

1. Agenda

Documents:

[04-08-24_PC_MEETING_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[REPORT ON PUD-000212-2024 PLANNED DEVELOPMENT \(THE GRANGE\).PDF](#)

[ZONING MAP AMENDMENT - DISCUSSION ITEM.PDF](#)

[PUD-000212-2024 THE GRANGE PROPOSAL 040424.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, April 8, 2024

1250 Tiger Blvd., Suite 2

City Hall – Council Chambers

The public may attend City of Clemson meetings in person at this time.

You can also view these meetings on the City of Clemson's YouTube channel within 2-business days.

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. Public Session

3. Adoption of Minutes

- a. March 11, 2024 – Regular Meeting

4. Action Items

- a. PUD-000212-2024 The Grange

5. Advisory Items

6. Discussion Items

- a. Potential Rezoning – RM-1 to RM-4

7. Staff Reports

8. Other Items

- a. Planning Commission Representation at Council Meetings
- b. Future Workshops and Other Events

9. Adjourn

Report on PUD-000212-2024
Proposed Planned Development (The Grange)
Formal Consideration
April 8, 2024

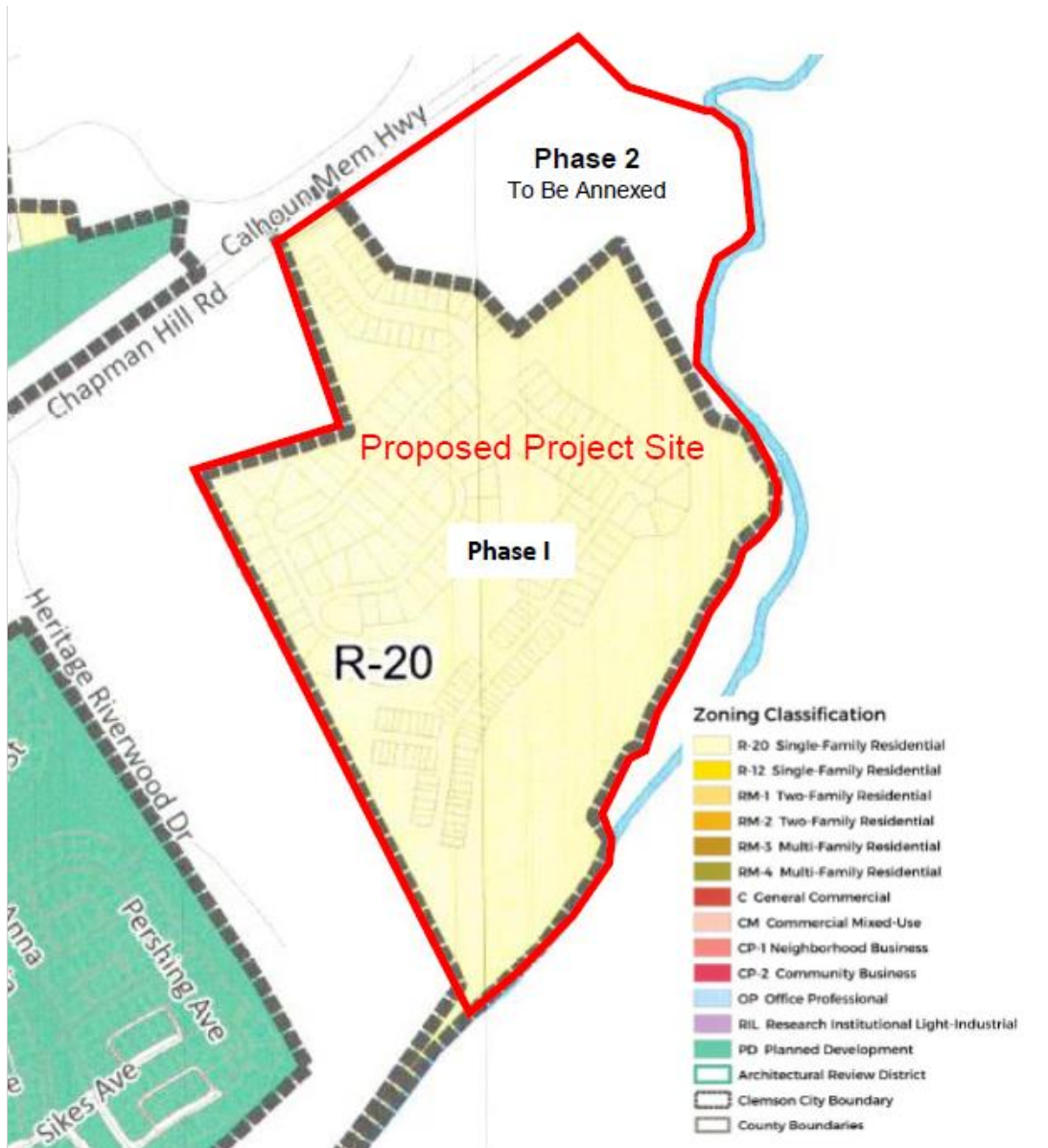
An application for a Planned Development was submitted by Maverick Land, LLC (Mr. Daniel Youngblood) on December 18, 2023. If approved, 148.36 acres will be developed as a planned development project consisting of a mix of residential and non-residential uses. It should be noted that the proposal includes both the existing residential Phase I of The Grange, and 33.94 acres (Phase II) currently outside the municipal boundaries of the City. By including the existing phase, which was zoned R-20 Single-family Residential District when annexed into the City in 2022, it will be possible to address a number of zoning non-conformities that exist between the development and City standards. Phase II is planned to include a commercial center and townhome development. A detailed description of the project is included with the draft regulating ordinance.

Location



The project site is located off Chapman Hill Road near US 123. With the exception of the new development situated in Phase I, the site is primarily vacant.

Zoning



The zoning of the property identified as Phase I, which was annexed into the City after construction was already underway, is R-20 Single-family Residential District. Because the standards of this district are intended for more traditional neighborhoods, with its lot sizes, setbacks, and other dimensional rules meant for lots no less than a half-acre in size, the vast majority of the properties in the phase are nonconforming, which will very

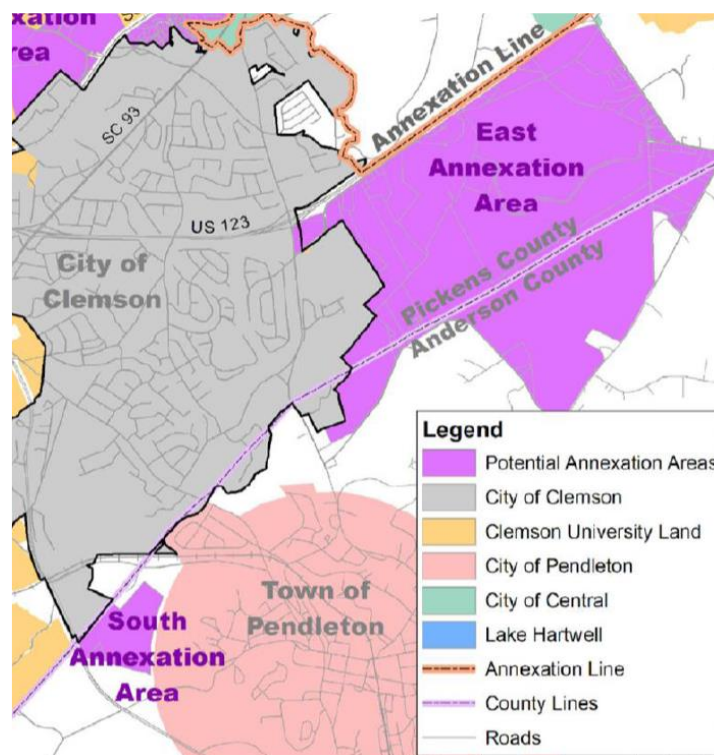
likely impact the future plans of a number of owners wishing to alter the existing footprint of their homes. If the proposed planned development is approved as requested, however, the phase will be rezoned from R-20 to Planned Development District, and require the creation of standards designed specifically for the development, thereby providing an opportunity to remedy the issue in the near-term.

Phase II is currently outside the boundaries of the City in the unincorporated area of Pickens County, and as such, is un-zoned. If the proposed planned development is approved, it will concurrently be annexed and brought into the City as part of The Grange Planned Development.

Future Land Use

Because the current Comprehensive Plan pre-dates the annexation of Phase I of The Grange, it contains no consideration of the property's specific future land use. The Plan did, however, include the area in its consideration of future annexation areas. In discussion of what is identified as the East Potential Annexation Area, it states that the area is:

...ideal for a master plan that provides for a mix of uses, including residential, commercial, research, office, and light industrial, while protecting existing residential subdivisions and uses. Because the U.S. Highway 123 corridor serves as one of the major entrance ways into the City of Clemson, it is critical that future development enhance and not detract from the scenic views and the more rural character of the area.



Planning Commission Review Process

As a planned development, the project is required to appear before the Commission on at least three occasions. The first step, a concept presentation workshop, was held on December 11, 2023; the second, an informal public session, was held as part of the regular monthly meeting on February 12, 2024. Formal consideration of the project was taken up by the Commission on March 11, 2024; a vote on a recommendation to City Council is scheduled on April 8, 2024.

Following the conclusion of the Planning Commission review, the matter will be taken up by City Council for a decision.

Application



CITY OF
Clemson
PLANNING &
DEVELOPMENT

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

PC

PLANNING COMMISSION PLANNED DEVELOPMENT APPLICATION – FORM 3 ZONING MAP AMENDMENT

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Planned Development Zoning Map Amendment applications require a **filing fee of \$1000**, a current survey of the property, a copy of the deed, a designation of agent if owner is not the applicant, and all required information as required by City code. **Incomplete applications will not be accepted.**

PUD-000212-2024	PIN: See Exhibits	Date submitted: 2 / 20 / 2024	Planning Commission meeting date: 3 / 11 / 2024
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OWNER(S) INFORMATION

Last name: Maverick Land, LLC	First:	Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 1909 East Main St.	City: Easley	State: SC	ZIP Code: 29640
Daytime phone no.: 864-306-2995 ()	Fax no.: ()	E-mail: dyyoungblood01@gmail.	

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: see attached exhibits	Property dimensions:	Property area: 148.36 acres	Current zoning district: varies
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DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. **All owners must sign.**

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.

Daniel Youngblood

Owner name

Owner signature

Date

2/20/2024

Owner name

Owner signature

Date

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant name

Applicant signature

Date

REQUIRED INFORMATION*For the purpose of processing and coordination of this application, the following person is my (our) designated contact person:***CONTACT PERSON**

Last name: same as above	First:	Name of firm, if applicable:	
Mailing address:	City:	State:	ZIP Code:
Daytime phone no.: ()	Fax no.: ()	E-mail:	

PROJECT DEVELOPER

Last name: same as above	First:	Name of firm:	
Mailing address:	City:	State:	ZIP Code:
Daytime phone no.: ()	Fax no.: ()	E-mail:	

PROJECT ARCHITECT

Last name: Michaux	First: Cassidy	Name of firm: DPR Design	
Mailing address: 919 Berryhill Rd.	City: Charlotte	State: NC	ZIP Code: 28208
Daytime phone no.: () 704-332-1204	Fax no.: ()	E-mail:	

PROJECT ENGINEER

Last name:	First:	Name of firm:	
Mailing address:	City:	State:	ZIP Code:
Daytime phone no.: ()	Fax no.: ()	E-mail:	

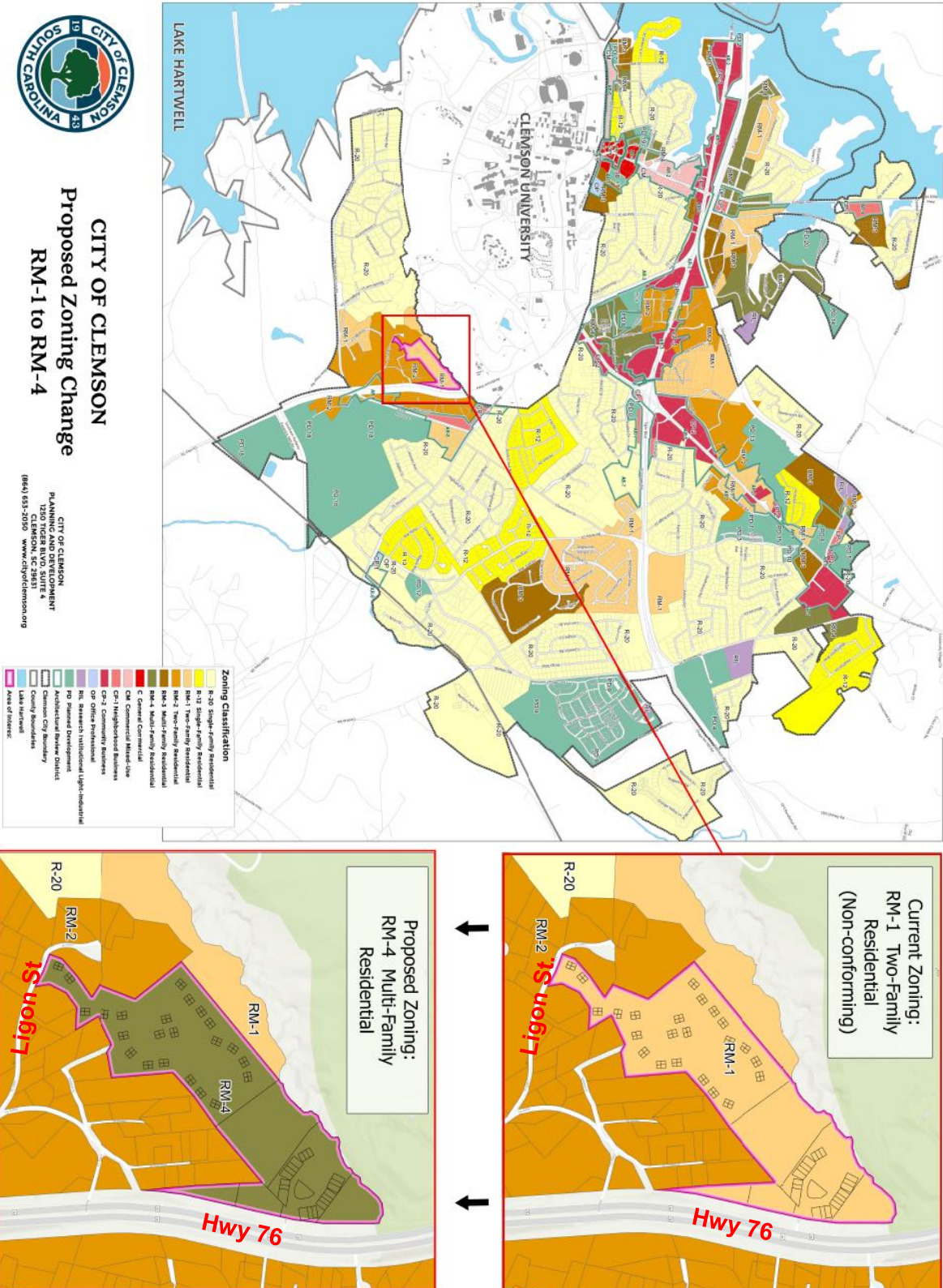
Concept Plan



Proposed Map Amendment

This proposed amendment of the Official Zoning Map would change the current zoning of a group of parcels totaling approximately 21 acres situated near Highway 76 and Ligon Street (*see map on the next page*) from RM-1 (Two-family Residential) District to RM-4 (Multi-family Residential) District. Because current zoning requirements do not allow for the construction of townhomes in the RM-1 District, the existing development on the properties, which was constructed under old rules no longer in the Code, are legal non-conformities. This means that any future projects involving similar construction on the properties cannot be permitted. And, given current construction costs combined with the limited number of units that might be reasonably expected to result from projects permitted under current zoning (only single-family or duplex), development of the properties would have very limited chance of being financially feasible. Therefore, this proposed map amendment is being proposed for discussion in an effort to allow consideration of creating an avenue for the future development (or redevelopment in a similar manner) of the properties. It should be noted that the type of residential structure permitted would be the only change associated with the proposed amendment. Staff will provide a more detailed report on the matter at the meeting.

Proposed Map Amendment





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the grange

conceptual master plan

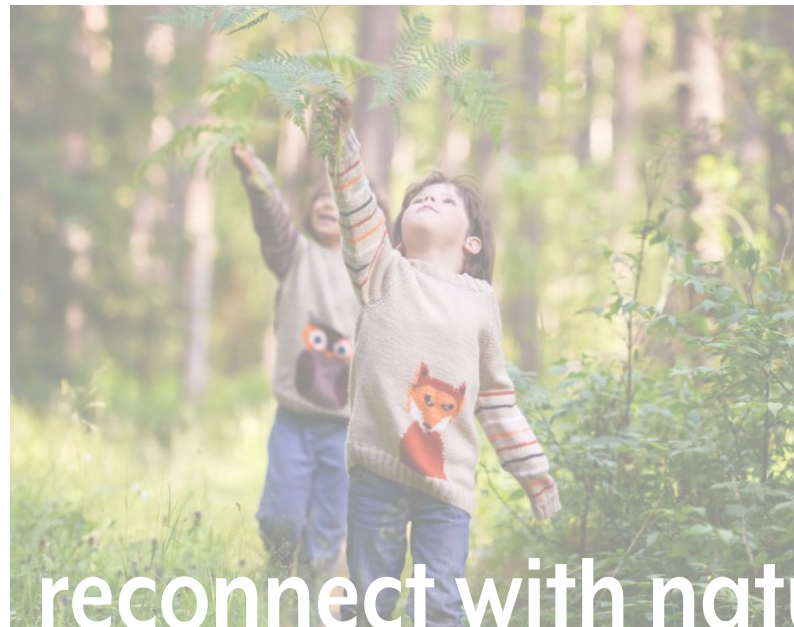
04.08.2024

...

At the Grange, you will find a neighborhood focused on fostering a sense of community, growing together, and engaging with each other and nature.



find wellness + support local



reconnect with nature + culture



learn something new



a space for you and your family



... both old + new

PROJECT ASPIRATIONS

BE THE DEFINITION OF LIVE, WORK, PLAY

FOCUS ON CONNECTING WITH NATURE

CREATE A TRUE MULTI-GENERATIONAL COMMUNITY

BECOME A DESTINATION AND A HOME

An aerial photograph of a rural landscape. A multi-lane road runs diagonally from the bottom left towards the center. To the right of the road are several large, rectangular fields, some of which appear to be under construction or recently cleared. A small pond is visible in the upper left quadrant. The background shows rolling hills and more fields. The entire image is framed by a thin green border.

SITE INFORMATION

PROGRAM + CONCEPT

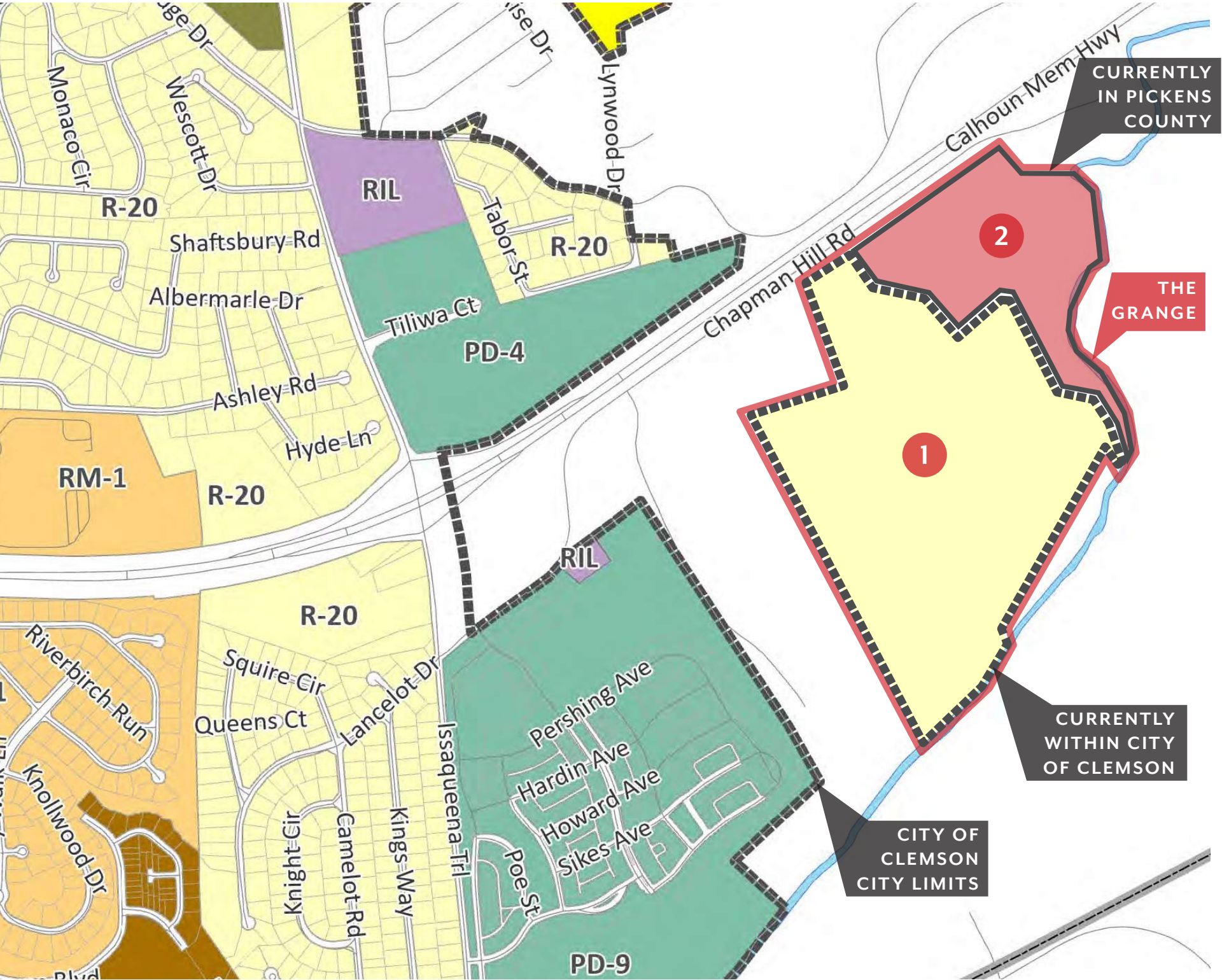
DEVELOPMENT AREA 1

DEVELOPMENT AREA 2

DEVELOPMENT AREA 3

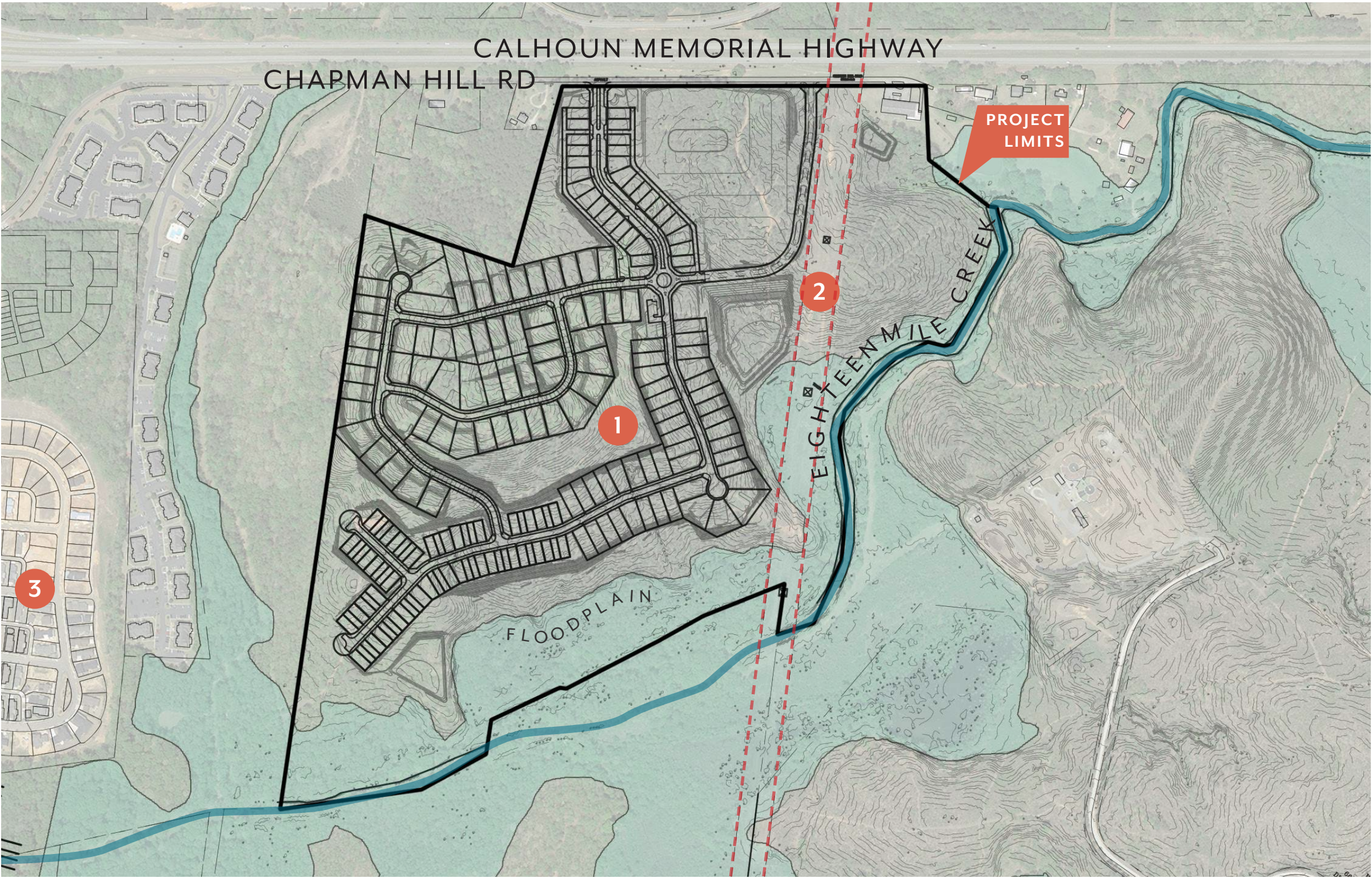
METRICS

MICRO CONTEXT

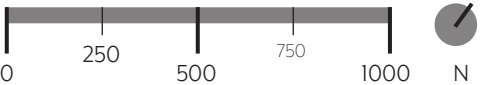


- KEY:**
- 1** THE GRANGE - EXISTING
SUBDIVISION
CITY OF CLEMSON
ZONE: R-20
 - 2** THE GRANGE - PROPOSED
PICKENS COUNTY

EXISTING CONDITIONS



- KEY:
- 1 EXISTING SUBDIVISION
 - 2 DUKE POWER EASEMENT 150' R.O.W.
 - 3 PATRICK SQUARE



An aerial photograph of a rural landscape, likely in a developing region. A paved road runs along the bottom left. To the right of the road is a large, irregularly shaped pond or reservoir. The surrounding area is a mix of green fields, some of which appear to be under construction or recently cleared. In the background, there are rolling hills and more fields. The overall scene suggests a site for agricultural or industrial development.

SITE INFORMATION

PROGRAM + CONCEPT

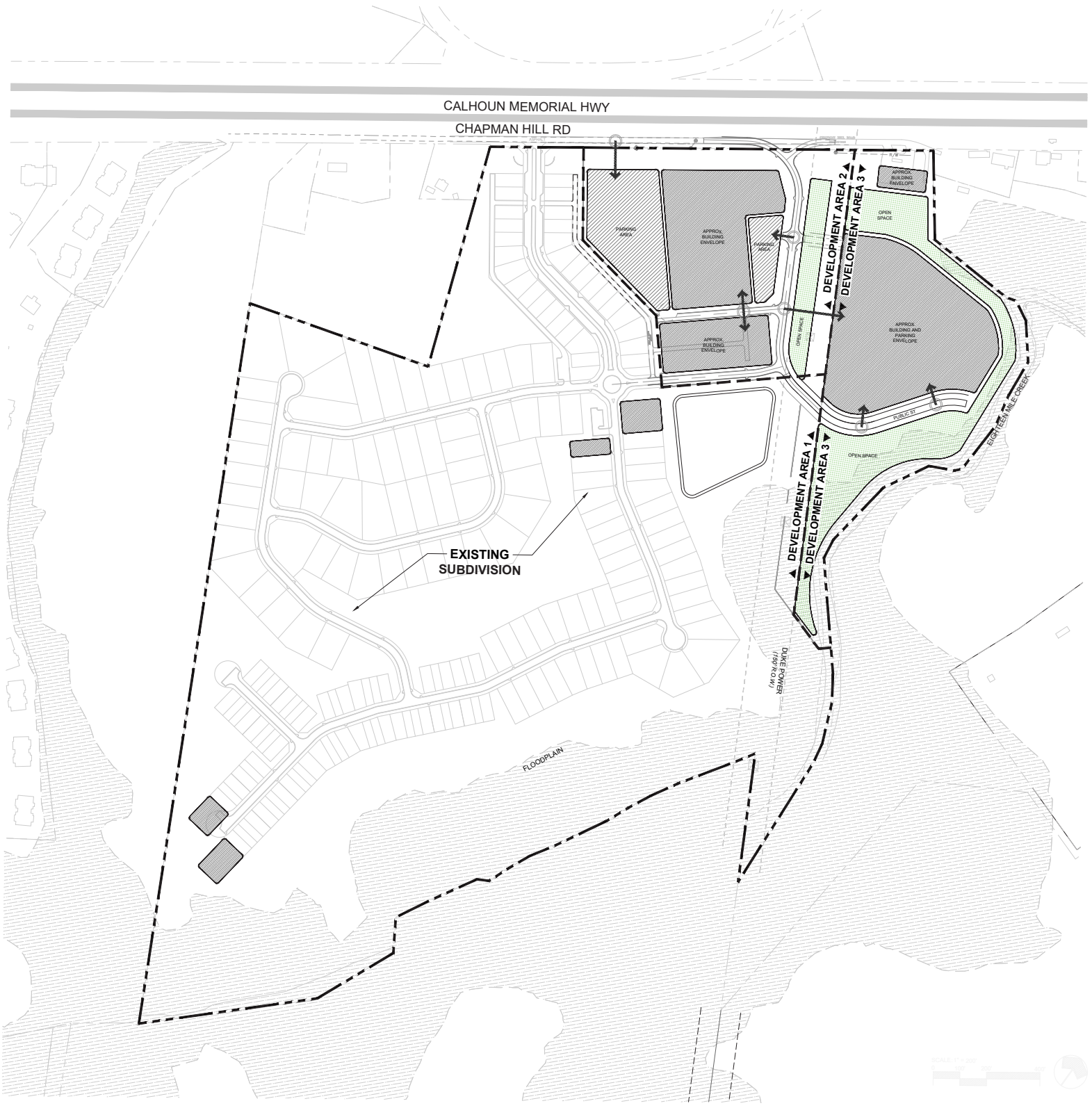
DEVELOPMENT AREA 1

DEVELOPMENT AREA 2

DEVELOPMENT AREA 3

METRICS

PROGRAM + CONCEPT
REGULATING SITE PLAN



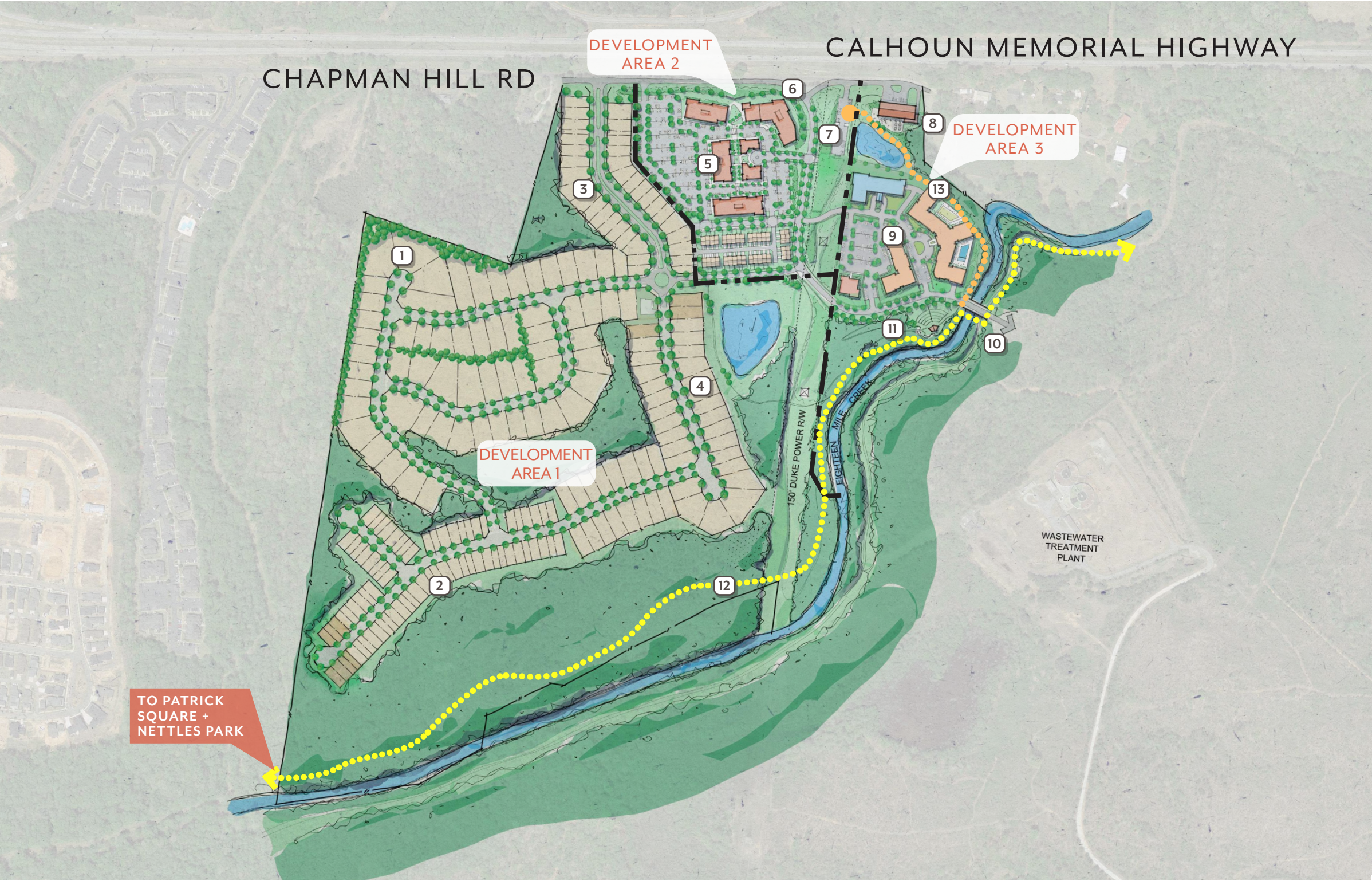
PURPOSE

The Regulating Site Plan establishes the basic framework for The Grange by locating streets, civic/public spaces and delineating general development placement. The Plan illustrates the key principles of the regulating plan and elaborates on the basic framework.

The Plan shall be superseded by a detailed site plan in final design. Deviations to the Plan shall be noted on plans prior to being submitted to the City of Clemson for permits. Minor deviations from the plan are permitted, provided such deviations are approved by the Zoning Administrator.

A full scale plot of the Regulating Site Plan is attached as Exhibit 1 in The Grange PD Ordinance.

PROGRAM + CONCEPT
CONCEPTUAL SITE PLAN



- KEY:
- 1 ESTATE LOTS
 - 2 TOWNHOMES
 - 3 ALLEY-LOAD SINGLE FAMILY
 - 4 COTTAGES
 - 5 THE GRANGE TOWN CENTER
 - 6 REALIGNMENT OF CHAPMAN HILL RD
 - 7 OPEN SPACE PUBLIC ACCESS PARKING
 - 8 ADAPTIVE RE-USE OF EXISTING BUILDING
 - 9 CREEKSIDE VILLAGE
 - 10 FUTURE CONNECTION TO HWY 88 + 18 MILE RD
 - 11 THE GRANGE CREEKSIDE PARK
 - 12 FUTURE GREEN CRESCENT TRAIL
 - 13 GREEN CRESCENT TRAIL CONNECTION

An aerial photograph of a rural landscape. A multi-lane road runs along the bottom left. To the right of the road is a large, irregularly shaped field. In the upper right, there is a small pond. The background shows rolling hills and more fields. The entire image is framed by a green border.

SITE INFORMATION

PROGRAM + CONCEPT

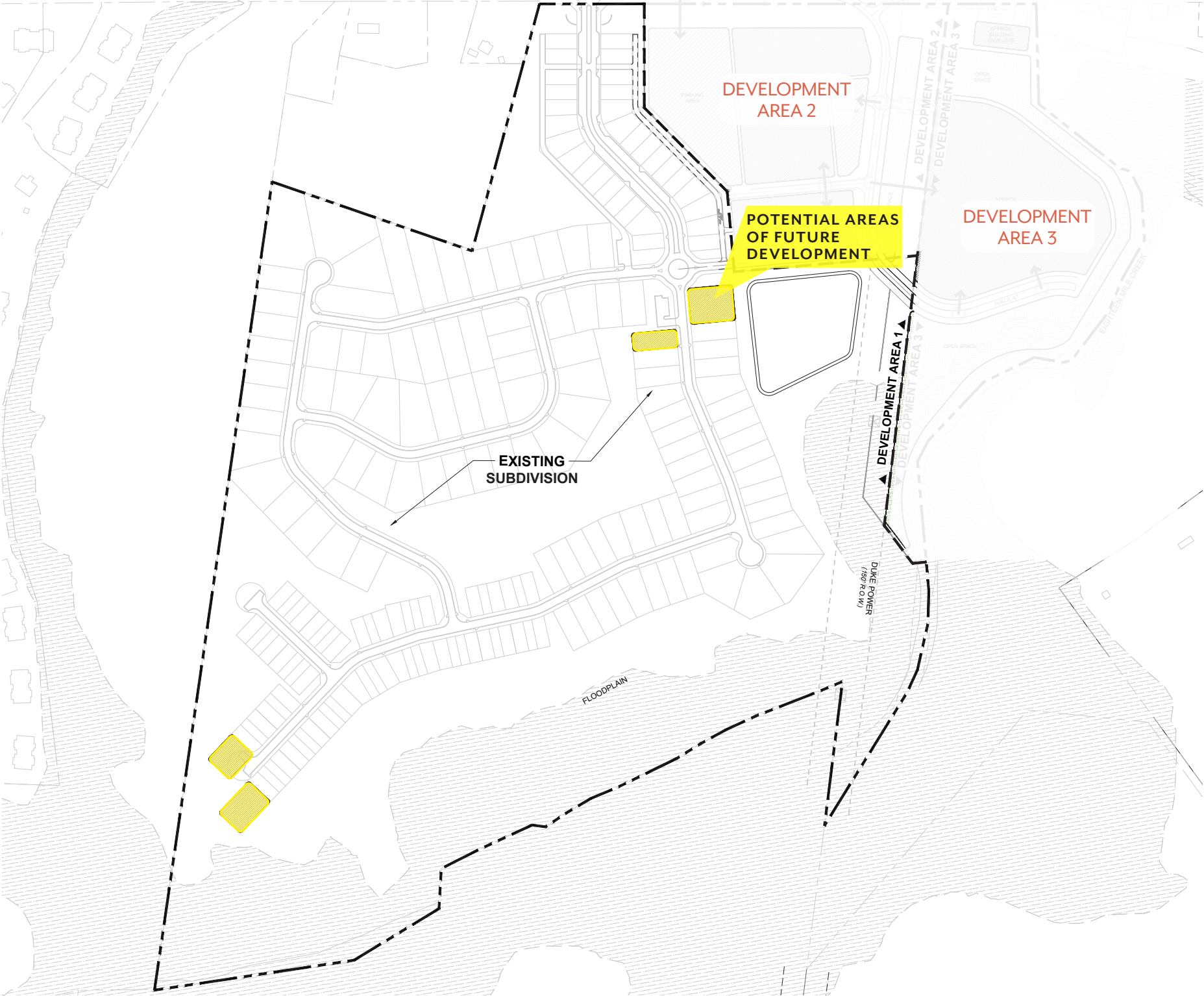
DEVELOPMENT AREA 1

DEVELOPMENT AREA 2

DEVELOPMENT AREA 3

METRICS

DEVELOPMENT AREA 1
DEVELOPMENT TABULATIONS



DEVELOPMENT AREA 1:

Total area: ± 114.42 AC

Residential

Development Min.: 199 D/U

Max. : 210 D/U

As Shown: 209 D/U

Non-Residential

Development Min.: N/A

Max. : N/A

As Shown: N/A

NOTES:

1. ALL FUTURE DEVELOPMENT IN PHASE I WILL MAINTAIN PEDESTRIAN ACCESS TO COMMON OPEN SPACES.
2. A PEDESTRIAN ACCESS EASEMENT ALONG THE WESTERN ADJACENT PARCEL (TMS# 4064-00-52-1785) WILL BE ESTABLISHED. LOCATION TO BE COORDINATED WITH THE CITY OF CLEMSON.

DEVELOPMENT AREA 1 CHARACTER



An aerial photograph of a rural landscape, likely in a developing region. A paved road runs along the bottom left. To the right of the road is a large, irregularly shaped pond or reservoir. The surrounding area is a mix of green fields, some of which appear to be under construction or recently cleared. In the background, there are rolling hills and more fields. The overall scene suggests a site for a large-scale development project.

SITE INFORMATION

PROGRAM + CONCEPT

DEVELOPMENT AREA 1

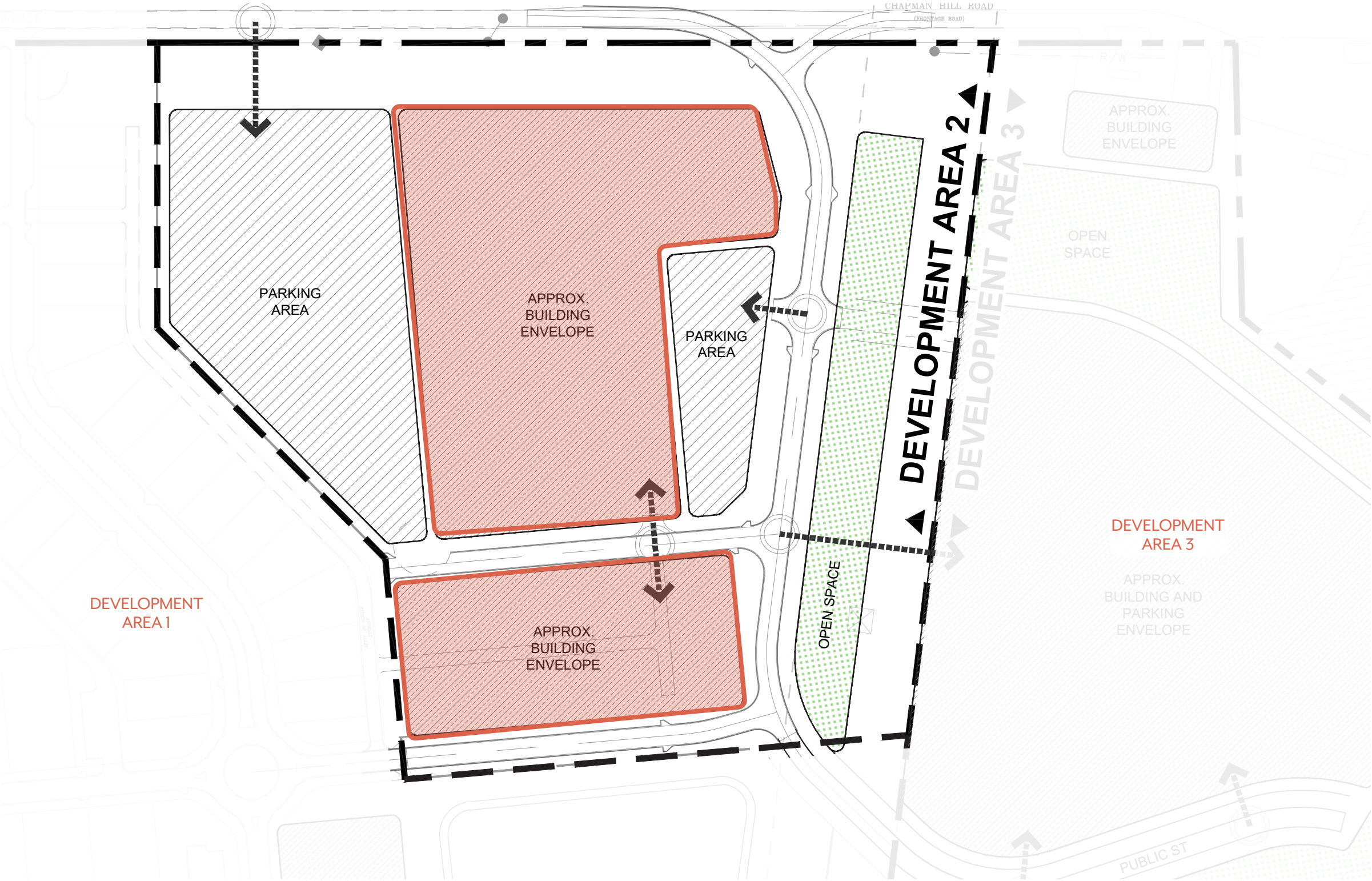
DEVELOPMENT AREA 2

DEVELOPMENT AREA 3

METRICS

DEVELOPMENT AREA 2

DEVELOPMENT TABULATIONS



DEVELOPMENT AREA 2:

Total area: ± 16.57 AC

Residential

**Excludes pupose built student housing*

Development Min.:	32 D/U
Max. :	214 D/U
As Shown:	104 D/U

Non-Residential

Development Min.:	60,000 SF
Max. :	250,000 SF
As Shown:	124,000SF

NOTE:

1. ALL PROPOSED DEVELOPMENT, EXCLUDING SINGLE FAMILY, IS STILL SUBJECT TO BAR REVIEW AND APPROVAL.

DEVELOPMENT AREA 2

THE TOWN CENTER: CONCEPTUAL

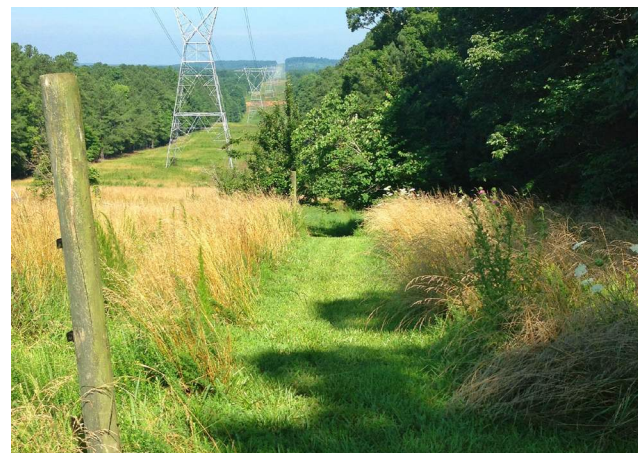


KEY:

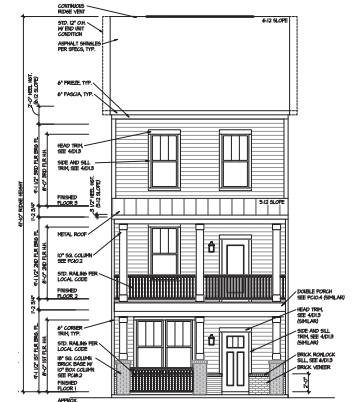
- ① PARKING COURT
- ② PUBLIC PLAZA
- ③ PEDESTRIAN STREET
- ④ VALET DROP OFF
- ⑤ PROJECT BRANDING
- ⑥ GREEN CRESCENT TRAIL PUBLIC ACCESS
- ⑦ NATURAL PLANTINGS + TRAIL
- A OFFICE 2 FLOORS
- B OFFICE 2 FLOORS
- C COMMERCIAL 1-3 FLOORS
1ST FLOOR COMMERCIAL
2 + 3RD FLOOR COM/RES.
- D 1 FLOOR
FOOD + BEVERAGE OR
RETAIL
- E 1 FLOOR
FOOD + BEVERAGE OR
RETAIL
- F COMMERCIAL 1-3 FLOORS
1ST FLOOR COMMERCIAL
2 + 3RD FLOOR COM/RES.
- G TOWNHOMES

DEVELOPMENT AREA 2

THE TOWN CENTER: CHARACTER



typical townhome elevations



An aerial photograph of a rural landscape. A multi-lane road runs diagonally from the bottom left towards the center. To the right of the road are several large, rectangular agricultural fields. In the upper center, there is a small pond or reservoir. The background shows rolling hills under a hazy sky. A vertical green bar is on the left side of the image, with a darker green square in the middle.

SITE INFORMATION

PROGRAM + CONCEPT

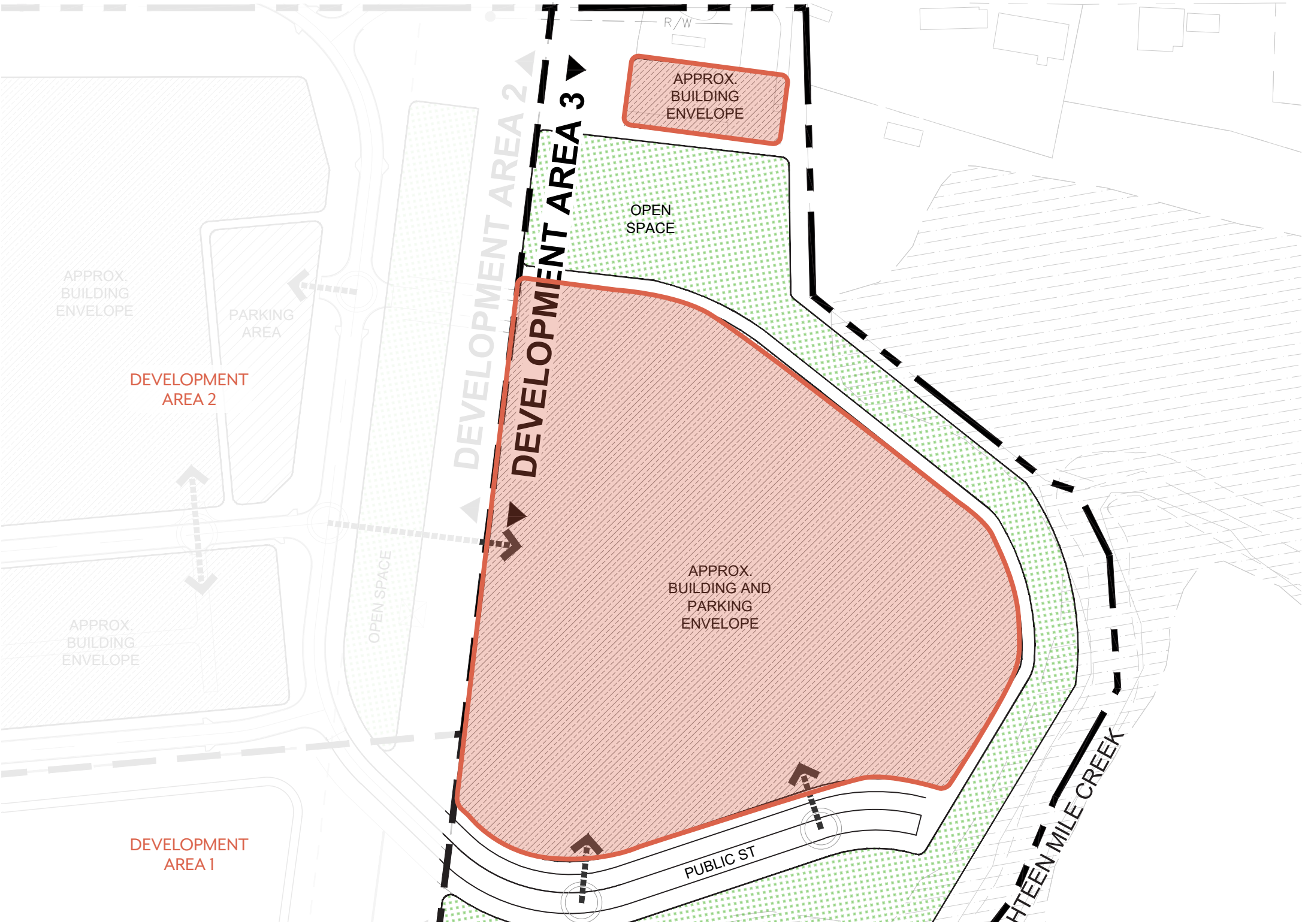
DEVELOPMENT AREA 1

DEVELOPMENT AREA 2

DEVELOPMENT AREA 3

METRICS

DEVELOPMENT AREA 3
DEVELOPMENT TABULATIONS



DEVELOPMENT AREA 3:

Total area: ± 17.37 AC

Residential

**Excludes pupose built student housing*

Development Min.:	180 D/U
Max. :	340 D/U
As Shown:	230 D/U

Hospitality

Development Min.:	N/A
Max. :	250 Rooms
As Shown:	250 Rooms

Commercial

Development Min.:	11,000 SF
Max. :	80,000 SF
As Shown:	17,000 SF

NOTE:

1. ALL PROPOSED DEVELOPMENT, EXCLUDING SINGLE FAMILY, IS STILL SUBJECT TO BAR REVIEW AND APPROVAL.

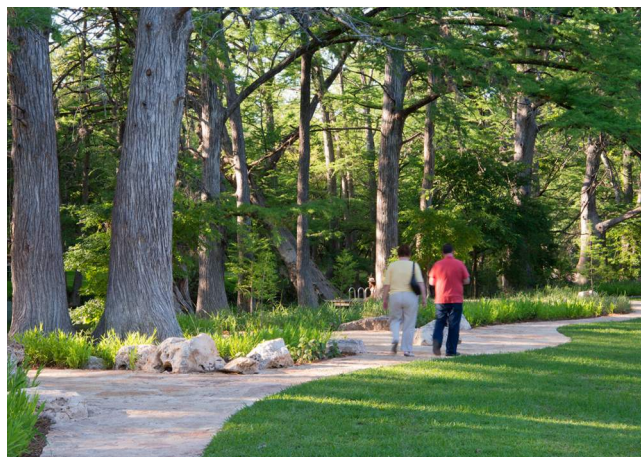
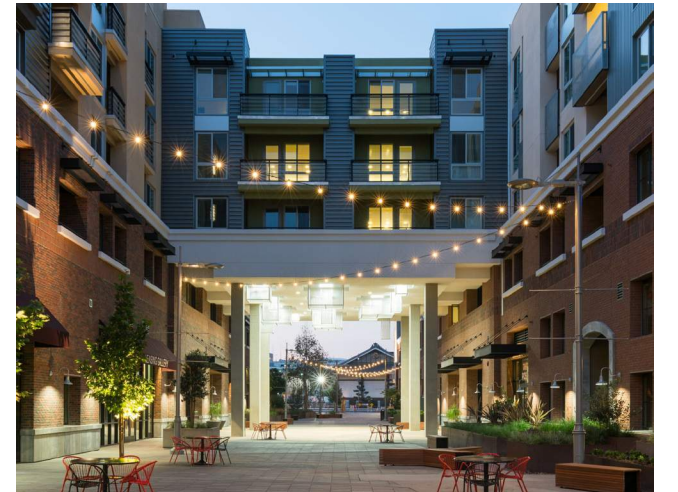
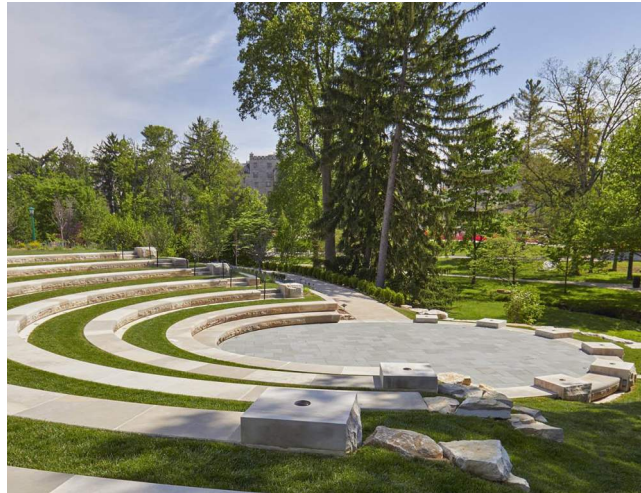
DEVELOPMENT AREA 3 CREEKSIDE VILLAGE: CONCEPTUAL



KEY:

- 1 STORMWATER MANAGEMENT
- 2 TRANSMISSION TOWER
- 3 PARKING COURT
- 4 GREENWAY ACCESS TRAIL
- 5 EIGHTEEN MILE CREEK
- 6 CREEKSIDE PARK
- 7 FUTURE GREEN CRESCENT TRAIL
- 8 FUTURE AMPHITHEATER
- 9 FUTURE BRIDGE
- 10 FUTURE CONNECTION TO HWY 88 + 18 MILE RD
- H ADAPTIVE RE-USE
- I HOTEL - 250 ROOM
- J FOOD + BEVERAGE/ RETAIL
- K MULTI-FAMILY
- L MULTI-FAMILY

DEVELOPMENT AREA 3 CREEKSIDE VILLAGE: *CHARACTER*



An aerial photograph of a rural landscape. A multi-lane road runs diagonally from the bottom left towards the center. To the right of the road are several large, rectangular agricultural fields. A small pond is visible in the upper left quadrant. The background shows rolling hills under a hazy sky. A green vertical bar is on the left side of the image, and a green border surrounds the entire scene.

SITE INFORMATION

PROGRAM + CONCEPT

DEVELOPMENT AREA 1

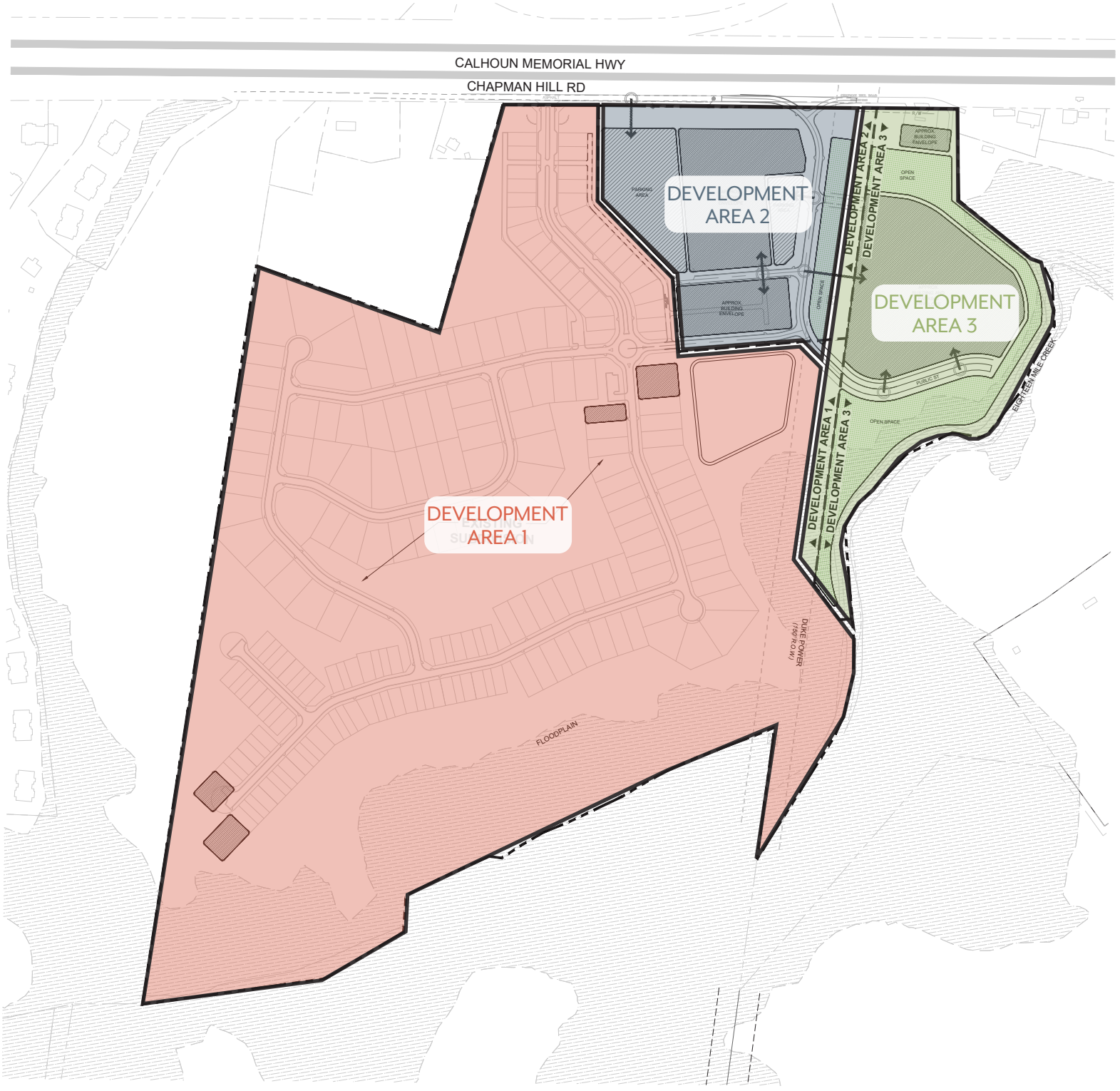
DEVELOPMENT AREA 2

DEVELOPMENT AREA 3

METRICS

METRICS

DEVELOPMENT TABULATIONS



OVERALL
DEVELOPMENT
TABULATIONS:

Total area: ± 148.36 AC
Open space: ±29.98AC

Residential
**Excludes purpose built student housing*

Development Min.: 411 D/U
Max. : 764 D/U
As Shown: 543 D/U

Non-Residential

Development Min.: 71,000 SF
Max. : 330,000 SF
As Shown: 141,000 SF

Hospitality

Development Min.: N/A
Max. : 250 Rooms
As Shown: 250 Rooms

NOTE:

1. ALL PROPOSED DEVELOPMENT, EXCLUDING SINGLE FAMILY, IS STILL SUBJECT TO BAR REVIEW AND APPROVAL.

WRITTEN ORDINANCE – The Grange

April 4 2024.

Section 101 – Descriptive Statement

THIS ORDINANCE AND DEVELOPMENT PLAN EXCLUDES PURPOSE BUILT STUDENT HOUSING (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the “Phase 2 Agreement”) by and among Maverick Land, LLC and the City of Clemson.

The provisions of this Ordinance shall apply to The Grange Planned Development (the “Project” or the “Grange”). The Project is comprised of an assemblage of parcels totaling approximately 148.36 acres (the “Property”), shown in the Regulating Site Plan as Exhibit 1 and the legal descriptions attached hereto as Exhibit 3. The Project consists of partially developed land (Development Area 1 – 114.42 acres - and the 1.49 acre portion of adaptive re-use of Development Area 3) and undeveloped land (Development Area 2 – 16.57 acres - and majority portion of Development Area 3 – 17.37 acres - a combined 33.94 acres). Development Area 1 is within the City of Clemson, Pickens County, State of South Carolina. Development Area 2 and Development Area 3 are currently in Pickens County, South Carolina. The parcels included in The Grange Property Assemblage are attached hereto as Exhibit 4.

The Grange will be a mixed-use Planned Development that will fall in the jurisdiction of the City of Clemson, South Carolina (the “City”). The Grange will have a mix of residential uses (excluding purpose built student housing) and non-residential uses (excluding purpose built student housing) that may include open space, single family detached dwelling units, cottage home dwelling units, single family attached dwelling units, condominium dwelling units, multi-family developments, apartment dwelling units, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex, Mixed Use Structures, live-work dwelling units, adaptive re-use, retail, food and beverage, office, hospitality accommodation and food services, public and institutional uses and public recreation facilities. Permitted uses are further defined in Section 104- Uses. Design standards, procedures and methods for the integrated use, function and compatibility of the PD Zoning are further defined below including Section 110- Design Standards.

Vehicular Access:

Access to the Project will be provided via entrances along Chapman Hill Rd. Developer(s) (“Developer”) and the City can approve additional access points not specifically outlined above. Developer reserves the right to provide limited access to privately controlled portions of the Project, including gated communities, or other residential or commercial development areas.

Regulating Site Plan:

The Regulating Site Plan establishes the basic framework for The Grange by locating streets, civic/public spaces and delineating general development placement. The Plan illustrates the key principles of the regulating plan and elaborates on the basic framework.

The Plan shall be superseded by a detailed site plan in final design. Deviations to the Plan shall be noted on plans prior to being submitted to the City of Clemson for permits. Minor deviations from the plan are permitted, provided such deviations are approved by the Zoning Administrator.

A full-scale version of the Regulating Site Plan is attached as Exhibit 1.

Ownership and Covenants/Conditions/Restrictions:

1. Ownership of the Project will remain private with any future owners or assignees being bound by and subject to the provisions of this Ordinance. Management and maintenance of the Project will be by the Property owner(s), future Property owners or assignees.
2. The Project may have fee-simple, condominium or similar ownership as well as rental and leasable space.
3. Development Area 1 of the Project (specified in Section 105 below) is subject to the Declaration of Covenants, Conditions and Restrictions For The Grange made by Chapman Hill, LLC, a South Carolina limited liability company, dated May 27, 2022 and recorded May 27, 2022, in the Pickens County ROD Office in Deed Book 2407, Page 27 as amended.
4. Development Area 1 is subject to the Phase 1 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 1 Agreement") by and among Chapman Hill, LLC, a South Carolina limited liability company, DRB Group South Carolina, LLC, f/k/a Dan Ryan Builders South Carolina, LLC, a South Carolina limited liability company, and the City of Clemson, South Carolina, dated November 4, 2022.
5. Development Area 1 sanitary sewer collection system is owned, maintained and operated by the Town of Central, SC per the Extension Agreement for City Sewer with the Town of Central and the Phase 1 Agreement.
6. All obligations set forth in this Ordinance are subject to the terms and conditions set forth in the Phase 1 Agreement. The Project is subject to any covenants, including amendments to the above and the HOA covenants recorded with the City of Clemson, Town of Central, or County of Pickens.
7. Aside from those mentioned above, the developer is not aware of any other existing covenants, conditions and restrictions on the Project other than any restrictions governed by the City or US Army Corps of Engineers. Any future covenants, conditions and restrictions that may be placed on the Project will follow the guidelines set forth in, and be governed by, this Ordinance.
8. Areas deeded to the City or other authorities will comply with the applicable municipal or agency standards to be owned/maintained by such authorities. The Project shall have the right to such municipal dedications (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
9. Infrastructure will be built and certified to comply with the applicable municipal or agency standards to be transferred, conveyed owned/maintained by such authorities. The Project shall have the right to such municipal dedications (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.

10. The Project will have a mix of public and private infrastructure, including, but not limited to, open space, parks, amenities, landscaping, streets, sidewalks, stormwater systems, water and sewer services, buildings and parking lots.
11. The private infrastructure for the Project will be maintained by the Property owner(s), future Property owners or assignees in perpetuity while the public infrastructure will be dedicated to the City or other authorities for ownership and maintenance (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
12. Domestic water and sanitary sewer infrastructure will be dedicated to the City or other authorities for ownership and maintenance with the exception of infrastructure provided by another public entity (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
13. Public roads and bridges, including rights-of-way, storm drainage within the right-of way, water system infrastructure within the right of way up to the water meters, the Green Crescent Trail right-of-way, other public recreation amenities, including parking lots and access points, and a Green Crescent Trail Pedestrian Bridge/Vehicular Bridge shall, upon Developer's determination and acceptance by the City, be dedicated to the City or other authorities for ownership and maintenance with the exception of infrastructure provided by another public entity. The Project shall have the right to such municipal dedications (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
14. Any required security bonds per the applicable City standards will be provided by Developer upon dedication of the utilities and roadway right of way.
15. Maintenance easements for the utilities outside of dedicated rights-of-way will be dedicated to ensure access to public infrastructure.
16. The Project shall have the right to all future requirements by Developer to connect the proposed roadway circulation and infrastructure to future phases of the Project currently outside the City municipal boundary and/or future boundary including the proposed Parkway (Chapman Hill Rd. realignment adjacent to Development Area 2 and Development Area 3), proposed Vehicular Bridge over Eighteen Mile Creek, proposed Pedestrian Bridge for the Green Crescent Trail, utility lines, utility equipment, roads, and/or other infrastructure connections with other public entities such as connections with other water purveyors, connections with other sanitary sewer system providers, connections with other utility providers according to applicable city and County municipal standards, state and federal laws (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
17. Developer will coordinate with the City, relevant community groups, other public agencies and stakeholders to allow for an approximately 1.67 mile portion of the Green Crescent Trail to be developed along 18 Mile Creek as part of the Upstate South Carolina Regional initiative of the Friends of the Green Crescent Trail (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.

18. Developer will coordinate with the City to locate and install bus stops internal to the Project at locations deemed appropriate by the City and agreed upon by Developer (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
19. Developer will provide a network of improved or natural trails internal to the Project.
20. Developer shall have the right to connect the proposed pedestrian circulation to future phases of the Project currently outside the City municipal boundary and/or future boundary (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
21. City is responsible for beautification, resurfacing, potential widening and bridge replacement on Chapman Hill Road (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
22. Developer is responsible for realignment of Chapman Hill Road adjacent to Development Area 2 and Development Area 3 (specified in Section 105 below) of the Project at the proposed horizontal curve and intersection improvement for the 1.49 acre parcel TMS#4064-00-65-4874 terminating approximately 790 feet east of the existing Founder's Way/ Chapman Rd intersection and referenced parcel (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.

Section 102 - Index of Exhibits

The exhibits outlined below are submitted as part of The Grange Master Plan document.

1. *Regulating Site Plan*
2. *Design Standards*
3. *Legal Descriptions*
4. *Property Assemblage*
5. *Table of Uses*
6. *Street Sections*

Section 103 - Offsite Improvements

1. A Traffic Impact Study will be performed for the Project by a licensed professional Engineer according to SCDOT standards. This study for Development Area 1, Development Area 2, and Development Area 3 will make certain assumptions in order to model and estimate traffic conditions for a five year build out of the Project. The results of this study may indicate traffic improvement recommendations for both onsite and offsite roadway design. The traffic engineer will determine the timing of such improvements as they relate to phased build out of the Project. The timing of improvements shall coincide with the construction of the various phases of the Project and shall be completed prior to the final platting of the required phase (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.
2. Additionally, each phase of Planning and Development requiring subdivision applications and final design construction documents for land development permitting with the City

will comply with the City Land Development regulations and standards and may include more detailed analysis, in consultation with the City Engineer, of offsite improvements at required phasing with both the five year build out and full build out considerations of the Project (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.

Section 104 – Uses

The Grange will have a mix of residential and non-residential uses as enumerated in Section 101- Descriptive Statement. See Exhibit 5- Table of Uses of this Ordinance for specific permitted uses.

Section 105 – Site

THIS ORDINANCE AND DEVELOPMENT PLAN EXCLUDES PURPOSE BUILT STUDENT HOUSING (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson. The Project will be a mix of development uses. See Exhibit 5- Table of Uses of this Ordinance for specific permitted uses.

and open space and will consist of three (3) development areas outlined below and included in attached exhibits. For the purpose of this ordinance, the square footage of residential and hospitality uses shall not count towards the permitted or required commercial square footage.

Development Area 1: *Current Phase 1*

Development Area 1 is approximately 114.42 acres. Development area 1 has a mix of residential uses and +/-22.98 acres of open space. There will be no less than 199 or more than 210 residential units, consisting of single family detached, single family attached, cottage residential dwelling units, townhouse developments, and passive recreational facilities within the open space.

Future private amenity areas such as pocket parks and linear parks may be permitted by the Homeowners Association in common open space areas suited for Amenity and Support Uses Servicing a Neighborhood or Residential Complex with a waiver by the City from any Conditional Use or Special Exception standards.

Development Area 2:

Development Area 2 is approximately 16.57 acres and will have a mix of residential, non-residential and open space. There will be no less than 32 or more than 214 residential dwelling units, which may be condominium dwelling units, multi-family developments, apartment dwelling units, townhouse developments, Mixed Use Structures, and Amenity and Support Uses Serving a Neighborhood or Residential Complex. There will be no less than 60,000 square feet of non-residential development and up to a maximum of 250,000 square feet of non-residential development. Non-residential uses may include Mixed Use Structures, live-work dwelling units, retail, food and beverage, office, institutional uses (as defined in Exhibit 5), and public recreational facilities.

Development Area 3:

Development Area 3 is approximately 17.37 acres and will have a mix of residential, non residential, and open space. Development Area 2 and Development Area 3 combined (33.94 acres). There will be no less than 180 residential dwelling units or more than 340 residential dwelling units which may be condominium dwelling units, multi-family developments, apartment dwelling units, townhouse developments, Mixed Use Structures, and Amenity and Support Uses Serving a Neighborhood or Residential Complex. There may be up to a 250 room hospitality concept. There will be no less than 11,000 square feet of additional non-residential development and up to a maximum of 80,000 square feet of non-residential development. Non-residential uses may include adaptive re-use, retail, food and beverage, office, and food services, Mixed Use Structures and public recreation facilities.

Note:

Open spaces, or portions thereof, described above may remain under control, insurance and maintenance of the Developer, future Property owners and/or assignees of Developer, or dedicated to the City, which will assume ownership, liability and maintenance upon dedication. Public uses and structures are allowed in all areas of the Project and will not count toward the non-residential uses.

Section 106 – Standards and Dimensions

Single Family Attached (Rear Load)

Min. Front Yard:	20'
Min. Rear Yard:	5' (from alley easement)
Min. Side Yard:	5'*
Max. Building Ht:	45'
Min. Lot Width:	16'
Min. Lot Size:	N/A

Single Family Attached (Front Load)

Min. Front Yard:	20'
Min. Rear Yard:	10'
Min. Side Yard:	5'*
Max. Building Ht:	45'
Min. Lot Width:	16'
Min. Lot Size:	N/A

Single Family Detached (Rear Load)

Min. Front Yard:	10'
Min. Rear Yard:	5' (from alley easement)
Min. Side Yard:	5'*
Max. Building Ht:	45'
Min. Lot Width:	30'
Min. Lot Size:	N/A

Single Family Detached (Front Load)

Min. Front Yard:	20'
Min. Rear Yard:	15'
Min. Side Yard:	5'*
Max. Building Ht:	45'
Min. Lot Width:	30'
Min. Lot Size:	N/A

Multi-Family or Condo

Min. Front Yard:	10' (from property line)
Min. Building Separation:	12'
Max. Building Ht:	85'
Min. Lot Width:	N/A
Min. Lot Size:	N/A

Non-Residential or Mixed-Uses

Min. Front Yard:	10' (from property line)
Min. Building Separation:	12'
Max. Building Ht:	85'
Min. Lot Width:	N/A
Min. Lot Size:	N/A

*Single Family attached and detached houses may be developed with a zero (0) lot line typology. In this case, the structures may be placed up to the lot line with a minimum of 10' building separation.

Section 107 – Impervious Area

Maximum impervious coverage of the overall Project will be 70%. Types of impervious materials being used include, but are not limited to, such things as buildings, paving and patios.

Section 108 – Open Space

Minimum overall percentage of Open Space (as defined below) will be 20% of the Project. This includes both areas that may be dedicated to the City at a future date and private or common open space.

Open Space means any outdoor area, public or private, on the ground, unoccupied and unobstructed from the ground upward, including but not limited to: areas accessible for outdoor living, recreation or landscaping, but excluding areas paved for vehicular use.

Private Open Space includes all areas not in buildings, paved streets or paved parking lots outside of common ownership.

Common Open Space means land within or related to the Project that is intended for the common use or enjoyment of the residents or occupants of the Project. It may be under private or common ownership and may contain complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of such residents or occupants.

Section 109 – Occupancy/Density

THIS ORDINANCE AND DEVELOPMENT PLAN EXCLUDES PURPOSE BUILT STUDENT HOUSING (as defined in the pending Phase 2 Utility Services and Annexation Agreement for The Grange Subdivision (the "Phase 2 Agreement") by and among Maverick Land, LLC and the City of Clemson.

There shall be maximum occupancy of 2 unrelated occupants in a single residential unit. Multifamily and Mixed Use Structures will have a maximum occupancy of 4 unrelated occupants.

Occupant means a natural family or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.

Section 110 – Design Standards

Materials for building construction will consist of the following:

Single Family Attached and Detached – Buildings may be built on concrete slab or masonry or concrete foundation, including basements. Exterior building materials may include, but are not to be limited to:

Façade materials: wood or fiber cement clapboard, wood or fiber cement shingle, wood drop siding, wood or cement board and batten, brick, stone, masonry, stucco, approved vinyl, or metal or other approved trim materials.

Roof materials: wood shingles, standing seam metal, terne, slate, or asphalt shingles.

Buildings or structures in public or common open spaces will be of similar architectural character to the adjacent development.

Commercial, Mixed Use and Multi-Family – Shall conform to the following standards and be approved by the Clemson Board of Architectural Review (BAR) outlined in Exhibit 2 of this Ordinance.

Section 111 – Parking/Circulation

Off-street parking will be provided for the Project in compliance with the City Standards as set forth in section 19-800 of the City Code of Ordinances, with the following exceptions:

- Multi-family dwelling units shall provide a minimum of 1.3 parking spaces per unit.
- Dwelling Units incorporated into mixed-use buildings shall provide a minimum of 1.3 parking spaces per unit.
- Joint use of up to fifty (50) percent of required parking spaces may be permitted for two or more uses located on the same parcel or adjacent parcels, provided that Developer can demonstrate that the uses will not substantially overlap in hours of operation or in demand for the shared spaces.

The Project will have sidewalks throughout to provide pedestrian circulation.

All public roads shall meet the standards shown in Exhibit 6.

A public parking area for access to public recreation facilities including the Green Crescent Trail is proposed under the Duke Energy Transmission Line in Development Area 2 near Chapman Hill Road.

Section 112 – Landscaping/Buffers

Landscaping for the Project shall adhere to Chapter 19 – Article IX of the City Code of Ordinances with the modifications below and attached in Exhibit 2.

Conserved canopy requirement = 10% - Existing canopy prior to development will be established by analyzing existing aerial photography and other publicly available information.

Finished canopy coverage (at tree maturity) shall be a minimum of 25%. The finished canopy will be based on 1600 square feet of canopy per upperstory tree and 900 square feet of canopy for all understory trees.

Developer shall be granted a waiver for any tree survey requirement.

Required landscaping will include:

Street trees – Upperstory trees planted at 50' intervals, except for when a street crosses an existing utility right-of-way or easement. If on street parking is provided, street trees may be provided in a dedicated public easement directly behind the sidewalk.

Parking lot trees – all areas of parking lots will be within 50' of an upperstory tree with the exception of parking areas with an existing utility right-of-way.

Screening around dumpsters – will consist of evergreen shrubs to be planted at 36” O.C. and be a variety that will grow to 36” tall within a year.

Screening around HVAC units – all HVAC units that are visible from the street will be screened from view with evergreen shrubs.

Upperstory trees will be a minimum of 2” caliper at planting.

Additional landscaping may be planted, including shrubs around buildings and amenity areas.

Section 113 - Signage

Signage for the Project shall adhere to Chapter 19 - Article VII of the City Code of Ordinances unless an alternative design is agreed upon by Developer and the City.

Section 114 – Lighting

Lighting for the Project shall adhere to Chapter 19 - Article X of the City Code of Ordinances unless an alternative design is agreed upon by the Developer and the City.

Section 115 – Utilities

The Project will be serviced by the City water except as otherwise provided in this Ordinance. Connection and service fees will be the responsibility of Developer or other third parties.

Section 116 – Connectivity

The City and applicable entities will coordinate with Developer for the construction and dedication of a new trail along Eighteen Mile Creek as a continuation of the Green Crescent Trail. Sidewalks throughout the Development will provide pedestrian access to the Green Crescent Trail, public and common community amenities, and a natural trail system. Developer will coordinate with the City to facilitate connection to the City bus system and allow for potential bus stops and shelters.

Section 117 – Grading and Stormwater

The Project will be graded for roadways, parking, building construction, and open space.

Stormwater management for the Project will comply with South Carolina - NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES - effective March 1, 2021.

Section 118 – Trash

Trash facilities will be designed in a manner that is serviceable by the City Public Works Department unless an alternative trash facility is agreed upon by the City and Developer.

Section 119 – Accessory Structures

Accessory structures include any structure other than the primary structure on site, including but not limited to, dumpster enclosures, maintenance buildings, garages and other such structures constructed onsite. Accessory structures may be attached to a primary structure, but must maintain a minimum 5’ setback from side and rear property line.

Maximum accessory structure height is 45 feet for non residential use. Maximum structure height is 25 feet for residential use.

Section 120 – Maintenance

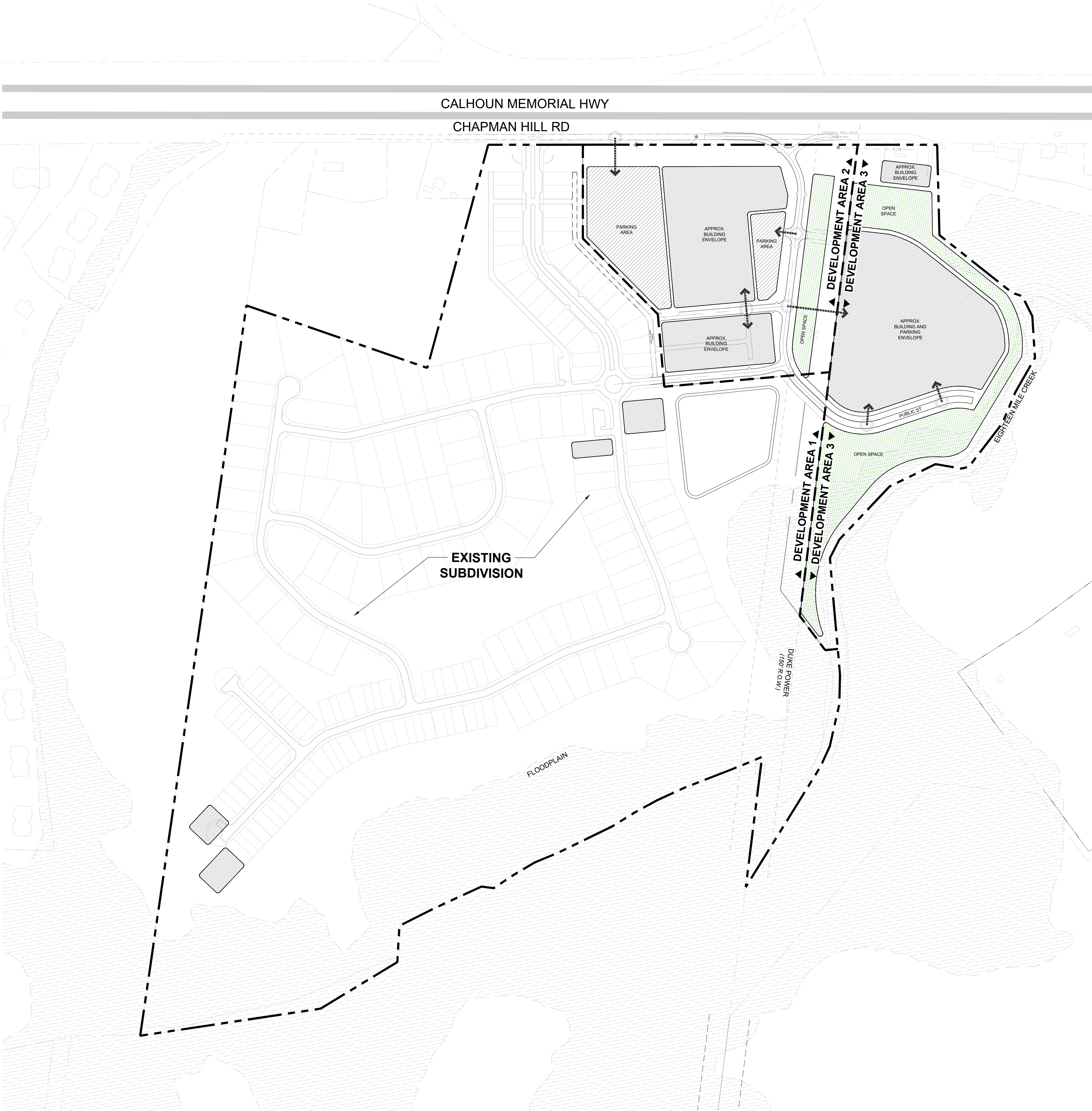
Developer or other third parties are responsible for all maintenance of private property. The City or other public authorities will be responsible for public facilities.

Section 121 – Phasing

The Project will be developed in phases to be coordinated between Developer and the City.

Section 122 – Transfer of Ownership

This Ordinance will remain in place through any transfer of ownership of the Property. Upon transfer, the new owner or assignee will take over maintenance and management per this Ordinance.



DEVELOPMENT DATA

PARCEL NUMBER	4064-0053-6873, 4064-00-63-1901, 4064-00-65-5305, 4064-00-65-4874
TOTAL AREA	148.36 AC
OPEN SPACE	29.98 AC

DEVELOPMENT AREA 1

TOTAL AREA: ±114.42 AC

RESIDENTIAL

DEVELOPMENT MIN.: 199 D/U
MAX.: 210 D/U

NON-RESIDENTIAL

DEVELOPMENT MIN.: N/A
MAX.: N/A

DEVELOPMENT AREA 2

TOTAL AREA: ±16.57 AC

RESIDENTIAL

DEVELOPMENT MIN.: 32 D/U
MAX.: 214 D/U

COMMERCIAL

DEVELOPMENT MIN.: 60,000 SF
MAX.: 250,000 SF

PARKING PROVISIONS PER PLANNED DEVELOPMENT AND CITY OF CLEMSON STANDARDS

DEVELOPMENT AREA 3

TOTAL AREA: ±17.37 AC

RESIDENTIAL

DEVELOPMENT MIN.: 180 D/U
MAX.: 340 D/U

COMMERCIAL

DEVELOPMENT MIN.: 11,000 SF
MAX.: 80,000 SF

HOSPITALITY

DEVELOPMENT MIN.: N/A
MAX.: 250 ROOMS

PARKING PROVISIONS PER PLANNED DEVELOPMENT AND CITY OF CLEMSON STANDARDS

KEY

- APPROX. BUILDING ENVELOPE
- APPROX. PARKING ENVELOPE
- APPROX. PUBLIC OPEN SPACE

THE GRANGE | EXHIBIT 1: REGULATING SITE PLAN

PICKENS COUNTY, SC

DATE: 04-04-2024
CLIENT: YOUNGBLOOD DEVELOPMENT
PROJ #: 21059
DRAWN BY: KO

PLOTTED: Z:\Shared\Projects\2021\21059 The Grange Master Plan-Youngblood-Clemson\CAD\SHEETS\SITE\Clemson Anexation\21059-Sk-Anex.dwg / 4/4/2024 11:43 AM



master planning . civil engineering
urban design . landscape architecture

Exhibit 2. Design Standards

SITE STANDARDS
Site Relationships
No off-street parking or service areas shall be allowed in front of the front building line with the exception of a porte-cochere or other similar covered areas providing short-term drop-off or other scenario approved by developer and City.
The primary entrance of each building shall accommodate pedestrian access from the street(s) and/or parking lots, if provided.
Secondary public entrances, if provided, shall be designed in a manner consistent with primary entrances if facing public streets, parking lots, or property owned by the City of Clemson or the US Army Corps of Engineers.
For sites with multiple buildings, complimentary architectural design shall be incorporated into each building or development.
Buildings and site improvements shall be designed to minimize changes to existing topography and mature vegetation.
Vehicular and Pedestrian Access
A maximum of one curb-cut shall be allowed for non-residential lots with street frontage less than or equal to 250 feet.
The maximum width of curb cuts shall be 14 feet for one-way drives and 30 feet for two-way drives. Additional width at the radius of the curb line shall be provided to allow for safe turn radii at the point of intersection between the driveway and the public street designed to AASHTO standards.
Shared driveways that serve more than one property shall be encouraged.
Pedestrian and/or bicycle connections to the primary public entrance of the building(s) and to the public right-of-way and/or sidewalk shall be provided where feasible.
Contrasting paving materials to those used by the City of Clemson, such as pavers, concrete or other treatments approved by the BAR, shall be used to clearly mark pedestrian circulation areas within the parking lot, as well as, other pedestrian spaces accessible to the public (i.e. - private sidewalks or plazas).
Pedestrian walkways, at least five feet in width, shall be provided from public sidewalks adjoining the property to a principal customer entrance.
A sidewalk, at least five feet in width shall be provided to access any customer entrance and along any facade abutting public parking areas where feasible
With the exemption of assisted living facilities and medical buildings, in an effort to create city blocks at a scale appropriate to the City of Clemson, all buildings within a development must be broken up at least every 250' of street frontage by a street, alley or exterior walkway. This street, alley or exterior walkway must extend from the frontage street to the property line (or rear buffer yard if approved by the BAR). If a new development adjoins to or is within 16' of an existing building, the frontage measurement for the blocking requirement will include the frontage of the adjoining or adjacent building. Plazas of adequate depth and width that are positioned favorably may satisfy the blocking requirement and qualify for a variance by the BAR.
Loading, Outdoor Storage and Service Areas
No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 35 feet of any public street or public sidewalk unless fully screened in similar architectural character to principal structure
Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the principal building.

Service functions shall be incorporated into the overall design of the building and landscaping, so that they are fully contained and not in prominent view from adjacent properties and rights-of-way unless screened in similar architectural character to principal structure
Landscaping
Conserved canopy requirement = 10% - Existing canopy prior to development will be established by analyzing existing aerial photography and other publicly available information.
Finished canopy coverage (at tree maturity) shall be a minimum of 25%. The finished canopy will be based on 1600 square feet of canopy per upperstory tree and 900 square feet of canopy for all understory trees.
All trees planted in front of the front building line shall: Shall be selected from the City of Clemson's Preferred Plant List.
Trees must be at least 2 inches in caliper DBH for single-stemmed trees, or at least 10 to 12 feet in height for multi-stemmed trees at the time of planting; All other trees shall be 2 inches in caliper DBH at the time of planting, unless otherwise provided by these standards; and Trees may be clustered
Where tree plantings conflict with existing utility lines or existing City streetscape plantings, the BAR may approve alternative locations or species. Tree credits may be considered if an alternative location cannot be provided for all required trees per City standards.
Placement of any new utility lines shall take into account required tree planting areas to avoid siting conflicts. No trees or bushes can be planted within 10 feet of public water or sewer lines.
Required shrubs shall be evergreen or deciduous and may be supplemented by other varieties to provide seasonal color. At the time of planting, the required material shall be a minimum size of three gallons.
The use of plant materials selected from the City's Preferred Plant List and/or the use of indigenous plants shall be encouraged.
Adequate irrigation to support the required plant material shall be encouraged.
The use of drought-tolerant plant material shall be encouraged. Invasive species that constitute a threat to native plant materials shall not be allowed.
Where a required buffer yard abuts an existing mature buffer of established trees, the BAR may waive the buffer yard planting requirement.
Parking spaces shall be within 50' of a canopy tree as measured from the trunk to the closest part of parking space.
In parking areas containing over 20 parking spaces, pedestrian pathways identified with smaller scale pavement (pavers, concrete scoring, or paint) oriented toward the principal building entrance(s) shall be provided.
Fencing and Screening
If a wall or fencing is provided in front of the front building line to enclose outdoor eating and play areas, the opaque portion shall be limited to a height of four feet from the ground. The remainder of the wall or fencing shall be ornamental and see-through.
Fencing and wall materials shall be consistent with the site and architectural design of the principal structure.
Fences and walls shall be made of masonry, ornamental metal, wood, stucco, or a combination of these materials and constructed with the finished side facing the exterior property line.
Fences or walls greater than 50 feet in length or six feet in height shall have a change in plane, height, material, or material texture, or significant landscape massing every 50'.
Lighting

All lighting shall comply with ARTICLE X. LIGHTING STANDARDS as outlined in the PD ordinance and shall promote pedestrian safety.
The style of light fixtures shall be in keeping with the architectural style of the building(s).
Lighting fixtures used on the front facade or along pedestrian sidewalks/walkways shall extend no greater than 18" from the building edge and the base of the fixture shall be 9' in height above the sidewalk/walkway.
Accent lights used to call attention to signs or landscape features are permitted provided they meet all of the following conditions:
They are comprised of white or clear lights;
They are directed directly onto the surface of the sign or into the plant material;
They do not spill over beyond the plane of the building;
They are not moving or animated.
Low intensity architectural trim lighting intended to highlight specific features of the principal structure(s) facade is permitted provided it meets all of the following conditions:
It is comprised of no more than two colors;
It is not a dominant feature on the building facade;
May incorporate corporate logos or symbols;
It does not move and is not animated.
Trash Enclosures
Trash enclosures and other service areas shall be constructed of materials and finishes which are consistent with the principal building.
Outdoor Seating Areas
An architecturally integrated cover, awning, or second floor overhang may be permitted to provide shade and cover during inclement weather.
Furniture shall be of a durable material such as wood or metal, designed specifically for outdoor use.
Furnishings not in use may not be stacked or stored on the exterior of the building within view of the public right-of-way or sidewalk.
Trash receptacles must be completely enclosed by a cabinet made of steel, metal alloy, wood, plastic, masonry, or a combination thereof.
The use of umbrellas is permitted subject to all of the following conditions:
They do not exceed 14 feet in diameter.
No more than 20 percent of the total exterior surface of the umbrella is covered in commercial copy, corporate trademark, or business logos.
They are constructed of color-fast, flame-retardant fabric.
They do not encroach over the pedestrian barrier or onto any right-of-way.
Planters may be permitted subject to all of the following conditions:
Planters may not exceed a maximum height of 36 inches above the level of the sidewalk not including the plant material.
Plants may not exceed a height of four feet above the level of the sidewalk.
Plants must be maintained in a healthy condition.
Empty planters or planters containing only bare dirt, mulch, straw, woodchips or non-living material, and planters containing plants considered obnoxious, hazardous, or otherwise unsuitable for close urban areas, are not permitted.
Plaza
Where provided, plazas shall provide a safe and comfortable environment for pedestrians and shall be continually open to the general public.

Plaza areas should incorporate measures to provide areas of shade by including landscaped areas containing trees, pergolas, sunshades, awnings, or other measures approved by the Board of Architectural Review. The use of structural soil in combination with a limited-soil volume planter as shown below is encouraged and to promote long-term viability of trees planted in the plaza.
Plaza areas shall contain small niches, landscaped planters, and other amenities. Include amenities such as street furniture, drinking fountains, trash/recycling receptacles and adequate lighting for visibility and safety. To create additional visible interest, locations for public or private art are encouraged.
Planters or beds shall be provided at a ratio of not less than 150 square feet per 1,000 square feet of plaza area.
A change in the paving materials used for the plaza shall align with the storefront line of the remainder of the structure to define the building wall. The use of planters and other decorative features that further delineate separation between the public and private spaces may be provided.
Seating areas, plazas, and small open spaces should be easily accessible and comfortable for as much of the year as possible.
Other Decorative Features
Details for of site furniture, lighting fixtures, benches, trashcans, bike racks, tables, tree grates, and similar items are provided.
ARCHITECTURAL STANDARDS
Exterior Building Design—Building Materials
Exterior building design shall be coordinated with regard to color, types of materials, architectural form, and detailing
Predominant exterior building materials (materials covering at least 70 percent of the building facade) shall not include smooth faced concrete block, sheet/corrugated metal or cementitious board panels. The use of brick, stone, clapboards or shake is permitted as predominant exterior building materials. The use of stucco or batten board may be used as an accent material and shall not comprise more than 20% of the total facade regardless of changes in color.
Accessory buildings shall use the same building materials and color schemes as the principal structure.
Pavers and patio area floor materials shall be distinct from those used on public sidewalks by use of a different pattern, color, or material.
Exterior Building Design—Color Schemes, Including Awnings and Canopies
The use of bold primary colors is not permitted for building facades except for accent elements.
The use of bright colors, including but not limited to fluorescent, "hot", and DayGlo™ colors is prohibited. For the City of Clemson, Clemson Orange (RGB # F66733), Regalia Purple (RGB # 522D80), or other colors established by Clemson University Brand Standards shall not be considered a restricted color but shall be limited to use as an accent color, accounting for no more than 20% of the facade surface.
Exterior Building Design—Facade Design of Nonresidential or Mixed-Use Structures Shall not apply to Multi-Family or Single Family Attached or Detached.
Creative facade composition with a layering of design elements that provides visual interest from a variety of vantage points shall be required. Structure facades shall provide horizontal and vertical articulation throughout, as well as variation at the roofline so as to distinguish a buildings' top, middle, and bottom on all buildings.
Ground floor facades shall incorporate features that create a pedestrian oriented environment utilizing a recognizable base course consisting of, but not limited to thicker walls, ledges or sills;

integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth finished stone or tile; lighter or darker colored materials, mullions, or panels; and/or planters.
The top floor facade shall incorporate a distinctive roofline treatment consisting of at least one of the following design elements:
Roof-edge treatments made of either textured materials (such as stone or other masonry) or differently colored materials other than painted stripes or bands;
Sloping roof with overhangs and brackets;
Stepped parapets;
and/or Cornice capping the top of a building wall.
For buildings over three stories in height, the primary building entrance providing access to the upper floors shall be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances should be easily distinguished from regular storefront entrances along the ground floor on the building.
A 10' facade step-back shall be incorporated into the design of structures with frontage on any other public right-of-way beginning at the third floor or 30' whichever is the lesser.
The roof deck area created by a facade step-back area may be used to provide upper story patios or other useable outdoor areas with rails and safety barriers designed to integrate into the overall architectural style of the structure. Barrier designs are encouraged to reflect an open, transparent look. Visually closed-in railings that "box-in" the extension are prohibited.
Principal entrance facades shall have at least one change of plane or significant architectural detail for each 50 feet of unbroken horizontal plane, having a minimum depth of no less than three feet.
Secondary facades visible from public streets or parking areas shall have a change in plane or architectural details every 50 feet of their horizontal length having a minimum depth of three feet.
Secondary facades shall be designed with detailing similar to the principal facades. On property abutting US Army Corps of Engineers lands or any public park or plaza, the side of the building facing the lake, park, or plaza shall be designed as a secondary facade.
Storefront entrances shall be highlighted by a minimum 3' and 5' maximum inset into the facade or by approved architectural detail.
Parking Structures
Parking structures shall incorporate ground floor storefronts, architectural screens, public art, seating, lighting, wayfinding kiosks, or other ground level services adjacent to the street and sidewalk.
The exterior facades of parking structures shall utilize design measures that hide the view of parked cars and contain the transmission of headlight glare from spilling out of the structure.
The exterior facade of parking structures shall be subject to the same design requirements specified for other structures as provided by this Article as to materials, articulation, and fenestration if visible from a public right-of-way or an adjacent property; however, the use of green walls or art installations to address the facade appearance may be considered by the BAR in lieu of the other requirements.
Exterior Building Design—Facade Design Multi-Family. The Following requirements only apply for Multi-Family Residential not Commercial, Mixed Use or Single Family attached or Detached.
For structures over 24' in height, structure(s) shall have a defined top, middle, and bottom story.
Principal entrance facades of multi-family residential structures shall have at least one change of plane or significant architectural detail for each 50 feet of unbroken horizontal plane.

Where a residential unit occupies the ground floor, fronts and accesses the street, at least one (1) of the following elements shall be incorporated between the ground floor of the unit and the street level as a means of creating a sense of privacy:
A change in elevation grade separation of a minimum of 24" via a front porch or stoop to the entry door. Shared stoops are permitted and may not be enclosed by screening or glass;
Five (5) to fifteen (15) feet width of landscaping between the unit and the street; or
Decorative, transparent fencing made of metal or wood or a stone wall. Fencing or the stone wall shall not exceed thirty 30 inches in height when placed between the front of the building and the street unless approved by the BAR, and shall include a minimum of one and one-half (1.5) feet of landscaping between the fence or wall and the street-facing sidewalk. There shall also be a minimum separation between the building.
Multi-family buildings that face the street shall orient the front door to the street or to a central courtyard. All entries shall be made visually prominent and receive architectural emphasis. Possible techniques to accomplish this include but are not limited to:
Corner entries;
Recessed entries;
Projecting entries;
including porches;
canopies and articulated lintels above the doorway;
Pilasters or columns supporting and/or framing the entrance;
Elevated entries with transparent stairways that are compatible with the architecture;
or Landscape treatments that connect the public realm to the private realm.
Entrances shall be highlighted by incorporating two (2) or more of the following elements:
Landscaping (ground cover, shrubs and trees) that emphasize seasonal color and interest;
An entry courtyard;
Ornamental glazing, railings and balustrades;
Prominent landscape feature, such as a trellis or an arbor;
Ornamental gate and/or fence;
Water feature; or
Year-round site furnishings, including benches, tables and sitting areas.
All ground floor common entries or individual unit primary entrances shall be sheltered with a minimum five (5) foot overhang projection. Sheltered entries shall not project more than two (2) feet into a required yard setback.
Buildings shall include primary entry doors of high quality materials such as solid wood or material as approved by the BAR.
The area of the railings on stair landings shall be a minimum of fifty percent (50%) transparent.
Secondary facades shall be designed with detailing similar to the principal facades as to articulation and materials. On property abutting US Army Corps of Engineers lands or any public park or plaza, the side of the building facing the lake, park, or plaza shall be designed as a secondary facade.
Building facades occupying more than 100 feet of street frontage shall include at least one of the following features to break up the massing of the building and add visual interest:
For multi-story buildings, provide vertical building modulation at least 2' in depth and 30' in width. The modulation must extend through more than one-half of the building floors.
A contrasting vertical modulated design component featuring all of the following: and Component is designed to provide roofline modulation.
Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than 10 feet horizontally from the facade are exempt;

Utilizes a change in building materials that effectively contrast from the rest of the facade ;
Component is modulated vertically from the rest of the facade by an average of six inches;
A facade employs building walls with contrasting articulation that make it appear like two or more distinct buildings occupy the space. To qualify for this option, these contrasting facades must employ all of the following:
Different building materials, color pallets, and/or configuration of building materials; and
Contrasting window design (sizes or configurations).
In order to qualify as an articulation feature in this chapter, rooflines of townhouse or multi-family structures must employ one or more of the following:
For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall);
A pitched roofline or gabled roofline segment of at least 12 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above;
A combination of the above; or
Other method approved by the BAR
No balconies at the second floor or above shall be permitted for any residential structure(s) facing the public right-of-way or along property lines abutting a R-20 or R-12 zoned property.
The roofs of multifamily residential structures should be considered as a fifth elevation. Green roofs are encouraged. A rooftop plan may be required depending on the elevation of the parcel and the height of the proposed structure.
All facades must contain at least one window.
This is the end of residential only requirements.
Exterior Building Design—Fenestration
For nonresidential or mixed-use structures, a minimum of 50 percent of the first 10 feet of grade level facade abutting any public right-of-way or sidewalk or which fronts a parking lot shall be window surface area. In Districts #1 & #2, with the expectation for District #1 Core that 50 percent of the first 10 feet of the grade level facade abutting any public right-of-way or sidewalk, or which fronts a parking lot, shall be brick or stone, the 50 percent glassing requirement is still in effect for Districts #1 & #2. In the #1 Core District 80 percent of the first 24' facade abutting any public right-of-way or sidewalk or which fronts a parking lot shall be window surface area or brick. Within District #1 Core, in no case shall glass compose less than 30 percent or shall brick compose less than 30 percent, of the first 24' of a facade abutting any public right-of-way or sidewalk or which fronts a parking lot.
The maximum height of sill above sidewalk shall be 18 inches.
For all principal use structures in an AR District, buildings shall employ techniques to recess or project individual windows above the ground floor at least 2 inches from the facade or incorporate window trim at least 4 inches in width that features color that contrasts with the base building color. Glass curtain walls are exempt from this standard.
For all principal use structures in an AR District, windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically proportioned wherever possible and shall be designed so that when fully open do not create pedestrian obstructions or other safety hazards.
Doors that operate as sliding-glass doors shall not be permitted on ground floor public street frontages for any residential structure.

Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, must be a decorative feature or designed to be architecturally compatible with the overall materials and color scheme.
For nonresidential or mixed-use structures, street level windows shall be un-tinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
At least 15% of the total wall area of the front facade of all residential multifamily structures shall be composed of transparent windows.
Mirrored or reflective glass is not permitted in any location for any principal use structure.
For all principal use structures in an AR District, windows on the second floor and above shall have a uniform style of interior window coverings for any facade visible from the street or any adjacent property so as to obstruct views into the interior and to prevent a "hodge-podge" appearance of clashing or non-traditional window coverings.
Exterior Building Design—Rooftop Elements
Satellite dishes, antennas, or other attachments shall be placed so that they are screened from view at the eye level of the pedestrians on the sidewalk along the street right-of-way for any principal use structure.
Exterior Building Design—Miscellaneous
Multiple buildings on the same site shall be designed to create a cohesive relationship between the buildings.
Where permitted, balconies shall be compatible with the scale, location, and use of the structure.
Outdoor furniture placed on balconies visible from the public right-of-way or adjacent property must be approved by the BAR. No indoor furniture, grills, bicycles, and other personal items of the tenants may be placed or stored on the balconies. No lights other than fixtures approved as part of the overall structure facade by the BAR shall be permitted.
No flags, towels, clothing or other similar items will be displayed or hung to dry on any balcony.
Mechanical Equipment and Service. The following shall apply to Mixed Use, Non-Residential and Multi-Family
Rooftop mechanical equipment shall be screened from view at street level by providing architectural elements around equipment to screen roof equipment on buildings or integrating the screening within the roof slopes. When possible, locate equipment units near the center of the building away from roof edges.
Adequate space, with appropriate screening, for all utilities shall be located on the site plan such that their visual impacts are minimized.
The screening of roof equipment shall be incorporated into the architectural design of the building and roof slopes so as not to appear "tacked-on" and separate from the building.
Utility equipment may be located within the area between the right-of-way and building facade or setback, except along College Avenue or Old Greenville Hwy, provided it is entirely enclosed by a structure of same or similar material as the building if the BAR determines no other suitable location for their placement can reasonably be provided
Ductwork, plumbing, or other mechanical additions installed to the sides of buildings that are visible from the sidewalk or public right-of-way shall be integrated into the overall architectural style of the structure by the use of similar materials and color schemes.
The use of solar and other green energy technologies shall be encouraged. Elimination and/or alternative methods for screens such equipment may be considered by the BAR
The height of parapet walls may exceed the maximum structure height of the underlying zoning district by up to 5% to allow for the complete screening of mechanical equipment.

Awnings and Canopies
A weather protection feature, such as an awning or canopy, shall be provided over the primary entrance of all structures.
The size, scale, color, and materials of the weather protection feature shall be compatible with the rest of the building.
An awning shall not be the predominant element of the facade.
Ground level awnings may display the business name and logo provided they do not cover more than 25 percent of the surface area of the awning.
Awnings on the ground level shall be a minimum of nine feet and a maximum of 12 feet above the finished grade and may project over the public sidewalk provided it is no closer than 2' from the curb line.
If the awning runs the entire length of the ground floor, it shall be on the same plane as any awning that abuts it on neighboring buildings.
Awnings over any windows on the second or above floors shall be centered over the window only with a maximum total width not to exceed 10 percent of the width of the window on either side.
Awnings may be internally lit.
Wall Murals
A wall mural may include images or pictorial elements.
The mural may not include trademarks or logos unless otherwise approved by the Zoning and Codes Administrator for historical relevance.
The mural shall have no commercial context or corporate logos. Representation of any product or service for sale may be permitted
The mural shall be consistent with community character.
SIGNS
Sign face for freestanding signs shall be encased in a sign assembly along at least 70 percent of its perimeter.
Materials and/or colors used in the sign assembly shall be the same as or similar to those used at the principal building.
Wall-mounted signs shall be permitted only on facades facing a public right-of-way.
Wall signs designed as part of street level storefronts shall be positioned within architectural features such as the panels above primary store entrances, on the transom, or flanking doorways. Placement should be consistent for all ground floor tenants
Permanent window signs may be permitted as per ARTICLE VII Section 19-701 of this ordinance. No advertising or special event banners shall be permitted to hang within or behind the window display.
Projecting signs may be permitted to extend over the public right-of-way provided they meet all of the following conditions.
The sign is designed to integrate with the architectural style of the building.
The sign is oriented in a perpendicular alignment along a building facade that abuts a public sidewalk a minimum of nine feet above the grade of the sidewalk.
The sign may be located on the second floor and above provided the sign is no higher than 50 percent of the height of the principal structure, if the sign is used to advertise a business located on that floor.
Sign lighting shall be limited to 0.3 foot-candles over ambient light
Signs shall conform to those standards set forth in Section 19-700 of the Clemson Zoning Ordinance.

Rezoning and Annexation Parcels at The Grange- Future Phases / 12182023 /

Maverick Land, LLC / DCM

Summary:

Phase I The Grange- 114.42 acres (199 lots including common areas, future development and right of ways)

Phase II The Grange- 33.94 acres

Total- 148.36 acres

Chapman Hill, LLC – All Phase I parcels (114.42 acres) PICKENS CO. Includes common areas, right of ways, and future development parcels.

4064-00-63-1901 PICKENS COUNTY

4064-00-53-6873 PICKENS COUNTY

All those certain pieces, parcels or lots of land lying, being and situate in Pickens County, South Carolina, comprised of a total of 114.42 acres, more or less, designated as Phase 1, The Grange Subdivision as shown on plat of survey entitled FINAL PLAT – PHASE 1 (SHEETS, 1, 2, AND 3) THE GRANGE SUBDIVISION, prepared by Jay Dunn Land Surveyor, dated April 26, 2022, and recorded on April 26, 2022 in Plat Book 615 at Page 116 in the records of the Register of Deeds Office for Pickens County, South Carolina, and having such courses and distances, metes and bounds as shown on said plat, which plat is incorporated herein by reference.

ALSO, all that certain piece, parcel, or lots of land lying, being and situate in Pickens County, South Carolina designated as Phase 2, The Grange Subdivision as shown on plat of survey entitled FINAL PLAT – PHASE 2 THE GRANGE SUBDIVISION, prepared by Jay Dunn Land Surveyor, dated June 23, 2022, and recorded on June 23, 2022 in the Pickens County Register of Deeds Office in Plat Book 615, Page 255, reference to which is hereby made for a more complete and accurate description.

Maverick Land, LLC

4064-00-65-5305 (32.45 acres) PICKENS CO.

All of that certain piece, parcel or lot of land situate, lying and being in the County of Pickens, State of South Carolina, having an area of **29.91 Acres**, and being shown as "Total Area Combined – 32.45 Ac." on that certain Survey prepared for Maverick Land LLC, prepared by Bobby Jay Dunn, P.L.S. No. 24276, Jay Dunn Land Surveyor, dated February 27, 2020 and recorded June 3, 2020 in the Office of the Register of Deeds for Pickens County, South Carolina in Plat Book 611, Page 88,

reference to which is hereby made for a more complete and accurate description.

All of that certain piece, parcel or lot of land situate, lying and being in the County of Pickens, State of South Carolina, having an area of **2.54 Acres**, and being shown on Survey entitled "Total Area Combined – 32.45 Ac." prepared for Maverick Land LLC, prepared by Bobby Jay Dunn, P.L.S. No. 24276, Jay Dunn Land Surveyor, dated February 27, 2020, recorded June 3, 2020 in the in the Office of the Register of Deeds for Pickens County, South Carolina Plat Book 611, at Page 88,

reference to which is hereby made for a more complete and accurate description.

4064-00-65-4874 (1.49 acres) PICKENS CO.

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on Chapman Hill Road, containing 1.49 acres, more or less, and being shown more particularly on a plat prepared by Bobby Jay Dunn, PLS# 24276, dated March 21, 2022, and recorded in Plat Book 615 at Page 151, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description.

Exhibit 4. Property Assemblage

Parcel ID	Owner	Area (AC)	County
4064-00-53-6873	Chapman Hill LLC (Ph 1)	114.42	Pickens
4064-00-63-1901	Chapman Hill LLC (Ph 1)	0.00	Pickens
4064-00-65-5305	Maverick Land LLC	32.45	Pickens
4064-00-65-4874	Maverick Land LLC	1.49	Pickens
TOTAL		148.36	

Exhibit 5. Table of Permitted Uses

The uses allowed in the Grange Planned Development (in its entirety) are hereby established as shown in the following table. References North American Industry Classification System (NAICS) 2007 edition.

USE CATEGORY	USE TYPE	NAICS CODE
A. RESIDENTIAL USES		
Dwellings - Attached	Single Family Attached Dwellings, Including Duplexes, Triplexes, and Quadraplexes	
	Multi-Family Homes, Including Apartments and Condos, Excluding Purpose Built Student Housing	
	Assisted Living Facilities and Age-in-Place Dwellings	
Dwellings - Detached	Single Family Dwellings	
	Cottage Homes	
Residential Developments, Various	Mixed Use Structures	
B. PUBLIC AND INSTITUTIONAL USES, AND UTILITIES		
Museums, Historical Sites, Other Similar Institutions	Museums, Historical Sites	712110
		712120
	Nature Parks and Similar Institutions	712190
Utilities	Water, Sewage, and Other Systems (Major)	2213
Transportation	Scenic and Sightseeing Transportation, Water	4872
	Interurban and Rural Bus Transportation	4852
Delivery Services	Postal Service	491110
	Couriers	492110
	Local Messengers and Local Delivery	492210
Government Facilities		9211
	General Government and Administration	9231-9281
	Police Protection (except Fire Protection)	922130
	Fire Protection	922190
	Public Works Facilities	922160
Hospitals	General and Specialty Hospitals	NA
Nursing and Residential Care	Nursing Care and Other Residential Care Facilities	622
Social Assistance	Child Day Care Services	623
	Adult Day Care Services	624410
Educational Services	Preschools	624120
	Kindergarten, Elementary and Secondary Schools	611110
	Colleges, Universities, other Professional, Technical and Trade Schools, and Educational Support Services	6111
		6112 to 6117
Religious, Civic, and Similar Organizations	Religious Organizations (except student fellowship areas)	
	Student Fellowship Areas	8131
	Student Fellowship Areas (without caretaker apartment)	813110
	Civic, Business, Professional, Labor, Political, and Similar Organizations	813110
		8134
		8139

USE CATEGORY	USE TYPE	NAICS CODE
Public Recreational Facilities	Public Recreational Facilities, Passive	NA
	Public Recreational Facilities, Active	NA
C. MANUFACTURING, WHOLESALE TRADE, WAREHOUSING, AND STORAGE		
Manufacturing	Printing and Related Support Activities	323
D. PROFESSIONAL OFFICES		
Information	Publishing Industries (excluding printing)	511
	Motion Picture and Sound Recording Industries	512
	Broadcasting (except internet)	515
Finance and Insurance	Finance and Insurance (except Pawnshops - 522298)	521 - 525
Rental and Leasing Services	Real Estate, Rental and Leasing Services (Excluding Mini-Warehouses)	531
	Mini-Warehouses	531130
	Consumer Goods Rental	5322
	Formal Wear and Costume Rental	532220
	Recreational Goods Rental	532292
Professional, Scientific, and Technical Services	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	5412
	Architectural, Engineering, and Related Services	5413
	Specialized Design Services (except Computer systems design)	5414
	Computer Systems Design and Related Services	5415
	Management, Technical and Scientific Consulting Services	5416
	Advising Public Relations and Related Services	5418
	Other Professional and Scientific Services, except Veterinary	5419
	Management of Companies and Enterprises	55
	Office Administrative Services	5611
	Facilities Support Services	5612
	Employment Services	5613
	Business Support Services except Call Centers	5614
	Veterinary Services	541940
Ambulatory Healthcare	Offices of Health Practitioners	6211 -6213
	Outpatient Care Centers	6214
	Medical and Diagnostic Laboratories, Home Health Care Services, and Other Ambulatory Health Care	6215 -6216 62199
E. RESEARCH AND DEVELOPMENT		
Scientific Research and Development Services	Scientific Research and Development Services, Single Facility/Structure	5417

USE CATEGORY	USE TYPE	NAICS CODE
F. SERVICES		
Accommodation and Food Services	Hotels (except Casino Hotels) and Motels not exceeding height limit of district	721110
	Hotels (except Casino Hotels) and Motels between 41' and 65' in height	721110
	Full-service Restaurants	722110
	Limited-service Restaurants	722211
	Cafeteria, Grill Buffet. And Buffet	722212
	Banquet Facilities	531120
	Drinking Places	722410
	Snack and Beverage Bars	722213
	Caterers	722320
	Special Food Services (Mobile food trucks)	7223
	Mobile Food Services	722330
Electronic and Precision and Commercial and Industrial Machinery and Equipment (except Automotive) Repair and Maintenance	Consumer Electronics, Computer and Office Machine, and Other Electronic and Precision Equipment Repair and Maintenance	81121
Personal and Household Goods Repair and Maintenance	Footwear and Leather Goods Repair	811430
Personal and Laundry Services	Barbershops, Beauty Salons, Nail Salons, and Other Personal Care Services (except tattoo and body art parlors)	812111 to 812113 81219
	Other Personal Care Services (tattoo and body art parlors)	81219
Dry Cleaning and Laundry Services	Dry Cleaning and Laundry Services (except Coin-operated)	812320
Other Personal Services	Pet Care (except Veterinary and Boarding Kennels) Services	812910
	Parking Lots	812930
	Freestanding Parking Structures	812930
G. RETAIL TRADE		
Automotive Parts, Accessories, and Tire Stores	Automotive Parts and Accessories Stores (excluding repair or installation services)	441310
Furniture and Home Furnishings Stores	Furniture and Home Furnishings Stores	442
	All Other Home Furnishings Stores	442299
Electronic and Appliance Stores	Household Appliacne, Radio, Television, Computer and Software, Camera and Photographic, and Other Electronics Stores	443
Building Material and Garden Equipment and Supplies Dealers	Home Centers	444110
	Print and Wallpaper Stores	444120
	Hardware Stores	444130
	Nursery, Garden Center, anf Farm Supply Stores	444220
Food and Beverage Stores	Supermarkets and Other Grocery (except Convenience) Stores	445110
	Convenience Stores	445120
	Miscellaneous Specialty Food Stores and Markets	4452
	Beer, Wine, and Liquor Stores	445310

USE CATEGORY	USE TYPE	NAICS CODE
Health and Personal Care Stores	Miscellaneous Health and Personal Care Stores (except Pharmacies and Drug Stores - 446110)	4461
	Pharmacies and Drug Stores	446110
Clothing and Clothing Accessories Stores	Clothing, Shoe, Jewelry, Luggage, and Leather Goods Stores	448
Sporting Goods, Hobby, Book, and Music Stores	Book, Periodical, Music, Hobby, Toy, and Supplies Stores	45114 4512
	Sporting Goods Stores	45111
Miscellaneous Store Retailers	Florists	4531
	Office Supplies and Stationary Stores	4532
	Pet and Pet Supplies Stores	453910
	All Other Miscellaneous Store Retailers (except Tobacco Stores)	453998
H. ARTS, ENTERTAINMENT, AND RECREATION		
Performing Arts, Spectator Sports, and Related Industries	Performing Arts	71111 to 71112 711130
	Motion Picture Theaters (except drive-ins)	512131
Amusement and Recreation	Fitness and Recreational Sports Centers	713940
	Mini Golf Course	713990
	Bowling Centers	713950
I. OTHER USES		
Outdoor Event Facilities, Large		
Outdoor Event Facilities, Small		
Outdoor Event Facilities, CM		
Farmers Market		
Temporary Seasonal Sales of Locally Grown Produce, Stand-alone		
Temporary Seasonal Sales of Christmas Trees, Stand-alone		

Exhibit 6. Street Sections

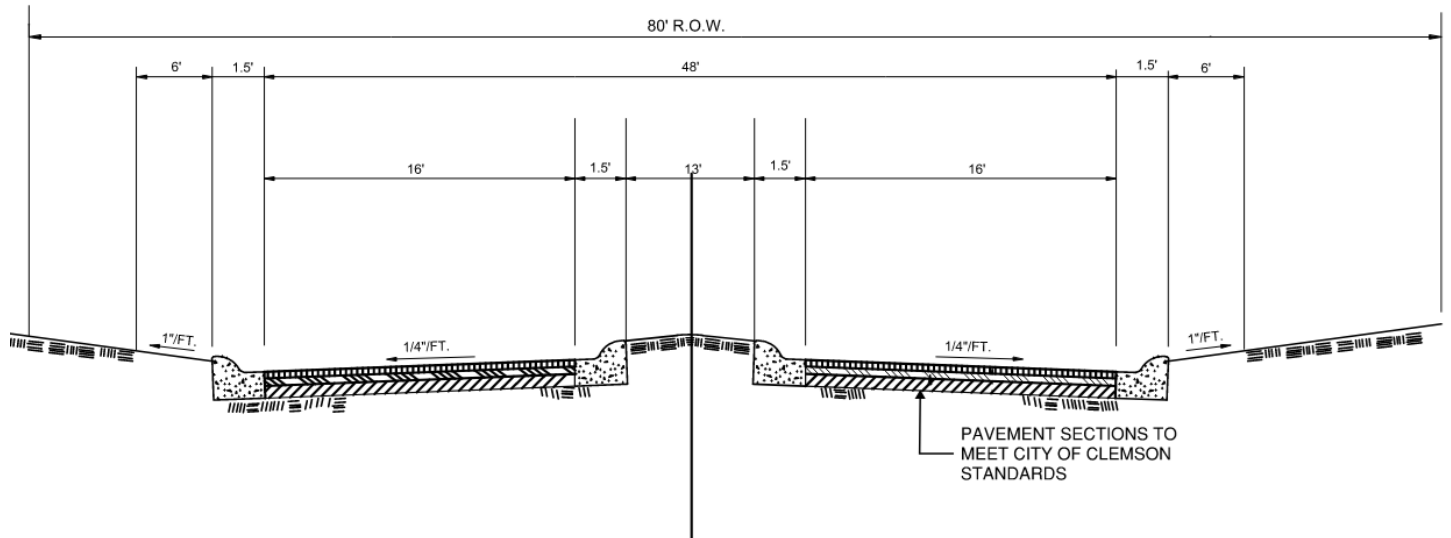


Figure 1. Boulevard

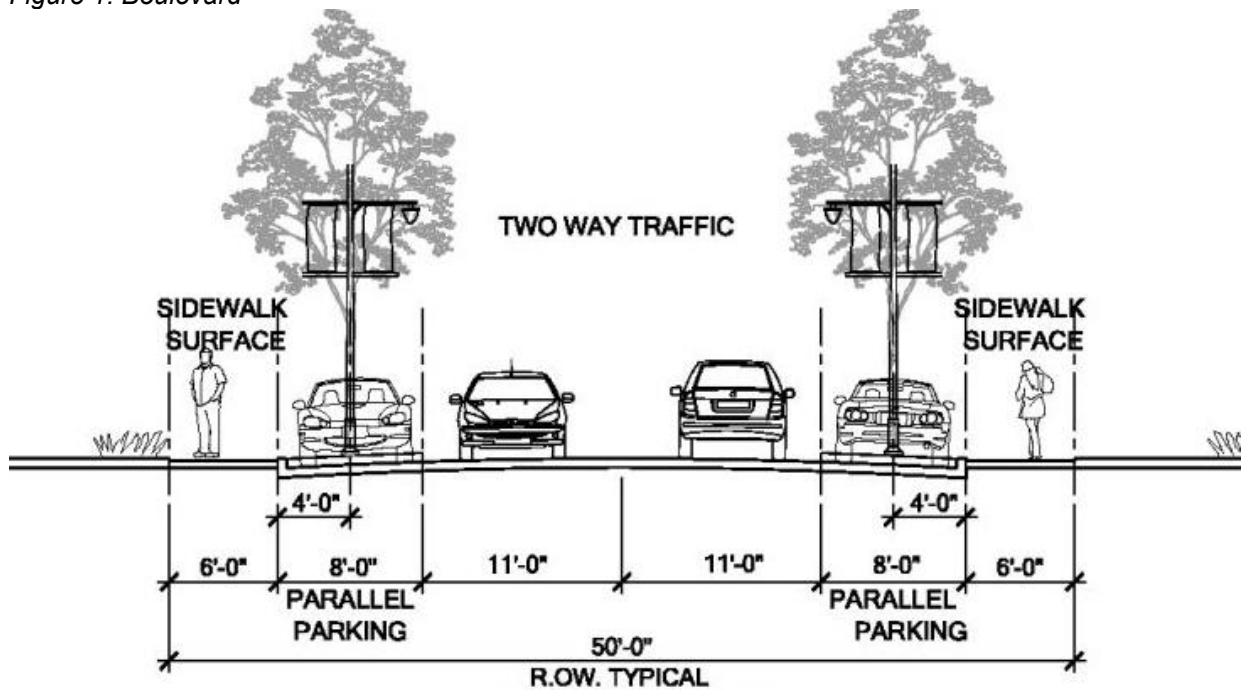


Figure 2. Local Street 1 (parallel parking optional)

Note: Local Street 1 shall not be applicable to Phase 1.

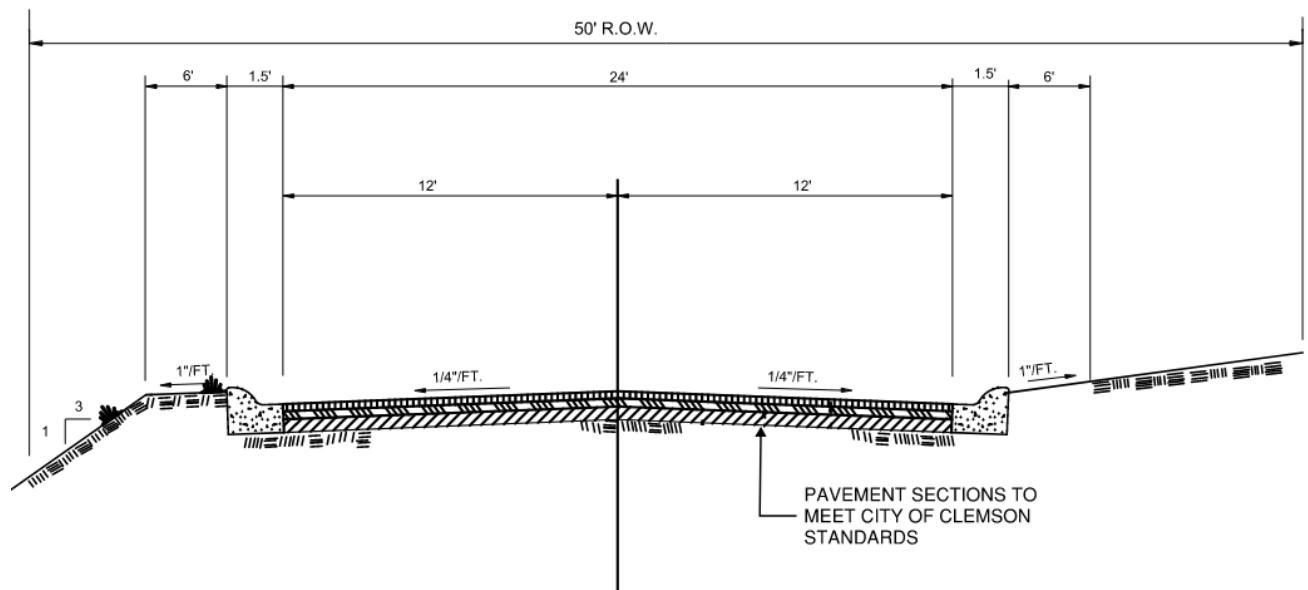


Figure 3. Local Street 2

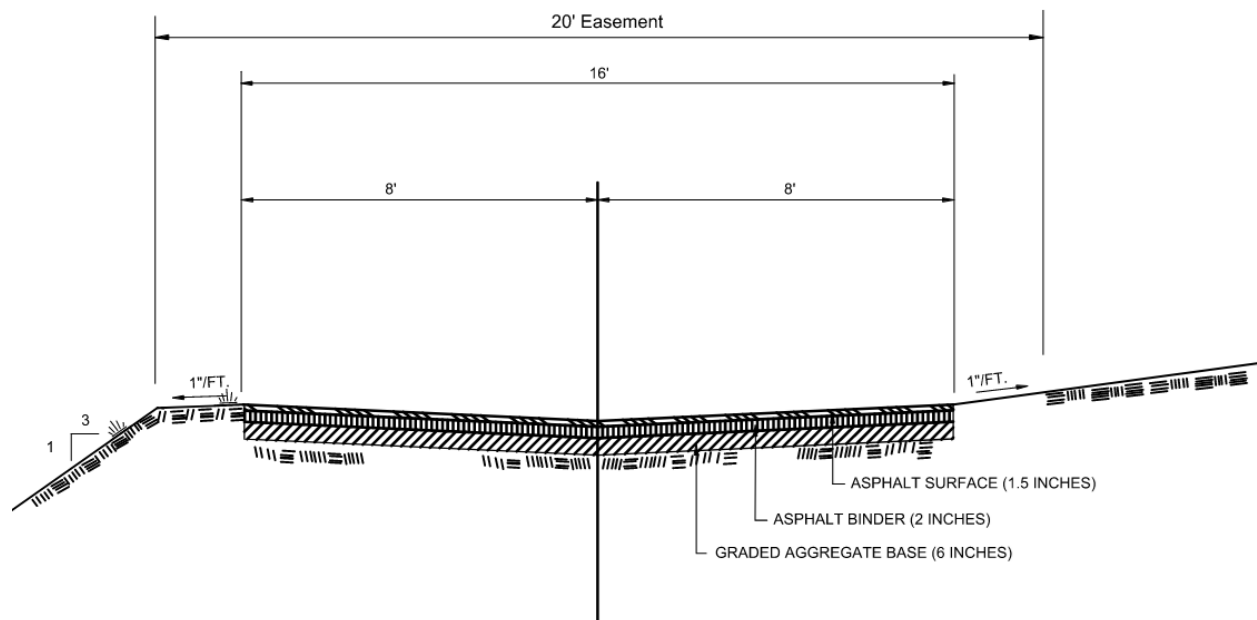


Figure 4. Private Alley