

**City of Clemson**  
**PLANNING COMMISSION MEETING**  
**Monday, May 12, 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. He then provided an overview of the Commission's role in the development process, and outlined the purpose of the planned development concept presentation workshop on the agenda.

**2. Public Session (5:48)**

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

Mr. Allen Hodges, 100 Strode Circle, Clemson, SC, expressed concerns with stormwater in the area around his home. Mr. Tyler noted that stormwater management was not in the Commission's purview, but that they would make sure the information was forwarded to the responsible party.

Mr. Tyler called for other comments; there were none.

The Public Session was closed

**3. Adoption of Minutes (11:27)**

a. April 14, 2025 - Regular Meeting

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 adopt the minutes from the April 14, 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.

#### **4. Planned Development Concept Presentation Workshop (12:08)**

Mr. Tyler requested Mr. Woods provide a history of the proposed project. Mr. Woods presented a timeline of events to date. (See attachment #1)

Mr. Tyler called for the developer to present. Mr. Mauricio Visvall, Development Manager for LV Collective of Austin, Texas, briefed the Commission. He noted that the proposed project would be situated on 3.7 acres, and was proposed to total 718 beds in 216 units. It will also contain 6,200 square feet of retail space. (See attachment #2)

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

- Clarification of the ownership of the proposed cafe
- The design and location of the townhome-style buildings
- Bonding to facilitate occupancy of the retail square footage
- Bus stop location
- Pets and pet waste stations
- Sidewalk locations
- Possible conversion of the townhome-style buildings to sell individually
- Additional parking being added
- Additional retail space needs, and a possible rooftop retail
- Possibly moving the student study area up to level 2 to allow more space for commercial space

At the end of discussion Ms. Hyatt recommended citizens review pages 16 & 17 of the ClemsonNEXT Strategic Plan white paper before coming to the next meeting. (See attachment #3)

#### **5. Action Items (48:00)**

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

Mr. Jon Silkworth, developer, was recognized. He provided the Commission with an overview of the project, noting changes since it was first presented.. Among the items noted were:

- Buffers zones
- Intermodal trails
- Lighting in the parks
- Provisions for a future roundabout
- Excess parkland

- Future easements
- Provisions for bike share
- Sidewalks to create a connected site
- Restriping Newton Street and adding signage
- Traffic chokers
- BAR approval of the architecture

Mr. Tyler called for public comments.

Ms. Rebekah Bowen, 132 Fabrica Street, Clemson, expressed concerns about traffic and litter. She also stated that a portion of the land included in the proposed development was not owned by the party stated on the application.

Ms. Letitia White, 216 Anna Maria Boulevard, Clemson, said she was in favor of making the city more connectable and recommended adding lighting to the bike lanes to add security.

Mr. Tyler called for any further comments from the public; there were none. The public comment session was closed.

Mr. Tyler called for additional comments from the commissioners. When none were heard, Mr. Tyler asked for an explanation of the plat issue mentioned by Ms. Bowen. Mr. Holbrooks said that parcel lines were a private property issue; Mr. Silkworth agreed, and added that he had complete confidence in the surveyor that created the signed, sealed and recorded surveys being used.

A brief discussion followed about call boxes and infrastructure on the bike trails.

Mr. Tyler called for additional comments; there were none.

Mr. Tyler called for a motion; Mr. Rice made a motion to send a positive recommendation to City Council on PUD-000391-2025 Varsity 3; Mr. Kernaghan seconded the motion. Mr. Tyler called for discussion; Mr. Rice thanked the developer for working with the Commission and staff throughout the review process. No other discussion was heard.

Mr. Tyler called for a roll call vote. The results were:

Mr. Cumbie – yes  
 Ms. Hyatt – yes  
 Mr. Rice – yes  
 Mr. Yoder – yes  
 Mr. Kernaghan – yes  
 Mr. Crolley – yes  
 Mr. Tyler – yes

The motion was unanimously approved by a 7 – 0 vote.

b. 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences) (1:12:05)

Mr. Peabody provided an overview of proposed text amendment, noting that when a house has frontage on two roads, with one being an arterial road, the change would give the Zoning Administrator the authority to allow a taller fence. (See attachment #4)

Mr. Tyler called for discussion; there was none.

Mr. Tyler called for a motion. Mr. Cumbie made a motion to recommend 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences) as written; Ms. Hyatt seconded the motion. Mr. Tyler called for any other discussion; there was none.

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.

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

Mr. Peabody provided an overview of the proposed text amendment, noting that it would make a number of changes that would improve buffer requirements and better screen new and existing development. Among the items mentioned was allowing staff or the BAR to permit the relocation or expansion of a buffer so as address specific site conditions and make it more effective. (See attachment #5)

Mr. Tyler called for comments; there were none. Mr. Tyler called for a motion.

Ms. Hyatt made a motion to send a positive recommendation to City Council on 2025-R-02 Proposed Text Amendment (Bufferyard Standards) as written; Mr. Rice seconded the motion. Mr. Tyler called for discussion; there was none. 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.

**6. Advisory Items (1:16:23) - None**

**7. Discussion Items (1:16:24) - None**

**8. Staff Reports (1:16:29)**

Mr. Woods acknowledged Ms. Hyatt for recommending everyone read the ClemsonNEXT white paper, and encouraged commissioners to compare the plan to the current comprehensive plan. He added that 85 percent of Clemson remains single-family residences. He also stated that commissioners would soon see draft copies of the new comprehensive plan coming in for them to start looking through, following which staff will bring the consultant back in for another meeting.

Mr. Woods then gave an update on the Mercy Housing affordable housing project, noting that the project was in preparation for the funding stage.

**9. Other Items (1:27:49)**

- a. Planning Commission Representation at Council Meeting – None

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

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; 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.

The meeting was adjourned at 7:22 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**

### **Nathan Woods' Timeline Presentation Notes**

#### **398 College Timeline**

##### **Property Assemblage:**

- 398 College Ave purchased in August of 2017
- 102 Riggs Dr. purchased in January 2019
- 392 College Ave purchased in February 2020
- 400 College Ave purchased in March 2021
- 400-1 College Ave purchased in July 2021
- 394 College Ave purchased in August 2023

##### **Zoning**

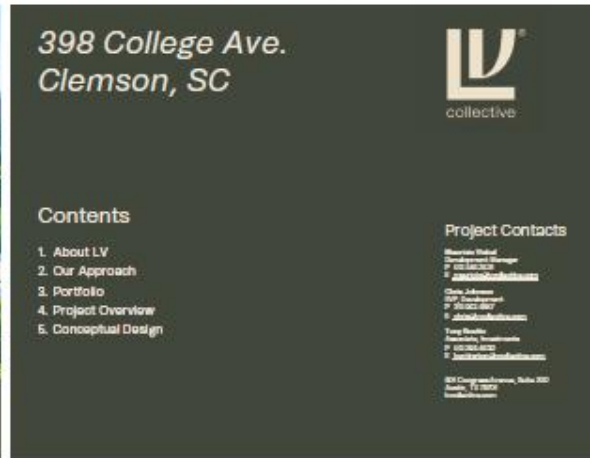
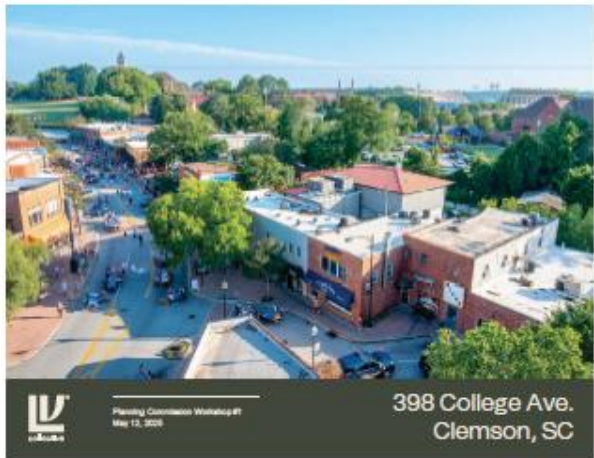
- August 2014 Zoning from CP-1 to CM
- Ordinance lowering height in CM Zoning District from 5 stories to 3 passed in December 2021.

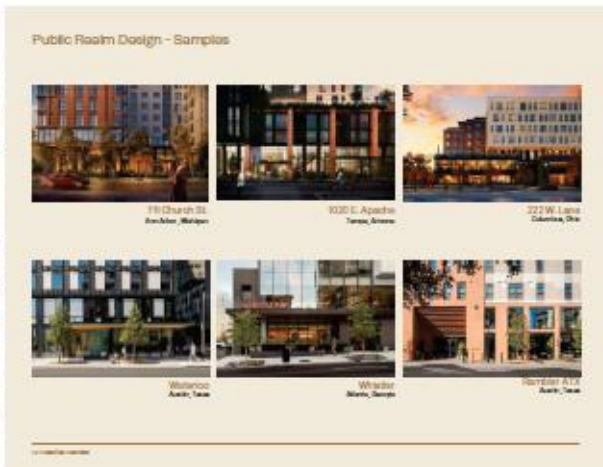
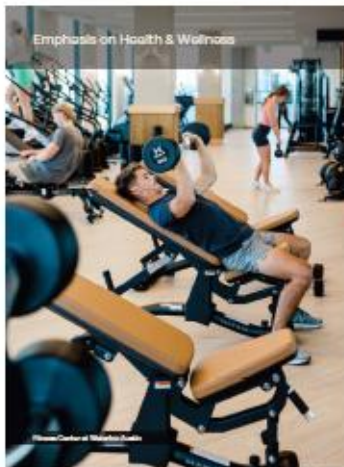
##### **Development Meetings**

1. 02.07.2025 - LV Collective sent an email to the Planning Director and Zoning Administrator notifying them of their intent to develop the property and requested an in person meeting
  2. 02.13.2025 - In person meeting with Developer and City Development team held in Council Chambers
  3. 03.11.2025 - Planning Director received email from Developer informing them that they would be submitting a formal application
  4. 03.12.2025 - City Planner emailed Developer application template and discussed planning commission dates.
  5. 04.10.2025 - Google meet with Developer and City development team
  6. 04.10.2025 - City Engineer emailed copy of Clemson's downtown corridor plan to the Developer
  7. 04.13.2025 - Developer emailed City Development team with proposed planning commission dates of PD application
  8. 04.15.2025 - City Planner confirmed planning commission dates in an email response
  9. 04.21.2025 - Formal PD Application submitted by developer
  10. 04.22.2025 - Developer emailed Planning Director regarding building massing
  11. 05.02.2025 - Application and materials published on City website
  12. 05.12.2025 - Googlemeet with Development Team to discuss presentation/ conceptual meeting
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## Attachment #2

### 398 College Ave PD Concept Presentation Slides





[illegible][illegible][illegible]

## Portfolio



Delivery Date: August 2016  
28 Cms. 180 Lbs.  
Columbus, OH



**Delivery Date:** August 2012  
300 Units • 1000 sq. ft.  
College Park, Maryland



Delivery Date: August 2011  
 3810hrs., 3.23 hrs.  
 College Station, Texas



Delivery Date: August 2018  
200 hours, 200 hours  
Tampa, Florida



Delivery Date: August 2002



Delivery Date: August 2001



## Project Overview



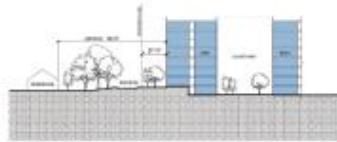
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The diagram is a horizontal timeline with a central line and vertical tick marks. Above the line, milestones are listed with dates: Development of Feasibility (Feb 2020), Project Package (Mar 2020), Plan Commission Workshop #1 (Mar 2020), Plan Commission Workshop #2 (May 2020), City Council 2nd Read (May 2020), Sign/Plan Approval (Jun 2020), and Completion (Jan 2021). Below the line, additional milestones are listed: Predevelopment Meeting (Feb 2020), Preapplication Meeting (Mar 2020), Plan Commission Workshop #1 (April/early May 2020), Plan Commission Workshop #2 (May 2020), City Council 1st Read (May 2020), City Council Final Read (May 2020), and General Reading (Jan 2021). The timeline is color-coded with a blue segment for the first half and a red segment for the second half.





Conceptual Building Section  
300 College Ave - Clemson, SC



SECTION B



© COLLECTIVE - MAY 8, 2021

WILLIAMS ASSOCIATES

Conceptual Building Section  
300 College Ave - Clemson, SC



SECTION C



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WILLIAMS ASSOCIATES

Massing Model Views  
300 College Ave - Clemson, SC



COLLEGE AVENUE - LOOKING EAST

© COLLECTIVE - MAY 8, 2021

WILLIAMS ASSOCIATES

#### Community Benefits

#### 150 Public Parking Spaces

- 100 spaces in current garage
- College Ave street parking being replaced with new widened sidewalks

#### 6,200 SF Retail

- 3,400 SF open day-one as award winning Daydreamer Café
- 2,800 SF for 3<sup>rd</sup> party retail



#### Stream preservation

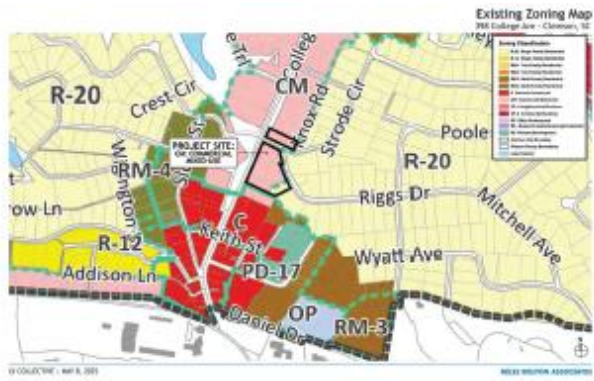
Thank you!



We look forward to  
working with you.

600 Congress Avenue  
Suite 100  
Clemson, SC 29634  
info@collective.com

#### Appendix



## **Attachment #3**

### **ClemsonNEXT White Paper Pages 16-17**

November 2020

#### **Land Use and Development**

Clemson has experienced significant and substantial change to the character and functionality of the city in a short period of time, and this—quite understandably—has been jarring to many residents as it feels like a threat, both real and existential, to low-density small town character. As it pertains to development, many communities will be tempted to “shut it down”. This is not a realistic solution.

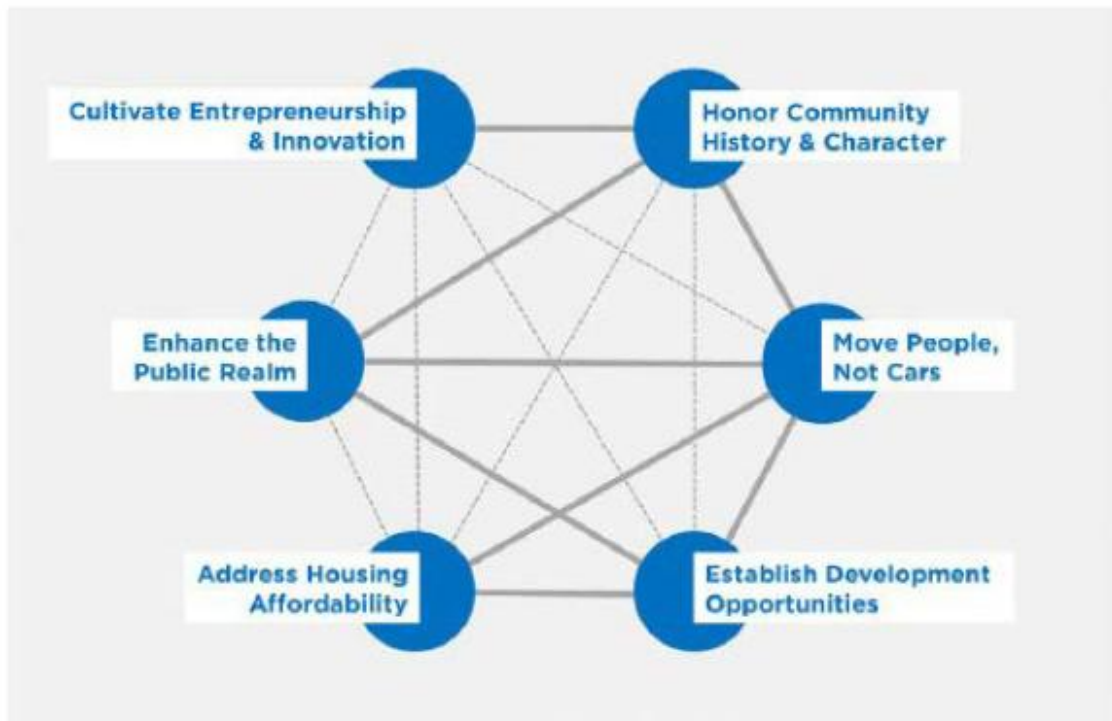
**Traffic and student housing are not the primary problems; rather they are the symptoms of an inadequate transit system and lack of density close to where most people are trying to be.** The simple fact is that any community facing growth pressures without transit and density in the right places is in a challenged position.

1. **Shutting development down won't work.** If restricting more multifamily development were a practical legal option, all it would accomplish would be pushing more development outside Clemson's borders. The problem with this is that most people will still need to get to the university each day, as well as work in Clemson's service sector. It will guarantee maximum traffic by putting people farther from where they are trying to be, exacerbating a fundamental congestion problem.
2. **Engineering for more cars won't work.** Available rights-of-way are limited in most corridors in the city, so expanding traffic capacity is not an option. Further, such efforts typically induce more traffic over time, thus providing a short term fix that becomes a long-term problem. High level studies of a bypass reveal an expensive and unfunded project that is as wasteful (better transit and bike facilities could be provided for a fraction of the estimated \$500 million price tag) as it is unrealistic.
3. **Encouraging all new student housing outside city limits is not practical.** The reason of this is part market, and part for the traffic reason just mentioned: placing more people farther from where they are trying to be increases traffic. From a market perspective, a great deal of midscale student housing is already occurring outside city limits and will continue to do so. But upscale student housing, in college towns across the country, occurs only in campus-adjacent places. So student housing development outside the city will not discourage continued land speculation near campus.
4. **...but development outside Clemson must be addressed regionally.** Clemson must contend with the reality that growth is occurring and will continue to occur beyond its boundaries. There are currently 1,430 student beds in the pipeline in the communities surrounding Clemson,<sup>xxiv</sup> as well as nearly 300 non-student residential units currently under construction within 20 miles of Clemson.<sup>xxv</sup> This will continue to aggravate the traffic challenges in Clemson itself. New partnerships must be struck with surrounding communities and the University to tackle the shared challenge of transportation.
5. **High quality development within Clemson's borders is what the city can control.** In light of these realities, the best overall strategy for Clemson is to define areas within and adjacent to its borders to accommodate quality growth, leverage the revenue from that development to advance community goals of place and inclusion, harness the added rooftops to support local business, and locate it next to transit and bike facilities to minimize the increase to traffic that regional growth will bring.
6. **Be proactive. Partner. Assemble.** Perhaps the biggest challenge to doing quality development is site assembly. Partnering with quality developers to achieve a bigger

vision, rather than reacting to a development submitted for approval, can put the city in a place to be more intentional about preservation, public space, civic uses, and compatibility with adjacent areas.

## Strategic Recommendations: An Overview

As outlined above, the challenges facing Clemson are complex and dynamic. There is simply no silver bullet solution that can address these challenges in a meaningful, sustainable fashion. Rather, the Clemson community will be better served by a holistic approach, with interrelated strategies that respond to the unique forces impacting development and traffic in Clemson. The diagram below reflects such a holistic approach, with six strategic action areas that mutually reinforce one another.



## **Attachment #4**

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

Planning Commission Meeting May 12, 2025

Proposed changes shown in RED font

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**

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### **CHAPTER 19 ZONING (1)**

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

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

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

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

11. Fences and Walls

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

1. May abut the side and/or rear property line.
2. May be located in all required setbacks provided they shall be no closer than 18 inches to a street right-of-way line provided:
  - a. Shall not exceed eight feet in height; and
  - b. Shall not violate district visibility requirements.
3. A fence or freestanding wall may be permitted in the required front yard setback provided it does not exceed a maximum height of 4 feet and is visually transparent and not opaque. Examples of such approved fence types are picket or wrought iron fences. Solid walls of brick, stone, or parged masonry may also be permitted in the front setback provided the wall is no taller than 32 inches; such fencing may include pillars up to 4 feet tall, and may also have pickets or other approved transparent fencing up to 16 inches in height installed along the top of the solid wall.
4. For the purposes of this Section, corner lots with two street frontages on 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.

## **Attachment # 5**

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

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

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          |
| <b>Multi-family</b> Duplex and Patio/Zero Lot Line developments with shared parking or Tract Developments.                  | Single-family/Two Household (Zoned R-20, R-12)          | <del>15'</del> 20' C |
|                                                                                                                             | Single-family/Two Household (Zoned R -7, RM-1, or RM-2) | 10' C                |

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

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

|                          |                                                         |                                                                                     |
|--------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------|
|                          | 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)          | <del>15'</del> 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                                                                               |

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

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

|                                                                     |                                                      |                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mixed-Use                                                           | Single-family/Two Household (Zoned R-20, R-12)       | <ul style="list-style-type: none"> <li>• <del>25</del> 30' C - within R20, R-12, RM-1 &amp; RM2 Districts; • 15' C - within RM3, RM-3.5, &amp; RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts</li> </ul> If proposed building is greater than 3 stories buffer will be increased to 40' |
|                                                                     | Single-family/Two Household (Zoned R-7 RM-1 or RM-2) | 30' C                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Single -family/Two Household (All other districts)   | 10' A                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Multi-family                                         | 10' A                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Townhouse                                            | 10' A                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Mixed-use                                            | 10' A                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Office /Commercial                                   | 5' A                                                                                                                                                                                                                                                                                                                           |
|                                                                     | Industrial                                           | 25' B                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Institutional                                        | 25' B                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Vacant Land                                          | 10' A                                                                                                                                                                                                                                                                                                                          |
| Office/Commercial                                                   | Single-family/Two Household                          | <ul style="list-style-type: none"> <li>• 25' C - within R20, R-12, <del>R-7</del> RM-1 &amp; RM2 Districts; • 15' C - within RM3, RM-3.5, &amp; RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts</li> </ul>                                                                               |
|                                                                     | Multi-family                                         | 10' A                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Townhouse                                            | 10' A                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Mixed-use                                            | 10' A                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Office /Commercial                                   | 5' A                                                                                                                                                                                                                                                                                                                           |
|                                                                     | Industrial                                           | 25' B                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Institutional                                        | 25' B                                                                                                                                                                                                                                                                                                                          |
|                                                                     | Vacant Land                                          | 10' A                                                                                                                                                                                                                                                                                                                          |
| 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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Planning Commission Meeting May 12, 2025

Proposed changes in RED font

|                                                                                                                            |                   |       |
|----------------------------------------------------------------------------------------------------------------------------|-------------------|-------|
| Institutional<br>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 <del>Structures</del> Features required per 100 linear feet ±                                                                                                                                                                                                                                   |
| A                                                               | 3                | Upper story (Canopy) trees                                                                                                                                                                                                                                                                                 |
|                                                                 | 20               | Shrubs or;<br>Continuous solid fence or a wall constructed of brick, masonry or stone<br>36" min. to 48" max. in height or;<br>Continuous earthen berm 36" min. to 48" max. in height<br>with live ground cover                                                                                            |
|                                                                 |                  |                                                                                                                                                                                                                                                                                                            |
| B                                                               | 4                | Upper story (Canopy) Trees                                                                                                                                                                                                                                                                                 |
|                                                                 | 30               | Shrubs or;<br>Continuous solid fence or a wall constructed of brick, masonry or stone<br>36" min to 48" max in height or;<br>Continuous earthen berm 36" min to 48" max in height<br>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;<br>finished side facing adjacent property; landscape materials will be equally<br>distributed on both sides of the fence or berm. Fences or walls greater than 50<br>feet in length shall have a column every 50 feet. |
|                                                                 | 4                | Understory Trees                                                                                                                                                                                                                                                                                           |
|                                                                 | 40               | Shrubs                                                                                                                                                                                                                                                                                                     |
| D                                                               | 40-4             | Upper Story (Canopy) Trees                                                                                                                                                                                                                                                                                 |
|                                                                 | 5                | Understory trees                                                                                                                                                                                                                                                                                           |
|                                                                 | 30-40            | Shrubs or;<br>6 to 8 foot high wall or solid fence within 12 inches of property line;<br>finished side facing adjacent property                                                                                                                                                                            |
|                                                                 |                  | 6ft tall berm with<br>landscape materials equally distributed on both sides of berm.                                                                                                                                                                                                                       |
|                                                                 | 1                |                                                                                                                                                                                                                                                                                                            |
|                                                                 | 10               | Upper Story (Canopy) Trees                                                                                                                                                                                                                                                                                 |
|                                                                 | 5                | Understory trees                                                                                                                                                                                                                                                                                           |

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Proposed changes in RED font

|                                                                 |       |                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E                                                               | 30-60 | Shrubs <del>and;</del><br>8 to 8 foot high wall, berm or solid fence within 12 inches of property line;<br>finished side facing adjacent property; landscape materials will be equally<br><del>distributed on both sides of the fence or berm</del>              |
|                                                                 | 1     | 6 to 8 foot high masonry wall or 8ft berm;<br>finished side of fence facing adjacent property; landscape materials will be<br>equally distributed on both sides of the fence or berm. Walls greater than 50 feet<br>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     | 8 to 8 foot high masonry wall; landscape materials will be equally distributed on<br>both sides of the fence or berm. Walls greater than 50 feet in length shall have a<br>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

