



*City of Clemson*  
PLANNING & CODES ADMINISTRATION

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

**Docket & File #:** 2013-R-11

**Property Owner:** Peter J. Page, Trustee  
Forrest W. Page, Trustee  
Page Family Trust

**Applicant:** Christopher T. Kennedy

**Property Location:** 106 Calhoun Street

**Property Size:** A 0.14 acre portion of a 1.51 Acre Parcel located at the southwestern corner of the intersection of College Avenue and Calhoun Street

**PINs:** 4044-12-85-7256

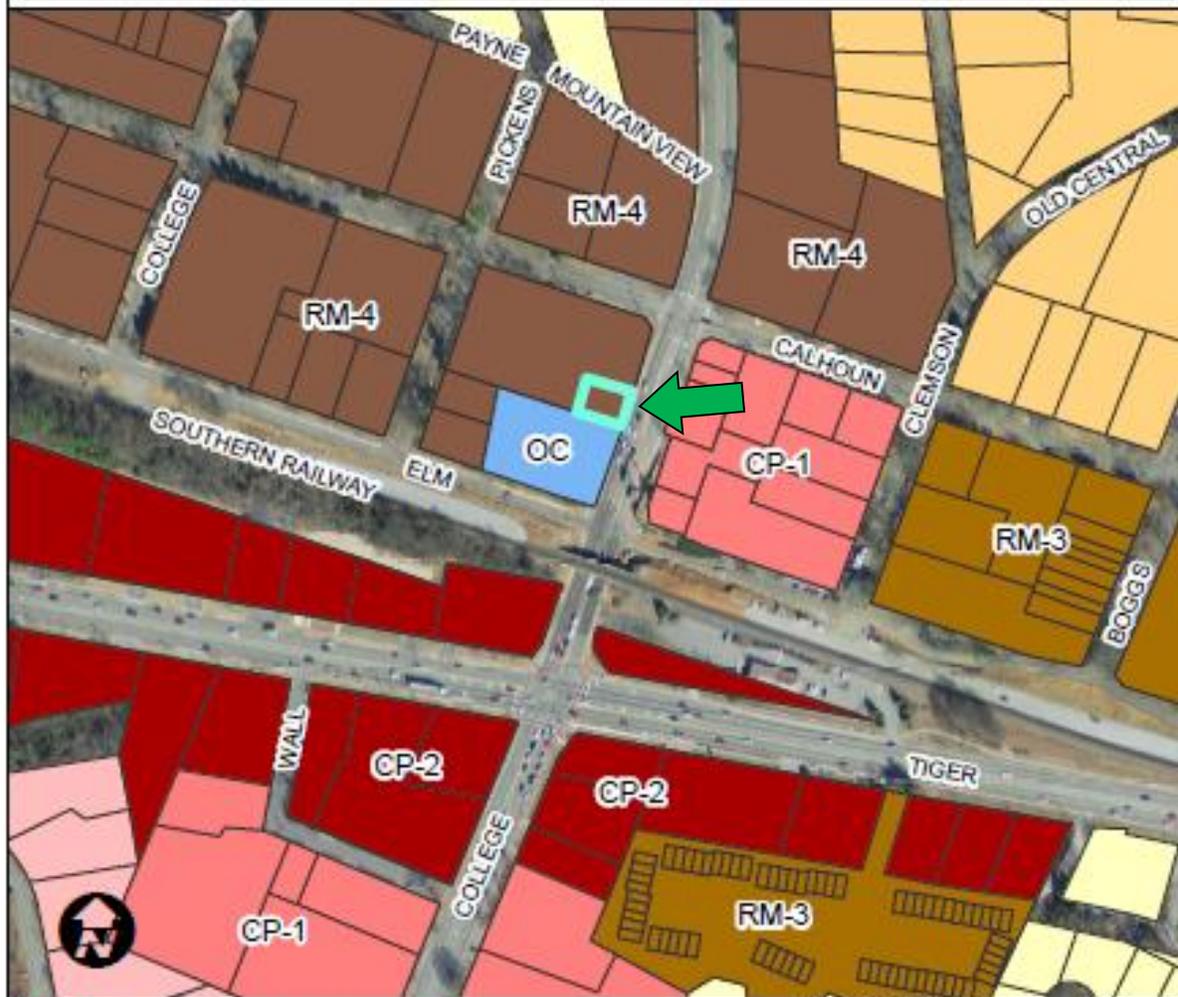
**Request:** To rezone a portion of this parcel from RM-4, Multi-household Residential to CP-1, Neighborhood Commercial

**Adjacent Land Uses:**

North:	Calhoun Street, Clemson Church of God [Zoned RM-4] Single-family house [Zoned RM-4]
South:	Office Building at 108 Elm St [Zoned OC] Single-family house at 100 Pickens St. [Zoned RM-4]
East:	Professional Office complex [Zoned CP-1]
West:	Pickens Street, Pickens Courtyard HPR [Zoned RM-4]



*City of Clemson*  
**Planning and Codes Administration**  
 Kennedy Proposed Rezoning



Kennedy Rezoning Request

**ZONING CLASSIFICATION**

R-20 Single-Household Residential

R-12 Single-Household Residential

RM-1 Two-Household Residential

RM-2 Two-Household Residential

RM-3 Multi-Household Residential

RM-4 Multi-Household Residential

RLC Residential, Limited Commercial

C General Commercial

CP-1 Neighborhood Business

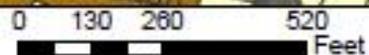
CP-2 Community Business

OC Office Commercial

RIL Research, Institutional, Light-Industrial

PD Planned Development

PUD Planned Unit Development



JAF December 4, 2013

## TECHNICAL REVIEW OF PROPOSED ZONING MAP AMENDMENT:

### A. CONFORMITY OF THE PROPOSED AMENDMENT WITH THE COMPREHENSIVE PLAN AND IMPACT OF THE AMENDMENT ON THE ELEMENTS OF THE COMPREHENSIVE PLAN

Staff has reviewed the proposed zoning map amendment and reports the following based upon Article VIII-Amendment Section of the City of Clemson Zoning Ordinance:

#### 1. What is the relationship of this request to the 2014 Comprehensive Plan?

**Per the SC Codes of Laws, Title 6, Chapter 29:**

SECTION 6-29-720. Zoning districts; matters regulated; uniformity; zoning techniques.

(A) When the local planning commission has prepared and recommended and the governing body has adopted at least the land use element of the comprehensive plan as set forth in this chapter, the governing body of a municipality or county may adopt a zoning ordinance to help implement the comprehensive plan. The zoning ordinance shall create zoning districts of such number, shape, and size as the governing authority determines to be best suited to carry out the purposes of this chapter.

**Vision:** The vision statement of the City reads: “The City of Clemson is a university town that provides a strong sense of community and a high quality of life for its residents. University students add to its diversity and vitality. The City is dedicated to providing a quality living environment for all its residents by ensuring a balanced, compatible, and healthy mix of residential and commercial development, while preserving and improving its natural resources, and promotes its image as a desirable, visually attractive, safe, and economically stable residential community. The City actively seeks cooperation with its neighbors to ensure the fulfillment of its vision.”

#### 2. Does the request support or violate the plan?

**Goals and Objectives:** The goals and objectives of the 2014 Comprehensive Plan that pertain to the rezoning request are listed below.

#### Economic Development

**Goal 4.** Promote a balance between the City’s commercial and residential property tax revenues that will encourage enhanced quality of life for City

residents and businesses.

**Goal 6.** Reinforce existing commercial corridors as the commercial centers for the City.

**Objective 6.2.** Encourage infill and/or redevelopment of existing commercial sites along commercial corridors.

**Objective 6.3.** Promote mixed use development in commercial areas that encourages a vibrant and sustainable commercial environment.

### **Land Use**

**Goal 6.** Maximize the benefits derived from the City's investment in community facilities and infrastructure.

#### **B. Impact on Physical Conditions and/or Natural Resources**

According to the April 16, 2008 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Number 450238 Panels 379, the site is within an area designated as Zone "X". This designation means the property is in an "area determined to be outside the 0.2% annual chance floodplain.

#### **C. Projected Land Use**

The subject property is designated as **commercial** on the Generalized Future Land Use Map in the 2014 Comprehensive Plan. Analysis of related issues are as follow:

##### **1. Are the uses permitted by the proposed change appropriate in this area?**

***Sec. 19-310. CP-1, CP-2, and CP-3 Commercial districts.***

*(a) Purpose. The purpose of each of these districts, CP-1, CP-2, and CP-3 commercial, is described as follows:*

*(1) CP-1, neighborhood business district. The purpose of this district is to provide for areas within the community where commercial service and convenience uses may be located to serve principally residential subdivisions and to permit small scale professional offices in such areas as compatible supplements.*

This district provides allowances for small scale commercial uses rather than the broader use allowances of the CP-2 district. The maximum size for any retail business is 3000 square feet. It allows offices and similar professional uses. It allows mixed use buildings having a maximum height of 40' with residential uses required to be on the 2<sup>nd</sup> floor or above.

3. **Are there adequate roads and other public services, or can they be provided to serve the needs of development likely to take place as a result of this change? Is the development in accord with any existing or proposed plans for providing water and/or sewer to the area?**

The comments from the Police Chief, Fire Chief, Utilities Director, Public Works, and CATS have been requested and will be provided at the Planning Commission meeting.

4. a. **How much vacant land currently exists in this location, as well as citywide, which is zoned C, General Commercial?**

According to the 2014 Comprehensive Plan, 38 acres (3%) of the city's vacant land was zoned commercial. Only a small percentage of the commercially zoned lands in the city are designated CP-1. There are vacant parcels to the north of this request across from 12-mile Park, the Sefick land east of Mac's Drive-in, and a small parcel located at the end of Liberty Drive.

- b. **Are there any special circumstances, which may make a substantial part of such vacant land unavailable for development?**

The Sefick property is within a designated flood plain.

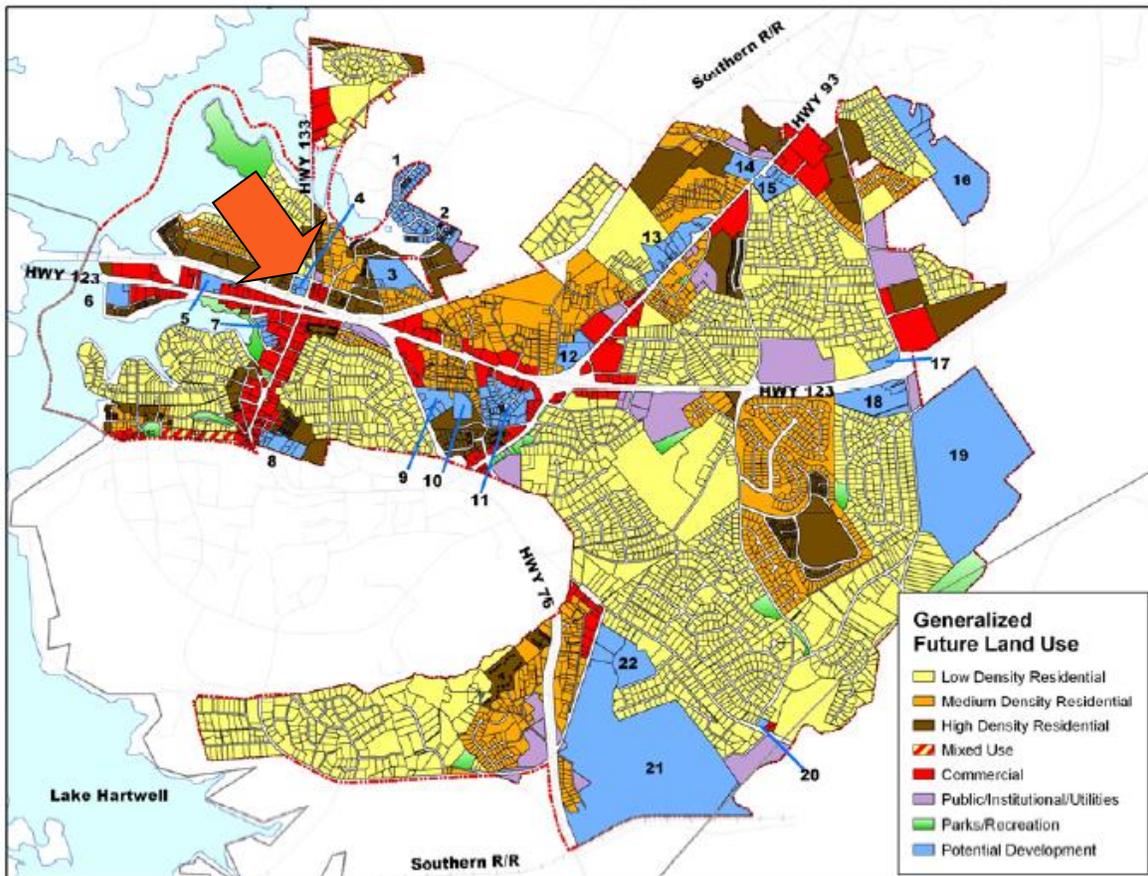
5. **What does the Zoning Ordinance say about the basis for approving rezoning requests?**

According to Sections 19-803 (4) and (5) of the Zoning Ordinance, the Planning Commission review shall include a determination of whether the proposed amendment is in conformity with the Comprehensive Plan and evaluation of the impact of the amendment on elements of the Comprehensive Plan.

The Planning Commission shall file with City Council its report and recommendation on the proposed amendment within thirty (30) days after review of the proposed amendment. The time for review may be extended by vote of City Council. If the Planning Commission fails to submit a report within the prescribed time, it shall be deemed to have recommended approval of the proposed amendment.

6. **How does the 2014 Comprehensive Plan Update address this area?**

Map IX-4. Generalized Future Land Use (pg. IX-10) of the 2014 Comprehensive Plan designates this property as Area #4, an area suitable for continued conversion to office-commercial uses.



Source: City of Clemson, Planning and Codes Administration, 2004

**7. What is the minimum size required for the establishment of a new zoning district?**

According to the Zoning Ordinance, no amendment shall be initiated which would create a new zoning district with an area of less than two (2) acres. The minimum requirement does not apply to extension of an existing district, or addition of RLC, OC or CP-1 districts adjacent to residential districts. (Sec. 19-206. Minimum District Size; Extension of Existing District.)

The proposed rezoning is not restricted to the 2 acre requirement.

**D. STAFF COMMENTS:**

1. Based on the comments provided by the various city departments, current city services and infrastructure should be adequate to handle the anticipated development allowed by the proposed change.
2. The Planning Commission should consider whether or not the creation of

a very small lot of the type proposed is appropriate land use planning. The property to the south of this parcel is zoned OC, Office-Commercial and the parcels east of this tract (across College Ave) are zoned CP-1. Note: the remainder of the parcel will remain RM-4 with the applicant proposing to construct multi-household dwellings.

- 3.** College Avenue north of the railroad is not part of an architectural review district and is not subject to review by the Board of Architectural Review (BAR).