

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:

[2025_06_23_BZA_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2024_11_21_BZA_MINUTES DRAFT.PDF](#)
[2025_SE_01_201 CALHOUN ST.PDF](#)
[2025_SE_01_201 CALHOUN ST_SITE PLAN.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

**Board of Zoning Appeals Meeting
June 23, 2025 at 6:00 P.M.
1250 Tiger Blvd., City Hall
City Council Chambers**

You can also view these meetings on the City of Clemson's YouTube channel.

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. Adoption of Minutes – November 21, 2024

3. Public Hearing

- a. **2025-SE-01:** Applicant University Cottages LLC, is requesting a special exception in accordance with Sec. 19-305 4b that, if approved, would allow for a group home for adults with disabilities to be built at 201 Calhoun St. (SPEX-000449-2025)

4. Staff Reports

5. Other Business

6. Adjourn

BOARD OF ZONING APPEALS
November 21, 2024 – 6:00 P.M.
CITY COUNCIL CHAMBERS

Members Present: Valerie Boatwright, Abbas Fiuzat, Robert Healy, Adam Jones, Seth Sanders and Karen Ware

Staff Present: Jacob Peabody, Zoning Administrator, and Rebekah Wilbanks, Recording Secretary

1. Call to Order: Chairman Karen Ware called the meeting to order at 6:00 p.m.

2. Adoption of Minutes: Abbas Fiuzat moved the Minutes of the October 17, 2024 meeting be adopted as presented. Adam Jones seconded the motion. Minutes were adopted by unanimous vote. (1:58)

3. Action Items:

a. 2024-V-06: Applicant Jeremy Vinson is requesting a variance from Section 19-305 C. 11 a.2, 3, 4 - build an 8ft fence on the property line of a corner lot at 205 Prince Ranier Dr. (2:38)

Staff Report: Jacob Peabody informed the board the property is zoned R-20, and it is on the corner of Prince Ranier Drive and Cambridge Drive. The applicant is seeking to install an 8ft tall fence along Cambridge Drive. (3:27)

Applicant Report: Applicant Jeremy Vinson informed the board that since having purchased the parcel, the vehicular traffic has increased greatly and there has been extensive cutting due to the location of the power lines. The power company's maintenance has made the idea of maintaining a natural barrier is unsustainable. The property elevation drops drastically from the road, making the tire noise coming directly into the yard. Additionally, should the city put a sidewalk in along Cambridge Drive, a 4ft tall fence would not provide privacy. The setup of the lot differs from most of the houses on Cambridge, which face the road and do have their backyard next to the road. An 8ft fence would not impede sightline for traffic, and the fence would be replacing the dead Leland cypress limbs. (4:33)

Discussion Followed. (10:50)

Chairman Ware asked the board members if item "A" met justification for a variance. Board discussed how the project met the justification and justification for item "A" was passed by unanimous vote. (26:21)

Chairman Ware asked the board members if item "B" met justification for a variance. Board discussed how the project met the justification and justification for item "B" was passed by unanimous vote. (27:36)

Chairman Ware asked the board members if item "C" met justification for a variance. Board discussed how the project met the justification and justification for item "C" was passed by unanimous vote. (28:25)

Chairman Ware asked the board members if item "D" met justification for a variance. Board discussed how the project met the justification and justification for item "D" was passed by unanimous vote. (29:10)

Chairman Ware asked the board members if item "E" met justification for a variance. Board discussed how the project met the justification and justification for item "E" was passed by unanimous vote. (39:04)

Adam Jones made the motion to approve the variance with the following stipulations:

- Location of the fence be approved by Duke Power if within their easement.

- Final height determined by the Zoning Official and will be more than 4ft above the lane of travel elevation of Cambridge Drive.
- The fence must be maintained in good order or removed.
- Maintain the aesthetic appeal with a board and batten style fence.

Valerie Boatwright seconded the motion. Variance was approved by unanimous vote. (43:38)

4. Staff Reports: None.

5. Other Items: None.

6. Adjourn – 6:46 p.m.



CITY OF
Clemson
PLANNING &
DEVELOPMENT

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

BZA

BOARD OF ZONING APPEALS
NOTICE OF APPEALS FOR A SPECIAL EXCEPTION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Special Exception applications require a filing fee of \$100, a current survey of the property, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

2025-
File no.: SE - PIN: 404 - - - 4366
3482
Date submitted: 5/29/2025 Board of Zoning Appeals meeting date: 6/13/2025

OWNER(S) INFORMATION

Last name: University Cottages, LLC First: Middle: Interest
 Sole owner Co-owner
Mailing address: 917 Chapin Road City: Chapin State: SC ZIP Code: 29036
Daytime phone no.: (412)559-9686 Fax no.: () E-mail: melaniewest@pclldco.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: First: Middle:
Mailing address: City: State: ZIP Code:
Daytime phone no.: () Fax no.: () E-mail:

PROPERTY INFORMATION

Property address: 201 Calhoun Street, Clemson, SC Property dimensions: 118'x201' Property area: 0.546 acres Zoning district: RM1

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this appeal for a Special Exception.

Owner name Owner signature Date
Owner name Owner signature Date

To be completed by Applicant:

I certify that the information in this request is correct.

Michael Nieri
Applicant name

Applicant signature

5/29/2025
Date

REQUIRED INFORMATION

1. Request for Special Exception

Applicant hereby appeals to the Board of Zoning Appeals for a Special Exception for the use of the property described on this application as:
The request to the Board of Zoning Appeals for special exception is to change the occupancy regulations currently in place to allow for special needs group home living at the property listed. Proposal for a group home project consisting of three buildings with 23 residents and 4 caretakers. There are 21 parking spaces proposed to accommodate employees and visitors. This project is intended to accommodate the Clemson life students as they transition from students to residents of our town.

which is a permitted Special Exception under the district regulations in Section 19- 305 4-b of the Zoning Ordinance.

2. Justification for Special Exception

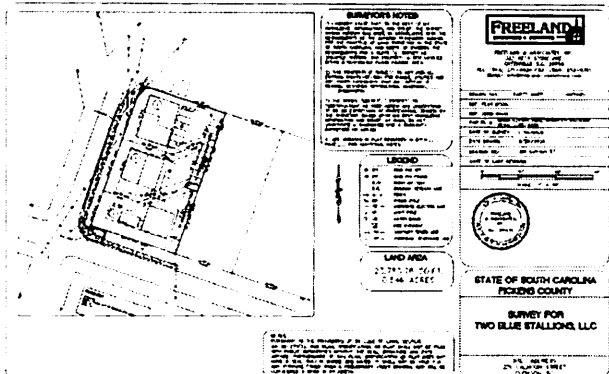
a. The applicant will meet the standards of Section 19- 305 4-b of the Zoning Ordinance which are applicable to the proposed Special Exception in the following manner:

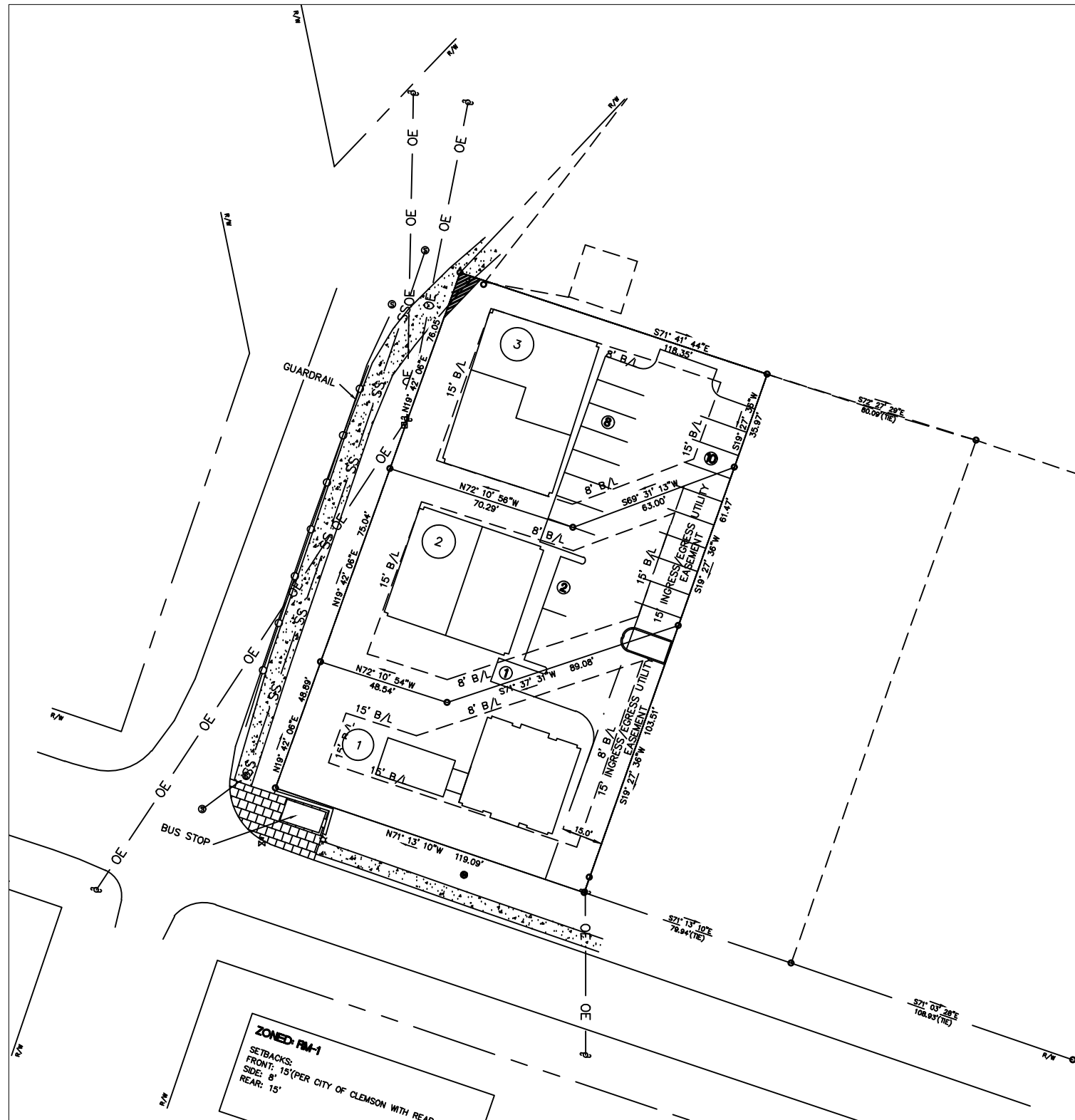
The proposed project is intended for a group home living condition for residents that are mentally or physically disabled. The zoning ordinance standards presented do not require any specific conditions that will apply to this specific type of structure.

b. The applicant suggests the following conditions be imposed to meet the standards of the Zoning Ordinance:
The applicant intends to construct the buildings in a craftsman architecture style to provide an aesthetically pleasing product for both the residents and surrounding neighborhood.

3. Documents provided

The following documents with a sealed survey are submitted to support this appeal:





SURVEYOR'S NOTES:

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING _____ SUBDIVISION.

3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

4) SEE SUBDIVISION PLAT RECORDED IN BOOK _____ PAGE _____ FOR ADDITIONAL NOTES.

LEGEND

○	IPS	IRON PIN SET
○	IPF	IRON PIN FOUND
	R/W	RIGHT-OF-WAY
	B/L	BUILDING SETBACK LINE
-X-X-X-		FENCE
⊙	PP	POWER POLE
— OE —		OVERHEAD ELECTRIC LINE
⊙	LP	LIGHT POLE
□	CB	CATCH BASIN
⊙		FIRE HYDRANT
— SS —		SANITARY SEWER LINE
— OT —		OVERHEAD TELEPHONE LINE

LAND AREA

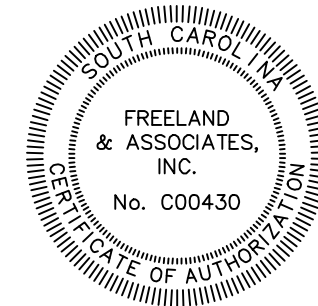
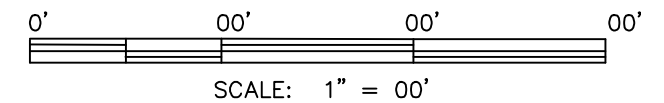
23,783.76 SQ.FT.
0.546 ACRES

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: TAS PARTY CHIEF: CHECKED:
REF. PLAT BOOK:
REF. DEED BOOK:
PARCEL # : 4044-12-95-3482/4044-12-95-4366
4044-1-95-6159
DATE OF SURVEY: 1/30/2025
DATE DRAWN: 5/29/2025
DRAWING NO: 201 Calhoun ST
DATE OF LAST REVISION:



**STATE OF SOUTH CAROLINA
PICKENS COUNTY**

**SURVEY FOR
TWO BLUE STALLIONS, LLC**

SITE ADDRESS:
201 CALHOUN STREET
CLEMSON, SC