



CITY OF CLINTON

211 North Broad Street
Clinton, South Carolina 29325
Phone: (864) 200-4505

April 8, 2025

Jason Freeman
President
Gateway Development Corporation

RE: 206 Davidson Street (TMS# 901-06-07-051)

This letter serves as zoning verification for the property at 206 Davidson Street (TMS# 901-06-07-051) in the City of Clinton as of today's date:

1. The property is owned by H&D Limited LLC.
2. The current zoning classification for the subject property is Industrial (I-1).
3. The City's I-1 category allows for residential uses under the R-3 zoning standards; multi-family residential is an allowed use in the district.
4. According to the zoning ordinances and regulations of this district, the use of the subject property is vacant.
5. No variances, special permits/exceptions, ordinances, or conditions apply to the property.
6. There do not appear to be any outstanding/open zoning code violations that apply to the subject property, nor are there condemnation or eminent domain proceedings.
7. There do not appear to be any outstanding/open fire code violations that apply to the property.
8. There do not appear to be any outstanding/open building code violations that apply to the subject property.
9. Valid Certificates of Occupancy have been issued for the subject property and are available upon request from our office.
10. The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence.

The information provided herein certifies that the above information is believed to be accurate and is based upon or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Lindler", is written over a horizontal line.

Phil Lindler, AICP
Planning Director