

1. Agenda

Documents:

[03-11-24_PC_MEETING_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[UPDATED -- PUD-000212-2024 THE GRANGE - PROPOSAL 31124.PDF](#)
[PUD-000212-2024 THE GRANGE - PROPOSAL 0311024.PDF](#)
[PUD-000146-2023 THE STATION - PROPOSAL 031124.PDF](#)
[REPORT ON PUD-000212-2024 PLANNED DEVELOPMENT \(THE GRANGE\)
\(1\).PDF](#)
[REPORT ON PUD-000146-2023 PLANNED DEVELOPMENT \(THE
STATION\).PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, March 11, 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. February 12, 2024 – Regular Meeting

4. Action Items

- a. PUD-000146-2023 The Station
- b. PUD-000212-2024 The Grange

5. Advisory Items

6. Discussion Items

7. Staff Reports

8. Other Items

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

9. Adjourn



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the grange

conceptual master plan

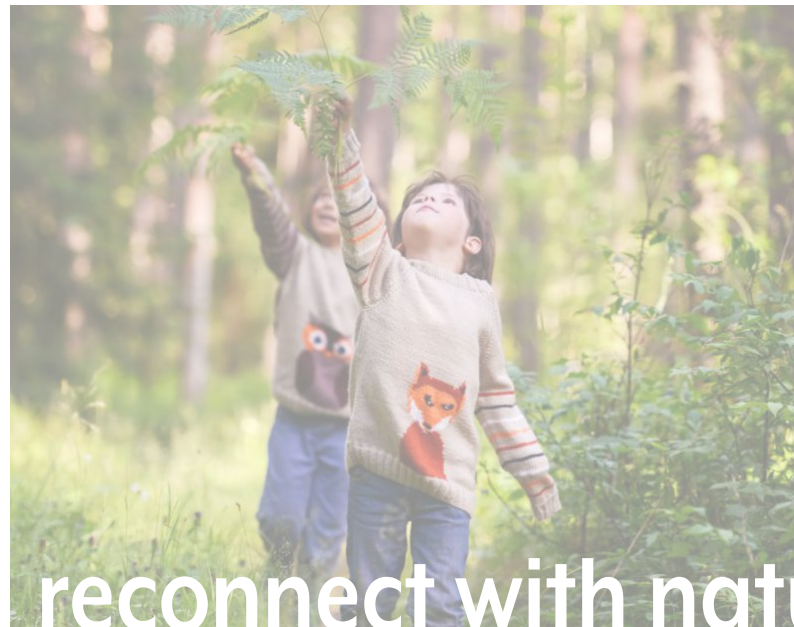
03.11.2024

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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



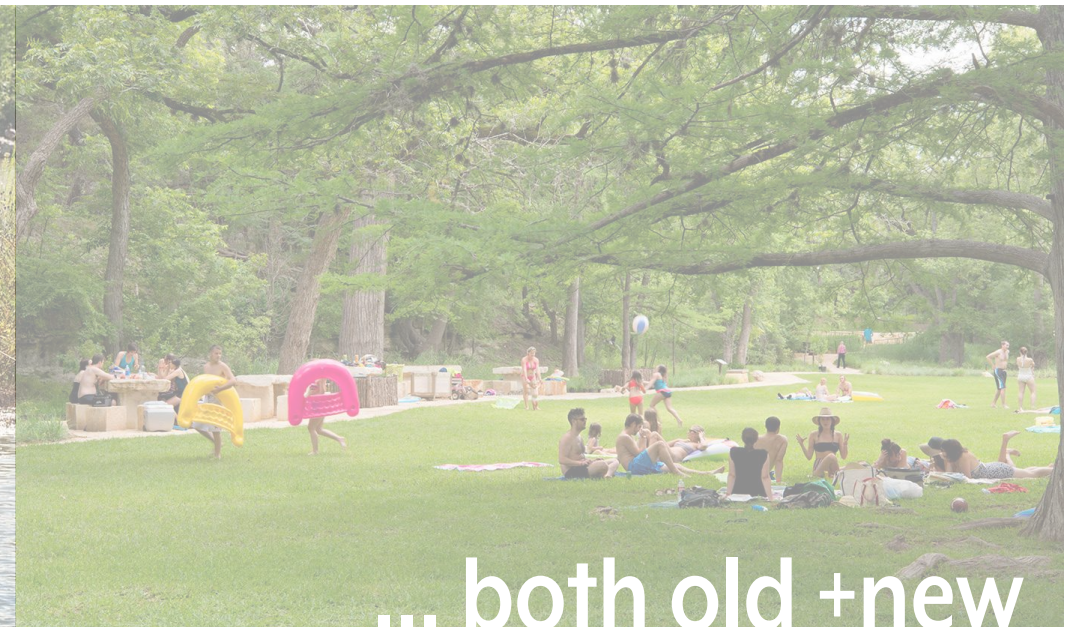
reconnect with nature + culture



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

C O N T E N T S



SITE INFORMATION

SITE OPPORTUNITIES

INSPIRATION + CONCEPT

PROGRAM AND METRICS

An aerial photograph of a rural landscape. In the foreground, a multi-lane road runs horizontally. To the right of the road is a large, irregularly shaped pond. The surrounding area is a mix of green fields and brown, cleared land. In the background, there are rolling hills and more fields. The entire image is framed by a thin green border.

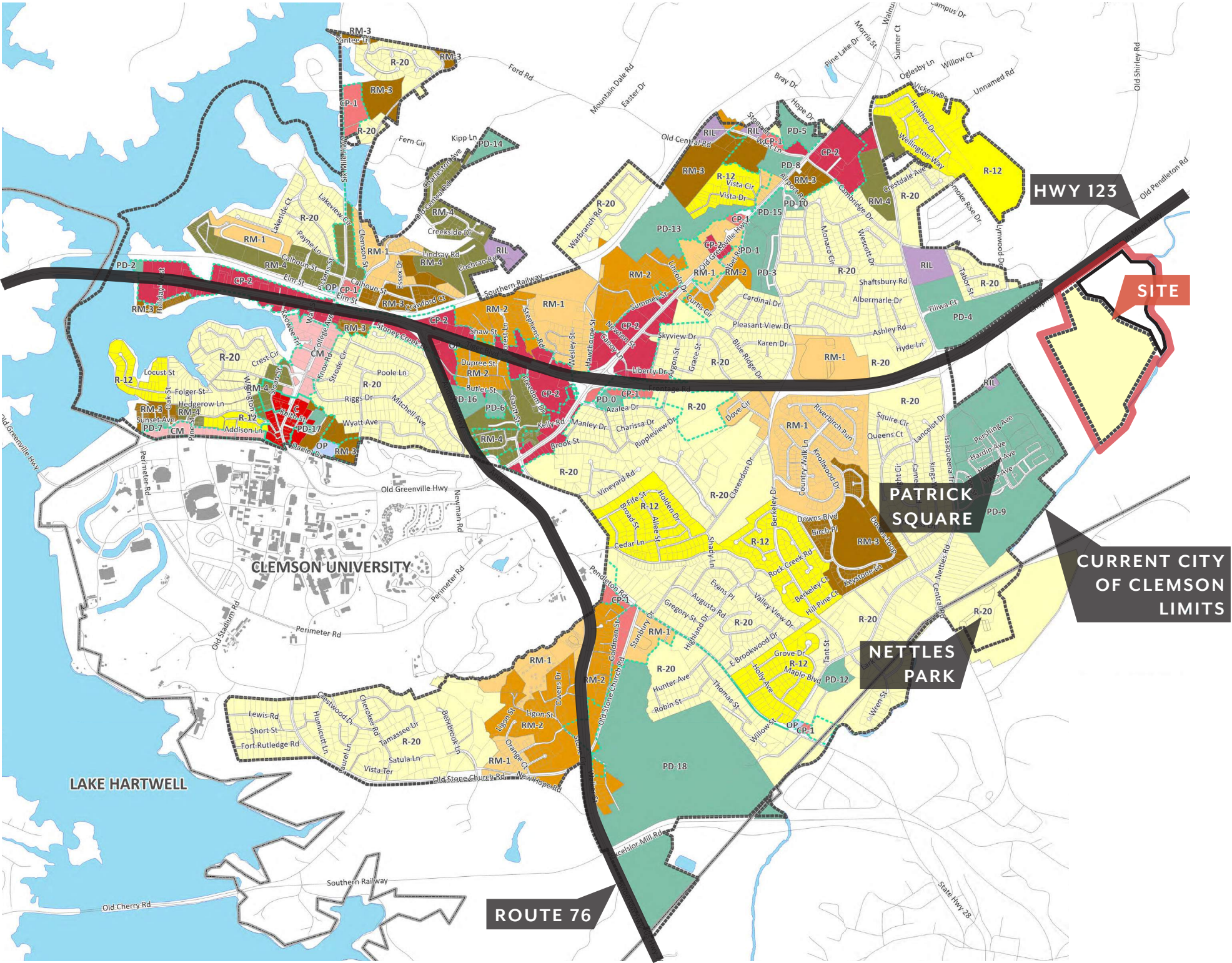
SITE INFORMATION

SITE OPPORTUNITIES

INSPIRATION + CONCEPT

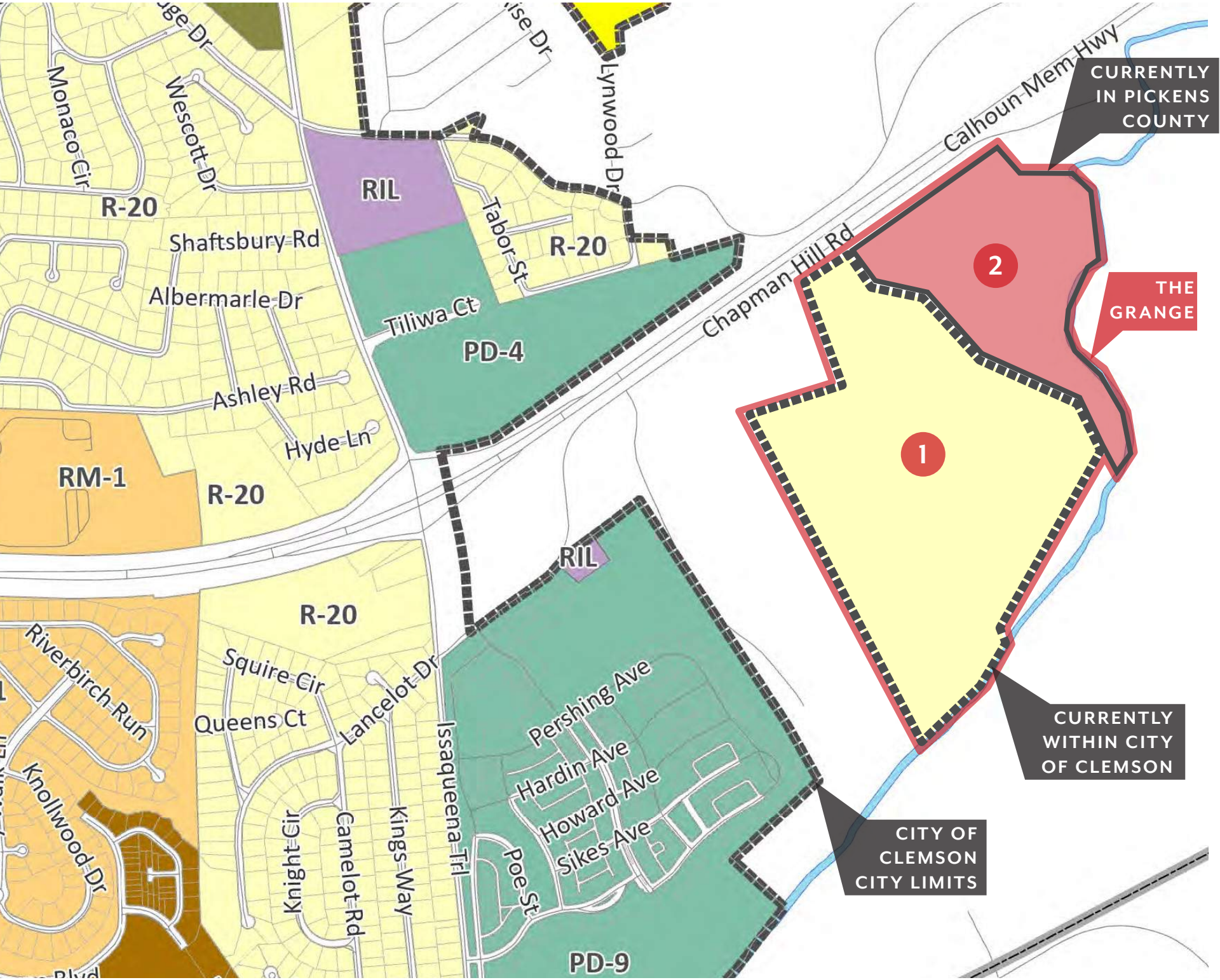
PROGRAM AND METRICS

SITE INFORMATION
MACRO CONTEXT



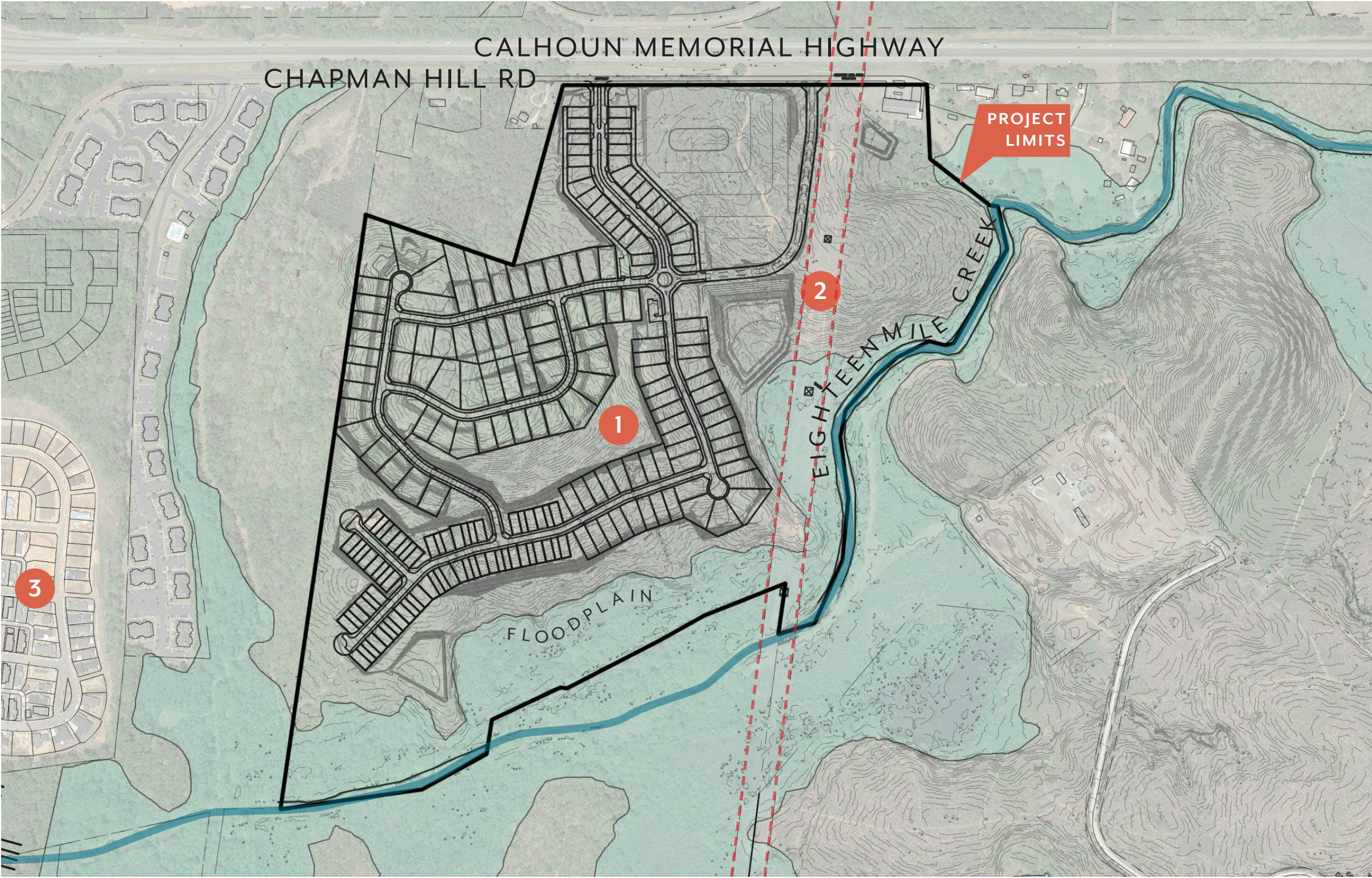
Please note: The plans and program shown within are conceptual in nature and may vary in final design.

SITE INFORMATION
MICRO CONTEXT

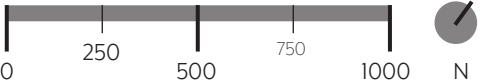


- KEY:
- 1 THE GRANGE DEVELOPMENT AREA 1
SUBDIVISION
CITY OF CLEMSON
ZONE: R-20
 - 2 THE GRANGE DEVELOPMENT AREA 2
PICKENS COUNTY

SITE INFORMATION
EXISTING CONDITIONS



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



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 is a large, irregularly shaped pond. The surrounding area is a mix of green fields, some of which appear to be agricultural, and patches of bare earth or construction sites. In the background, there are rolling hills and more fields. The entire image is framed by a thin green border.

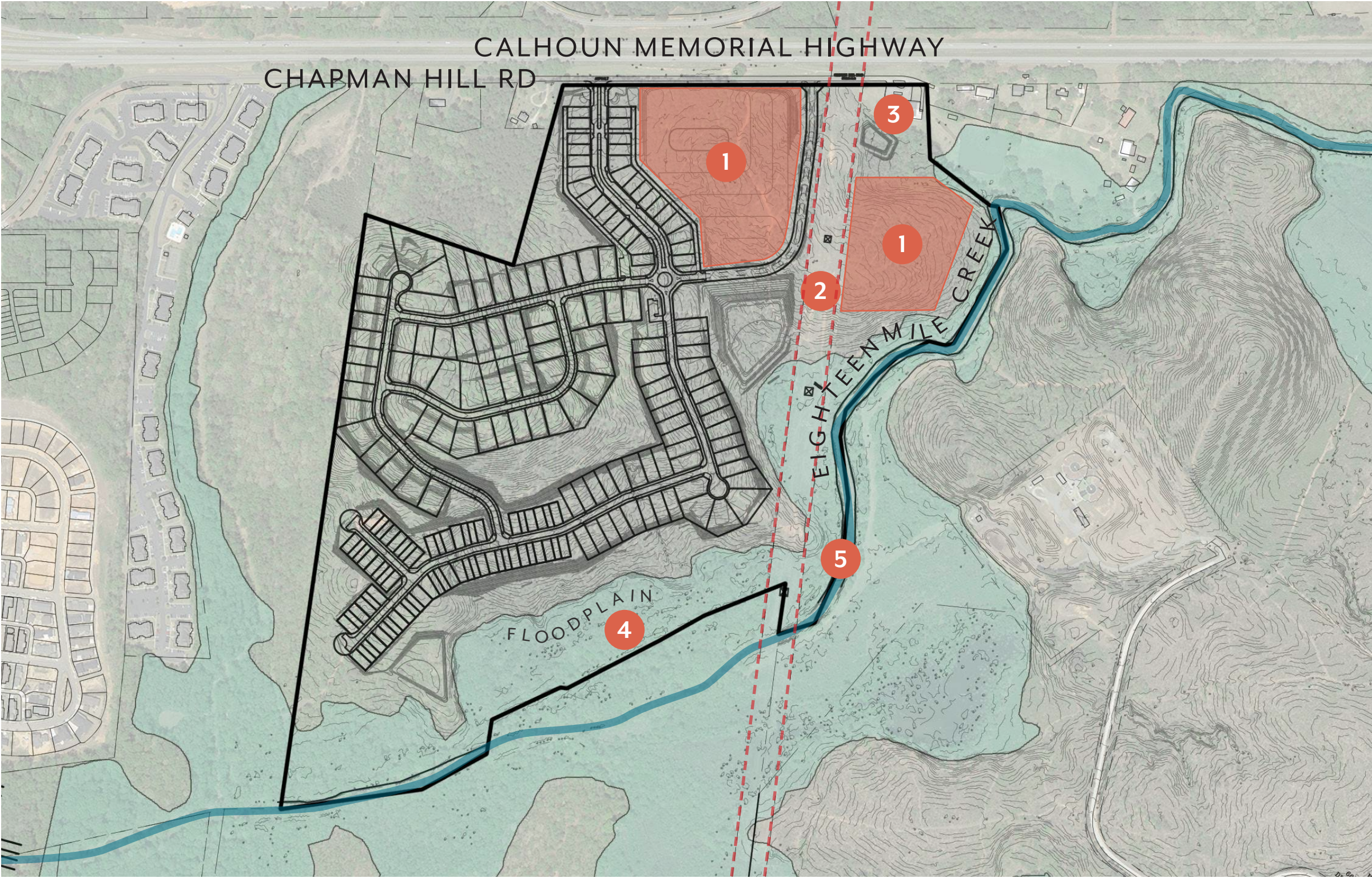
SITE INFORMATION

SITE OPPORTUNITIES

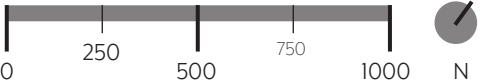
INSPIRATION + CONCEPT

PROGRAM AND METRICS

SITE OPPORTUNITIES
EXISTING CONDITIONS



- KEY:**
- 1** AREAS FOR FUTURE DEVELOPMENT
 - 2** DUKE POWER EASEMENT
 - PUBLIC PARKING
 - OPEN SPACE
 - TRAILS
 - NATURAL LANDSCAPE
 - 3** EXISTING STRUCTURE
 - OPPORTUNITY FOR ADAPTIVE RE-USE
 - 4** FLOODPLAIN
 - OPEN NATURAL AREA
 - TRAILS
 - PARKS
 - 5** EIGHTEEN MILE CREEK
 - TRAILS
 - PUBLIC CREEK ACCESS



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

SITE OPPORTUNITIES

INSPIRATION + CONCEPT

PROGRAM AND METRICS

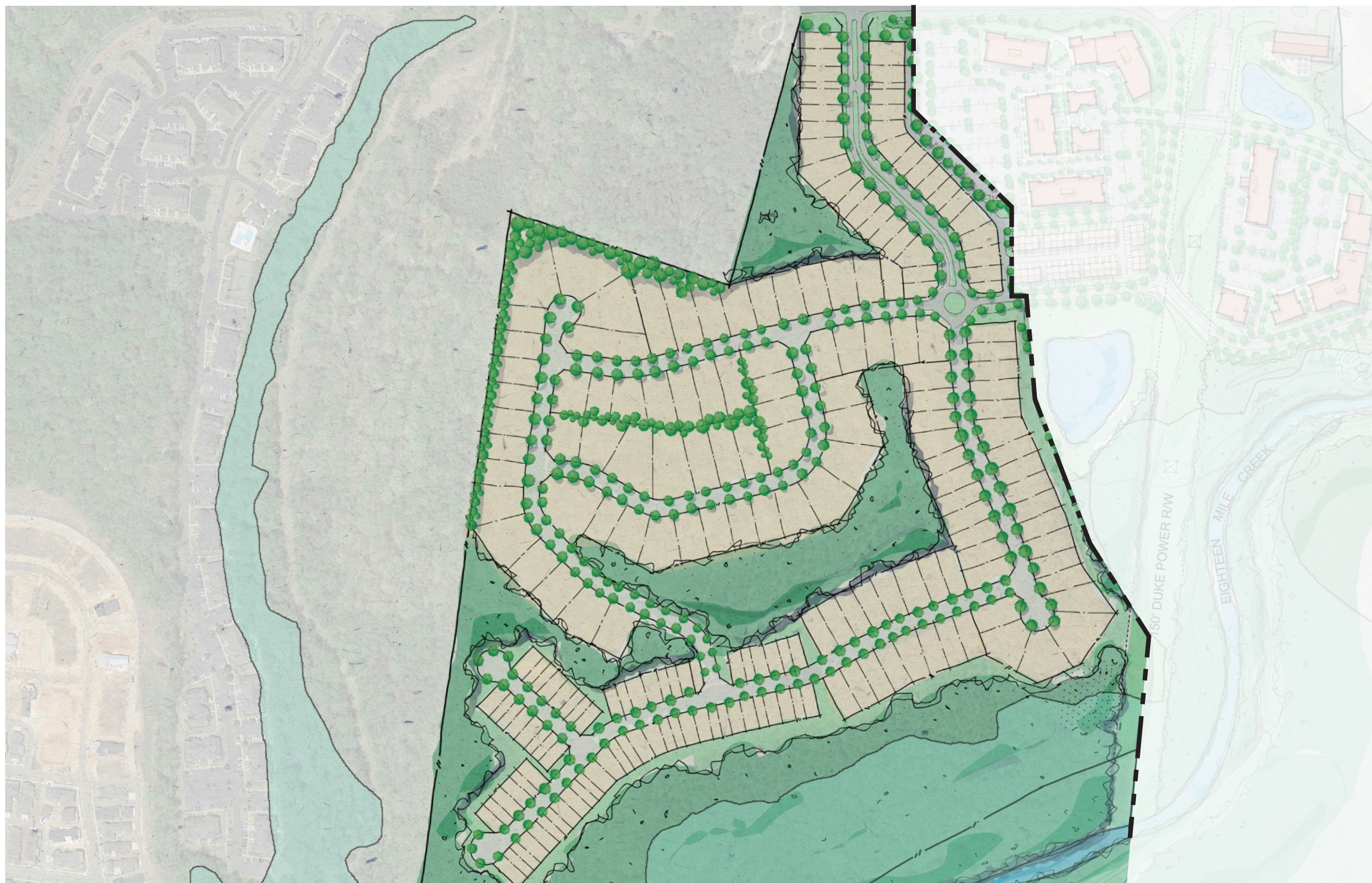
INSPIRATION + CONCEPT CONCEPTUAL PLAN



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 COMMERCIAL 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

INSPIRATION + CONCEPT DEVELOPMENT AREA 1



INSPIRATION + CONCEPT

THE TOWN CENTER

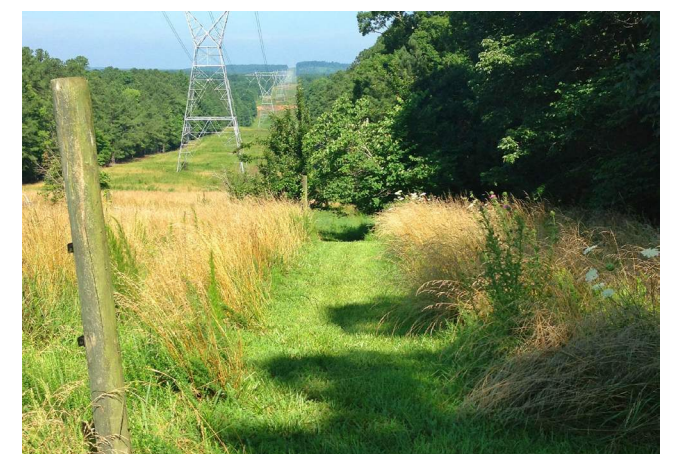


KEY:

- 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 **COMMERCIAL 2+ FLOORS**
OFFICE, RETAIL, FOOD + BEVERAGE
- B **COMMERCIAL 2+ FLOORS**
OFFICE, RETAIL, FOOD + BEVERAGE
- C **COMMERCIAL 2+ FLOORS**
OFFICE, RETAIL, FOOD + BEVERAGE
- D **1 FLOOR**
FOOD + BEVERAGE OR RETAIL
- E **1 FLOOR**
FOOD + BEVERAGE OR RETAIL
- F **COMMERCIAL 2+ FLOORS**
OFFICE, RETAIL, FOOD + BEVERAGE
- G **TOWNHOMES**

INSPIRATION + CONCEPT

THE TOWN CENTER: *OPEN SPACE*



INSPIRATION + CONCEPT

CREEKSIDE COMMERCIAL VILLAGE



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 - 220 ROOM
- J FOOD + BEVERAGE/ RETAIL
- K FOOD + BEVERAGE/ RETAIL
- L OFFICE OVER FOOD + BEVERAGE/RETAIL
- M FOOD + BEVERAGE/ RETAIL
- N THE BOATHOUSE
GENERAL STORE +
CREEKSIDE AMENITY

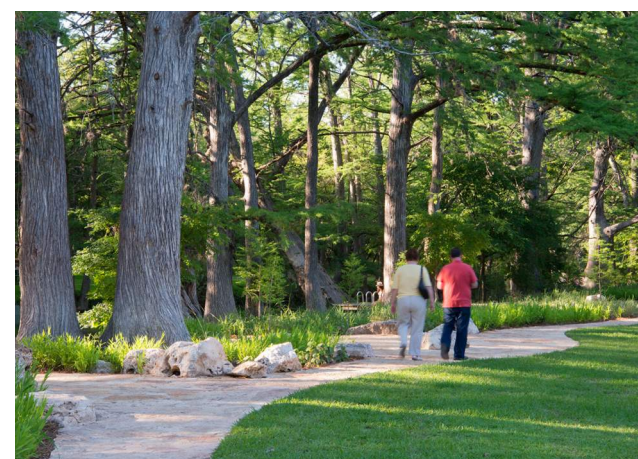
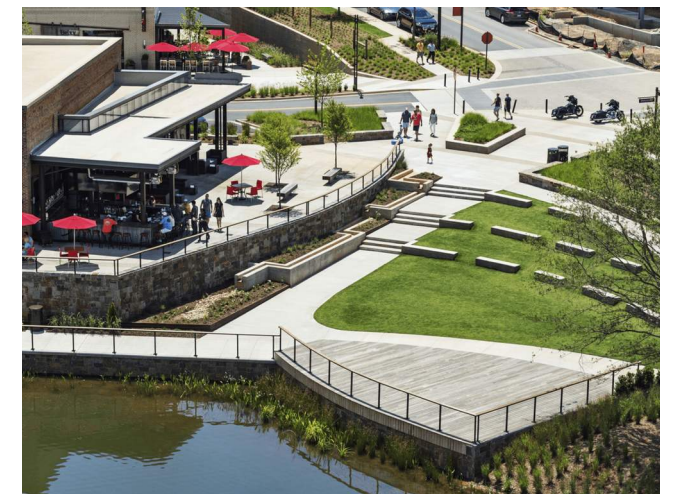
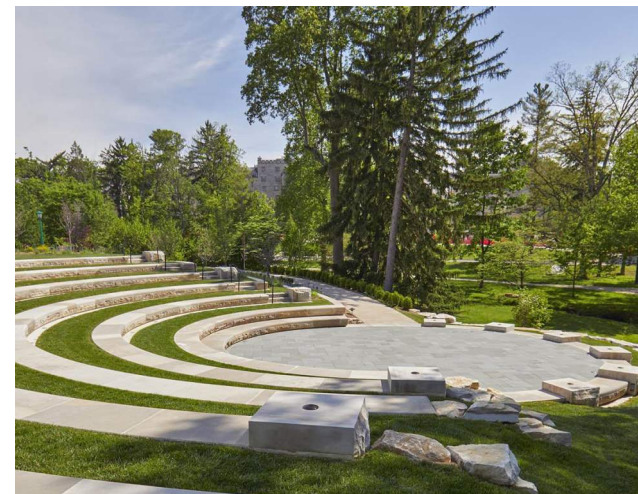
INSPIRATION + CONCEPT

CREEKSIDE COMMERCIAL VILLAGE: ARCHITECTURE + STREETSCAPE



INSPIRATION + CONCEPT

CREEKSIDE COMMERCIAL VILLAGE: *OPEN SPACE*



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 is a large, irregularly shaped pond or wetland area. Further right are rolling green hills and fields. The background shows more hills under a hazy sky. The entire image is framed by a thin green border.

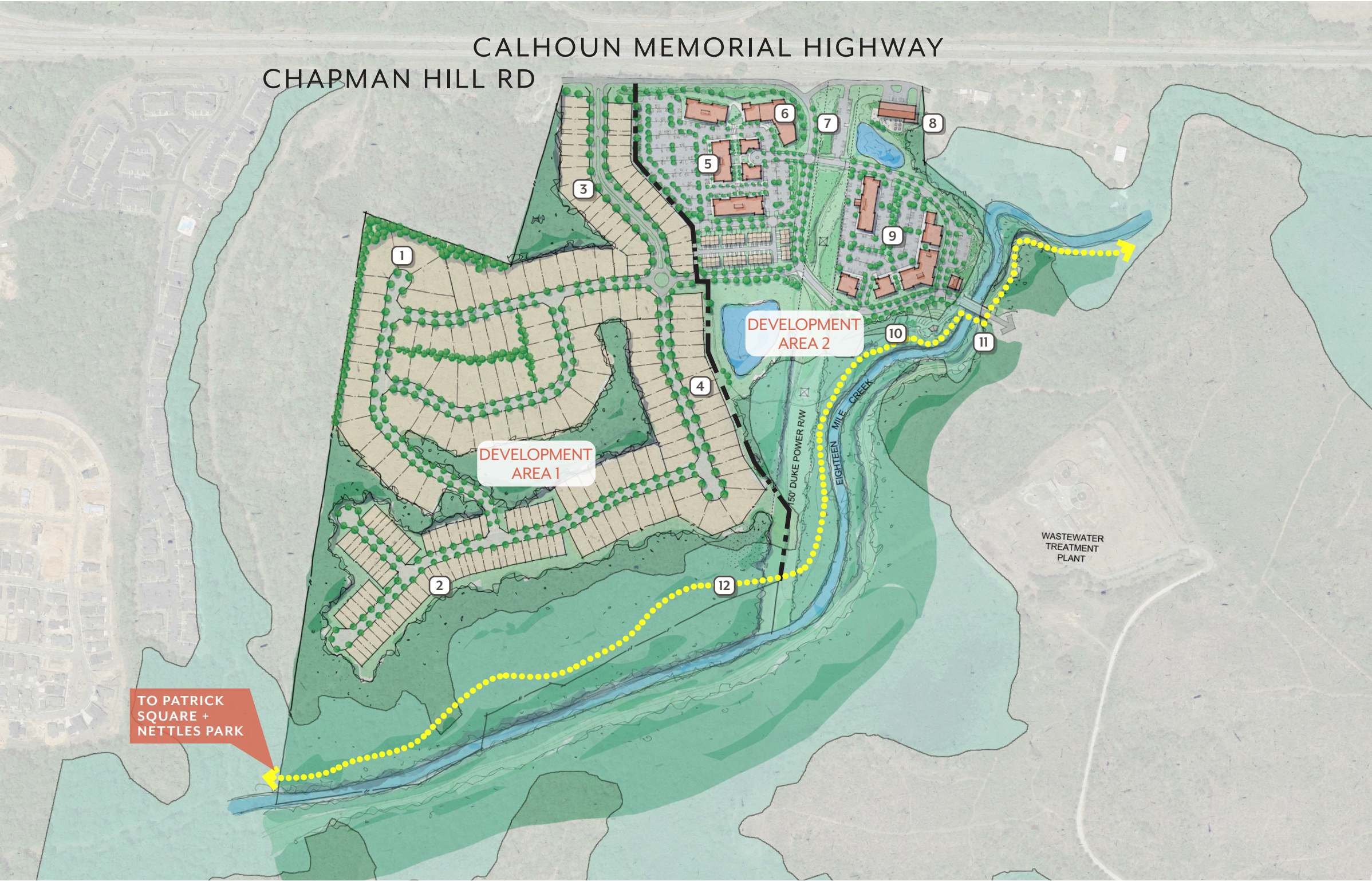
SITE INFORMATION

SITE OPPORTUNITIES

INSPIRATION + CONCEPT

PROGRAM AND METRICS

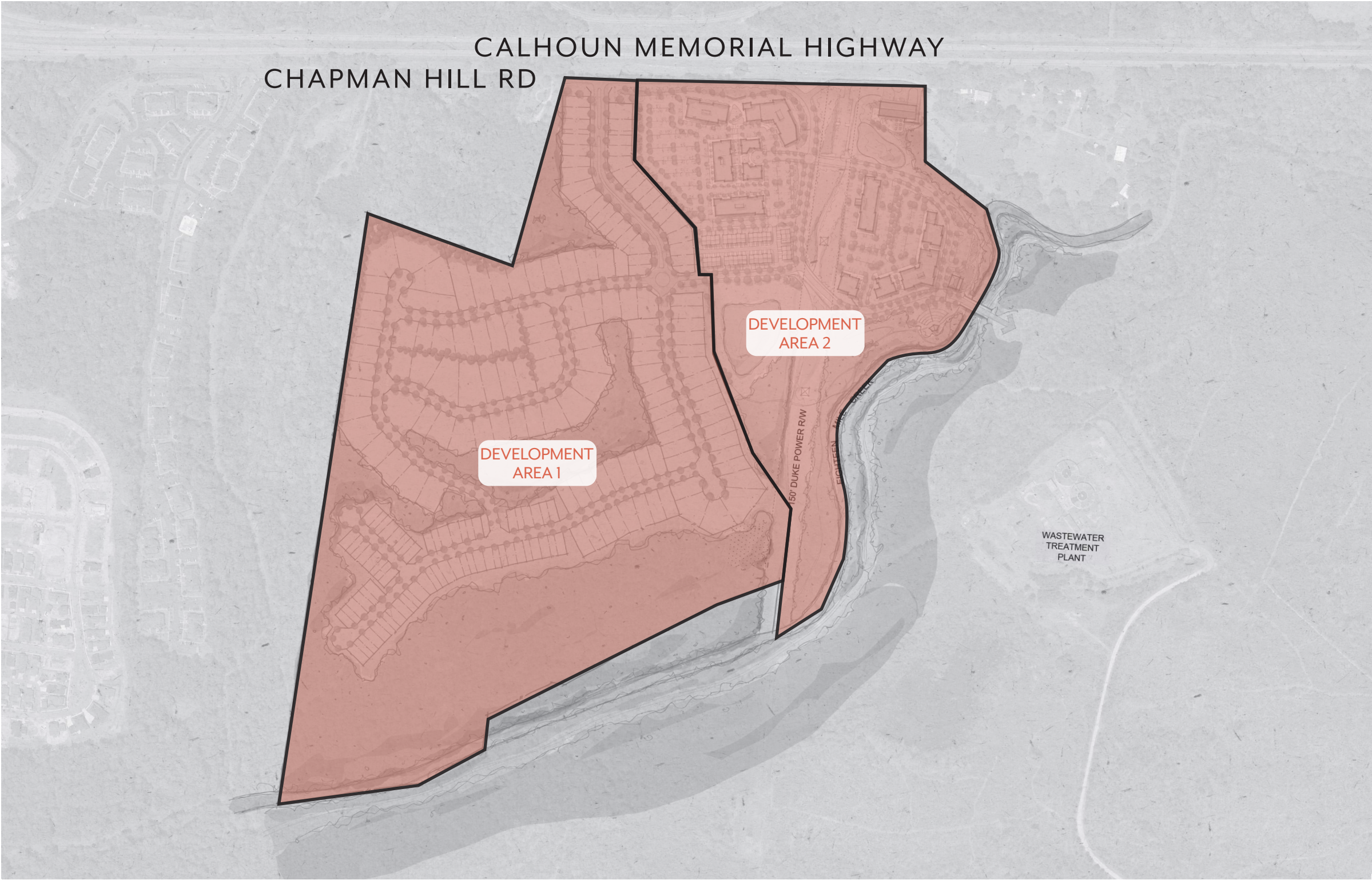
PROGRAM + METRICS
CONCEPTUAL PLAN



- 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 COMMERCIAL VILLAGE
 - 10 FUTURE CONNECTION TO HWY 88 + 18 MILE RD
 - 11 THE GRANGE CREEKSIDE PARK
 - 12 FUTURE GREEN CRESCENT TRAIL

PROGRAM + METRICS

DEVELOPMENT TABULATIONS



**OVERALL
DEVELOPMENT
TABULATIONS:**

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

Residential

(Townhomes, Mixed-Use/Live/Work, Condos, Apartments, Multifamily, Single Family)

Development Min.: 231 D/U
Max. : 620 D/U
As Shown: 244 D/U

Non-Residential

(Retail, Accomodation, Food + Beverage, Restaurants, Office, Hospitality, Institutional, Mixed Use, Live Work Units, Adaptive Reuse)

Development Min.: 65,000 SF
Max. : 400,000 SF
As Shown: 354,700 SF

PROGRAM + METRICS

DEVELOPMENT TABULATIONS



DEVELOPMENT AREA 1:

Total area: ± 114.42 AC
Open space: ±22.98AC

Residential

Development Min.: 199 D/U
Max. : 210 D/U
As Shown: 199 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.

PROGRAM + METRICS

DEVELOPMENT TABULATIONS



DEVELOPMENT AREA 2:

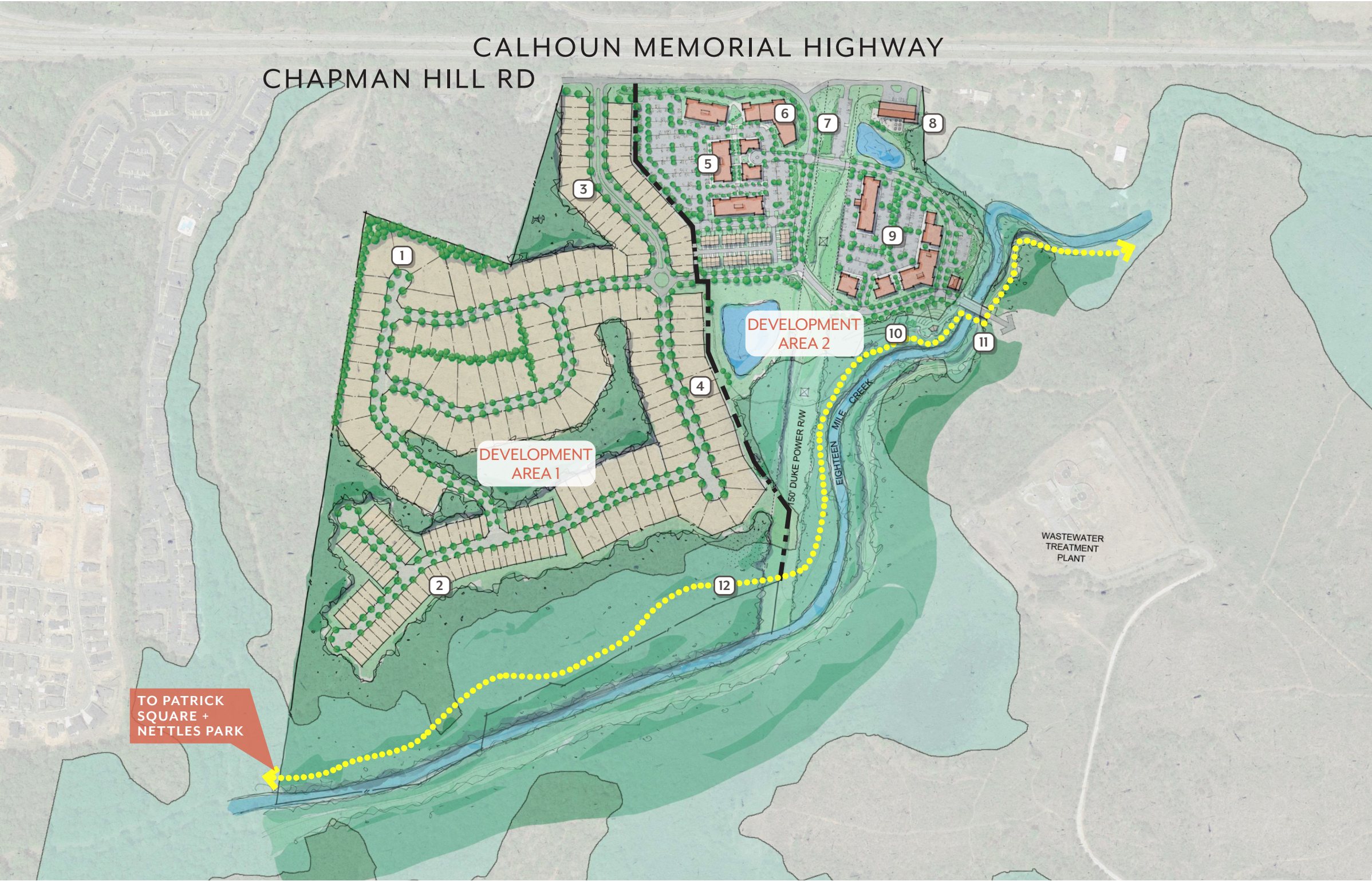
Total area: ± 33.94 AC
Open space: ±7 AC

Residential
(Townhomes, Mixed-Use/Live/Work, Condos, Apartments, Multifamily)
Development Min.: 32 D/U
Max. : 410 D/U
As Shown: 34 D/U

Non-Residential
(Retail, Accomodation, Food + Beverage, Restaurants, Office, Hospitality, Institutional, Mixed Use, Live Work Units, Adaptive Reuse)
Development Min.: 65,000 SF
Max. : 400,000 SF
As Shown: 354,700SF

- KEY:**
- APPROX. BUILDING ENVELOPE
 - APPROX. PARKING ENVELOPE
 - APPROX. PUBLIC OPEN SPACE

PROGRAM + METRICS
CONCEPTUAL PLAN



- KEY:
- 1 ESTATE LOTS
 - 2 TOWNHOMES
 - 3 ALLEY-LOAD SINGLE FAMILY
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 - 12 FUTURE GREEN CRESCENT TRAIL

WRITTEN ORDINANCE – The Grange

March 8, 2024.

Section 101 – Descriptive Statement

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”), and is shown in the legal descriptions attached hereto as Exhibit 3. The Project consists of partially developed and undeveloped land and is within the City of Clemson, Pickens County, State of South Carolina. The parcels included in The Grange 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 and non-residential uses that may include, but not be limited to, 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, duplex dwelling units, patio home developments, zero-lot line developments, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex, mixed-use buildings, live-work dwelling units, adaptive re-use, retail, food and beverage, office, hospitality accommodation and food services, industrial or institutional uses and public recreation facilities.

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, but not limited to, gated communities, or other residential or commercial development areas.

Ownership and Covenants/Conditions/Restrictions:

- 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.
- The Project may have fee-simple, condominium or similar ownership as well as rental and leasable space.
- Development Area 1 of the Project (specified in Section 105 below) is subject to the covenants, conditions and restrictions recorded in Pickens County Deed Book 2407, Page 27.
- Development Area 1 is subject to the Phase 1 Utility Services and Annexation Agreement for The Grange Subdivision (the “Phase 1 Agreement”).
- 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.

- 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.
- Areas deeded to the City or other authorities will be owned/maintained by such authorities.
- 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.
- 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.
- Domestic water and 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.
- Public roads and bridges, including rights-of-way, storm drainage within the right-of way, 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.
- Any required security bonds per the City standards will be provided by Developer upon dedication of the utilities and roadway right of way.
- Maintenance easements for the utilities outside of dedicated rights-of-way will be dedicated to ensure access to public infrastructure.
- All future requirements by Developer to connect the proposed roadway circulation to future phases of the Project currently outside the City municipal boundary and/or future boundary will be supported by the City, including, but not limited to, for the proposed Parkway, Vehicular Bridge over Eighteen Mile Creek, Pedestrian Bridge for the Green Crescent Trail including utility crossings and connections.
- All future requirements by Developer to connect the proposed water system to future phases of the Project currently outside the City municipal boundary and/or future boundary will be supported by the City.
- Developer will coordinate with the City and/or relevant community groups to allow for an approximately 1.67 mile portion of the Green Crescent Trail to be developed along 18 Mile Creek.
- 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.
- Developer will provide a network of improved or natural trails internal to the Project.
- All future requirements by Developer to connect the proposed pedestrian circulation to future phases of the Project currently outside the City municipal boundary and/or future boundary will be supported by the City.
- City is responsible for beautification, resurfacing, potential widening and bridge replacement on Chapman Hill Road.
- Developer is responsible for realignment of Chapman Hill Road adjacent to Development Area 2 (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.

Section 102 - Index of Exhibits

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

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

Section 103 - Offsite Improvements

- 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 and Development Area 2 will make certain assumptions in order to model and estimate traffic conditions for full 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 full 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 those phases.

Section 104 – Uses

The Grange will have a mix of residential and non-residential uses that may include, but not be limited to, 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, duplex dwelling units, patio home developments, zero-lot line developments, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex, mixed-use buildings, live-work dwelling units, adaptive re-use, retail, food and beverage, office, hospitality accommodation and food services, industrial or institutional uses, and public recreational facilities. See Exhibit 5 of this Ordinance for specific permitted uses.

Section 105 – Site

The Project will be a mix of development uses and open space and will consist of two (2) development areas outlined below and included in attached exhibits.

Development Area 1: *Current Phase 1*

Development Area 1 is approximately 114.42 acres. Development area 1 may have a mix of residential, non-residential and +/-22.98 acres of open space. There will be no less than 199 or more than 210 residential units, which may be single family detached, single family attached, cottage residential dwelling units, duplex dwelling units, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex, and public recreational facilities.

Developer reserves the right to not provide Amenity and Support Uses Serving a Neighborhood or Residential Complex. 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 33.94 acres and will have a mix of residential, non-residential and +/-6.79 acres of open space. There will be no less than 32 or more than 410 residential dwelling units, which may be, but are not limited to, single family attached dwelling units, condominium dwelling units, multi-family developments, apartment dwelling units, duplex dwelling units, patio home developments, zero-lot line developments, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex. There will be no less than 65,000 square feet of non-residential development and up to a maximum of 400,000 square feet of non-residential development. Non-residential uses may include, but are not limited to, mixed-use buildings, live-work dwelling units, adaptive re-use, retail, food and beverage, office, hospitality accommodation and food services, industrial or institutional uses, and public recreational 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.

The minimum Common Open Space to be provided is 20% of the total Project acreage and is calculated as Net Area of Open Space. It does not include any area within Stormwater Detention Facilities, alleys, or drainage and utility easements.

Section 109 – Occupancy/Density

There shall be maximum occupancy of 2 unrelated occupants in a single residential unit. Multifamily and mixed-use units 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.

Section 120 – Maintenance

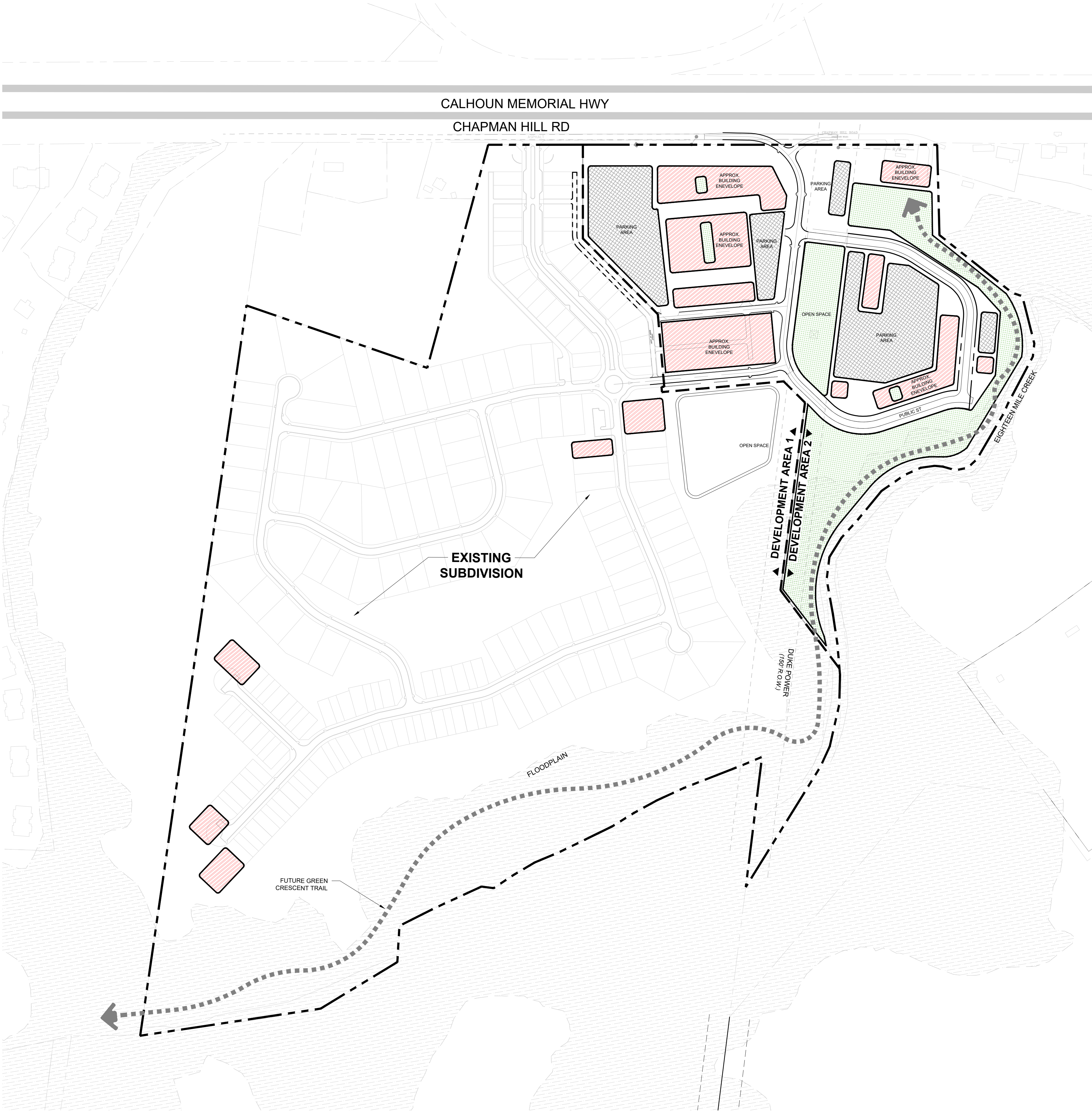
Developer or other third parties are responsible for all maintenance of private property. The City or other public authorities will be responsible for public facilities.

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
OPEN SPACE:	22.98 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:	33.94 AC
OPEN SPACE:	7 AC

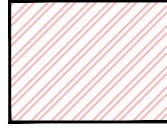
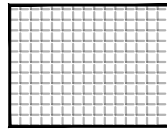
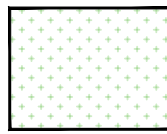
RESIDENTIAL

DEVELOPMENT MIN.:	32 D/U
MAX.:	410 D/U

NON-RESIDENTIAL

DEVELOPMENT MIN.:	65,000 SF
MAX.:	400,000 SF

KEY

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

THE GRANGE | EXHIBIT 1: DEVELOPMENT PLAN

PICKENS COUNTY, SC

DATE: 03-08-2024
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 / 3/8/2024 2:07 PM

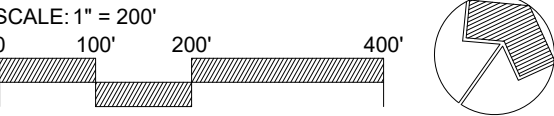


Exhibit 2. Design Standards

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
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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	
	Assisted Living Facilities and Age-in-Place Dwellings	
Dwellings - Detached	Single Family Dwellings	
	Cottage Homes	
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
		9231-9281
	General Government and Administration	922130
	Police Protection (except Fire Protection)	922190
	Fire Protection	922120
	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
Public Recreational Facilities	Public Recreational Facilities, Passive	8134
	Public Recreational Facilities, Active	8139
		NA
		NA

USE CATEGORY	USE TYPE	NAICS CODE
C. MANUFACTURING, WHOLESALE TRADE, WAREHOUSING, AND STORAGE		
Manufacturing	Printing and Related Support Activities	323
Warehousing and Storage	General and Refrigerated Warehousing and Storage	493110 - 493120
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
	Scientific Research and Development Services, Business Park or Campus	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 Appliances, 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, and 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
Gasoline Stations	Gasoline Stations with Convenience Stores (except Automotive Repair Services)	447110
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
General Merchandise Stores	Department Stores	452111 to 452112
	Warehouse Clubs and Supercenters	452910
	All Other General Merchandise Stores	452990
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 Gold 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

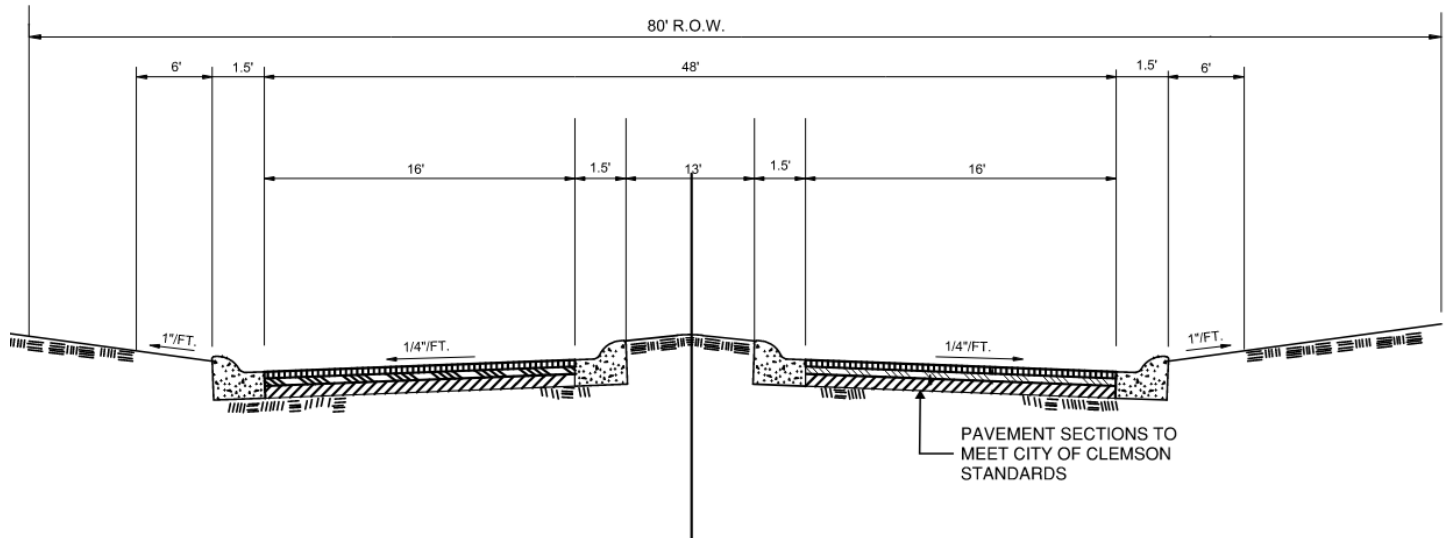


Figure 1. Boulevard

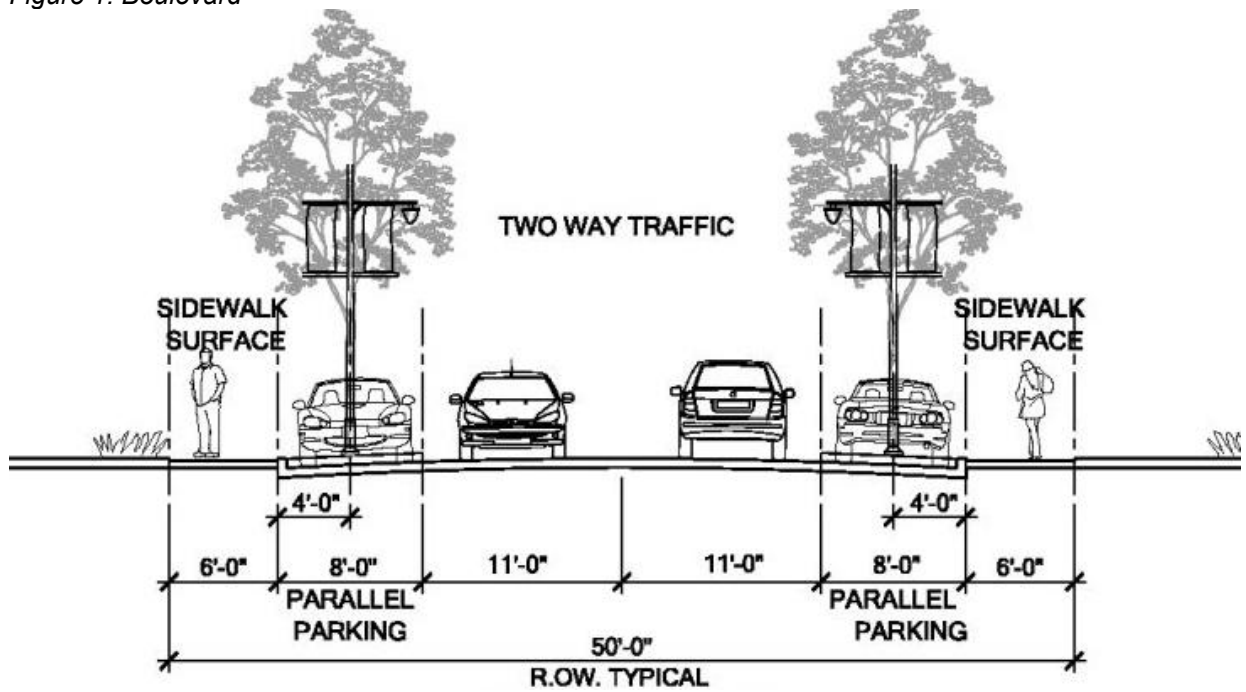


Figure 2. Local Street 1 (parallel parking optional)

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

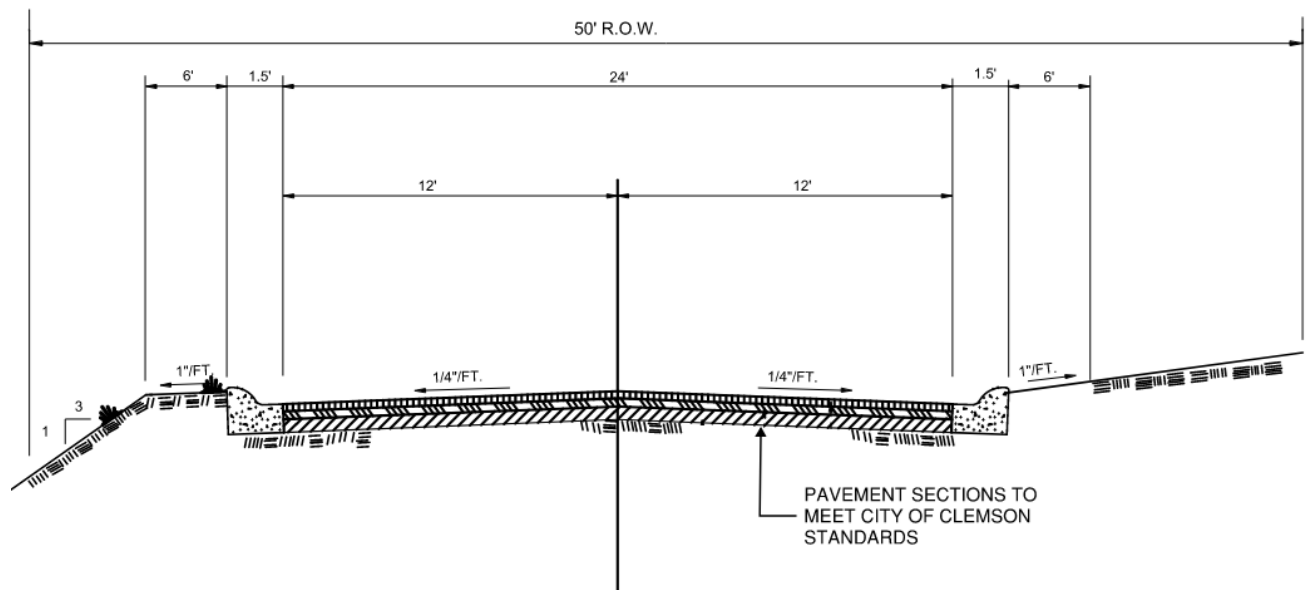


Figure 3. Local Street 2

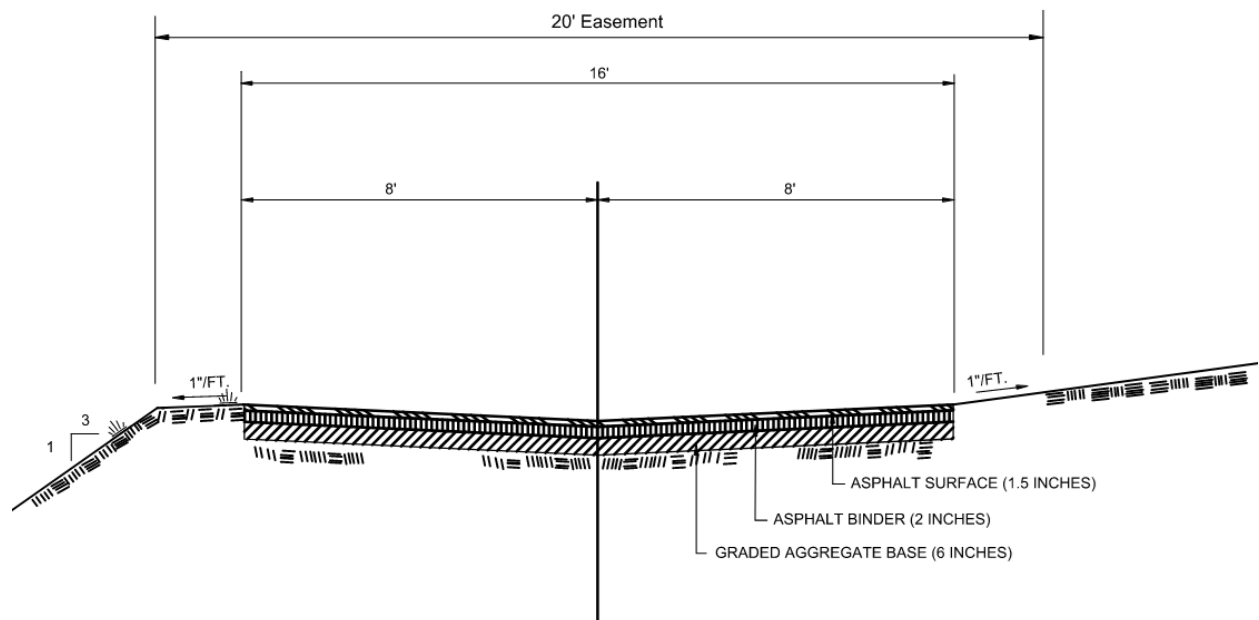


Figure 4. Private Alley



...

the grange

conceptual master plan

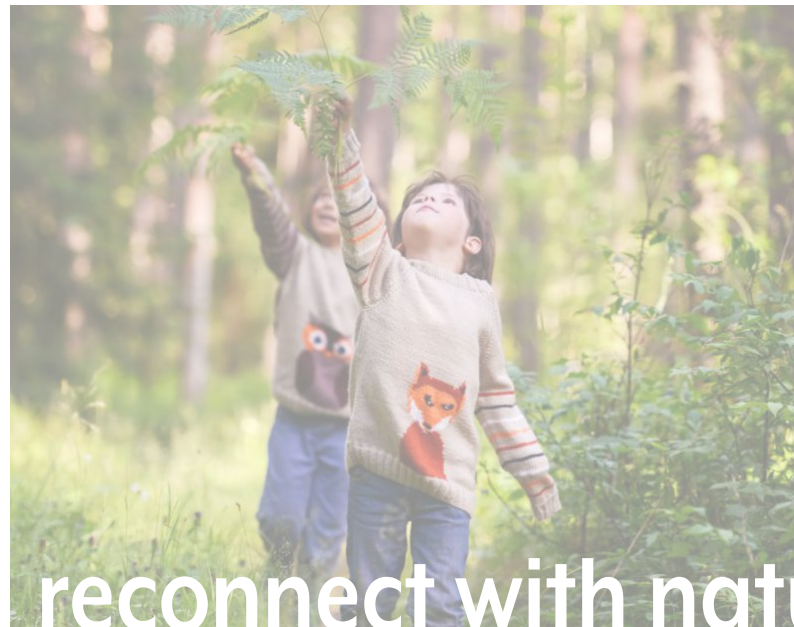
02.19.2024

...

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

C O N T E N T S



SITE INFORMATION

SITE OPPORTUNITIES

INSPIRATION + CONCEPT

PROGRAM AND METRICS

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 is a large, irregularly shaped pond. The surrounding area is a mix of green fields, some of which appear to be agricultural, and patches of bare earth or construction sites. In the background, there are rolling hills and more fields. The entire image is framed by a thin green border.

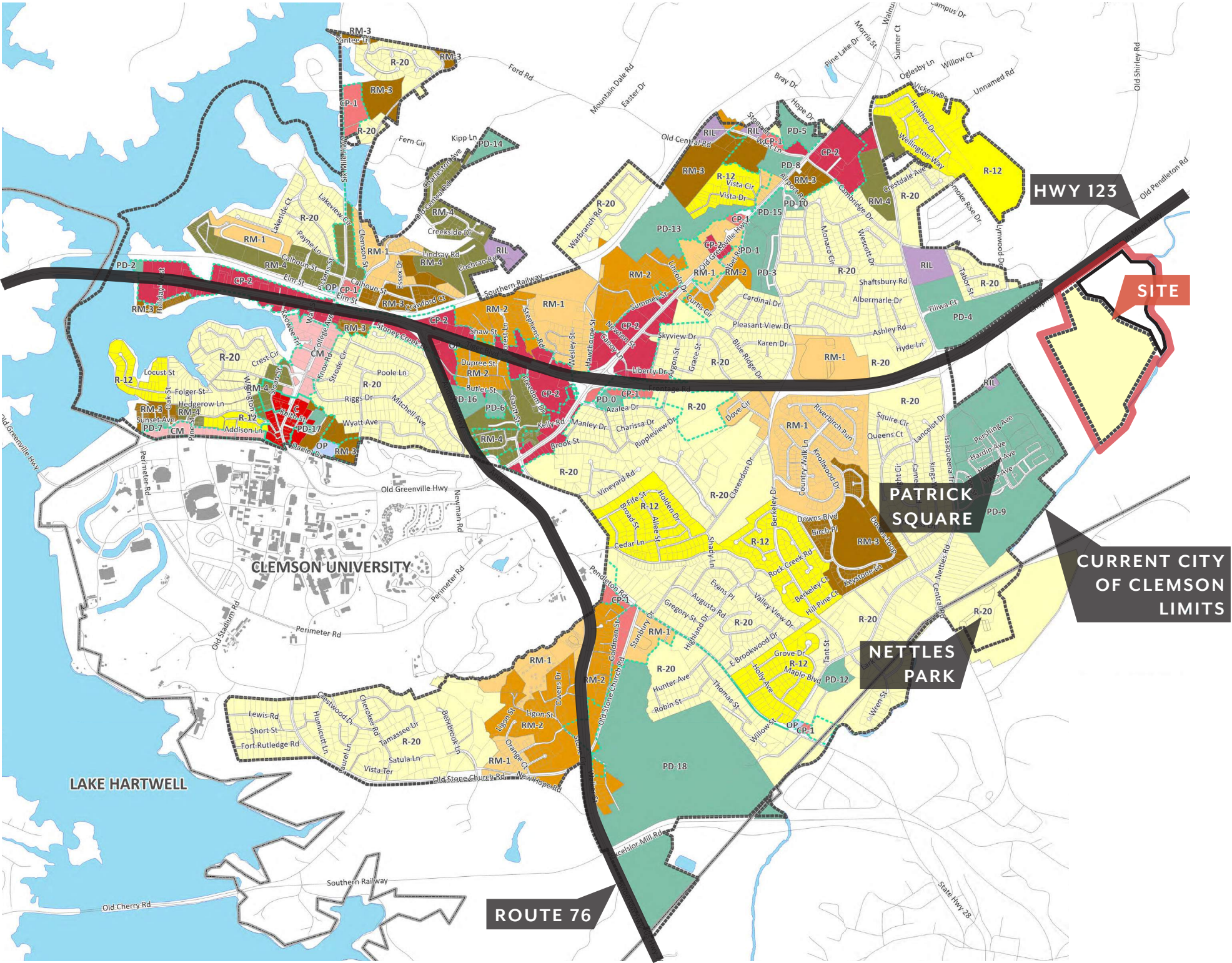
SITE INFORMATION

SITE OPPORTUNITIES

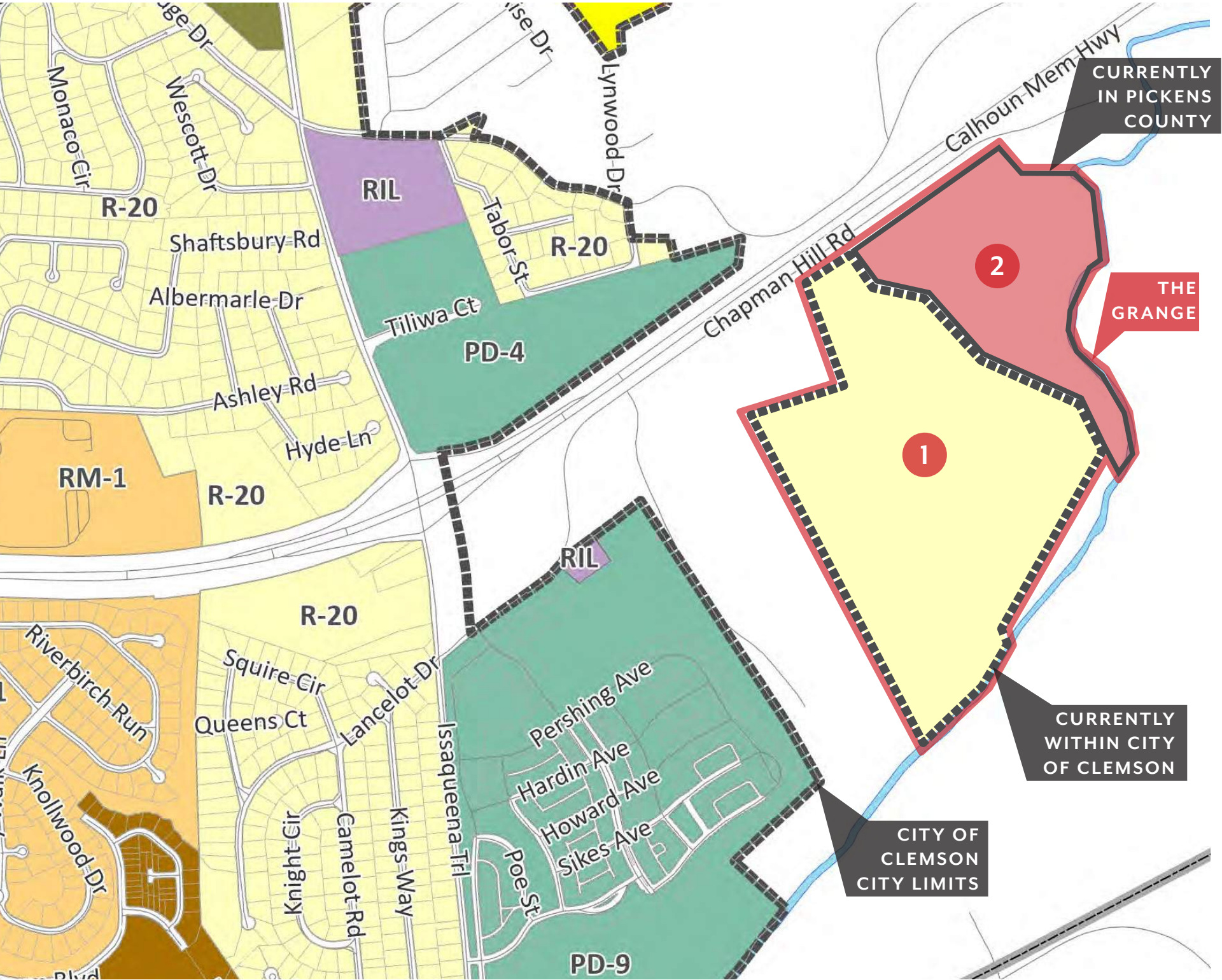
INSPIRATION + CONCEPT

PROGRAM AND METRICS

SITE INFORMATION
MACRO CONTEXT



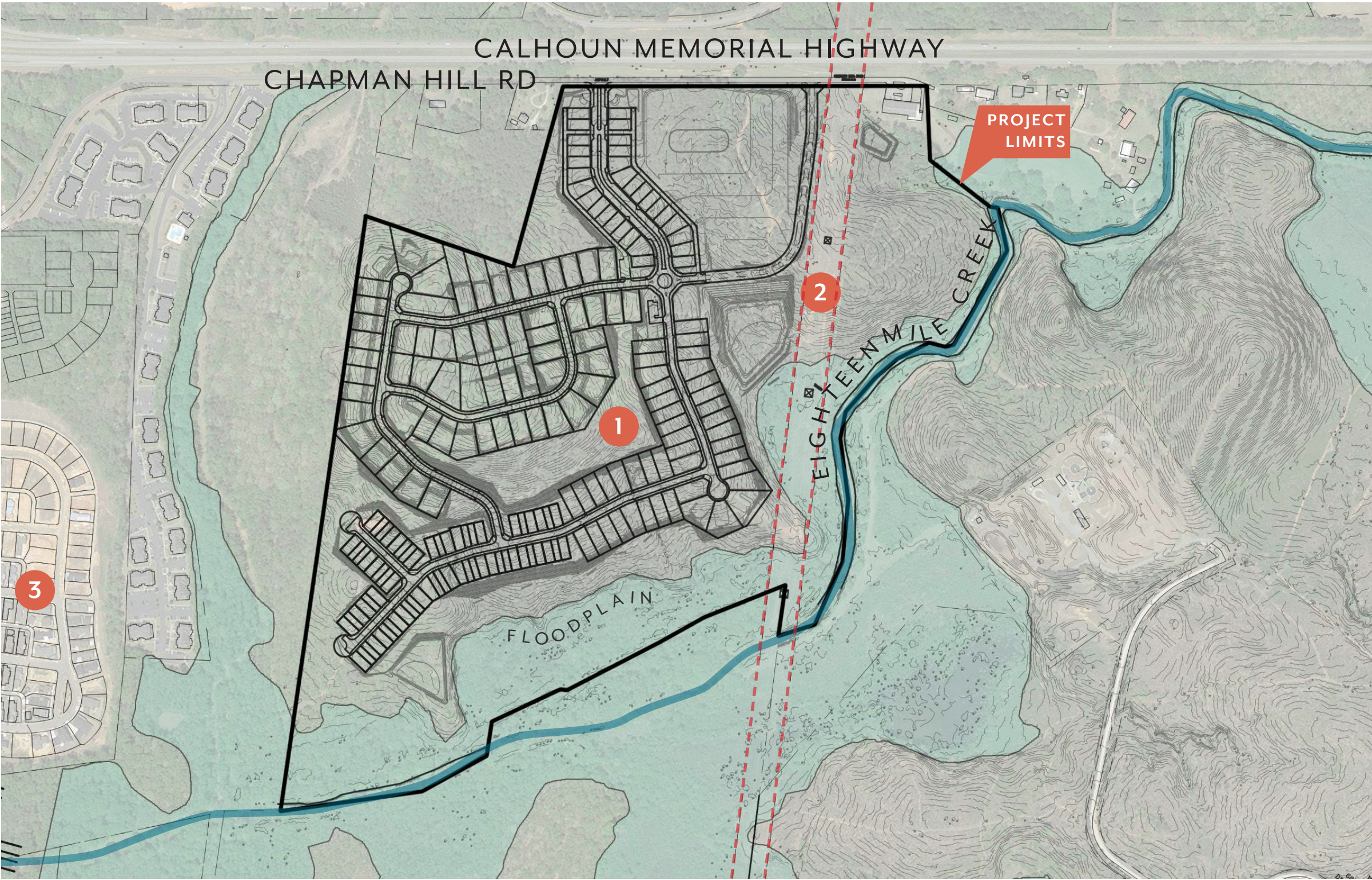
SITE INFORMATION
MICRO CONTEXT



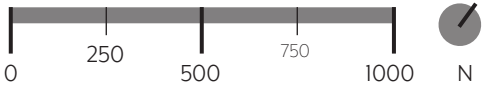
- KEY:
- 1 THE GRANGE DEVELOPMENT AREA 1
SUBDIVISION
CITY OF CLEMSON
ZONE: R-20
 - 2 THE GRANGE DEVELOPMENT AREA 2
PICKENS COUNTY

SITE INFORMATION

EXISTING CONDITIONS



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



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 center of the field is a small pond. The background shows rolling hills and more fields. The entire image is framed by a green border.

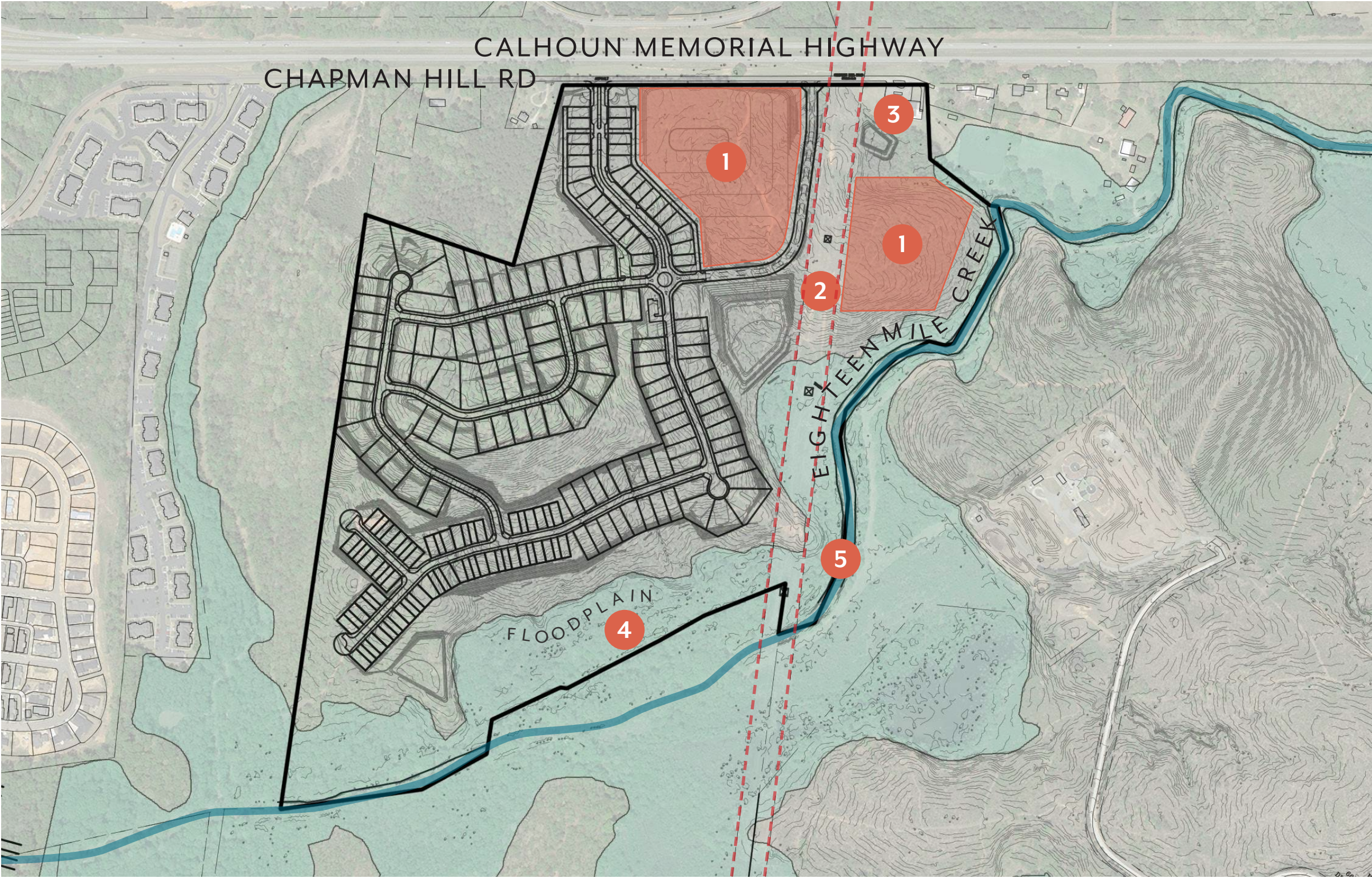
SITE INFORMATION

SITE OPPORTUNITIES

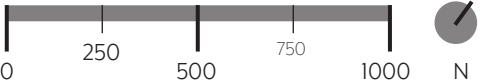
INSPIRATION + CONCEPT

PROGRAM AND METRICS

SITE OPPORTUNITIES
EXISTING CONDITIONS



- KEY:**
- 1** AREAS FOR FUTURE DEVELOPMENT
 - 2** DUKE POWER EASEMENT
 - PUBLIC PARKING
 - OPEN SPACE
 - TRAILS
 - NATURAL LANDSCAPE
 - 3** EXISTING STRUCTURE
 - OPPORTUNITY FOR ADAPTIVE RE-USE
 - 4** FLOODPLAIN
 - OPEN NATURAL AREA
 - TRAILS
 - PARKS
 - 5** EIGHTEEN MILE CREEK
 - TRAILS
 - PUBLIC CREEK ACCESS



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 pond. The surrounding area is a mix of green fields, some of which appear to be agricultural, and patches of bare earth or construction sites. In the background, there are rolling hills and more fields. The entire image is framed by a thin green border.

SITE INFORMATION

SITE OPPORTUNITIES

INSPIRATION + CONCEPT

PROGRAM AND METRICS

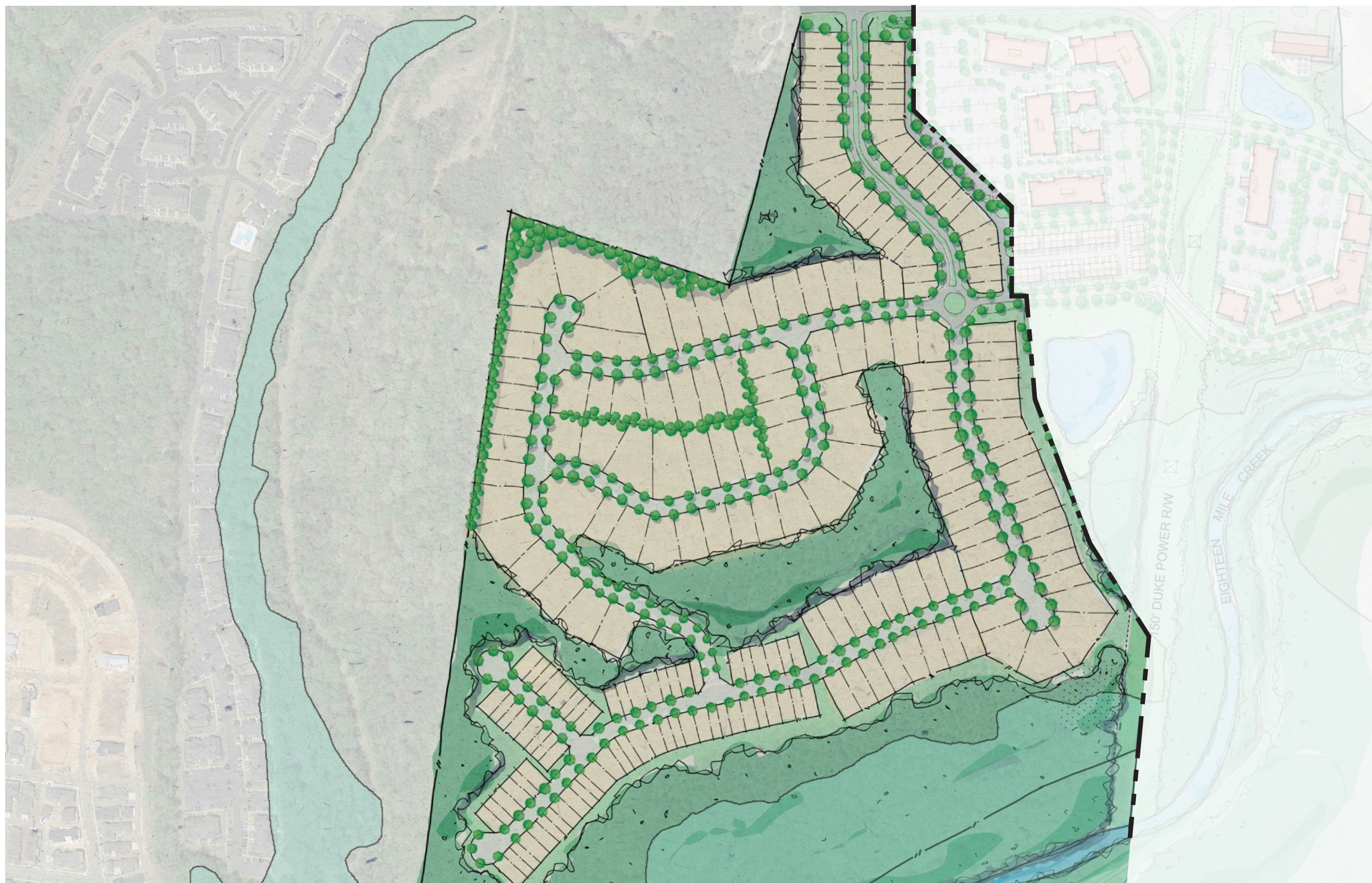
INSPIRATION + CONCEPT CONCEPTUAL PLAN



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 COMMERCIAL 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

INSPIRATION + CONCEPT DEVELOPMENT AREA 1



INSPIRATION + CONCEPT

THE TOWN CENTER

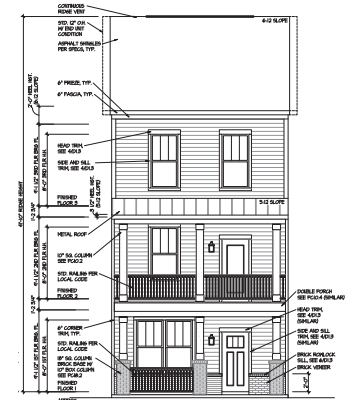


KEY:

- 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 COMMERCIAL 2+ FLOORS
OFFICE, RETAIL, FOOD + BEVERAGE
- B COMMERCIAL 2+ FLOORS
OFFICE, RETAIL, FOOD + BEVERAGE
- C COMMERCIAL 2+ FLOORS
OFFICE, RETAIL, FOOD + BEVERAGE
- D 1 FLOOR
FOOD + BEVERAGE OR RETAIL
- E 1 FLOOR
FOOD + BEVERAGE OR RETAIL
- F COMMERCIAL 2+ FLOORS
OFFICE, RETAIL, FOOD + BEVERAGE
- G TOWNHOMES

INSPIRATION + CONCEPT

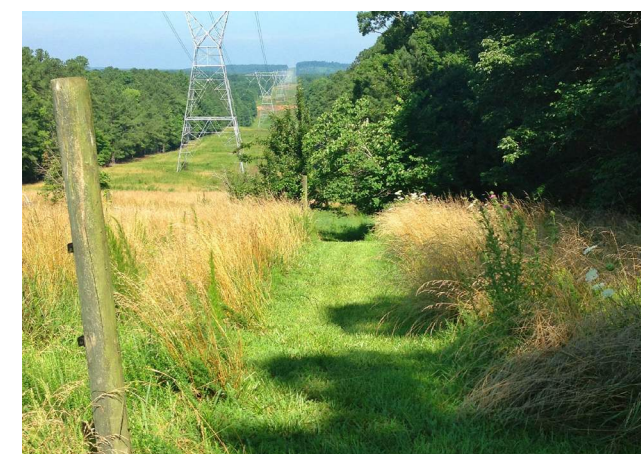
THE TOWN CENTER: ARCHITECTURE + STREETScape



typical townhome elevations

INSPIRATION + CONCEPT

THE TOWN CENTER: *OPEN SPACE*



INSPIRATION + CONCEPT

CREEKSIDE COMMERCIAL VILLAGE



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 - 220 ROOM
- J FOOD + BEVERAGE/ RETAIL
- K FOOD + BEVERAGE/ RETAIL
- L OFFICE OVER FOOD + BEVERAGE/RETAIL
- M FOOD + BEVERAGE/ RETAIL
- N THE BOATHOUSE
GENERAL STORE +
CREEKSIDE AMENITY

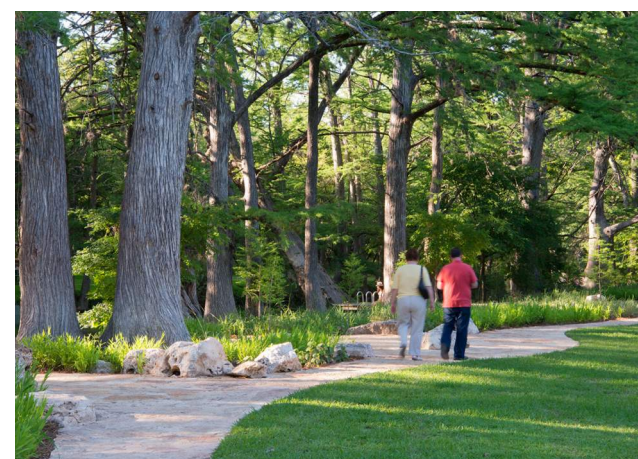
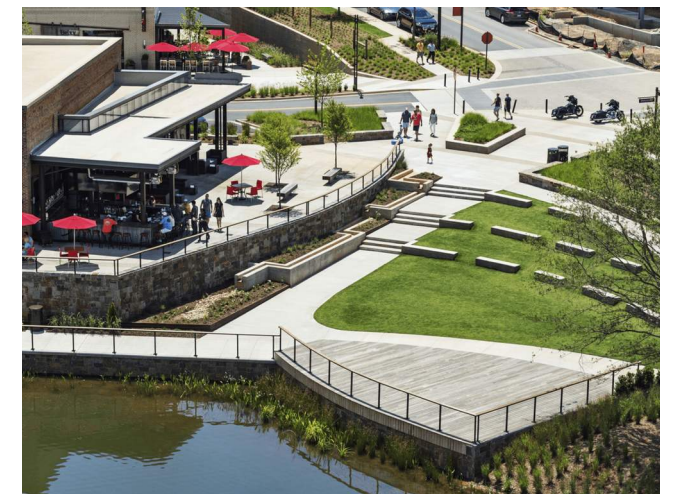
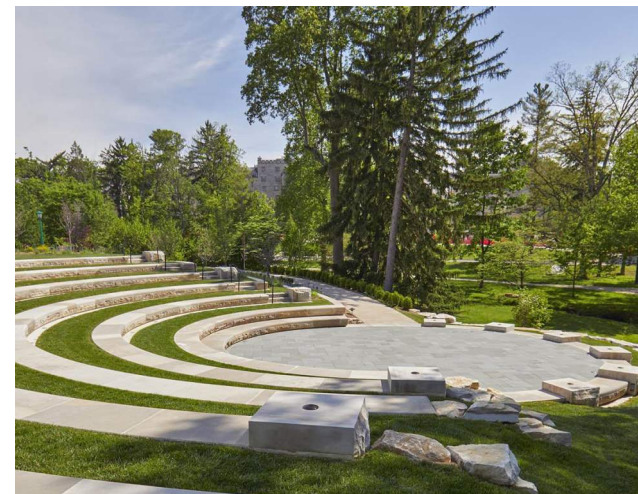
INSPIRATION + CONCEPT

CREEKSIDE COMMERCIAL VILLAGE: ARCHITECTURE + STREETSCAPE



INSPIRATION + CONCEPT

CREEKSIDE COMMERCIAL VILLAGE: *OPEN SPACE*



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 is a large, irregularly shaped pond. The surrounding area is a mix of green fields, some of which appear to be agricultural, and patches of bare earth or construction sites. In the background, there are rolling hills and more fields. The entire image is framed by a thin green border.

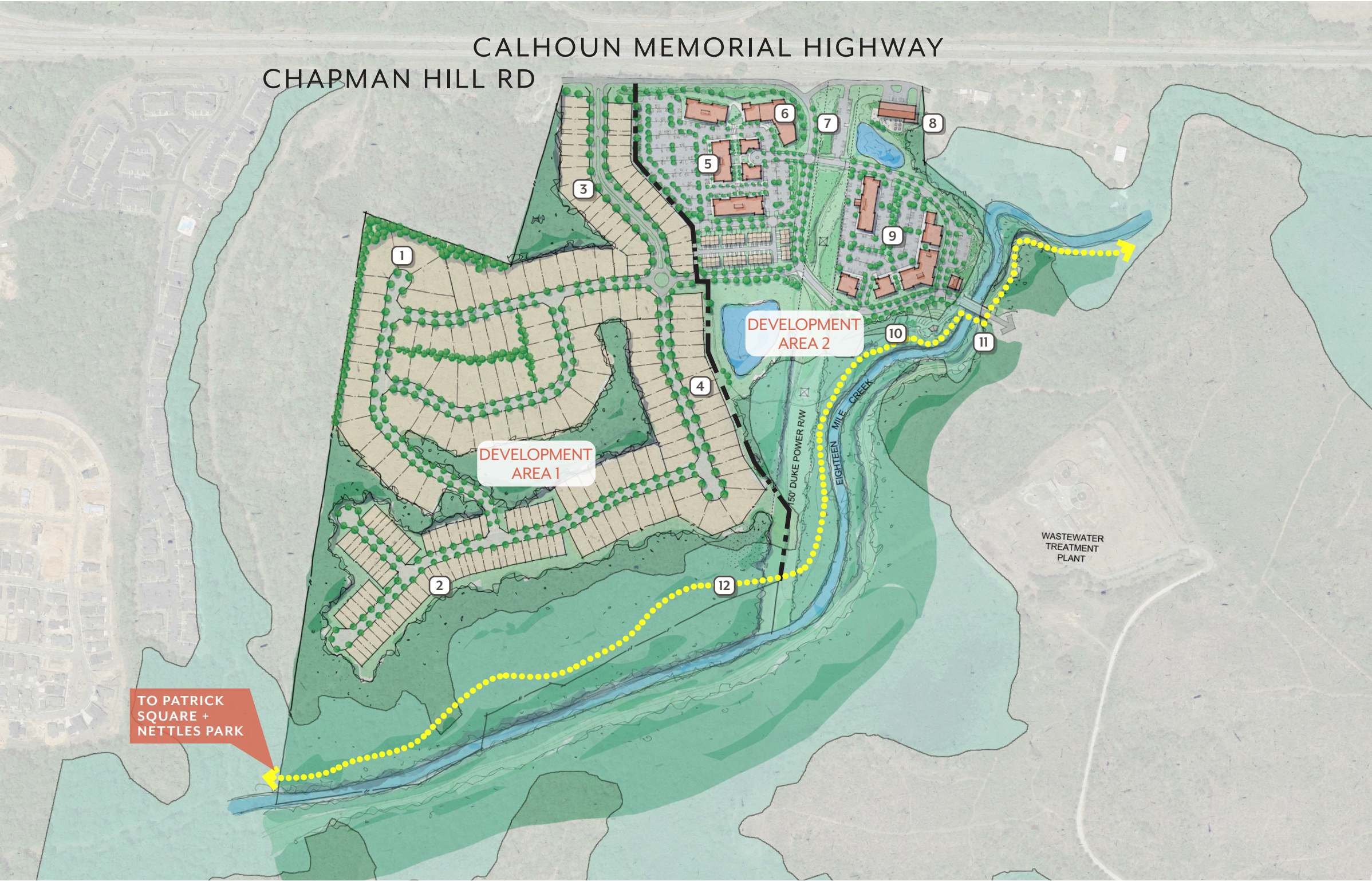
SITE INFORMATION

SITE OPPORTUNITIES

INSPIRATION + CONCEPT

PROGRAM AND METRICS

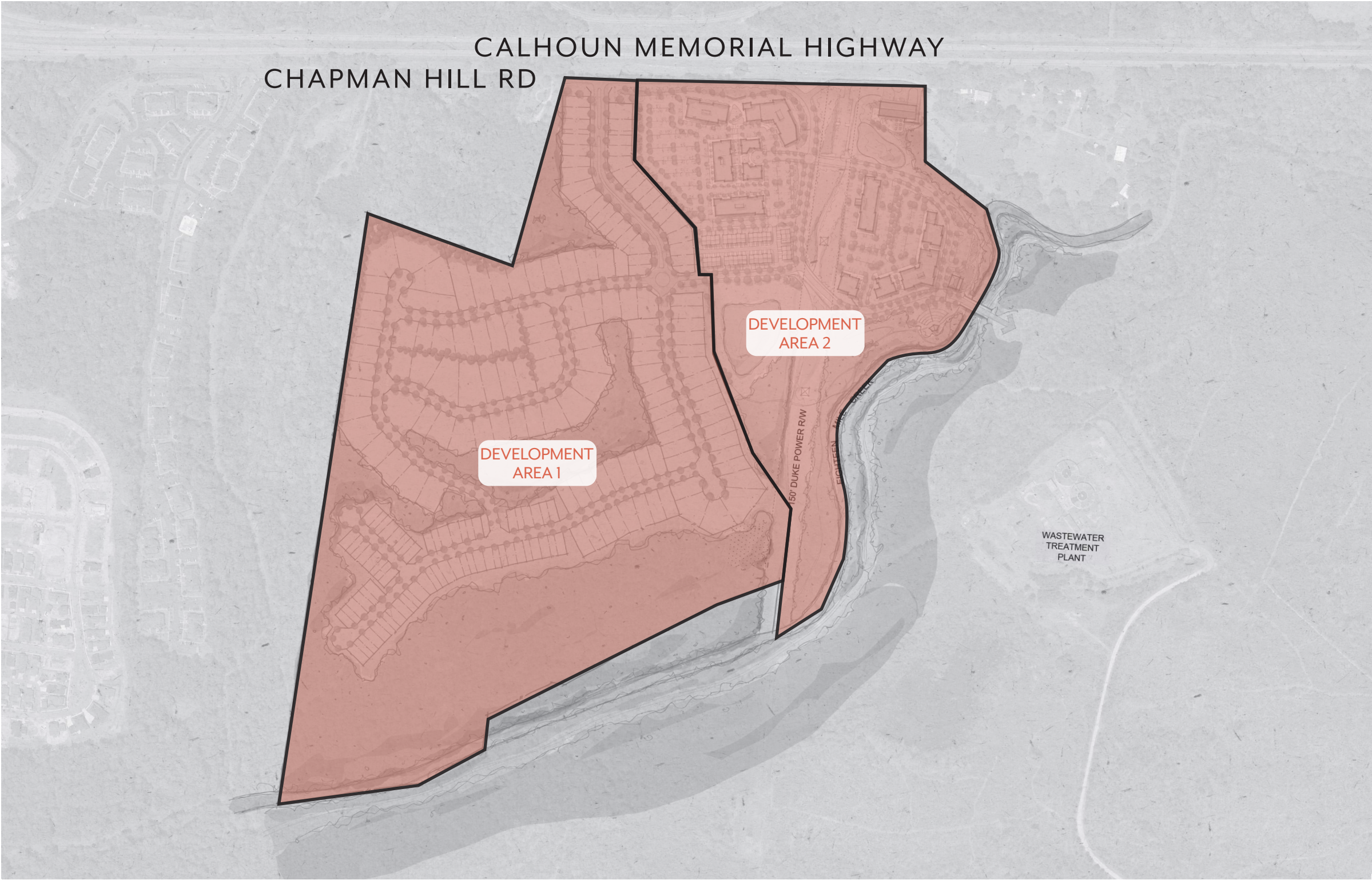
PROGRAM + METRICS
CONCEPTUAL PLAN



- 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 COMMERCIAL VILLAGE
 - 10 FUTURE CONNECTION TO HWY 88 + 18 MILE RD
 - 11 THE GRANGE CREEKSIDE PARK
 - 12 FUTURE GREEN CRESCENT TRAIL

PROGRAM + METRICS

DEVELOPMENT TABULATIONS



**OVERALL
DEVELOPMENT
TABULATIONS:**

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

Residential

(Townhomes, Mixed-Use/Live/Work, Condos, Apartments, Multifamily, Single Family)

Development Min.: 231 D/U
Max. : 620 D/U
As Shown: 244 D/U

Non-Residential

(Retail, Accomodation, Food + Beverage, Restaurants, Office, Hospitality, Institutional, Mixed Use, Live Work Units, Adaptive Reuse)

Development Min.: 65,000 SF
Max. : 400,000 SF
As Shown: 354,700 SF

PROGRAM + METRICS

DEVELOPMENT TABULATIONS



DEVELOPMENT AREA 1:

Total area: ± 114.42 AC
Open space: ±22.98AC

Residential

Development Min.: 199 D/U
Max. : 210 D/U
As Shown: 199 D/U

Non-Residential

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

PROGRAM + METRICS

DEVELOPMENT TABULATIONS



DEVELOPMENT AREA 2:

Total area: ± 33.94 AC
Open space: ±7 AC

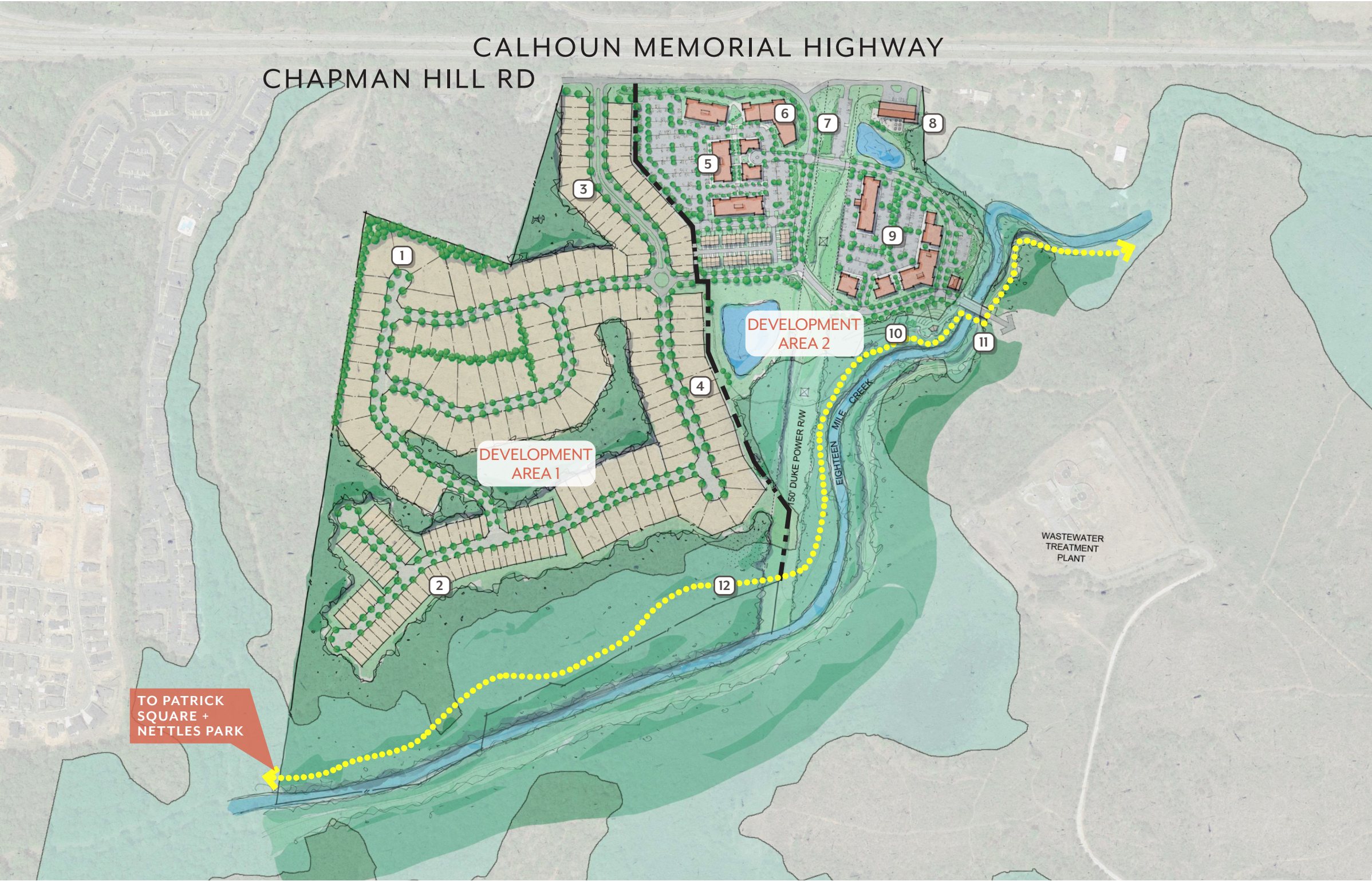
Residential
(Townhomes, Mixed-Use/Live/Work, Condos, Apartments, Multifamily)
Development Min.: 32 D/U
Max. : 410 D/U
As Shown: 34 D/U

Non-Residential
(Retail, Accomodation, Food + Beverage, Restaurants, Office, Hospitality, Institutional, Mixed Use, Live Work Units, Adaptive Reuse)
Development Min.: 65,000 SF
Max. : 400,000 SF
As Shown: 354,700SF

- KEY:**
- APPROX. BUILDING ENVELOPE
 - APPROX. PARKING ENVELOPE
 - APPROX. PUBLIC OPEN SPACE

Please note: The plans and program shown within are conceptual in nature and may vary in final design.

PROGRAM + METRICS
CONCEPTUAL 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 COMMERCIAL VILLAGE
 - 10 FUTURE CONNECTION TO HWY 88 + 18 MILE RD
 - 11 THE GRANGE CREEKSIDE PARK
 - 12 FUTURE GREEN CRESCENT TRAIL

WRITTEN ORDINANCE – The Grange

March 4, 2024.

Section 101 – Descriptive Statement

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”), and is shown in the legal descriptions attached hereto as Exhibit 3. The Project consists of partially developed and undeveloped land and is within the City of Clemson, Pickens County, State of South Carolina. The parcels included in The Grange 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 and non-residential uses that may include, but not be limited to, 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, duplex dwelling units, patio home developments, zero-lot line developments, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex, mixed-use buildings, live-work dwelling units, adaptive re-use, retail, food and beverage, office, hospitality accommodation and food services, industrial or institutional uses and public recreation facilities.

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, but not limited to, gated communities, or other residential or commercial development areas.

Ownership and Covenants/Conditions/Restrictions:

- 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.
- The Project may have fee-simple, condominium or similar ownership as well as rental and leasable space.
- Development Area 1 of the Project (specified in Section 105 below) is subject to the covenants, conditions and restrictions recorded in Pickens County Deed Book 2407, Page 27.
- Development Area 1 is subject to the Phase 1 Utility Services and Annexation Agreement for The Grange Subdivision (the “Phase 1 Agreement”).
- 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.

- 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.
- Areas deeded to the City or other authorities will be owned/maintained by such authorities.
- 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.
- 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.
- Domestic water and 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.
- Public roads and bridges, including rights-of-way, storm drainage within the right-of way, 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, be dedicated to the City.
- Any required security bonds per the City standards will be provided by Developer upon dedication of the utilities and roadway right of way.
- Maintenance easements for the utilities outside of dedicated rights-of-way will be dedicated to ensure access to public infrastructure.
- All future requirements by Developer to connect the proposed roadway circulation to future phases of the Project currently outside the City municipal boundary and/or future boundary will be supported by the City, including, but not limited to, for the proposed Parkway, Vehicular Bridge over Eighteen Mile Creek, Pedestrian Bridge for the Green Crescent Trail including utility crossings and connections.
- All future requirements by Developer to connect the proposed water system to future phases of the Project currently outside the City municipal boundary and/or future boundary will be supported by the City.
- Developer will coordinate with the City and/or relevant community groups to allow for an approximately 1.67 mile portion of the Green Crescent Trail to be developed along 18 Mile Creek.
- 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.
- Developer will provide a network of improved or natural trails internal to the Project.
- All future requirements by Developer to connect the proposed pedestrian circulation to future phases of the Project currently outside the City municipal boundary and/or future boundary will be supported by the City.
- City is responsible for beautification, resurfacing, potential widening and bridge replacement on Chapman Hill Road.
- Developer is responsible for realignment of Chapman Hill Road adjacent to Development Area 2 (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.

Impact on public facilities

Upon development of the Project there will be an impact on public water and sewer capacity, storm drainage, roadways, and utilities intended for municipal dedication, including impacts on fire and police protection, emergency services, public schools, public transportation, and sanitation services. The added needs for these services created by the development of the Project will be offset by the taxes generated by the development of the Project.

Offsite impacts caused directly by Development Area 2 of the Project, other than offsite pre-existing conditions, requiring capital improvement may be justified and offset by the City impact fees for Parks and Recreation, Police, Fire and Sanitation Services based on amounts not to exceed those Non-utility fees as enumerated in Article III. Impact Fees. Sec. 15-40. Development Impact Fee Schedules effective 8/7/2023.

Development Area 2 Fiscal Analysis:

\$642,722 Annual Revenue (@ full buildout in 20 years - YR 2044)
- \$82,284 *Annual Costs for services, replacement, and maintenance
\$560,438 Annual Net Revenue

*Annual costs for services of Commercial Property omitted (paid by impact fees)

Section 102 - Index of Exhibits

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

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

Section 103 - Offsite Improvements

- 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 and Development Area 2 will make certain assumptions in order to model and estimate traffic conditions for full 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 full 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 those phases.

Section 104 – Uses

The Grange will have a mix of residential and non-residential uses that may include, but not be limited to, 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, duplex dwelling units, patio home developments, zero-lot line developments, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex, mixed-use buildings, live-work dwelling units, adaptive re-use, retail, food and beverage, office, hospitality accommodation and food services, industrial or institutional uses, and public recreational facilities. See Exhibit 5 of this Ordinance for specific permitted uses.

Section 105 – Site

The Project will be a mix of development uses and open space and will consist of two (2) development areas outlined below and included in attached exhibits.

Development Area 1: *Current Phase 1*

Development Area 1 is approximately 114.42 acres. Development area 1 may have a mix of residential, non-residential and +/-22.98 acres of open space. There will be no less than 199 or more than 210 residential units, which may be single family detached, single family attached, cottage residential dwelling units, duplex dwelling units, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex, and public recreational facilities.

Developer reserves the right to not provide Amenity and Support Uses Serving a Neighborhood or Residential Complex. 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 33.94 acres and will have a mix of residential, non-residential and +/-6.79 acres of open space. There will be no less than 32 or more than 410 residential dwelling units, which may be, but are not limited to, single family attached dwelling units, condominium dwelling units, multi-family developments, apartment dwelling units, duplex dwelling units, patio home developments, zero-lot line developments, townhouse developments, Amenity and Support Uses Serving a Neighborhood or Residential Complex. There will be no less than 65,000 square feet of non-residential development and up to a maximum of 400,000 square feet of non-residential development. Non-residential uses may include, but are not limited to, mixed-use buildings, live-work dwelling units, adaptive re-use, retail, food and beverage, office, hospitality accommodation and food services, industrial or institutional uses, and public recreational 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.

The minimum Common Open Space to be provided is 20% of the total Project acreage and is calculated as Net Area of Open Space. It does not include any area within Stormwater Detention Facilities, alleys, or drainage and utility easements.

Section 109 – Occupancy/Density

There shall be maximum occupancy of 2 unrelated occupants in a single residential unit. Multifamily and mixed-use units 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.

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.

Section 120 – Maintenance

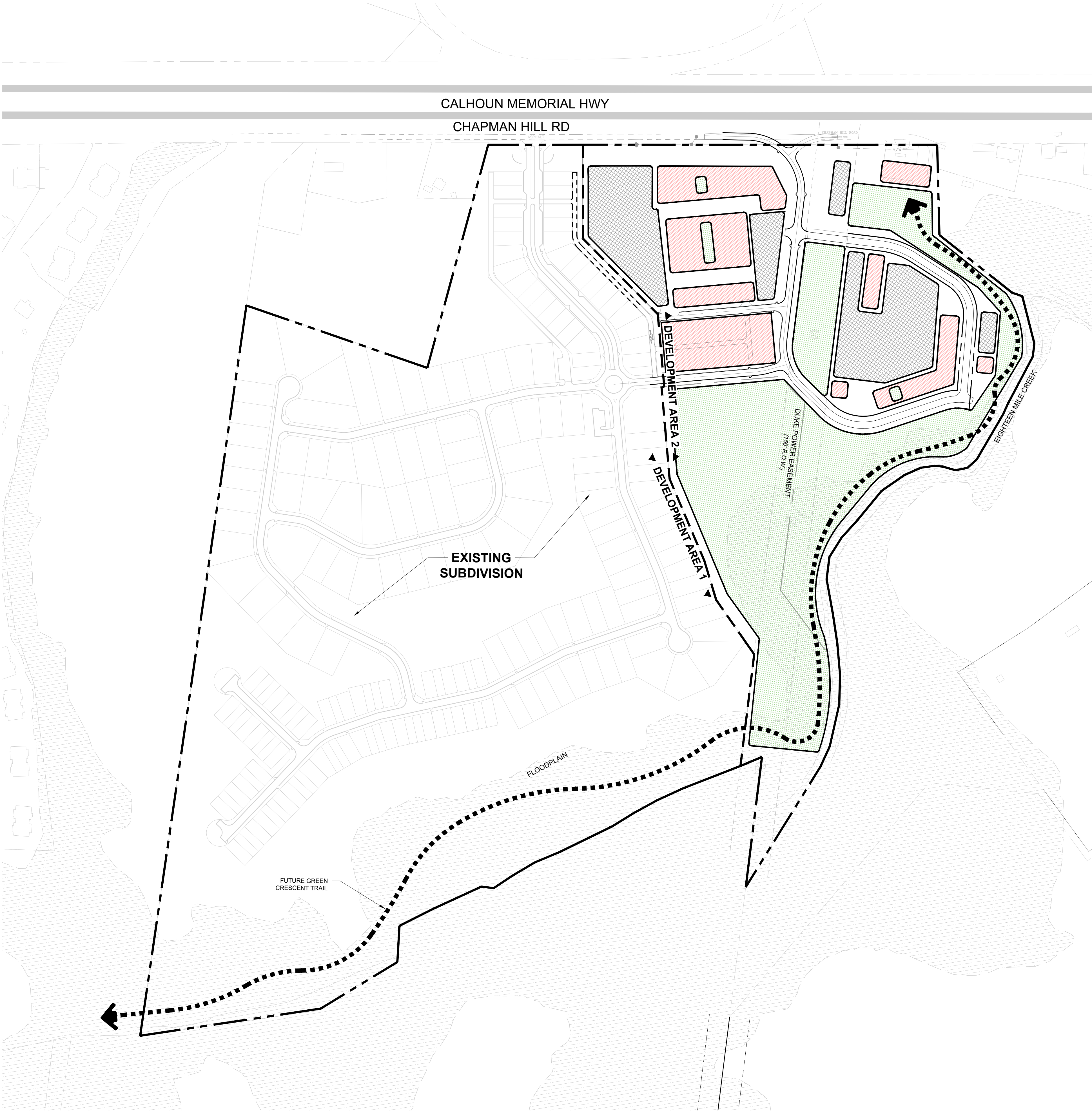
Developer or other third parties are responsible for all maintenance of private property. The City or other public authorities will be responsible for public facilities.

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
OPEN SPACE:	22.98 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:	33.94 AC
OPEN SPACE:	7 AC

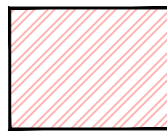
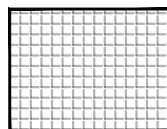
RESIDENTIAL

DEVELOPMENT MIN.:	32 D/U
MAX.:	410 D/U

NON-RESIDENTIAL

DEVELOPMENT MIN.:	65,000 SF
MAX.:	400,000 SF

KEY

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

THE GRANGE | EXHIBIT 1: DEVELOPMENT PLAN

PICKENS COUNTY, SC

DATE: 02-19-2024
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 / 2/16/2024 6:01 PM

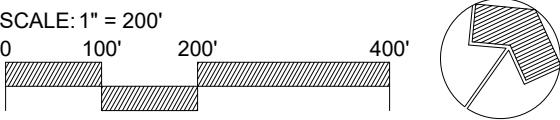


Exhibit 2. Design Standards

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	
	Assisted Living Facilities and Age-in-Place Dwellings	
Dwellings - Detached	Single Family Dwellings	
	Cottage Homes	
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
		9231-9281
	General Government and Administration	922130
	Police Protection (except Fire Protection)	922190
	Fire Protection	922120
	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)	8131
	Student Fellowship Areas	813110
	Student Fellowship Areas (without caretaker apartment)	813110
	Civic, Business, Professional, Labor, Political, and Similar Organizations	8134 8139
Public Recreational Facilities	Public Recreational Facilities, Passive	NA
	Public Recreational Facilities, Active	NA

USE CATEGORY	USE TYPE	NAICS CODE
C. MANUFACTURING, WHOLESALE TRADE, WAREHOUSING, AND STORAGE		
Manufacturing	Printing and Related Support Activities	323
Warehousing and Storage	General and Refrigerated Warehousing and Storage	493110 - 493120
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
	Scientific Research and Development Services, Business Park or Campus	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
Gasoline Stations	Gasoline Stations with Convenience Stores (except Automotive Repair Services)	447110
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
General Merchandise Stores	Department Stores	452111 to 452112
	Warehouse Clubs and Supercenters	452910
	All Other General Merchandise Stores	452990
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

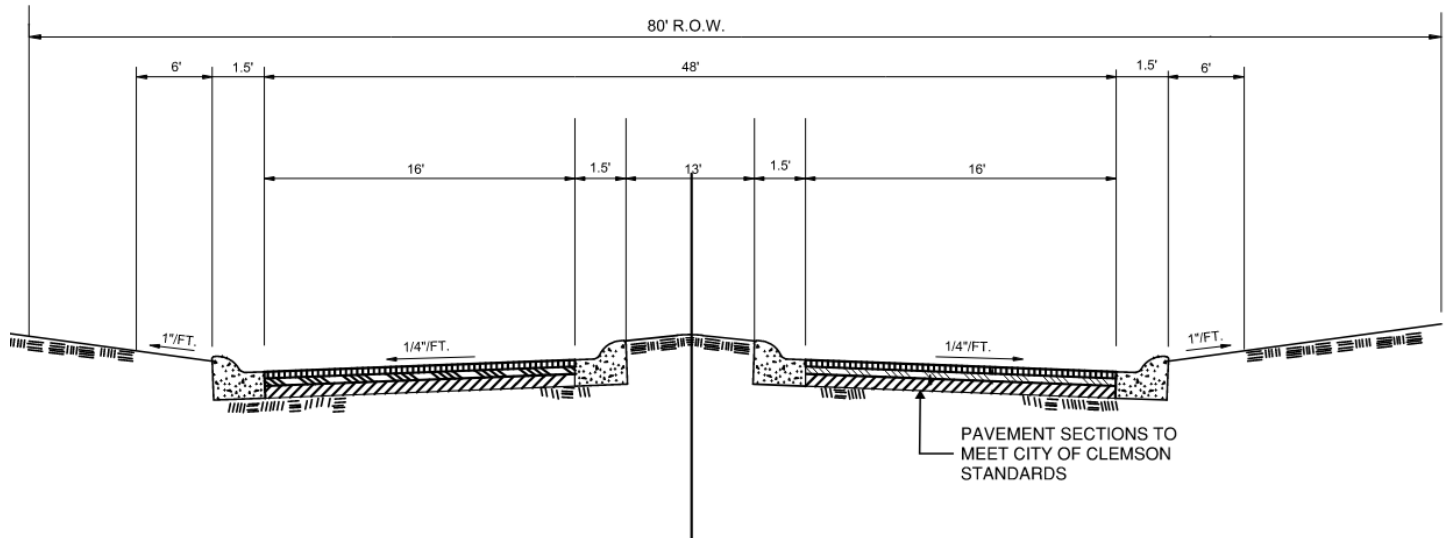


Figure 1. Boulevard

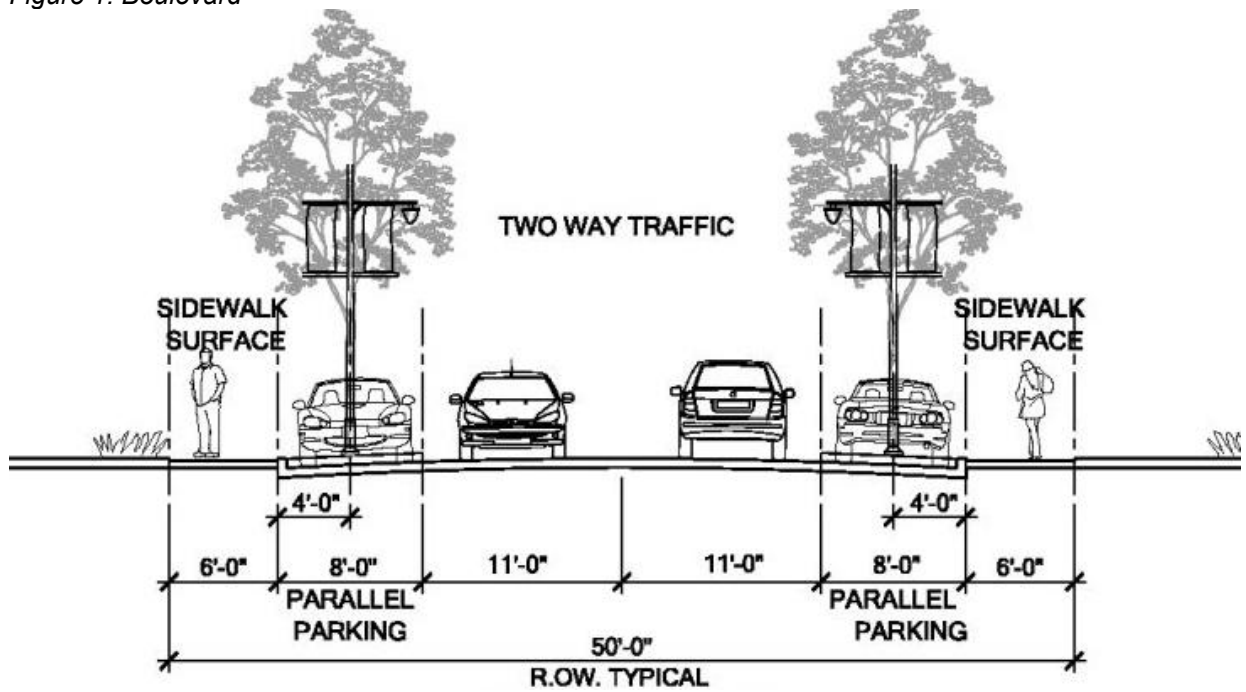


Figure 2. Local Street 1 (parallel parking optional)

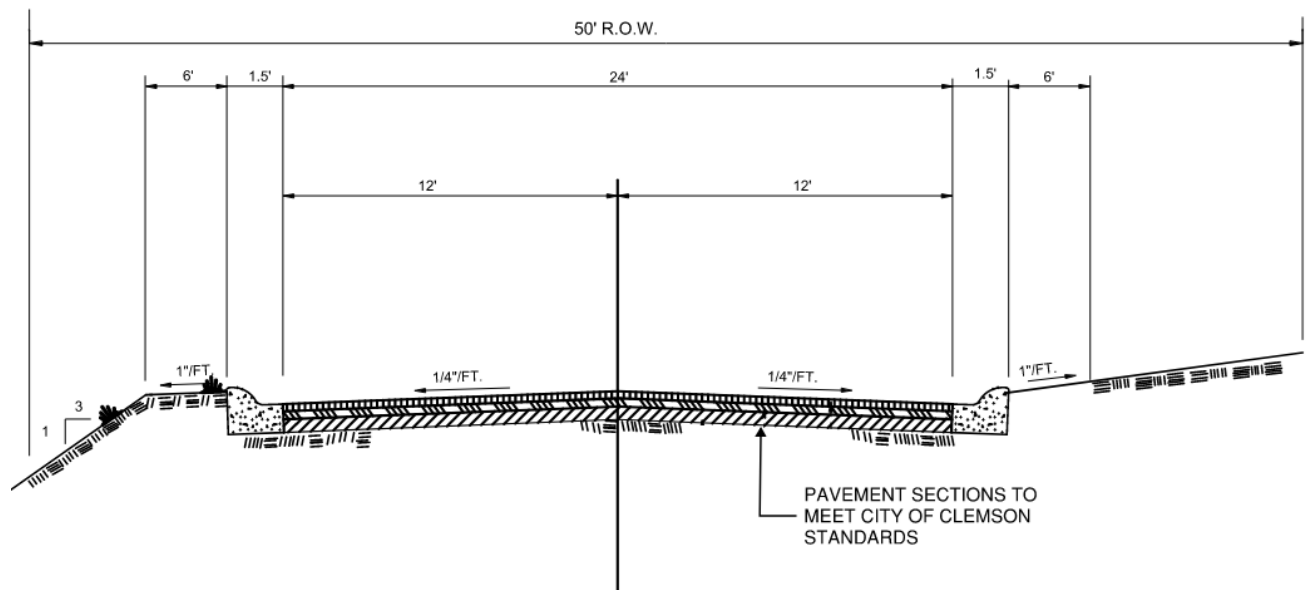


Figure 3. Local Street 2

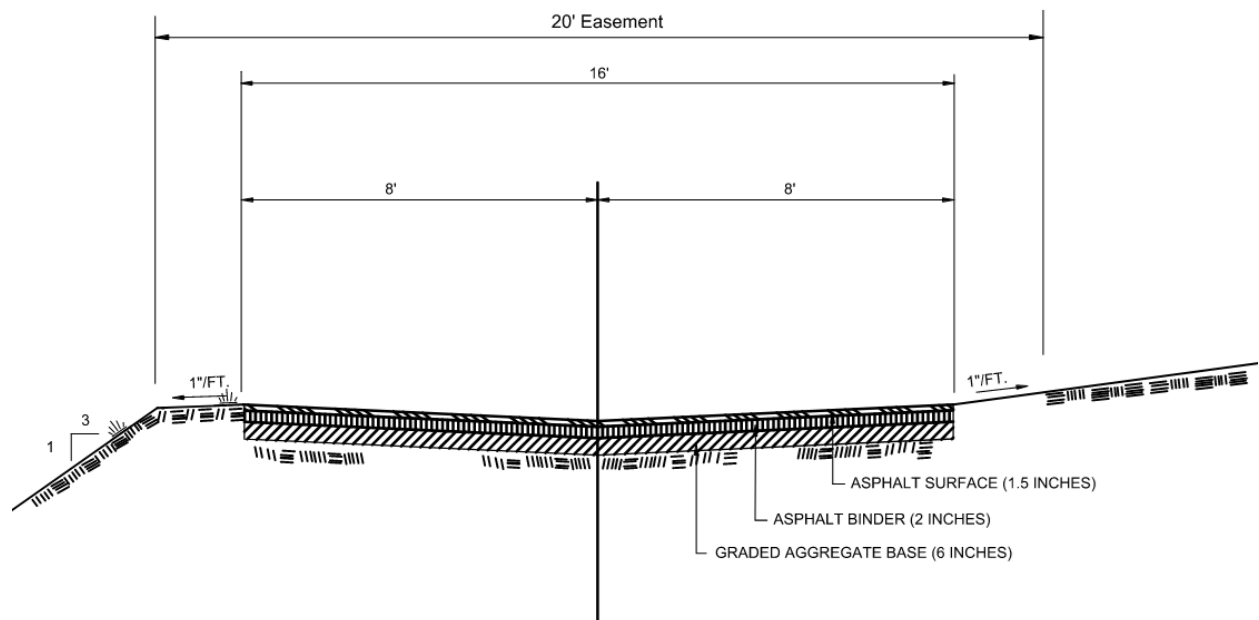


Figure 4. Private Alley



February 19, 2024

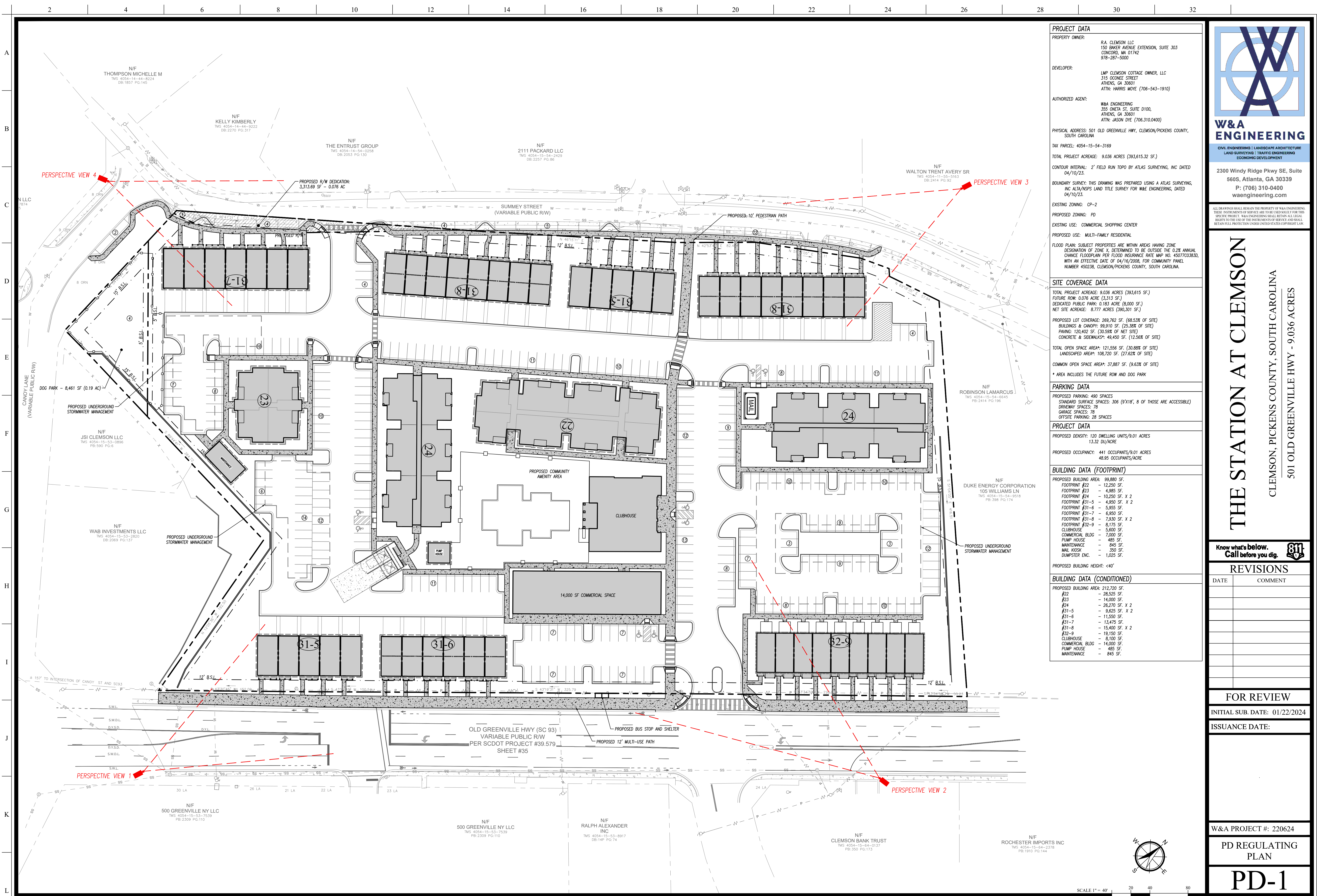
Addendum :501 Old Greenville Hwy Station at Clemson

LOCATION: 501 Old Greenville Hwy
PARCEL: 4054-15-54-3169
ACERAGE: 9.036 ACRES
APPLICANT: LMP Clemson Cottage Owner, LLC

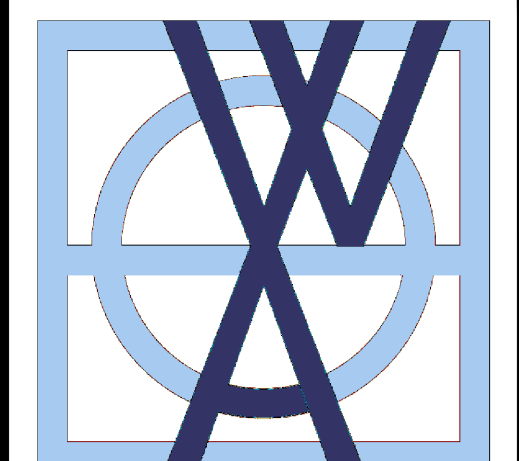
SUMMARY

A revised site plan is submitted for your consideration. Revisions to the plan are as follows:

- Additional 24 off-site spaces along Summey and Canoy.
- Additional 13 surface parking spaces were added to support the commercial area.
- Dog park in place of former playground.
- Removed gates restricting vehicular access.



PROJECT DATA	
PROPERTY OWNER:	R.A. CLEMSON LLC 150 BAKER AVENUE EXTENSION, SUITE 303 CONCORD, MA 01742 978-287-5000
DEVELOPER:	LMP CLEMSON COTTAGE OWNER, LLC 315 OGDEN STREET ATHENS, GA 30601 ATTN: HARRIS MOYE (706-543-1910)
AUTHORIZED AGENT:	W&A ENGINEERING 355 ONETA ST, SUITE D100, ATHENS, GA 30601 ATTN: JASON DYE (706.310.0400)
PHYSICAL ADDRESS:	501 OLD GREENVILLE HWY, CLEMSON/PICKENS COUNTY, SOUTH CAROLINA
TAX PARCEL:	4054-15-54-3169
TOTAL PROJECT ACREAGE:	9.036 ACRES (393,615.32 SF.)
CONTOUR INTERVAL:	2' FIELD RUN TOPO BY ATLAS SURVEYING, INC DATED 04/10/23.
BOUNDARY SURVEY:	THIS DRAWING WAS PREPARED USING A ATLAS SURVEYING, INC ALTA/NSPS LAND TITLE SURVEY FOR W&E ENGINEERING, DATED 04/10/23.
EXISTING ZONING:	CP-2
PROPOSED ZONING:	PD
EXISTING USE:	COMMERCIAL SHOPPING CENTER
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
FLOOD PLAN:	SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESCRIPTION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 45077C03B3D, WITH AN EFFECTIVE DATE OF 04/16/2008, FOR COMMUNITY PANEL NUMBER 450236, CLEMSON/PICKENS COUNTY, SOUTH CAROLINA.
SITE COVERAGE DATA	
TOTAL PROJECT ACREAGE: 9.036 ACRES (393,615 SF.)	
FUTURE ROW: 0.076 ACRE (3,313 SF.)	
DEDICATED PUBLIC PARK: 0.183 ACRE (8,000 SF.)	
NET SITE ACREAGE: 8.777 ACRES (390,301 SF.)	
PROPOSED LOT COVERAGE: 269,762 SF. (68.53% OF SITE)	
BUILDINGS & CANOPY: 99,910 SF. (25.38% OF SITE)	
PAVING: 120,402 SF. (30.59% OF NET SITE)	
CONCRETE & SIDEWALKS: 49,450 SF. (12.56% OF SITE)	
TOTAL OPEN SPACE AREA*: 121,556 SF. (30.88% OF SITE)	
LANDSCAPED AREA*: 108,720 SF. (27.62% OF SITE)	
COMMON OPEN SPACE AREA*: 37,887 SF. (9.63% OF SITE)	
* AREA INCLUDES THE FUTURE ROW AND DOG PARK	
PARKING DATA	
PROPOSED PARKING: 490 SPACES	
STANDARD SURFACE SPACES: 306 (9'x18', 8 OF THOSE ARE ACCESSIBLE)	
DRIVEWAY SPACES: 78	
GARAGE SPACES: 78	
OFFSITE PARKING: 28 SPACES	
PROJECT DATA	
PROPOSED DENSITY: 120 DWELLING UNITS/9.01 ACRES	
13.32 DU/ACRE	
PROPOSED OCCUPANCY: 441 OCCUPANTS/9.01 ACRES	
48.95 OCCUPANTS/ACRE	
BUILDING DATA (FOOTPRINT)	
PROPOSED BUILDING AREA: 89,890 SF.	
FOOTPRINT #22 - 12,250 SF.	
FOOTPRINT #23 - 4,985 SF.	
FOOTPRINT #24 - 10,250 SF. X 2	
FOOTPRINT #31-5 - 4,950 SF. X 2	
FOOTPRINT #31-6 - 5,955 SF.	
FOOTPRINT #31-7 - 6,950 SF.	
FOOTPRINT #31-8 - 7,930 SF. X 2	
FOOTPRINT #32-9 - 8,175 SF.	
CLUBHOUSE - 5,000 SF.	
COMMERCIAL BLDG - 7,000 SF.	
PUMP HOUSE - 465 SF.	
MAINTENANCE - 845 SF.	
MAIL ROOM - 250 SF.	
DUMPSTER ENC. - 1,025 SF.	
PROPOSED BUILDING HEIGHT: <40'	
BUILDING DATA (CONDITIONED)	
PROPOSED BUILDING AREA: 212,720 SF.	
#22 - 28,525 SF.	
#23 - 14,000 SF.	
#24 - 26,270 SF. X 2	
#31-5 - 9,625 SF. X 2	
#31-6 - 11,550 SF.	
#31-7 - 13,475 SF.	
#31-8 - 15,400 SF. X 2	
#32-9 - 19,150 SF.	
CLUBHOUSE - 8,100 SF.	
COMMERCIAL BLDG - 14,000 SF.	
PUMP HOUSE - 465 SF.	
MAINTENANCE - 845 SF.	



**W&A
ENGINEERING**
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

2300 Windy Ridge Pkwy SE, Suite
560S, Atlanta, GA 30339
P: (706) 310-0400
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING.
THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS
SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL
RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL
RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

THE STATION AT CLEMSON

CLEMSON, PICKENS COUNTY, SOUTH CAROLINA
501 OLD GREENVILLE HWY - 9.036 ACRES

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

FOR REVIEW
INITIAL SUB. DATE: 01/22/2024
ISSUANCE DATE:

W&A PROJECT #: 220624
PD REGULATING
PLAN
PD-1

SCALE 1" = 40'

The Station at Clemson – Planned Development – Descriptive Statement

Overview

The Station at Clemson will be a mixed-use multi-family residential and commercial planned development that will fall within the jurisdiction of the City of Clemson, South Carolina.

The Station at Clemson planned development proposes the redevelopment of the former BI-LO shopping center located at 501 Old Greenville Highway as a mix of residential, commercial, and community uses. The subject property is approximately 9.01 acres and currently used for commercial-retail tenants only since the closure of the anchor tenant in 2018. The development will be owned and operated by LMP Clemson Cottage Owner, LLC (aka Landmark Properties, Inc.). This will also include maintenance of all buildings, parking areas, landscaping, and amenity areas. Water, and sanitary sewer infrastructure improvements will be dedicated to the City of Clemson for ownership and maintenance.

Residential Uses – The planned development proposes 72 garden apartment units in 4 total buildings with 2- and 4-bedroom floorplans, and 48 cottage-style townhome units with 4- and 5-bedroom floorplans. There will be a total of 120 dwelling units within the residential portion of the planned development resulting in a density of 13.32 units per acre. The total occupancy for the project will be 441 with a density of 48.95 occupants per acre. The planned development does not propose any double occupancy as part of the unit mix. Within the residential use, 8 of the proposed 2-bedroom units would be set aside for workforce housing and would be rented according to the affordable rents established by HUD for the Greenville-Mauldin-Easley, SC HUD Metro FMR Area. These units would be marketed to those earning between 80% and 120% of Median Family Income.

Commercial Uses – The planned development will include an approximately 14,000 square foot two-story commercial building, located near the entrance to the property off Old Greenville Highway. The commercial space will include a dedicated parking area which will be located outside of the residential vehicular gates. This will help ensure the commercial space is accessible to the public. Proposed uses would include general retail, small grocery, restaurants, and coworking/meeting space.

Other Project Benefits – The planned development will also create numerous positive community benefits for the city and the surrounding neighborhood.

- An approximately 8,000 square foot park with playground equipment and a small pavilion is planned in the portion of the site where Canoy Lane and Summey Street intersect. The concept plan currently shows some parking being constructed within the city-right-of-way to provide additional access for the community. This 8,000 square foot park and potential parking shown in the city-right-of-way would be constructed by the developer. The park would be dedicated to the City of Clemson within 6 months of completion.
- A bus stop and shelter are planned at a location along Old Greenville Highway, with the final location to be coordinated with Clemson Area Transit.
- To help promote site connectivity a 10' pedestrian path is designed through the development to connect Summey Street to Old Greenville Highway and will be unobstructed by the vehicular access control for residential tenants. A 12' multi-use path along Old Greenville Highway will also be constructed. These paths will be open to the public and provide connections to existing sidewalks. Access through the site using these proposed paths will not be fenced to further promote this connectivity.

Project Profile

The design standards of the planned development are most closely aligned to the existing Multi-Family Residential (RM-4) district standards adopted by the City of Clemson. For purposes of comparison, reference the table below for the existing RM-4 standards and the Station at Clemson planned development, as shown in the provided concept.

Dimensional Requirements and Standards	RM-4	Station at Clemson PD
Tract area required, min. (acres)	-	±9.01
Lot width at front building line, min.	80'	± 840'
Density, max. (bedrooms/acre)	56	48.95
Impervious surface coverage, max.	60%	65% - 75%
Open space requirements, min.	25%	20% - 30%
Common open space requirements, min.	4%	5% - 7%
Building spacing, min.	30'	22'
Front setbacks, min. (exterior)	15'	12'
Side setbacks, min. (exterior)	15'	15'
Rear setbacks, min. (exterior)	25'	12'
Dwelling occupancy, max.	4	5
Structure height, max.	40'	40'
Minimum Canopy Coverage	20% - 30%	25% - 35%

Written Ordinance – 501 Old Greenville Hwy Mixed-Use: The Station at Clemson Planned Development

Section 101 – Descriptive Statement

The provisions of this Ordinance shall apply to the 501 Old Greenville Hwy Mixed-Use Planned Development located within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description included herein and attached as an Exhibit. This Ordinance has been established to regulate and guide the implementation of this Planned Development located within the corporate limits of the City of Clemson, South Carolina and defined herein. The adoption of this ordinance shall impose the standards and restrictions to both the residential and commercial components of this Mixed-Use Planned Development.

The development will be owned and operated by the developer with maintenance of all components, including but not limited to, sidewalks, buildings, parking areas, landscaping, and amenities being their sole responsibility in perpetuity. Improvements to public water and sanitary sewer mains will be dedicated to the City of Clemson for ownership and maintenance. Any required maintenance bond per City of Clemson utility department standards will be provided by the developer upon dedication of utilities to City of Clemson. Access and maintenance easements will be established for these utilities.

The Planned Development is approximately 9.01 acres and is also known as Tax Parcel 4050-15-54-3193 in Clemson, South Carolina in Pickens County. The current property owner is R.A. Clemson, LLC. The Planned Development will consist of four (4) component use classifications outlined below.

Open Space

The Planned Development will include approximately 30% of open space planned for the site. This open space shall consist of setbacks, buffer & landscaping areas, interior courtyards & pool areas, sidewalks, public green space, and streetscape areas, all as shown on PD Site Plan. All designated open space within the property area shall be owned and maintained by the developer (owner). As part of the project, an 8,000 square foot park area with playground and pavilion will be constructed by developer along Canoy Lane to be used as a public park. This area will be dedicated to the city.

Commercial

The Planned Development will have a ±14,000 square foot commercial building which shall allow uses identified as permitted by-right in the Community Business District (CP-2) of the Code of Ordinances, City of Clemson, South Carolina. Along with the commercial tenant space will be utilities and other necessities, and associated parking.

Workforce Residential

The planned development will have no less than 4 2-bedroom units set aside for workforce housing and would be rented according to the affordable rents established by HUD for the Greenville-Mauldin-Easley, SC HUD Metro FMR Area. These units would be marketed to those earning between 80% and 120% of Median Family Income. These workforce units will be included in the development and have the same level of access to the amenities, utilities, and other necessities as the market-rate units.

Multi-Family Residential

The planned development will have a total of 72 garden apartment units in 4 total buildings with 2- and 4-bedroom floorplans, and 48 cottage-style townhome units with 4- and 5-bedroom floorplans. There will be a total of 120 dwelling units within the residential portion of the planned development resulting in a density of 13.32 units per acre. The maximum occupancy shall be one (1) occupant per bedroom. The total occupancy for the project will be 441 with a density of 48.95 occupants per acre. Occupant is defined in the subsequent Occupancy/Density Section of this ordinance. All dwelling units designated as workforce housing as part of this planned development shall abide by the occupancy requirements of this ordinance.

Access

Access will be provided primarily from Old Greenville Hwy for vehicles and pedestrians. A resident-only access intended for residents will be located on Summey St. The dedicated public park area, as well as the commercial uses and associated parking will be accessible directly from the public right of way. The residential components of the project will have secured access points to the facility and associated parking areas from both entrances.

Pedestrian Access

The planned development will have direct access to the public right of way. The developer will construct a 10' pedestrian path to connect Summey Street to Old Greenville Highway. A 12' multi-use path on Old Greenville Highway will be constructed to replace the existing sidewalk. These paths will be open to the public and provide connections to existing sidewalks.

Integration with Transit and Alternative Modes of Transportation

The planned development will have direct access to the public right of way. The developer will provide a bus stop and shelter along Old Greenville Hwy. The final location will be coordinated with Clemson Area Transit.

Ownership and Covenants/Conditions/Restrictions

Ownership of the project will remain private with any future property owners bound by and agreeing to this ordinance. The management and maintenance of the project will be by the property owner and/or a property management company hired by the owner. Any future covenants, conditions, and restrictions that may be placed on property will follow the guidelines and be governed by this Ordinance.

Community Open Space for Residents

In addition to the Public Open Space, there will be ample Community Open Space throughout the development for use and enjoyment by residents. Community Open Space for Residents includes pool, courtyard, and building amenity areas. These areas will remain open for use by all residential tenants.

Impact on Public Facilities

Upon development of the project, there will be an impact on public water and sewer capacity as well as fire protection, police protection, emergency services, and public transportation. Improvements required for connections to public utilities will be made or upgraded as part of the development. The developer will be responsible for its portion of impact fees assessed to the project. Furthermore, any added need for these services by the development will be offset by the taxes generated by the development. Notwithstanding any this or any other provision in this document, the developer shall be responsible for all the improvements identified by the Offsite & Public Improvements Section of this ordinance.

There is no anticipated significant impact on the public school system from the development as most of the residents are anticipated to be college-aged students. The increased property tax revenue generated by this development will be collected and paid to the school system without the associated increase in demand for services and facilities.

Legal Description

BEGINNING AT AN OLD IRON PIN (P.O.B.) WHICH OLD IRON PIN IS AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF S.C. HIGHWAY 93 AND THE NORTHERN RIGHT-OF-WAY OF NEWTON STREET; THENCE WITH THE NORTHERN RIGHT-OF-WAY OF NEWTON STREET THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 82 DEGREES 18 MINUTES 54 SECONDS WEST 38.28 FEET TO AN OLD IRON PIN; THENCE NORTH 57 DEGREES 46 MINUTES 00 SECONDS WEST 140.70 FEET TO AN OLD IRON PIN; THENCE WITH A CURVE WHOSE RADIUS IS 200.00 FEET A CHORD OF NORTH 50 DEGREES 56 MINUTES 48 SECONDS WEST 47.12 FEET TO AN OLD IRON PIN; THENCE NORTH 44 DEGREES 12 MINUTES 22 SECONDS WEST 257.65 FEET TO AN OLD IRON PIN; THENCE NORTH 00 DEGREES 44 MINUTES 00 SECONDS EAST 35.28 FEET TO AN OLD IRON PIN ON THE EASTERN RIGHT-OF-WAY OF SUMMEY STREET, THENCE WITH THE EASTERN RIGHT-OF-WAY OF SUMMEY STREET THE FOLLOWING SEVEN COURSES AND DISTANCES: NORTH 46 DEGREES 01 MINUTES 27 SECONDS EAST 99.20 FEET TO AN OLD IRON PIN; THENCE NORTH 45 DEGREES 14 MINUTES 21 SECONDS EAST 205.20 FEET TO AN OLD IRON PIN; THENCE NORTH 41 DEGREES 44 MINUTES 04 SECONDS EAST 82.56 FEET TO AN IRON PIN; THENCE NORTH 50 DEGREES 47 MINUTES 11 SECONDS EAST 111.03 FEET TO AN IRON PIN; THENCE NORTH 62 DEGREES 04 MINUTES 05 SECONDS EAST 31.80 FEET TO AN IRON PIN, THENCE SOUTH 52 DEGREES 03 MINUTES 15 SECONDS EAST 8.17 FEET TO AN IRON PIN; THENCE NORTH 68 DEGREES 24 MINUTES 19 SECONDS EAST 57.90 FEET TO AN OLD IRON PIN, THENCE WITH THE PROPERTY NOW OR FORMERLY OF DUKE POWER COMPANY, SOUTH 52 DEGREES 03 MINUTES 12 SECONDS EAST 416.47 FEET TO AN IRON PIN ON THE WESTERN RIGHT-OF-WAY OF S.C. HIGHWAY 93; THENCE WITH THE WESTERN RIGHT-OF-WAY OF S.C. HIGHWAY 93 THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 42 DEGREES 37 MINUTES 38 SECONDS WEST 50.16 FEET TO AN OLD IRON PIN; THENCE SOUTH 42 DEGREES 33 MINUTES 20 SECONDS WEST 220.00 FEET TO AN IRON PIN; THENCE SOUTH 42 DEGREES 19 MINUTES 34 SECONDS WEST 30.10 FEET TO A PK NAIL; THENCE SOUTH 42 DEGREES 19 MINUTES 34 SECONDS WEST 295.71 FEET TO THE POINT OF BEGINNING. CONTAINING 6.758 ACRES, MORE OR LESS. AND

NON-EXCLUSIVE ROAD EASEMENT AS SET FORTH IN THE DEEDS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY IN BOOK 599, PAGE 63 AND BOOK 599, PAGE 77. AND

NON-EXCLUSIVE DETENTION POND EASEMENT AS SET FORTH IN THE DEED RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY IN BOOK 599, PAGE 63 AND BOOK 599, PAGE 77.

BEING THE SAME PROPERTY CONVEYED TO R.A. CLEMSON, LLC A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF DEED FROM BI-LO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 12, 2001, RECORDED MARCH 7, 2001, BOOK 599, PAGE 63, IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA; AND

LCP SUPERMARKETS REMAINDER 2000 LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF DEED (REMAINDER INTEREST) FROM BO-LO, LLCV, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 12, 2001, RECORDED MARCH 7, 2001, IN BOOK 599, PAGE 77, IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA.

Section 102– Index of Exhibits

1. PD Site Plan
2. PD Landscape Plan
3. PD Conceptual Grading Plan
4. PD Utility Plan
5. Architectural Elevations / Perspectives

Section 103 – Offsite & Public Improvements

1. The developer will be responsible for the installation of a single bus stop with a shelter. Final design will be reviewed and approved by SCDOT and Clemson Area Transit.
2. The developer will be responsible for Stormwater improvements that will be made on the site. These improvements will bring the site into compliance with local and state requirements for water quality and quantity.
3. On-site sanitary sewer improvements, necessary for the development, will be the responsibility of the developer.

Section 104 – Uses

The uses allowed in the Station at Clemson Planned Development District are as follows:

1. Dedicated public and private open space.
2. Commercial uses permitted in the CP-2 zoning district are permitted in the commercial building.
3. Multi-family housing with associated accessory uses and amenities.
4. Parking associated with permitted uses in compliance with this ordinance.

Section 105 – Hours of Operation

Hours of operation for commercial uses will conform to CP-2 district standards or any applicable City of Clemson or State regulations.

Section 106 – Site

The site is the property located at 501 Old Greenville Hwy and is approximately ± 9.01 acres in size. Previously the site was a commercial shopping center with a BI-LO grocery store and other commercial tenants. The site has two access points along Old Greenville Hwy and a third secondary access from Summey St. The development will retain a single point of access along Old Greenville Hwy for commercial and residential uses. The Summey St. access will be gated and for use by residents only. Public water and sanitary sewer currently serve the site. Any access easements necessary to provide these utilities to the proposed development will be provided.

Section 107 – Standards and Dimensions

1. Minimum and/or maximum lot area(s) – N/A
2. Minimum and/or maximum lot width(s) – N/A
3. Minimum building setbacks (from property line)
 - a. Front: 12'
 - b. Rear: 12'
 - c. Side: 15'
4. Maximum structure height: 40'

Section 108 – Impervious Area

Maximum impervious area coverage will be 70% of the site minus any future right-of-way, or public park space that will be dedicated.

Section 109 – Open Space

The minimum open space area will be 30% of the site. This area will include the future right-of-way, public park space, buffers and common areas as depicted on the PD Site Plan.

Section 110 – Occupancy/Density

1. Commercial uses will occupy a maximum of 14,000 square feet in the designated commercial building.
2. A minimum of 4 units, with a total of 8 bedrooms, will be set aside for workforce housing. Workforce housing means tenants qualifying income will be between 80% and 120% of Median Family Income of the Metropolitan Statistical Area for the development as defined by the Department of Housing and Urban Development (HUD).
3. There will be a maximum of 120 dwelling units with a maximum density of 13.32 units per acre.
4. The maximum occupancy for all dwelling units shall be one (1) occupant per bedroom.
5. The total occupancy for the project will be 441 with a maximum density of 48.95 occupants per acre.
6. Occupant is defined as 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 111 – Design Standards

Material for building construction will consist of the following wood framing with brick or stone masonry accents and fiber cement panel cladding of complementary colors for the townhome and apartment buildings. The commercial building will consist of a mixture of brick masonry with storefront window and door systems. The composition and colors of all final materials shall be substantially similar to those shown on the submitted color scheme exhibit and perspective renderings and may be revised subject to the approval of the Board of Architectural Review (BAR) prior to the issuance of a building permit.

Section 112 – Parking/Circulation

Parking and circulation for the Station at Clemson PD shall adhere to the following standards.

1. Off Street Parking:
 - a. Minimum Standard Surface (9' x 18') spaces: 306 – Includes 8 accessible spaces.
 - b. Minimum Driveway Spaces (9' x 20') spaces: 78
 - c. Minimum Garage spaces: 78
2. Off-Site Parking:
 - a. A minimum of 28 off site surface spaces as depicted on the PD Regulating Plan.

All internal roads and drives will meet emergency access and fire code standards. Vehicular access to the residential areas will be gated with emergency access provided in compliance with requirements of the Fire Marshal. Access to commercial areas as well as pedestrian access through the site along the proposed 10' pedestrian path will be open to the public. The off-site parking area will be dedicated to the city along with the proposed neighborhood park.

A traffic study was provided as part of the application materials for the Station at Clemson Planned Development rezoning request. Recommended improvements from that study will be coordinated with SCDOT and the City of Clemson Traffic Engineer during the standard permitting process if required.

Section 113– Landscaping/Buffers

All landscaping and buffers shall be planted/installed according to the final landscape plan as approved. The planning director or their designee reserves the right to amend any specification or other standard of this section administratively to address specific site conditions. Plantings shall comply with the following standards:

1. Street Trees and Landscape along Old Greenville Rd. and Summey St.
 - a. Understory trees shall be planted at an average of 1 tree per 30' of road frontage along both Old Greenville Rd. and Summey St.
 - b. Shrubs shall be planted as approved.

- c. All planting methods shall be approved by the Planning Director or their designee.
- d. Minimum caliper for all trees at planting will be 2".
- e. No more than 25% of total trees may be of a single species.
- f. All species shall be approved by the Planning Director or their designee.
- g. Additional landscaping may be planted, including plantings around amenity areas, buildings, transformers, as approved.
- h. Total canopy coverage shall be 30% of the site area at full maturity.

Section 114 – Signage

Signage for the Station at Clemson Planned Development shall conform to Chapter 19– Article VII of the City of Clemson Code of Ordinances and will comply with the standards of the CP-2 zoning District.

Section 115– Lighting

A lighting plan that includes signs will be submitted for approval during the permitting process. Lighting for The Station at Clemson Planned Development will adhere to the standards for lighting in the City of Clemson Code of Ordinances Chapter 19– Article X

Section 116 – Utilities

The Station at Clemson Planned Development will be served by City of Clemson water and sanitary sewer. Connection and service fees will be the responsibility of the developer. The impact on schools is not anticipated to be significant. Except for the workforce units, the tenants will be mostly college aged students. The increased tax revenue from both the increase in property values and the sales tax generated by the commercial uses will offset the costs of any increased demand for fire, police, and other emergency services the development could require.

Section 117 – Connectivity

The Station at Clemson Planned development will connect Summey St. and Old Greenville Hwy with a 10' pedestrian path constructed by the developer. A 12' wide multi-use path along the frontage of Old Greenville Highway will also be constructed by the developer and dedicated as right-of-way. Both pedestrian improvements will connect existing sidewalks.

In addition to the pedestrian connections, the developer will construct a bus stop and shelter along Old Greenville Hwy to provide continued access to the Clemson Area Transit system. The final location will be coordinated with Clemson Area Transit.

Section 118 – Grading and Stormwater

The Station at Clemson Planned Development will not require extensive mass grading. Because this project is a redevelopment as much of the grading as possible will remain intact.

Stormwater will be managed on-site with underground facilities. All local and state requirements for stormwater management will be met. A hydrology study for the surrounding area, including downstream analysis will be conducted during the permitting phase.

Section 119 – Trash

The trash collection will be provided through an agreement between the developer and a private solid waste collection company. Trash and recycling will be collected in the enclosed centralized collection area as identified on the approved Station at Clemson Planned Development Plan.

Section 120 – Accessory Structures

Accessory structures other than those depicted on the approved Station at Clemson Planned Development Plan are not permitted.

Accessory structures will use exterior materials similar or identical to principal structures.

Section 121 – Maintenance

The owner/developer is responsible for the maintenance of the property including buildings, landscaping, common open space, amenity areas, private utilities, and stormwater management facilities. The City of Clemson will be responsible for public water and sanitary sewer mains and force mains, and maintenance of the dedicated public park and equipment.

Section 122 – Phasing

Construction shall not be phased, and the developer shall apply for a building permit no later than 2 years from the date of final approval from City Council approval.

Section 123 – Construction Activity

Construction hours shall adhere to the City of Clemson's Code of Ordinances Section 13-10. A construction schedule and a plan identifying construction times and sequence will be submitted for review and approval during permitting.

Section 124 – Transfer of Ownership

This ordinance will remain in place through any transfer of ownership of the property. Any transfer of ownership does not release the owner of the maintenance and management provisions of this ordinance. Nothing herein shall be construed to limit the developers right to sell, assign or convey The Station at Clemson Planned Development in accordance with applicable laws and regulations.

Report on PUD-000212-2024
Proposed Planned Development (The Grange)
Formal Consideration
March 11, 2024

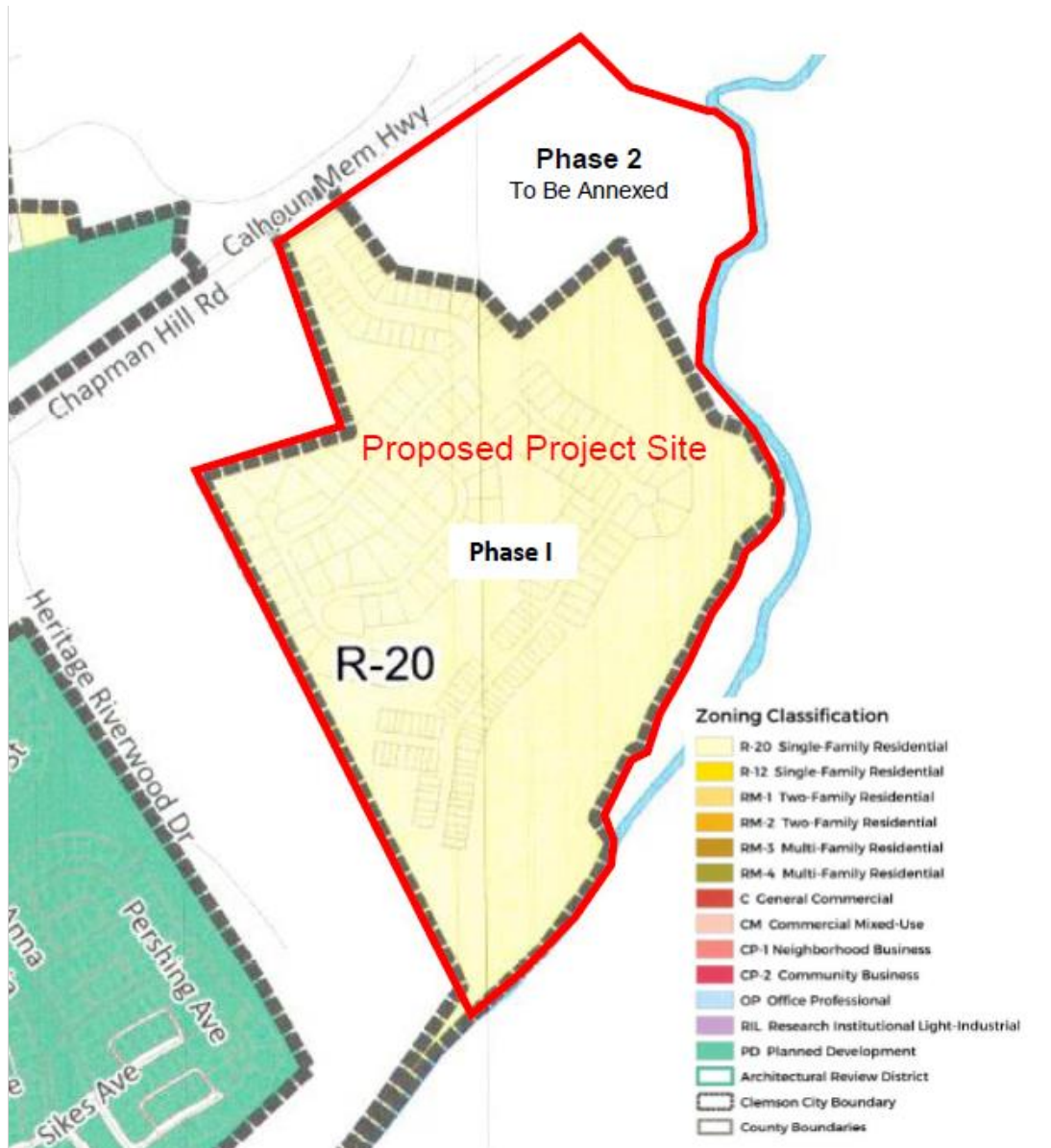
An application for a Planned Development was submitted by Maverick Land, LLC (Mr. Daniel Youngblood) on December 18, 2023. If approved, 148.36 acres will be developed as a planned development project consisting of a mix of residential and non-residential uses. It should be noted that the proposal includes 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.

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

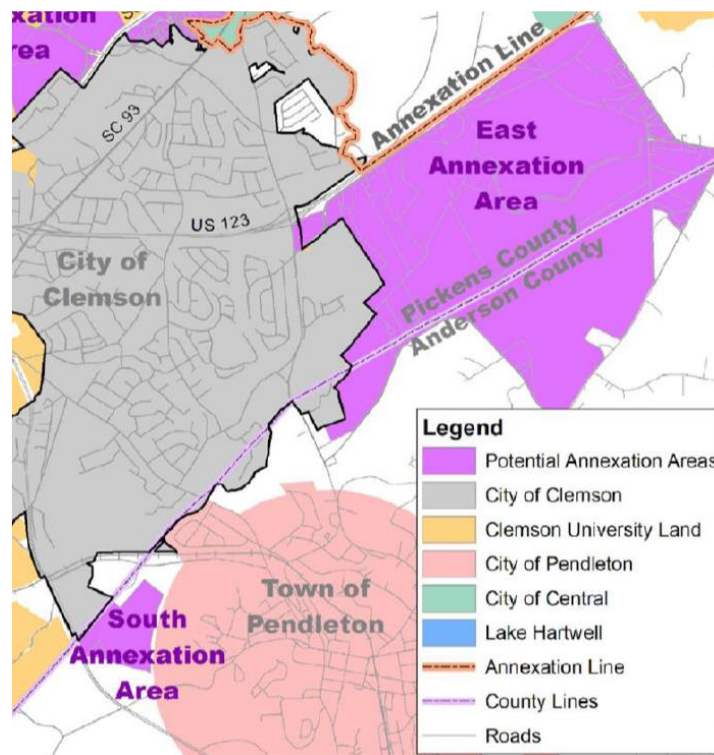
likely impact the future plans of a number of owners wishing to alter the existing footprint of their homes. If the proposed planned development is approved as requested, however, the phase will be rezoned from R-20 to Planned Development District, and require the creation of standards designed specifically 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. The third and final required session, which is formal consideration and approval of a recommendation to City Council, will be held on March 11, 2024.

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

Application



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

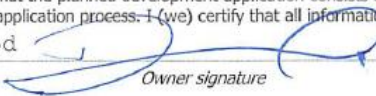
Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Planned Development Zoning Map Amendment applications require a **filing fee of \$1000**, a current survey of the property, a copy of the deed, a designation of 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			
<i>To be completed only if Owner is not Applicant:</i>			
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

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
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		2/20/2024
Owner name	Owner signature	Date
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
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:	

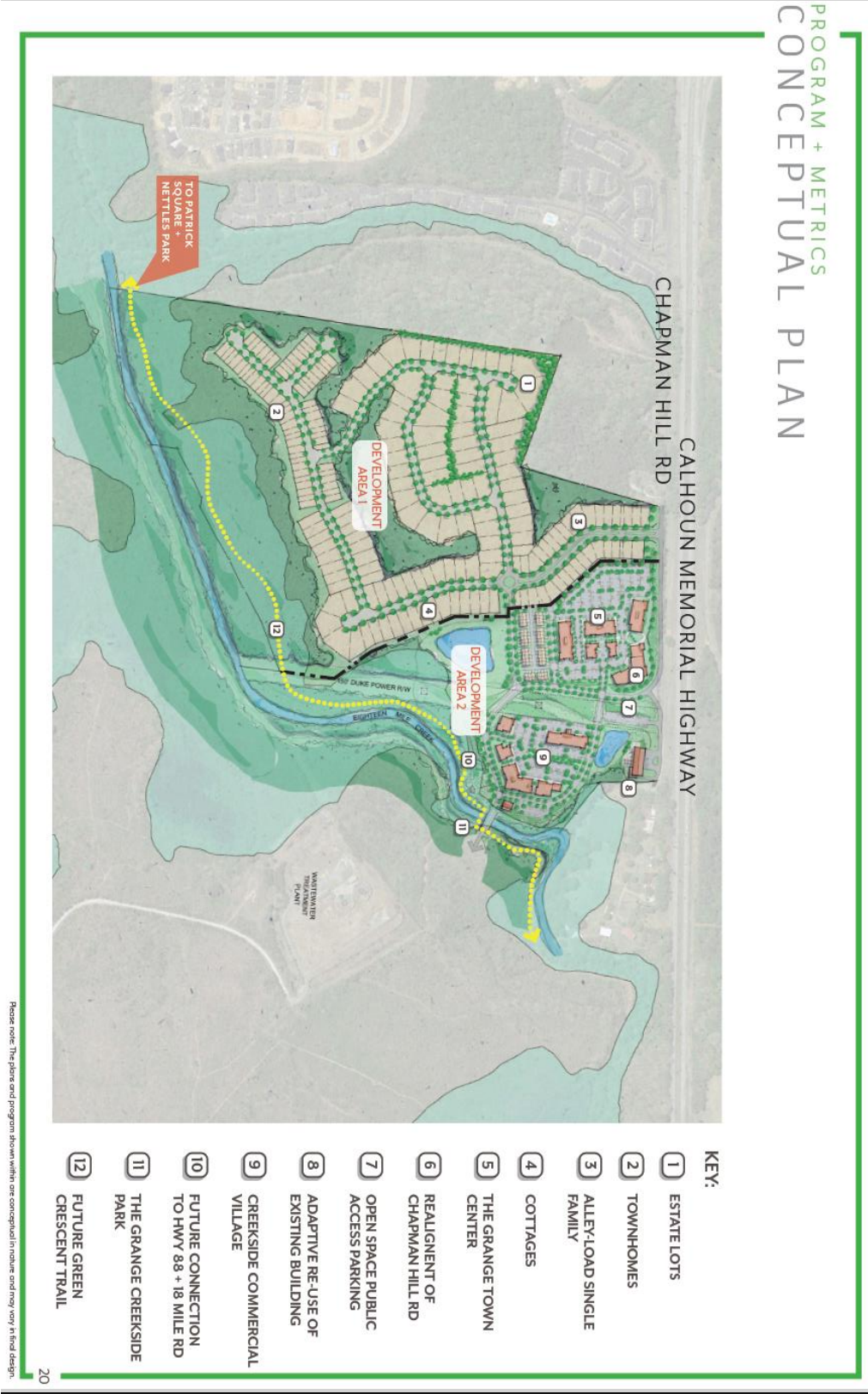
PROJECT ARCHITECT

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



Report on PUD-000146-2023
Planned Development (The Station)
Formal Consideration
March 11, 2024

An application for a Planned Development was submitted by LMP Clemson Cottage Owner, LLC, on June 19, 2023. If approved, a 9.1-acre parcel owned by R.A. Clemson, located at 501 Old Greenville Highway (TMP #4054-15-54-3169), will be developed as a planned development project consisting of a mixed-use multi-family residential and commercial planned development. It should be noted that the proposed site was formerly the location of the BiLo supermarket. A detailed description, draft regulating ordinance, and updated plans are contained in the presentation document published with the meeting agenda.

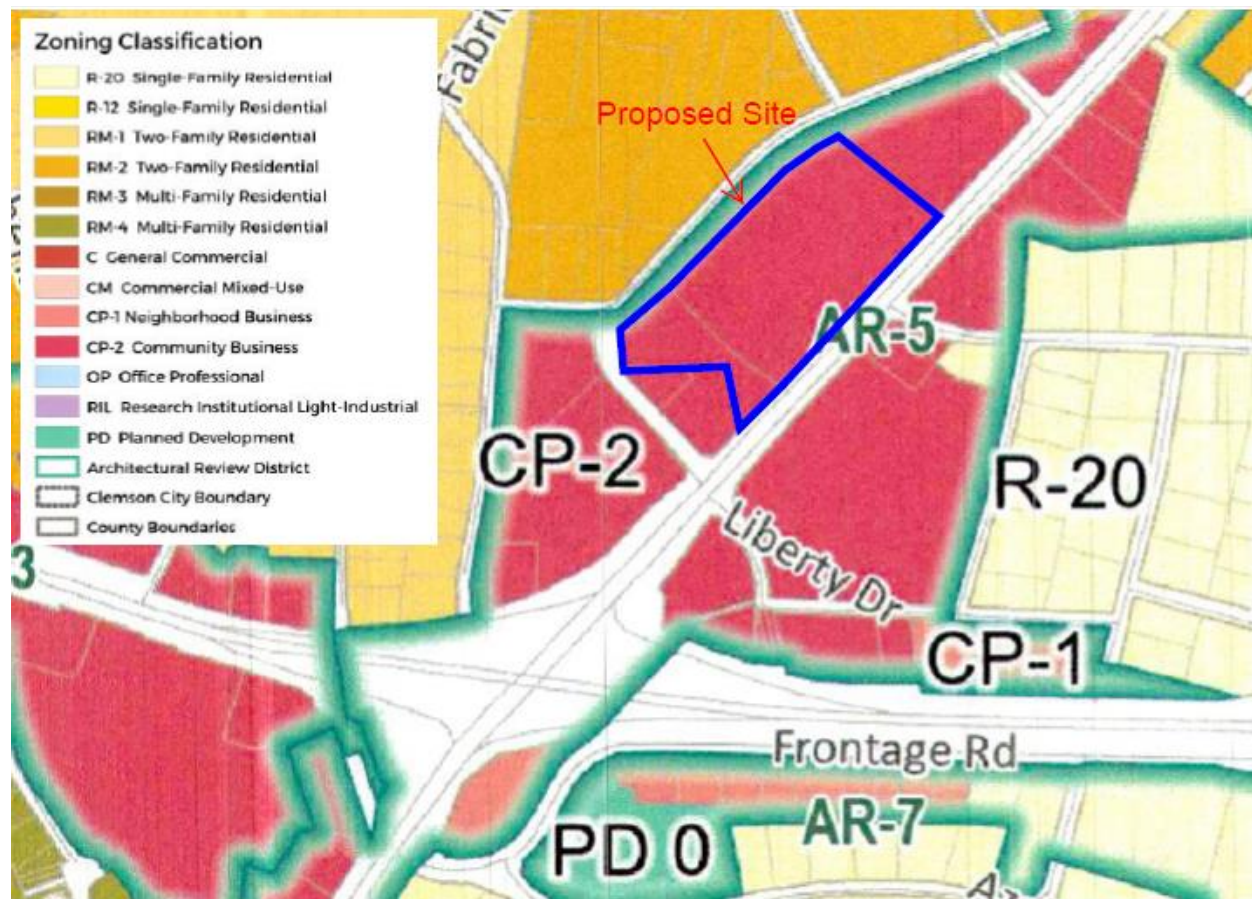
Location



The project site is situated between Old Greenville Highway and Summey Street, near the intersection of US123 and Old Greenville Highway. It is in one of the City's major business corridors, and is served by mass transit. Although the area is highly developed, density is moderate. Commercial properties are situated on the south and

east sides of the site; an electric substation on the northeast side; and residential properties on the northwest and west sides.

Zoning



The parcel on which the project is proposed to be located is zoned CP-2 Community Business District. The purpose of the district as described in City Code is:

...to provide for areas within the community where commercial and business development may occur while supporting community-wide shopping centers and business complexes of greater magnitude than permitted by the CP-1 district.

Although the site abuts other CP-2 parcels on the south, east, and north sides, RM-2 Two-family Residential District properties are situated across Summey Street to the west. It should be noted that, if the proposed planned development is approved, the property will be rezoned as Planned Development District.

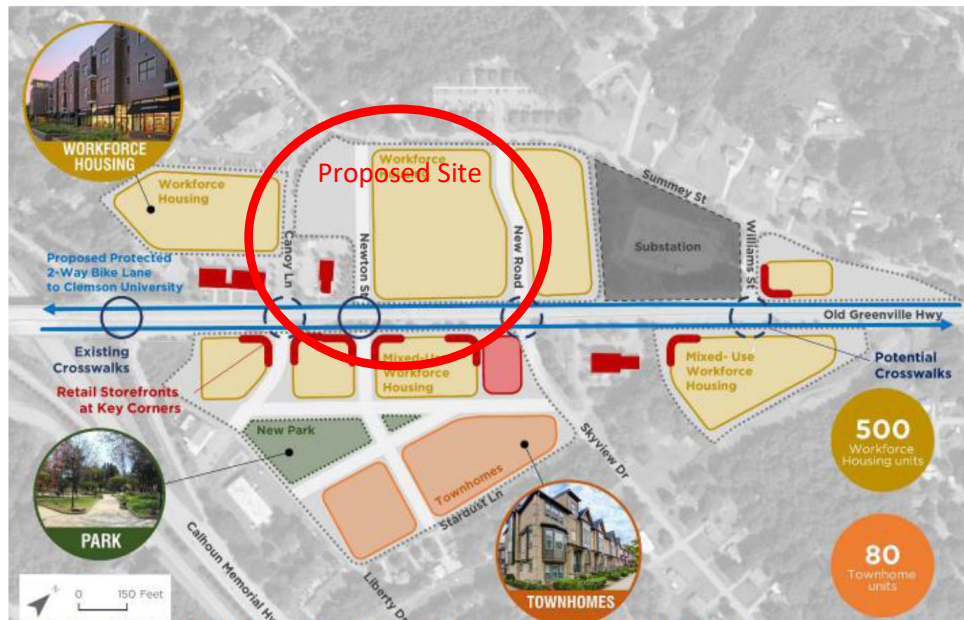
Future Land Use



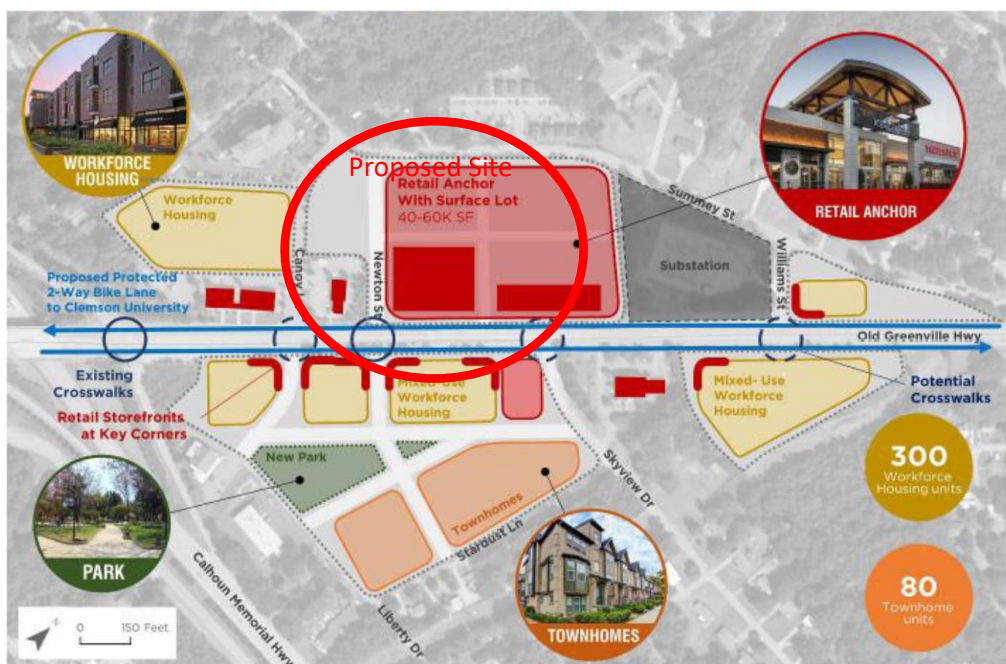
The Comprehensive Plan shows the recommended future land use for the parcel to be commercial, which it notes includes a range zoning districts, including CP-2. It further states that such areas include neighborhood business areas and commercial mixed-use developments that combine commercial and residential uses on one parcel. Abutting parcels on the south and east are also commercial; the parcel on which the electric substation is located is public/institutional/utilities; and the RM-2 parcels across Summey Street are medium density residential.

Strategic Plan

The White Paper for the Strategic Plan presented to City Council in November of 2020 included the proposed project site as part of the Clemson Crossing Catalyst Area. The Paper's authors recommended two possible uses for to the area's redevelopment. One recommendation was to leverage access to mass transit and focus primarily on workforce housing.



The second recommendation was to facilitate a mix of a new retail anchor with workforce housing.



Planning Commission Review Process

City Code requires at least three separate sessions as part of Planning Commission reviews of planned developments. The first, an initial concept presentation, was held for The Station on September 11, 2023, and the second, an informal public meeting, was held on October 9, 2023. The third and final step, which is a formal review and vote on a recommendation for City Council's consideration, will be held at the regular meeting of the Planning Commission on March 11, 2024.

Following the conclusion of the Planning Commission's 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-000146-2023	PIN: 4054 - 15 - 54 - 3169	Date submitted: 01 / 22 / 24	Planning Commission meeting date: 03 / 11 / 24
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OWNER(S) INFORMATION

Last name: R.A. Clemson, LLC		First:	Middle:	Interest ☐ Sole owner ☒ Co-owner
Mailing address: 150 Baker Avenue, Suite 303		City: Concord	State: MA	ZIP Code: 01742
Daytime phone no.: () 978.287.5000		Fax no.: ()		E-mail:

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: LMP Clemson Cottage Owner, LLC		First:	Middle:
Mailing address: 315 Oconee St	City: Athens	State: GA	ZIP Code: 30601
Daytime phone no.: () 706.543.1910	Fax no.: ()		E-mail:

PROPERTY INFORMATION

Property address: 501 Old Greenville Hwy, Clemson, SC 29631	Property dimensions: 840' x 490'	Property area: 9.1 acres	Current zoning district: CP-2
--	-------------------------------------	-----------------------------	----------------------------------

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.

Owner name

Owner signature

Date

See next page

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

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
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.		
R.A. Clemson, LLC		August 16, 2023
<i>Owner name</i>	<i>Owner signature</i>	<i>Date</i>
Carter Winstanley		August 16, 2023
<i>Owner name</i>	<i>Owner signature</i>	<i>Date</i>
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		
LMP Clemson Cottage Owner, LLC		August 18, 2023
<i>Applicant name</i>	<i>Applicant signature</i>	<i>Date</i>

Rev. 11-14-05; 06-15-07

REQUIRED INFORMATION			
<i>For the purpose of processing and coordination of this application, the following person is my (our) designated contact person:</i>			
CONTACT PERSON			
Last name: Moye, Harris		First: Name of firm, if applicable: LMP Clemson Cottage Owner, LLC	
Mailing address: 315 Oconee St	City: Athens	State: GA	ZIP Code: 30601
Daytime phone no.: () 706.543.1910	Fax no.: ()	E-mail: harris.moye@landmarkproperties.com	
PROJECT DEVELOPER			
Last name:		First:	
Mailing address:		Name of firm:	
Daytime phone no.: ()		Fax no.: ()	
City:		State:	
ZIP Code:		E-mail:	
PROJECT ARCHITECT			
Last name:		First:	
Mailing address:		Name of firm:	
Daytime phone no.: ()		Fax no.: ()	
City:		State:	
ZIP Code:		E-mail:	
PROJECT ENGINEER			
Last name:		First:	
Mailing address: 355 Oneta St. Suite D-100		Name of firm: W&A Engineering	
Daytime phone no.: () 706.310-0400		Fax no.: ()	
City: Athens		State: GA	
ZIP Code: 30601		E-mail: jcrighton@waengineering.com	