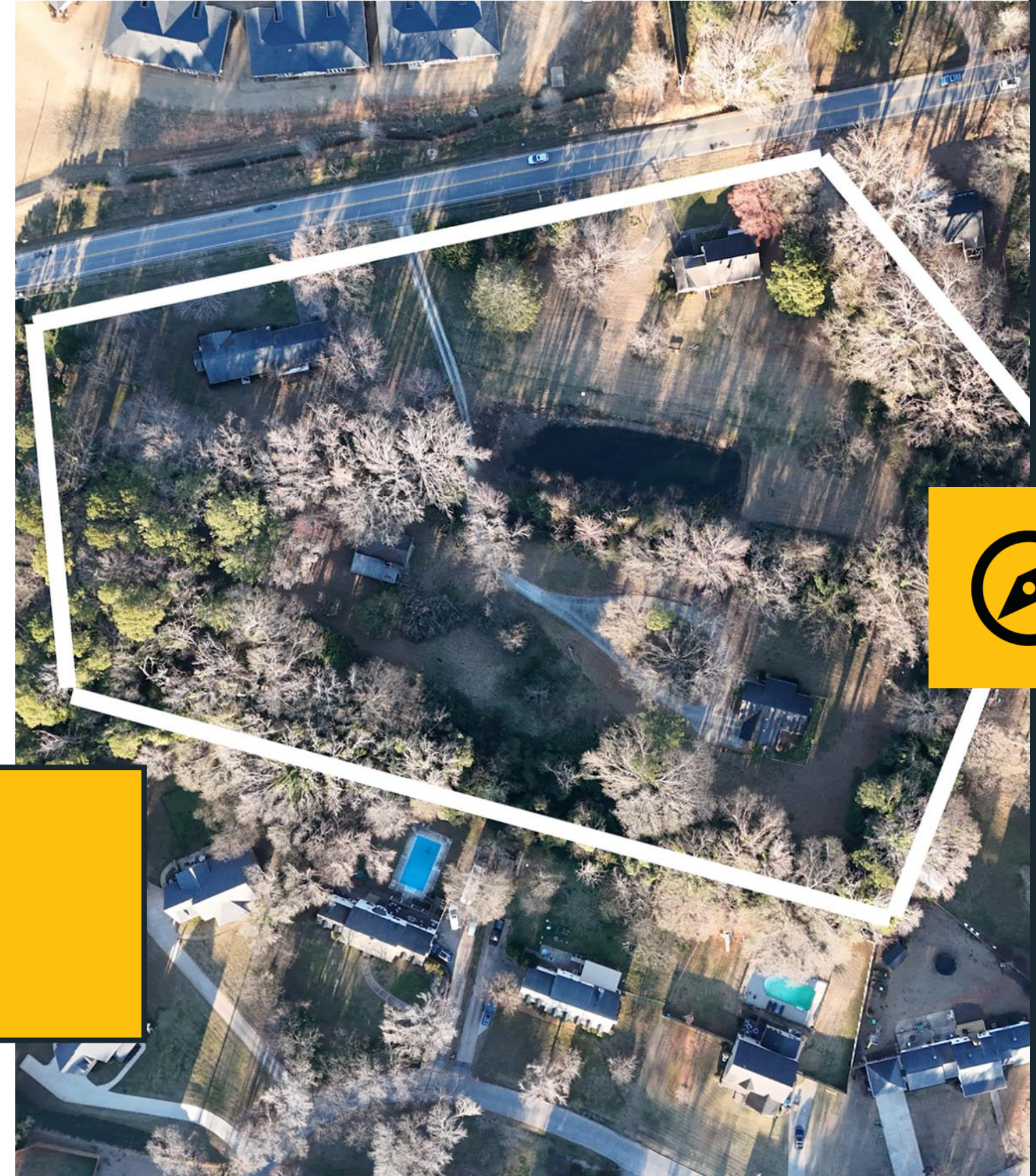
PROJECT OVERVIEW



52
Units

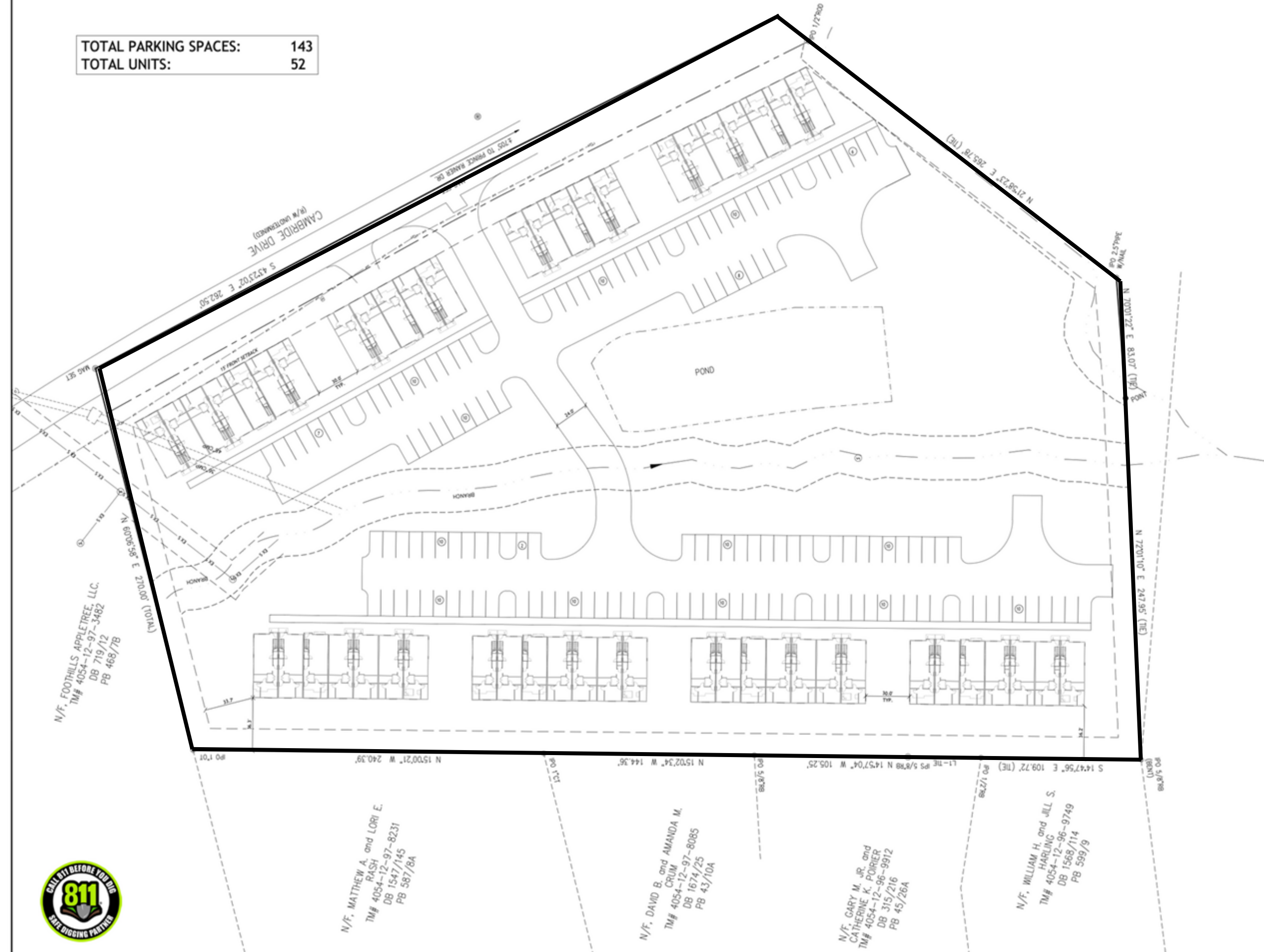


± 6
Acres





TOTAL PARKING SPACES: 143
TOTAL UNITS: 52



N/F. MATTHEW A. and LORI E.
TM# 4054-12-97-8231
DB 1547/145
PB 587/8A

N/F. DAVID B. and AMANDA M.
CRUM
TM# 4054-12-97-8085
DB 1674/25
PB 43/10A

N/F. GARY M. JR. and
CATHERINE K. POIRIER
TM# 4054-12-96-9912
DB 315/216
PB 45/26A

N/F. WILLIAM H. and JILL S.
HARLING
TM# 4054-12-96-9749
DB 1568/114
PB 599/9



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SCALE: 1" = 30'

CAMBRIDGE HOLLOW

CITY OF CLEMSON
SOUTH CAROLINA

DRAWN BY: JWW

CHECKED: JWW

JOB NUMBER: 24048

REV #	DATE	COMMENT
PO	2-16-24	CLIENT REVIEW

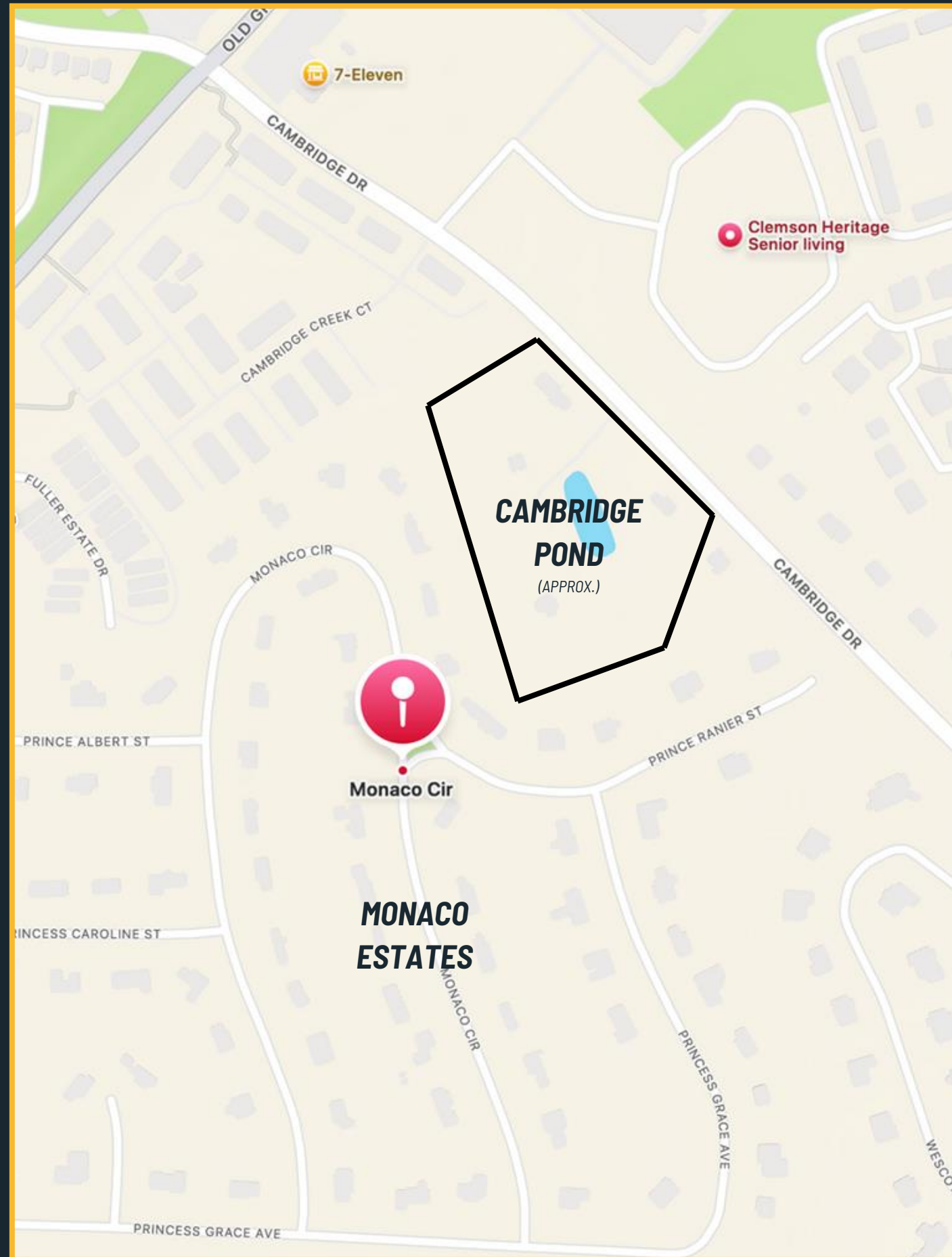
SHEET

Site Plan

C - 2

ECONOMICS

MONACO ESTATES



•The Community

- **±63 Acres**
- **98 Lots**
- **92 Dwellings - 276 Approx. Population**
- **Avg Lot Size: 28,000 SqFt**
- **Avg Property Size per Dwelling: 29,829 SqFt**
- **17 out of 63 (26.9%) acres are impervious surfaces**

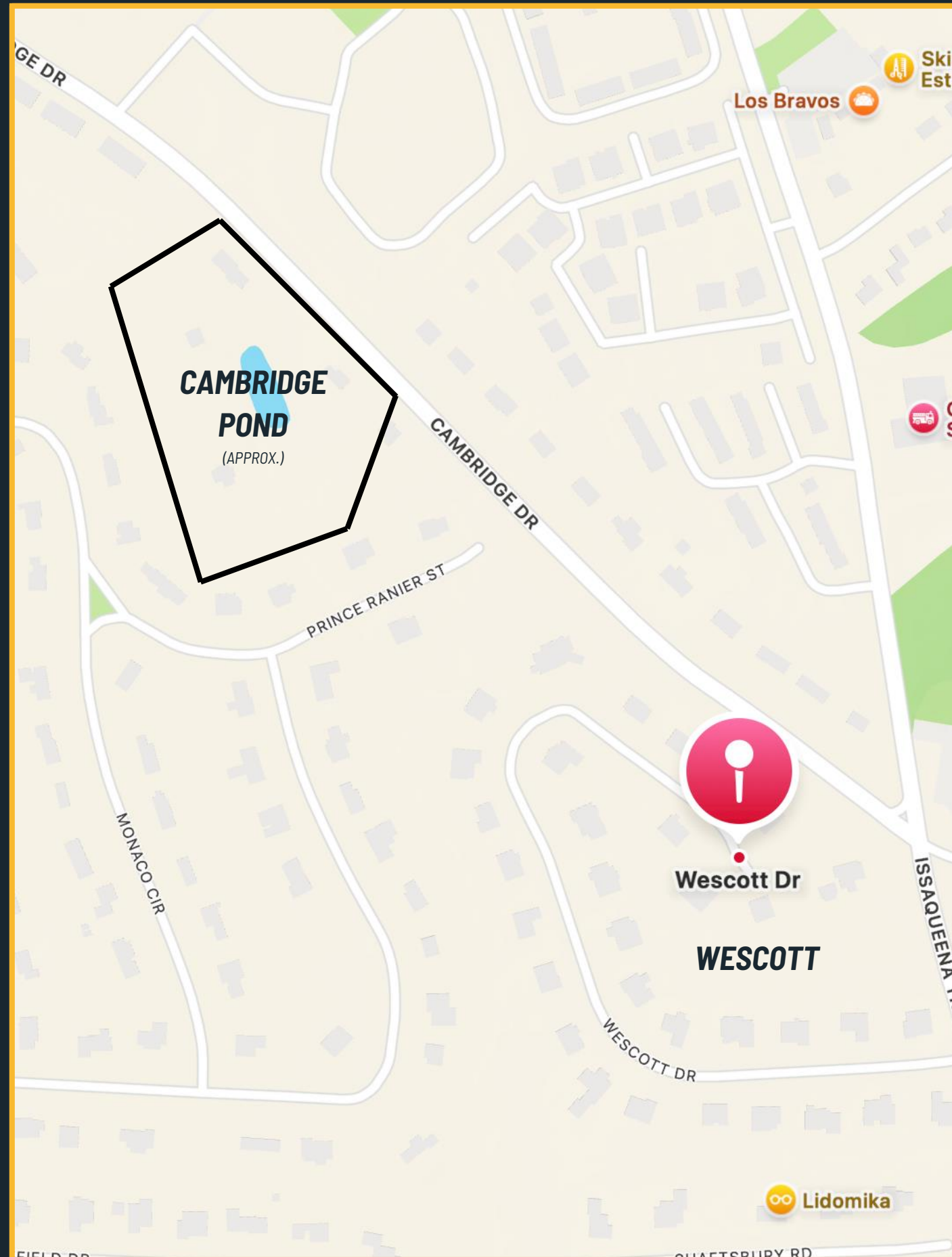
•Public Roads

- **8,000 ft**
- **176,000 SqFt**
- **1,900 SqFt per Dwelling (Avg)**
- **No detention or stormwater control**

•Taxes

- **\$340,000 Annually**

ECONOMICS WESCOTT



•The Community

- **±20 Acres**
- **32 Lots**
- **31 Dwellings – 93 Approx. Population**
- **Avg Lot Size: 27,225 SqFt**
- **Avg Property Size per Dwelling: 28,103 SqFt**
- **5.7 out of 20 (28.5%) acres are impervious surfaces**

•Public Roads

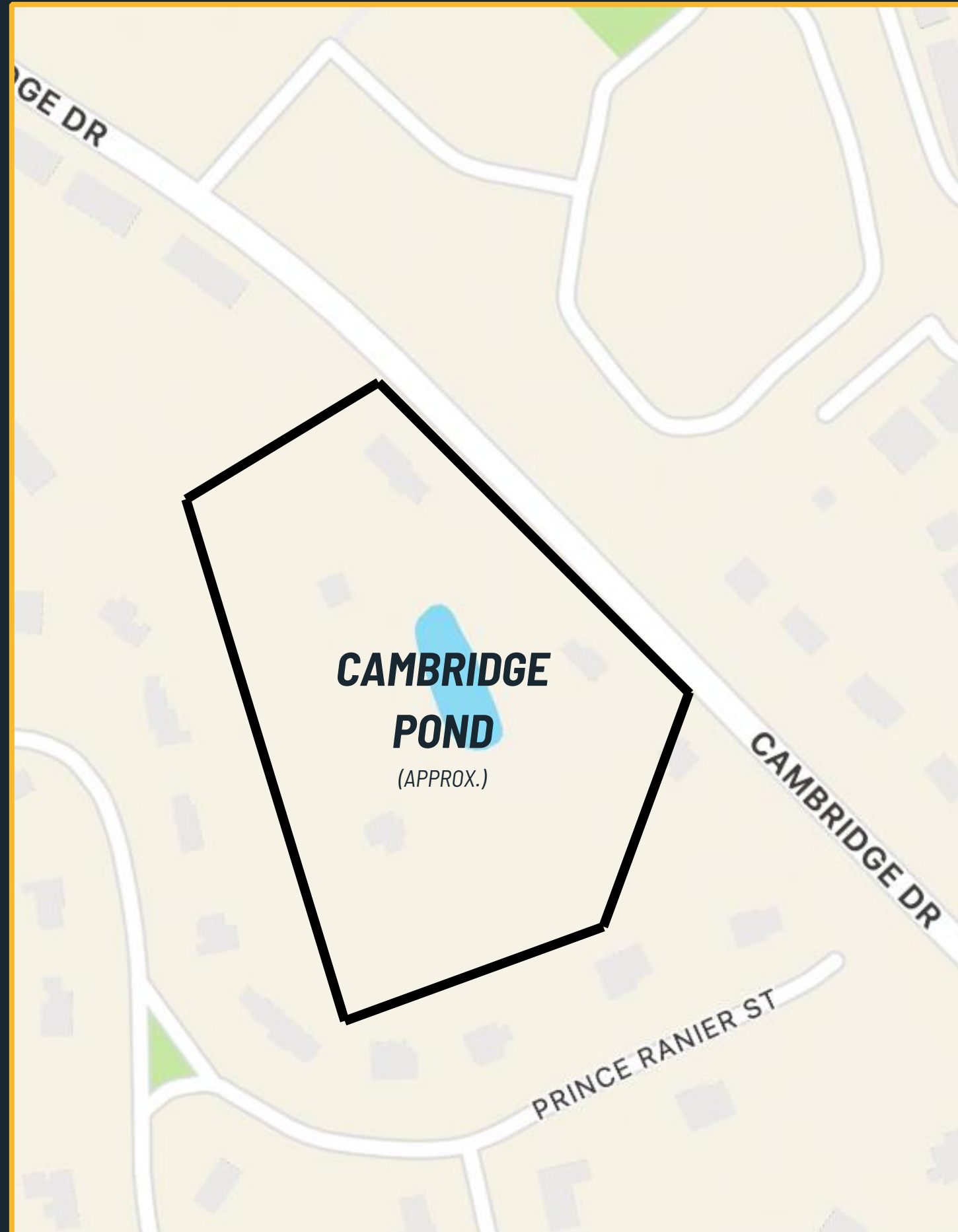
- **2,200 ft**
- **44,000 SqFt**
- **1,400 SqFt per Dwelling (Avg)**
- **No detention or stormwater control**

•Taxes

- **\$114,000 Annually**

ECONOMICS

CAMBRIDGE POND



•The Community

- **±6 Acres**
- **52 Lots**
- **52 Dwellings** – 156 Approx. Population
- Avg Lot Size: **5,026 SqFt**
- Avg Property Size per Dwelling: **5,026 SqFt**
- **2.16 out of 6 (36%)** acres are impervious surfaces

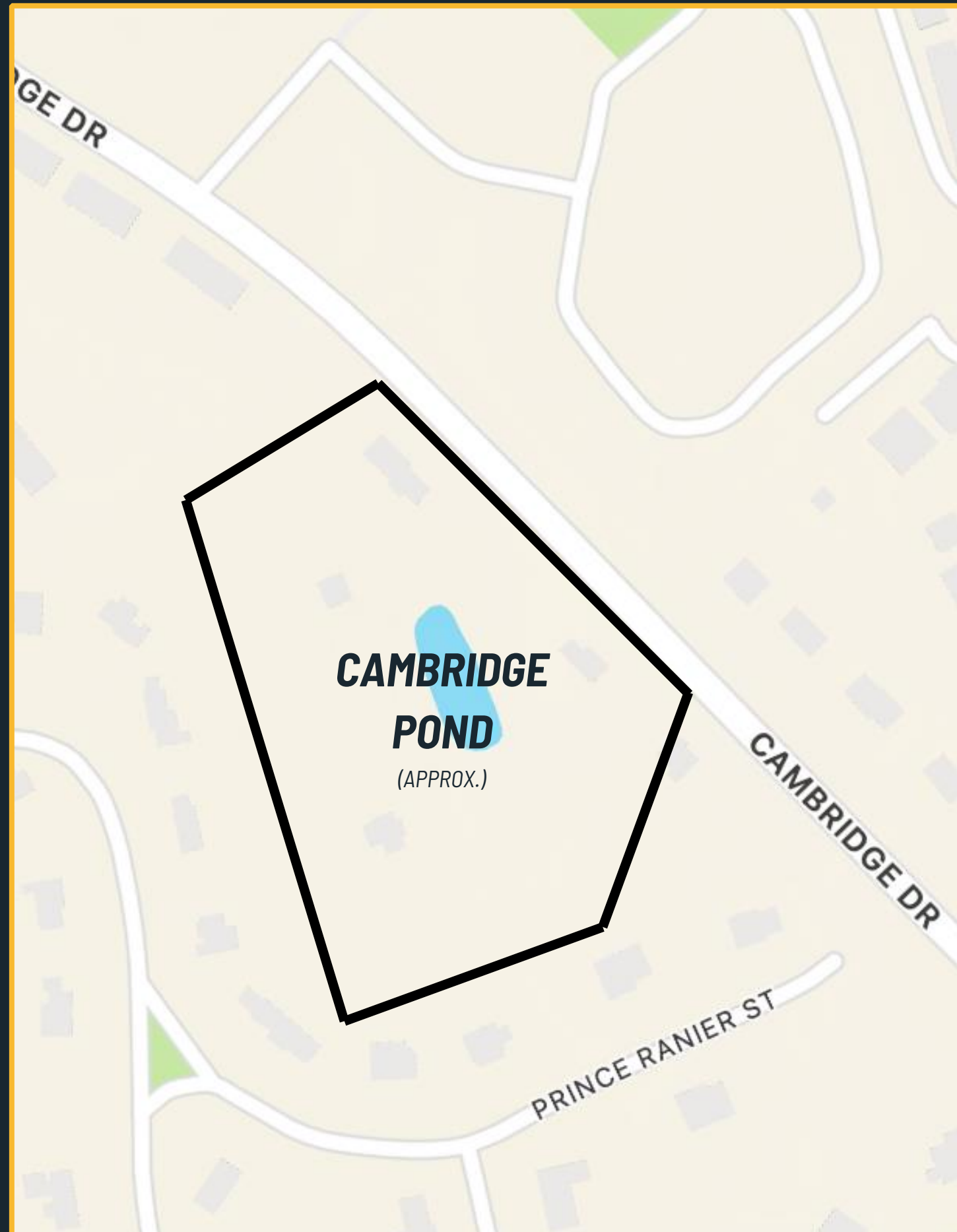
•Public Roads

- **26,000 SqFt**
- **500 SqFt** per Dwelling (Avg)
- May require a stormwater control system

•Taxes

- **\$260,000 Annually**
- **\$520,000 Development Fees (New)**

ECONOMICS CONTINUED CAMBRIDGE POND



•Economic Impacts

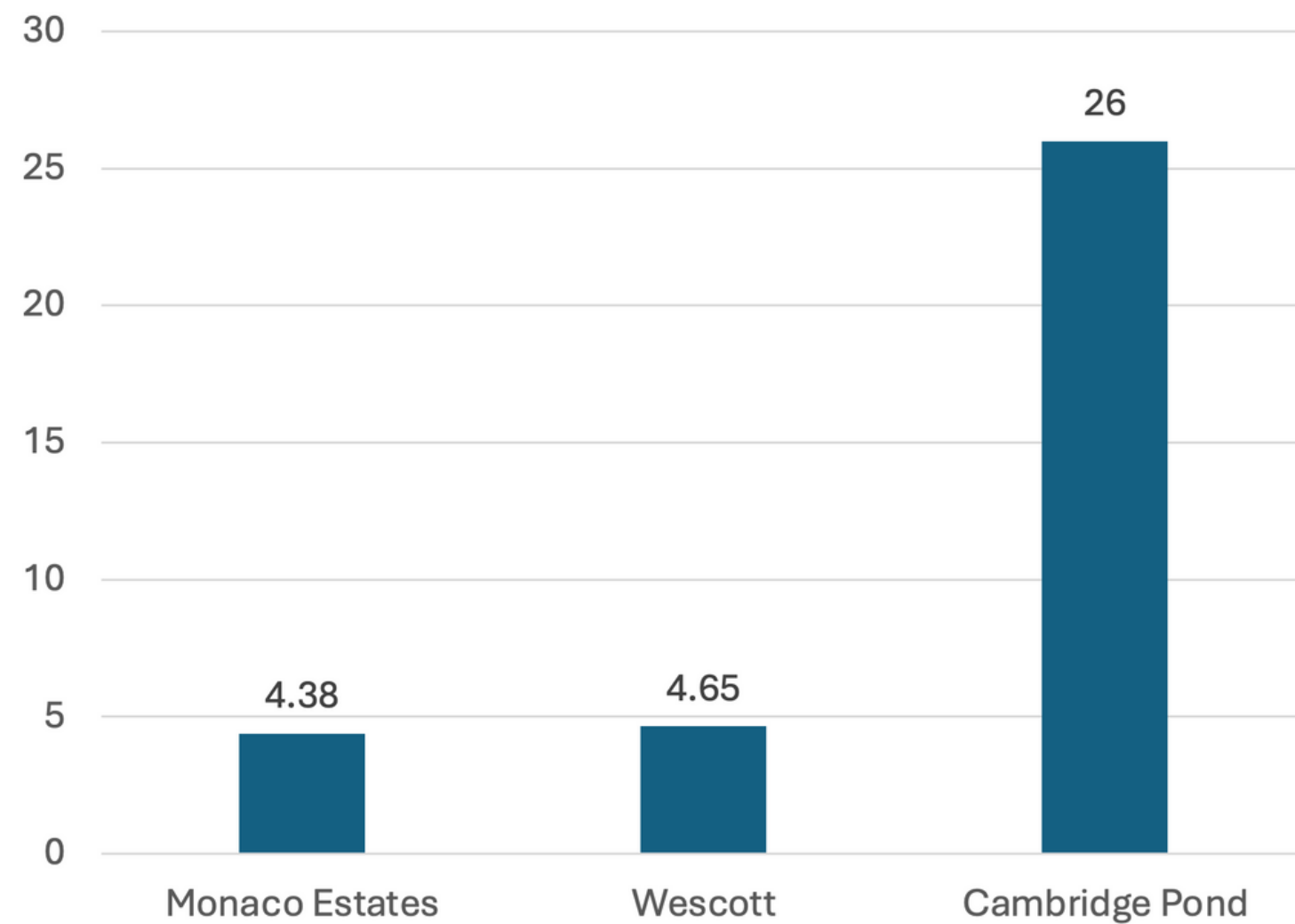
- \$1.5 Million to Seller
- \$14 Million Project
- \$22 Million Direct / Indirect Economic Impact
- Local Sub-Contractors (20+ Subs & Over 220 People)
- 57+ Employees at ENE Group

ECONOMICS SUMMARY

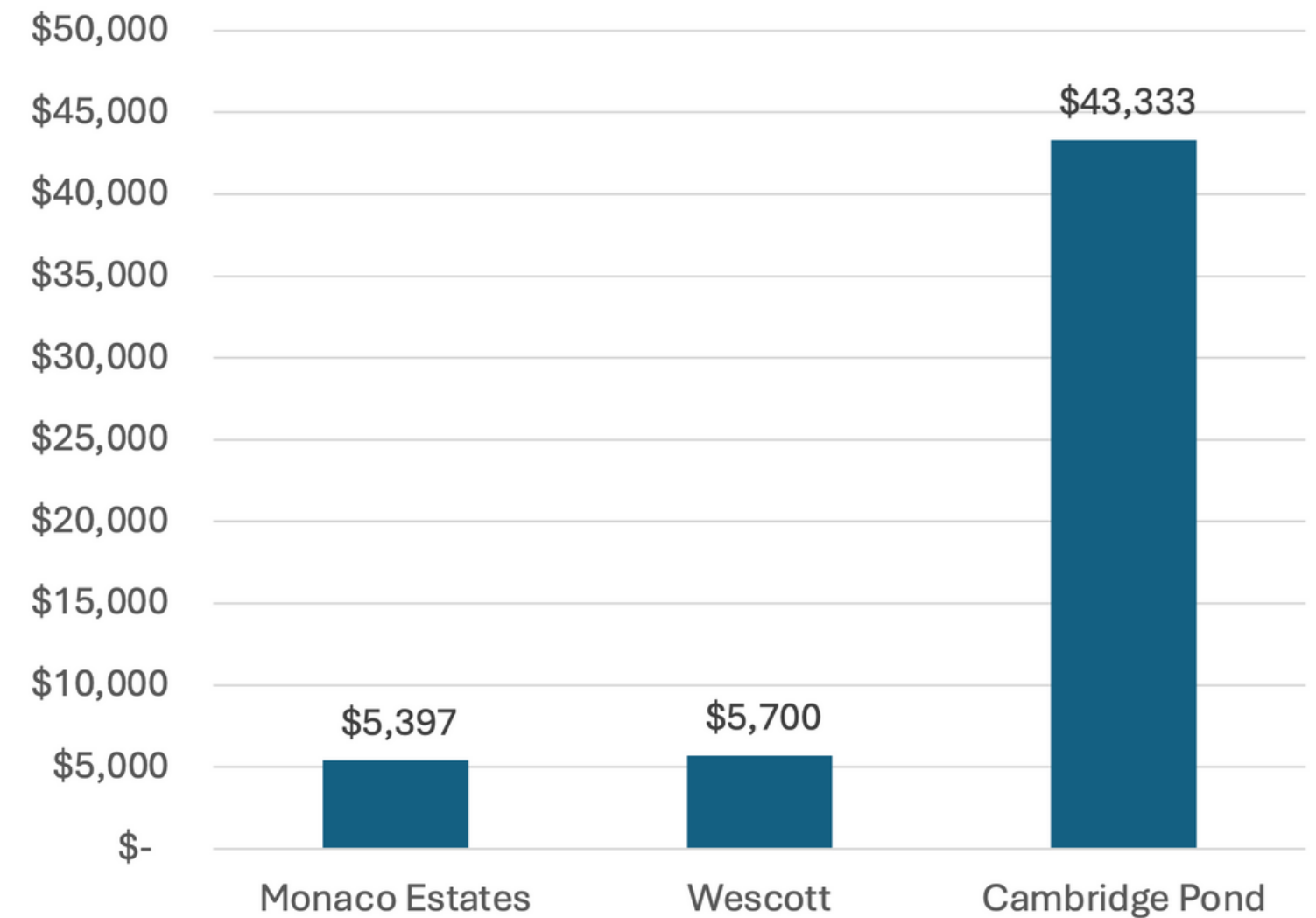
	Monaco Estates	Wescott	Cambridge Pond
Acres ±	63	20	6
Lots/Units	98	32	52
Number of Dwellings	92	31	52
Avg Lot Size (SqFt)	28,000	27,225	5,026
Avg Property Size per Dwelling (SqFt)	29,829	28,103	5,026
Total Approx Pop (3 per Home)	276	93	156
Avg People per Acre	4.38	4.65	26
Road Type	Public	Public	Private
Road (Ft)	8,000	2,200	1,248
Road (SqFt)	176,000	44,000	26,000
Road SqFt per Dwelling	1,900	1,400	500
Impervious Surfaces (Acres)	17	5.7	2.16
Taxes (Annually)	\$340,000	\$114,000	\$260,000
Assessment Rate	4%	4%	6%
Development Fees (New)	N/A	N/A	\$520,000

ECONOMICS CHARTS

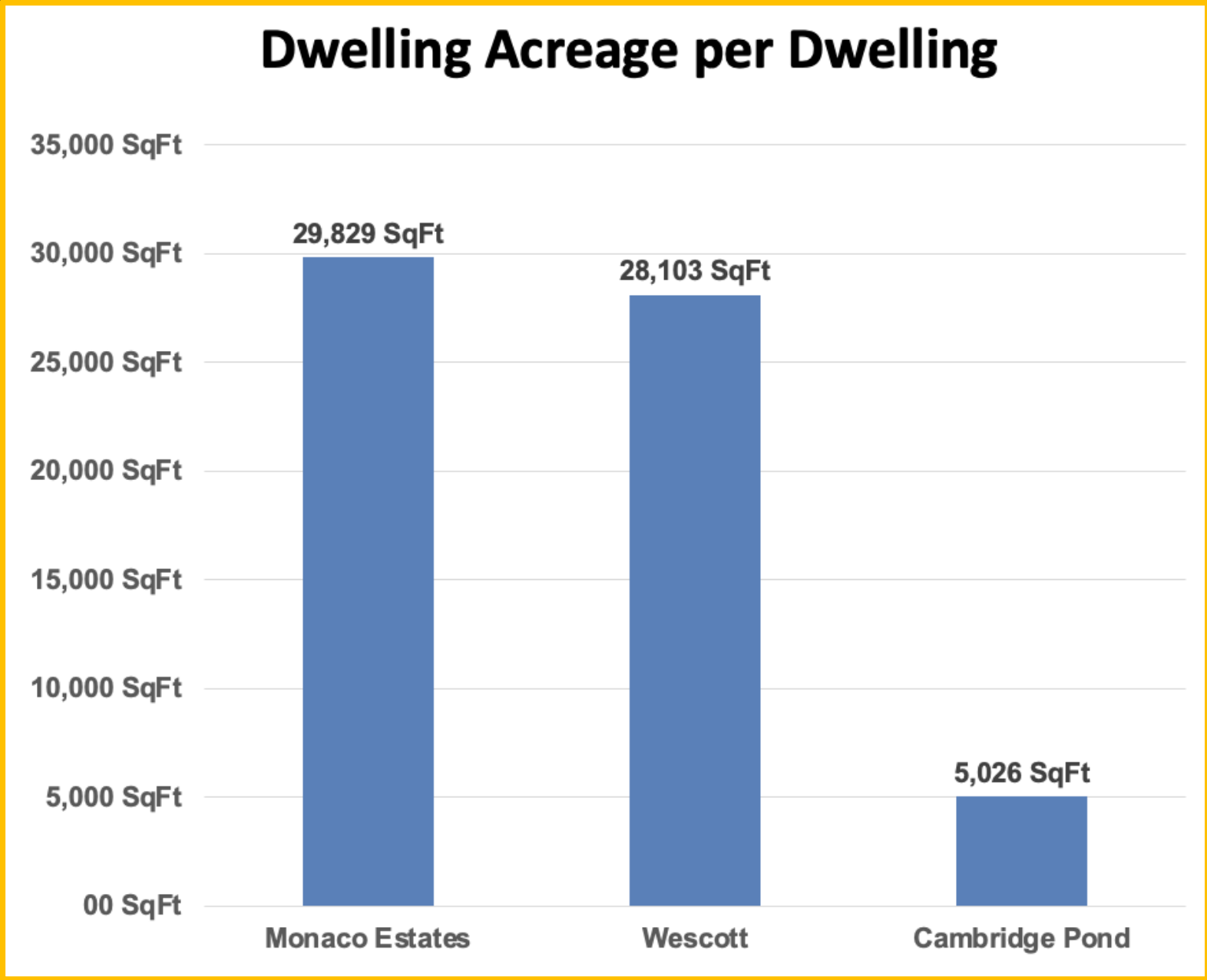
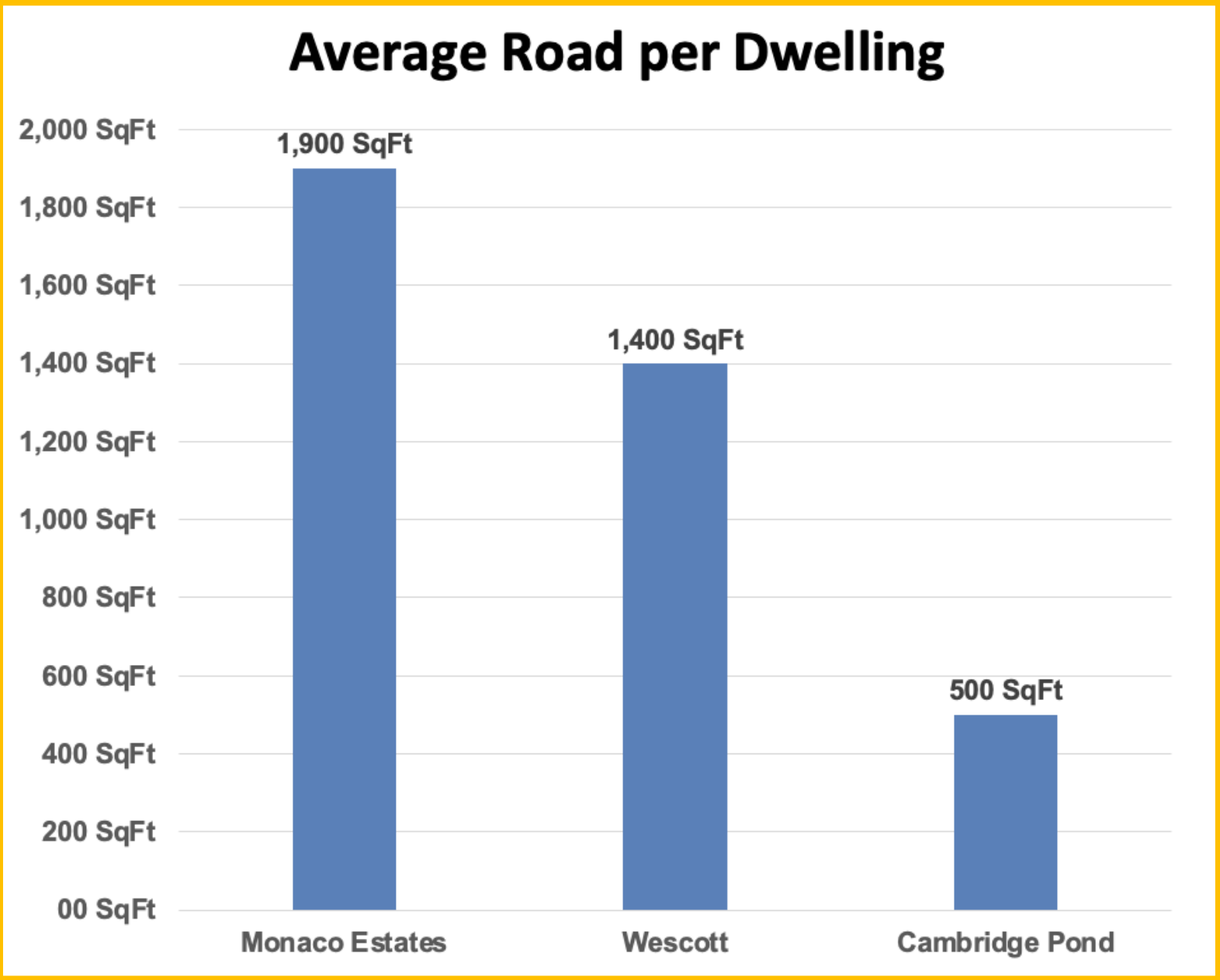
Avg Population Density per Acre



Avg Tax Revenue per Acre



ECONOMICS CHARTS



PROS

- Sidewalks
- Bike lanes
- CatBus stop
- Stormwater control
- Improved utilities
- Private roads
- Supports city coffers
 - Generates tax revenue
 - Impact fees
- Supports local jobs
 - During and after construction
- Student housing developments
 - No strain on K-12 education system
 - Supports City of Clemson funding
- Enhance aesthetic appeal of area
- Increase property values
- Landscaping / curb appeal