



CITY OF
Clemson
PLANNING &
DEVELOPMENT

Zoning Letter

4/22/2025

RE: 579 Old Greenville Hwy
Clemson, SC 29631

Parcels: 4054-11-65-8807, 4054-11-75-1713, 4054-11-65-7410, 4054-11-66-9099,
4054-11-75-1928, 4054-11-75-2837 & 4054-11-65-6587

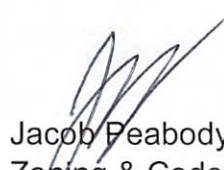
Project # RZNE-000406-2025

To whom it may concern,

The subject properties are zoned RM-4.

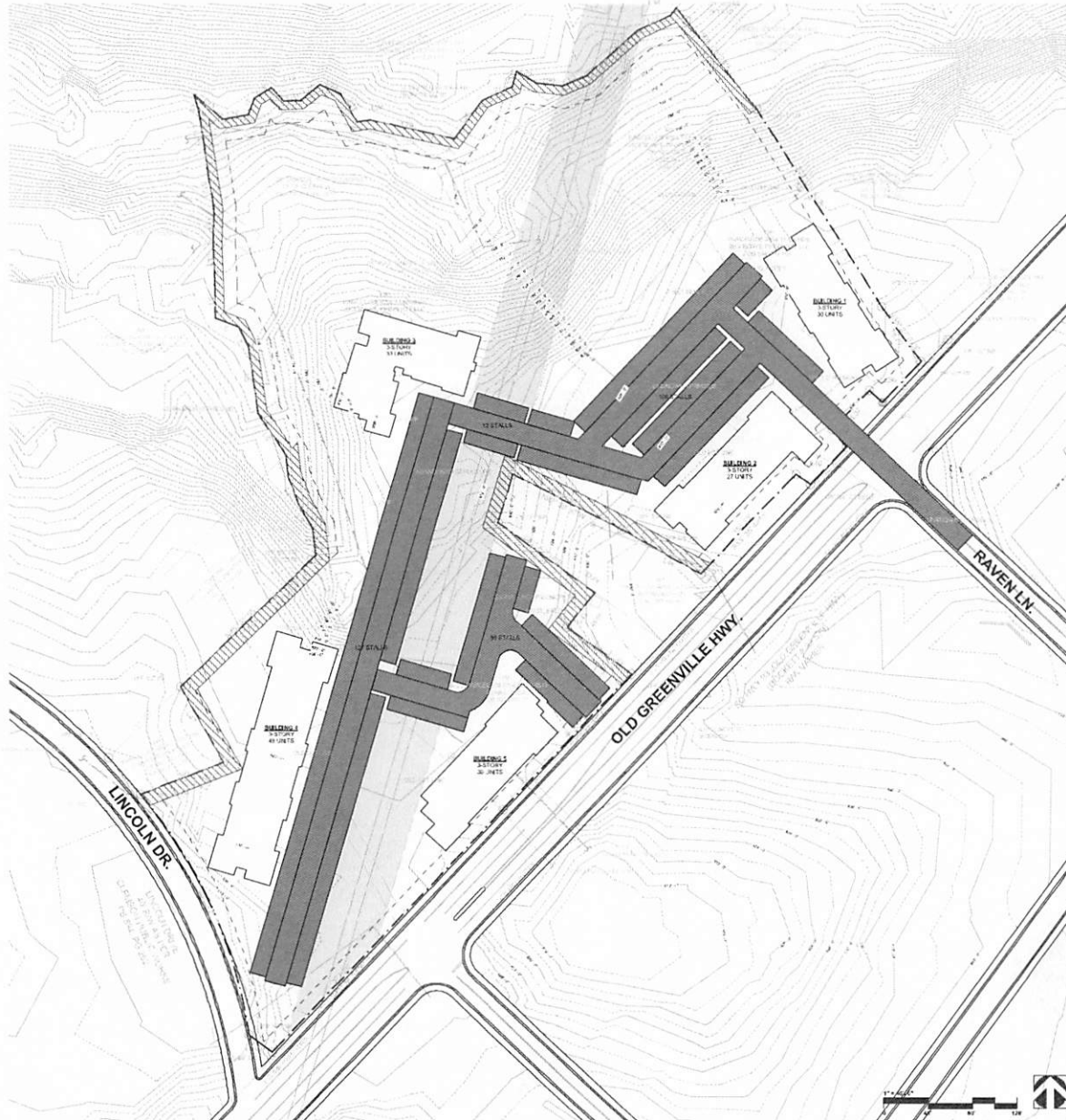
A multifamily residential use is permitted within the RM-4 District

A multifamily project consisting of 168 units (1,2 & 3 Bedrooms) and example of which is attached meets the dentistry standards for the subject property.



Jacob Peabody
Zoning & Codes Administrator
1250 Tiger Blvd., Suite 4
Clemson, SC 29631
(864) 653-2050

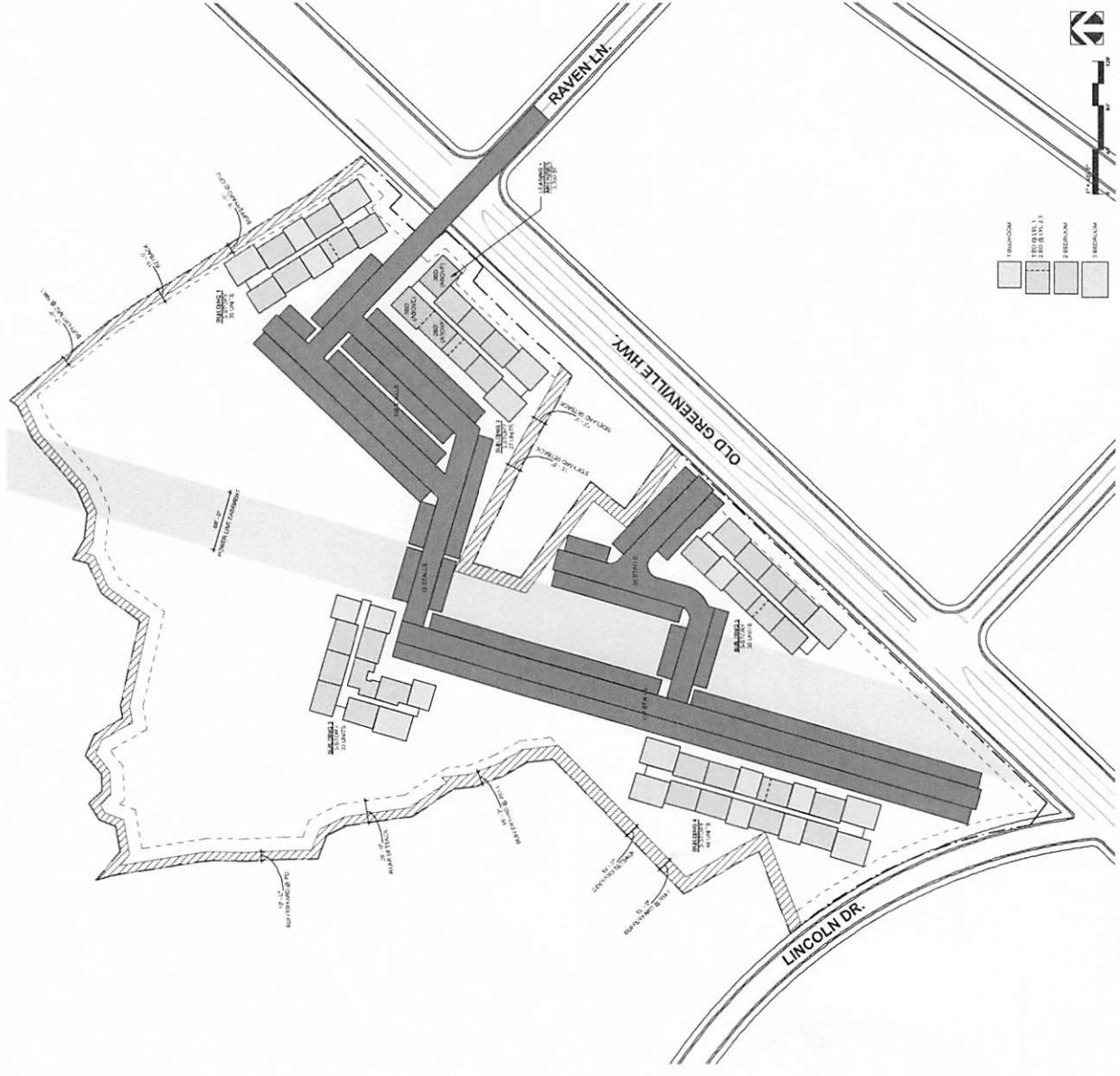
1" = 50'-0"



| Option 5 | | | | | | | | | | | | | | |
|---|--------|--------|--------|--------|--------|-------------|------|------------|---------------|---------------|--------------------------|----------------------------|---------------------|------------|
| Unit Count | | | | | | | | | Parking Count | | | | | |
| | Bldg 1 | Bldg 2 | Bldg 3 | Bldg 4 | Bldg 5 | Total Units | % | Total Beds | SF/ Unit | Total Unit SF | Stalls/Unit (SC Housing) | Parking Req'd (SC Housing) | Parking Req'd (COC) | Pkg Prov'd |
| Studio | | 0 | 0 | 0 | 0 | 0 | 0% | 0 | 0.0 | 0.0 | 1.0 | 0 | 0 | |
| 1 bd | 7 | 1 | 9 | 13 | 4 | 34 | 20% | 34 | 0.0 | 0.0 | 1.0 | 34 | 34 | |
| 2 bd | 17 | 16 | 21 | 23 | 23 | 100 | 60% | 200 | 0.0 | 0.0 | 1.5 | 150 | 200 | |
| 3 bd | 6 | 10 | 3 | 12 | 3 | 34 | 20% | 102 | 0.0 | 0.0 | 2.0 | 68 | 102 | |
| | 30 | 27 | 33 | 48 | 30 | 168 | 100% | 336 | | 0.0 | | 252 | 336 | 304 |
| w/ CoC Transit Proximity 10% Administrative Parking Reduction | | | | | | | | | | | | | 302 | |

SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)

1" = 50'-0"



| Option 5 | | | | | | | | | | | |
|------------|------|------|------|------|-------|---------------|-------|---------|---------|-------------|-------------|
| Unit Count | | | | | | Parking Count | | | | | |
| Bldg | Bldg | Bldg | Bldg | Bldg | Total | % | Total | SF/Unit | Total | Stalls/Unit | Parking |
| 1 | 2 | 3 | 4 | 5 | Units | | Beds | | Unit SF | (SC | Req'd (COC) |
| | | | | | | | | | | Housing) | |
| Studio | 0 | 0 | 0 | 0 | 0 | 0% | 0 | 0.0 | 0.0 | 1.0 | 0 |
| 1 bd | 7 | 1 | 9 | 13 | 4 | 34 | 20% | 34 | 0.0 | 1.0 | 34 |
| 2 bd | 17 | 16 | 21 | 23 | 23 | 100 | 60% | 200 | 0.0 | 1.5 | 150 |
| 3 bd | 6 | 10 | 3 | 12 | 3 | 34 | 20% | 102 | 0.0 | 2.0 | 58 |
| | 30 | 27 | 33 | 48 | 30 | 168 | 100% | 336 | 0.0 | | 252 |
| | | | | | | | | | | | 304 |

W/ CoC Transit Proximity 10% Administrative Parking Reduction

302

A8

02/11/25