

1. Remote Participation And Viewing

Public Comments can be made in two ways:

1. In person during the appropriate point(s) of the meeting
2. [VIA THE MYCIVIC APP](#) up to 2pm the day of the meeting.

Public Meetings are livestreamed and recordings are archived on the [CITY OF CLEMSON YOUTUBE PAGE](#).

2. Agenda

Documents:

[04-14-25\\_PC\\_MEETING\\_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025\\_03-10\\_PC-MINUTIES\\_FINAL\\_DRAFT.PDF](#)  
[2025\\_03\\_26\\_PC\\_WORKSHOP\\_MINUTES\\_FINALDRAFT.PDF](#)  
[CAMBRIDGE POND\\_PRESENTATION\\_2025-04-14.PDF](#)  
[REPORT ON RZNE-000272-2024 CAMBRIDGE DRIVE PARCELS.PDF](#)  
[DRAFT - FOR DISCUSSION \(ARTERIAL FRONTAGE FENCES\).PDF](#)  
[DRAFT - FOR DISCUSSION \(BUFFER REQUIREMENTS\).PDF](#)



CITY OF  
**Clemson**  
PLANNING &  
DEVELOPMENT

**AGENDA**

**City of Clemson Planning Commission Meeting**

**6:00 p.m., Monday, April 14, 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. March 10, 2025 - Regular Meeting
- b. March 26, 2025 - Workshop

**4. *Action Items***

- a. RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive)

**5. *Advisory Items***

**6. *Discussion Items***

- a. Proposed text amendment for fences located on arterial road frontages
- b. Proposed text amendment for buffer requirements

**7. *Staff Reports***

**8. *Other Items***

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

**9. *Adjourn***

**City of Clemson**  
**PLANNING COMMISSION MEETING**  
**Monday, March 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), Tanya Hyatt, Bryan Yoder, Charles Kernaghan, John Crolley

**Members absent:** Benji Cumbie

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

The meeting was livestreamed and recorded on YouTube.

**1. Call to Order:**

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

**2. Public Session (2:53)**

Mr. Tyler opened the Public Session, and called for comments related to items not on the agenda. No audience members spoke. Mr. Tyler then read comments submitted through the MyCivic app by Jasmine Sampson, 102 Earle St, Clemson, who urged the City to increase regulation on vape vending machines. (See Attachment #1)

The Public Session was closed.

**3. Adoption of Minutes (4:53)**

a. February 10, 2025 - 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 February 10, 2025 meeting as presented; Ms. Hyatt 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.

**4. Planned Development Informal Public Session: (5:33)**

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. They provided an update on the proposed planned development, and noted changes made since the initial concept presentation.

Among the topics addressed by the applicants were:

- Location of the housing and the park
- Proposed 'traffic choke points' being added on Hawthorne and Fabrica Streets
- Added two-way stop sign on Hawthorne Street
- A future round-a-bout
- Vehicle charging station
- Street lights
- Trash service and dumpsters
- Emergency access
- Features of the park
- Buffer areas near the existing neighborhoods
- Stormwater features
- Developer's offer to donate \$50,000 for development of the park
- Developer's offer to donate \$440,000 (based on \$1,000/bed) to the Community Action Fund

Following completion of the applicants' presentation, Mr. Tyler called for public comment:

Ms. Janie Hodge, 242 Waterstone Drive, Seneca, SC. Ms. Hodge, expressed her concerns with disruption of wildlife, impacts of additional traffic, and buffer distance. She noted her desire to be part in the upcoming process, stating that she was not opposed to the project provided it was done with high standards and respect for the neighbors.

Ms. Leigh Strinsky, 128 Hawthorne Street, Clemson SC. Ms. Strinsky stated she was concerned about the impacts on the area's wildlife and maintaining adequate setbacks from the existing neighborhood. She also requested the developers have respect, empathy, and try to maintain good communications with the elderly neighbors.

Mr. Tom Taylor, 208 Wescott Drive, Clemson, SC. Mr. Taylor asked for a description of a "traffic choke point"; Mr. Woods stated that it was a narrowing of the road to a point a lower speed was required to negotiate it.

Mr. Blane Hodge, 100 Summey Street, Clemson SC. Mr. Hodge said he was worried about stormwater issues on Summey Street, and asked about sidewalks being proposed; Mr. Woods stated he would have someone check into the stormwater issues, and also investigate plans for proposed sidewalks on the street.

Mr. Anthony Kelley, 104 Summey Street, Clemson, SC. Mr. Kelley noted concerns with traffic, but stated his main worry with the proposed project was buffering.

Mr. David Haile, 202 Prince Ranier Drive, Clemson, SC. Mr. Haile stated his displeasure with the proposed rezoning, and said the City should not accommodate the needs of students. He also noted problems with rising taxes in the City of Clemson.

Ms. Rebekah Bowen, 132 Fabrica Street, Clemson, SC. Ms. Bowen echoed Mr. Hale's concerns with students and said she has noted increased drug use in the area.

Mr. Luke Henderson, 220 Wesley Street, Clemson, SC. Mr. Henderson said his family were longtime residents in the neighborhood, and that the roads were not able to hand the anticipated increase in traffic the new development would bring.

Mr. Tyler called for any other comments. When none were heard, he stated that the main concerns heard involved traffic and buffering, but also noted that the plan remained a concept and that things could look differently by the next meeting. Mr. Jon Silkworth stated that there would be updates to the buffer details and a traffic plan.

Mr. Tyler then read comments received from Ms. Valerie Boatwright. (See attachment #2)

Mr. Tyler called for additional comments from the public; there was none. The Informal Public Session was closed.

## **5. Action Items (1:04:56)**

### **a. RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive)**

Mr. Tyler introduced the item, noting that it had been originally been presented to the Commission on July 8, 2024. At that time, he stated, the Commission voted to delay consideration of the matter until a workshop could be held, but prior to finalizing a workshop schedule the applicant had requested the proposal be delayed until a later time. He then recognized the applicant, Mr. Eric Newton, who had recently requested the matter move ahead.

Mr. Newton provided an overview of the proposed rezoning, which would change the zoning of three parcels of land (TMP#'s 4064-09-07-3032, 4064-09-07-1065, 4064-09-07-0278) on Cambridge Drive from R-20 Single-family Residential District to RM-3 Multi-family Residential District. If approved, the property would be developed as a 52-unit townhome development. (See Attachment #3)

Mr. Tyler called for comments from the public.

Mr. Don Gibson, 30 Jackson Court, Piedmont, SC. Mr. Gibson, one of the owners of the property under consideration, provided a brief history of his family's ownership, and stated they could no longer maintain the property in the condition required for use as rentals.

Ms. Eimlie Dooley, 119 Cambridge Drive, Clemson, SC. Ms. Dooley informed the Commission that she lived beside the property proposed for rezoning and redevelopment, and said she feared for her child's safety from the impact of the anticipated traffic increase if the proposal was approved.

Ms. Jane Van Bergen, Monaco Estates. Ms. Van Bergen expressed concerns over the impact of the proposal on her quality of life and safety of the neighborhoods.

Ms. Lisa Buresh, 307 Wescott Drive, Clemson, SC. Ms. Buresh stated her dislike of some of the changes in Clemson with the increase in high-density housing.

Mr. Jeremy Vinson, 205 Prince Reiner Drive, Clemson, SC. Mr. Vinson voiced concerns with increasing density and commercial activity on Cambridge Drive.

Mr. Erick Lindquist, 219 Monaco Circle, Clemson, SC. Mr. Lindquist said he worried about losing the privacy of his backyard, and asked the Commission to deny their approval of the rezoning.

Mr. Jeff Fetta, 321 Princess Grace Avenue, Clemson, SC. Mr. Fetta stated worries over traffic, greater density, and loss of green space. He added that the current property owner has options other than the proposed development, and noted the possibility of single-family residences.

Mr. David Haile, 202 Prince Rainer Drive, Clemson, SC. Mr. Haile expressed opposition to the zoning change, and questioned what might happen if the proposed project failed to be built. He also stated concerns over stormwater issues.

Mr. Tom Taylor, 205 Wescott Drive, Clemson, SC. Mr. Taylor said he did not agree with the need for more student housing, and noted the impact of increased traffic.

Mr. Frank Beacham, 302 Wescott Drive, Clemson, SC. Mr. Beacham encouraged the Commission to deny the requested rezoning and maintain the current zoning.

Mr. Bob Buresh, 307 Wescott Drive, Clemson, SC. Mr. Buresh expressed worries about the impacts of additional traffic, and the impact of the proposed development on the existing neighborhood's property values.

Ms. Verna Howell, 201 Prince Rainer Drive, Clemson, SC. Ms. Howell said that the current R-20 District zoning was correct for the property, and that it should not be changed.

Mr. Pete Stockunas, 310 Princess Grace Drive, Clemson, SC. Mr. Stockunas stated concerns about increased traffic and noise.

Mr. Michael Dooley, 211 Wescott Drive, Clemson, SC. Mr. Dooley said he worried that City infrastructure was at its limit to handle new development.

Mr. Tom McInnis, 206 Wescott Drive, Clemson, SC. Mr. McInnis referenced the Comprehensive Plan, and said the properties under consideration for rezoning were shown as single-family residential in the future. He also noted the impact of development on affordability of housing, and said the university should be responsible for housing for their students.

Mr. Tyler called for any further comments; there were none. Mr. Tyler then acknowledged the comments that had been sent in, and then the closed public comment session.

Mr. Tyler called for comments from commissioners. Items addressed include:

- Buffers
- Protection of existing neighborhoods
- High-density verses low-density housing
- Traffic
- Sidewalks
- Quality of life
- Whether the Commission had enough information to make a decision

After all commissioners completed comments, a brief discussion was held about scheduling a workshop session to discuss different possibilities for the proposal.

Mr. Rice made a motion to delay a vote on the Proposed Map Amendment RZNE-000272-2024 and schedule a workshop with the proposed developer; Mr. Yoder seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a vote by show of hand; the motion was unanimously approved by 6-0 vote.

Mr. Woods then addressed the audience present about participating in the ongoing rewrite of the Comprehensive Plan, and emphasized taking the online survey.

Mr. Tyler called for a 5 minute recess.

*(Note: the time indicator on the video recording of the meeting reset to zero at the end of the recess)*

Mr. Tyler called the meeting back in session. (0:29)

b. RZNE-000291-2025 Proposed Map Amendment (Hwy 93 Parcels)

Mr. Tyler recognized the applicant. Ms. Ronit Hoffer, Senior Developer with Mercy Housing Southeast, presented. Ms. Hoffer stated their intent to develop approximately 11 acres on Old Greenville Highway for a new affordable housing complex. In order to get the density necessary for the project, a rezoning of the property from the current zoning of RM-1 and RM-2 Two-family District to RM-4 Multi-family Residential District was needed. She stated if the rezoning is approved, they propose to develop a 168-unit community for families earning at or below 60% AMI. (See attachment # 4)

Mr. Tyler called for comments from the commissioners. Items addressed included:

- Funding source and process
- Concerns with rezoning and the project not being awarded funding
- Concerns with the site

Mr. Peabody stated that if the required rezoning was approved but the project failed to receive funding, the Commission could quickly initiate a subsequent rezoning to change it back to RM-1 or an appropriate commercial district.

Mr. Tyler called for public comment.

Ms. Heidi Williams, 221 Heather Drive, Central, SC. Ms. Williams stated she is a huge supporter of this project, and that she wanted it put on record that no other jurisdiction is helping Clemson do this.

Mr. Tyler called for other comments; there were none. Mr. Tyler then noted that there had been several sources stating that the proposed project was only more student housing. He said such information was inaccurate, and he encouraged everyone to research the issue. He emphasized that the project was not student housing in disguise.

Mr. Tyler called for any discussion from the commissioners; there was none. Mr. Tyler called for a motion. Ms. Hyatt made a motion to approve RZNE-000291-2025 Proposed Map Amendment (Hwy 93 Parcels); Mr. Rice seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a rollcall vote.

The results were:

Ms. Hyatt – Yes

Mr. Rice – Yes

Mr. Yoder – Yes

Mr. Kernaghan – Yes

Mr. Crolley – Yes

Mr. Tyler – Yes

The motion was unanimously approved by a 6 – 0 vote.

**6. Advisory Item (0:33:40 – None**

**7. Discussion Items (0:33:41) – None**

**8. Staff Reports (0:33:42)**

**9. Other Items (0:34:10)**

a. Planning Commission Representation at Council Meeting – None

Mr. Woods noted that he would like representatives from the Commission to attend the Council meeting when it is taken up for a vote. Also, he reminded the members that Council had scheduled a public hearing for 5:30 on March 17<sup>th</sup>.

b. Future Workshops and Other Events – Staff will coordinate scheduling the workshop for the Cambridge Drive rezoning.

**10. Adjourn (0:36:04)**

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Mr. Yoder 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 9:35 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**  
Jasmine Sampson Comments

City of Clemson

New Report Submitted - [#2610497](#)

Status

new

Work Order

#2610497

Issue Type

Public Meeting Comments – BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Vape Vending Machines in downtown Clemson. Two bars (Backstreets and Roar) on the bottom floor have vending machines selling vapor products. Although the state allows vending machine sales of vapor products in 21+ venues, I have observed problems with access, use, and supervision. In fact, buyers do not need to show their IDs to purchase these products. The city council should disallow and remove the machines. When I consider the health of our students, I do not want vape vending machines to become a trend on College Ave. We should limit the accessibility of any tobacco product, including e-cigarettes, to discourage current and new nicotine use among Clemson students. Thank you for your consideration.

Address

[102 Earle St, Clemson, SC, 29631](#)

**Citizen's Address**    **[673 Old Greenville  
Hwy, Clemson, SC,  
29631](#)**

[Open Report](#)

Reporter Name

Jasmine Sampson

Email

[jdsamps@clemson.edu](mailto:jdsamps@clemson.edu)

Phone

281-734-5218

Report Submitted

MAR 09, 2025 – 1:26 PM

## **Attachment #2**

V. Boatright Letter

**From:** Valerie Boatwright <[valandabby@gmail.com](mailto:valandabby@gmail.com)> **Date:** March 9, 2025 at 8:39:57

**PM EDT** **To:** [HerbTylerCFA@gmail.com](mailto:HerbTylerCFA@gmail.com)

**Subject: Edited Varsity 3 letter**

Please note: I am writing this as a private citizen and resident of Fabrica Street, not as a member or representative of any board.

Good evening,

I was prepared to speak at the last planning meeting and planned to be at this one; however, a family member's illness is preventing me from attending. Nevertheless, I will try to express in this email what I was going to say publicly.

I live on Fabrica Street, directly behind the site of the proposed Varsity 3 PD. I would like to ask the Planning Commission to consider the following in regards to that development:

First, I would like to request that there be a "chokepoint" installed on the lower end of Fabrica Street to help prevent all of the residents that will be in the apartments from using that direction to exit. I would like to request another chokepoint on Dorothy Street. That street is already being used as a cut through from hwy123 to hwy 93, and will surely get much worse once we have 400 to 500 more residents living on our little block.

I would also like clarification regarding the access easement being provided to the "landlocked single family" property on Fabrica Street. I am sure that property will eventually follow suit and become apartments as well. What is to keep that easement from then becoming the main entrance to another set of apartments?? The developer of Varsity 3 has agreed to have only emergency access allowed at the entrance on Fabrica, but that adjoining easement could become a huge problem down the road. I'm attaching a photo of the location of the entrance to that easement (and Varsity 3 emergency access) in relation to my driveway, as the maps make it look much farther away than the less than 40 steps it actually is.

I say those are my only two requests, but that's not exactly true. Unfortunately, what I truly want isn't worth asking for:

I don't want more apartments built in the woods across the street.

But the people who determined the current zoning didn't leave any room for those of us trying to live peaceful lives, in quiet neighborhoods, to keep those developments from happening.

I've heard complaints from various City councils and committees that members of the community aren't showing up to speak out about things. I'm sure that's probably becoming more and more true, because they have seen that it doesn't matter whether they want apartments built in their neighborhoods or not. Zoning was determined so that this could happen if developers wanted it to, and there's nothing the neighbors can do to prevent it.

I've also heard many representatives of various groups say that they want more "workforce" housing. Doesn't anyone see that when they build these apartment complexes where they are, they are negatively affecting people who are already part of the existing local "workforce" population? Those who have the means to move elsewhere are doing so. The rest must remain where they are and tolerate being overrun by apartments and all that goes with it. It seems those residing in workforce housing are not allowed to have pleasant neighborhood environments in which to live. (I'm attaching an audio taken last weekend while I sat in my living room with the window open. This was in the middle of the afternoon from a party at Varsity 1.) Clemson is becoming a city where only the VERY privileged can live in peaceful enjoyment of their homes.

I appreciate your consideration of my requests. I had hoped to retire in the house I live in. Now I'm questioning whether I'll be able to. I'm hoping that at least the traffic can be routed in a way that it will not completely overtake our little street. Thank you very much.

Valerie Boatwright

[120 Fabrica St.](#)

[Clemson](#)

864-230-1528

### 3 attachments



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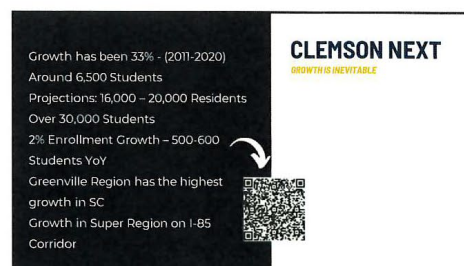
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# Attachment #3

## Cambridge Pond Presentation Slides



**THE TIGER**

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

TheTigerCU.com

## CLEMSON UNIVERSITY

**Student Growth - 2% Enrollment Growth YoY**

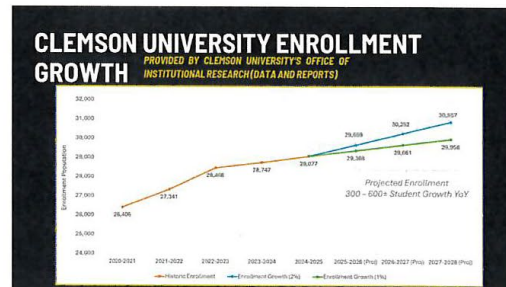
"The University is targeting a steady 2% enrollment increase each year throughout 2035 to push the student population past 35,000."

- Drew London (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."

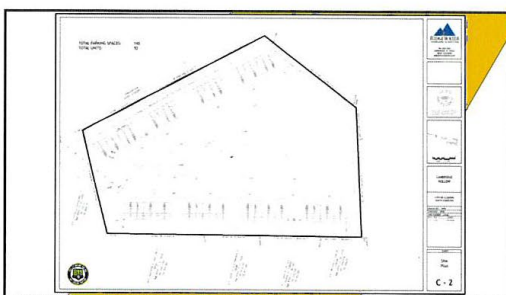
- Drew London (TheTigerCU.com)



## PROJECT OVERVIEW

52 Units

± 6 Acres



## ECONOMICS MONACO ESTATES

**The Community**

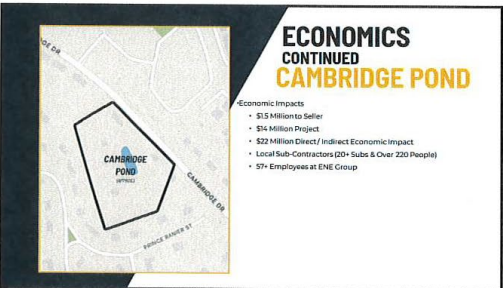
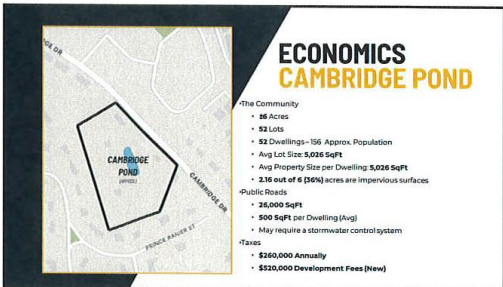
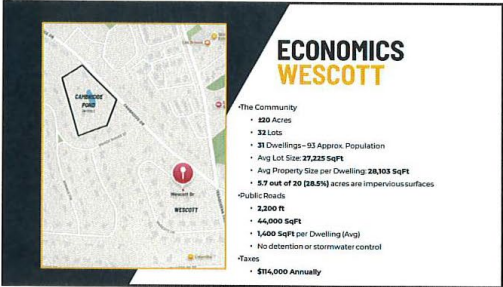
- 823 Acres
- 98 Lots
- 92 Dwellings - 276 Approx. Population
- Avg Lot Size 28,000 SqFt
- Avg Property Size per Dwelling 29,829 SqFt
- 17 out of 63 (26.9%) acres are impervious surfaces

**Public Roads**

- 8,000 ft
- 175,000 SqFt
- 1,900 SqFt per Dwelling (Avg)
- No detention or stormwater control

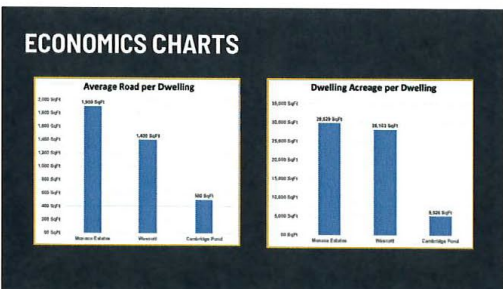
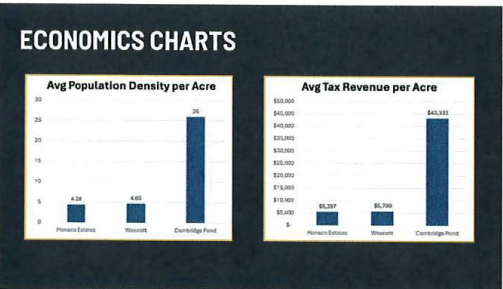
**Taxes**

- \$340,000 Annually



### ECONOMICS SUMMARY

|                                       | Monaco Estates | Wescott   | Cambridge Pond |
|---------------------------------------|----------------|-----------|----------------|
| Acres                                 | 63             | 20        | 0              |
| Lots/Units                            | 98             | 32        | 52             |
| Number of Dwellings                   | 62             | 31        | 52             |
| Avg Lot Size (SqFt)                   | 29,800         | 27,225    | 5,026          |
| Avg Property Size per Dwelling (SqFt) | 29,820         | 28,103    | 5,026          |
| Total Approx Prop (3 per Home)        | 276            | 93        | 156            |
| Avg People per Acre                   | 4.36           | 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                | 1,905          | 1,420     | 500            |
| Impervious Surface (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      |

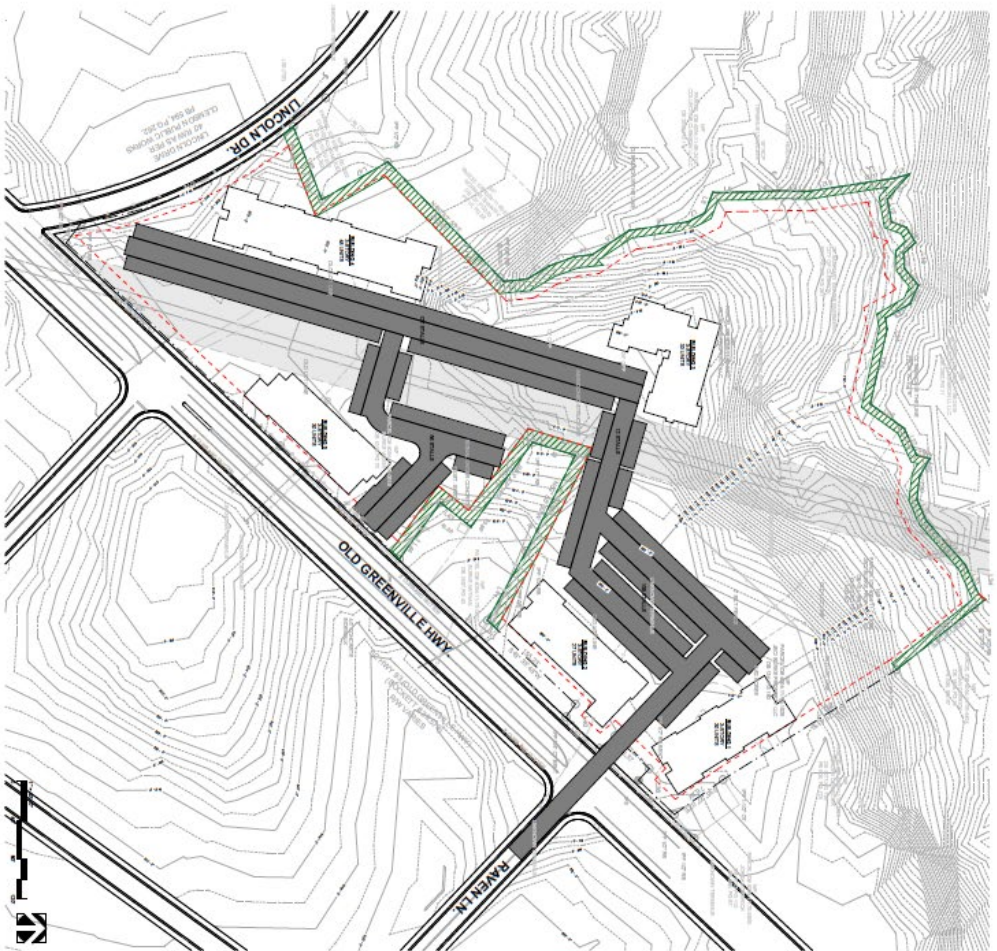


## PROS

- 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



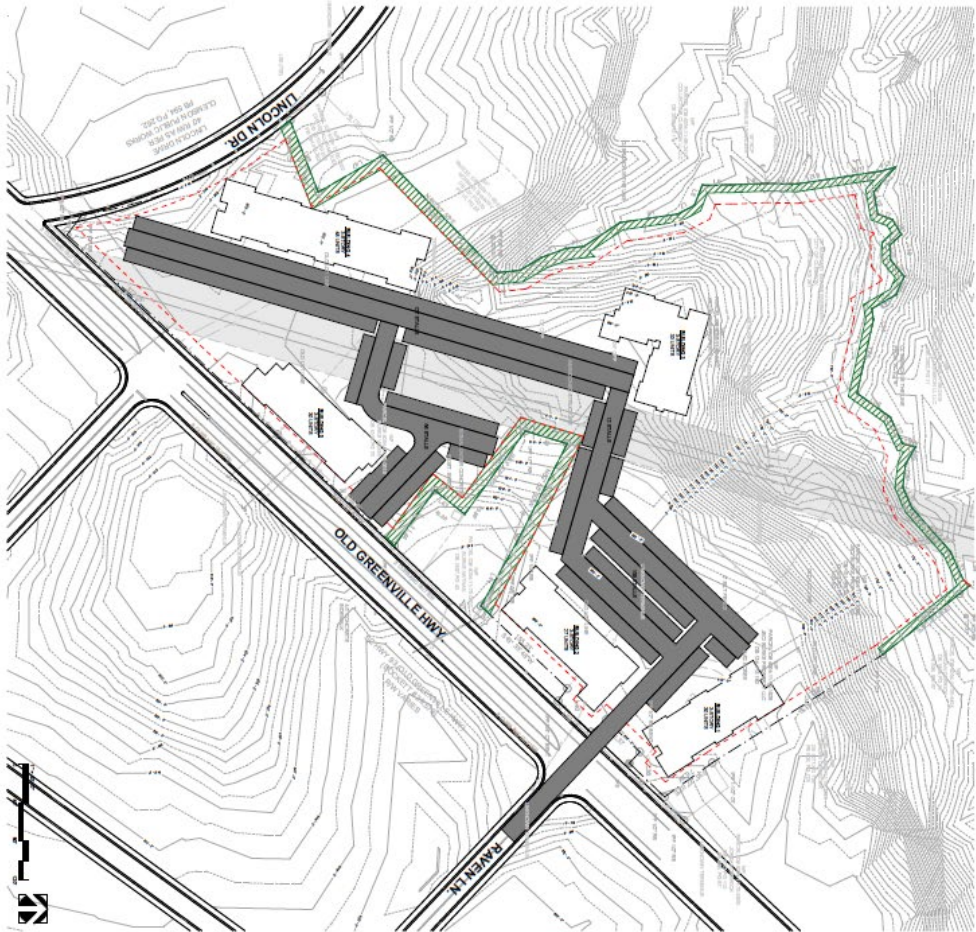
SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)



| Option 5                                                     |    |    |    |    |       |               |             |            |            |            |            |
|--------------------------------------------------------------|----|----|----|----|-------|---------------|-------------|------------|------------|------------|------------|
| Unit Count                                                   |    |    |    |    |       | Parking Count |             |            |            |            |            |
| 1                                                            | 2  | 3  | 4  | 5  | Total | Total         | Stalls/Unit | Parking    | Parking    | Parking    | Parking    |
| 1                                                            | 2  | 3  | 4  | 5  | Units | Stalls        | (SC)        | Req'd (SC) | Req'd (SC) | Req'd (SC) | Req'd (SC) |
| 0                                                            | 0  | 0  | 0  | 0  | 0     | 0             | 0.0         | 0          | 0          | 0          | 0          |
| 7                                                            | 1  | 9  | 13 | 4  | 34    | 34            | 1.0         | 34         | 34         | 34         | 34         |
| 17                                                           | 16 | 21 | 23 | 23 | 100   | 100           | 1.0         | 100        | 100        | 100        | 100        |
| 6                                                            | 10 | 3  | 12 | 3  | 34    | 34            | 1.0         | 34         | 34         | 34         | 34         |
| 30                                                           | 27 | 33 | 48 | 30 | 168   | 168           | 1.0         | 168        | 168        | 168        | 168        |
| W/ CDD Transit Property 10% Administrative Parking Reduction |    |    |    |    |       | 336           |             | 252        | 252        | 252        | 252        |
|                                                              |    |    |    |    |       | 336           |             | 252        | 252        | 252        | 252        |

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

SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)  
1" = 50'-0"



| Option 5                                                      |      |      |      |      |      |       |      |       |            |               |         |             |
|---------------------------------------------------------------|------|------|------|------|------|-------|------|-------|------------|---------------|---------|-------------|
| Unit Count                                                    |      |      |      |      |      |       |      |       |            | Parking Count |         |             |
|                                                               | Bldg | Bldg | Bldg | Bldg | Bldg | Total | %    | Total | Strat. Use | Parking       | Parking | Prg. Prov'd |
|                                                               | 1    | 2    | 3    | 4    | 5    | Units |      | Bkts  | sqf/unit   | Unit SF       | Report  | Report      |
| Sheds                                                         | 7    | 0    | 0    | 0    | 0    | 0     | 0%   | 0     | 0.0        | 0.0           | 1.0     | 0           |
| 1 Bed                                                         | 17   | 16   | 21   | 23   | 23   | 100   | 60%  | 24    | 2000       | 2000          | 1.5     | 300         |
| 2 Bed                                                         | 17   | 16   | 21   | 23   | 23   | 100   | 60%  | 24    | 2000       | 2000          | 1.5     | 300         |
| 3 Bed                                                         | 6    | 10   | 3    | 12   | 3    | 34    | 20%  | 102   | 0.0        | 0.0           | 2.0     | 60          |
|                                                               | 30   | 27   | 33   | 48   | 30   | 168   | 100% | 396   | 0.0        | 0.0           | 262     | 304         |
| w/ CDC Transit Proximity 20% Administrative Parking Reduction |      |      |      |      |      |       |      |       |            |               |         | 302         |

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

**PLANNING COMMISSION WORKSHOP**  
**Wednesday, March 26, 2025**

**MINUTES**

The City of Clemson Planning Commission held a workshop at 6:00 p.m. on Wednesday, March 26, 2025 in the Council Chambers in City Hall, 1250 Tiger Blvd, Clemson, SC. The session was open to the public, livestreamed, and recorded.

**Members present:** Herb Tyler (Chair), Bryan Yoder, John Crolley, Benji Cumbie, and Charlie Kernaghan.

**Members absent:** Tanya Hyatt, Greg Rice (Vice-chair)

**Staff present:** Nathan Woods, Planning and Development Director; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; Kelly Roach, Recording Secretary.

**Workshop Topic:**

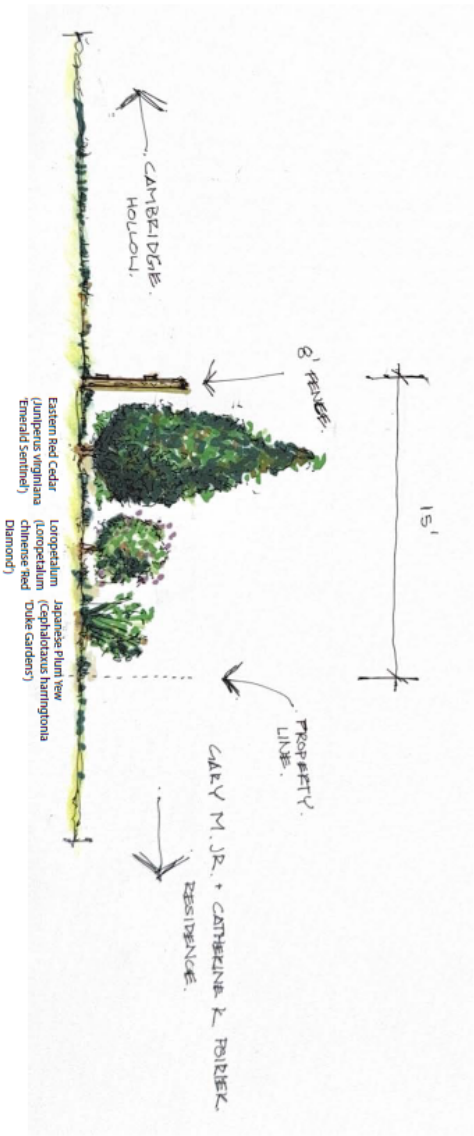
**RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive Parcels)**

Mr. Eric B. Newton, agent for the property owner(s), discussed various issues related to the proposal 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.

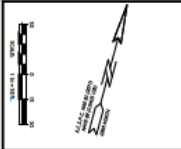
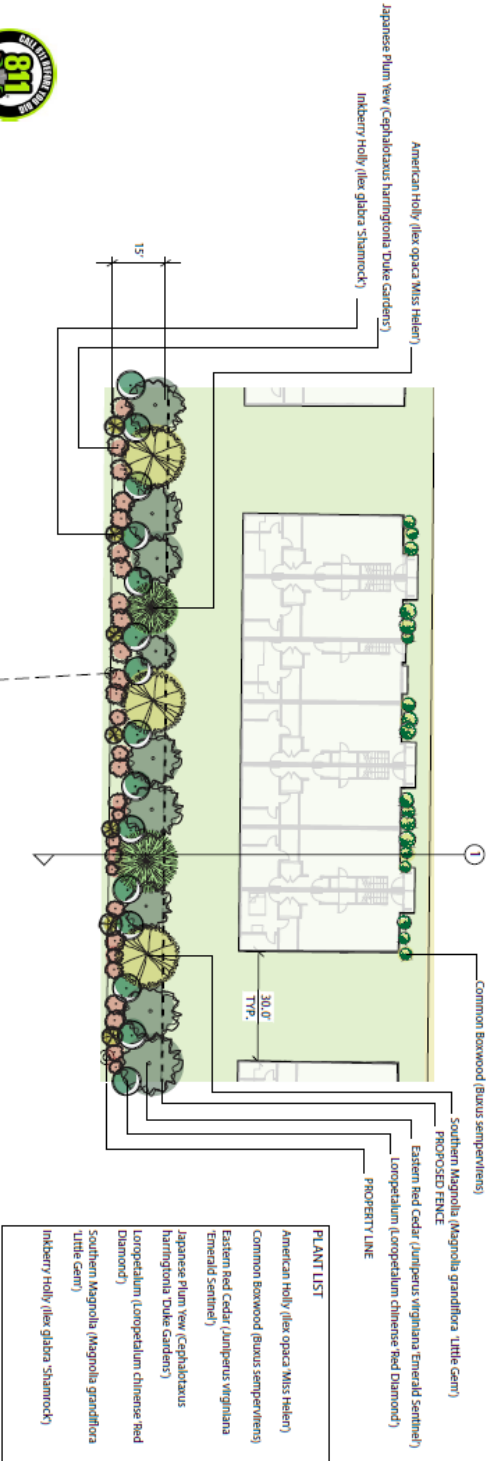
No action was taken.



SECTION W/ 15' BUFFER



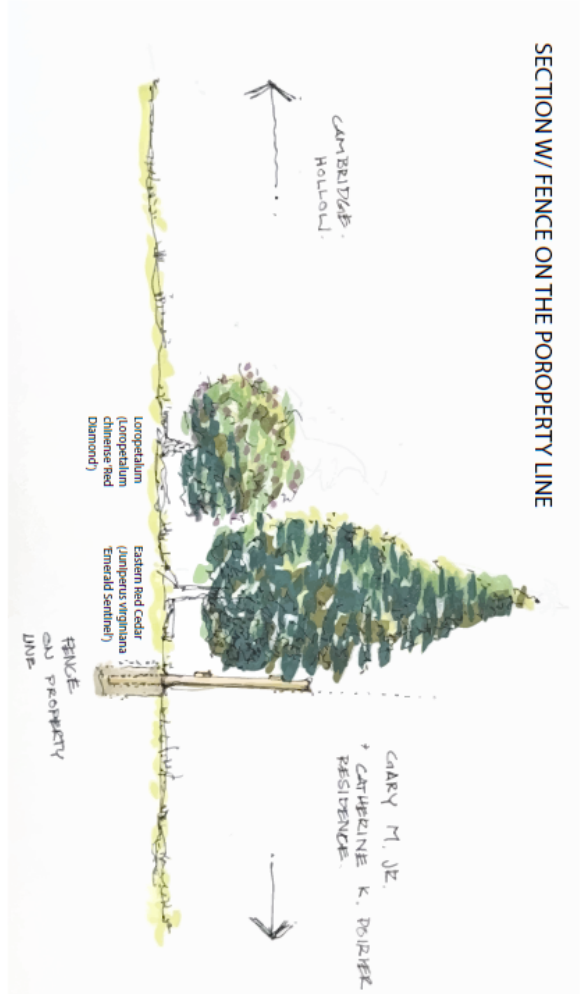
ZOOMED IN ILLUSTRATIVE PLAN #1



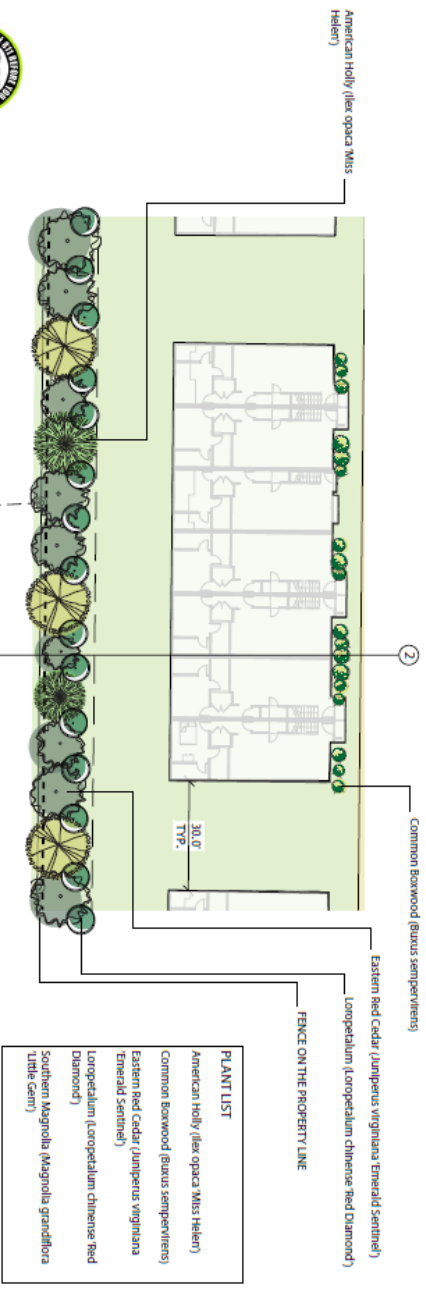
|                                    |  |
|------------------------------------|--|
| CITY OF CLARKSON<br>SOUTH CAROLINA |  |
| DESIGNED BY: JAW                   |  |
| CHECKED: JAW                       |  |
| DRAWN BY: JAW                      |  |
| DATE: 10/1/2023                    |  |
| SCALE: AS SHOWN                    |  |

|                                             |  |
|---------------------------------------------|--|
| CAMBRIDGE<br>HOLLOW                         |  |
| SECTION 1<br>ZOOMED IN<br>ILLUSTRATIVE PLAN |  |
| C - 2                                       |  |

SECTION W/ FENCE ON THE POROPEITY LINE



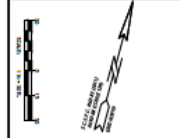
ZOOMED IN ILLUSTRATIVE PLAN #1



| PLANT LIST                                                |
|-----------------------------------------------------------|
| American Holly (Ilex opaca Miss Helen)                    |
| Common Boxwood (Buxus sempervirens)                       |
| Eastern Red Cedar (Juniperus virginiana Emerald Sentinel) |
| Loropetalum (Loropetalum chinense Red Diamond)            |
| Southern Magnolia (Magnolia grandiflora Little Gem)       |



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CAMBRIDGE  
HOLLOW

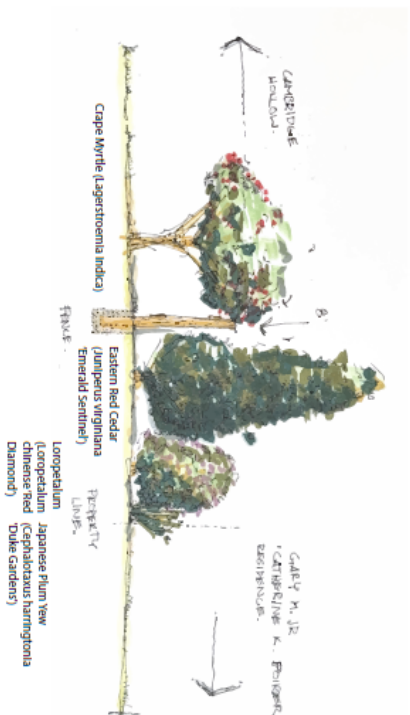
CITY OF CLARKSON  
SOUTH CAROLINA

|                   |
|-------------------|
| DESIGNED BY: JUNE |
| CHECKED: JUNE     |
| JOB NUMBER: 2-048 |
| DATE: 06/11/2019  |
| BY: J. H. H.      |
| DATE: 06/11/2019  |

| SHEET                                       |
|---------------------------------------------|
| SECTION 2<br>ZOOMED IN<br>ILLUSTRATIVE PLAN |

C - 2

# SECTION 3



ZOOMED IN ILLUSTRATIVE PLAN #1



| PLANT LIST                                                 |
|------------------------------------------------------------|
| American Holly (Ilex opaca Miss Helen)                     |
| Common Boxwood (Buxus sempervirens)                        |
| Cape Myrtle (Lagertroemia indica)                          |
| Eastern Red Cedar (Juniperus virginiana Emerald Sentinel)  |
| Japanese Plum Vew (Cephalotaxus harringtonia Duke Gardens) |
| Loropetalum (Loropetalum chinense Red Diamond)             |
| Southern Magnolia (Magnolia grandiflora Little Gem)        |
| Inberry Holly (Ilex glabra Shamrock)                       |



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800.271.1111  
RIDGEMOUNT ENGINEERING.COM



CAMBRIDGE  
HOLLOW

CITY OF CLACKAM  
SOUTH CAROLINA

DRAWN BY: JMW  
CHECKED: JMW  
DESIGNED: JMW  
DATE: 10/1/2011  
PROJECT: CAMBRIDGE HOLLOW

SHEET

SECTION 3  
ZOOMED IN  
ILLUSTRATIVE PLAN

C - 2



# ***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 bare trees and some grass. Surrounding this central plot are various residential features: houses with blue roofs, swimming pools, and parking lots. A road runs horizontally across the upper part of the image, with a few cars visible. The overall scene is captured from a high angle, looking down on the landscape.

# **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

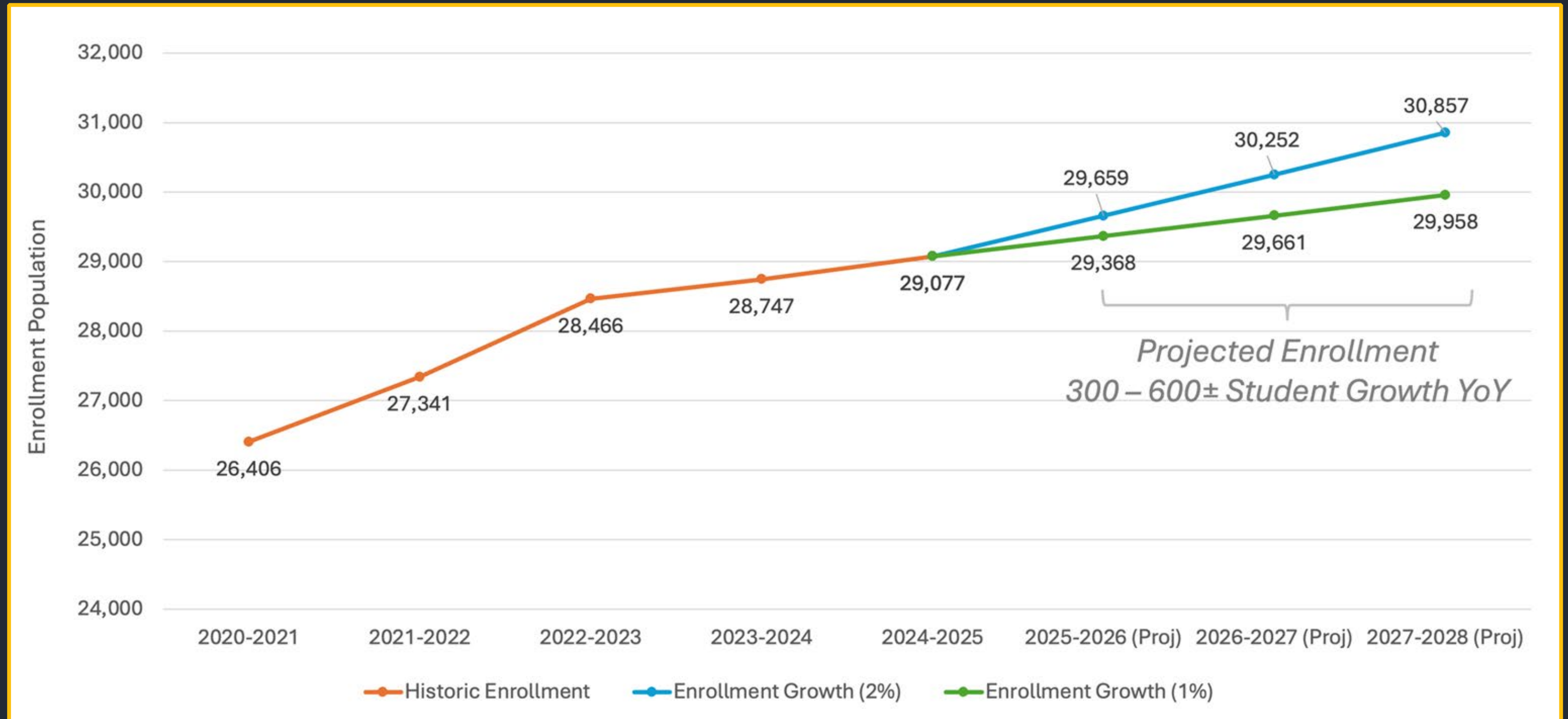
“Clemson plans to maintain the current on-campus residence status in which sophomores are not required to live on campus, but there are still options to accommodate those who want to.”

- Drew Landon (*TheTigerCU.com*)



# CLEMSON UNIVERSITY ENROLLMENT GROWTH

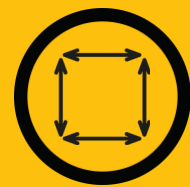
PROVIDED BY CLEMSON UNIVERSITY'S OFFICE OF  
INSTITUTIONAL RESEARCH (DATA AND REPORTS)



# PROJECT OVERVIEW



**52**  
Units

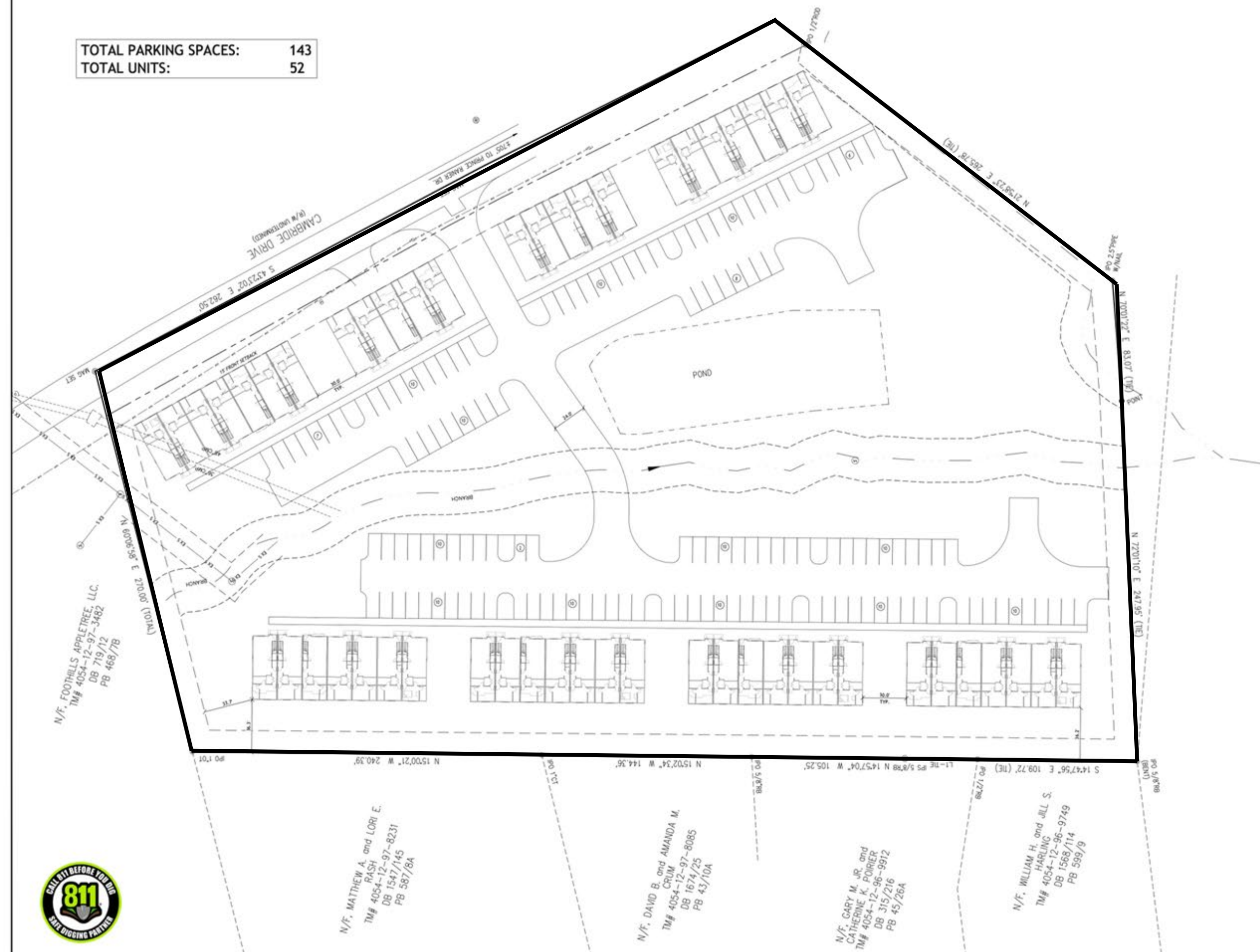


**± 6**  
Acres





|                       |     |
|-----------------------|-----|
| TOTAL PARKING SPACES: | 143 |
| TOTAL UNITS:          | 52  |



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CAMBRIDGE  
HOLLOWCITY OF CLEMSON  
SOUTH CAROLINA

DRAWN BY: JWW

CHECKED: JWW

JOB NUMBER: 24048

| REV # | DATE    | COMMENT       |
|-------|---------|---------------|
| PO    | 3-16-24 | CLIENT REVIEW |

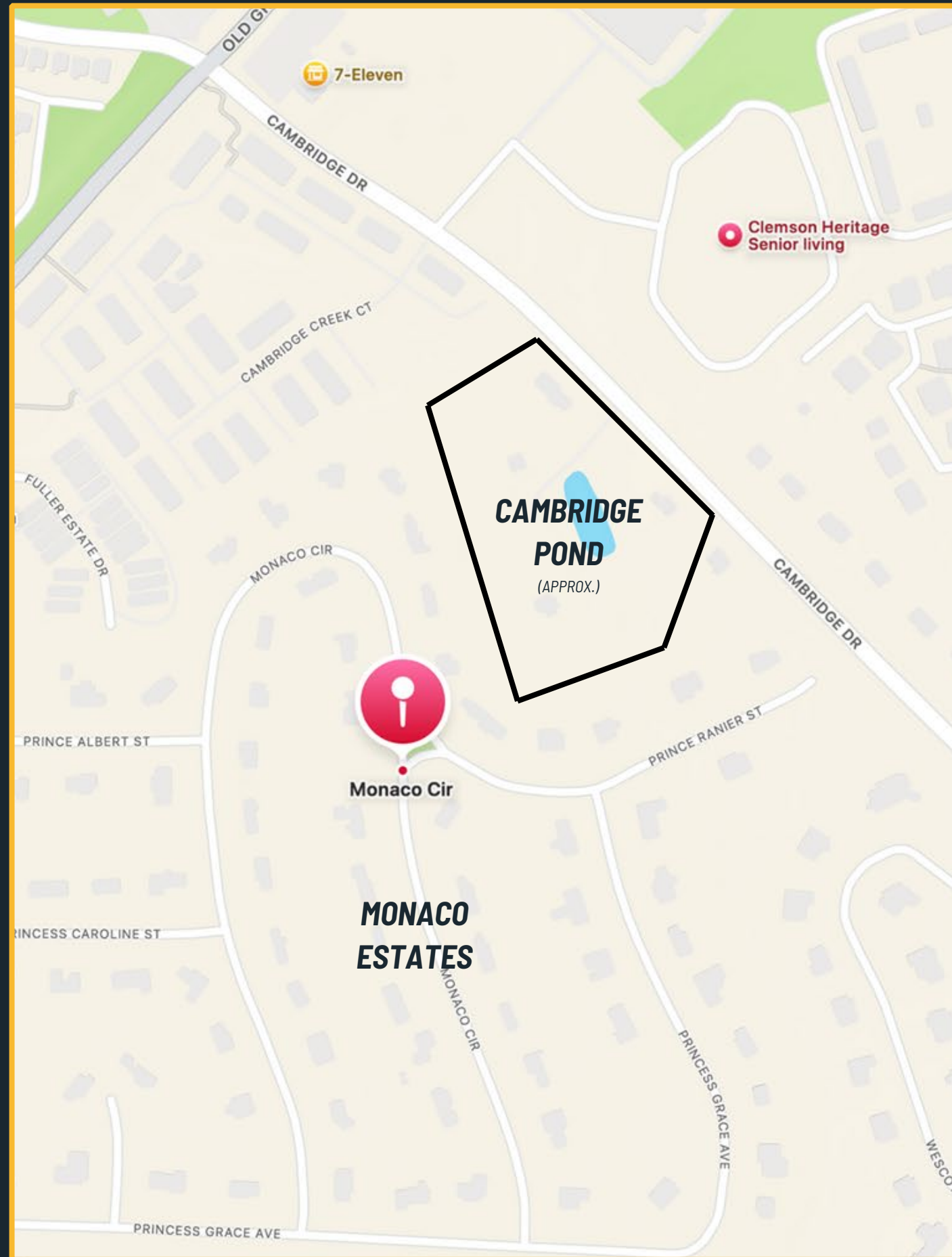
SHEET

## 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

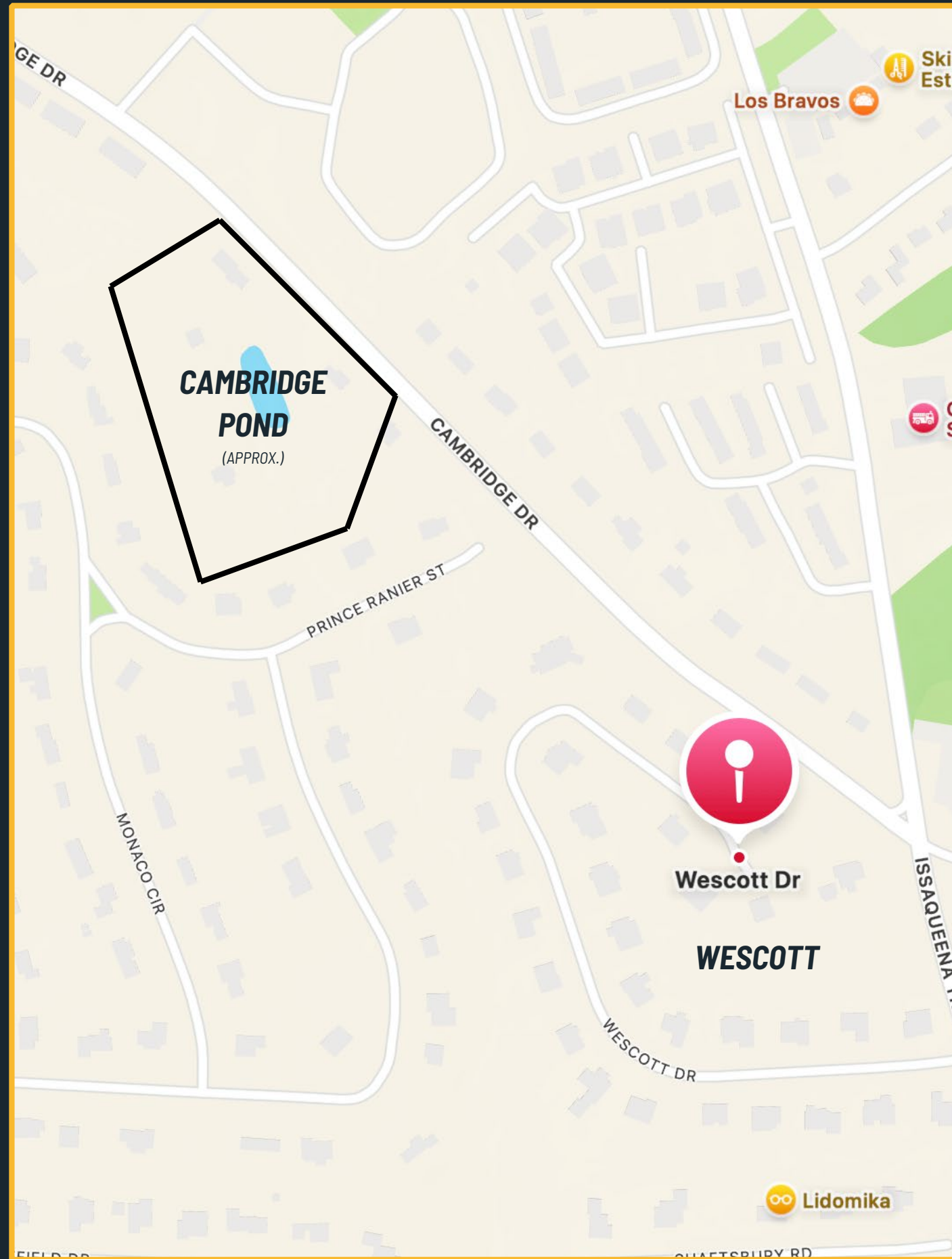
## •Public Roads

- **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

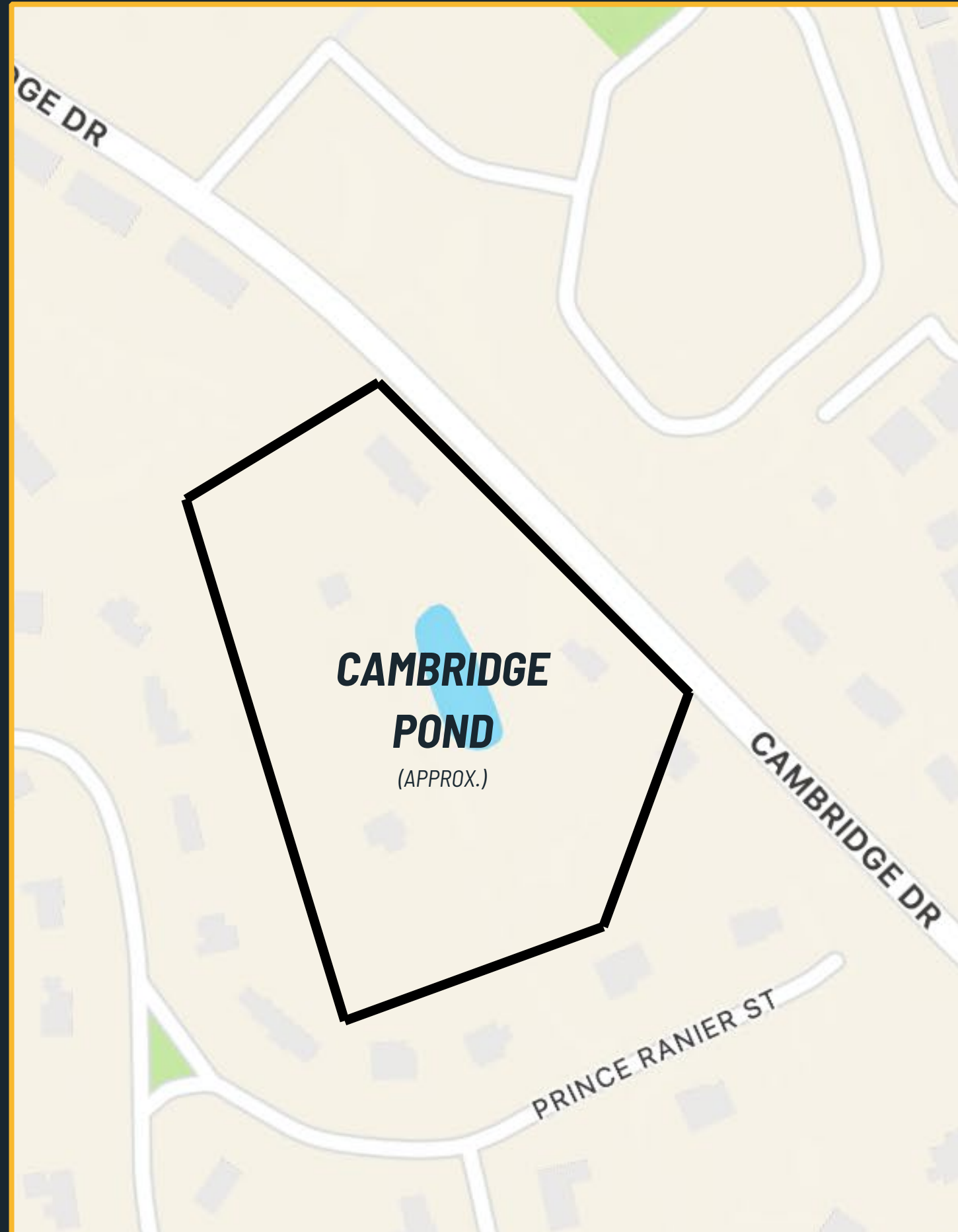
- **2,200 ft**
- **44,000 SqFt**
- **1,400 SqFt** per Dwelling (Avg)
- No detention or stormwater control

## •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

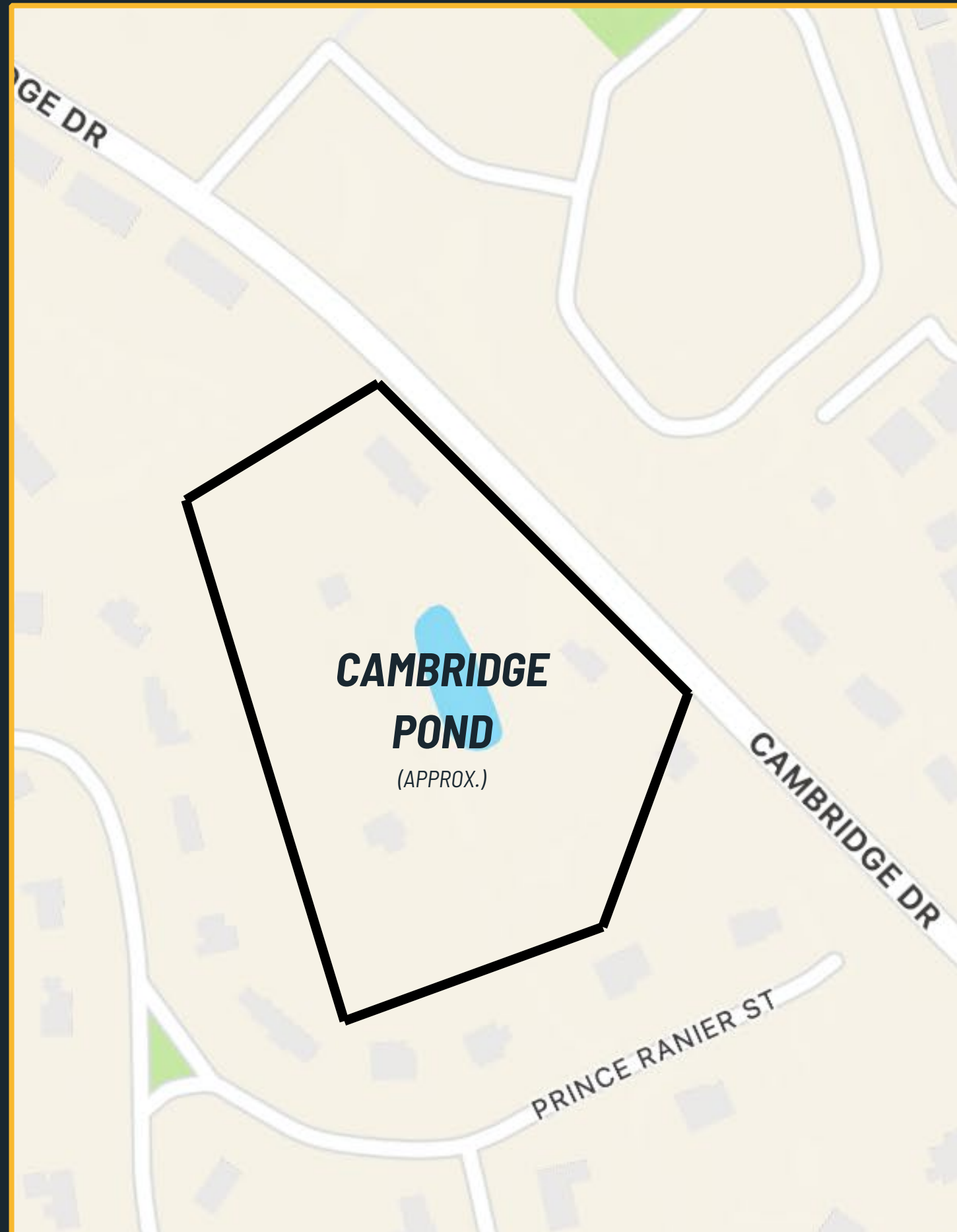
### •Public Roads

- **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

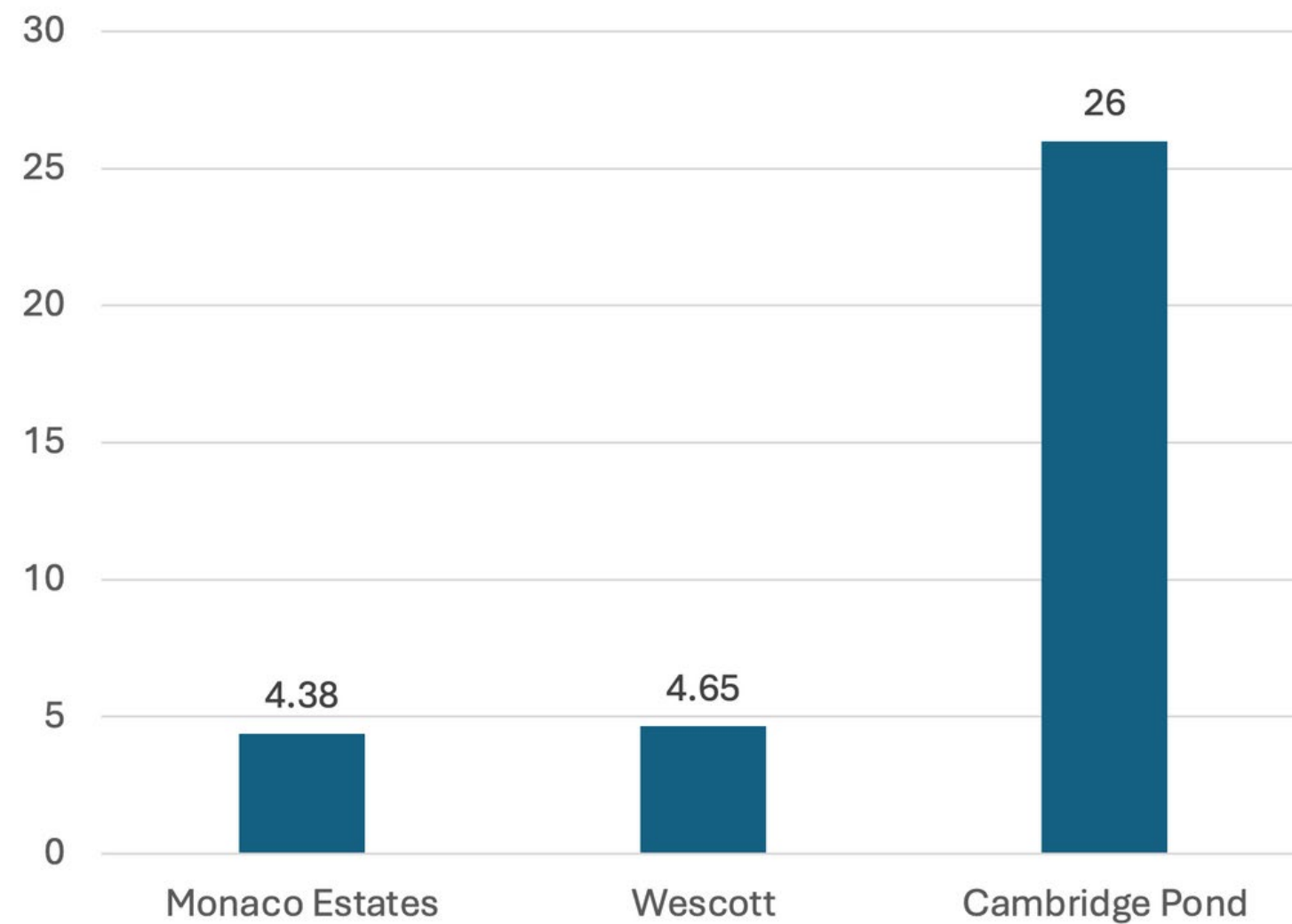
- \$1.5 Million to Seller
- \$14 Million Project
- \$22 Million Direct / Indirect Economic Impact
- Local Sub-Contractors (20+ Subs & Over 220 People)
- 57+ Employees at ENE Group

# ECONOMICS SUMMARY

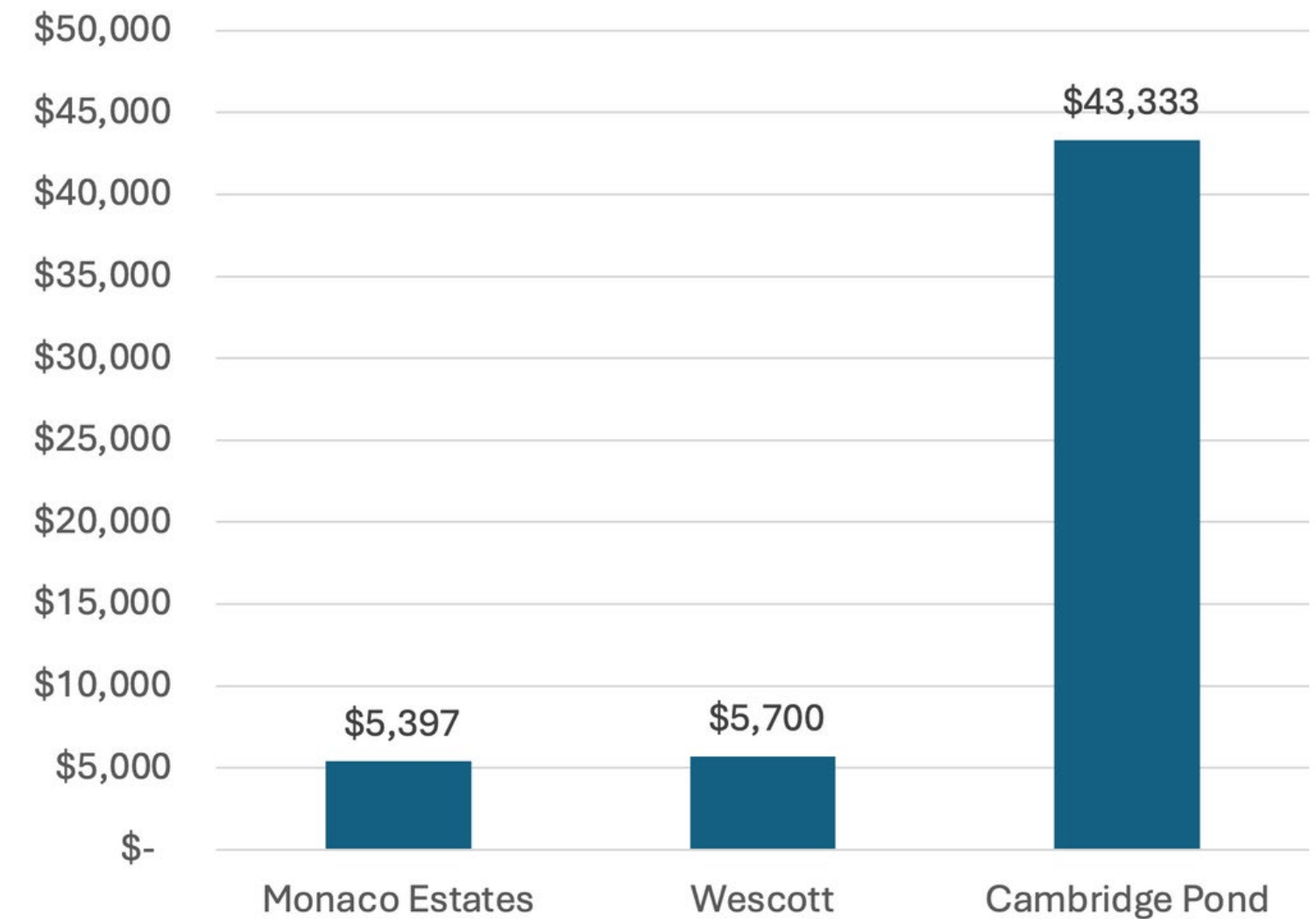
|                                       | Monaco Estates | Wescott   | Cambridge Pond |
|---------------------------------------|----------------|-----------|----------------|
| Acres ±                               | 63             | 20        | 6              |
| Lots/Units                            | 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

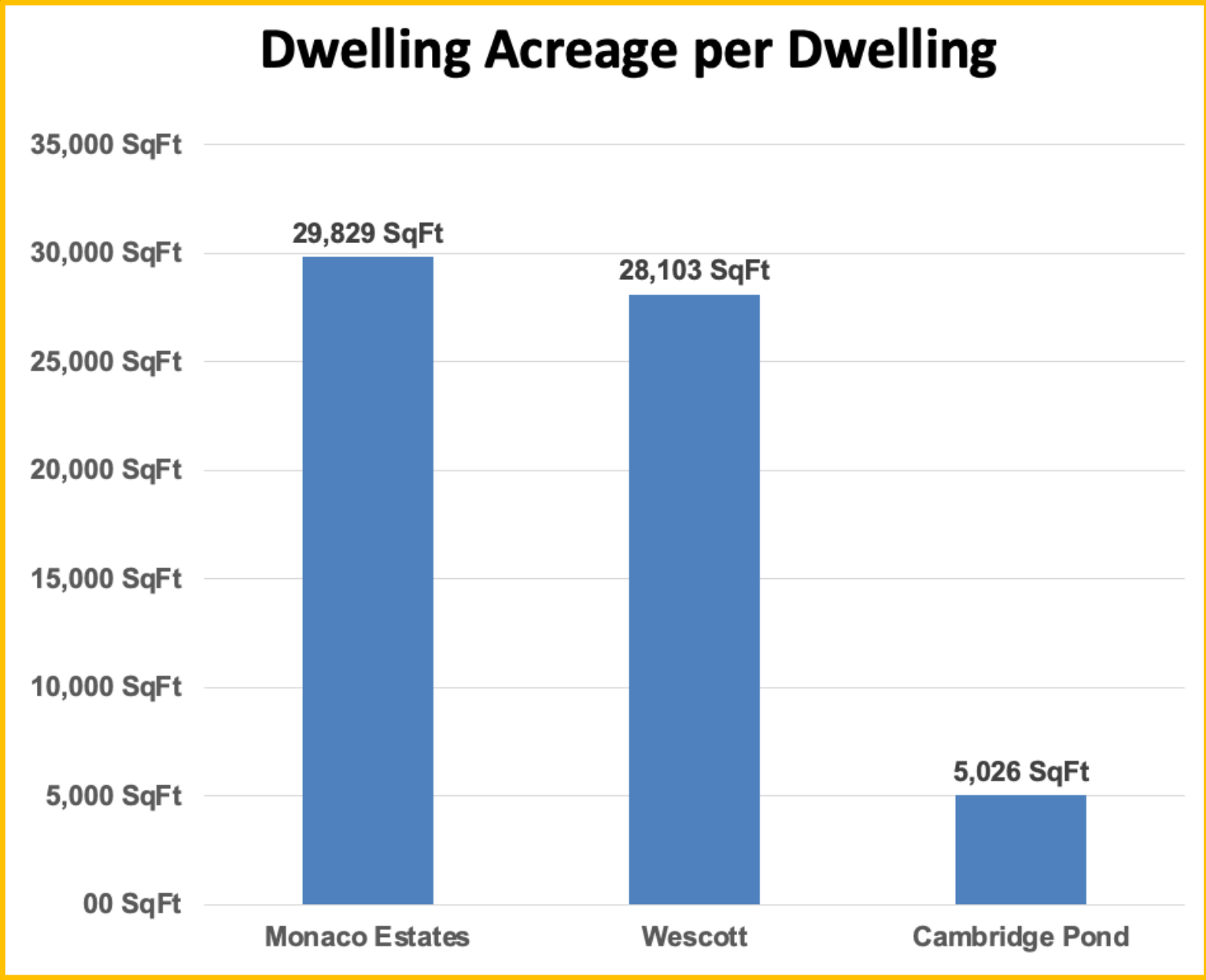
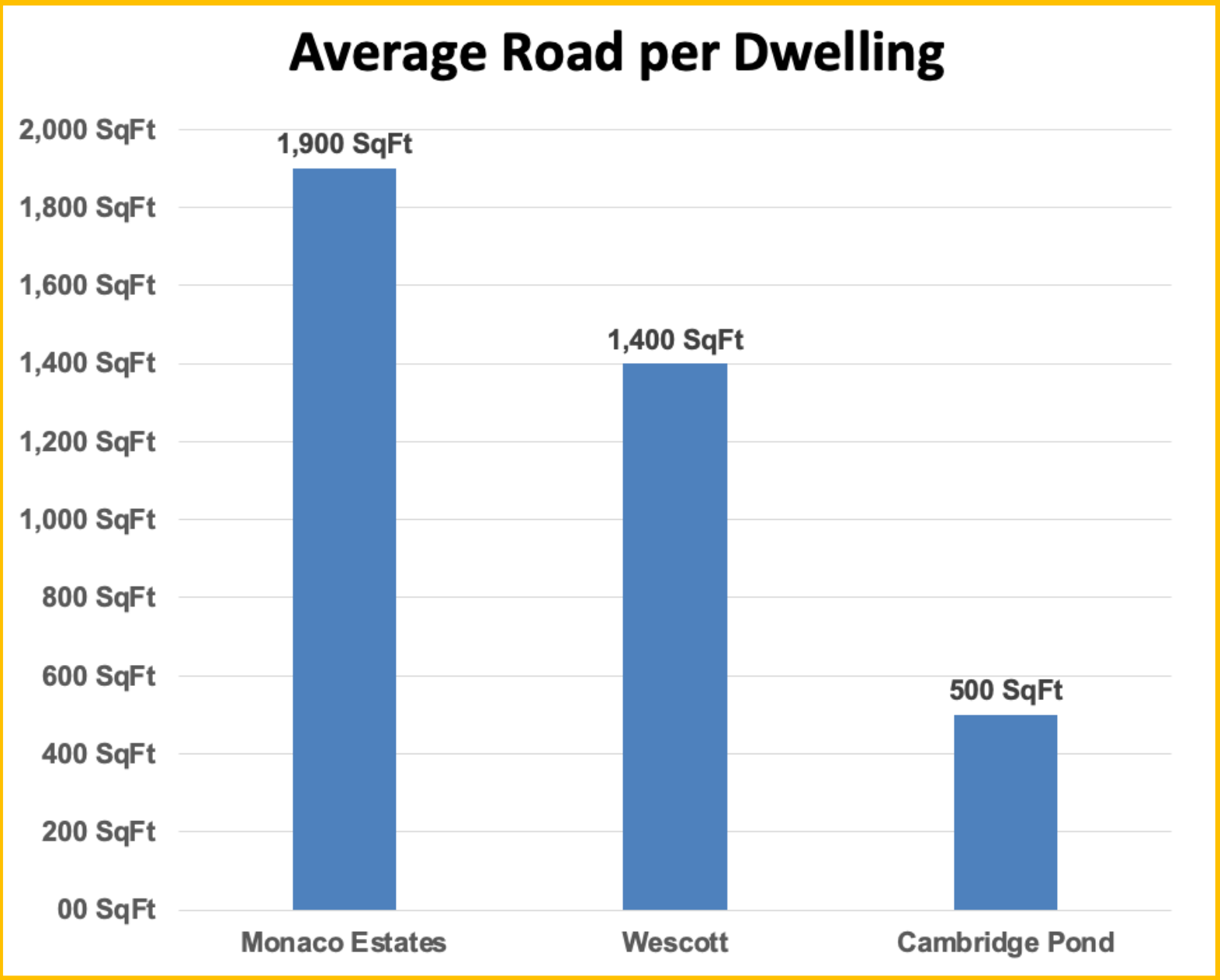
## Avg Population Density per Acre



## Avg Tax Revenue per Acre



# ECONOMICS CHARTS



# PROS

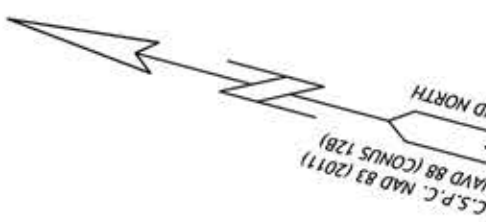
- Sidewalks
- Bike lanes
- CatBus stop
- Stormwater control
- Improved utilities
- Private roads
- Supports city coffers
  - Generates tax revenue
  - Impact fees
- Supports local jobs
  - During and after construction
- Student housing developments
  - No strain on K-12 education system
  - Supports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



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30 0 15 30  
SCALE: 1 in = 30 ft.

CAMBRIDGE HOLLOW

CITY OF CLEMSON  
SOUTH CAROLINA

DRAWN BY: JWW

CHECKED: JWW

JOB NUMBER: 24048

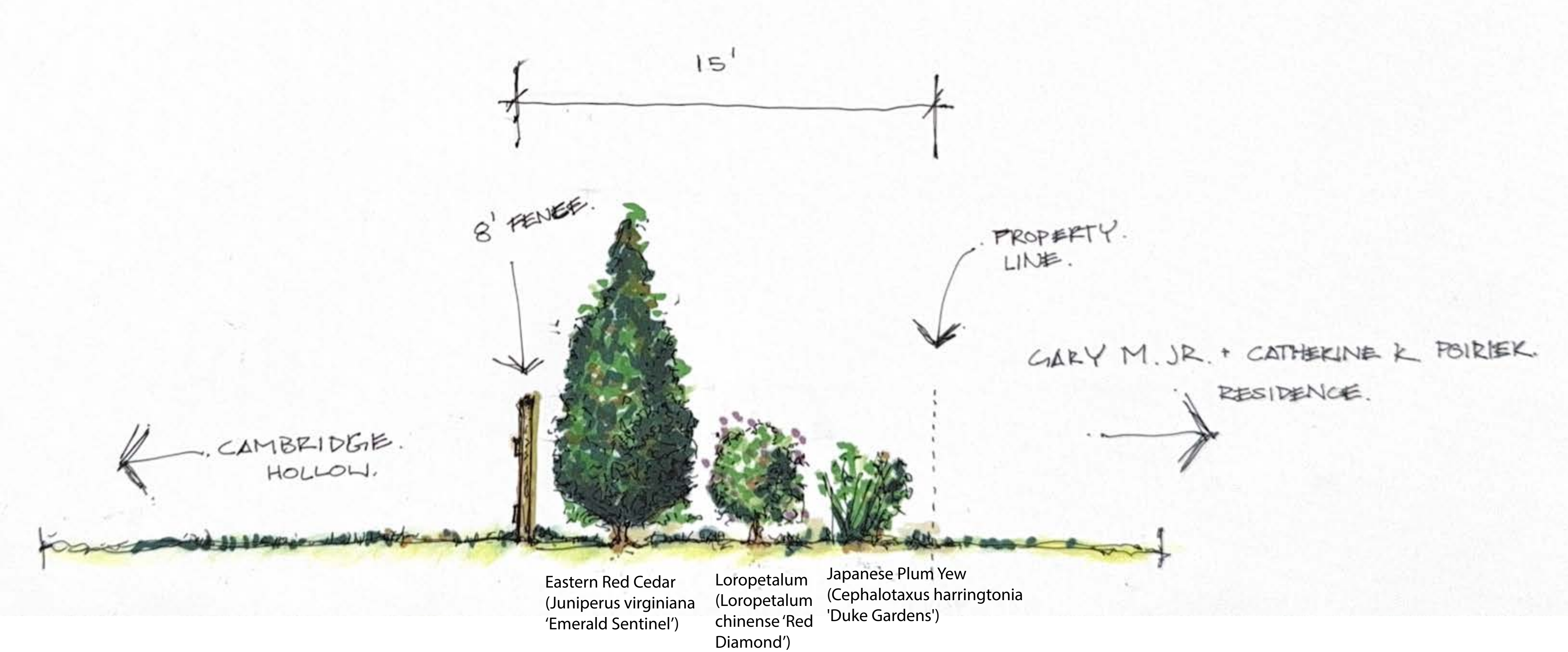
| REV # | DATE    | COMMENT       |
|-------|---------|---------------|
| PO    | 2-16-24 | CLIENT REVIEW |

SHEET

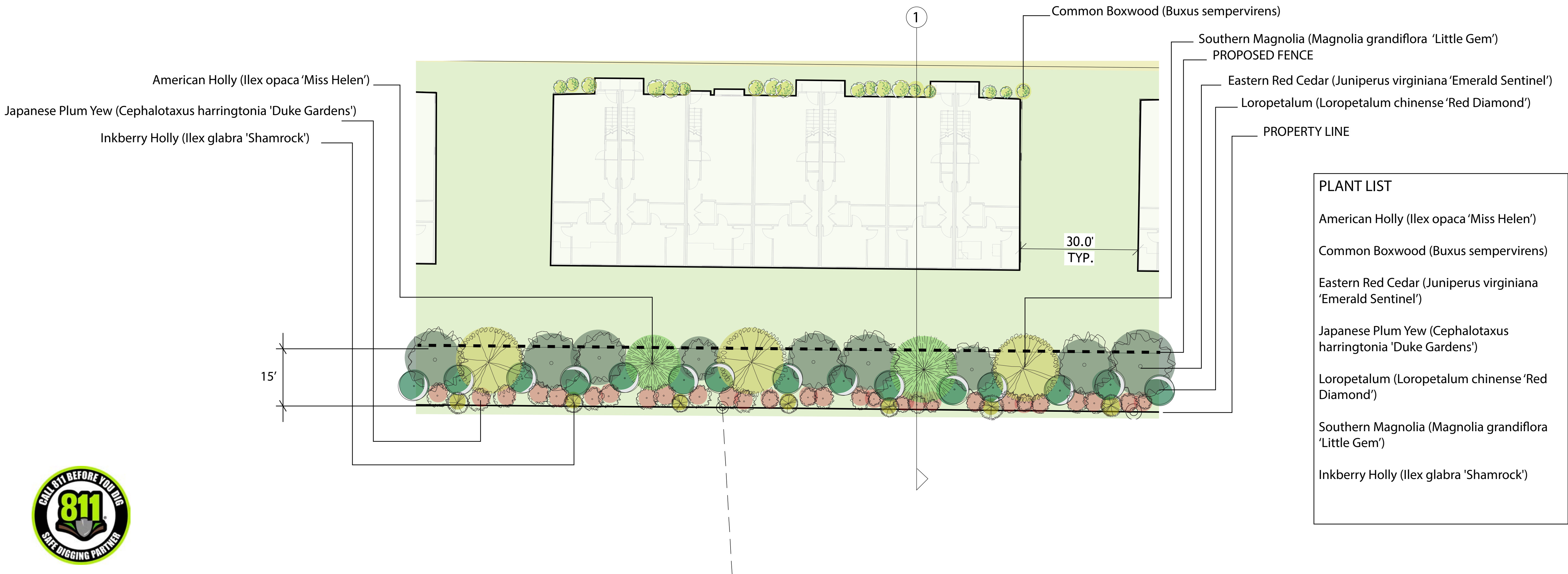
ILLUSTRATIVE  
PLAN

C - 2

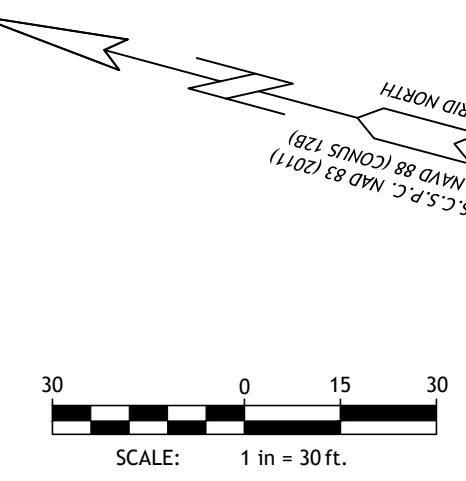
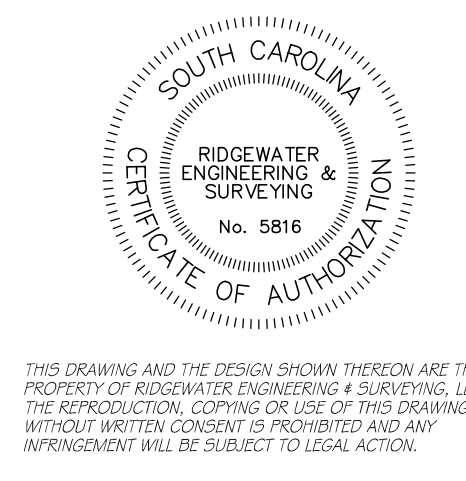
SECTION W/ 15' BUFFER



ZOOMED IN ILLUSTRATIVE PLAN #1



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CAMBRIDGE HOLLOW

CITY OF CLEMSON  
SOUTH CAROLINA

DRAWN BY: JWW  
CHECKED: JWW  
JOB NUMBER: 24048

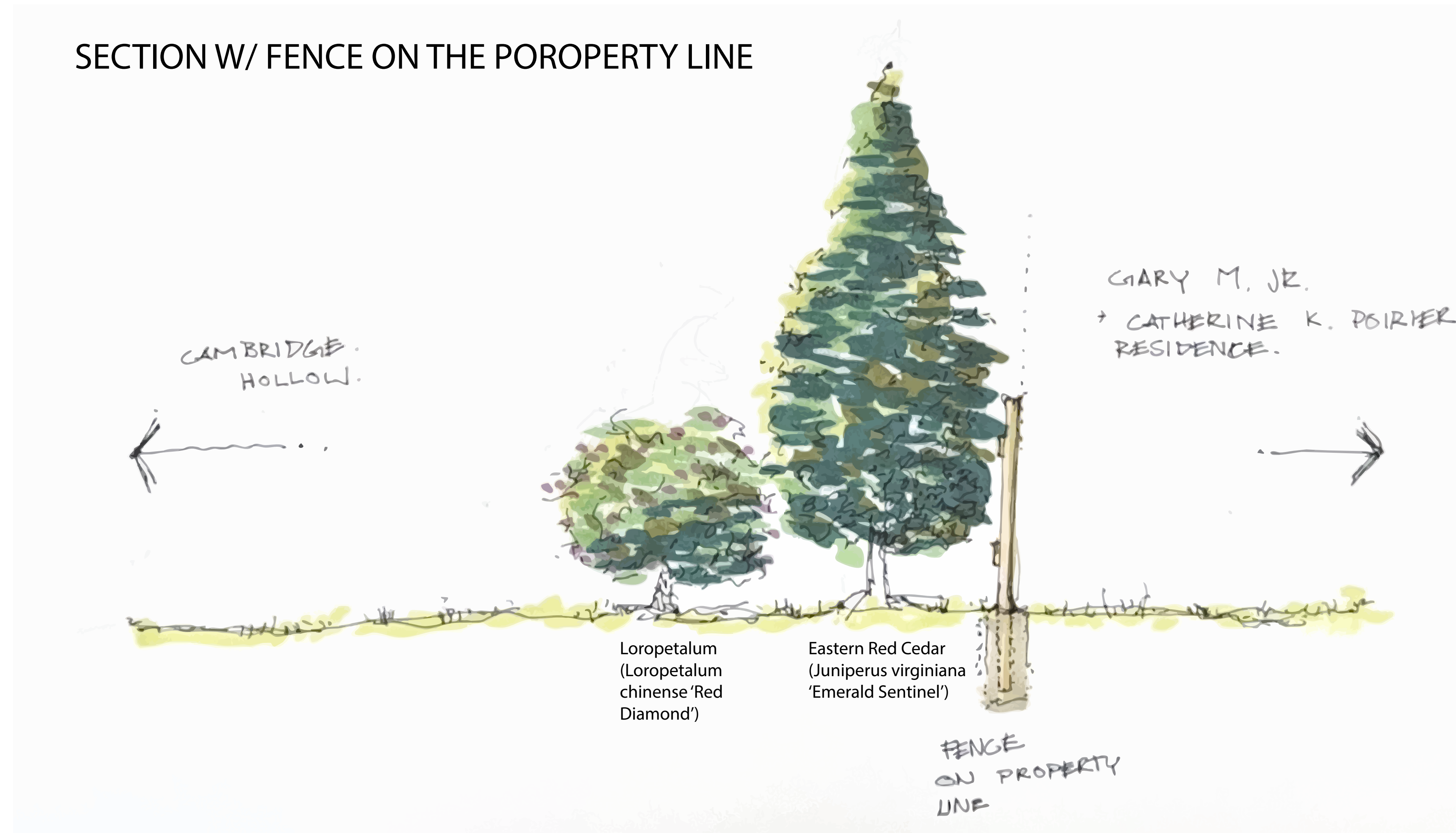
| REV # | DATE    | COMMENT       |
|-------|---------|---------------|
| PO    | 2-16-24 | CLIENT REVIEW |

SHEET

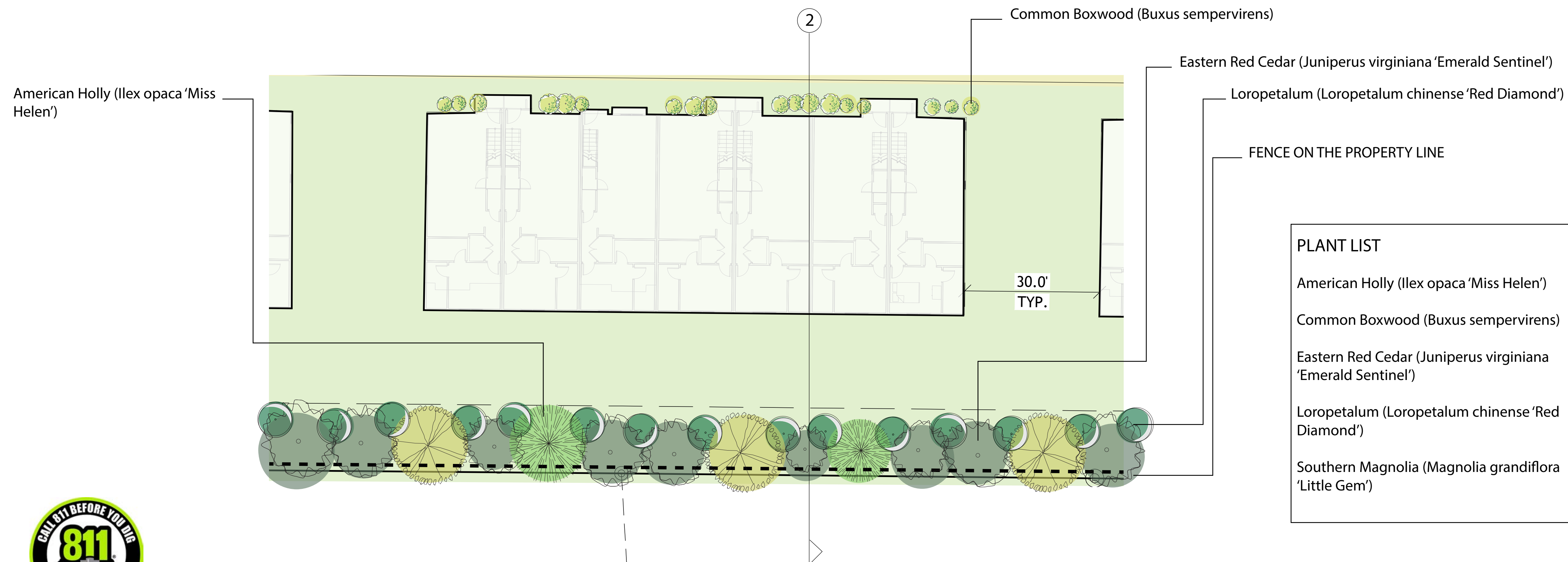
SECTION 1  
ZOOMED IN  
ILLUSTRATIVE PLAN

C - 2

## SECTION W/ FENCE ON THE POROPERTY LINE



## ZOOMED IN ILLUSTRATIVE PLAN #1

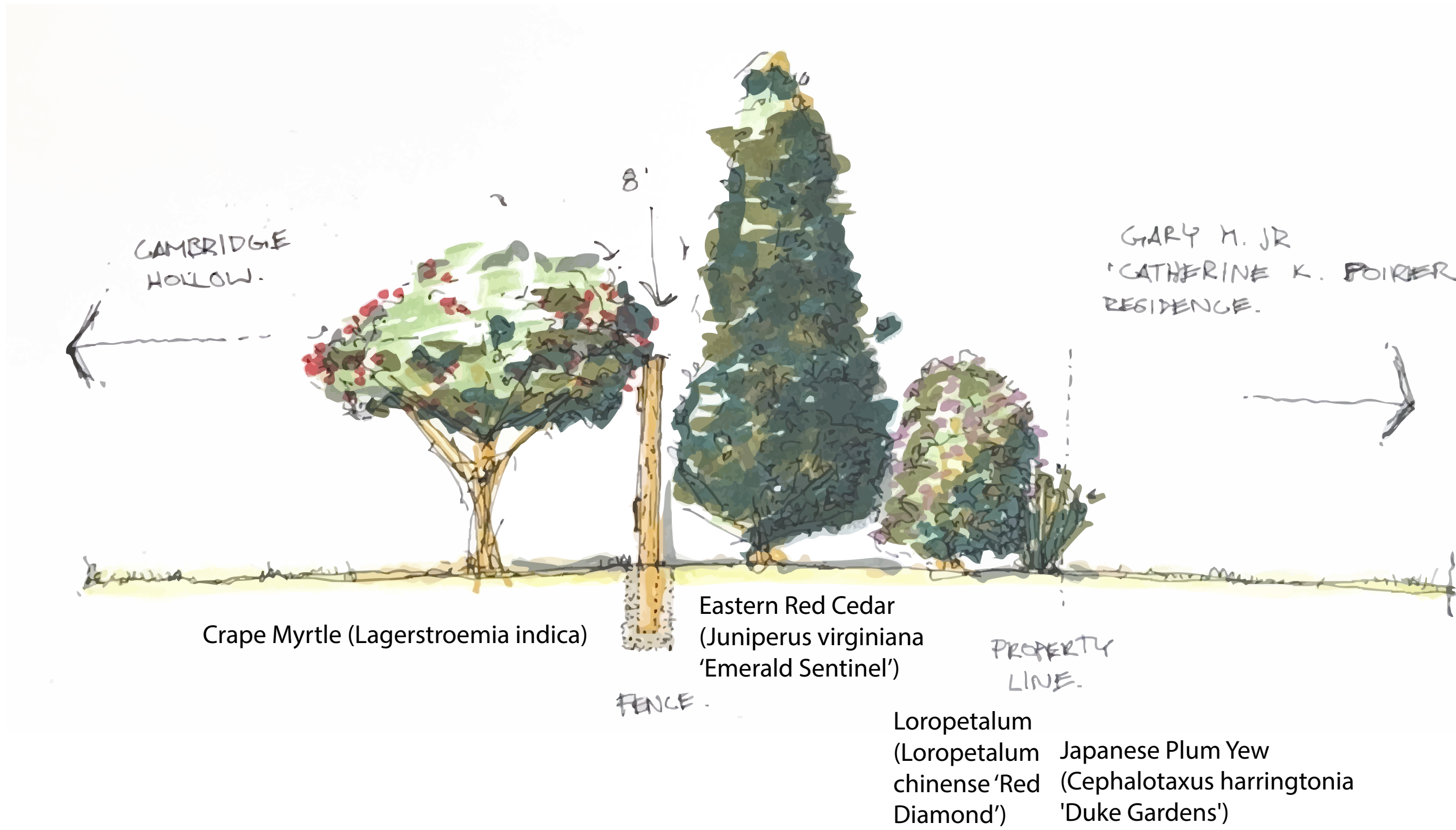


### PLANT LIST

- American Holly (Ilex opaca 'Miss Helen')
- Common Boxwood (Buxus sempervirens)
- Eastern Red Cedar (Juniperus virginiana 'Emerald Sentinel')
- Loropetalum (Loropetalum chinense 'Red Diamond')
- Southern Magnolia (Magnolia grandiflora 'Little Gem')



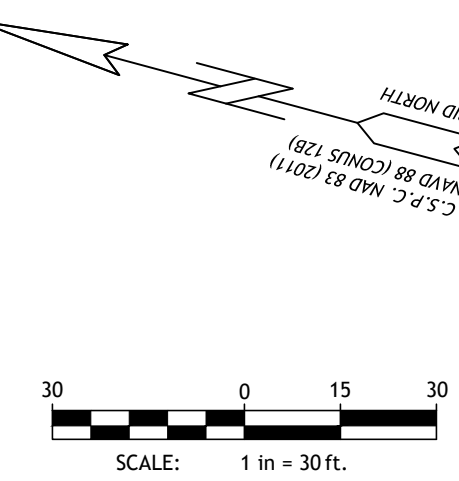
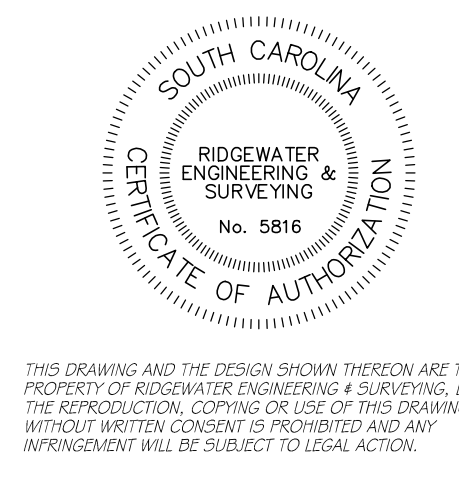
SECTION 3



ZOOMED IN ILLUSTRATIVE PLAN #1



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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

SECTION 3  
ZOOMED IN  
ILLUSTRATIVE PLAN

C - 2

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

Planning Commission Meeting Date  
April 14, 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 402 309 311  
501 410 412  
602 604 509 511  
612 614

209 211  
213  
215  
219

205

203

101

103

201

202

321

322

202

200

208

114

112

302

301

102

111

287 ft

Monaco Estates

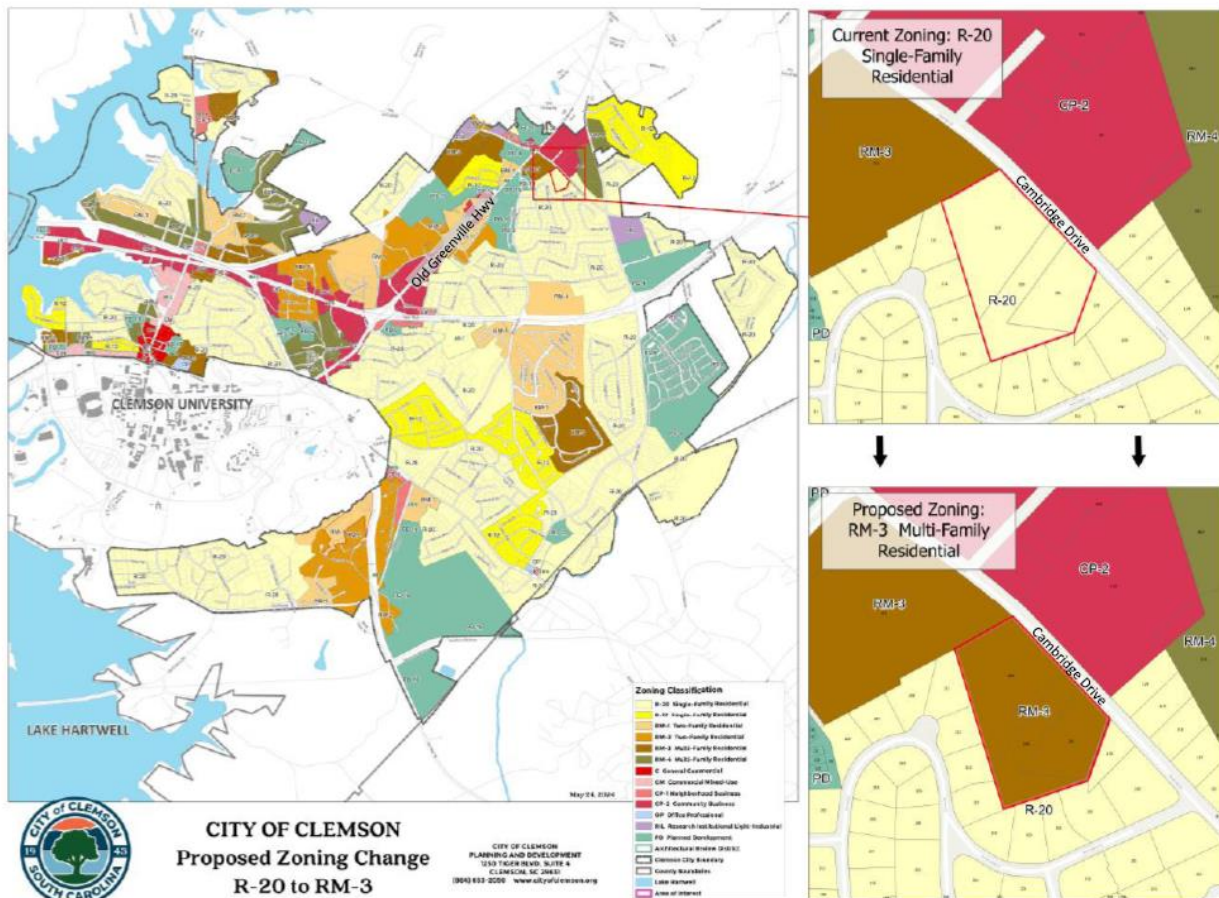
Monaco Cir

Cambridge Dr

Prince Ranier Dr

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-

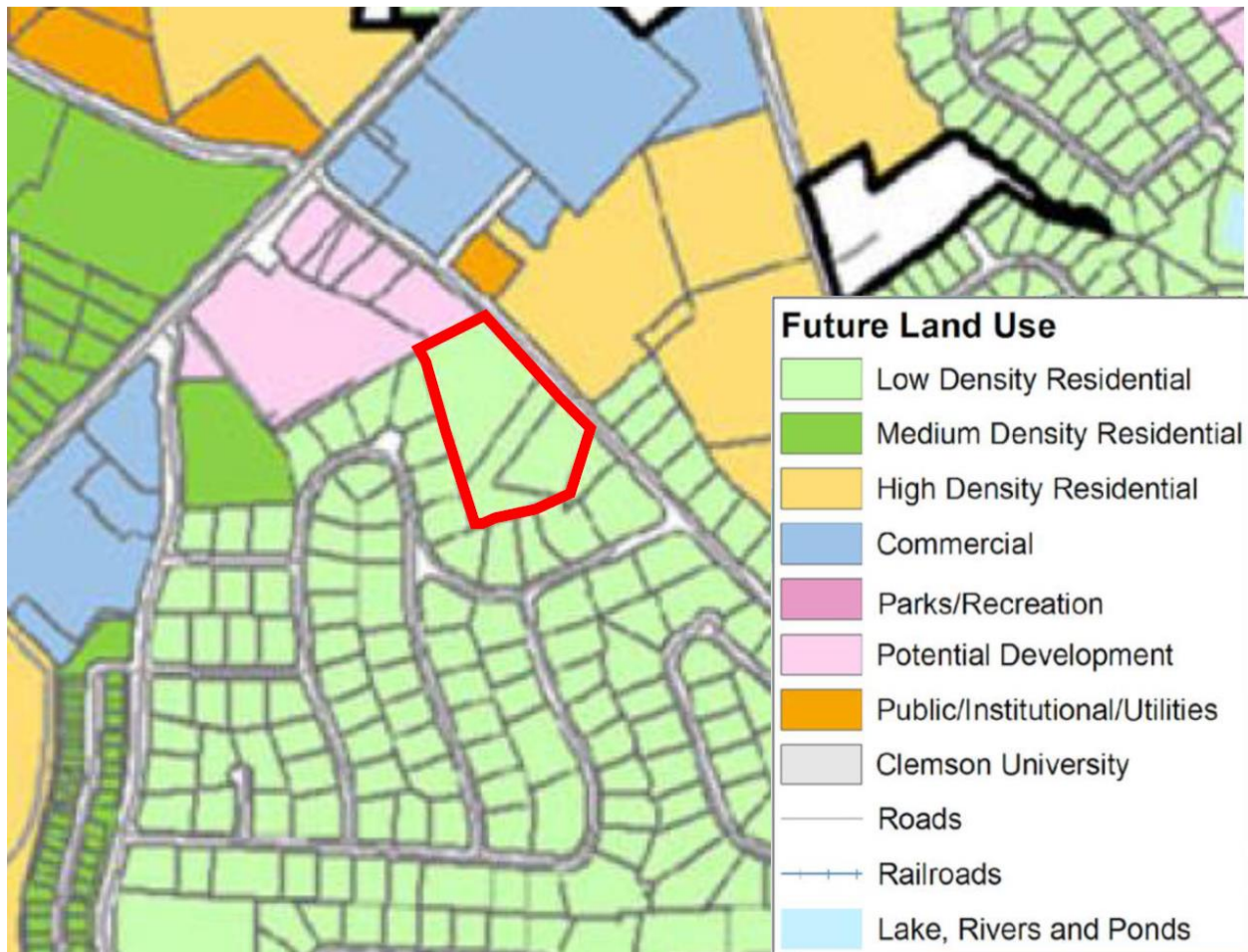
oriented townhomes to the northwest; single-family residential on the west and south; an assisted-living facility directly across Cambridge Drive on the north east; and undeveloped commercial property to the north. If the rezoning is approved as requested, future permitted development of the property could be consistent with that on the RM-3 District parcel situated to the northwest near the intersection of Old Greenville Highway and Cambridge Drive.



## Comprehensive Plan

Although the Comprehensive Plan provides guidance on some of the nearby commercial properties, no specific reference is made to the subject properties beyond including them on the Future Land Use Map. As the map section shows below, the Plan includes them in the Low Density Residential area. It should be noted, however, that the properties abutted an area identified for potential development (and indeed subsequently developed as the Cambridge Creek townhomes), and the land directly

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. Subsequently, the developer requested the proposal be placed back on the agenda, and on March 10, 2025, the Commission took the matter back up and called for a workshop to be scheduled. The workshop was held on March 26, 2025, during which a number of issues related to the proposal were discussed; no action was taken.

The proposal will be presented as an action item on the April 14, 2025 Planning Commission meeting agenda.

## Application Information

dotloop signature verification: [dotloop.us/kXWV-frRG-D0nV](https://dotloop.us/kXWV-frRG-D0nV)

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### 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: <input type="checkbox"/> Map amendment (Rezoning) <input type="checkbox"/> Text amendment                                                                                         |                            |                              |                                                |
| Initiated by: <input checked="" type="checkbox"/> Owner/Agent <input type="checkbox"/> City Council <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Zoning Appeals |                            |                              |                                                |

#### OWNER(S) INFORMATION

|                                      |                   |              |                                                                                              |
|--------------------------------------|-------------------|--------------|----------------------------------------------------------------------------------------------|
| Last name:<br>Gibson                 | First:<br>Don     | Middle:      | Interest<br><input type="checkbox"/> Sole owner <input checked="" type="checkbox"/> Co-owner |
| Mailing address:<br>30 Jackson Court | City:<br>Piedmont | State:<br>SC | ZIP Code:<br>29673                                                                           |
| Daytime phone no.:<br>(864) 505-5142 | Fax no.:<br>( )   | E-mail:      |                                                                                              |

#### APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

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

|                                                                                                                                                                                                   |                            |                              |                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------|------------------------------------------------|
| <b>RZNE-000272-2024</b>                                                                                                                                                                           | PIN: 4064 - 09 - 07 - 1065 | Date submitted: 05 / 23 / 24 | Planning Commission meeting date: 07 / 08 / 24 |
| Amendment type: <input type="checkbox"/> Map amendment (Rezoning) <input type="checkbox"/> Text amendment                                                                                         |                            |                              |                                                |
| Initiated by: <input checked="" type="checkbox"/> Owner/Agent <input type="checkbox"/> City Council <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Zoning Appeals |                            |                              |                                                |

### OWNER(S) INFORMATION

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

### APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

|                                                     |                         |                                       |
|-----------------------------------------------------|-------------------------|---------------------------------------|
| Applicant's last name:<br><u>Newton</u>             | First:<br><u>Eric</u>   | Middle:<br><u>B.</u>                  |
| Mailing address:<br><u>107 Sloan Street, Ste 3E</u> | City:<br><u>Clemson</u> | State:<br><u>S.C.</u>                 |
| Daytime phone no.:<br>(864) <u>505-5990</u>         | Fax no.:<br>( )         | ZIP Code:<br><u>29631</u>             |
|                                                     |                         | E-mail:<br><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:<br><u>165x254x263x398</u> | Property area:<br><u>7.46 acres</u><br>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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## 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.**

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- 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.

|                                                                                                                                                                                                   |                           |                              |                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------|------------------------------------------------|
| <b>RZNE-000272-2024</b>                                                                                                                                                                           | PIN: 4064- 09 - 07 - 0278 | Date submitted: 03 / 27 / 24 | Planning Commission meeting date: 07 / 08 / 24 |
| Amendment type: <input checked="" type="checkbox"/> Map amendment (Rezoning) <input type="checkbox"/> Text amendment                                                                              |                           |                              |                                                |
| Initiated by: <input checked="" type="checkbox"/> Owner/Agent <input type="checkbox"/> City Council <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Zoning Appeals |                           |                              |                                                |

### OWNER(S) INFORMATION

|                                       |                   |                                           |                                                                                   |
|---------------------------------------|-------------------|-------------------------------------------|-----------------------------------------------------------------------------------|
| Last name:<br>Gibson                  | First:<br>Don     | Middle:                                   | Interest<br><input type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner |
| Mailing address:<br>30 Jackson Court  | City:<br>Piedmont | State:<br>SC                              | ZIP Code:<br>29673                                                                |
| Daytime phone no.:<br>(864 ) 505-5142 | Fax no.:<br>( )   | E-mail:<br>dgibson@rockspringsbaptist.com |                                                                                   |

### APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

|                                              |                  |                                |                    |
|----------------------------------------------|------------------|--------------------------------|--------------------|
| Applicant's last name:<br>Newton             | First:<br>Eric   | Middle:<br>B.                  |                    |
| Mailing address:<br>107 Sloan Street, Ste 3E | City:<br>Clemson | State:<br>S.C.                 | ZIP Code:<br>29631 |
| Daytime phone no.:<br>(864) 505-5990         | Fax no.:<br>( )  | E-mail:<br>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:<br><u>165x254x263x398</u> | Property area:<br><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.

## CODE OF ORDINANCES

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### CHAPTER 19 ZONING (1)

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#### ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

#### DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS

---

##### **Sec. 19-305. Purpose of conditional use and special exception standards.**

C. RESIDENTIAL ACCESSORY STRUCTURES & USES <sup>2</sup>: See Section 19-305, Endnote 2

##### 11. Fences and Walls

###### a. Conditional Use Standards *[All Residential Districts]*

1. May abut the side and/or rear property line.
2. May be located in all required setbacks provided they shall be no closer than 18 inches to a street right-of-way line provided:
  - a. Shall not exceed eight feet in height; and
  - b. Shall not violate district visibility requirements.
3. A fence or freestanding wall may be permitted in the required front yard setback provided it does not exceed a maximum height of 4 feet and is visually transparent and not opaque. Examples of such approved fence types are picket or wrought iron fences. Solid walls of brick, stone, or parged masonry may also be permitted in the front setback provided the wall is no taller than 32 inches; such fencing may include pillars up to 4 feet tall, and may also have pickets or other approved transparent fencing up to 16 inches in height installed along the top of the solid wall.
4. For the purposes of this Section, corner lots with two street frontages **on non-arterial roads** shall be considered to have a front yard setback on each street **In the event a corner lot has frontage on an arterial road, that setback shall, provided such standards are deemed safe and/or appropriate by the Zoning Administrator, conform to the standards for a side or rear property line. The Zoning Administrator shall reserve the right to amend or otherwise determine appropriate setbacks and other dimensional standards to accommodate specific site conditions.**

# FOR DISCUSSION ONLY

Planning Commission Meeting 04-14-25

## CODE OF ORDINANCES

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### CHAPTER 19 ZONING (1)

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#### Sec. 19-107. Definitions.

**Townhouse dwelling unit** means a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with yard or public way on not less than two sides. (CC-2019-08, 7-1-2019)

**Tract Development** means more than two primary use residential buildings on one lot.

**Travel trailer** means a vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation uses, of a length not exceeding 29 feet.

#### Sec. 19-904. Location of landscape bufferyards.

---

- A. Unless otherwise specified, required bufferyards and screenings shall be located on the outer perimeter of the lot or parcel boundary line, however, in the case of recorded access/egress easements between two properties, the landscape buffer shall be installed along the recorded easement line. **The buffer may be moved, in whole or in part, off of the outer perimeter to another location by the Zoning Administrator or BAR to accommodate aesthetics and/or specific local site conditions.**
- B. Bufferyards and screenings shall not be located on any portion of an existing public or private street right-of-way.
- C. Unless otherwise directed, the depth of required bufferyards shall be as specified in Table [19-907](#).

#### Sec. 19-905. Bufferyard, screening, and landscaping specifications.

##### M. Berm Specifications:

**1. Any earthen berm used to meet the requirements of this Section must be a minimum of 4 feet in height and have a maximum slope of 3:1. Berms in excess of 6 feet in height shall have a maximum slope of 4:1 as measured from the exterior property line.**

##### N. Buffer Modifications:

**1. The City Horticulturist or BAR may reduce the number of plants required based on species and spacing to provide a more diverse and health planting scheme;**

**2. The Zoning Administrator and BAR (whichever is applicable) reserves the right to adjust the location of a fence or berm within the buffer.**

#### Sec. 19-907. Bufferyard and screening requirements.

---

# FOR DISCUSSION ONLY

Planning Commission Meeting 04-14-25

AR District standards regarding bufferyards and setbacks take precedent over Tables 19-907 and [19-908](#). The size and type of vegetation required under this division shall be determined from tables 19-907 and [19-908](#):

| Table 19-907. Bufferyard and Screening Requirements                                                                         |                                                        |             |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------|
| [Between non-residential and/or mixed-use structures within commercial districts, bufferyard requirements shall not apply.] |                                                        |             |
| Use                                                                                                                         | Existing Use                                           | Buffer Type |
| Multi-family Duplex and Patio/Zero Lot Line developments with shared parking or Tract developments.                         | Single-family/Two Household (Zoned R-20, R-12)         | 15' 20' C   |
|                                                                                                                             | Single-family/Two Household (Zoned R-7, RM-1, or RM-2) | 10' C       |
|                                                                                                                             | Single-family/Two Household all other districts        | 10' A       |
|                                                                                                                             | Multi-family                                           | 10' B       |
|                                                                                                                             | Townhouse                                              | 10' B       |
|                                                                                                                             | Mixed-use                                              | 10' B       |
|                                                                                                                             | Office/Commercial                                      | 10' A       |
|                                                                                                                             | Industrial                                             | 25' A       |
|                                                                                                                             | Institutional                                          | 10' A       |
|                                                                                                                             | Vacant Land                                            | 10' A       |
|                                                                                                                             | Arterial Road                                          | 20' D       |
| Townhouses                                                                                                                  | Single-family/Two Household (Zoned R-20, R-12)         | 15' 30' C   |
|                                                                                                                             | Single-family/Two Household (Zoned R-7, RM-1 or RM-2)  | 15' C       |
|                                                                                                                             | Single-family/Two Household all other districts        | 10' B       |
|                                                                                                                             | Multi-family                                           | 10' B       |
|                                                                                                                             | Townhouse                                              | 10' B       |
|                                                                                                                             | Mixed-use                                              | 10' B       |
|                                                                                                                             | Office/Commercial                                      | 10' A       |
|                                                                                                                             | Industrial                                             | 25' A       |
|                                                                                                                             | Institutional                                          | 10' A       |
|                                                                                                                             | Vacant Land                                            | 10' A       |
|                                                                                                                             | Arterial Road                                          | 20' D       |

# FOR DISCUSSION ONLY

Planning Commission Meeting 04-14-25

|                          |                                                       |                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multi-family Development | Single-family/Two Household (Zoned R-20, R-12)        | 30' C - If proposed building is greater than 3 stories buffer will be increased to 40'                                                                                                                                                                                                                                                 |
|                          | Single-family/Two Household (Zoned R-7, RM-1 or RM-2) | 20' B                                                                                                                                                                                                                                                                                                                                  |
|                          | Single-family/Two Household all other districts       | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Multi-family                                          | 10' B                                                                                                                                                                                                                                                                                                                                  |
|                          | Townhouse                                             | 10' B                                                                                                                                                                                                                                                                                                                                  |
|                          | Mixed-use                                             | 10' B                                                                                                                                                                                                                                                                                                                                  |
|                          | Office/Commercial                                     | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Industrial                                            | 25' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Institutional                                         | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Vacant Land                                           | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Arterial Road                                         | 20' D                                                                                                                                                                                                                                                                                                                                  |
| Mixed Use                | Single-family/Two Household (Zoned R-20, R-12)        | <ul style="list-style-type: none"> <li>• 25' 30' C - within R20, R-12, RM-1 &amp; RM2 Districts;</li> <li>• 15' C - within RM3, RM-3.5, &amp; RM-4 Districts;</li> <li>• 5' A - along Vehicle Use Areas within all Non-residential Districts</li> </ul> If proposed building is greater than 3 stories buffer will be increased to 40' |
|                          | Single-family/Two Household (Zoned R-7, RM-1 or RM-2) | 30' C                                                                                                                                                                                                                                                                                                                                  |
|                          | Single-family/Two Household all other districts       | 10" A                                                                                                                                                                                                                                                                                                                                  |
|                          | Multi-family                                          | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Townhouse                                             | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Mixed-use                                             | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Office /Commercial                                    | 5' A                                                                                                                                                                                                                                                                                                                                   |
|                          | Industrial                                            | 25' B                                                                                                                                                                                                                                                                                                                                  |
|                          | Institutional                                         | 25' B                                                                                                                                                                                                                                                                                                                                  |
|                          | Vacant Land                                           | 10' A                                                                                                                                                                                                                                                                                                                                  |
| Office/Commercial        | Single-family/Two Household                           | <ul style="list-style-type: none"> <li>• 25' C - within R-20, R-12, R-7, RM-1 &amp; RM2 Districts;</li> <li>• 15' C - within RM3, RM-3.5, &amp; RM-4 Districts;</li> <li>• 5' A - along Vehicle Use Areas within all Non-residential Districts</li> </ul>                                                                              |
|                          | Multi-family                                          | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Townhouse                                             | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Mixed-use                                             | 10' A                                                                                                                                                                                                                                                                                                                                  |
|                          | Office /Commercial                                    | 5' A                                                                                                                                                                                                                                                                                                                                   |
|                          | Industrial                                            | 25' B                                                                                                                                                                                                                                                                                                                                  |
|                          | Institutional                                         | 25' B                                                                                                                                                                                                                                                                                                                                  |
|                          | Vacant Land                                           | 10' A                                                                                                                                                                                                                                                                                                                                  |

# FOR DISCUSSION ONLY

Planning Commission Meeting 04-14-25

|                                                                                                                      |                              |       |
|----------------------------------------------------------------------------------------------------------------------|------------------------------|-------|
|                                                                                                                      | Active Railroad Right-of-Way | NA    |
| Industrial, Manufacturing, Wholesale Trade, Warehousing and Storage                                                  | Single-Family/Two Household  | 50' E |
|                                                                                                                      | Multi-family                 | 25' C |
|                                                                                                                      | Townhouse                    | 25' C |
|                                                                                                                      | Mixed-use                    | 25' C |
|                                                                                                                      | Office/Commercial            | 25' B |
|                                                                                                                      | Industrial                   | 25' B |
|                                                                                                                      | Institutional                | 25' B |
|                                                                                                                      | Vacant Land                  | 10' A |
|                                                                                                                      | Active Railroad Right-of-Way | NA    |
|                                                                                                                      | Road                         | 30' D |
| Institutional<br>Public and Institutional Uses and Utilities                                                         | Single-family/Two Household  | 25' C |
|                                                                                                                      | Multi-family                 | 25' C |
|                                                                                                                      | Townhouse                    | 25' C |
|                                                                                                                      | Mixed-use                    | 25' C |
|                                                                                                                      | Office/Commercial            | 25' B |
|                                                                                                                      | Industrial                   | 25' B |
|                                                                                                                      | Institutional                | 25' B |
|                                                                                                                      | Vacant Land                  | 10' A |
| *In the event a development could fall into more than one classification, the more robust buffer shall be installed. |                              |       |

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-26, 7-20-15; Ord. No. CC-2016-26, 8-15-16  
XXXXXXXXXX)

## Sec. 19-908. Materials required in bufferyards.

The required landscape material to be utilized in bufferyards is provided in Table 19-908:

| Table 19-908. — Landscape Materials Required within Bufferyards |                  |                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Buffer Type                                                     | Number of Plants | Plants and Structures Features required per 100 linear feet ±                                                                                                                                                                                              |
| A                                                               | 3                | Upper <u>story</u> (Canopy) trees                                                                                                                                                                                                                          |
|                                                                 | 20               | Shrubs or;<br>Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u><br>36" min. to 48" max. in <u>height</u> or;<br>Continuous earthen <u>berm</u> 36" min. to 48" max. in <u>height</u><br>with live <u>ground cover</u> |
| B                                                               | 4                | Upper story (Canopy) Trees                                                                                                                                                                                                                                 |
|                                                                 | 30               | Shrubs or;<br>Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u><br>36" min to 48" max in <u>height</u> or;<br>Continuous earthen berm 36" min to 48" max in <u>height</u><br>with live ground cover                   |
|                                                                 | 4                | Upper story (Canopy) Trees                                                                                                                                                                                                                                 |

# FOR DISCUSSION ONLY

Planning Commission Meeting 04-14-25

|                                                                 |                  |                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C                                                               | 1                | 6 to 8 foot high wall or solid fence or <del>6ft berm within 12 inches of property line;</del><br>finished side facing adjacent property; landscape materials shall be equally<br><del>distributed on both sides of the fence or berm.</del>                              |
|                                                                 | <del>4</del>     | Understory Trees                                                                                                                                                                                                                                                          |
|                                                                 | <del>40</del>    | Shrubs                                                                                                                                                                                                                                                                    |
| D                                                               | <del>10-4</del>  | Upper Story (Canopy) Trees                                                                                                                                                                                                                                                |
|                                                                 | 5                | Understory trees                                                                                                                                                                                                                                                          |
|                                                                 | <del>30-40</del> | Shrubs <del>or;</del><br><del>6 to 8 foot high wall or solid fence within 12 inches of property line;</del><br><del>finished side facing adjacent property</del>                                                                                                          |
|                                                                 | 1                | 6ft tall berm with<br>landscape materials equally distributed on both sides of berm.                                                                                                                                                                                      |
| E                                                               | 10               | Upper Story (Canopy) Trees                                                                                                                                                                                                                                                |
|                                                                 | 5                | Understory trees                                                                                                                                                                                                                                                          |
|                                                                 | <del>30-60</del> | Shrubs <del>and;</del><br><del>6 to 8 foot high wall, berm or solid fence within 12 inches of property line;</del><br><del>finished side facing adjacent property; landscape materials will be equally</del><br><del>distributed on both sides of the fence or berm</del> |
|                                                                 | 1                | 6 to 8 foot high masonry wall or 8ft berm;<br>finished side of fence facing adjacent property; landscape materials will be<br>equally distributed on both sides of the fence or berm                                                                                      |
| F                                                               | 1                | Landscape Berm                                                                                                                                                                                                                                                            |
|                                                                 | 12               | Upper Story (Canopy) Trees                                                                                                                                                                                                                                                |
|                                                                 | 4                | Understory Trees                                                                                                                                                                                                                                                          |
| G                                                               | 3                | Upper story (Canopy) Trees                                                                                                                                                                                                                                                |
|                                                                 | 1                | 6 to foot high masonry wall; landscape materials will be equally distributed on<br>both sides of the fence or berm.                                                                                                                                                       |
|                                                                 | 2                | Understory Trees                                                                                                                                                                                                                                                          |
|                                                                 | 30               | Shrubs                                                                                                                                                                                                                                                                    |
| 1 Subject to visibility standards in ARTICLE VI Section 19-606. |                  |                                                                                                                                                                                                                                                                           |

A. The following shall apply for materials and determination of bufferyards:

1. When a lot has a combination of different land uses, the bufferyard is calculated on the use of the highest impact;
2. Where the functional rear and side of any commercially zoned properties as determined by the Zoning and Codes Administrator are across the street from any residentially zoned property, the required buffer shall be a 10 foot type "A" "G" buffer