



City of Clemson

PLANNING & CODES ADMINISTRATION

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MEMO TO: Planning Commission Members

FROM: Jennifer Folz, Planner

SUBJECT: 2014-S-34: Subdivision of RM-4 Land into 9 separate single-family lots

DATE: October 1, 2014

Applicant Chase Lawrence is requesting the final plat approval for the subdivision of nine single-family lots located at 107 College Street. PIN: 4044-12-75-9745 (Intersection of Calhoun Street and College Street – See Map – 1). This land is currently vacant and is zoned RM-4, multi-family residential. The applicant is requesting to subdivide the land using the newly adopted Zoning Ordinance into nine separate lots at a minimum of 3000 square feet in size to construct single-family homes.

Staff has distributed the plans to various City departments (comments are attached at the end of this document).

Zoning and Codes Administrator: The subdivision meets the standards for single-family homes in an RM-4 district.

Building Official: The subdivision meets the requirements from a building code standpoint. Further review will happen once detailed construction documents are submitted, which is not a part of the subdivision process.

Engineer & Utilities: There are currently issues with the placement of the sewer connection. The connection place shown in the plans is on Calhoun Street on the Clemson Place apartment property. Calhoun Street, on Clemson Place property, is not city owned right-of-way and an easement agreement will need to be in place to construct any upgrades and/or connection points to the sewer lines. The applicant will also be required to get a storm drainage easement from the adjacent property for drainage discharge.

Fire Marshall: Has no problems with the subdivision. A fire lane painted curb may be required along the rear of the parking area to ensure an open travel lane. A fire hydrant is located at the front of the property and there is access on College Street and Calhoun Street.

Public Works: Staff has not yet received comments from the Public Works Director. However, an encroachment permit from Public Works for curb cuts and on street parking will have to be issued.

Police: Staff have not yet received comments from the Chief of Police.

Staff suggests Planning Commission table the subdivision request until sewer and stormwater easements are in place, or place conditions that these easements, as well as, the encroachment permits be obtained prior to subdivision approval.

Staff will present an update of easements and any additional departmental comments during the Planning Commission meeting on October 13.

