

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:

[05-12-25_PC_MEETING_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_04-14_PC-MINUTIES_FINAL_DRAFT.PDF](#)
[PUD-000431-2025 PROPOSED PLANNED DEVELOPMENT \(398 COLLEGE AVE\) - CONCEPT PRESENTATION.PDF](#)
[PUD-000391-2025 PROPOSED PLANNED DEVELOPMENT \(VARSITY 3\) - ORDINANCE AND EXHIBITS.PDF](#)
[REPORT ON PUD-000391-2025 PROPOSED PLANNED DEVELOPMENT \(VARSITY 3\).PDF](#)
[2025-R-01 PROPOSED TEXT AMENDMENT \(ARTERIAL FRONTAGE FENCES\).PDF](#)
[2025-R-02 PROPOSED TEXT AMENDMENT \(BUFFERYARD STANDARDS\).PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, May 12, 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. April 14, 2025 - Regular Meeting

4. Planned Development Concept Presentation Workshop

- a. PUD-000431-2025 Proposed Planned Development (398 College Avenue)

5. Action Items

- a. PUD-000391-2025 Proposed Planned Development (Varsity 3)
- b. 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences)
- c. 2025-R-02 Proposed Text Amendment (Bufferyard Standards)

6. Advisory Items

7. Discussion Items

8. Staff Reports

9. Other Items

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

10. Adjourn

City of Clemson
PLANNING COMMISSION MEETING
Monday, April 14, 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), Benji Cumbie, Tanya Hyatt, Bryan Yoder, Charles Kernaghan, John Crolley

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 (1:38)

Mr. Tyler opened the Public Session, and called for comments related to items not on the agenda. No audience members spoke.

The Public Session was closed.

3. Adoption of Minutes (2:40)

a. March 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 March 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 7 - 0 vote.

b. March 26, 2025 – Workshop

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

Mr. Tyler called for a motion. Mr. Cumbie made a motion to approve the minutes for the Workshop on March 26, 2025; Mr. Kernaghan 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 7 – 0 vote.

4. Action Items (4:09)

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

Mr. Eric Newton, applicant, was recognized. He provided the Commission with an overview of the proposal to rezone three parcels on Cambridge Drive from R-20 Single-family Residential District to RM-3 Multi-family Residential District, noting changes based on the workshop of March 26, 2025. Among the items he addressed was the possibility of maintaining buffers on both his and adjoining properties. (See attachment #1)

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

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

Mr. Jeremy Vinson, 205 Prince Reiner Drive, Clemson, SC. Mr. Vinson questioned the accuracy of Mr. Newton's statement that additional single-family development on the property was not economically viable, and said he felt the zoning should remain as is.

Mr. Scott Drury, 213 Monaco Circle, Clemson, SC. Mr. Drury expressed concerns with the proposal leaving an 'orphan' residential property next to a student housing development, noting that he felt the rezoning would not be legally viable without the fourth parcel.

Mr. Tyler called for any additional comments; there were none. Mr. Tyler then acknowledged written comments received, and then the closed public comment session.

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

- The protection of residential neighborhoods.
- The appropriateness of the proposed use of the property.
- Concerns associated with rezoning during a comprehensive plan update, and also prior to an expected zoning study.
- Potential problems associated with leaving an adjacent residential property with the current zoning.

When no more comments were heard from commissioners, Mr. Tyler called for a motion. Mr. Rice made a motion to send a negative recommendation on RZNE-000272-2024 Proposed Map Amendment (Cambridge Drive Parcels) to City Council; Mr. Crolley seconded the motion. Mr. Tyler called for discussion; none was heard. Mr. Tyler called for a vote by a show of hands; the motion passed by a 6-1 vote, with Mr. Kernaghan opposed.

5. Advisory Items (39:55) - None

6. Discussion Items (40:21)

a. Proposed Text Amendment (Fences on Arterial Road Frontages)

Mr. Peabody briefed the Commission on the matter. He stated that corner lots were required by City code to maintain both street frontages as front yard setbacks, which included limitations on fence heights. Typically, this was beneficial, but in the case of lots situated at a street corner with an arterial road, however, the limitation on fences resulted in exposing residents to excessive traffic noise and lights. To address the issue, staff recommended allowing for arterial street frontages to meet standards for side or back setbacks. (See attachment #2)

Following discussion, Mr. Rice recommended adding a reference to the City roadway classification map in the draft amendment for clarification; Mr. Peabody agreed. Mr. Tyler called for additional questions or comments. When none was heard, he asked Mr. Peabody to put the matter on the next agenda as an action item.

b. Proposed Text Amendment (Buffer Requirements)

Mr. Peabody briefed the Commission on a proposed text amendment for buffer requirements. He noted that the document included a number of changes, including a new type of buffer. Overall, he stated that the amendment both increased the use of buffers and made them more robust. (See attachment #3)

Discussion followed, during which Mr. Tyler noted a typographical error (in Item G, the text should read “6 foot” instead of “6 to foot”). Also, he recommended including other newer methods and materials of barriers that could be used.

At the end of discussion, Mr. Peabody stated that he would present the corrected draft as an action item, but asked for commission members and the public to send in any additional recommendations or comments.

7. Staff Reports (58:14)

Mr. Holbrooks informed the Commission that City Council would hold a public hearing on May 5, 2025, at 5:30 p.m. for the draft amendment dealing with bonding vacant commercial space in mixed use structures. Due to the fact that several members of the Commission had been appointed after the Commission’s consideration of the matter, Mr. Tyler called Mr. Peabody to the podium to explain the proposed amendment.

8. Other Items (1:00:41)

a. Planning Commission Representation at Council Meeting – None

Mr. Woods noted that first reading of the rezoning of the property on Highway 93 proposed for the affordable housing development passed unanimously, and that second reading was scheduled for May 5th (note: City Council approved the matter on second reading on April 21, 2025).

b. Future Workshops and Other Events – None

9. Adjourn (0:36:04)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; 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 7 – 0 vote.

The meeting was adjourned at 7:01 p.m.

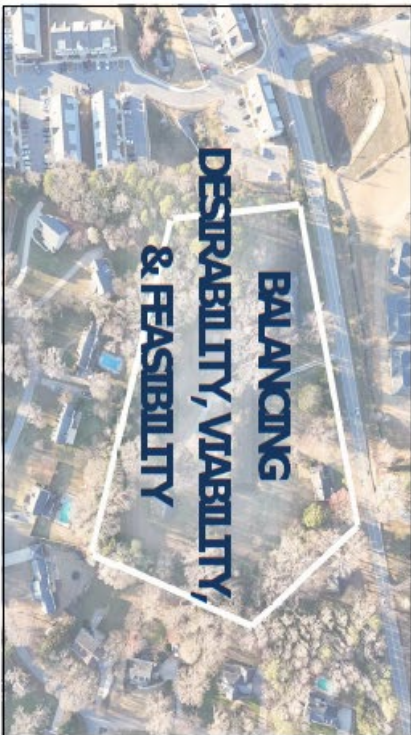
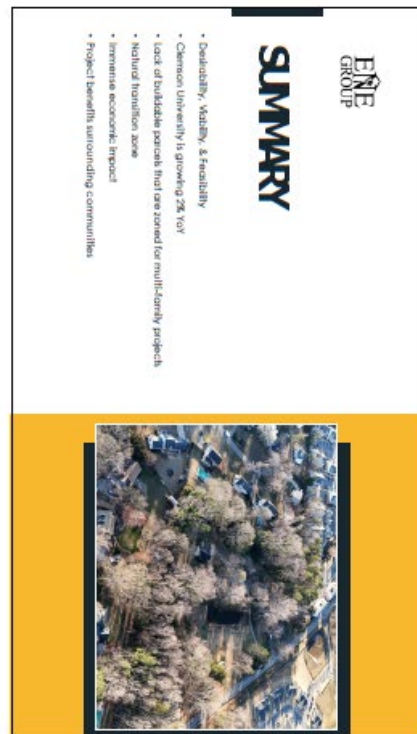
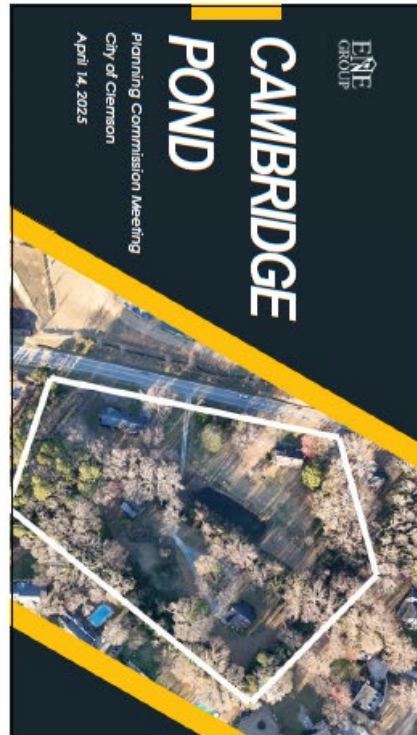
Respectfully submitted,

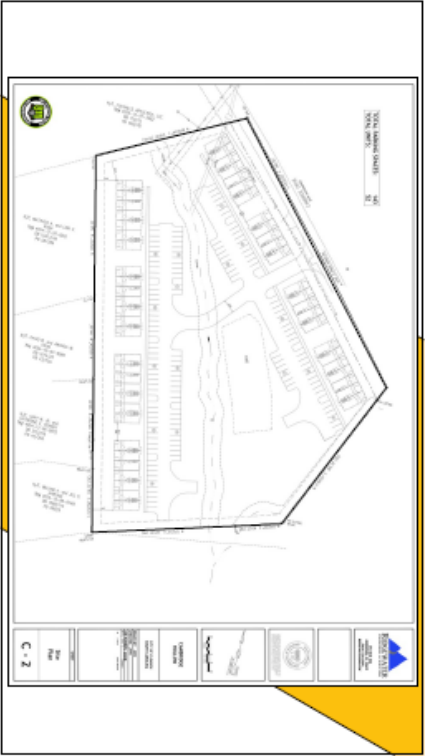
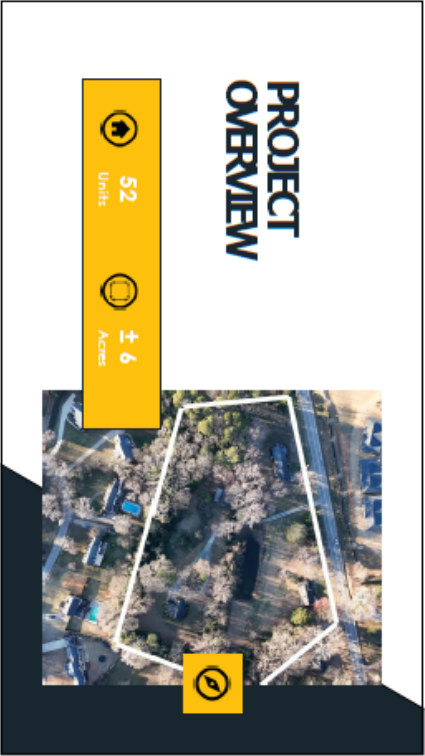
Kelly Roach, Recording Secretary

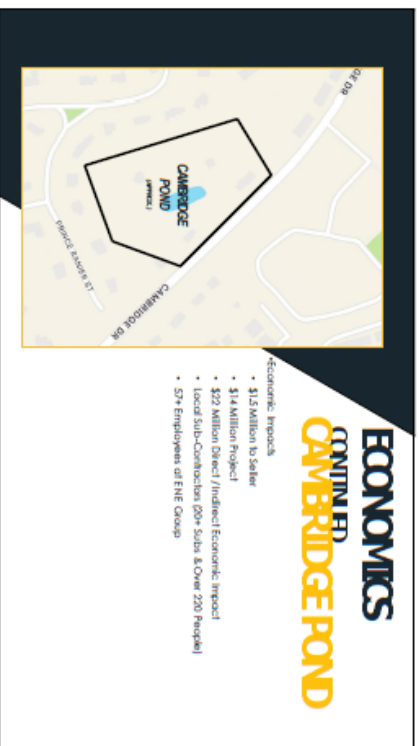
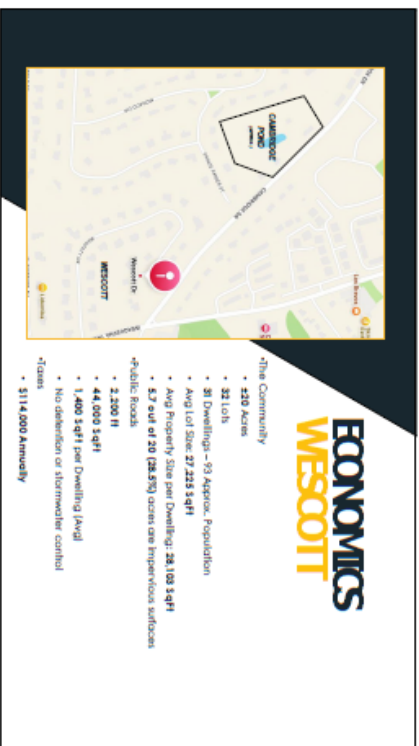
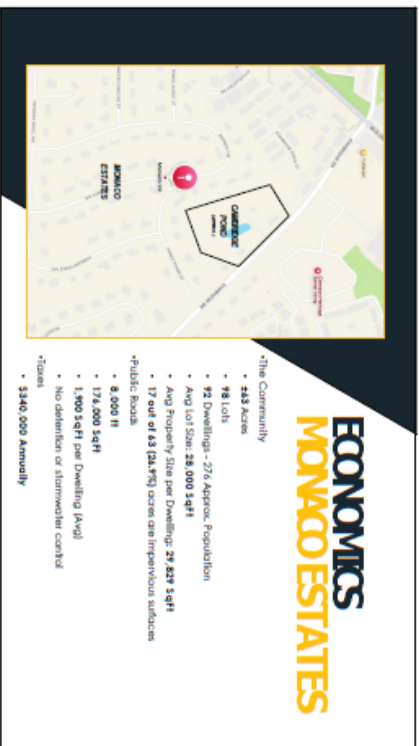
These minutes are in draft format and subject to change until approval by the City of Clemson Planning Commission.

Attachment #1

RZNE-000272-2025 (Cambridge Drive Parcels) Presentation Slides



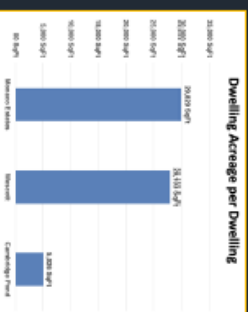
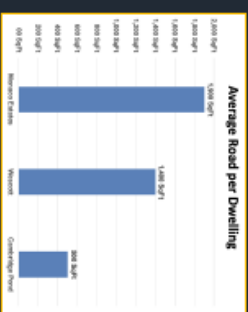




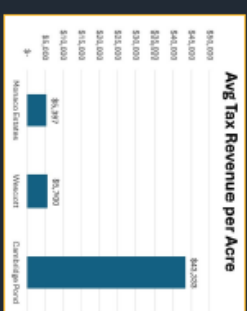
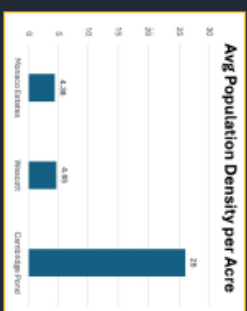
ECONOMIC SUMMARY

	Monaco Estates	Westcott	Cambridge Pond
Acres ±	63	20	6
Lot/Units	96	32	52
Number of Dwellings	92	31	52
Avg Lot Size (sqft)	28,000	27,216	6,026
Avg Property Size per Dwelling (sqft)	29,829	28,103	6,026
Total Acres Prop (2 per Home)	279	63	196
Avg People per Acre	4.36	4.65	2.6
Road Type	Public	Public	Private
Road (sqft)	8,000	2,200	1,248
Road Sqft per Dwelling	176,000	44,000	26,000
Impervious Surfaces (Acres)	1,300	1,400	500
Impervious Surfaces (sqft)	17	5.7	2.16
Taxes (Annually)	\$130,000	\$114,000	\$260,000
Assessment Rate	4%	4%	9%
Development Fees (New)	N/A	N/A	\$520,000

ECONOMIC CHARTS



ECONOMIC CHARTS



PROS

- Sidewalks
- Bike lanes
- CarBus 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 Clemons funding
- Enhance aesthetic appeal of area
- Increase property values
- Landscaping / curb appeal

Attachment #2

Arterial Frontage Fence Document

FOR DISCUSSION ONLY
Planning Commission Meeting 04-14-25

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

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 ² : 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.

Attachment #3
Buffer Requirements Document

FOR DISCUSSION ONLY

Planning Commission Meeting 04-14-25

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

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)	• 25' 30' C - within R20, R-12, RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts 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	• 25' C - within R-20, R-12, R-7, RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts
	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

Industrial, Manufacturing, Wholesale Trade, Warehousing and Storage	Active Railroad Right-of-Way	NA
	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 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 story (Canopy) trees Shrubs or;
	20	Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u> 36" min. to 48" max. in <u>height</u> or; Continuous earthen <u>berm</u> 36" min. to 48" max. in <u>height</u> with live ground cover
B	4	Upper story (Canopy) Trees Shrubs or;
	30	Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u> 36" min to 48" max in <u>height</u> or; Continuous earthen berm 36" min to 48" max in height 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 8ft berm within 12 inches of property line; finished side facing adjacent property; landscape materials shall be equally distributed on both sides of the fence or berm.
	4	Understory Trees
	40	Shrubs
D	40-4	Upper Story (Canopy) Trees
	5	Understory trees
	30-40	Shrubs or; 6 to 8 foot high wall or solid fence within 12 inches of property line; finished side facing adjacent property
	1	8ft tall berm with landscape materials equally distributed on both sides of berm.
E	10	Upper Story (Canopy) Trees
	5	Understory trees
	30-60	Shrubs and; 6 to 8 foot high wall, berm or solid fence within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm
	1	6 to 8 foot high masonry wall or 8ft berm; finished side of fence facing adjacent property; landscape materials will be 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 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

398 COLLEGE AVE - CLEMSON, SC

CONCEPTUAL BUILDING PLANS

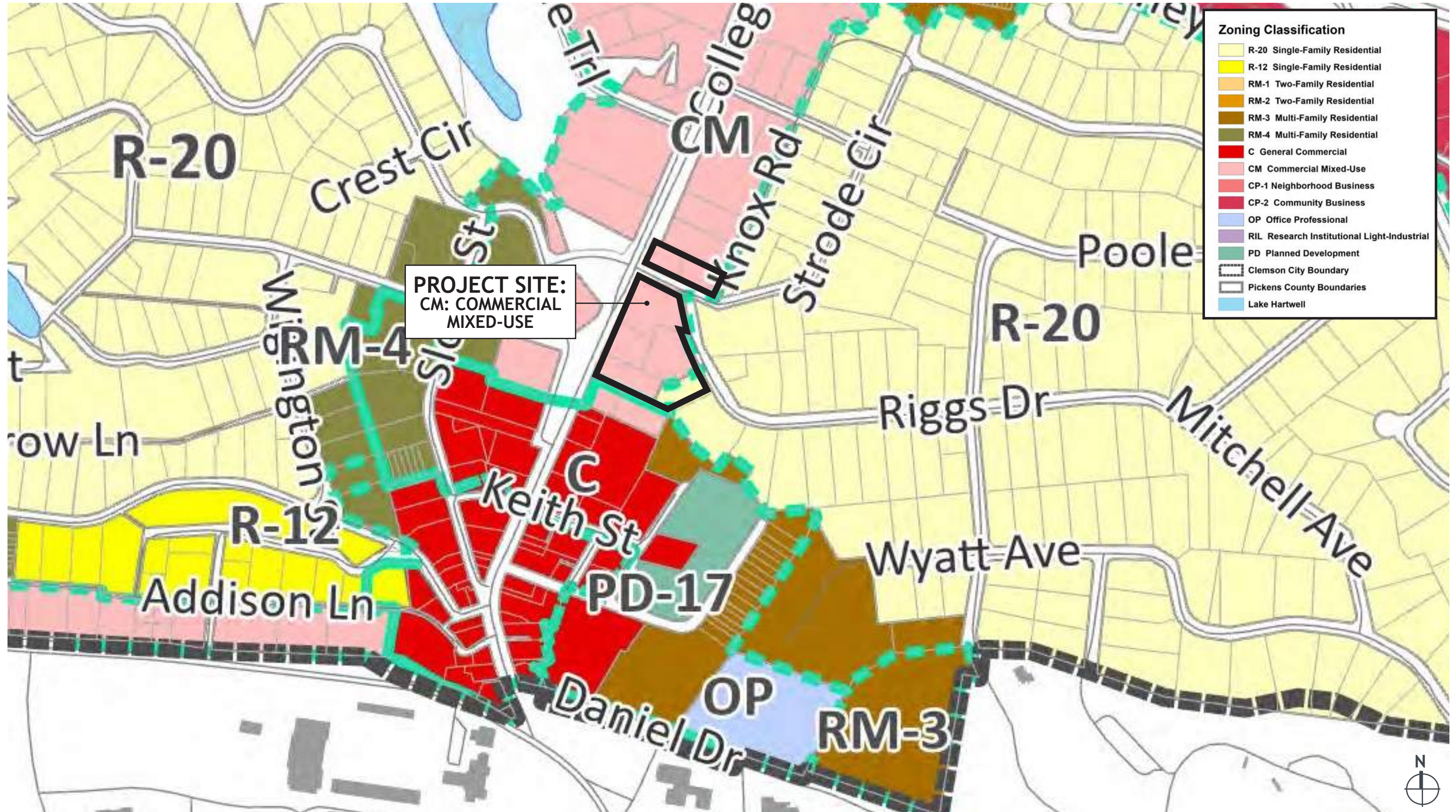
APRIL 17, 2025

PREPARED FOR:
LV COLLECTIVE

NILES BOLTON ASSOCIATES

Existing Zoning Map

398 College Ave - Clemson, SC



Existing Conditions

398 College Ave - Clemson, SC

SITE DATA:
TOWNHOME SITE AREA: +/- 0.69 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

SITE DATA:
MAIN PARCEL SITE AREA: +/- 3.02 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)



Site Plan

398 College Ave - Clemson, SC

SITE DATA:

TOWNHOME SITE AREA: +/- 0.69 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

PROPOSED DEVELOPMENT SUMMARY

TOWNHOMES: +/- 48 BEDS
435 NRSF/BED | +/- 20,892 NRSF TOTAL
3 STORIES

MAIN BUILDING PARKING: 36 SPACES
PARKING RATIO: 0.75 SPACES PER BED

SITE DATA:

MAIN PARCEL SITE AREA: +/- 3.02 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

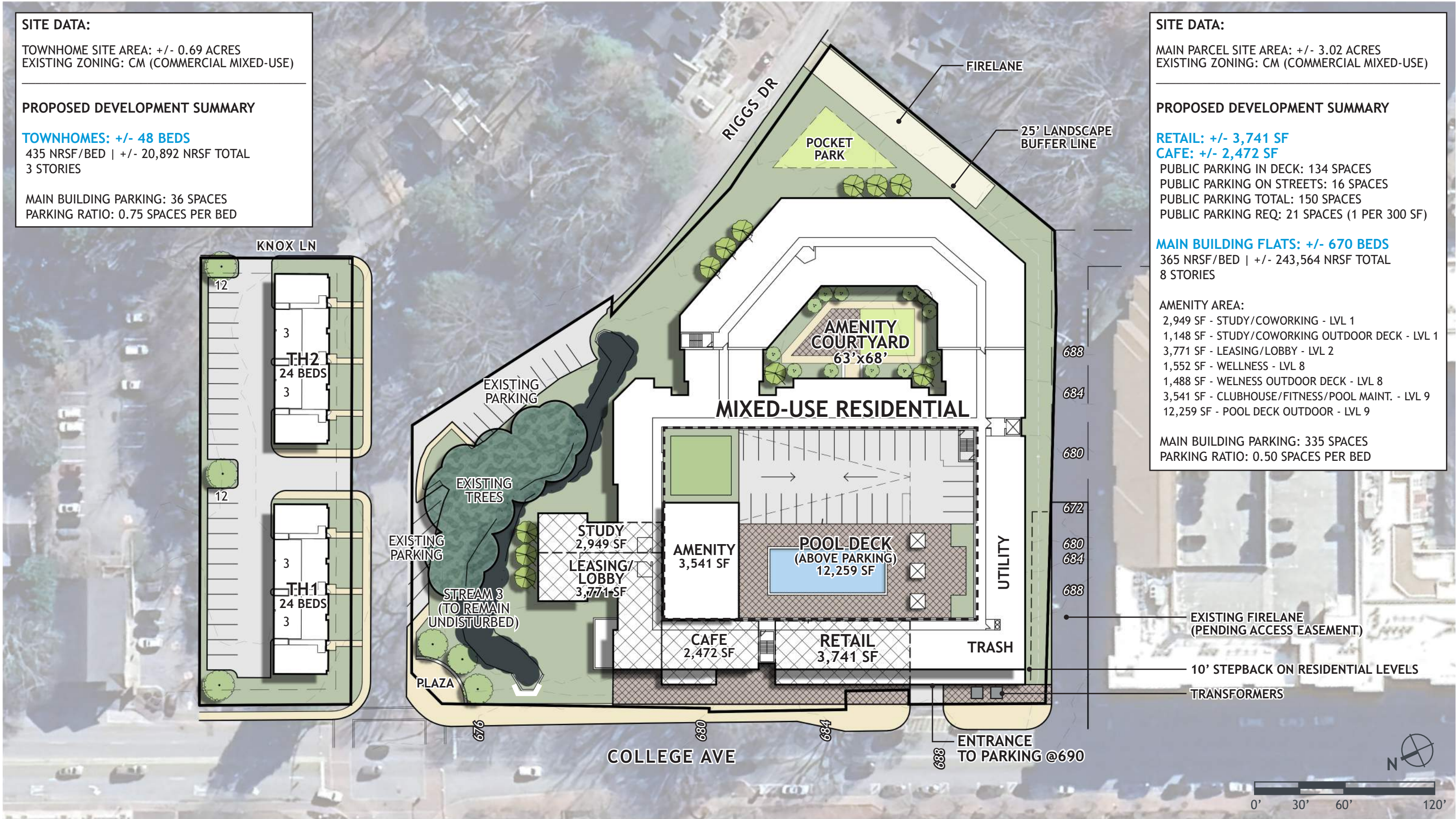
PROPOSED DEVELOPMENT SUMMARY

RETAIL: +/- 3,741 SF
CAFE: +/- 2,472 SF
PUBLIC PARKING IN DECK: 134 SPACES
PUBLIC PARKING ON STREETS: 16 SPACES
PUBLIC PARKING TOTAL: 150 SPACES
PUBLIC PARKING REQ: 21 SPACES (1 PER 300 SF)

MAIN BUILDING FLATS: +/- 670 BEDS
365 NRSF/BED | +/- 243,564 NRSF TOTAL
8 STORIES

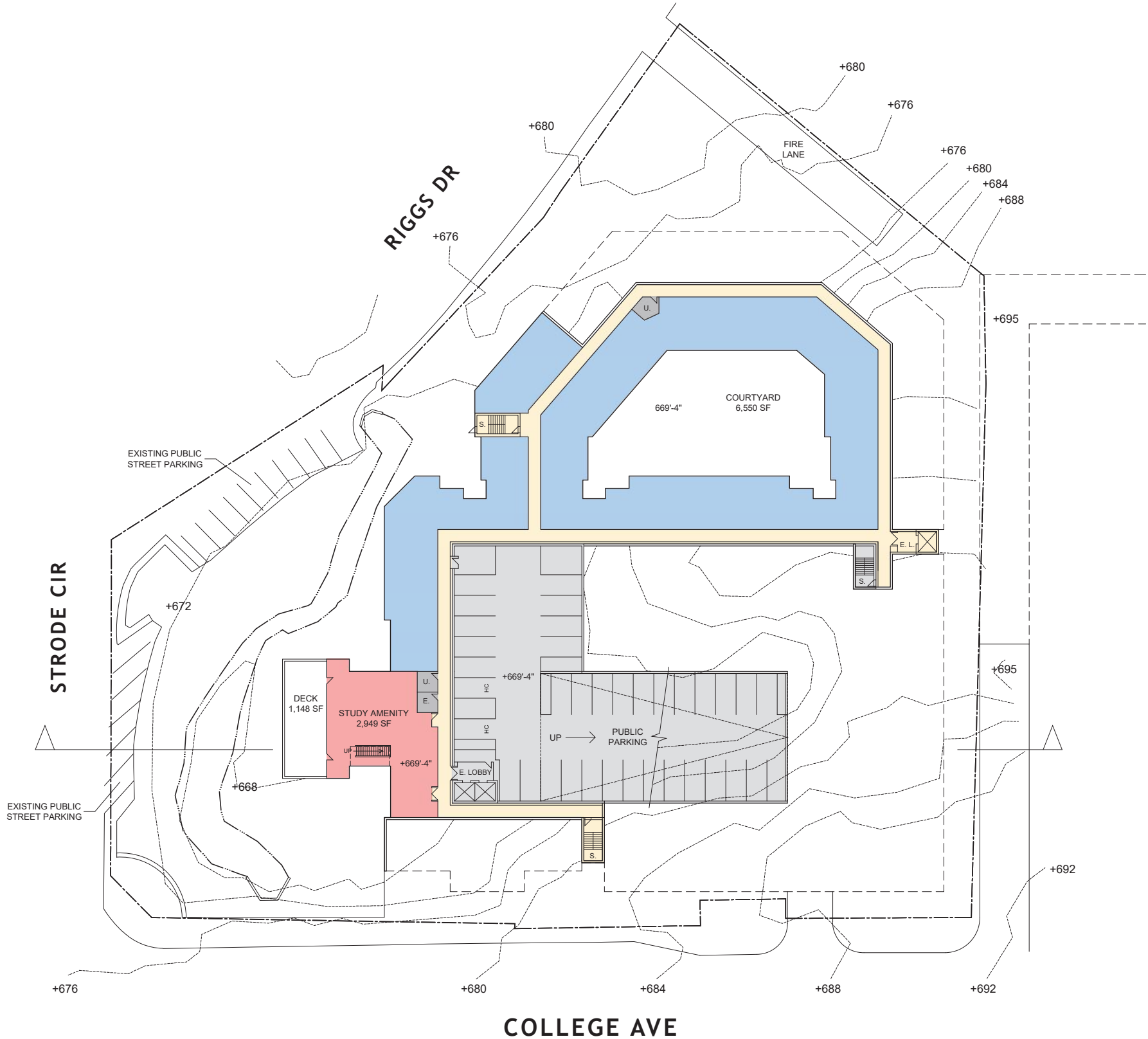
AMENITY AREA:
2,949 SF - STUDY/COWORKING - LVL 1
1,148 SF - STUDY/COWORKING OUTDOOR DECK - LVL 1
3,771 SF - LEASING/LOBBY - LVL 2
1,552 SF - WELLNESS - LVL 8
1,488 SF - WELLNESS OUTDOOR DECK - LVL 8
3,541 SF - CLUBHOUSE/FITNESS/POOL MAINT. - LVL 9
12,259 SF - POOL DECK OUTDOOR - LVL 9

MAIN BUILDING PARKING: 335 SPACES
PARKING RATIO: 0.50 SPACES PER BED



Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC



LEVEL 1
+669'-4" ELEVATION

SITE DATA:

MAIN PARCEL SITE AREA: +/- 3.02 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

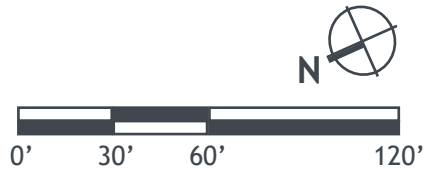
PROPOSED DEVELOPMENT SUMMARY

RETAIL: +/- 3,741 SF
CAFE: +/- 2,472 SF
PUBLIC PARKING IN DECK: 134 SPACES
PUBLIC PARKING ON STREETS: 16 SPACES
PUBLIC PARKING TOTAL: 150 SPACES
PUBLIC PARKING REQ: 21 SPACES (1 PER 300 SF)

MAIN BUILDING FLATS: +/- 670 BEDS
365 NRSF/BED | +/- 243,564 NRSF TOTAL
8 STORIES

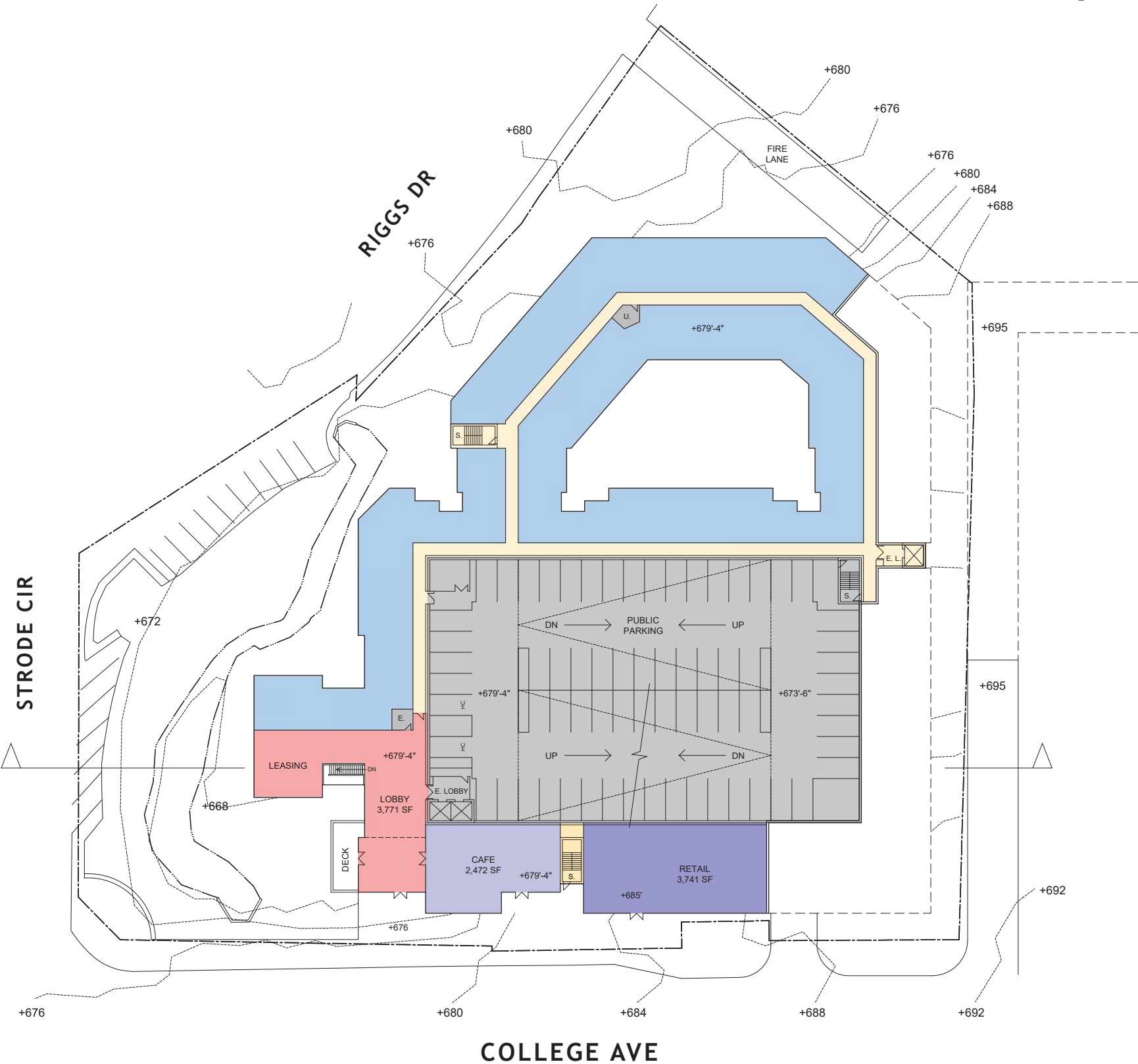
AMENITY AREA:
2,949 SF - STUDY/COWORKING - LVL 1
1,148 SF - STUDY/COWORKING OUTDOOR DECK - LVL 1
3,771 SF - LEASING/LOBBY - LVL 2
1,552 SF - WELLNESS - LVL 8
1,488 SF - WELLNESS OUTDOOR DECK - LVL 8
3,541 SF - CLUBHOUSE/FITNESS/POOL MAINT. - LVL 9
12,259 SF - POOL DECK OUTDOOR - LVL 9

MAIN BUILDING PARKING: 335 SPACES
PARKING RATIO: 0.50 SPACES PER BED



Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC



LEVEL 2
+679'-4" ELEVATION

SITE DATA:
MAIN PARCEL SITE AREA: +/- 3.02 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

PROPOSED DEVELOPMENT SUMMARY

RETAIL: +/- 3,741 SF
CAFE: +/- 2,472 SF
PUBLIC PARKING IN DECK: 134 SPACES
PUBLIC PARKING ON STREETS: 16 SPACES
PUBLIC PARKING TOTAL: 150 SPACES
PUBLIC PARKING REQ: 21 SPACES (1 PER 300 SF)

MAIN BUILDING FLATS: +/- 670 BEDS
365 NRSF/BED | +/- 243,564 NRSF TOTAL
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MAIN BUILDING PARKING: 335 SPACES
PARKING RATIO: 0.50 SPACES PER BED

Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC

SITE DATA:

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EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

PROPOSED DEVELOPMENT SUMMARY

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CAFE: +/- 2,472 SF

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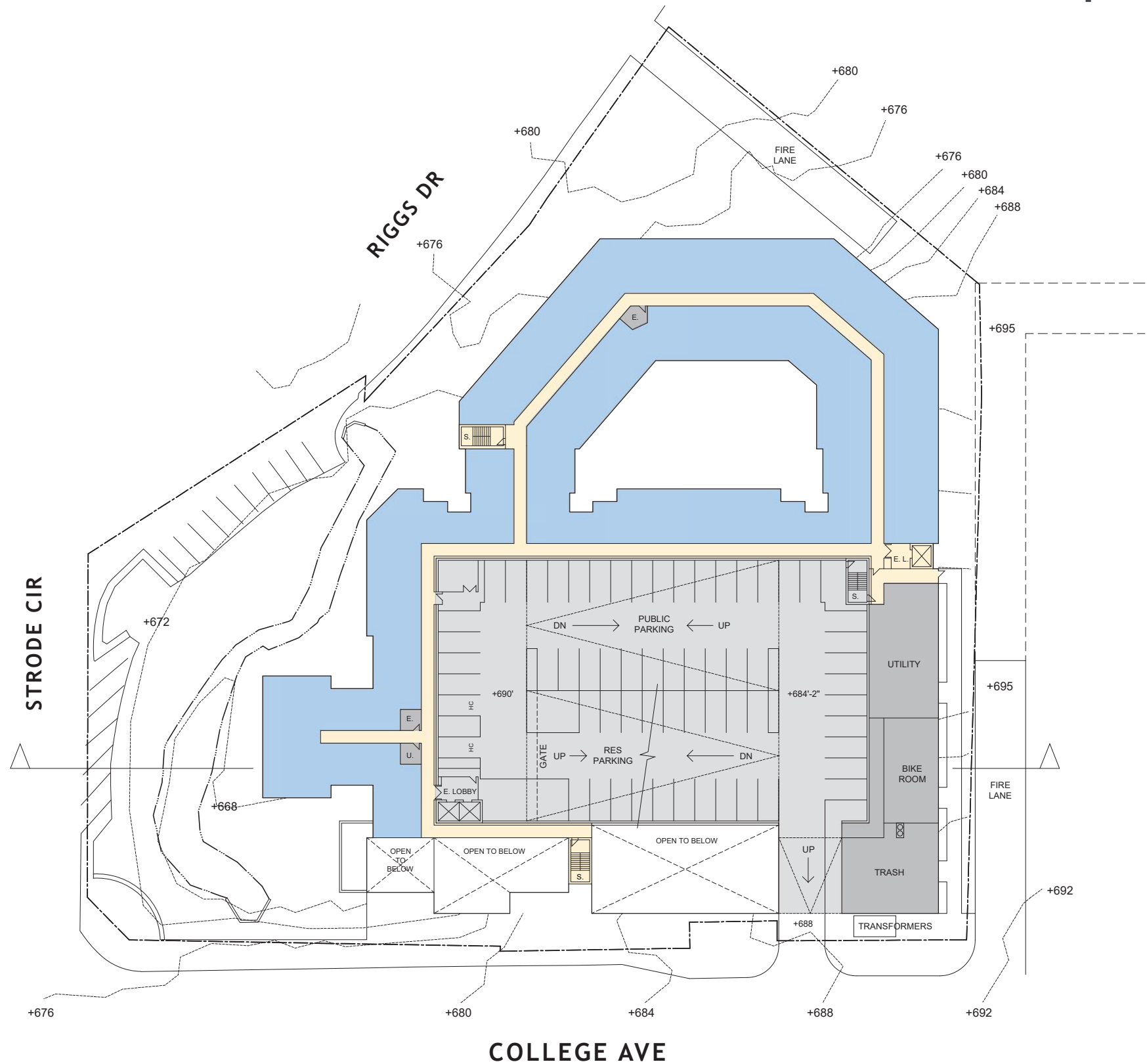
MAIN BUILDING FLATS: +/- 670 BEDS

365 NRSF/BED | +/- 243,564 NRSF TOTAL
8 STORIES

AMENITY AREA:

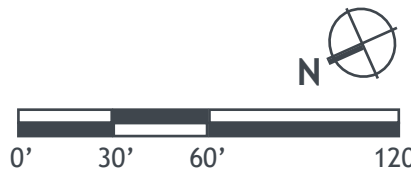
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MAIN BUILDING PARKING: 335 SPACES
PARKING RATIO: 0.50 SPACES PER BED



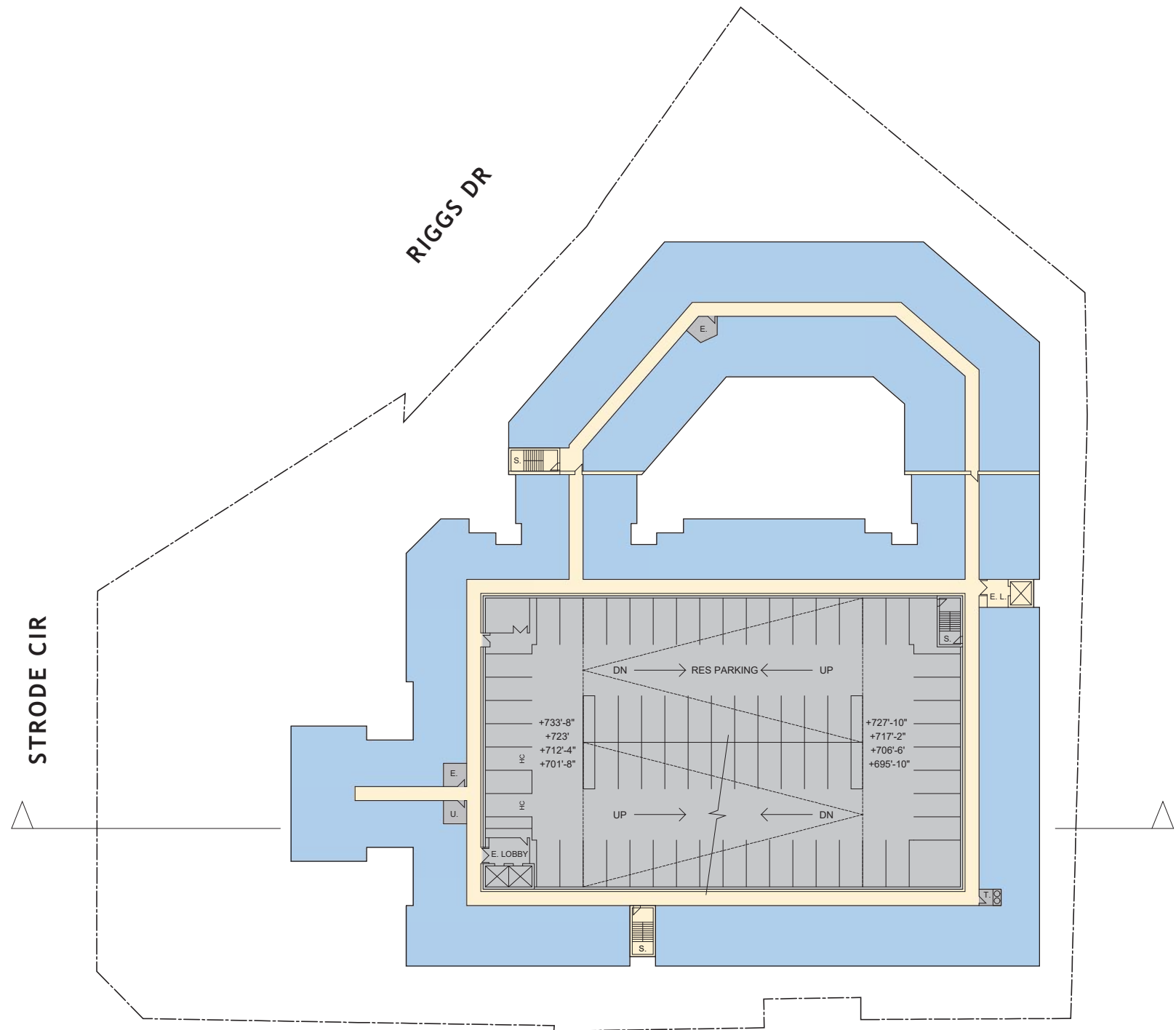
LEVEL 3

+690 ELEVATION



Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC

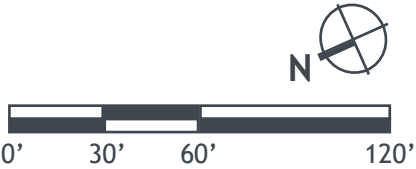


COLLEGE AVE

LEVEL 4-7

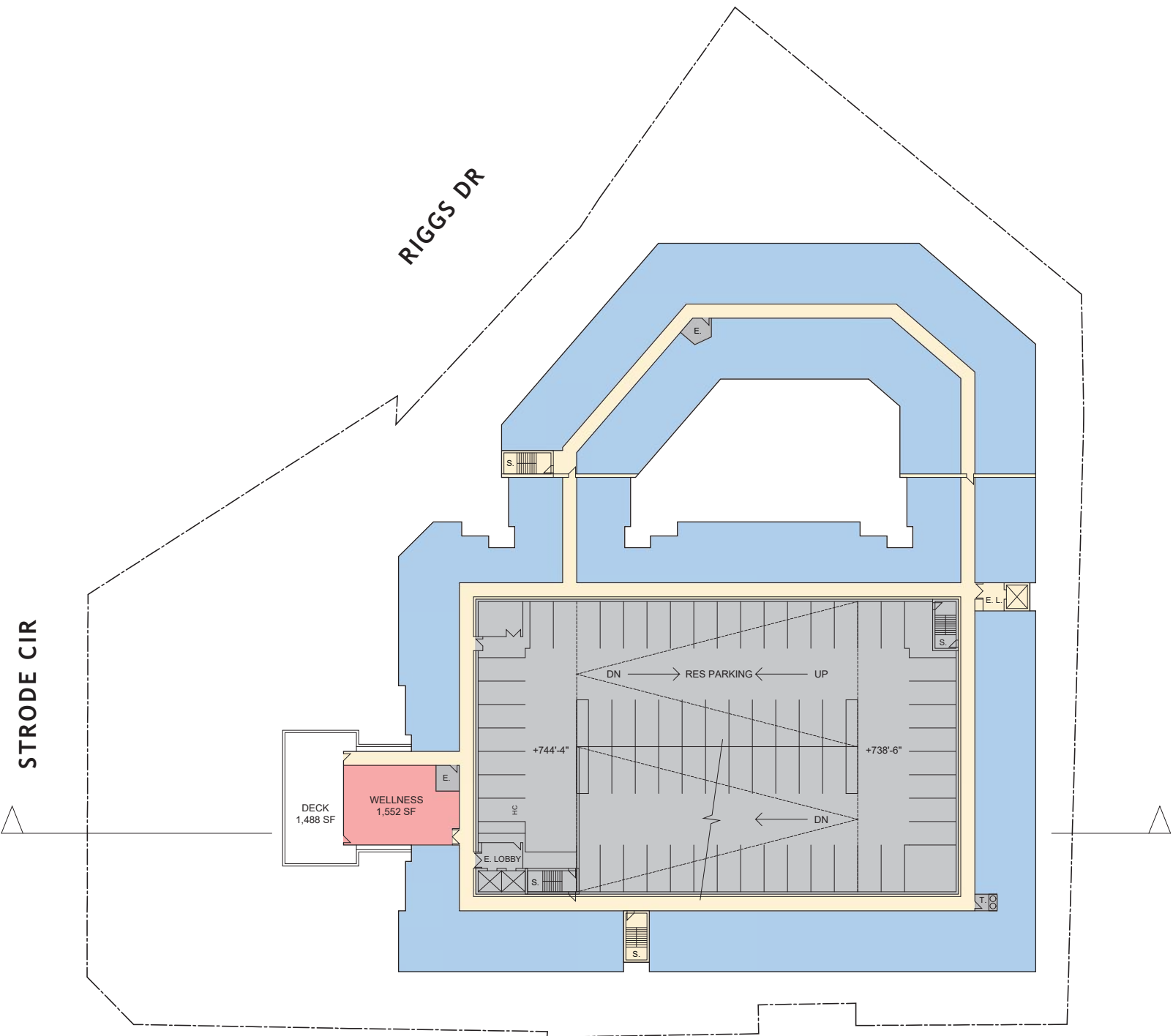
+701'-8" / +712'-4" / +723' / +733'-8" ELEVATION

SITE DATA:
MAIN PARCEL SITE AREA: +/- 3.02 ACRES EXISTING ZONING: CM (COMMERCIAL MIXED-USE)
PROPOSED DEVELOPMENT SUMMARY
RETAIL: +/- 3,741 SF CAFE: +/- 2,472 SF PUBLIC PARKING IN DECK: 134 SPACES PUBLIC PARKING ON STREETS: 16 SPACES PUBLIC PARKING TOTAL: 150 SPACES PUBLIC PARKING REQ: 21 SPACES (1 PER 300 SF)
MAIN BUILDING FLATS: +/- 670 BEDS 365 NRSF/BED +/- 243,564 NRSF TOTAL 8 STORIES
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MAIN BUILDING PARKING: 335 SPACES PARKING RATIO: 0.50 SPACES PER BED



Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC



LEVEL 8
+744'-4" ELEVATION

SITE DATA:
MAIN PARCEL SITE AREA: +/- 3.02 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

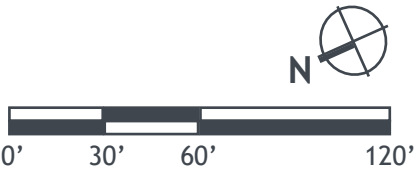
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8 STORIES

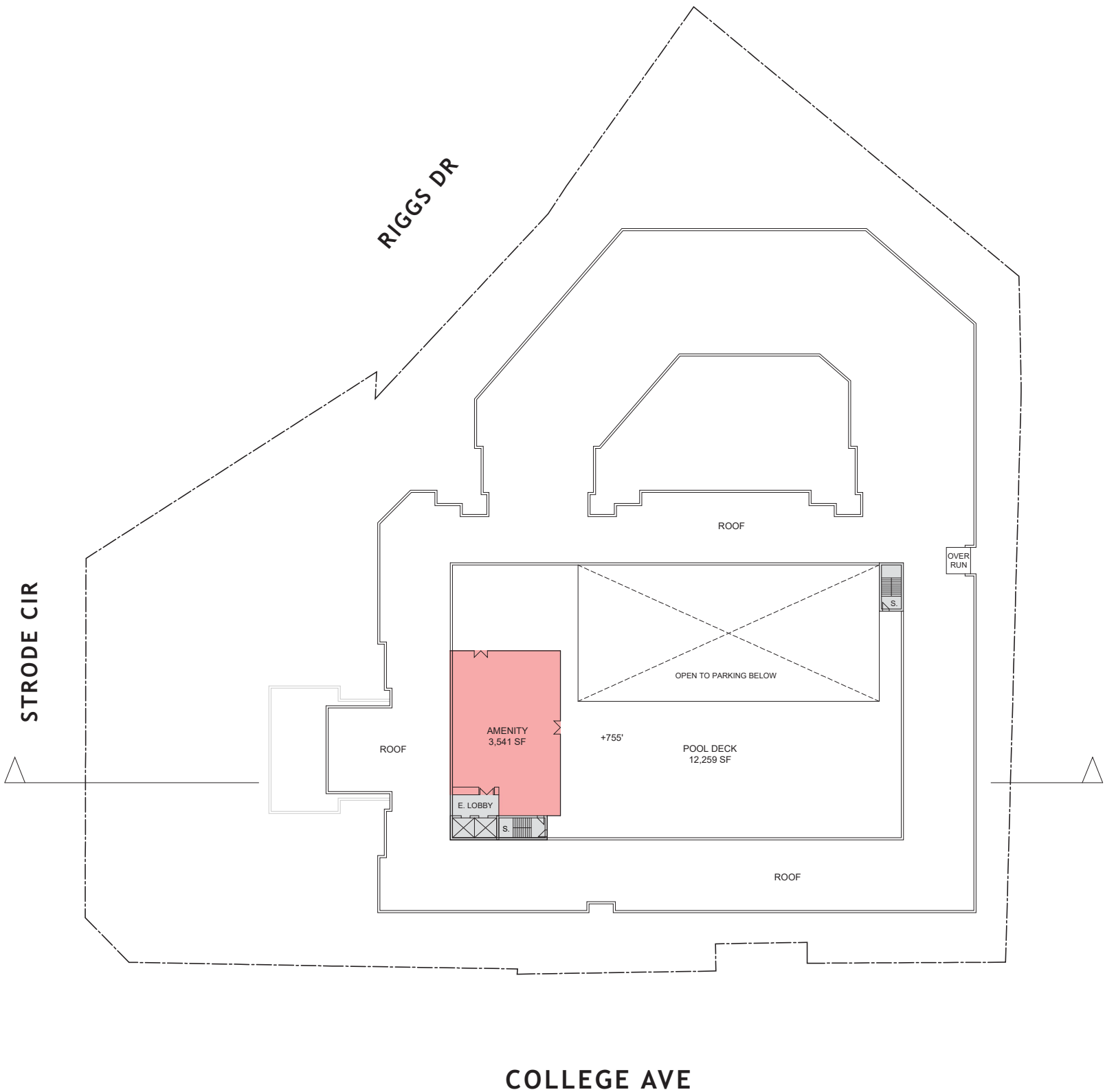
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MAIN BUILDING PARKING: 335 SPACES
PARKING RATIO: 0.50 SPACES PER BED



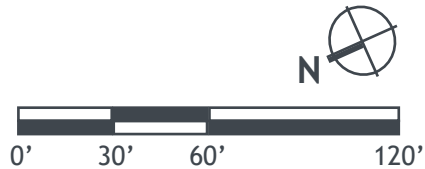
Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC



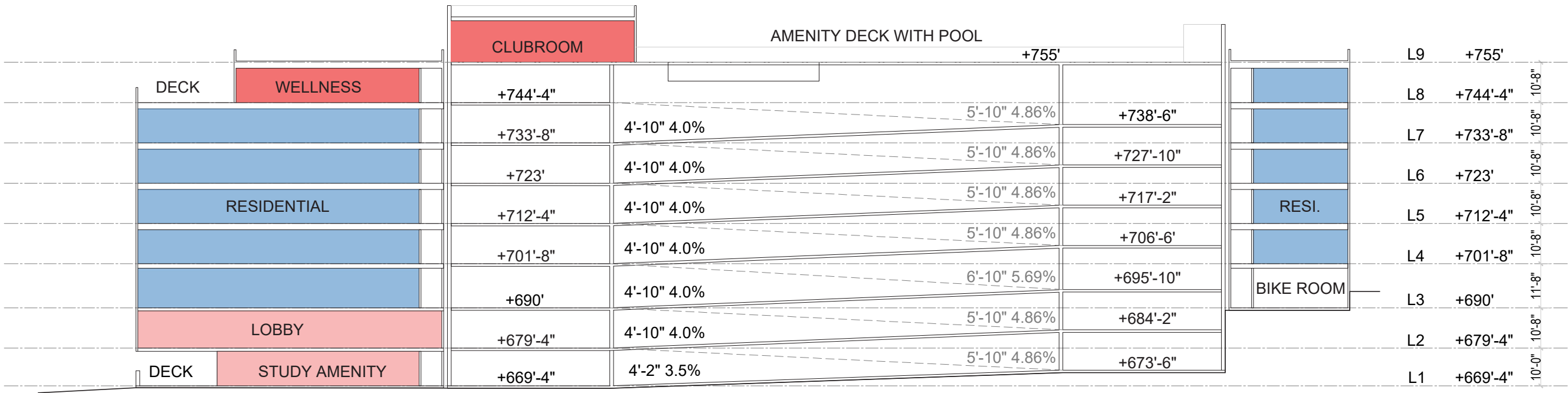
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MAIN BUILDING PARKING: 335 SPACES PARKING RATIO: 0.50 SPACES PER BED

LEVEL 9
+755' ELEVATION



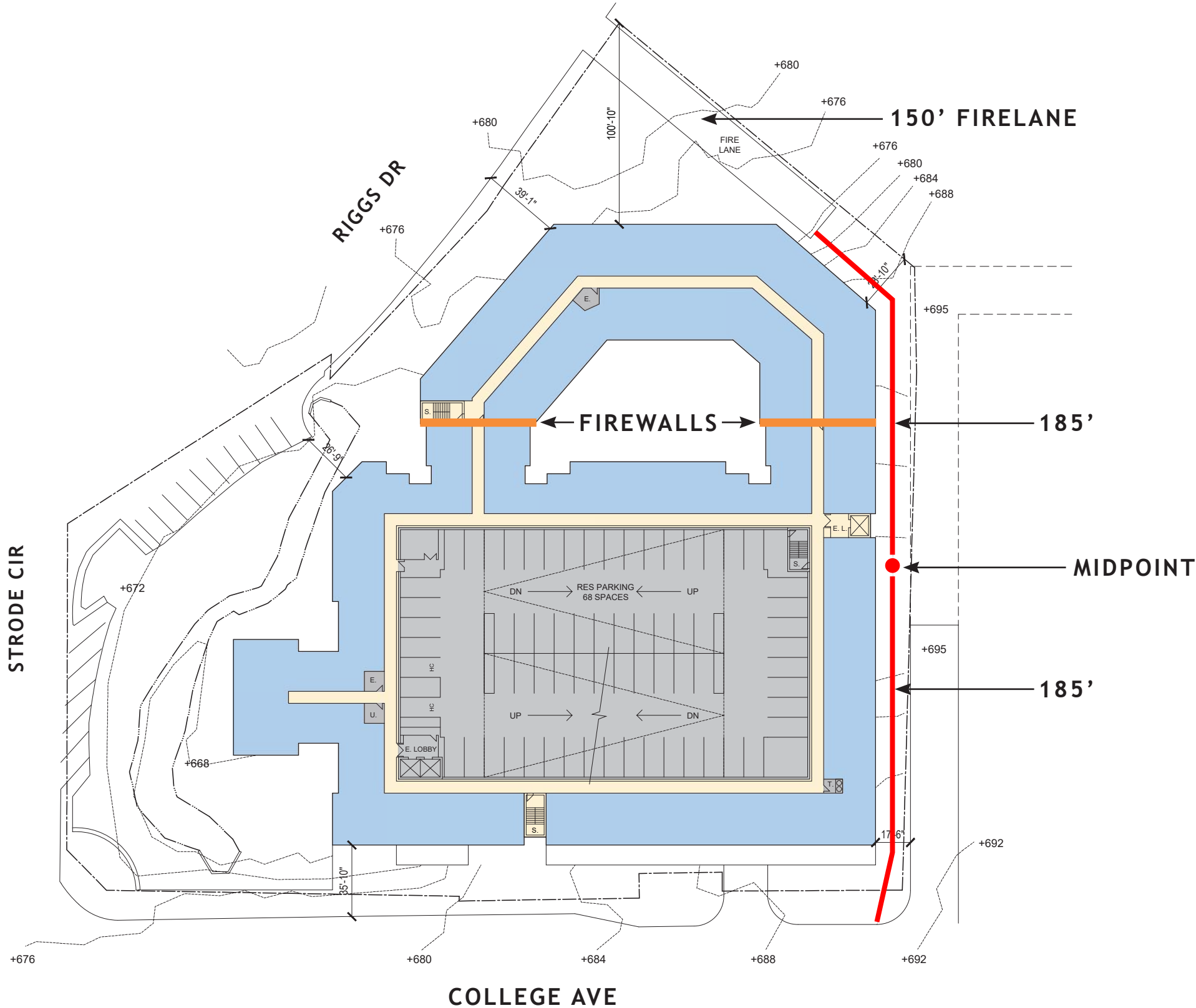
Conceptual Building Section - Main Building Flats

398 College Ave - Clemson, SC



Fire Diagram - Main Building Flats

398 College Ave - Clemson, SC



SITE DATA:
MAIN PARCEL SITE AREA: +/- 3.02 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

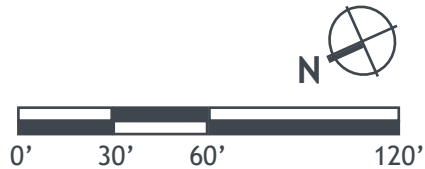
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MAIN BUILDING PARKING: 335 SPACES
PARKING RATIO: 0.50 SPACES PER BED



WRITTEN ORDINANCE - Varsity Club III - Spring 2025

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Section 123 - Transfer of Ownership

PROPERTY LEGAL DESCRIPTON

All that tract or parcel of land, together with all improvements thereon, containing 16.74 acres, more or less, lying and being in Pickens County, South Carolina, and being more particularly described as follows:

All those being certain pieces, parcels, or tracts of land situate, lying and being in the State of South Carolina, County of Pickens; being shown and designated as 11.865 acres, more or less; and 0.590 acres, more or less; and 4.164 acres, more or less, as shown and more fully described on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated August 8 and 12, 2024, and recorded in Plat Book 621 at Page 300, records of Pickens County, South Carolina.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing 0.0819 acres, more or less, on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated December 10, 2024, and recorded in Plat Book 621 at Page 273, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, being shown and designated as New Lot 1, containing 0.103 acres, more or less, on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated November 22, 2024, and recorded in Plat Book 621 at Page 174, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Township of Clemson, City of Clemson, containing 0.53 of an acre, more or less, being shown and designated on a plat prepared by Michael L. Henderson, RLS #6946, dated March 1, 2013, and recorded in Plat Book 599 at Page 130, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description

AND

All that certain piece, parcel, or tract of land lying and being in Pickens County, South Carolina, Township of Clemson, City of Clemson, containing .64 of an acre, more or less, being shown and designated on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated April 21st 2025 . To be recorded week of 4/21/25 Platt Book XXX at page XXX

Section 101 - Index of Exhibits

PRELIMINARY SITE PLAN

PARK PLAN

OFF-SITE IMPROVEMENT PLAN

SIDEWALK AND TRAIL PLAN

OPEN SPACE AND IMPERVIOUS PLAN

LIGHTING PLAN

SITE DETAILS

BUFFER PLAN

SITE AREA PLAN

Section 102 - Descriptive Statement

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

The Varsity III Planned Development proposes the development of 17.7-acres of RM-2 land which is currently vacant. The development will be owned and operated by 2111 Packard, LLC based in Greenville, SC which shall be responsible for the maintenance of all buildings, parking areas, landscaping, amenity areas, stormwater detention systems, and private interior roads. Water, sanitary sewer, and public roads shall be dedicated to the City of Clemson for ownership and maintenance.

In the event the City of Clemson were to create a zoning district that this proposed planned development substantially conforms to, the property owner(s) or their heirs would not object to the rezoning/inclusion of the proposed planned development to said zoning district, provided the ability to rebuild to the site plan and density approved as part of this Planned Development is maintained.

Residential Uses:

The Planned Development proposes a mix of rental townhomes and multi-family units. It will include sixteen buildings: 44 townhomes and 108 apartment-style dwellings, totaling 528 bedrooms. This results in a density of 9 units per acre and a total project occupancy of 29 occupants per acre.

PROPOSED USES

Area 1: Dedicated Park Land– The Planned Development includes **1.7 acres** of land (10% of the total site) dedicated to the City of Clemson for a future park, along with an additional 1.04 acres of ribbon park, accessible to the public via a public easement. The developer shall install twelve parking spaces and maintain the area in a natural state, with the exception of removing invasive plants, creating a monument area for the

Singleton Park sign, constructing a 10-foot-wide multimodal trail to serve the ribbon park, and providing infrastructure for a bicycle rideshare system. Lighting along the multimodal trail on the ribbon walk and dedicated park shall be installed and paid for by the developer. Park shall be deeded to the City upon completion of the improvements made by the developer. No certificate of occupancy's will be issued until park is deeded and the improvements are accepted by the City of Clemson.

Area 2: Townhome/Apartment for Rent –

Area 2 of the development shall consist of eight residential buildings, comprising no more than 324 beds. These units will be marketed to a mix of students, young professionals, and graduate students. Residents will have access to all amenities provided within the development. Area 2 will also include associated utilities, a detention pond, a small amphitheater/recreational lawn, and parking.

Area 3: Townhome/Apartment for Rent – Area 3 shall contain eight residential buildings, comprising no more than 204 beds. These units will be marketed to a mix of students, young professionals, and graduate students. Area 3 will also include utilities, a clubhouse, a pool, and parking.

ACCESS

Vehicular Access

Residential access will be provided through two entrances: one from Summey Street and another from Hawthorn Street. The dedicated park area will be accessible via a new road constructed on the north side of Hawthorn Street, as well as from newly constructed on-street parking along Hawthorn Street.

Emergency-only access shall be provided via Fabrica Street and will be secured with a Knox Box.

Pedestrian Access

The developer shall incorporate a combination of sidewalks and multimodal paths to ensure all dwellings have pedestrian access to the main entrance on Summey Street. Sidewalk widths may vary, but no sidewalk shall be less than 5' wide. Included in the pedestrian access plan is a multimodal path extending from Highway 93 along the north side of Newton Street, connecting to the main entrance on Summey Street. Additional provisions have been made for easements to adjacent properties for further multimodal path connectivity.

Ownership and Covenants/Conditions/Restrictions

Ownership of the project shall remain private, with any future property owners bound by and subject to this Ordinance. Management and maintenance of the project shall be the responsibility of the property owner and/or a property management company hired by the owner. The owner agrees that there are no existing covenants, conditions, and restrictions on this property other than any restrictions governed by the City of Clemson. Any future covenants, conditions, and restrictions placed on the property shall conform to and be governed by this Ordinance.

Any changes or amendments to this Ordinance shall require approval from both the owner and the City and must follow the prescribed process for amending a Planned Development, as outlined in Section 19-505 of the City of Clemson Code of Ordinances.

Community Open Space for Residents

Including the dedicated park space, the site shall have a minimum of **25% open space**, of which at least **4%** shall be designated as common space. Common open space for residents includes the pool, clubhouse area, and all areas not occupied by buildings or roadways. These areas shall remain open for use by all tenants.

Impact on Public Facilities

Development of the project will impact public water and sewer capacity, as well as fire protection, police services, emergency response, and public transportation. All infrastructure improvements and upgrades required for this project will be installed and paid for by the developer.

The development is not expected to significantly impact the public school system, as the majority of residents will be college students and young professionals. All water and sewer permits shall be obtained prior to the commencement of any vertical construction.

Section 103 - Offsite Improvements

Offsite improvements related to the project include:

- An easement for a future 130-foot diameter roundabout at the intersection of Newton Street and Summey Street
- +/- 0.9 acres of dedicated ribbon park/multimodal paths that will include lighting
- A multimodal path from Summey Street along the north side of Newton Street, terminating at the existing sidewalk along Highway 93."
- Restriping Canoy Street and adding traffic control signage as required by the City Engineer

At the City's request, the developer shall also fund the installation of a bus shelter between Newton Street and Canoy Lane on Highway 93. Additional offsite improvements shall include two 'choker'-type traffic calming measures to be installed on Hawthorne Street and either Summey or Dorothy Street as well as intermodal

connectivity from the ribbon park to the bus stop on Highway 93. In addition, the developer will contribute \$1,000 per bedroom to the City's community development fund for a total of \$528,000. All offsite improvements shall be implemented, including the community development fund contribution, prior to certificate of occupancy being issued for clubhouses.

Section 104 – Uses

The property shall be used for park land with parking (to be dedicated to the City of Clemson), open space with intermodal trails accessible by the public at large, as well as a mix of multi-family and townhome residential units, including associated amenities and parking.

LAND USES

AREA	USE	AREA	UNITS	BEDS	RESIDENT PARKING SPACES	PUBLIC/GUEST PARKING SPACES	BUILDING SF
AREA 1	DEDICATED PUBLIC PARK LAND	2.8	NA	NA	0	12	NA
AREA 2	RENTAL HOUSING	9.2	102	324	326	2	141,644
AREA 3	RENTAL HOUSING	5.7	50	204	183	0	90,704

Section 105 - Site

The property consists of six contiguous tracts totaling **17.7 acres**. It is currently undeveloped, except for two single-family homes located at 104 and 106 Summey Street, which have historically served as rental properties.

The proposed use includes a mix of multi-family and townhome rental housing, along with an area dedicated to the City of Clemson for park space. In addition, the site will include open space, parking, a detention pond, a clubhouse, and a pool, as outlined in Section 104.

All access drives and parking areas shall remain privately owned and maintained by the developer or property owner, except for those associated with the park land, which shall be owned and maintained by the City of Clemson.

All roads and paving shall be built to City standards and approved by the City Engineer. The development will include public water and sewer infrastructure. Upon project completion, **20-foot-wide** access and maintenance easements shall be dedicated to the

City of Clemson for servicing these systems.

Section 106 - Standards and Dimensions

Minimum and/or maximum lot area(s) - N/A
Minimum and/or maximum lot width(s) - N/A
Minimum building setback(s) for front: 25 feet
Minimum building setback(s) for side: 25 feet
Minimum building setback(s) for rear: 25 feet
Maximum structure height: four stories
Minimum multi-family building separation: 12 feet
Minimum townhome building separation: 10 feet
Minimum sidewalk width: 5 feet

*Minimum building setback(s) adjacent to 112
Summey Street (Varsity Club 1 & 2): 5 feet
(Final building locations to be reviewed and
approved by Building Official and Fire Marshall
to ensure compliance with building code)

Section 107 - Impervious Area

The maximum impervious coverage of the development shall be **60%**. Impervious materials used in the development will include buildings, asphalt paving, concrete sidewalks, curbs and gutters, and patios.

Section 108 - Open Space

A minimum of **25%** of the property shall be designated as open space. This includes future dedicated park land as well as tenant-specific open space. Tenant open space includes all areas not occupied by buildings, paved streets, sidewalks, or parking lots.

Open space refers to outdoor areas on the ground that are unoccupied and unobstructed from the ground upward. These areas are intended for outdoor living, recreation, or landscaping, and exclude vehicular use, impervious pedestrian paths, and utility areas.

Common open space refers to land within or associated with the development that is intended for the shared use and enjoyment of its residents or occupants. Common open space shall not be occupied by vehicular use areas, nor shall it include the setbacks or buffer yards required by the City ordinance from which this definition is derived.

Section 109 - Occupancy/Density

In accordance with the City of Clemson Code of Ordinances and this Planned Development, an *occupant* is defined as a natural family or an individual who is not related by blood (within the second degree of consanguinity), marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.

Density throughout the development shall be limited to one occupant per bedroom. Unit types will vary from one- to five-bedroom units, with occupancy ranging from one to five residents per unit. The resultant density of a given building or area will vary based on the mix of unit types.

Maximum residential buildings in Area 2 : 8

Maximum total occupancy of dwellings in Area 2 : 324.

Maximum residential buildings in Area 3 : 8

Maximum total occupancy of dwellings in Area 3 : 204.

Total occupancy for the project shall be limited to 528 residents, resulting in an overall density of 29 residents per acre.

A minimum of 1.77 acres shall be dedicated to the City of Clemson for park land. Additionally, a minimum of 1.04 acre shall be dedicated to the public for ribbon park land via easement.

Section 110 - Design Standards

All buildings shall reflect the architectural style and character shown in the sample renderings presented during the Planned Development (PD) approval process. Furthermore, all townhomes and multi-family structures shall adhere to the design standards set forth for these types of structures in Section 19-305 of the Zoning Ordinance. If deemed necessary by the Planning Department, the developer shall submit building elevations to the Board of Architectural Review following project approval by City Council. This Ordinance shall finalize building heights, massing, and densities. The Board of Architectural Review's purview will be limited to ensuring compliance with the above-referenced design standards and may include direction on building materials, siding, colors, and other exterior features.

All buildings shall comply with State and City building codes and will be constructed on concrete slabs with wood frame construction.

Building Mass Footprints:

Building #3 – 205' x 75'

Building #4 – 190' x 65'

Building #5 – 70' x 65'

Building #6 & #7 – 105' x 65'

Building #8 & #10 – 205' x 75'
Building #9 – 125' x 75'
Building #11 – 134' x 64'

All building footprints listed above represent maximum dimensions and may be exceeded by up to **5%** with approval from the Zoning Administrator.

Section 111 - Parking/Circulation

Off-street parking will be provided for the project as follows:

A total of 502 parking spaces shall be provided on-site, designated for residents only. This equates to .95 spaces per bedroom.

The dedicated park land and ribbon park shall include twelve parking spaces. All off-street parking spaces shall measure a minimum of 9'x18'. Bicycle parking shall be distributed throughout the site at a rate of one bicycle parking space per four dwelling units. Bicycle rideshare infrastructure shall be installed in the park area, including a concrete pad and electrical provisions.

Sidewalks shall be installed throughout the development, as shown on the site plan, to provide comprehensive pedestrian circulation. All sidewalks shall have a minimum width of five feet.

Except where otherwise noted in this ordinance, streets, parking and sidewalks within the development shall be privately owned and maintained by the developer/owner.

All roads shall comply with emergency access and Fire Code standards. As shown on the site plan, a secondary emergency-only access shall be provided into Area 3 via Fabrica Street and shall be secured with a Knox Box.

A **15-foot easement** shall be provided for driveway access to **125 Fabrica Street**, which is currently a landlocked property. This easement shall run parallel to the property boundary and be accessed from Fabrica Street. If the easement is no longer necessary, it shall revert to a **Type 1 Buffer** (see below). This easement shall also be contingent upon a single residence remaining on the site.

The developer collaborated with the City Engineer and a Certified Traffic Engineer during the planning and permitting process, conducted all necessary traffic studies and analysis, and has agreed to install all required traffic calming features. These features are shown on the Circulation Plan provided with this ordinance. All roads, sidewalks, parking areas, and curbs and gutters shall be subject to approval by the City Engineer.

Section 112 - Landscaping/Buffers/Fencing/Screening

The conserved canopy requirement is 0%.

Finished canopy coverage at tree maturity shall be a minimum of **25%**. Canopy calculations shall be based on **1,600 square feet** per upper-story tree and **900 square feet** per understory tree.

The required landscaping shall include:

Upper-story trees shall be planted along interior streets at **50-foot intervals**. Parking lot landscaping shall conform to the standards set forth in the City of Clemson Zoning Ordinance. All areas of parking lots shall be located within **40 feet** of the base of an upper-story tree.

There are five buffer types used within this project. Locations are shown on the bufferyard landscape plan. Descriptions of each are provided below:

Buffer Type 1: PD Residential Area to Single Family

- 15-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side of fence facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 2: PD Residential Area to Single Family

- 20-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side of fence facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 3: PD Adjacent to Mass Park Land

- 15-foot Type C buffer
- 6-foot brick/stone veneer wall + 3-foot berm
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 4: PD Adjacent to Ribbon Park Land

- 15-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 5: PD Adjacent to Emergency Access

- 15-foot Type C buffer
- 6-foot brick/stone veneer wall + solid opaque gate
- Wall continues no less than 50 feet in either direction
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

The buffer will be moved in whole or in part off the outer perimeter if directed by the Zoning Administrator or BAR if the terrain or an easement would make the buffer more effective in a different location.

The Zoning Administrator may approve an alternative wall or fence material if it is of equal or greater quality and provides the same or better appearance, noise abatement, screening durability and ease of maintenance as the prescribed material.

No buffer shall be required when the PD abuts existing multi-family, vacant land or railroad right-of-way.

Screening around dumpsters or subterranean garbage collection systems shall consist of evergreen shrubs planted at **36 inches on center (O.C.)**, capable of reaching **36 inches in height** within two years.

Any HVAC units visible from the street shall be screened using a **4-foot-high** wood slat enclosure surrounding the unit.

Upper-story trees shall have a minimum **2-inch caliper** at planting and may include the following species: American Elm, Winged Elm, Ginkgo, Southern Magnolia, Silver Maple, Sugar Maple, Overcup Oak, Nuttall Oak, Shumard Oak, Red Oak, White Oak, and Yellow Poplar.

No more than **25%** of all trees planted shall be from the same species. All species must be approved by the City Horticulturist.

Additional landscaping, including shrubs around buildings and amenity areas, shall be installed as shown on the landscape plan. Final approval of locations and species shall be subject to the City of Clemson.

Section 113 - Signage

Signage for this Planned Development (PD) shall comply with **Chapter 19, Article VII** of the City of Clemson Code of Ordinances. All signage structures shall be faced with **split-face block**, stone, or brick.

Section 114 - Lighting

Lighting for this Planned Development (PD) shall comply with **Chapter 19, Article X** of

the City of Clemson Code of Ordinances. Proposed light fixture locations and a sample cut sheet are included in the PD Lighting Plan. A lighting photometric plan shall be prepared during the permitting process to ensure compliance with the City of Clemson Lighting Ordinance.

Section 115 - Utilities

The Planned Development (PD) will be serviced by City of Clemson water and sanitary sewer systems. All impact fees, connection fees, and service fees shall be the responsibility of the developer. The development will impact public water and sewer capacity, as well as fire protection, police services, emergency response, and public transportation. The development is not expected to significantly impact the public school system, as the majority of residents will be college students and young professionals.

Section 116 - Connectivity

The Planned Development (PD) will be connected to the CAT bus system through a network of sidewalks. Five-foot minimum width sidewalks shall be constructed throughout the development to allow for pedestrian and bicycle access. A **10-foot-wide multimodal path** shall be constructed from the development to Highway 93, providing access to the bus shelter(s) along the highway. Bicycles will be accommodated on the interior street network. The developer shall install striping on interior roads where necessary to ensure connectivity with the multimodal pathways.

See Section 111 for further detail on bike share and bus stops.

Section 117 - Grading and Stormwater

The site will be graded to accommodate roadways, parking areas, buildings, and open space. All grading shall comply with City standards to minimize erosion. Stormwater will be collected via inlets throughout the development and conveyed to stormwater management ponds and underground systems using **RCP (reinforced concrete pipe)** and **HDPE (high-density polyethylene)** piping. Stormwater will be managed through a combination of ponds and underground detention systems prior to release.

The stormwater pond shall be enclosed with vinyl-coated chain link or decorative fencing, and screened with evergreen landscaping to minimize visibility from public areas as well as limit access by unauthorized individuals. All stormwater designs and features shall be approved by the City of Clemson and comply with **South Carolina DHEC** standards.

Any retaining walls required through the project shall be faced with split-face block, stone

or brick.

Section 118 - Trash

The development will utilize a **Sutera flush/underground trash containment system**, along with one screened open-top dumpster. The locations of these units are shown on the site plan. These systems shall be screened with evergreen shrub plantings, in accordance with **Section 112**. The property owner shall be responsible for all servicing, repair, and maintenance of the underground trash systems. Servicing of the open-top dumpster will be contracted through the City of Clemson.

The developer shall install dumpster enclosures in **Varsity Club Phases 1 and 2** to replace the current roll-cart system. The final locations of these enclosures shall be determined in coordination with City staff.

Section 119 - Accessory Structures

Accessory structures include any uninhabitable buildings, such as the **clubhouse, amphitheater**, or maintenance facilities constructed on-site. Minimum front, side, and rear setbacks for accessory structures shall be **15 feet**, unless the buffer zone requirement is greater. All accessory structures shall be separated from other on-site structures by at least **10 feet** and shall not exceed a maximum height of **35 feet**.

All accessory buildings shall reflect the architectural style and materials shown in the sample renderings presented during the PD approval process and shall adhere to the design standards for multi-family structures outlined in **Section 19-305** of the City of Clemson Code of Ordinances. Any significant variation from the proposed design standards shall require prior approval from the City Zoning Official as well as any other approvals he/she deems necessary.

All buildings shall comply with State and City Building Codes and shall be constructed on concrete slabs with wood frame construction. Exterior materials shall include fiber cement lap, shake, or board-and-batten siding, with masonry and/or stone accents. Roofing materials may consist of asphalt shingles or metal, at the developer's discretion.

Section 120 - Maintenance

The owner or developer shall be responsible for maintaining all privately-owned portions of the property, including buildings, pools, outdoor features, private roadways, landscaping, tenant open space, stormwater facilities, and grounds. The City of Clemson

shall be responsible for maintaining domestic water and sewer mains, as well as the dedicated park land.

Section 121 - Phasing

A Site Management Plan and Agreement, approved by the City, shall outline the proposed phasing of development activities.

Section 122 - Construction Activity

A Site Management Plan and Agreement, approved by the City, shall establish allowable construction times, sequencing, and address safety and nuisance-related issues.

Section 123 - Transfer of Ownership

This Ordinance shall remain in effect through any transfer of property. Any transfer of ownership shall not relieve the property owner of their obligations for maintenance and management as outlined in this Ordinance. Any new owner shall assume responsibility for maintenance and management in accordance with this Ordinance.

All Easements and land dedications mentioned in this document will be recorded before Certificate of Occupancy for the club house.

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY BRIDGE RD, SUITE 200, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1710 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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DEVELOPMENT DATA

104 Summey Street Clemson, SC

108 Apartments, 44 Townhomes & Amenities
593,470 sf (13.62 acres) excluding assumed 50' ROWs
Density 11.16 Units/acre Height limit 4-Stories

Overall 152 Units
593,470 sf (13.62 acres) Density 11.16 Units/acre

Apartment Bedrooms (34) 1BR, (56) 4BR & (12) 5BR = 318 Bedrooms
(14) 613 sf 1-Bedroom inside typical, Building 11
(14) 713 sf 1-Bedroom outside end typical, Building 11
(6) 763 sf 1-Bedroom lower level 3/4 split, Buildings 3, 8 & 10
(56) 1580 sf 4-Bedroom Apartment flats end (224 bedrooms)
(18) 1,801 sf 5-Bedroom middle upper 3 floors of Buildings 3, 8 & 10 (90 bedrooms)

Townhome Bedrooms (40) 4BR & (4) 5BR = 180 Bedrooms
(4) 1802 sf 3-Story Townhomes 4-Bedroom, Buildings 6 & 7 (16 bedrooms)
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One Story 3,000 sf (Sales & Mail 2,400 sf; Parcel/Mail Room 600 sf)
Poolhouse Game Barn & Toilets 3,500 sf
Music Barn & Toilets 1,800 sf

Rental Storage
(3) 1,606 sf 5-Car Garages with (5) small rental storage rooms on the ends of each building

Maintenance
Maintenance occupies unrented Garages

Parking
±531* Total Parking Spaces on Site
(±1) Space Temporary Parking for Delivery Van
(±15) Spaces in Rental Garages (6 extended bays for Ford F-150 length vehicles)
(±10) Accessible throughout development - all are Van Accessible ready
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* Final Parking Counts Subject To Change Pending Final Architectural + Site Design

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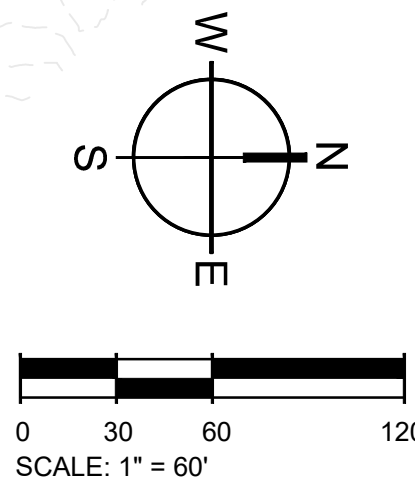
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Know what's below.
Call before you dig.



SITE LEGEND

HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
ACCESS EASEMENT	
BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
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VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM
REVISION HISTORY

PRELIMINARY
SITE PLAN

C1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 600, 711 EASLEY BRIDGE RD, SUITE 600, GREENVILLE, SC 29611 | 300 PETERSON DR, CHARLOTTE, NC 28207 | 1711 N CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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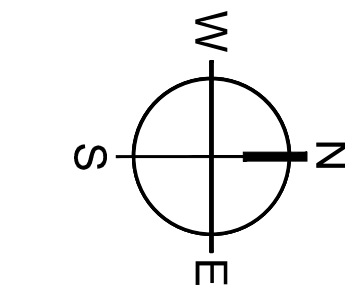
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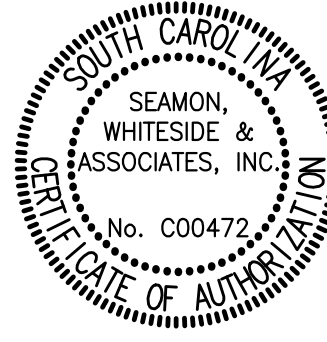
0 30 60 120
SCALE: 1" = 60'

SIDEWALK + TRAIL LEGEND

4" CONCRETE SIDEWALK	■■■■■■■■■■
5" CONCRETE SIDEWALK	■■■■■■■■■■
6" CONCRETE SIDEWALK	■■■■■■■■■■
10" CONCRETE TRAIL	■■■■■■■■■■



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GREENVILLE, SC
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843.972.0710
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PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

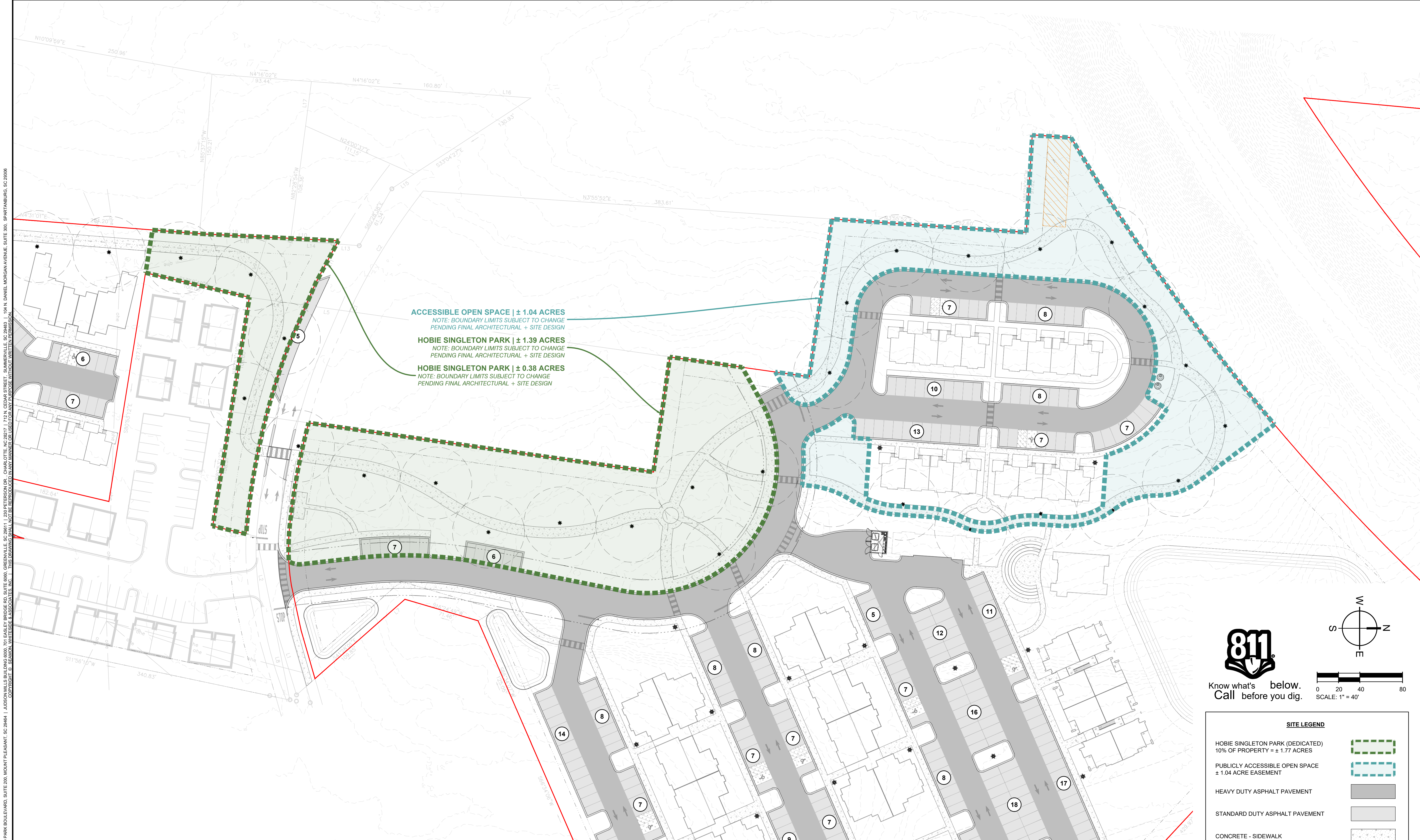
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

**SIDEWALK &
TRAIL PLAN**

501 VANDER PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 E. 1ST STREET, SUITE 200, GREENVILLE, SC 29606 | 1001 PETERSON DR., SUITE 200, GREENVILLE, SC 29606 | 101 N. DANIEL MORGAN AVENUE, SUITE 200, SPARTANBURG, SC 29306



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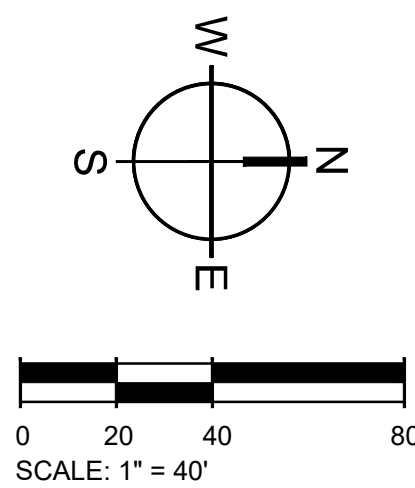
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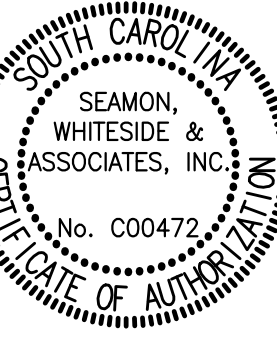


SITE LEGEND

HOBIE SINGLETON PARK (DEDICATED) 10% OF PROPERTY = ± 1.77 ACRES	
PUBLICLY ACCESSIBLE OPEN SPACE ± 1.04 ACRE EASEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
ACCESS EASEMENT	
BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	



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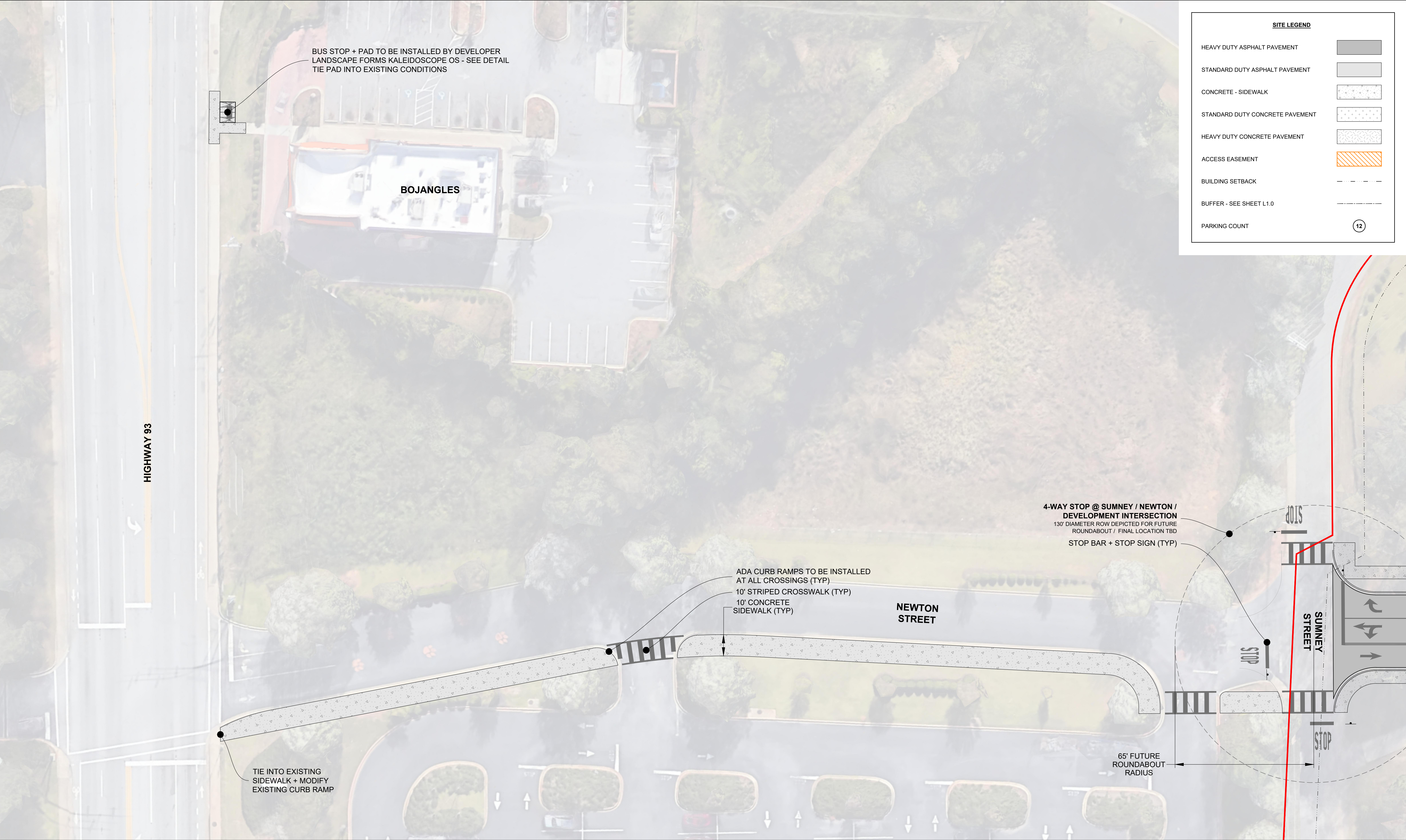
REVISION HISTORY

NO.	DESCRIPTION	DATE

PARK PLAN

C1.2

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- THE RETAINING WALLS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A DESIGN / BUILD COMPONENT OF THE PROJECT. SUBMITTALS SHALL BE SIGNED AND SEALED BY A REGISTERED SC PROFESSIONAL ENGINEER AND SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND TO THE CIVIL ENGINEER FOR GRADING & LINE REVIEW ONLY. THE DESIGN SHALL ENCOMPASS COMPONENTS AND ASPECTS OF THE RETAINING WALL TO CONSTRUCT A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, TIEBACKS, DRAINAGE PROTECTION (SURFACE AND GROUNDWATER), AND EROSION PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GEOTECHNICAL ENGINEER TO PROVIDE ACCEPTABLE BACKFILL MATERIAL FOR THE DESIGN AND INSTALLATION OF THE WALL.
- RETAINING WALL COLOR AND FINISH SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SITE DATA TABLE:

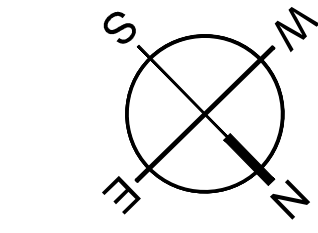
TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 | **PROPOSED ZONING:** 17.7 AC, PD
SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN. (SEE SHEET C1.0)
BUFFERS: 15' - 20' TYPE (C) ADJACENT TO NON-COMPATIBLE USES (SEE SHEET L1.0)
MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'
REQUIRED OPEN SPACE: 25% OF PD BOUNDARY (17.1 ACRES) = 4.275 AC. OPEN SPACE REQ.
MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.25 AC. MAX IMPERVIOUS COVERAGE)

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.



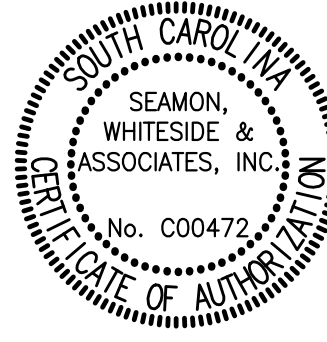
0 10 20 40
SCALE: 1" = 20'

SITE LEGEND

HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
ACCESS EASEMENT	
BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	12



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SUMMERVILLE, SC
843.972.0710
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980.312.5450
RALEIGH, NC
980.312.5450
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**NOT FOR
CONSTRUCTION**

VARSITY CLUB
PHASE 3 | 104 SUNNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

**OFF-SITE
IMPROVEMENT
PLAN**

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 711 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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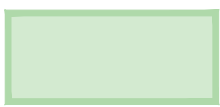


SITE AREA

IMPERVIOUS | 8.86 ACRES (50.6%) - 60% MAX
NOTE: DEVELOPMENT TO MEET STANDARDS
OUTLINED IN WRITTEN ORDINANCE SEC. 108



OPEN SPACE | 8.74 ACRES (49.4%) - 25% REQ.
NOTE: DEVELOPMENT TO MEET STANDARDS IN
WRITTEN ORDINANCE SEC. 109



SITE PLAN NOTES:

- CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (NEWEST EDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
- ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
- PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
- ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.

RETAINING WALL NOTES:

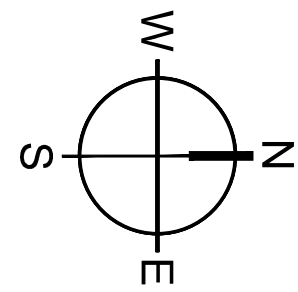
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MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'
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MAXIMUM IMPERVIOUS COVERAGE: 60% (10.25 AC. MAX IMPERVIOUS COVERAGE)

EXISTING UTILITY NOTE:

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0 30 60 120
SCALE: 1" = 60'



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**NOT FOR
CONSTRUCTION**

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

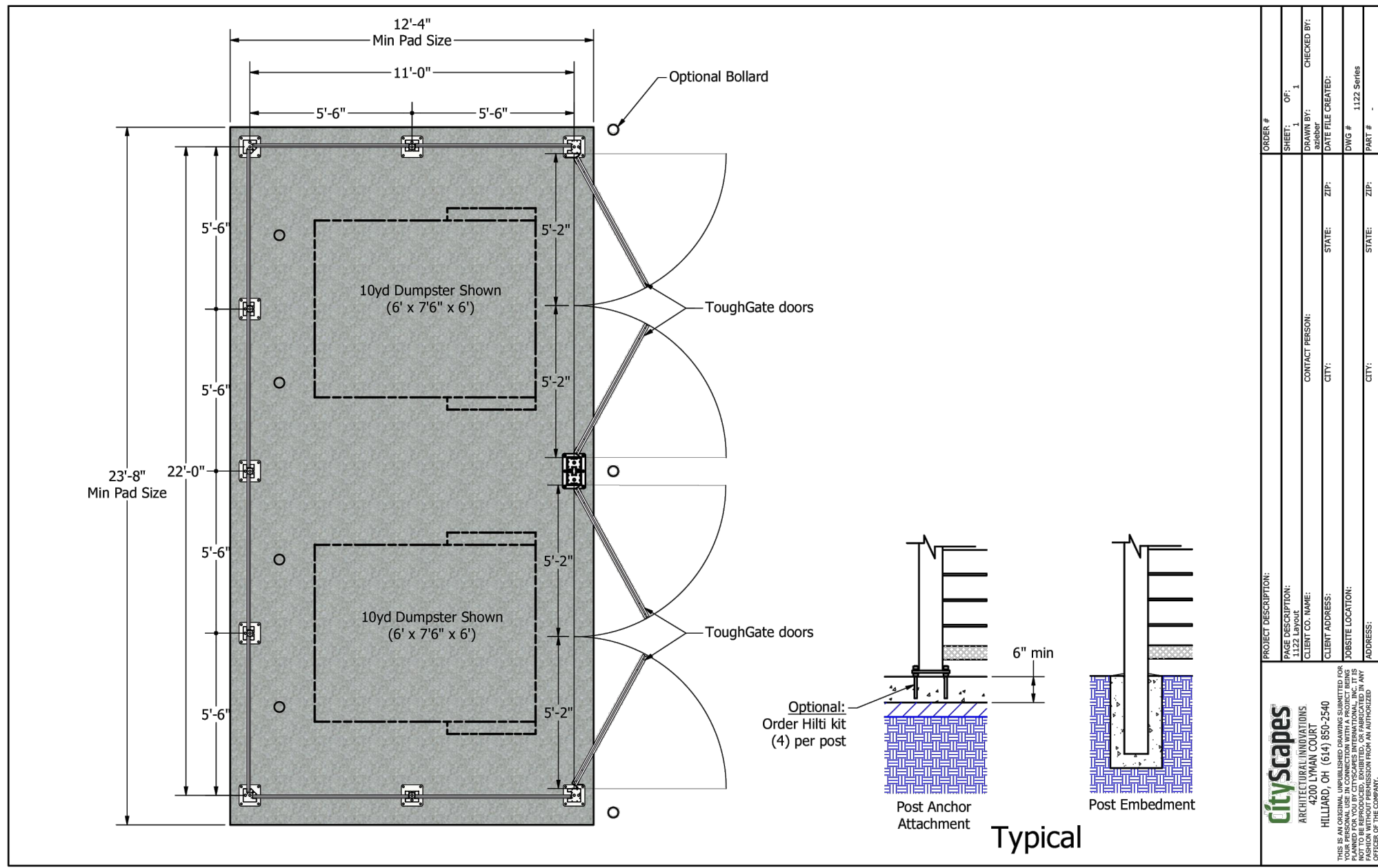
NO.	DESCRIPTION	DATE

**OPEN SPACE
& IMPERVIOUS
AREA PLAN**

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29611 | 100 PETERSON DR., CHARLOTTE, NC 28207 | 1710 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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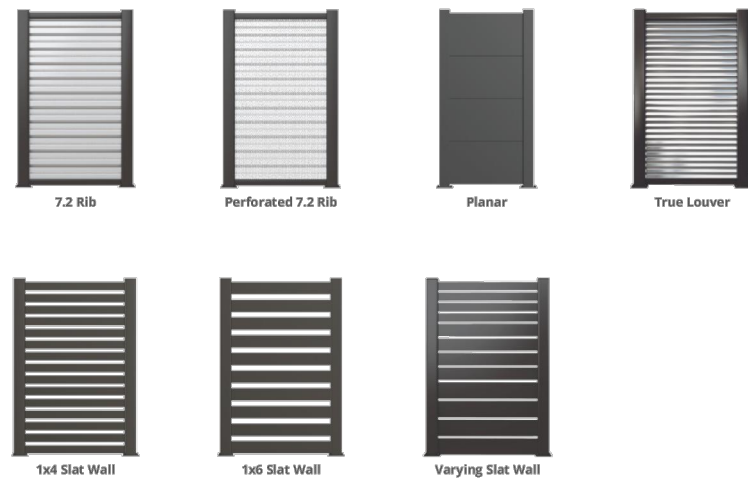
1 COVRIT® Dumpster Enclosure

SCALE: NOT TO SCALE



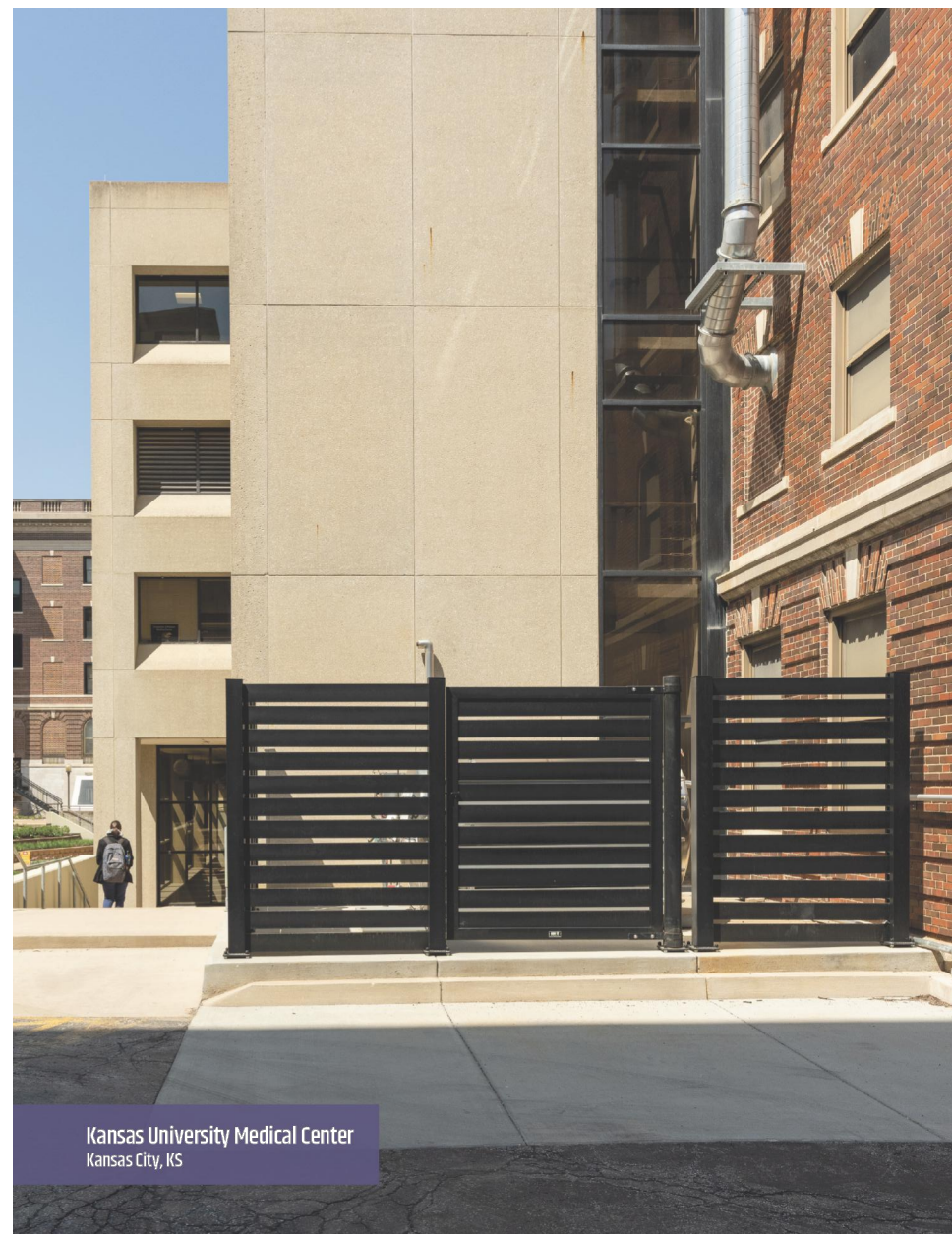
METAL INFILLS

- Frames are 6063 T6 extruded aluminum
- Infill material thickness varies depending on infill choice
- Sherwin Williams 4000 Series Powder-Coated Components
- Perforated infills feature 1/8" diameter holes with 1/4" center-to-center spacing arranged in a 60-degree staggered pattern, providing a visually appealing 23% open area



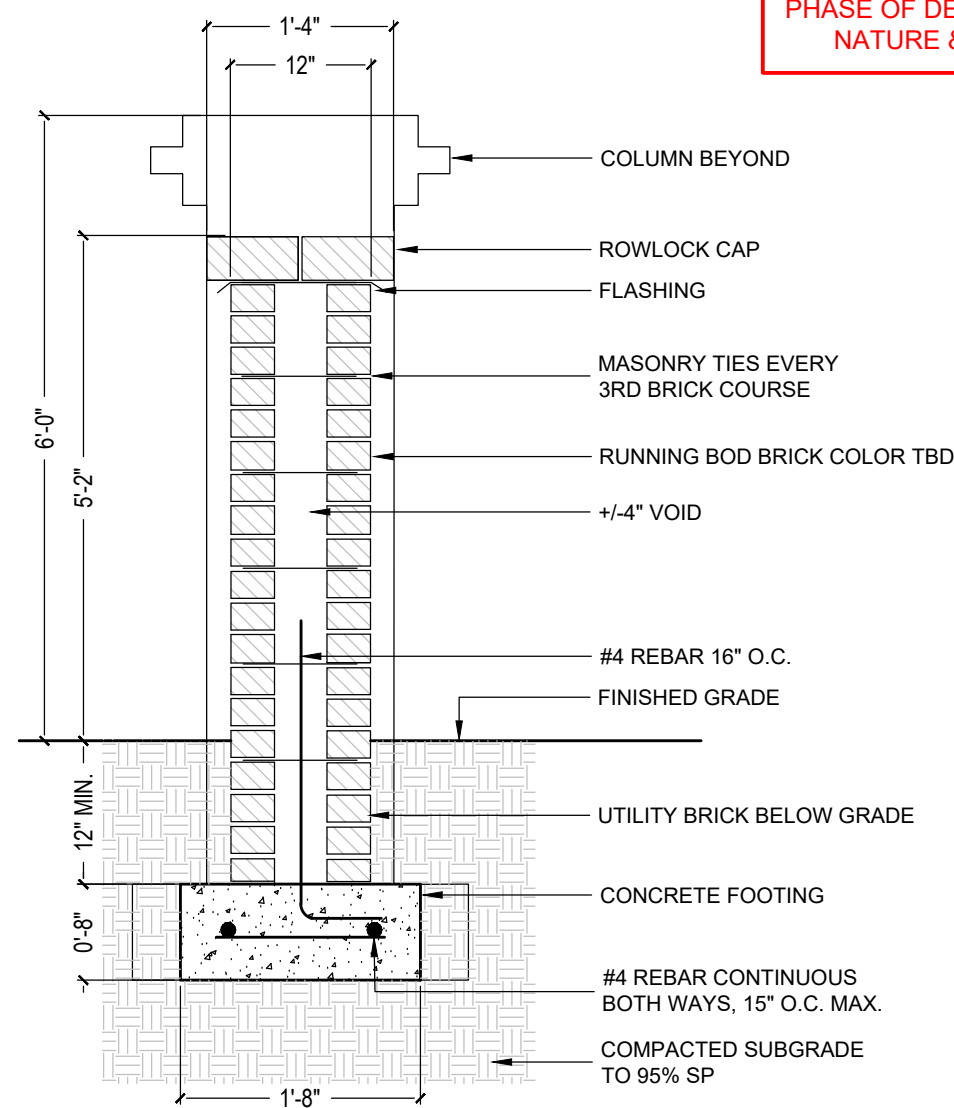
COLOR OPTIONS

Select from a range of standard powder-coat finishes that can withstand the elements of nature and endure the test of time. Want something unique? Provide a sample, RAL or PMS number and we will color match to your specifications.



2 6' Height Brick Veneer Privacy Wall

SCALE: NOT TO SCALE

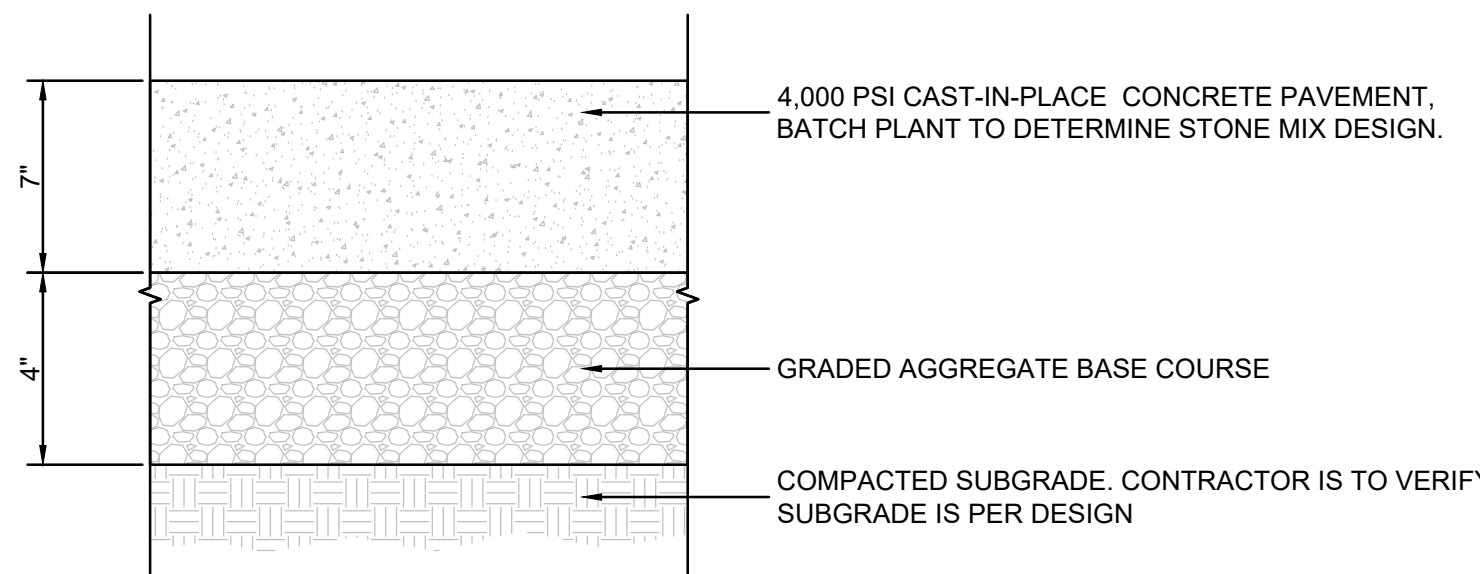


NOTE: DETAILS PROVIDED DURING THIS PHASE OF DESIGN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE

3 Concrete Sidewalk Adjacent to Curb

SCALE: NOT TO SCALE

ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
CONCRETE PAVEMENT	CAST-IN-PLACE CONCRETE	CONCRETE PAVING



PAVING NOTES:

1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED TBD, PROVIDED BY TBD. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

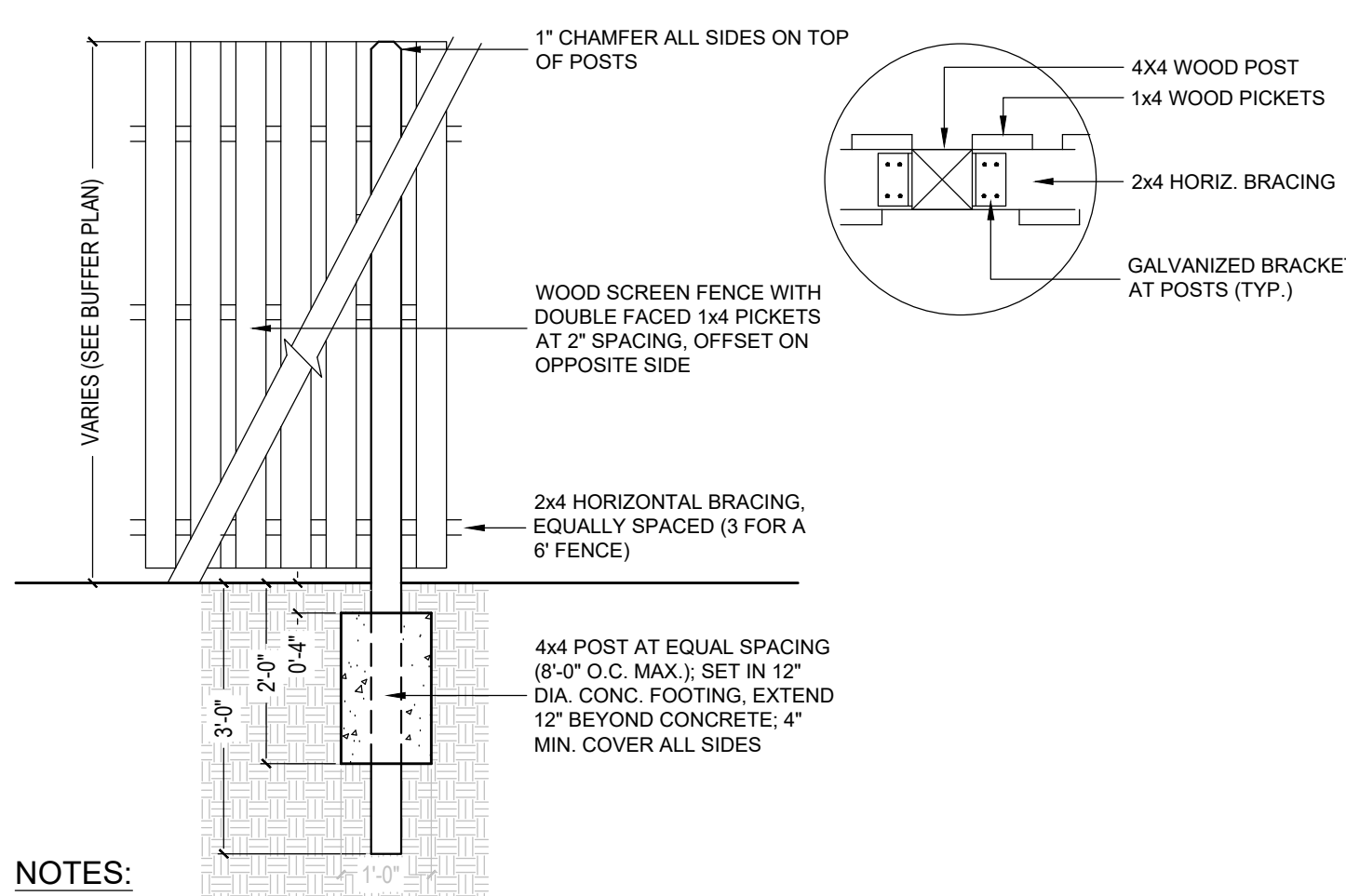
7 Heavy Duty Concrete Pavement Section

SCALE: NOT TO SCALE

10/11/2025 1:44 PM BY: JAC/LSB (PROJECT: 410262) (DWT) (REVISED) (0) SEE PLAN(S)

4 Concrete Sidewalk Detail

SCALE: NOT TO SCALE



NOTES:

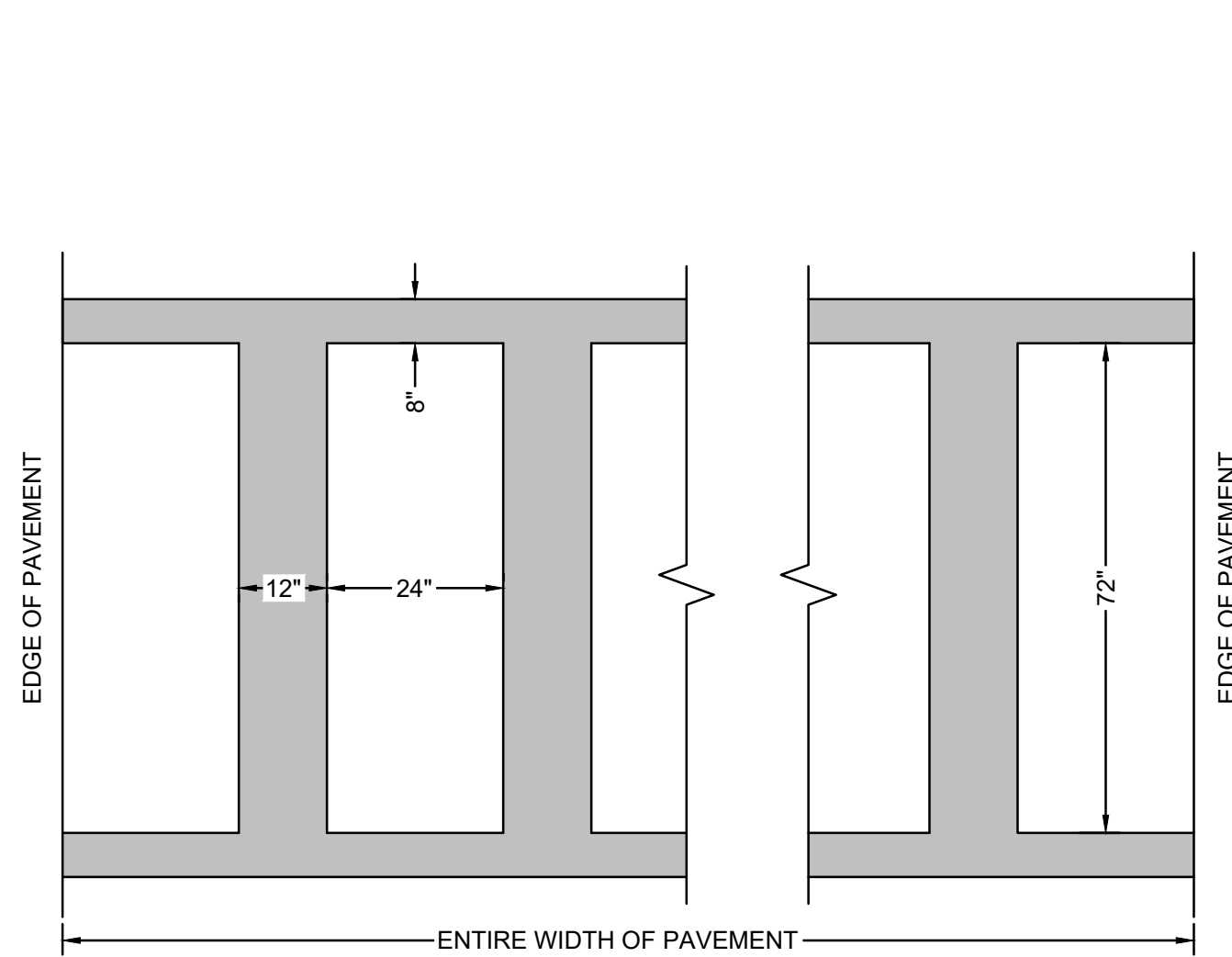
1. ALL LUMBER RED CEDAR; POSTS FOR GROUND CONTACT USE.
2. ALL HARDWARE AND FASTENERS TO BE GALVANIZED.
3. CONCRETE 3,000 PSI @ 28 DAYS
4. SPACE POSTS 8'-0" O.C. MAX.
5. SPACE BETWEEN FENCE PICKETS 2".
6. ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE AND FEDERAL REQUIREMENTS. VERIFY ALL DIMENSIONS, ELEVATIONS, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.

8 6' - 8' Tall Wooden Shadowbox Fence

SCALE: NOT TO SCALE

5 Standard Duty Asphalt Pavement Section

SCALE: NOT TO SCALE



NOTES:

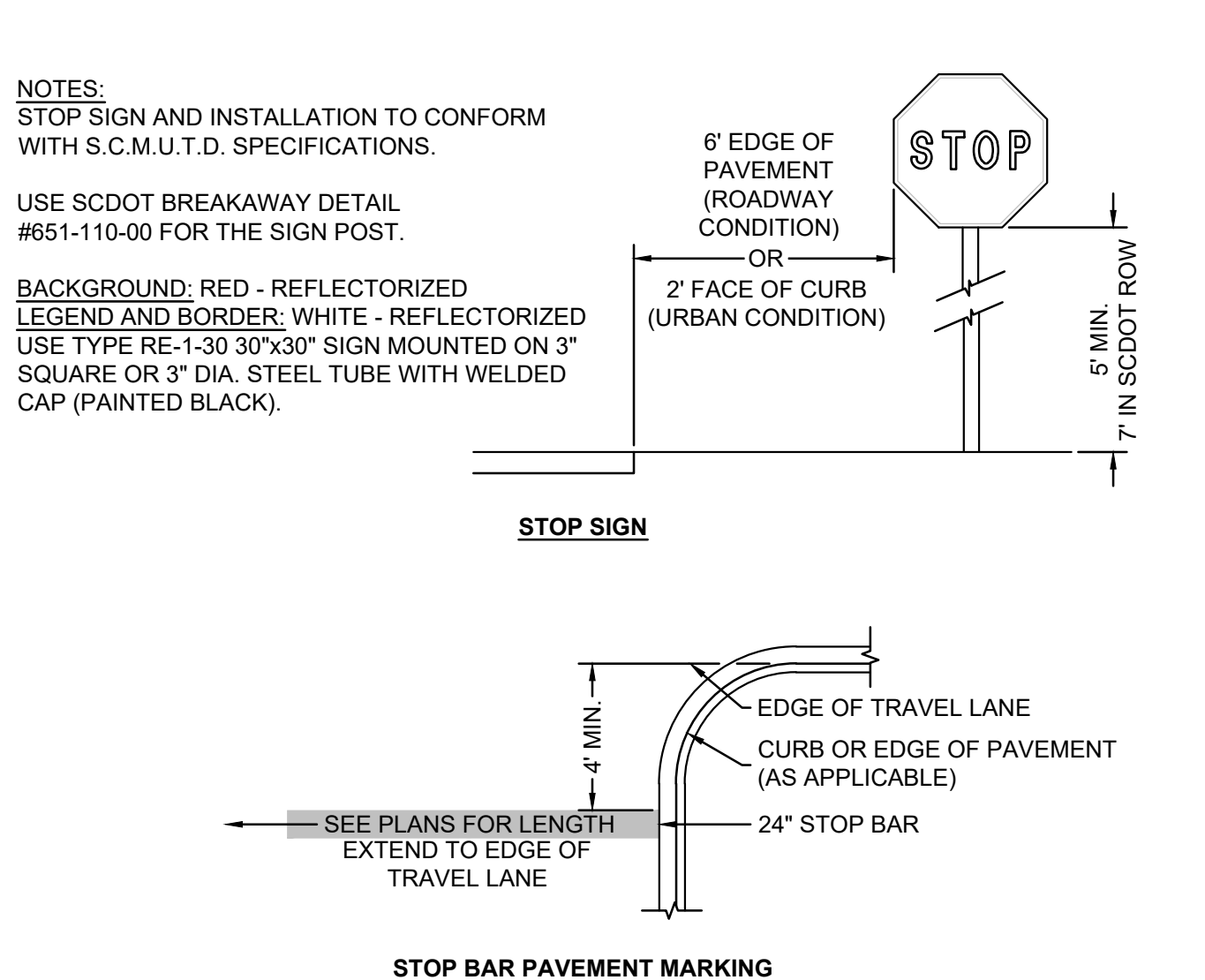
1. ALL MARKINGS SHALL BE THERMOPLASTIC
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

9 Pavement Marking - Crosswalk Perpendicular Lines

SCALE: NOT TO SCALE

6 Heavy Duty Asphalt Pavement Section

SCALE: NOT TO SCALE



NOTES:

STOP SIGN AND INSTALLATION TO CONFORM WITH S.C.M.U.T.D. SPECIFICATIONS.

USE SCDOT BREAKAWAY DETAIL #651-110-00 FOR THE SIGN POST.

BACKGROUND: RED - REFLECTORIZED
LEGEND AND BORDER: WHITE - REFLECTORIZED
USE TYPE RE-1-30 30"x30" SIGN MOUNTED ON 3" SQUARE OR 3" DIA. STEEL TUBE WITH WELDED CAP (PAINTED BLACK).

STOP SIGN

STOP BAR PAVEMENT MARKING

NOTES:

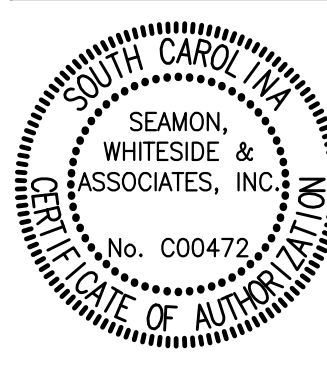
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2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

10 Pavement Marking - Stop Bar and Stop Sign

SCALE: NOT TO SCALE



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NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
SITE DETAILS

C4.0

501 WINDY PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY DRIVE RD, SUITE 200, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28261 | 1701 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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WHY SUTERA?

SUTERA has revolutionized the outdated waste and recycling industry by focusing on four key areas: safety, ease of use, durability and performance.

Temporary in-ground storage keeps waste at lower temperatures, effectively curbing decomposition, and minimizing odors. Instead of reacting to overwhelming smells, pickups are only needed when SUTERA containers are full.

SUTERA's vertical design leverages gravity for compaction, providing greater capacity compared to traditional dumpsters of the same volume. This decreases the frequency of emptying and minimizes associated costs.

ZERO CLEARANCE SERVICING

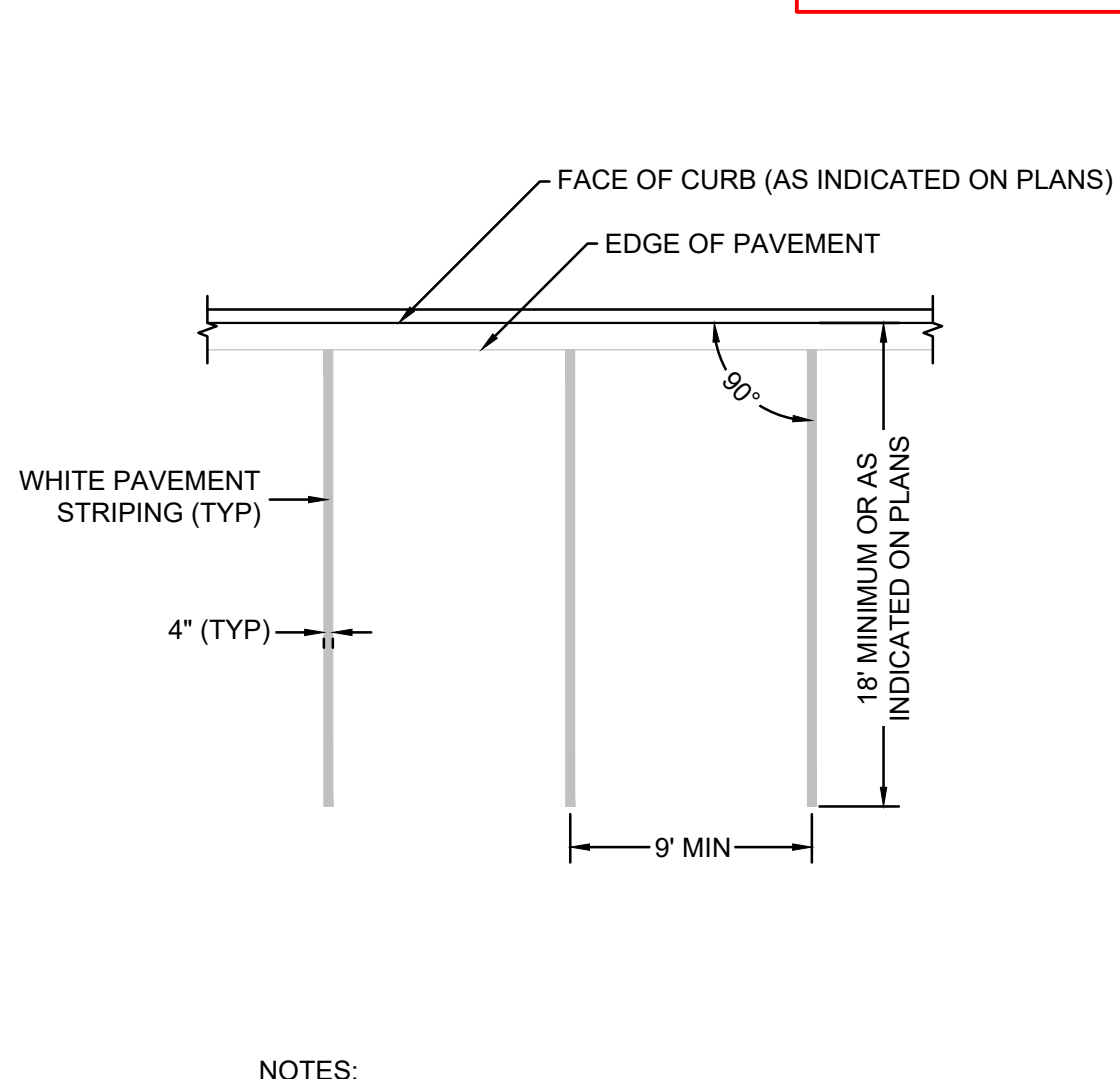
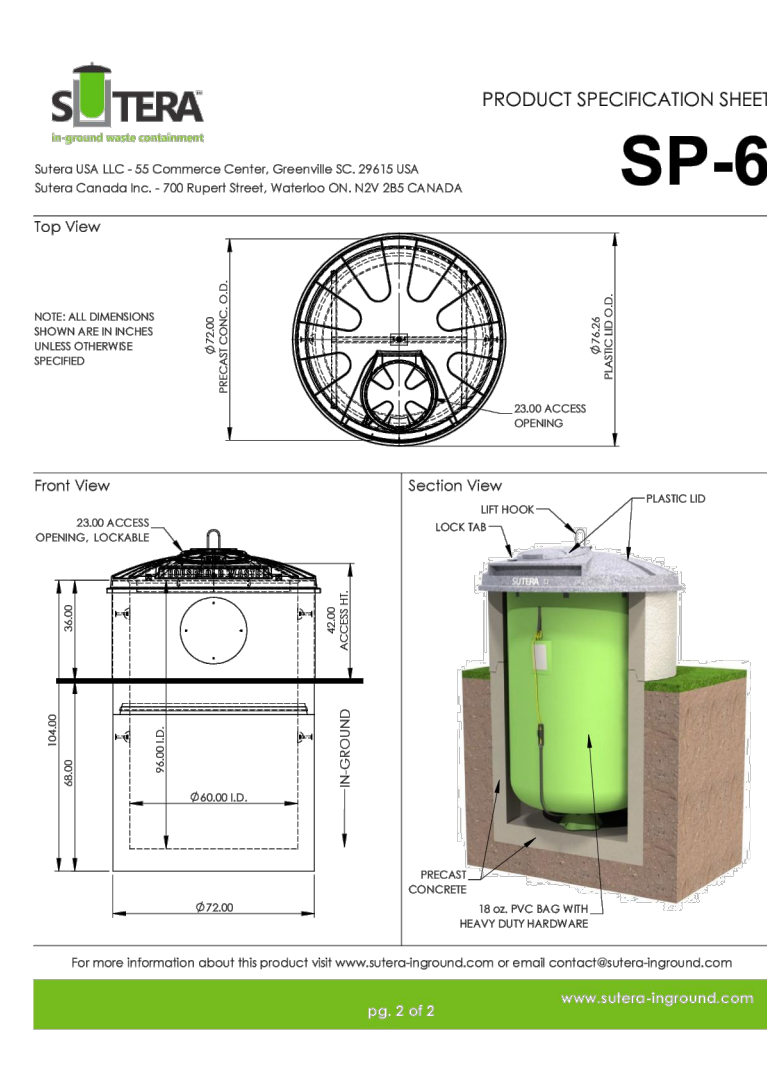
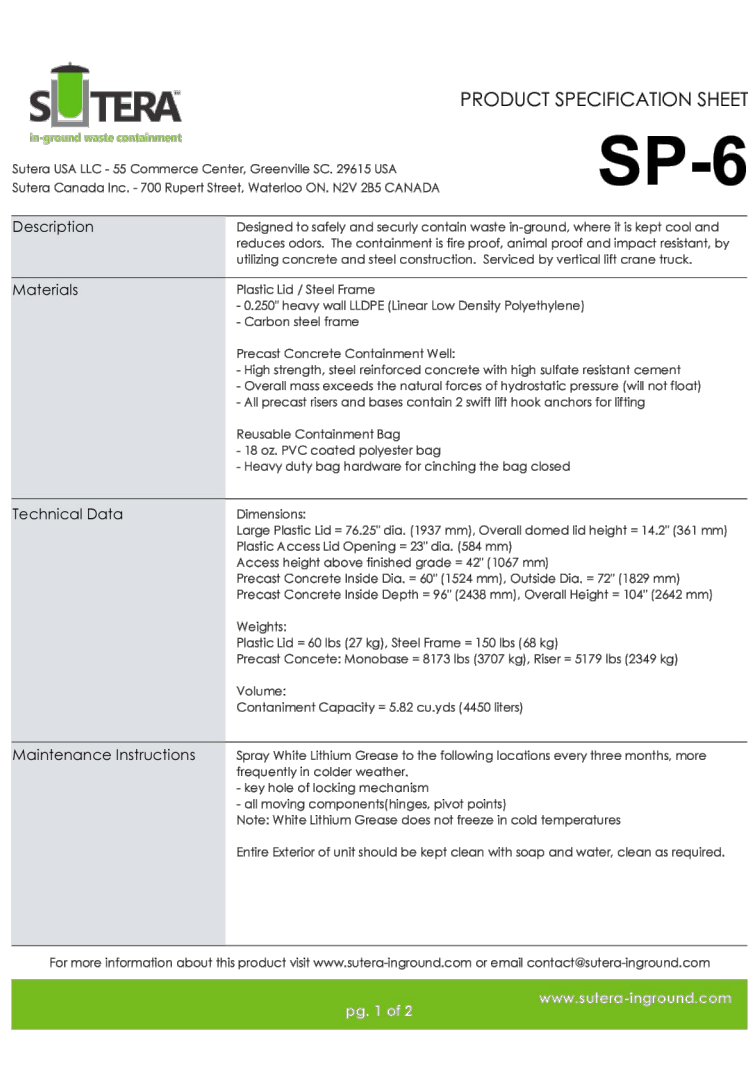
- Reclaim valuable parking spaces
- No waste enclosure required
- Convenient, flexible and safe placement

STRENGTH IN DESIGN: CONCRETE & STEEL

- Extensive holding capacity - up to 3000 lbs
- Exceeds hydrostatic pressure - will not float out of the ground
- Environmentally responsible - prevents liquid seepage onto the property
- Impact resistant - no bollard protection required
- Easy to install and relocatable

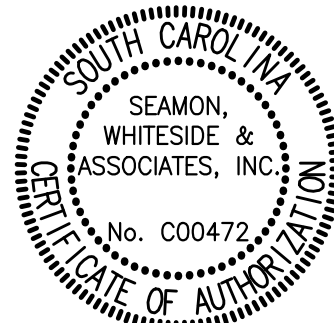
CUSTOMIZABLE OPTIONS

Patterned, stucco, stone veneer, vinyl wraps, paintable



SEAMON WHITESIDE

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SUMMERVILLE, SC 29585
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NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

PRELIMINARY SITE DETAILS

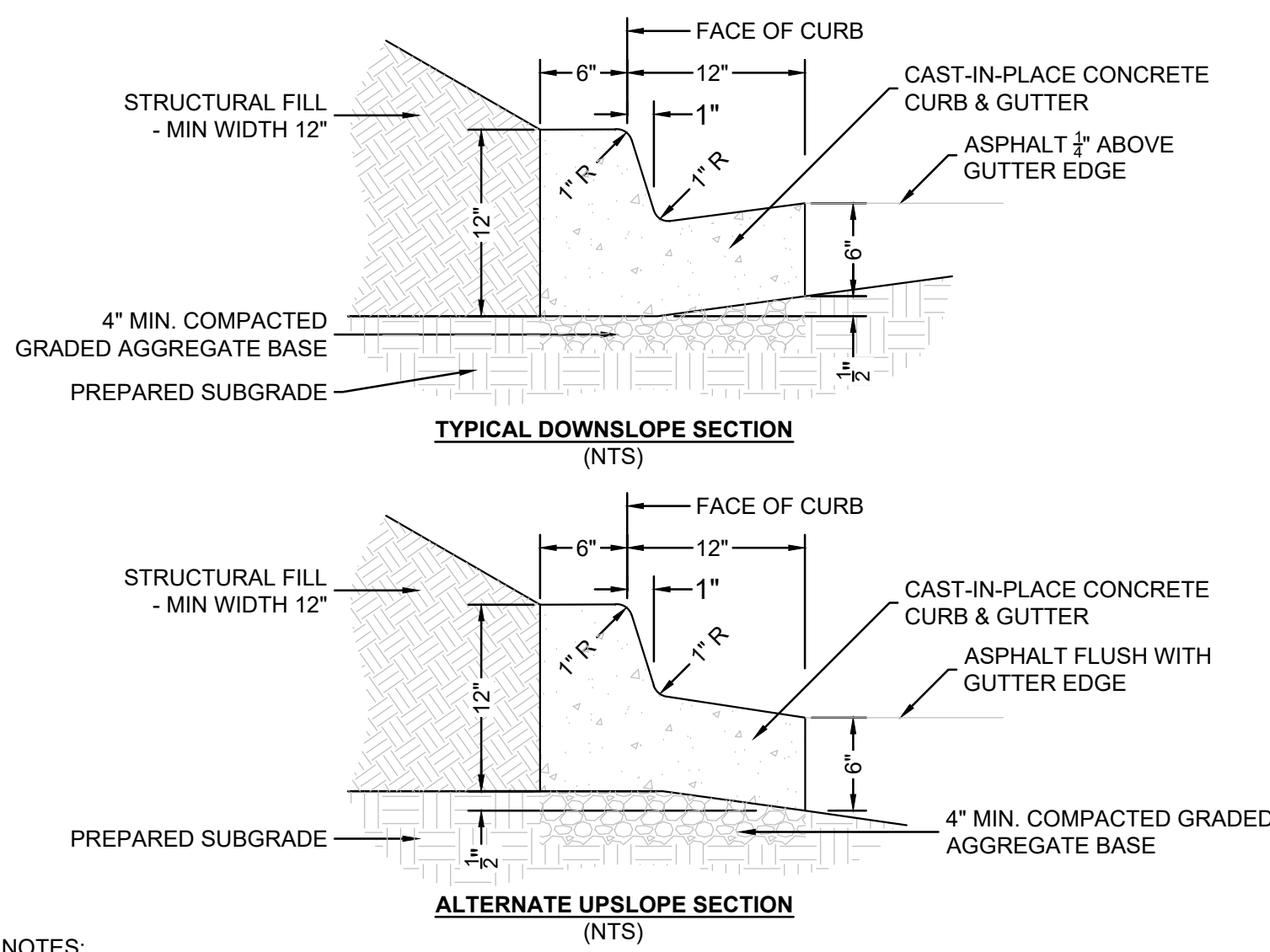
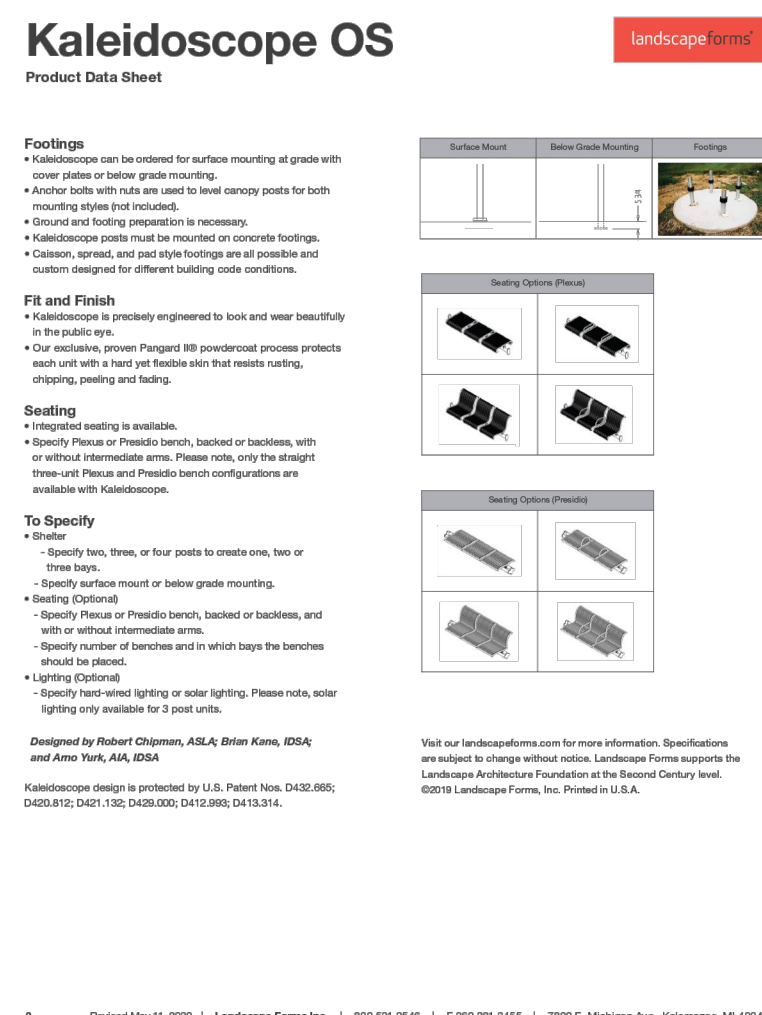
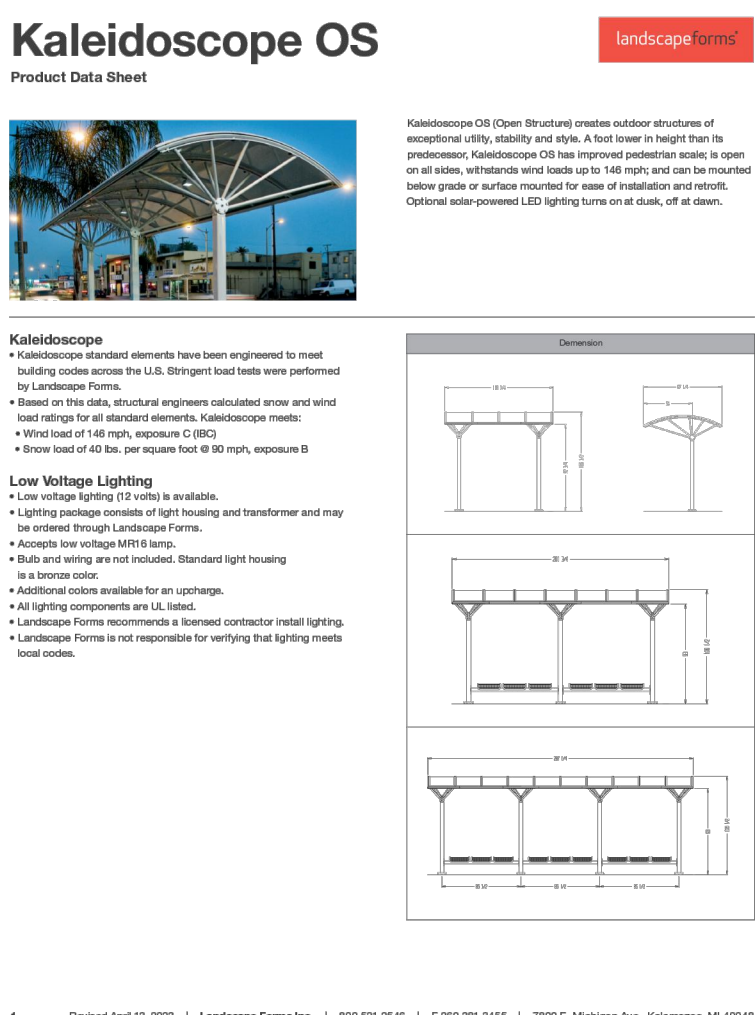
C4.1

1 Sutura In-Ground Trash Storage (SP-6)

SCALE: NOT TO SCALE

2 90 Degree Parking Space Striping

SCALE: NOT TO SCALE



NOTES:

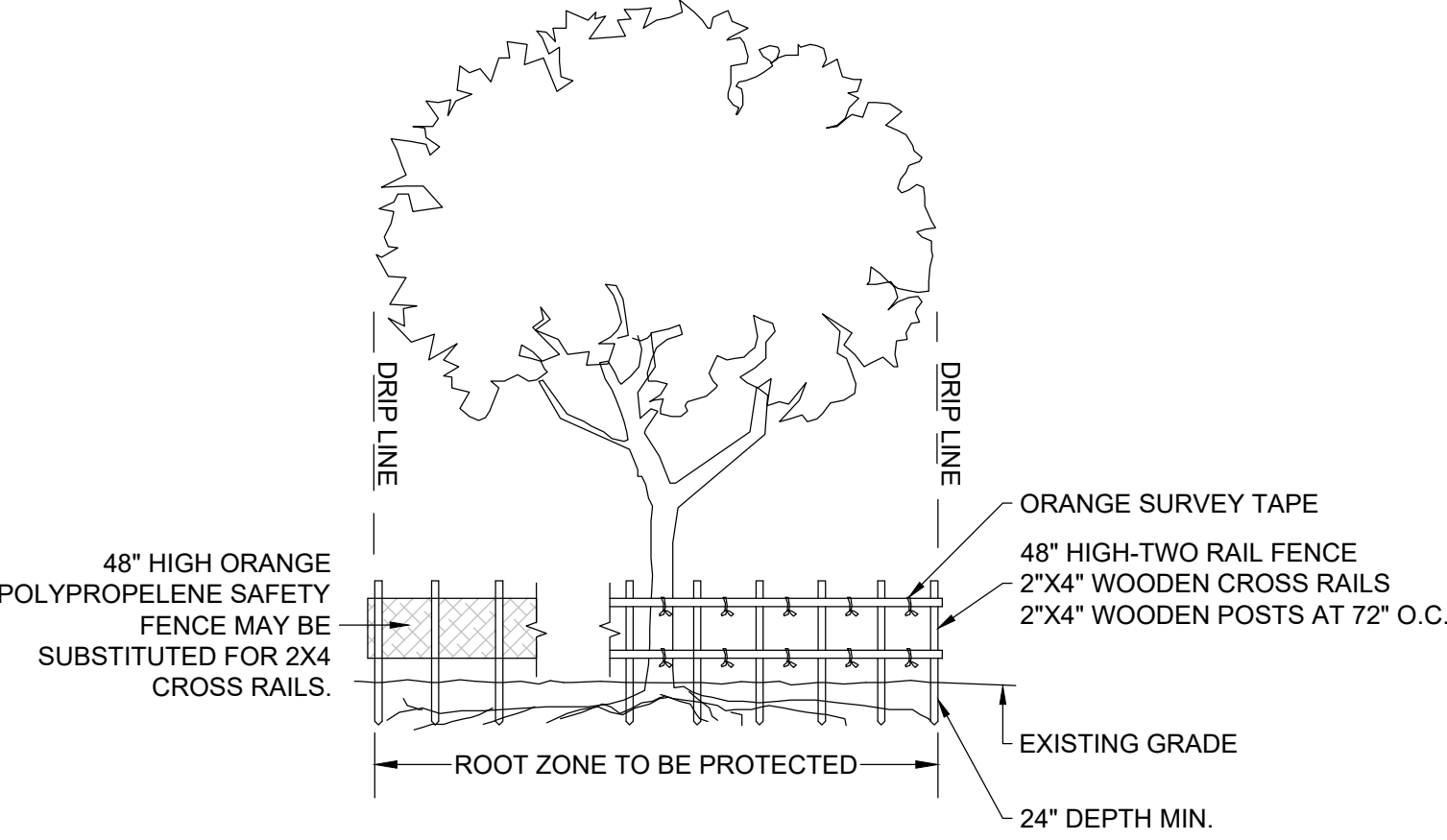
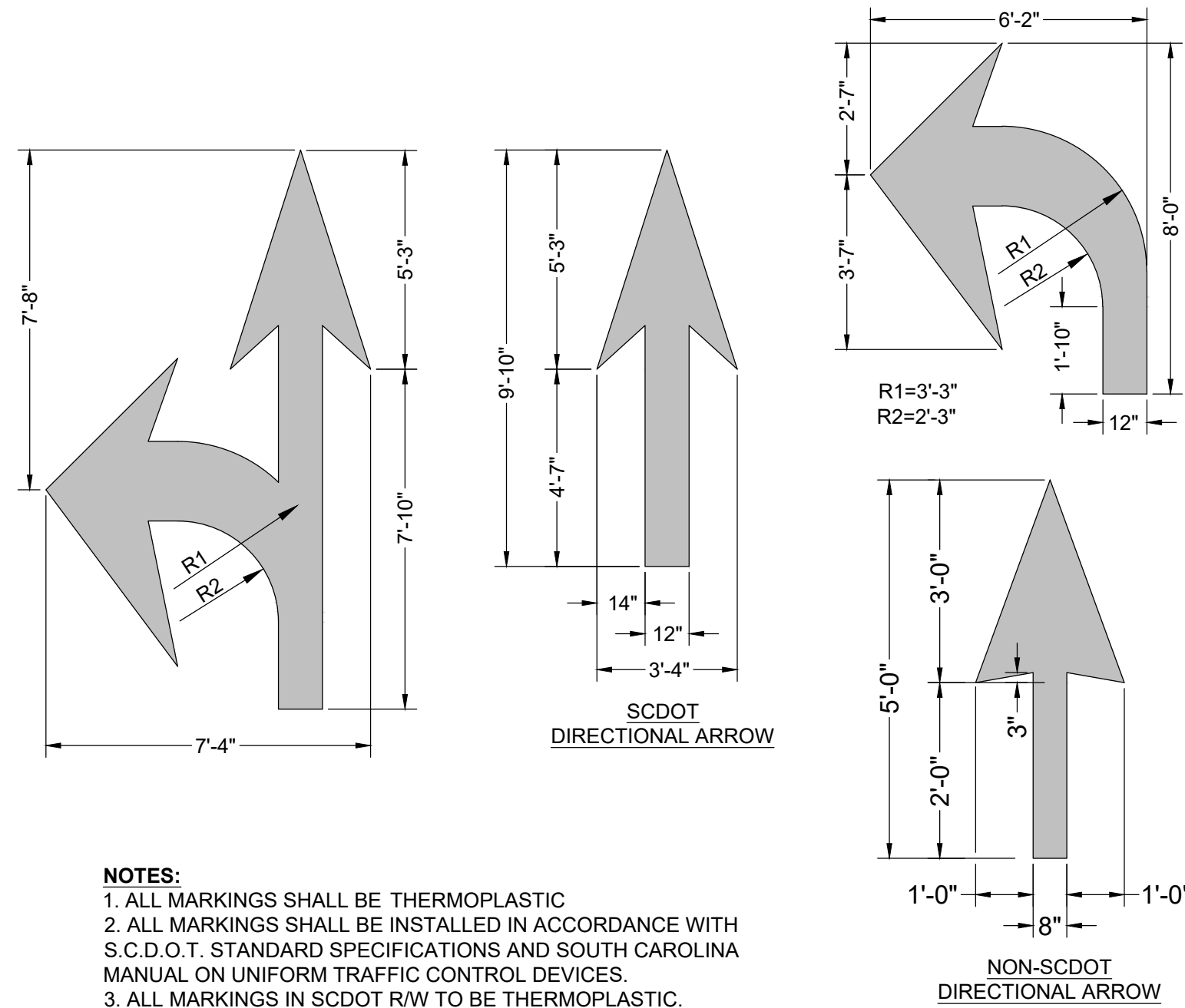
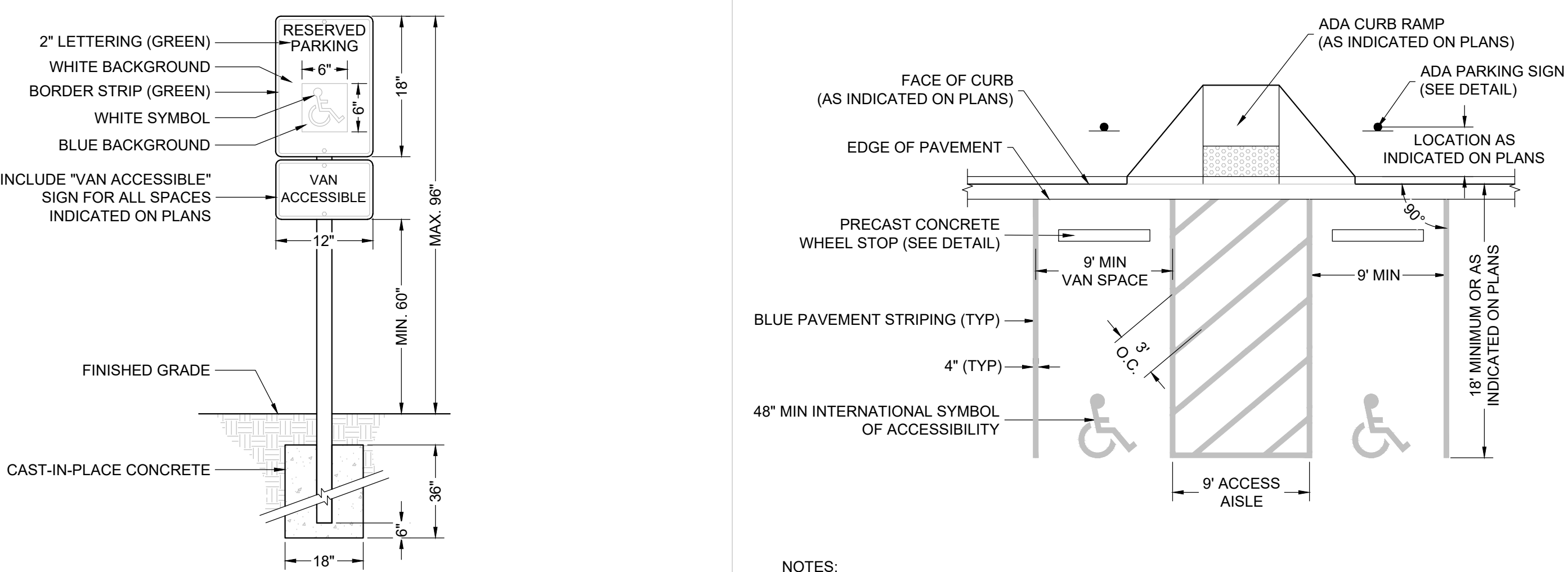
1. ALTERNATE UPSLOPE SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB.
2. UNLESS OTHERWISE SHOWN ON DRAWINGS, LOCATE CONTROL JOINTS AT 10' INTERVALS AND EXPANSION JOINTS AT 50' INTERVALS. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. UNLESS OTHERWISE SPECIFIED, CONCRETE CURB & GUTTER MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH SCOT REQUIREMENTS.

3 Kaleidoscope OS Bus Stop | 2-Post Surface Mount Unit + Seating (Mercury Metallic)

SCALE: NOT TO SCALE

4 18" Straight Curb and Gutter

SCALE: NOT TO SCALE



NOTES:

1. BARRICADES SHALL BE INSTALLED AROUND ALL TREES INDICATED ON THE PLANS ACCORDING TO THE FOLLOWING STANDARDS:
 - A. WHERE POSSIBLE, LOCATE ALONG THE PERIMETER OF THE OUTER MOST SPREAD OF THE PROTECTED TREE'S BRANCHES (DRIP LINE).
 - B. IN NO CASE SHALL THE TREE PROTECTION BE LOCATED LESS THAN A DISTANCE EQUAL TO THE DIAMETER OF THE TREE AT BREAST HEIGHT (IN INCHES) MULTIPLIED BY 6" FROM THE BASE OF THE TREE. (IE: A 24" TREE REQUIRES A CIRCLE OF PROTECTION WITH A RADIUS OF 144").

5 ADA Parking Sign

SCALE: NOT TO SCALE

6 90 Degree Parking Space Striping ADA 9'-9'-9'

SCALE: NOT TO SCALE

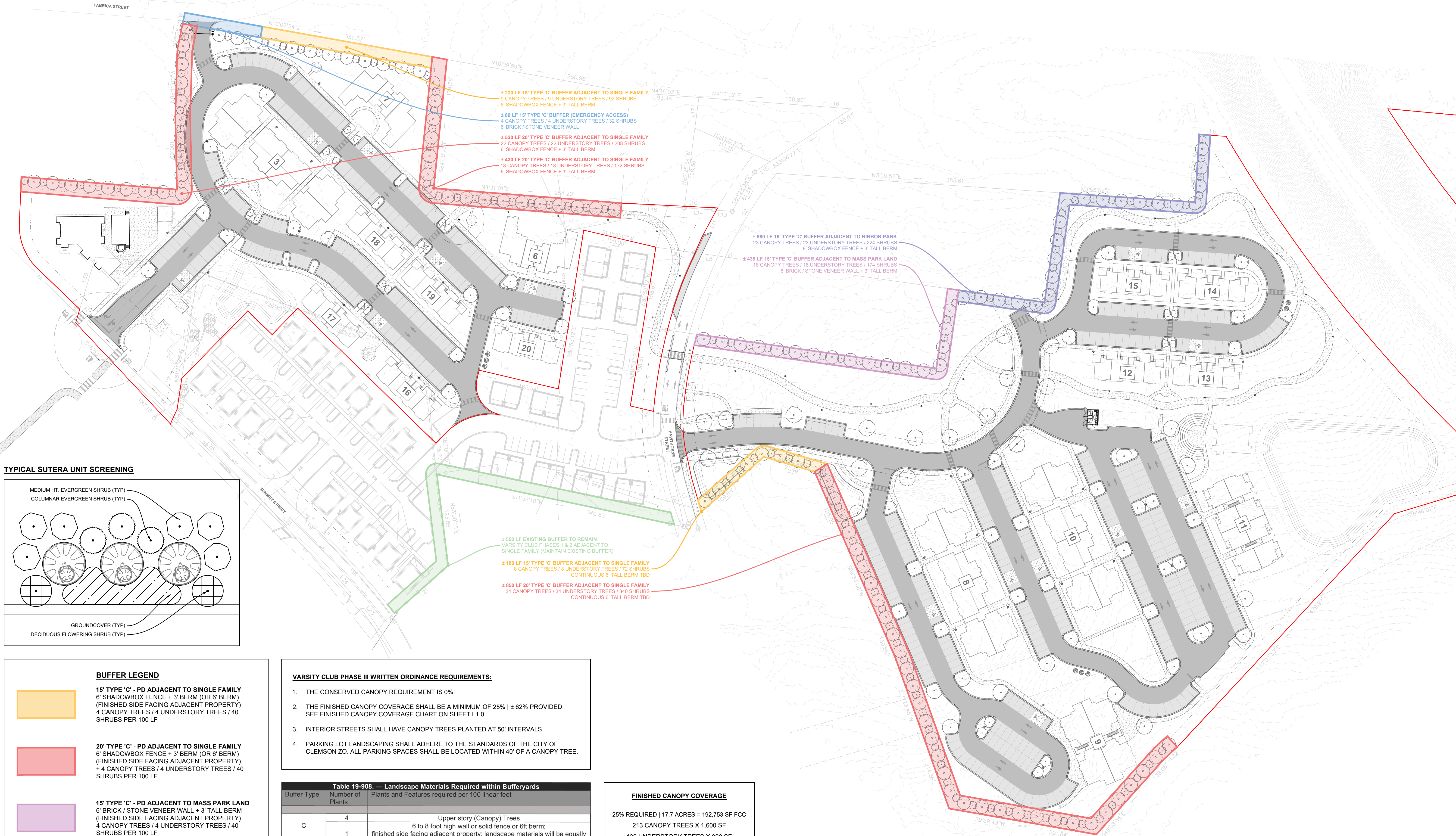
7 Pavement Marking - Traffic Arrows

SCALE: NOT TO SCALE

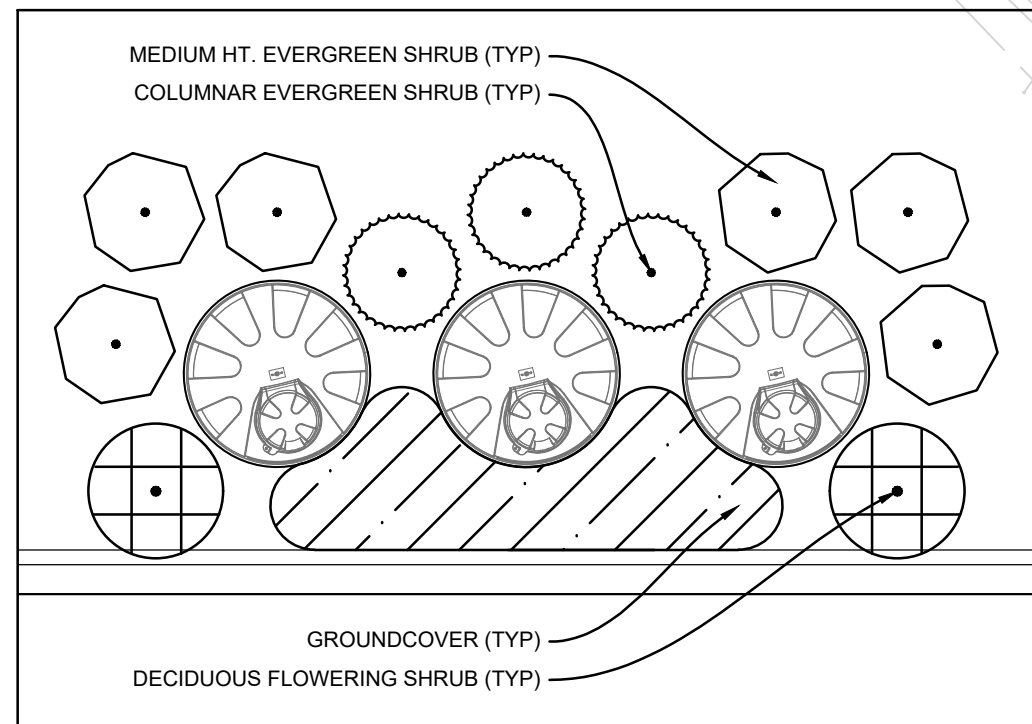
8 Tree Protection Fence

SCALE: NOT TO SCALE

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 711 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1710 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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TYPICAL SUTERA UNIT SCREENING



BUFFER LEGEND

- 15' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY**
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 20' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY**
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
+ 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJACENT TO MASS PARK LAND**
6' BRICK / STONE VENEER WALL + 3' TALL BERM
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJACENT TO RIBBON PARK LAND**
8' SHADOWBOX FENCE + 3' BERM (FINISHED SIDE FACING ADJACENT PROPERTY) + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJ. TO EMERGENCY ACCESS**
6' BRICK / STONE VENEER WALL + SOLID OPAQUE GATE (FINISHED SIDE FACING ADJACENT PROPERTY)
WALL SHALL CONTINUE NO LESS THAN 50' IN EITHER DIRECTION + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- EXISTING BUFFER TO REMAIN**
VARSITY CLUB PHASES 1 & 2 ADJACENT TO SINGLE FAMILY (MAINTAIN EXISTING BUFFER)

Varsity Club Phase III Written Ordinance Requirements:

- THE CONSERVED CANOPY REQUIREMENT IS 0%.
- THE FINISHED CANOPY COVERAGE SHALL BE A MINIMUM OF 25% | $\pm 62\%$ PROVIDED SEE FINISHED CANOPY COVERAGE CHART ON SHEET L1.0
- INTERIOR STREETS SHALL HAVE CANOPY TREES PLANTED AT 50' INTERVALS.
- PARKING LOT LANDSCAPING SHALL ADHERE TO THE STANDARDS OF THE CITY OF CLEMSON ZO. ALL PARKING SPACES SHALL BE LOCATED WITHIN 40' OF A CANOPY TREE.

Table 19-908. — Landscape Materials Required within Bufferyards		
Buffer Type	Number of Plants	Plants and Features required per 100 linear feet
C	4	Upper story (Canopy) Trees
	1	6 to 8 foot high wall or solid fence or 6ft berm; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm.
	4	Understory Trees
	40	Shrubs
1	Subject to visibility standards in ARTICLE VI Section 19-606.	

GENERAL LANDSCAPE NOTES:

- APPLY 6" DIAMETER MULCH RING TO ALL TREES IN TURF AREAS
- SOD/SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
- NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.
- THERE WILL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- NO MORE THAN 30' OF BUFFER ZONE MAY CONSIST OF ANY ON SINGLE SPECIES OF TREE.

FINISHED CANOPY COVERAGE

25% REQUIRED | 17.7 ACRES = 192,753 SF FCC
213 CANOPY TREES X 1,600 SF
136 UNDERSTORY TREES X 900 SF
TOTAL: 463,200 SF FCC (60%)

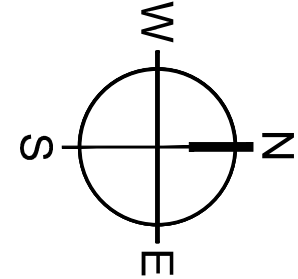
SITE DATA TABLE:

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 | **PROPOSED ZONING:** 17.7 AC. PD
SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN. (SEE SHEET C1.0)
BUFFERS: 15' - 20' TYPE (C) ADJACENT TO NON-COMPATIBLE USES (SEE SHEET L1.0)
MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'
REQUIRED OPEN SPACE: 25% OF PD BOUNDARY (17.1 ACRES) = 4,275 AC. OPEN SPACE REQ.
MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.25 AC. MAX IMPERVIOUS COVERAGE)

NOTE: PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE. ALL LANDSCAPING DEPICTED ON SHEET L1.0 IS DESIGNED TO MEET THE REQUIREMENTS DESCRIBED IN THE WRITTEN ORDINANCE. THIS PLAN DOES NOT INCLUDE REQUIRED SHRUB MATERIAL / OR ENHANCEMENTS PLANNED THROUGHOUT THE DEVELOPMENT.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

Varsity Club
Phase 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
BUFFER +
LANDSCAPE
PLAN

L1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 600, 701 EASLEY BRIDGE RD, SUITE 600, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 171 N CEDAR STREET, SUMMERVILLE, SC 29585 | 150 N DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

DEVELOPMENT DATA

104 Summey Street Clemson, SC

108 Apartments, 44 Townhomes & Amenities
593,470 sf (13.62 acres) excluding assumed 50' ROWs
Density 11.16 Units/acre Height limit 4-Stories

Overall 152 Units
593,470 sf (13.62 acres) Density 11.16 Units/acre

Apartment Bedrooms (34) 1BR, (56) 4BR & (12) 5BR = 318 Bedrooms
(14) 613 sf 1-Bedroom inside typical, Building 11
(14) 713 sf 1-Bedroom outside end typical, Building 11
(6) 763 sf 1-Bedroom lower level 3/4 split, Buildings 3, 8 & 10
(56) 1580 sf 4-Bedroom Apartment flats end (224 bedrooms)
(18) 1,801 sf 5-Bedroom middle upper 3 floors of Buildings 3, 8 & 10 (90 bedrooms)

Townhome Bedrooms (40) 4BR & (4) 5BR = 180 Bedrooms
(4) 1802 sf 3-Story Townhomes 4-Bedroom, Buildings 6 & 7 (16 bedrooms)
(4) 2117 sf 2-Story Townhomes 5-Bedroom, Buildings 6 & 7 (20 bedrooms)
(18) 1733 sf 4-Bedroom 3-Story (End Townhomes) Buildings 12-20
(18) 1737 sf 4-Bedroom 3-Story (Middle Townhomes) Buildings 12-20

Community Building
One Story 3,000 sf (Sales & Mail 2,400 sf; Parcel/Mail Room 600 sf)
Poolhouse Game Barn & Toilets 3,500 sf
Music Barn & Toilets 1,800 sf

Rental Storage
(3) 1,606 sf 5-Car Garages with (5) small rental storage rooms on the ends of each building

Maintenance
Maintenance occupies unrented Garages

Parking
±531* Total Parking Spaces on Site
(±1) Space Temporary Parking for Delivery Van
(±15) Spaces in Rental Garages (6 extended bays for Ford F-150 length vehicles)
(±10) Accessible throughout development - all are Van Accessible ready
(±487) Shared Surface Parking Spaces - non Accessible
(±18) On-Street Spaces For Public Park

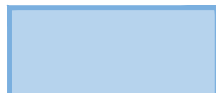
* Final Parking Counts Subject To Change Pending Final Architectural + Site Design

SITE AREA

AREA (1) | PARK AREAS / OPEN SPACE: ± 2.8 AC.



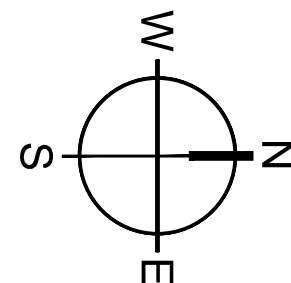
AREA (2) | DWELLING (N HAWTHORNE): ± 9.2 AC.



AREA (3) | DWELLING (S HAWTHORNE): ± 5.7 AC.



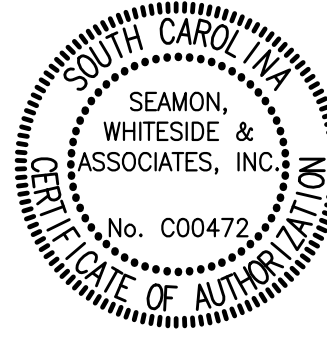
Know what's below.
Call before you dig.



0 30 60 120
SCALE: 1" = 60'



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
RALEIGH, NC 980.312.5450
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NOT FOR
CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
SITE AREA
PLAN

L2.0

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

Planning Commission Meeting Date
May 12, 2025

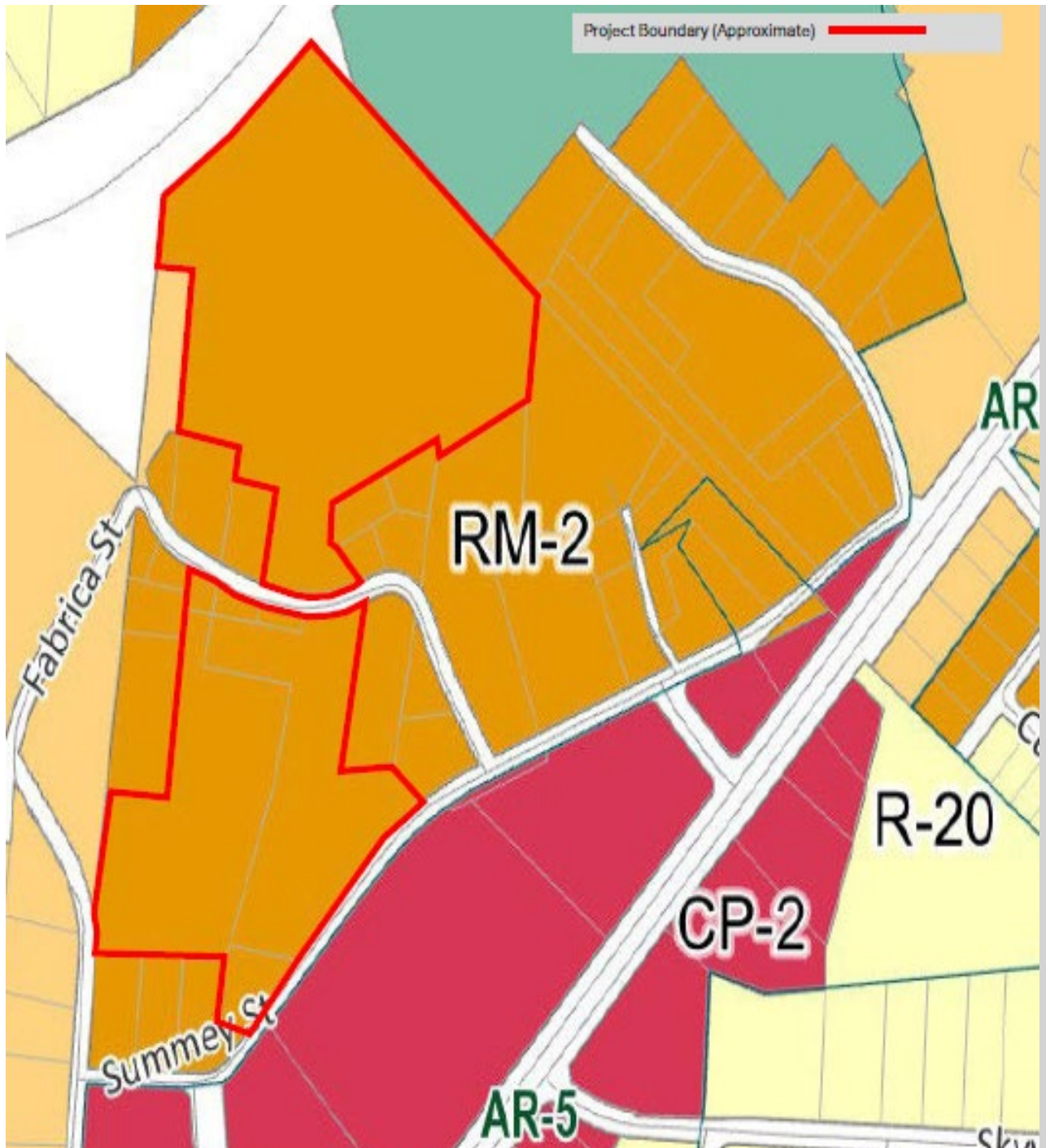
An application for a Planned Development was submitted by Silkworth/2111 Packard LLC (Mr. Jonathan D. Silkworth) on February 17, 2025. If approved, approximately 16 acres near Summey and Hawthorne Streets will be developed as a mixed-use multi-family/single family residential development adjacent to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

Location



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

Zoning



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

Future Land Use



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

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

Planning Commission Review Process

A concept presentation workshop, the first of the three required Planning Commission sessions in a planned development review, was held on February 10, 2025; and the second, an informal public meeting, was conducted on March 10, 2025. The final session, which includes formal consideration and a possible vote on a recommendation to City Council, is scheduled for May 12, 2025.

Application



CITY OF
Clemson
PLANNING &
DEVELOPMENT

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

PC

PLANNING COMMISSION PLANNED DEVELOPMENT APPLICATION – FORM 3 ZONING MAP AMENDMENT

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Planned Development Zoning Map Amendment applications require a **filing fee of \$1000**, a current survey of the property, a copy of the deed, a designation of agent if owner is not the applicant, and all required information as required by City code. **Incomplete applications will not be accepted.**

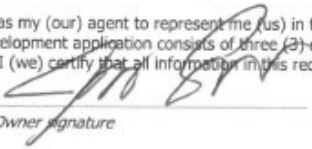
PUD-000391-2025

File no.: R -	PIN:	Date submitted: 03 / 24 / 2025	Planning Commission meeting date: 04 / 14 / 2025
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OWNER(S) INFORMATION			
Last name: Silkworth/2111 Packard LLC	First: Jonathon	Middle: David	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: Silkworth/2111 Packard LLC	First: Jonathon	Middle: David	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

PROPERTY INFORMATION			
Property address: 121 Hawthorne Street	Property dimensions: 115'x35'	Property area: .103 acres	Current zoning district: RM-2

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.		
Silkworth/2111 Packard LLC		March 24, 2005
Owner name	Owner signature	Date
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
Silkworth/2111 Packard LLC		March 24, 2005
Applicant name	Applicant signature	Date



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File no.: R - _____	PIN: _____	Date submitted: _____ / _____ / _____	Planning Commission meeting date: _____ / _____ / _____
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OWNER(S) INFORMATION			
Last name: Silkworth/2111 Packard LLC	First: Jonathon	Middle: David	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: Silkworth/2111 Packard LLC	First: Jonathon	Middle: David	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

PROPERTY INFORMATION			
Property address: 123 Hawthorne Street	Property dimensions: 70'x55'	Property area: .0819 acres	Current zoning district: RM-2

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.		
Silkworth/2111 Packard LLC		March 24, 2005
Owner name	Owner signature	Date
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
Silkworth/2111 Packard LLC		March 24, 2005
Applicant name	Applicant signature	Date



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PC

**PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 3
ZONING MAP AMENDMENT**

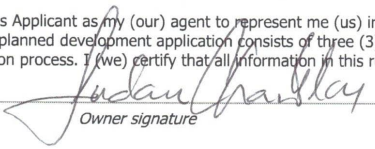
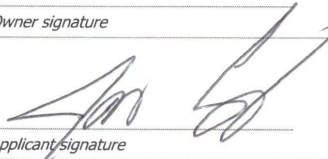
Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Planned Development Zoning Map Amendment applications require a **filing fee of \$1000**, a current survey of the property, a copy of the deed, a designation of agent if owner is not the applicant, and all required information as required by City code. **Incomplete applications will not be accepted.**

File no.: R - - - - -	PIN: - - - - - - - - - -	Date submitted: / /	Planning Commission meeting date: / /
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OWNER(S) INFORMATION			
Last name: Chandler	First: Lignon	Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 17203 Prevost Street	City: Detroit	State: Mi	ZIP Code: 48235
Daytime phone no.: (313) 715-7028	Fax no.: ()	E-mail: lignon@sbcglobal.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: Silkworth/2111 Packard LLC	First: Jonathon	Middle: David	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

PROPERTY INFORMATION			
Property address: 115 Hawthorne Street	Property dimensions: 745'x675'	Property area: 11 acres	Current zoning district: RM-2

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.		
Lignon Chandler		March 24, 2005
Owner name	Owner signature	Date
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
Silkworth/2111 Packard LLC		March 24, 2005
Applicant name	Applicant signature	Date



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Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Planned Development Zoning Map Amendment applications require a **filing fee of \$1000**, a current survey of the property, a copy of the deed, a designation of agent if owner is not the applicant, and all required information as required by City code. **Incomplete applications will not be accepted.**

File no.: R - ____ - ____	PIN: ____ - ____ - ____ - ____	Date submitted: ____ / ____ / ____	Planning Commission meeting date: ____ / ____ / ____
---------------------------	--------------------------------	------------------------------------	--

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

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: Silkworth/2111 Packard LLC	First: Jonathon	Middle: David	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argointerprisesinc.com	

PROPERTY INFORMATION			
Property address: 106 Summey Street	Property dimensions: 175'x125'	Property area: .53 acres	Current zoning district: RM-2

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.		
John Arthur Scott		March 24, 2005
Owner name	Owner signature	Date
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
Silkworth/2111 Packard LLC		March 24, 2005
Applicant name	Applicant signature	Date

PUD-000391-2025 Planned Development (Varsity 3)
 Planning Commission Meeting May 12, 2025

REQUIRED INFORMATION
 For the purpose of processing and coordination of this application, the following person is my (our) designated contact person:

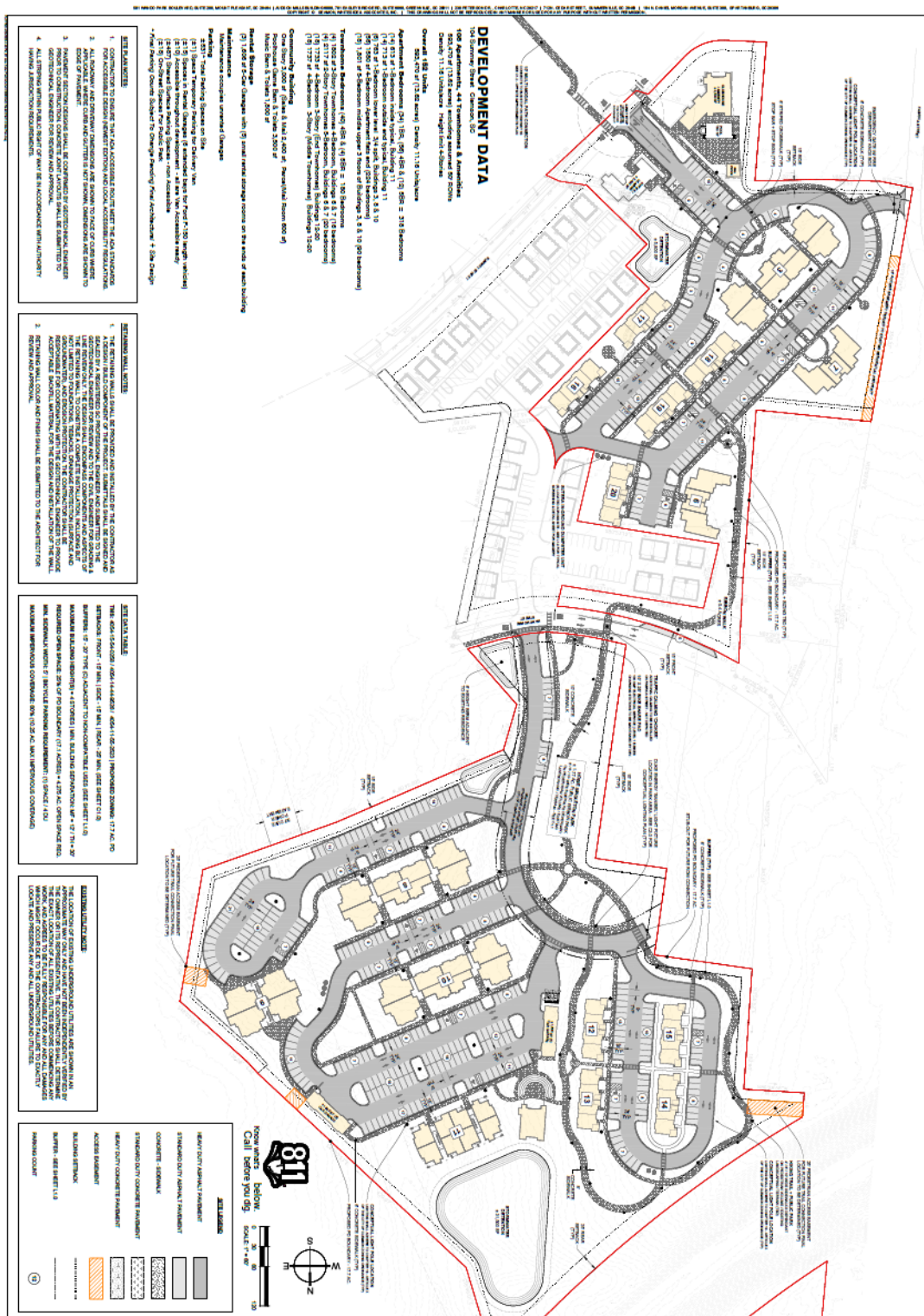
CONTACT PERSON			
Last name: Silkworth	First: Jonathon	Name of firm, if applicable: 2111 Packard, LLC	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

PROJECT DEVELOPER			
Last name: Silkworth	First: Jonathon	Name of firm: 2111 Packard, LLC	
Mailing address: 27 Paddington Avenue	City: Greenville	State: SC	ZIP Code: 29609
Daytime phone no.: (305) 582-9765	Fax no.: ()	E-mail: jsilkworth@argoindustriesinc.com	

PROJECT ARCHITECT			
Last name: Miller	First: Tony	Name of firm: Miller Architecture	
Mailing address: 715 North Church Street, Ste 140	City: Charlotte	State: NC	ZIP Code: 28202
Daytime phone no.: (704) 377-8500	Fax no.: ()	E-mail: tonymiller@millerarchitecture.com	

PROJECT ENGINEER			
Last name: Myers	First: Nick	Name of firm: Seamon Whiteside	
Mailing address: 701 Easley Bridge Road Suite 6060	City: Greenville	State: SC	ZIP Code: 29611
Daytime phone no.: (704) 232-4003	Fax no.: ()	E-mail: nmyers@seamonwhiteside.com	

Site Plan



City Code requires all corner lots to meet front setback standards for both abutting street frontages, which, in the vast majority of situations works to maintain an appealing consistency with neighboring houses. In those relatively few situations when a corner lot is situated at an intersection of a neighborhood street and an arterial road, however, the limitations in front setback rules on fence heights have been shown to be problematic. Under current rules, fences in the front setback may be no more than 4 feet in height, thereby providing no real relief from the road noise, lights, and other impacts associated with an arterial road. In an effort to address the issue, staff recommends amending the conditional use standards for residential districts to, provided it is deemed appropriate by the Zoning Administrator, permit corner lots situated at the intersection of non-arterial and arterial roads to be subject to side or rear setback standards on the arterial side. By doing this, a fence up to 8 feet in height can be installed along the frontage of the arterial road. Also, the draft amendment specifies that road classifications are to be based on City standards and approved by the City Engineer; and it provides for a streamlined process to address unusual site conditions by providing the Zoning Administrator the authority to establish appropriate setbacks on a case-by-case basis.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

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 ²: See Section 19-305, Endnote 2

2025-R-01 Proposed Text Amendment (Arterial Frontage Fences)

Planning Commission Meeting May 12, 2025

Proposed changes shown in RED font

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 roads designated as non-arterial** 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. Road classifications shall be based on City standards and published on a roadway classification map approved by the City Engineer. Notwithstanding this or any other standard set forth by this section, the Zoning Administrator shall reserve the right to amend or otherwise determine appropriate setbacks and other dimensional standards deemed necessary to accommodate specific site conditions.**

This proposed text amendment stems from a staff review of the zoning standards governing the installation and design of required buffers. Because these rules have not been reviewed and significantly updated in a decade, the review was not only timely, but it also revealed how mature buffers installed under the provisions grow, survive, and maintain effectiveness over time under wide a range of site conditions. Additionally, it is worth noting that, as national development trends continue to evolve and our region's population rapidly expands, it is reasonable to anticipate more non-traditional types of development locating near traditional single-family residential neighborhoods, thereby making the long-term viability and effectiveness of bufferyards a critical issue.

Therefore, staff recommends a series of amendments to the bufferyard requirements, including: 1) the establishment of a formal definition of 'tract development'; 2) providing staff and/or the Board of Architectural Review, as appropriate, the ability to permit the relocation of a buffer to increase its effectiveness, and/or to adjust specifications and make modifications based on existing site conditions; 3) clarifying and/or expanding on uses and buffer-types deemed appropriate for each use; 4) modifying the table of materials required in bufferyards; 5) increasing buffer widths when appropriate; and, 6) creating a new buffer type to install between commercial and residential properties.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

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 two or more 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.

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

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. **Notwithstanding this standard, in the event it is deemed that a buffer would be more effective in another location, the Zoning Administrator or Board of Architectural Review (BAR), as appropriate, may, either in whole or in part, require the buffer to be relocated to said location.**
- 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 intended to meet the requirements of this Section must be a minimum of 4 feet in height with a maximum slope 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, as appropriate, may, provided it will result in a more diverse and healthy planting scheme, reduce the number of plants required by these standards for a buffer based on species and spacing;

2. The Zoning Administrator or BAR, as appropriate, may permit the relocation of a fence or berm within the buffer from the location specified by these standards.

3. The Zoning Administrator may permit an alternative to the wall or fence material(s) specified by these standards, provided the alternative is of equal or greater quality, appearance, durability, and ease of maintenance, and offers the same or better effectiveness in noise abatement and/or screening as the prescribed material.

Sec. 19-907. Bufferyard and screening requirements.

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

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	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
	Abuts 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
Multi-family Development	Vacant Land	10' A
	Abuts Arterial Road	20' D
	Single-family/Two Household (Zoned R-20, R-12)	30' C - If proposed building 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
	Abuts Arterial Road	20' D

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Mixed-Use	Single-family/Two Household (Zoned R-20, R-12)	• 25' 30" C - within R-20, R-12, RM-1 & RM-2 Districts; • 15' C - within RM-3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts 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	• 25' C - within R-20, R-12, R-7 RM-1 & RM-2 Districts; • 15' C - within RM-3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts
	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
Industrial, Manufacturing, Wholesale Trade, Warehousing and Storage	Active Railroad Right-of-Way	NA
	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
	Single-family/Two Household	25' C
	Multi-family	25' C

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Institutional Public and Institutional Uses and Utilities	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
*In the event development is deemed to fit into more than one use classification, the more robust buffer will be required.		

(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 story (Canopy) trees
	20	Shrubs or; Continuous solid fence or a wall constructed of brick, masonry or stone 36" min. to 48" max. in height or; Continuous earthen berm 36" min. to 48" max. in height with live ground cover
B	4	Upper story (Canopy) Trees
	30	Shrubs or; Continuous solid fence or a wall constructed of brick, masonry or stone 36" min to 48" max in height or; Continuous earthen berm 36" min to 48" max in height with live ground cover
C	4	Upper story (Canopy) Trees
	1	6 to 8 foot high wall or solid fence or 6ft berm within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm. Fences or walls greater than 50 feet in length shall have a column every 50 feet.
	4	Understory Trees
	40	Shrubs
D	10 4	Upper Story (Canopy) Trees
	5	Understory trees
	30 40	Shrubs or; 6 to 8 foot high wall or solid fence within 12 inches of property line; finished side facing adjacent property
	1	6ft tall berm with landscape materials equally distributed on both sides of berm.
	10	Upper Story (Canopy) Trees
	5	Understory trees

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E	30 60	Shrubs and; 6 to 8 foot high wall, berm or solid fence within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm
	1	6 to 8 foot high masonry wall or 8ft berm; finished side of fence facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm. Walls greater than 50 feet in length shall have a column every 50 feet.
F	1	Landscape Berm
	12	Upper Story (Canopy) Trees
	4	Understory Trees
G	3	Upper story (Canopy) Trees
	1	6 to 8 foot high masonry wall; landscape materials will be equally distributed on both sides of the fence or berm. Walls greater than 50 feet in length shall have a column every 50 feet.
	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