

1. Agenda

Documents:

[02-12-24_PC_MEETING_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[REPORT ON PUD-000212-2024 PLANNED DEVELOPMENT \(THE GRANGE\)
\(2\).PDF](#)

[PUD-000177-2023 HUB CLEMSON PD ORDINANCE DRAFT - 1.25.24.PDF](#)

[REPORT ON PUD-000177-2023 PROPOSED PLANNED DEVELOPMENT
\(CLEMSON HUB\).PDF](#)

[PUD-000212-2024 THE GRANGE PD - INFORMAL PUBLIC SESSION
PRESENTATION.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Monday, February 12, 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. Election of Officers for 2024

- a. Chair
- b. Vice-chair
- c. Reappointment of Recording Secretary

3. Public Session

4. Adoption of Minutes

- a. January 8, 2024 – Regular Meeting

5. Action Items

- a. PUD-000146-2023 The Station
- b. PUD-000177-2023 Clemson HUB

6. Informal Public Session

- a. PUD-000212-2024 The Grange

7. Advisory Items

8. Discussion Items

9. Staff Reports

10. Other Items

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

11. Adjourn

1250 Tiger Boulevard · Suite 4 · Clemson, SC 29631 · (864) 653-2050

Report on PUD-000212-2024
Proposed Planned Development (The Grange)
Informal Public Session
February 12, 2024

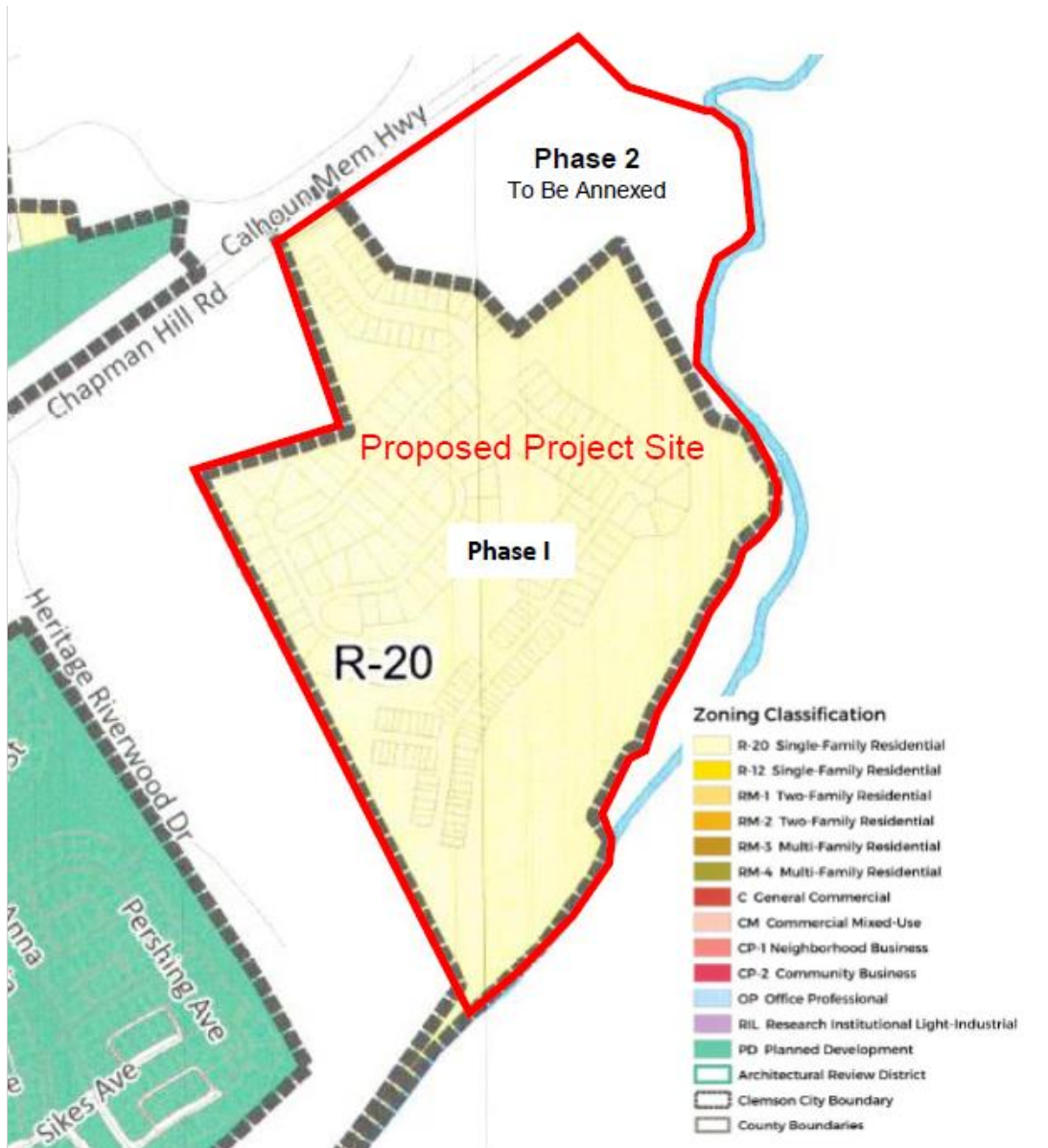
An application for a Planned Development was submitted by Maverick Land, LLC (Mr. Daniel Youngblood) on December 18, 2023. If approved, 148.36 acres will be developed as a planned development project consisting of a mix of residential and non-residential uses. It should be noted that the proposal includes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

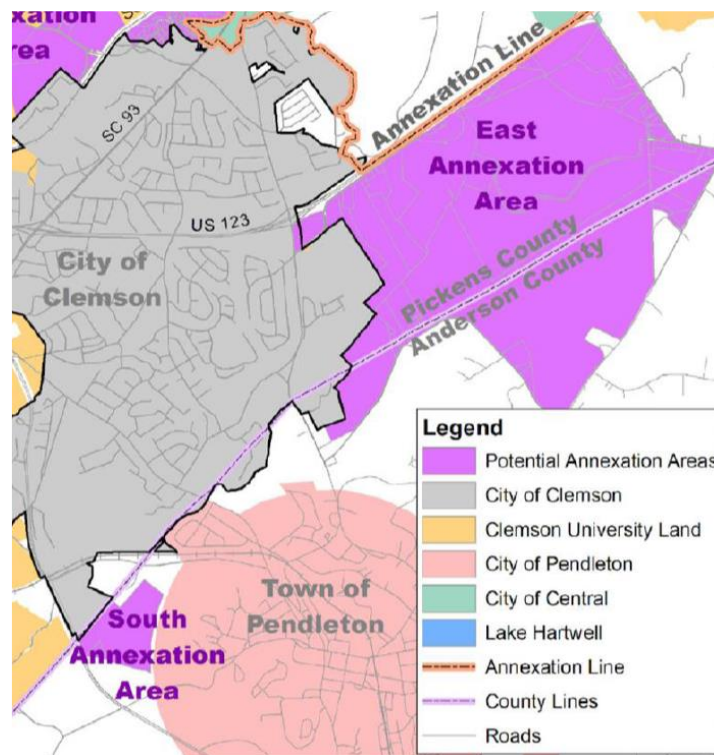
likely impact the future plans of a number of owners wishing to alter the existing footprint of their homes. If the proposed planned development is approved as requested, however, the phase will be rezoned from R-20 to Planned Development District, and require the creation of standards designed specifically 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 informal public session scheduled as part of the regular meeting on February 12, 2024 will be the second. The third and final required session, which is formal consideration and approval of a recommendation to City Council, will be scheduled at a later time.

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 2 INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

PUD-000212-2024	PIN: See Attachments	Date submitted: 1 / 22 / 24	Informal public meeting date: 2 / 12 / 24
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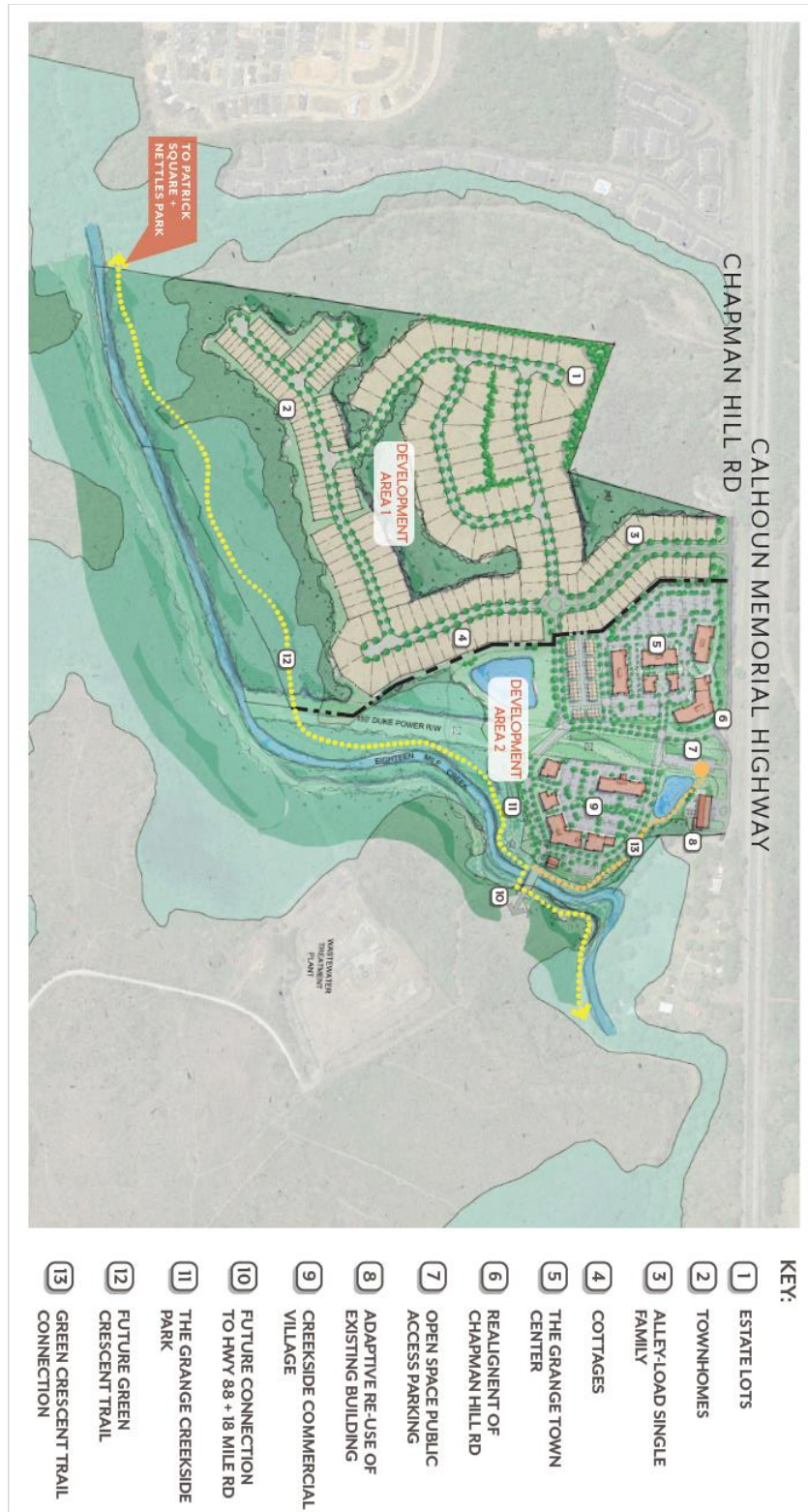
OWNER(S) INFORMATION			
Last name: Maverick Land, LLC	First:	Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 1909 East Main St.	City: Easley	State: SC	ZIP Code: 29640
Daytime phone no.: 864-306-2995 ()	Fax no.: ()	E-mail: deyoungblood01@gmail.com	

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

REQUIRED INFORMATION
<i>Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.</i>
The Grange (Project) will be a mixed-use Planned Development that will fall in the jurisdiction of the City of Clemson, South Carolina. The Grange will have a mix of residential and non-residential uses that may include, but not be limited to, open space, single family homes, cottage homes, single family attached homes, condos, multi-family homes, mixed-use buildings, retail, food and beverage, office, hospitality, industrial or institutional uses. 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 will be maintained by the property owner or assignees in perpetuity while the public infrastructure will be dedicated to the City of Clemson for ownership and maintenance. Domestic water and sewer infrastructure will be dedicated to the City of Clemson for ownership and maintenance except for infrastructure provided by another approved public entity. Any required security bonds per the City of Clemson standards will be provided by the developer upon dedication of the utilities. Maintenance easements for the utilities outside of dedicated ROW will be dedicated, ensuring access to public infrastructure. The Project may have fee-simple, condo or similar ownership as well as rental and leasable space.

Concept Plan



200-228 KEOWEE TRAIL & 105-109 WALL STREET
PLANNED DEVELOPMENT ORDINANCE

Section 101 - Descriptive Statement

The provisions of this Ordinance shall apply to a mixed-used Planned Development located at 200-228 Keowee Trail and 105-109 Wall Street, within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description attached as **Exhibit A**. The adoption of this ordinance shall impose standards and restrictions on both the residential and commercial components of this mixed-use Planned Development.

The Planned Development shall include a mixed use residential and commercial building, private parking, public parking, and a large plaza adjacent to the Keowee Trail right of way and Abernathy Park. Developer will grant a public use easement to the City of Clemson for the plaza area. The property owner shall be responsible for the maintenance of all sidewalks, buildings, parking areas, landscaping, and amenities; domestic water and sewer infrastructure including storm and sanitary sewer improvements will be dedicated to the City of Clemson for ownership and maintenance.

The Planned Development Site currently consists of 5.5 acres on the nine parcels listed below (the “Site”):

Parcel	Type	Address	PIN	Area (sf)	Area (Ac)	Underlying Zoning
1	fee simple	200 Keowee Trail, Clemson SC, 29631	4044-16-83-0981	29,107 sf	0.67 ac	CM
		200 Keowee Trail, Clemson SC, 29631	4044-16-84-1073			
2	fee simple	208 Keowee Trail, Clemson SC, 29631	4044-16-84-0010	20,682 sf	0.47 ac	CM
3	fee simple	214 Keowee Trail, Clemson SC, 29631	4044-16-74-9059	19,469 sf	0.45 ac	CM
4	fee simple	220 Keowee Trail, Clemson SC, 29631	4044-16-74-9214	26,329 sf	0.60 ac	CM
5	fee simple	224 Keowee Trail, Clemson SC, 29631	4044-16-74-8394	25,304 sf	0.58 ac	CM
6	fee simple	228 Keowee Trail, Clemson SC, 29631	4044-16-74-8464	33,654 sf	0.77 ac	CM
7	fee simple	105 & 107 Wall Street, Clemson SC, 29631	4044-16-74-1238	64,636 sf	1.48 ac	CM
8	fee simple	109 Wall Street, Clemson SC, 29631	4044-16-84-1452	16,076 sf	0.37 ac	CM
9	easement	1066 Tiger Blvd, Clemson SC, 29631	4044-16-84-0567	4,411 sf	0.10 ac	CP-2
TOTAL				239,668 sf	5.50 ac	

Proposed Uses

Use 1: Open Space - The Planned Development will include a minimum of 20% Open Space. The Open Space shall consist of setbacks, landscaped areas, plazas, privately-owned vehicular drives, privately-owned surface parking, and sidewalks as shown on the Site Plan attached as **Exhibit C**. An approximately 30,000 square-foot plaza (the “Plaza”) will be provided along

Keowee Trail which will act as an expansion of Abernathy Park. The Plaza shall include bike parking, light poles, trash receptacles, and miscellaneous public seating areas to be used by the public and by commercial tenants of Developer or its assigns. A Public Use Easement for the Plaza will be granted to the City of Clemson prior to issuance of a certificate of occupancy for the Plaza. Developer shall cooperate with the City of Clemson to allow for public programming of the Plaza from time to time (for farmer's markets, movies in the park, holiday festivals, and the like).

Use 2: Commercial Uses – The Planned Development shall include a minimum of 8,000 rentable square feet of commercial space within the Plaza (the “Commercial Space”). The Commercial Space shall be openly marketed for lease, with a preference for operators of grocery, convenience, restaurant, and café uses. Developer may program and operate all or a portion of the Commercial Space if such use is commercial in nature and open to the public. Occupancy of the Commercial Space will likely occur after the completion of the residential portion of the building, with the Commercial Space delivered in “cold shell” condition until tenants are identified. Developer will offer a Tenant Improvement Allowance package (which will be negotiable based on the lease term, credit, and lease rate of the tenant in question). Restaurant and cafe tenants shall have the ability to utilize up to 40 feet of Plaza space immediately adjacent to each tenant's commercial frontage for outdoor seating. Developer's Commercial lease form shall specify that no tenant shall remain open later than 10:00pm unless specifically approved by the City of Clemson.

Use 3: Public Parking Uses – The Planned Development shall include a minimum of seventy-five (75) structured parking spaces shall be available for the use of patrons of the Plaza, Commercial Uses, and the adjacent Abernathy Park (the “Public Parking”). The Public Parking shall be designed to provide ADA-accessible access to the Plaza and Commercial Uses and shall be open from 8:00am to 10:00pm daily unless later hours are approved by the City. Any unauthorized vehicles remaining after 10:30pm will be towed. Additionally, there will be a private drive providing access to the Public Parking and connecting Wall Street to Keowee Trail during the open-hours of the Public Parking. Rollup doors shall be used to restrict access to the Public Parking during off-hours.

Use 4: Market Rate Multifamily Housing – the Planned Development will include a maximum of 1,325 beds and 450 units, consisting of roughly 475,000 square feet of net rentable residential area with an average unit size of approximately 1,050 square feet (the “Units”). The Units will include studios, one-bedroom, two-bedroom, three-bedroom, four-bedroom, and five-bedroom units in various configurations and locations as shown in the Site Plan attached as Exhibit C. The maximum density shall be the greater of (i) 450 units or (ii) 82 units per acre. A maximum of 40% of Units may include double-occupancy bedrooms, with occupancy in the remaining Units limited to one (1) occupant per bedroom. The Units, together with related interior amenities,

leasing areas, interior circulation, back of house areas, and private terraces shall be referred to as the “Multifamily Housing Component”.

Use 5: Private Parking for Residents – the Planned Development shall include a minimum of the lesser of (i) 613 parking spaces or (ii) parking for 50% of the final bed count (the “Private Parking”). The Private Parking shall be access controlled and located in precast parking deck accessible from Wall Street or from Keowee Trail.

Access

Access will be provided primarily from College Avenue for vehicular and pedestrian access with secondary vehicular access provided via Wall Street. The dedicated public area will be accessible directly by the Keowee Trail public right of way. Secured access points will be provided for the Multifamily Housing Component and the Private Parking.

Pedestrian Access - The planned development will have direct access to the public right of way. The developer will construct sidewalk and plaza improvements along the commercial frontage of project along Keowee Trail providing pedestrian & bicycle access.

Integration with Transit and Alternative Modes of Transportation - The planned development will have direct access to the public right of way along Keowee Trail and the Abernathy Park Boardwalk. Additionally, Developer proposes to provide an extension of sidewalk, landscaping, and a crosswalk within the public right of way south of the project on Keowee Trail (as described in Section 103 below) to better connect the project to existing Clemson Area Transit System (CAT) bus routes as well as direct pedestrian and bicycle access to the City of Clemson and Clemson University.

Ownership and Covenants/Conditions/Restrictions - Ownership of the project will remain private with any future property owners bound by and agreeing to this ordinance. 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 Plaza Space, there will be ample Community Open Spaces throughout the development for use and enjoyment by residents. Community Open Spaces for Residents include a pool deck and building amenity areas. These areas will remain open for use by all residential tenants. Building amenities shall include dog park / waste areas separated from the Plaza.

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. 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 improvements identified by Section 103 – Offsite & Public Improvements.

There is not an anticipated significant impact on the public school system from the development as the majority of the residents will be young professionals, faculty, and college students but there will be property tax generation that will benefit the school system.

Section 102 - Index of Exhibits

Exhibit A – Site Legal Description

Exhibit B – Grading & Stormwater Plan

Exhibit C – Site Plan with Pedestrian and Vehicular Circulation

Exhibit D – Utility and Lighting Plan

Exhibit E – Landscaping Plan

Section 103 - Offsite Improvements

- Developer will be responsible for stormwater improvements onsite and immediately adjacent to the site as required by local and state code.
- Developer will make sanitary improvements as necessary based on the capacity required by the project.
- Developer proposes to extend the public sidewalk from the South edge of the Project along Keowee trail to a point at which a crosswalk can connect the project to the sidewalk improvements adjacent to the Bixby project at 405 College Ave (diagram shown below).
- Developer is conducting a Traffic Impact Analysis (TIA) Study in coordination with the City of Clemson and SCDOT to identify required improvements for vehicular access as a result of the project. It is expected the final recommendations of the TIA will require a traffic signal at the intersection of College & Keowee Trail pending approval from SCDOT and the City of Clemson. Other improvements based on the study may include improvements to the driveway at College Ave and Wall Street by making this driveway a right in / right out only access. All offsite improvements will be the responsibility of the Developer.



Proposed offsite improvements

Section 104 – Permitted Uses

The Planned Development will consist of Plaza space accessible to the public, commercial uses, public and private parking uses, and Multifamily Residential use. Residential units may be rented by-the-unit or by-the-bed as determined by Developer or future property owners. All uses allowed in the CM zoning district shall be allowed in the commercial area.

Use Summary	Max Beds	Max Units	Min Parking	Min SF
Use 1: Plaza	NA	NA	NA	30,000 sq ft
Use 2: Commercial Uses	NA	NA	NA	8,000 sq ft
Use 3: Public Parking Spaces	NA	NA	75 spaces	NA
Use 4: Multifamily Housing	1,325 beds	450 units	NA	NA
Use 5: Private Parking	NA	NA	613 spaces	NA

Section 105 - Hours of Operation

Commercial Tenants shall have operating hours confirming with CM district zoning standards as well as city and state regulations.

Leasing and Management hours are anticipated to be 10:00am – 6:00pm on weekdays and 12:00pm -4:00pm on weekends. On-site security and/or maintenance staff will cover off-hours when leasing and management staff is not present.

Section 106 – Site

The property consists of nine (9) parcels with frontage along Keowee Trail, Tiger Blvd, and/or Wall Street. Existing conditions include low-density single-family homes along Keowee Trail, and surface-parked retail and office uses along Wall Street. The site has approximately 38' of grade change from east to west with existing drainage discharging from the site via drainage culverts under Keowee Trail with direct outfall to Lake Hartwell.

The proposed use is a mixed-use development with a large Plaza, commercial spaces and multifamily residential units that would be marketed primarily to students, graduate students, and young professionals. Residential units may be rented by-the-unit or by-the-bed as determined by Developer or future property owners. The commercial spaces will be marketed to retail tenants, restaurants, and supporting uses with the aim of activating the Plaza space. Associated parking will be provided for all uses.

Two vehicular access points will be provided – one at the southwest site of the site off Keowee Trail, and another at the northwest side of the site off Wall Street which will accommodate trash collection, loading, and service activities. Developer anticipates the Keowee Trail access point to be the more-frequented vehicular access point for both residents and the public. Access to both private and public parking is provided from both Keowee Trail and Wall Street.

Pedestrians will access the project primarily from Keowee Trail. A pedestrian pathway connecting Wall Street to the Plaza space will be provided as part of the project. Access to the existing Abernathy Park pedestrian walkway is located on the west side of Keowee Trail and can easily be accessed by the public and residents of the project.

The project will connect to water service from both Keowee Trail and Wall Street as required. The project will connect to sewer service at multiple points along Keowee Trail. Any access easements necessary for these utilities will be provided as part of the development.

Section 107 – Standards and Dimensions

- Minimum/Maximum Lot Areas – None
- Minimum/Maximum Lot Widths – None
- Minimum Building Setback from Property Line:
 - o Front: None
 - o Side: 5 feet
 - o Rear: 10 feet
- Maximum Structure Height at top of roofline: 84'-11" (excluding parapet wall height and measured from adjacent grade).

Section 108 & 109 – Impervious Area & Open Space

Maximum impervious coverage will be 90%. Impervious materials will include the building and parking footprints, asphalt paving, sidewalks, curb and gutter, patios, etc. The minimum open space provided shall be 20% for the site. The Open Space will include setbacks, buffers, lawn, landscaping, sidewalks, ground-level seating and hardscape, pervious pavers, and courtyards as shown on the conceptual site plan attached as Exhibit C. All open space within the property area shall be maintained by the Developer or future owners of the property. There will be a Public Access Easement granted to the City for the Plaza area as described in Section 101. On street parking, sidewalks, and street trees along the property-side of Keowee Trail will be provided as part of the project.

Section 110 – Occupancy/Density

In addition to the Plaza open space and Commercial Space, an elevated roof deck shall be designated for common recreational use by the residents. Additionally, several roof terrace conditions will provide private outdoor space for residents of certain units.

Maximum Occupancy – 1,325 residents (not including staff or guests). Up to 40% of units may include bedrooms with two beds per bedroom.

Maximum Density – 450 units (82 units per acre) / 1,325 residents (241 residents per acre)

Section 111 – Design Standards

Materials for building construction will consist of the following: reinforced concrete, precast wall panels, concrete masonry units at parking deck and back of house areas. Residential materials will include a mix brick masonry, fiber cement panel varieties, EIFS, and various metal panel accents, as well as insulated operable and non-operable windows. The commercial retail level along Keowee Trail will include a mix of brick masonry with insulated storefront window and door systems. The composition and color of all final materials shall be substantially similar to those shown on the Site Plan Drawings and may be revised subject to the approval of the Board of Architectural Review (BAR) prior to the issuance of the building permit.

Section 112 – Parking/Circulation

Parking and Circulation for this PD shall adhere to Chapter 19 - Article VIII of the City of Clemson Code of Ordinance. The Project will include structured parking for both the public and for residents. Access points for both decks will be located off both Keowee Trail and Wall Street.

The table below summarizes the minimum parking requirements for each use located within the project:

Parking Summary	Maximum Beds	Minimum SF	Maximum SF	Use 3: Public Parking Minimum Spaces	Use 5: Private Parking Minimum Spaces
Use 1: Open Space (Plaza)	NA	per approved plan	per approved plan	43 spaces	NA
Use 2: Commerical Uses	NA	8,000 sq ft	NA	32 spaces	NA
Use 4: Multifamily Housing	1,325 beds	NA	475,000 sq ft	NA	613 spaces*

* or the lesser of 50% of the final bed count.

Vehicular circulation shall be substantially within the interior of structured decks for both Public Parking and Private Parking Components. The parking ratio for the Multifamily Housing component shall be not less than 50% of beds within the project and shall include adequate parking for residents as well as guests. Commercial Uses shall be parked at not less than the greater of 32 spaces or one space per 300 square feet of rentable commercial space. All parking spaces for Commercial Uses shall be clearly marked to distinguish them from other parking areas. Approximately nine (9) parallel parking spaces along Keowee Trail shall be dedicated to the City and shall be properly marked with signage approved by the Clemson Police Department.

All parking spaces shall be a minimum of 9'-0" in width and 18'-0" in length, with a minimum drive aisle width of 24'-0". A Minimum of 275 bicycle parking stalls shall be provided throughout the project. At least 80% (220) of these bicycle parking stalls shall be within locked spaces with access limited to residents only.

All roads and external private drives shall meet emergency access and Fire Code standards. Developer will work with the City traffic engineer through the planning and permitting process to provide a traffic study if it is deemed required by the City traffic engineer.

Section 113 – Landscaping/Buffers

All landscaping and buffers should be installed substantially similar to the drawing attached as Exhibit E. The Director of Urban Land Management may reserve the right to reasonably amend any specification established by this Ordinance to address specific site conditions during the permit review process. Generally, plantings shall conform to the following:

- Keowee Tail / Plaza Plantings: A mix of canopy and understory trees shall be planted in landscape islands within paver and concrete gathering areas within the Plaza as shown in Exhibit E.
- Tree Specifications: Canopy trees shall be a minimum of 2" caliper at planting. No more than 25% of total trees may be from one species. All tree species shall be approved by the Director of Urban Land Management.
- Transformer Screening: Evergreen shrubs will be planted at a maximum of 3' on center

to screen transformers from the public right of way.

- Additional plantings may be added as part of the permit review process subject to City approval.

Section 114 – Signage

Signage for this PD shall adhere to Chapter 19 - Article VII of the City of Clemson Code of Ordinance. Final Signage and Illumination Plan will be completed to meet City requirements during the permitting process.

Section 115 – Lighting

Lighting for this PD shall adhere to Chapter 19 - Article X of the City of Clemson Code of Ordinances. A lighting photometric plan will be completed to meet the City of Clemson Lighting Ordinance during the permitting process.

Section 116 – Utilities

Project will be serviced by City of Clemson water and sanitary sewer. Connection and service fees will be the responsibility of the Developer. Developer anticipates a substantial majority of residents to include young professionals, faculty, and students, and therefore the impact on schools will be minimal. This impact will be offset by the substantial increase in property tax revenue from the project as well as sales tax revenue generated by the commercial component of the project.

Increases in fire, police, emergency management, and roadway use will be offset by substantial increase in property taxes and sales tax generated by commercial and residential components of development.

Section 117 – Connectivity

The Planned Development will have direct access to the public right of way, Abernathy Park, and the Abernathy Park Boardwalk system. Additionally, the Project will be providing offsite improvements as described above in order to facilitate pedestrian circulation to the existing CAT bus stop at Keowee Trail and College Ave.

The project will feature a Plaza space with an underpass allowing pedestrians to circulate from the Plaza to Wall Street. Vehicular circulation from Wall Street to Keowee Trail will be enhanced via a new private drive circulating through the Public Parking component.

Section 118 – Grading and Stormwater

The Planned Development will involve mass grading of the site for the installation of the building, underground parking, landscape, hardscape, and right of way improvements. The steep topography from east to west will require a significant amount of cut to provide a split level between Wall Street and Keowee Trail.

Stormwater will be collected with inlets within the development before ultimately discharging into Lake Hartwell. Due to the proximity of the project and Lake Hartwell with direct discharge and preliminary discussions with the City of Clemson Engineering Department, a Detention Waiver for peak runoff discharge will be utilized for the project. Water quality treatment will be provided on site prior to discharge to Lake Hartwell. Local and state requirements for stormwater management and water quality will be followed. The surrounding areas and the existing culverts under Keowee Trail that will receive stormwater discharge from the project will be studied as part of the stormwater management plan. RCP, HDPE, and PVC pipes will be utilized for all storm materials.

Section 119 – Trash

Trash collection shall be provided by Developer via local private trash collection company. All trash collection for the development shall be collected and stored in enclosed rooms as shown on the Site Plan Drawings with dumpster staging occurring by building staff immediately before collection. All dumpster shall be returned to enclosed areas immediately after collection. The primary trash collection point shall be along a private drive accessed from Wall Street, which will include a hammerhead turnaround to eliminate the need for the trash collection vehicle to back up. A secondary trash collection point will be located at Keowee Trail along the northwest corner of the site.

Section 120 – Accessory Structures

None

Section 121 – Maintenance

Developer is responsible for all maintenance of property including building, landscaping, tenant open space, stormwater facilities, and grounds. The City of Clemson will be responsible for all public domestic water, sewer mains, and sewer force mains.

Section 122 – Phasing

Developer does not anticipate the need for a phased project. Developer shall submit for a demolition, foundation, or building permit no later than three (3) years following final approval by City Council.

Section 123 – Construction Activity

Construction hours, noise, and activities shall adhere to Sec 13-10 of the City of Clemson Code of Ordinances. Construction Schedule and Site Management Plan for allowable construction times and sequencing will be submitted by Developer and Contractor for approval during permitting.

Section 124 – Transfer of Ownership

This Ordinance will remain in place through any transfer of ownership of property. Any new owner will take over maintenance and management per this Ordinance. Nothing herein shall be construed to limit Developer's right to sell, assign or convey the project in accordance with applicable law.

PLANS, DRAWINGS, SUPPLEMENTAL INFORMATION

(Land uses; Existing and proposed utility systems; Locations, sizes, dimensions, and materials of any structures; Locations, dimensions, and materials of driveways and parking and loading areas; Locations, dimensions, and materials of sidewalks; Locations, dimensions, and materials of pedestrian, bicycle, CAT or other public transit facilities; Points of access to public or private external or internal streets; Locations, size(s), height(s), illumination, and orientation of all signs and lighting; Contour elevations at two foot or five foot intervals, before and after development; Development phases and timetables for initiation and completion; Structure elevations; Representative line of sight perspectives from surrounding parcels and rights-of-way; Impervious surface locations and overall ratio; Soil analysis; On-site drainage and stormwater; Dumpster locations and screening; Bufferyard and landscaped areas including fencing and screening; Material samples, illustrations; Tear sheets; Other information deemed reasonably necessary for review by the Planning Commission)

EXHIBIT A – SITE LEGAL DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE CITY OF CLEMSON, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, CONTAINING 0.396 OF AN ACRE, MORE OR LESS, AS SHOWN ON A PLAT PREPARED BY JOHN R. LONG, SCPLS#6270, DATED MAY 28, 2014 AND RECORDED IN PLAT BOOK 600, PAGE 188, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA, REFERENCE TO WHICH IS INVITED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

AND ALSO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, CONTAINING 0.376 OF AN ACRE, MORE OR LESS, AS SHOWN AND MORE FULLY DESCRIBED ON A PLAT PREPARED BY JOHN R. LONG, SCPLS #6270, DATED MAY 28, 2014 AND RECORDED IN PLAT BOOK 600, PAGE 188, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA, REFERENCE TO WHICH IS INVITED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

DERIVATION: THIS BEING THE IDENTICAL PROPERTY CONVEYED TO KEOWEE TRAIL, LLC BY DEED FROM NAOMI L. KELLY DATED NOVEMBER 20, 2015 AND RECORDED DECEMBER 14, 2015 IN BOOK 1733, PAGE 88 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA.

PARCEL ID: 4044-16-83-0981 (.396 ACRE) & 4044-16-84-1073 (.376 ACRE)
PROPERTY ADDRESS: 200 KEOWEE TRAIL, CLEMSON, SC 29631

PARCEL 2:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE CITY OF CLEMSON, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, LOT 1, OF RIVERBEND DEVELOPMENT AS SHOWN ON A PLAT PREPARED BY R. JAY COOPER, PE & LS, DATED 2-21-90 AND RECORDED IN PLAT BOOK 43, PAGE 96, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA.

DERIVATION: THIS BEING THE IDENTICAL PROPERTY CONVEYED TO KEOWEE TRAIL, LLC BY DEED FROM GOLOID, LLC DATED JANUARY 25, 2015 AND RECORDED JANUARY 27, 2016 IN BOOK 1742, PAGE 321 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA.

PARCEL ID: 4044-16-84-0010
PROPERTY ADDRESS: 208 KEOWEE TRAIL, CLEMSON, SC 29631

PARCEL 3:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE CITY OF CLEMSON, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT NO. TWO (2) AND .03 ACRE, MORE OR LESS, OF RIVER BEND DEVELOPMENT, AS SHOWN AND MORE FULLY DESCRIBED ON A PLAT OF SURVEY BY R. JAY COOPER, PE & LS #4682 AND RECORDED IN PLAT BOOK 232, PAGE 6-B, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA.

DERIVATION: THIS BEING THE IDENTICAL PROPERTY CONVEYED TO KEOWEE TRAIL, LLC BY DEED FROM KEOWEE TRAIL PROFESSIONAL PARK OF CLEMSON, INC. DATED OCTOBER 5, 2015 AND RECORDED OCTOBER 13, 2015 IN BOOK 1719, PAGE 146 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA.

PARCEL ID: 4044-16-74-9059
PROPERTY ADDRESS: 214 KEOWEE TRAIL, CLEMSON, SC 29631

PARCEL 4:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE CITY OF CLEMSON, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT NO. 3 OF RIVER BEND DEVELOPMENT, AS SHOWN ON A PLAT PREPARED BY R. JAY COOPER, PE & LS #4682, DATED MAY 27, 1996 AND RECORDED IN PLAT BOOK 54, PAGE 16, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA.

DERIVATION: THIS BEING THE IDENTICAL PROPERTY CONVEYED TO KEOWEE TRAIL, LLC BY DEED FROM RAY'S PROPERTIES, LLC DATED OCTOBER 16, 2015 AND RECORDED OCTOBER 26, 2015 IN BOOK 1722, PAGE 284 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA.

PARCEL ID: 4044-16-74-9214
PROPERTY ADDRESS: 220 KEOWEE TRAIL, CLEMSON, SC 29631

PARCEL 5:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF CLEMSON, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS A PORTION OF LOT NO. 4 AND A PORTION OF LOT NO. 5, OF RIVERBEND SUBDIVISION, AND HAVING, ACCORDING TO A PLAT FOR AVTEX-BEACH PROPERTIES, A SOUTH CAROLINA PARTNERSHIP, BY JOHN R. LONG, RLS DATED SEPTEMBER 4, 1992, THE FOLLOWING METES AND BOUNDS TO-WIT: BEGINNING AT AN IRON PIN ON THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF KEOWEE TRAIL AT THE JOINT FRONT CORNER OF THE PROPERTY HEREIN DESCRIBED AS LOT NO. 5 AND RUNNING THENCE WITH THE JOINT LINE OF SAID LOTS, N53-53-34E FOR A DISTANCE OF 28.88 FEET TO A POINT; THENCE CONTINUING WITH THE JOINT LINE OF SAID LOTS N62-40-51E FOR A DISTANCE OF 94.81 FEET TO A POINT; THENCE STILL CONTINUING WITH THE JOINT LINE OF SAID LOTS S54-58-09E FOR A DISTANCE OF 31.20 FEET TO AN IRON PIN; THENCE STILL CONTINUING WITH THE JOINT LINE OF SAID LOTS N76-51-51E FOR A DISTANCE OF 81.80 FEET TO AN IRON PIN; THENCE RUNNING S09-44-00E FOR A DISTANCE OF 99.32 FEET TO AN IRON PIN; THENCE RUNNING S80-11-22W FOR A DISTANCE OF 193.59 FEET TO AN IRON PIN ON THE NORTHEASTERN SIDE OF KEOWEE TRAIL; THENCE RUNNING ALONG THE NORTHEASTERN SIDE OF KEOWEE TRAIL N29-48-29W FOR THE DISTANCE OF 80.03 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

DERIVATION: THIS BEING THE IDENTICAL PROPERTY CONVEYED TO KEOWEE TRAIL, LLC BY DEED FROM WILLIAM D. CARLISLE DATED OCTOBER 6, 2015 AND RECORDED OCTOBER 16, 2015 IN BOOK 1720, PAGE 268 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA.

PARCEL ID: 4044-16-74-8394

PROPERTY ADDRESS: 224 KEOWEE TRAIL, CLEMSON, SC 29631

PARCEL 6:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE CITY OF CLEMSON, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS A PORTION OF LOT NO. 5 AND A PORTION OF LOT NO. 4 OF RIVER BEND DEVELOPMENT, CONTAINING 0.67 OF AN ACRE, MORE OR LESS, AS SHOWN ON A PLAT PREPARED BY R. JAY COOPER, PE & LS #4682, DATED AUGUST 22, 1995 AND RECORDED IN PLAT BOOK 202, PAGE 6A, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA.

DERIVATION: THIS BEING THE IDENTICAL PROPERTY CONVEYED TO KEOWEE TRAIL, LLC BY DEED FROM WSD ASSOCIATES, A SC PARTNERSHIP DATED OCTOBER 5, 2015 AND RECORDED OCTOBER 26, 2015 IN BOOK 1722, PAGE 271 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA.

PARCEL ID: 4044-16-74-8464

PROPERTY ADDRESS: 228 KEOWEE TRAIL, CLEMSON, SC 29631

PARCEL 7:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON, LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, CITY OF CLEMSON, CONTAINING 1.482 ACRES, MORE OR LESS, LOCATED ON THE SOUTH SIDE OF WALL STREET, AS SHOWN AND MORE FULLY DESCRIBED ON A PLAT PREPARED BY JOHN R. LONG, SURVEYOR, DATED JULY 10, 1997, AND RECORDED IN PLAT BOOK 274, AT PAGE 17-B, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA, REFERENCE TO WHICH SAID PLAT IS HEREBY INVITED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AND WHICH IS INCORPORATED BY REFERENCE HEREIN. THE AFOREMENTIONED PROPERTY IS ALSO SHOWN ON A MORE RECENT SURVEY THEREOF PREPARED BY R. JAY COOPER, DATED 11-30-2004, AS CONTAINING 1.487 ACRES, MORE OR LESS.

AND ALSO: ALL THAT CERTAIN NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS FROM US HIGHWAYS 123 AND 76 AND ALSO COLLEGE AVENUE. SAID EASEMENT BEING NON-EXCLUSIVE IN NATURE AND RUNNING OVER 40 FOOT STREET KNOWN AS WALL STREET TO THE AFOREMENTIONED PROPERTY SHOWN ON THE AFOREMENTIONED PLAT OF SURVEY AND IS ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 23, AT PAGE 541, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA. TOGETHER WITH THE NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY TO LAY, CONSTRUCT AND MAINTAIN UTILITIES WITHIN SAID RIGHT-OF-WAY FROM US HIGHWAYS 123 AND 76 AND ALSO COLLEGE AVENUE TO THE AFOREMENTIONED PROPERTY. THE AFOREMENTIONED EASEMENT AND RIGHT-OF-WAY BEING GRANTED OVER A 40 FOOT STREET KNOWN AS WALL STREET, WHICH WAS STREET CONVEYED UNTO CLEMSON ASSOCIATES, A SOUTH CAROLINA PARTNERSHIP, BY DEED OF CLEMSON ASSOCIATES, INC., RECORDED IN DEED BOOK 384, AT PAGE 294, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA.

AND ALSO: ALL THAT CERTAIN NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS FROM KEOWEE TRAIL TO THE ABOVE AFOREMENTIONED PROPERTY (1.482 ACRES, MORE OR LESS) OVER AND UPON AND THROUGH THAT PROPERTY DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, CITY OF CLEMSON, BEING KNOWN AND DESIGNATED AS LOT NUMBER THREE (3) OF RIVER BEND DEVELOPMENT, LOCATED ON KEOWEE TRAIL, CLEMSON, SOUTH CAROLINA, AS SHOWN AND MORE FULLY DESCRIBED ON A PLAT PREPARED BY R. JAY COOPER, PE&LS#4682, OF CLEMSON

ENGINEERING SERVICES, DATED MAY 27, 1996, AND RECORDED IN PLAT BOOK 54, AT PAGE 16, RECORDS OF PICKENS COUNTY, SOUTH CAROLINA, REFERENCE TO WHICH SAID PLAT IS HEREBY INVITED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AND WHICH IS INCORPORATED BY REFERENCE HEREIN. SAID EASEMENT BEING NON-EXCLUSIVE IN NATURE, BEGINNING AT A POINT ON THE LINE IN COMMON WITH KEOWEE TRAIL AT A POINT FIVE (5) FEET SOUTH OF THE IRON PIN ON THE NORTHWEST CORNER OF SAID LOT IN COMMON WITH LOT NUMBER 3 AND RUNNING IN A GENERALLY WESTERLY DIRECTION TO A POINT THIRTY SEVEN (37) FEET SOUTH OF THE IRON PIN CORNER OF LOTS 3 AND 4 AND THE AFOREMENTIONED 1.482 ACRE PROPERTY, AND BEING NO LESS THAN 20 FEET IN WIDTH AND APPROXIMATELY 200 FEET IN LENGTH. AND, FURTHER THE EASEMENT AND RIGHT TO ERECT A SIGN OF APPROPRIATE SIZE, ON THE NORTHWEST CORNER OF SAID PROPERTY, IN CONFORMITY WITH ANY AND ALL ZONING REQUIREMENTS, TO INDICATE THE ENTRANCE TO THE ABOVE PROPERTY (1.482 ACRES, MORE OR LESS), ITS NAME AND A SPACE FOR "SPACE AVAILABLE" AND PHONE NUMBER TO BE PLACED THEREON.

DERIVATION: THIS BEING THE IDENTICAL PROPERTY CONVEYED TO DAVID R. JOHNSON AND SHEREE L. JOHNSON, AS TRUSTEES OF THE JOHNSON FAMILY TRUST, DATED APRIL 28, 2004 BY DEED FROM WHITE'S PROPERTIES OF CLEMSON, LLC DATED FEBRUARY 4, 2005 AND RECORDED FEBRUARY 8, 2005 IN BOOK 882, PAGE 16 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PICKENS COUNTY, SOUTH CAROLINA.

PARCEL ID: 4044-16-84-1238

PROPERTY ADDRESS: 105 & 107 WALL ST, CLEMSON, SC 29631

PARCEL 8:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, CITY OF CLEMSON AND BEING SHOWN ON "PLAT FOR ANGUS INCORPORATED" DATED MAY 12, 1997, PREPARED BY JOHN R. LONG & ASSOCIATES AND RECORDED IN THE RMC OFFICE FOR PICKENS COUNTY, SOUTH CAROLINA IN PLAT BOOK 283, AT PAGE 9B, SAID PROPERTY HAVE THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEASTERN CORNER OF THE PARCEL AND A FORTY (40') FEET WIDE RIGHT OF WAY SHOWN AS WALL STREET AND RUNNING THENCE ALONG PROPERTY NOW OR FORMERLY OF CLEMSON ASSOCIATES N 80-16-59 W 71.80 FEET TO A 1/2" REBAR; THENCE, RUNNING AND RUNNING S 24-24-51 W 16.04 FEET TO A 1/2" REBAR; THENCE TURNING AND RUNNING N 80-16-59 W 115.23 FEET TO A 1/2" REBAR; THENCE TURNING AND RUNNING N 22-08-50 E 97.60 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING S 80-16-59 E 170.37 FEET TO AN IRON PIN ON THE RIGHT OF WAY KNOWN AS WALL STREET; THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY S 09-55-07 W 79.80 FEET TO AN IRON PIN, THE POINT OF BEGINNING.



Report on PUD-000177-2023
Proposed Planned Development (HUB Clemson)
Formal Consideration
February 12, 2024

An application for a Planned Development was submitted by CS Acquisition, LLC (Mr. Andrew Savoy) on November 3, 2023. If approved, nine parcels totaling 5.39 acres near Keowee Trail and Wall Street and an additional .22-acre easement area, all of which lie within the Uptown District of the City, will be developed as a 5.61-acre mixed-use planned development project. A detailed description of the proposed project can be found in the draft PD Ordinance published with the February 12, 2024 meeting agenda.

Parcels Proposed for Development (Tax ID)	
4044-16-84-1452	4044-16-84-1238
4044-16-84-1073	4044-16-84-0010
4044-16-84-0981	4044-16-74-9059
4044-16-74-9214	4044-16-74-8394
4044-16-74-8464	*4044-16-84-0567

*Easement Area

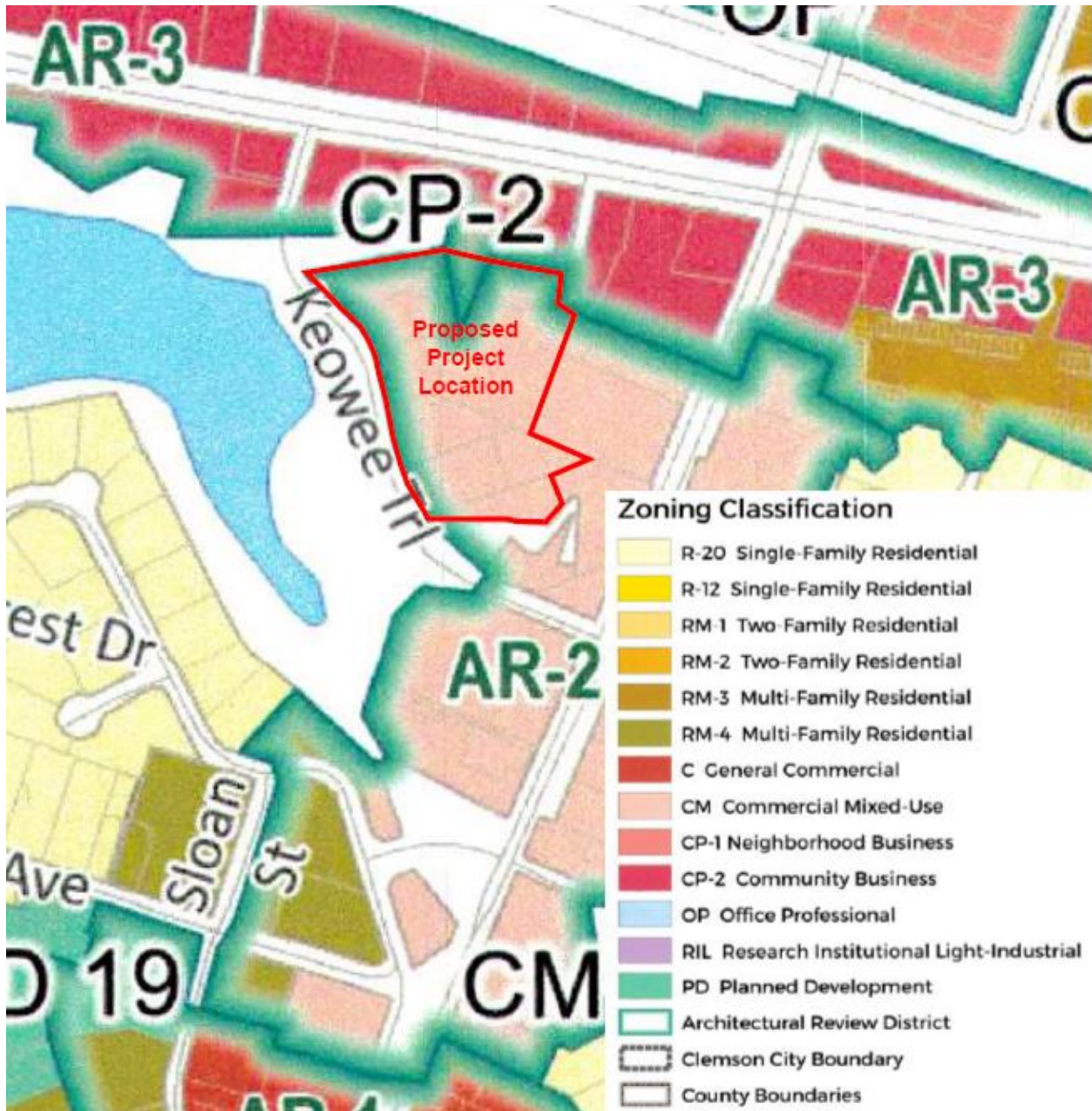
Location



The project site is located across the street from the Abernathy Park, and extends eastward to Wall Street. Existing development on the properties ranges from old,

dilapidated residential structures to ongoing commercial operations. The proposed site is largely bordered on the north, south and west by Corps of Engineers property; and, on the east and northeast by a variety of active commercial parcels.

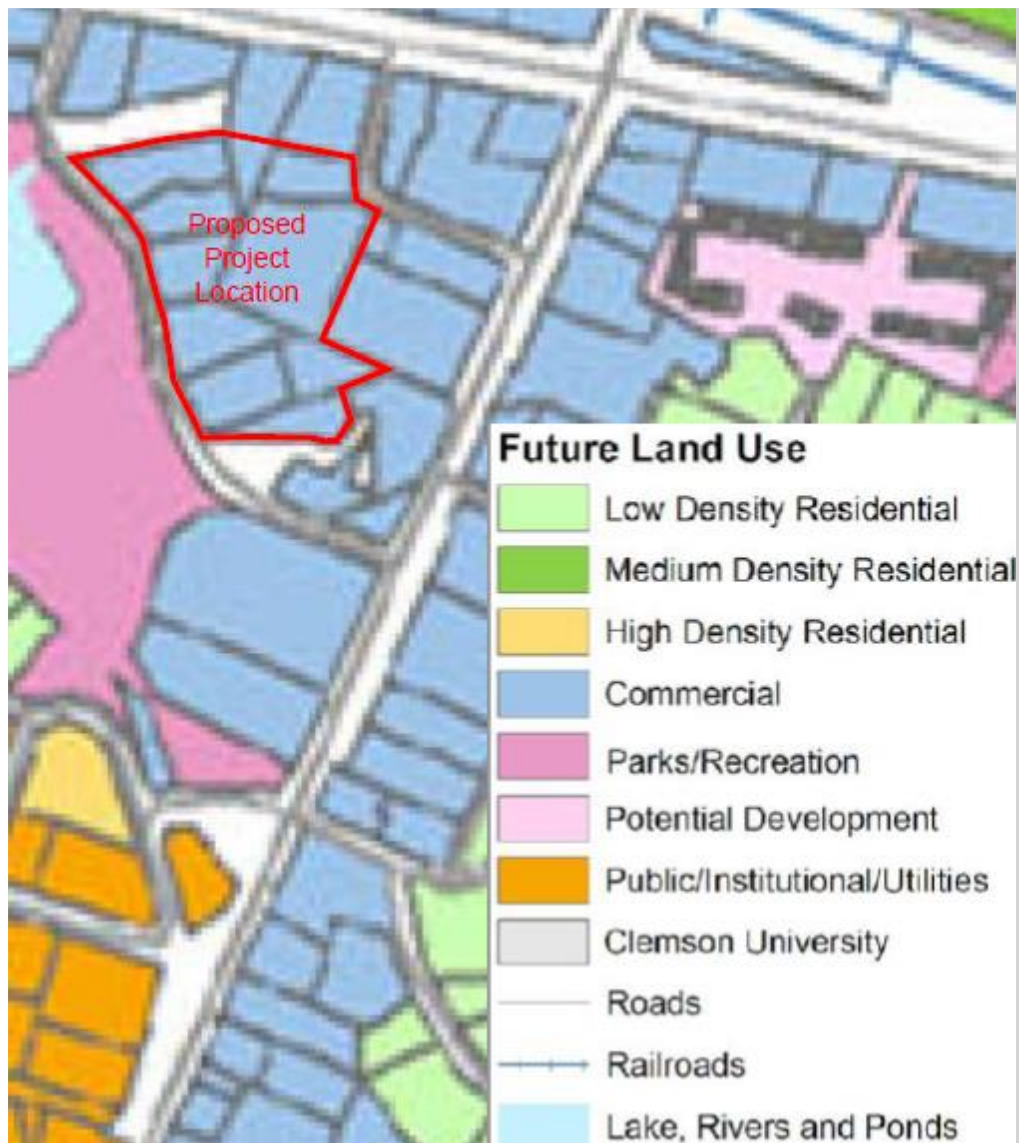
Zoning



The parcels on which the project is proposed to be located are currently zoned CM Commercial Mixed-use District, as are the parcels abutting the site to the east. The parcels situated to the north on Tiger Boulevard are zoned CP-2 Community Business District; it should be noted that a portion of one of the CP-2 District parcels is included

within the proposed project boundary as an easement area to be utilized for utility access. The proposed project site lies in Architectural Review District 2.

Future Land Use



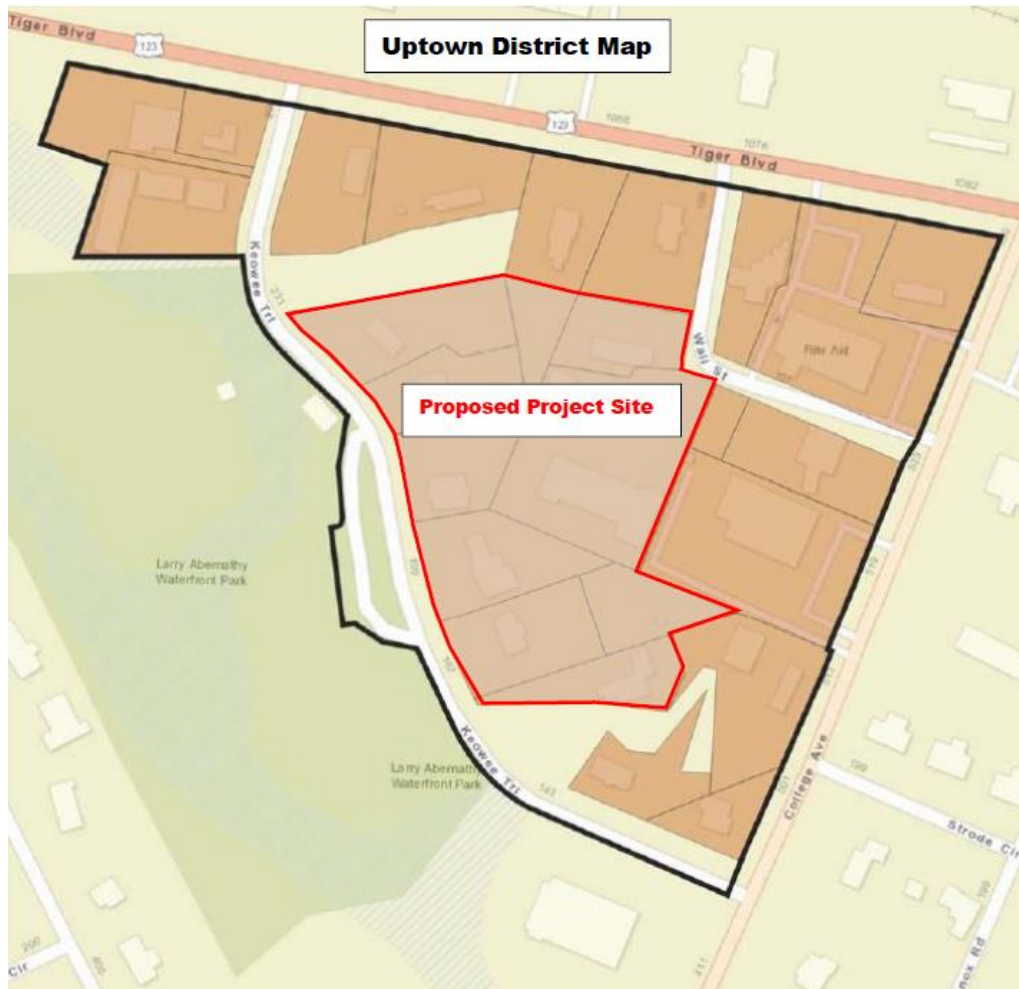
The Comprehensive Plan identifies the future land use for the parcels as commercial, which for CM District properties is noted to include “neighborhood business areas and commercial mixed-use developments that combine commercial and residential uses on one parcel”, which is consistent with the proposed development. Additionally, the Plan includes the area near the Keowee Trail in a discussion of commercial areas, noting that the CM District properties place an emphasis on Smart Growth principles such as walkability, bikeability, and transit-oriented development. Since the time that the Plan was drafted, however, there have been changes to both zoning, which at the time

offered greater height than that typically permitted in the CM District for several specific properties; and, Keowee Trail itself, which was at the time called out as an alternate route for access between US 76/123 and College Avenue, but now is restricted by a “pork chop” island in the intersection with US 76/123. As a result, the route has become a ‘right turn in, right turn out’ only.

Strategic Plan and Uptown District

The proposed site is situated in the heart of the area identified as the Uptown District, which evolved out of the 2020 Strategic Plan White Paper. That document set the vision for the area to be a “centerpiece” for the City that “reinforces a main street, storefront environment along College Avenue” and “enhances lake access and views”. And, it stated that the uses permitted should include a mix of both student and non-student housing. Subsequently, City Council formally designated the Uptown District in order to move toward implementation, and issued a call for proposals from developers interested in spearheading this effort.

CORE Spaces, LLC, a major national firm, was selected to present their plan to begin the redevelopment 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 November 7, 2023. The next step, an informal public session that allows the developer to interact directly with members of the public, was held on December 11, 2023. The third and final required session scheduled for February 12, 2024, will be formal consideration of the matter and, if the Commission deems it appropriate, a vote on a recommendation to City Council. It should be noted that under state law, approval of all planned developments lies with City Council, so regardless of the Commission's recommendation, the project will be forwarded to Council for a final decision.





...

the grange

conceptual master plan

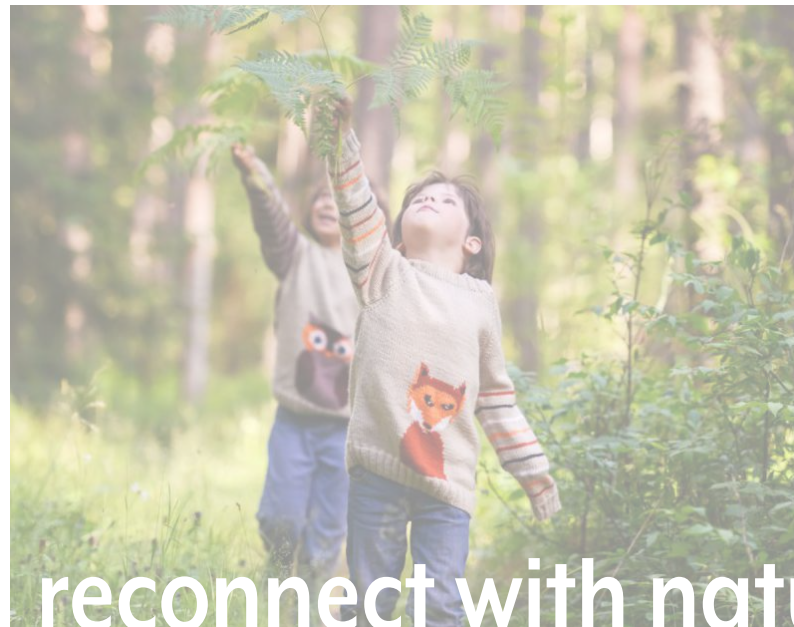
02.12.2024

...

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 along the bottom left. To the right of the road is a large, open field with some patches of bare earth and small trees. In the background, there are rolling hills and a small pond. The entire image is framed by a green border.

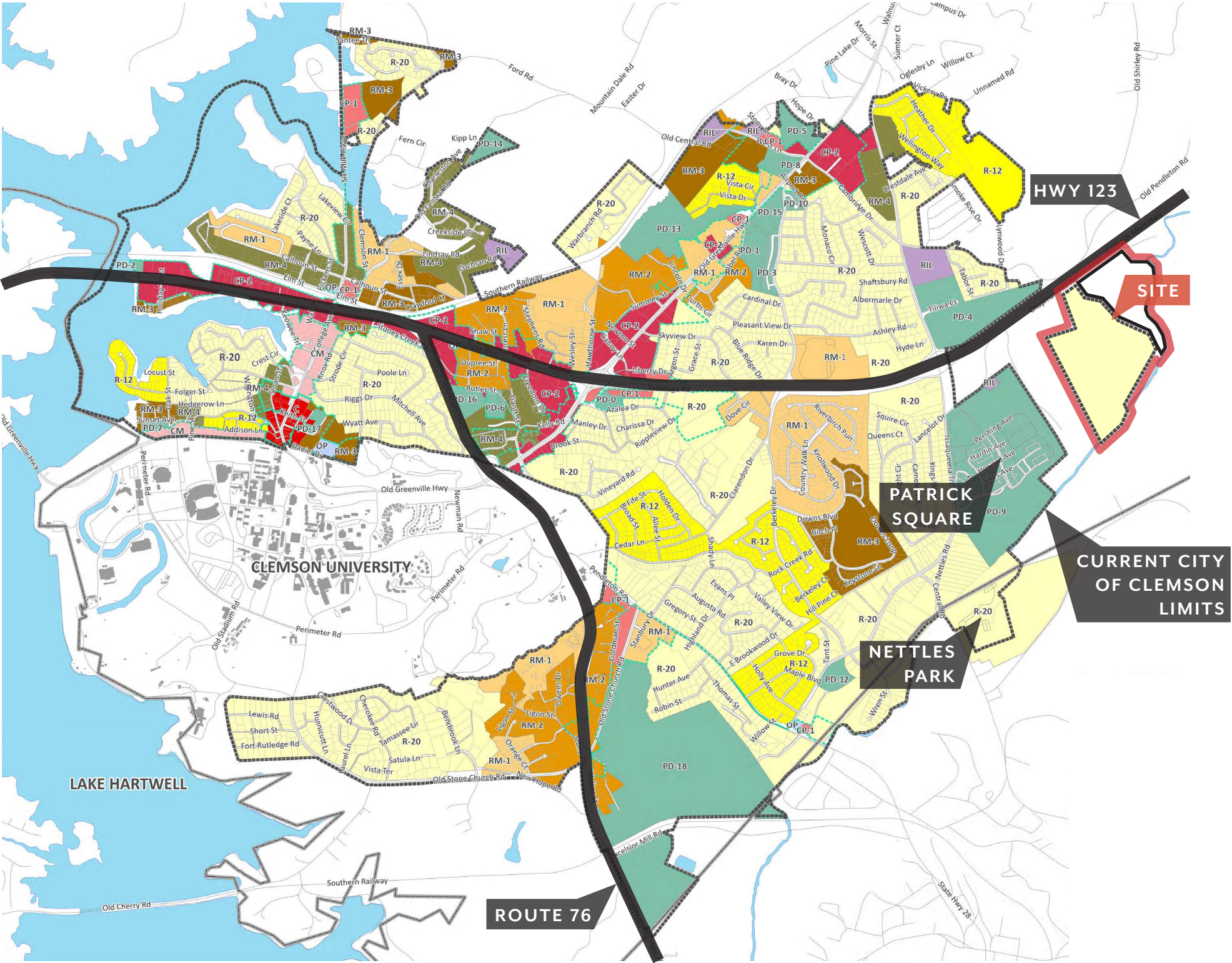
SITE INFORMATION

SITE OPPORTUNITIES

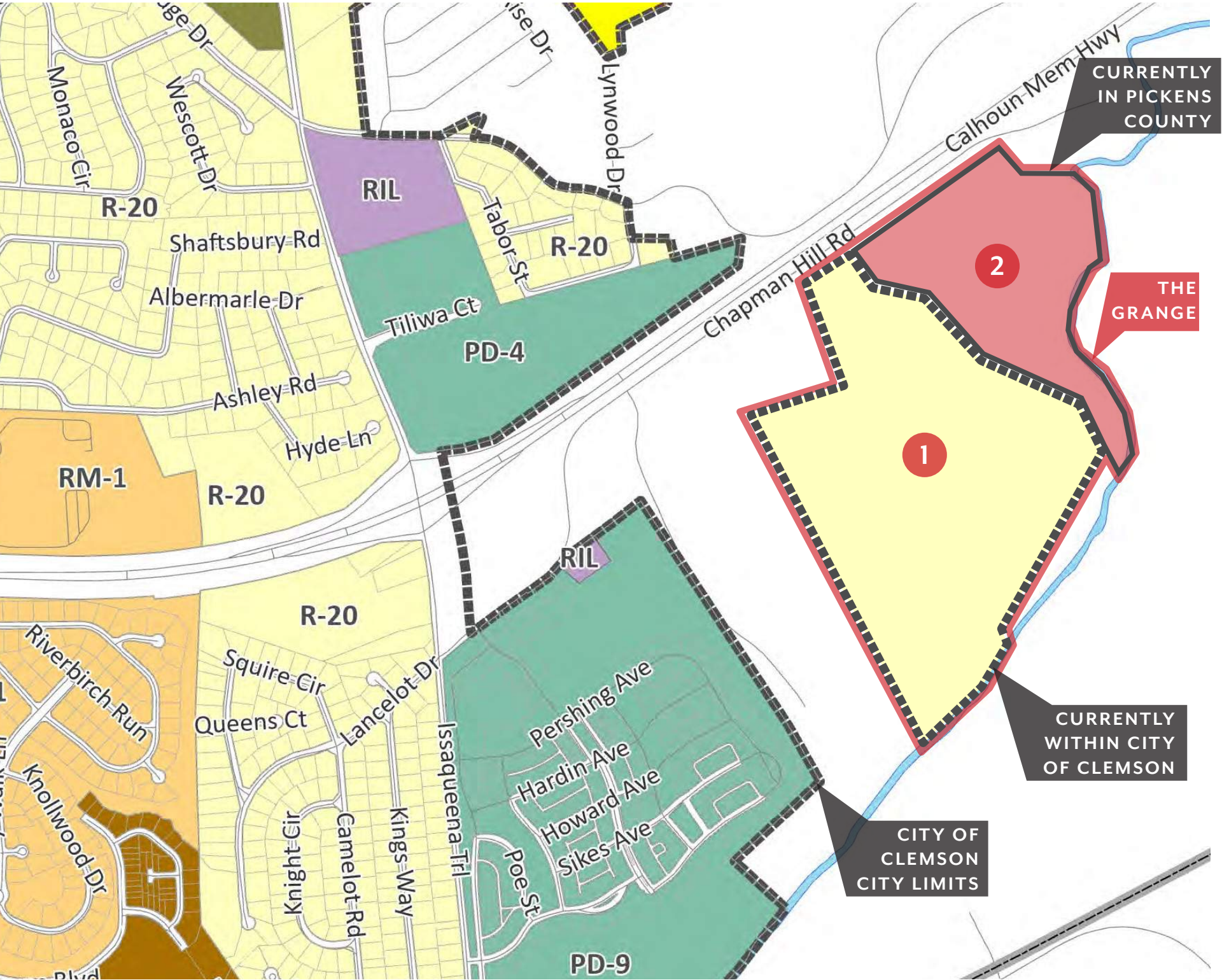
INSPIRATION + CONCEPT

PROGRAM AND METRICS

SITE INFORMATION
MACRO CONTEXT

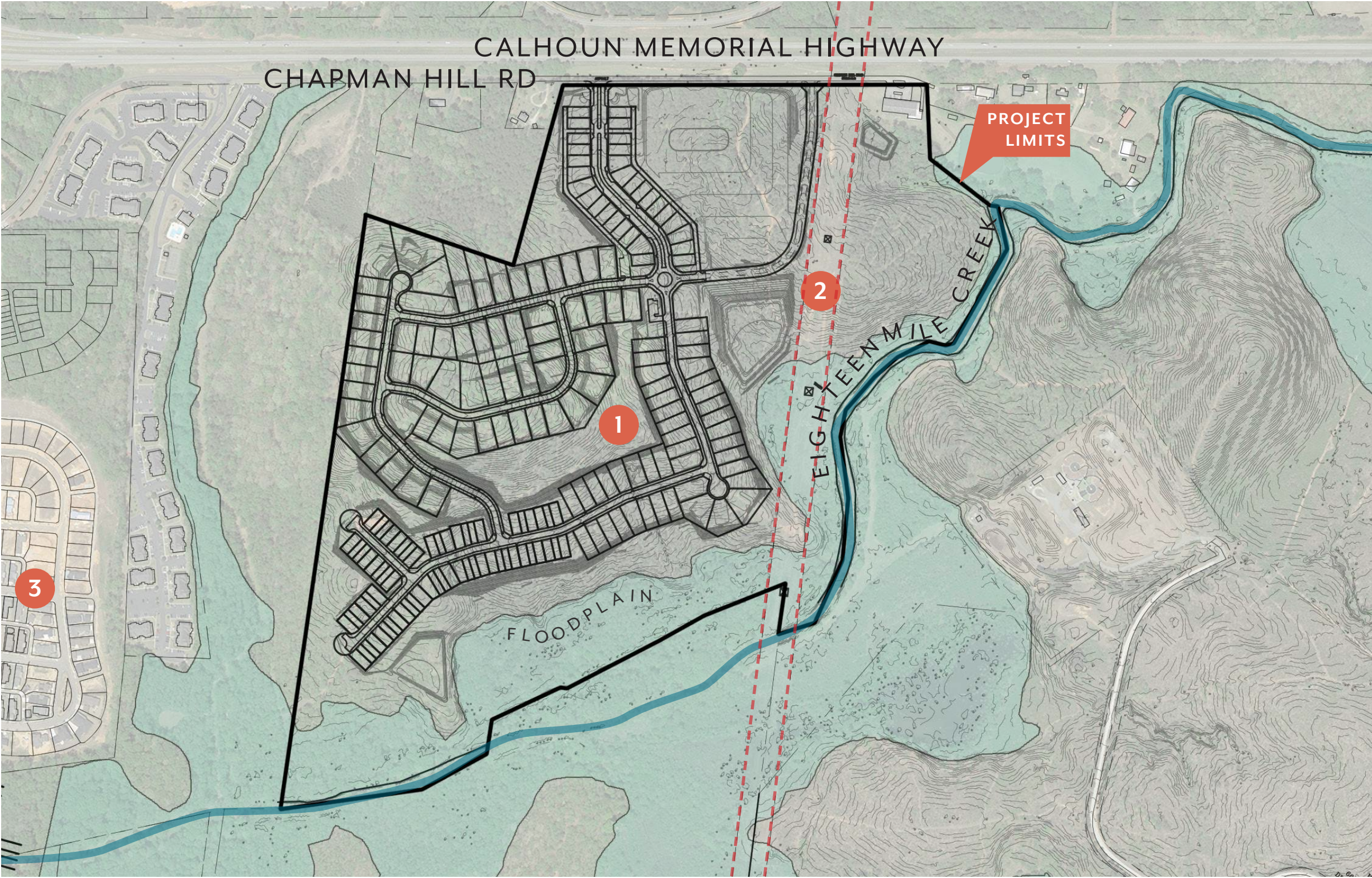


SITE INFORMATION
MICRO CONTEXT

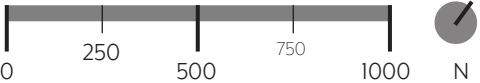


- KEY:
- 1 THE GRANGE DEVELOPMENT AREA 1
SUBDIVISION
CITY OF CLEMSON
ZONE: R-20
 - 2 THE GRANGE DEVELOPMENT AREA 2
PICKENS COUNTY

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 diagonally from the bottom left towards the center. To the right of the road are several large, rectangular agricultural fields. A small pond is visible in the upper middle section. The background shows rolling hills and more fields. The entire image is framed by a thin green border.

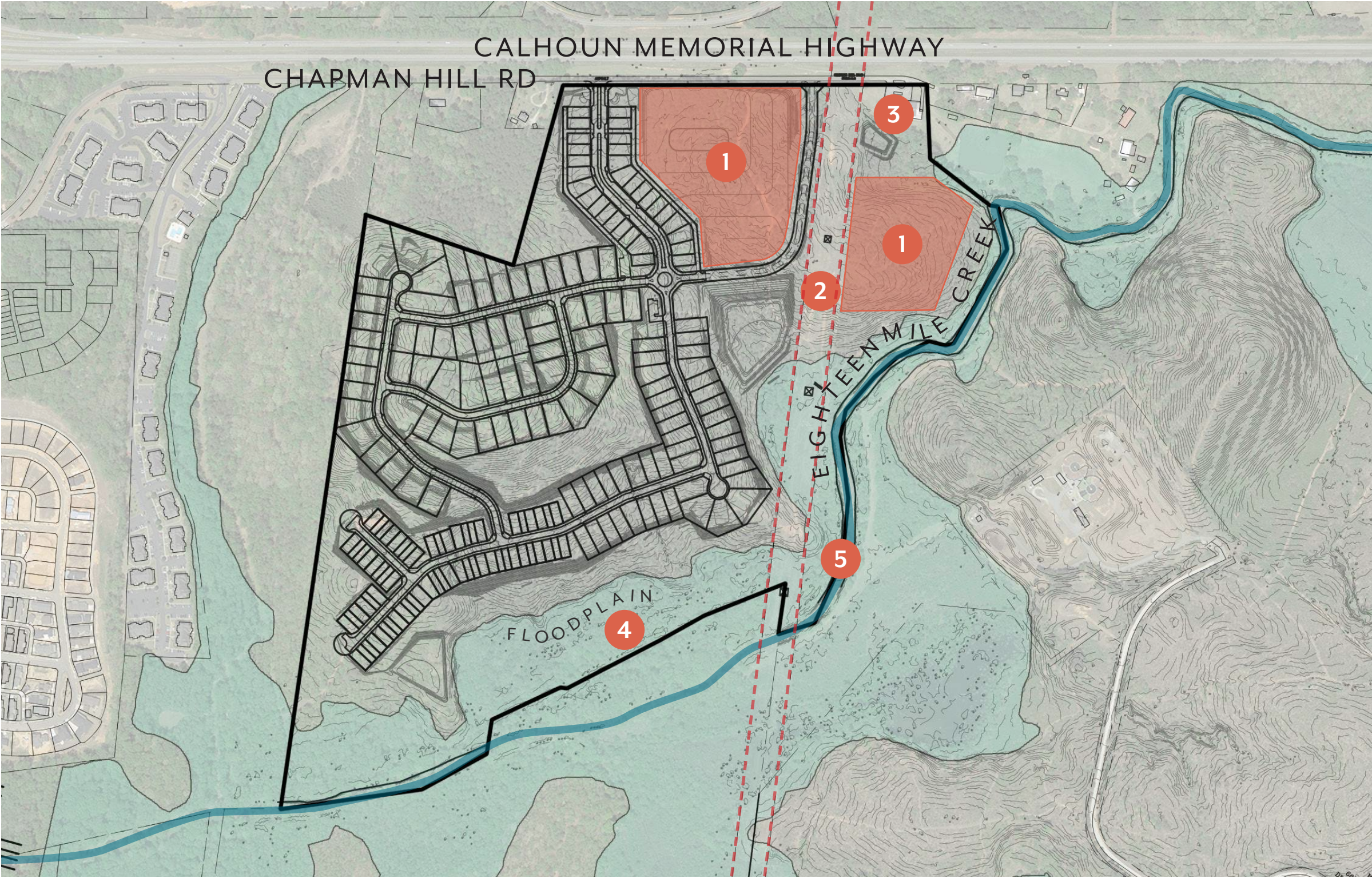
SITE INFORMATION

SITE OPPORTUNITIES

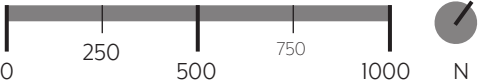
INSPIRATION + CONCEPT

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 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

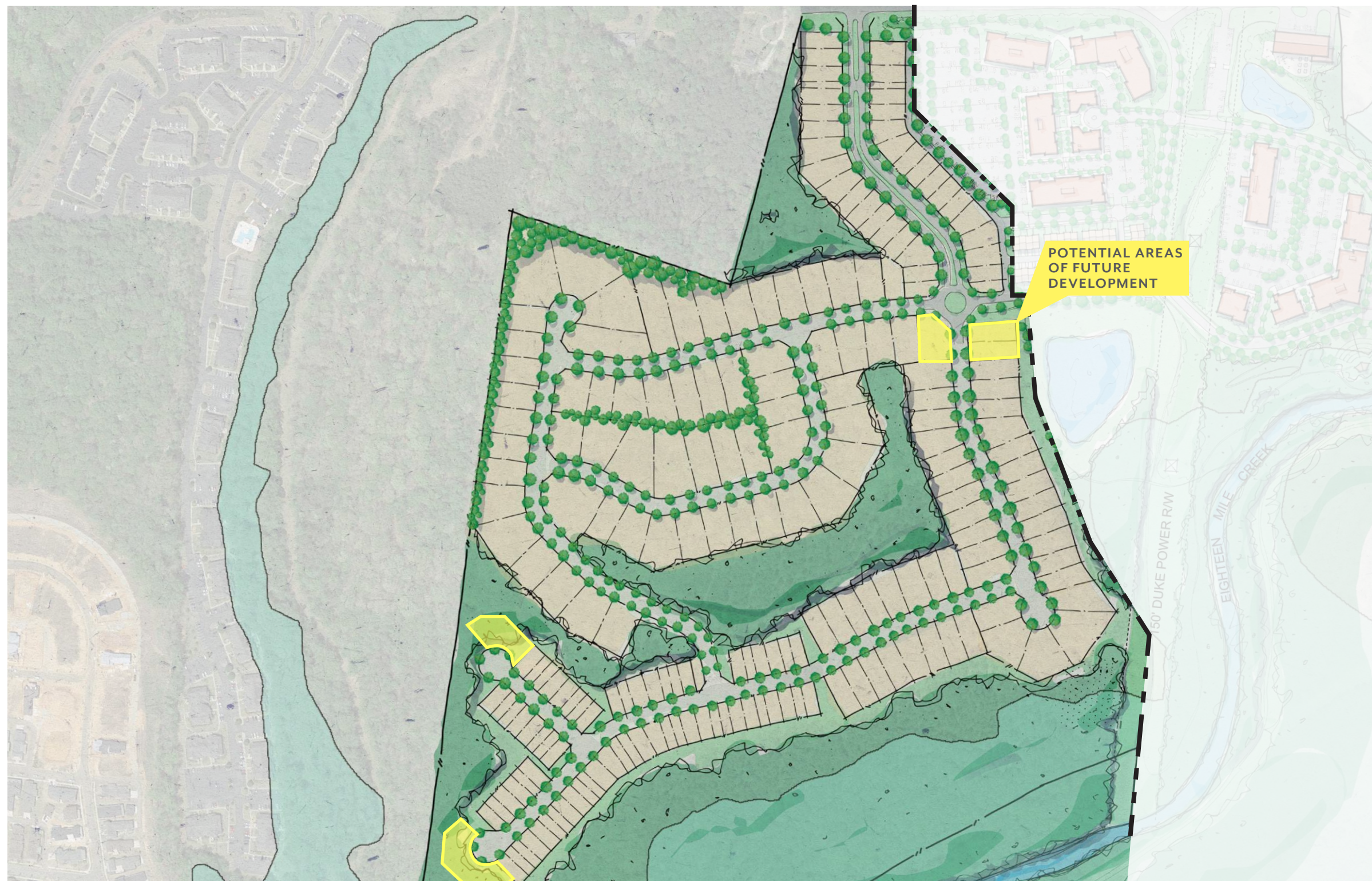
INSPIRATION + CONCEPT CONCEPTUAL PLAN



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:

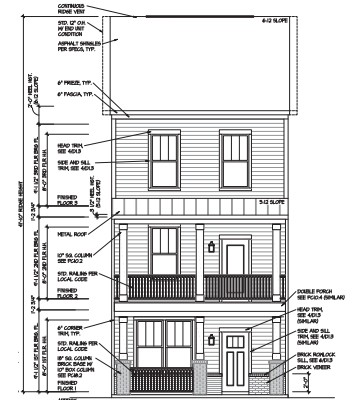
- ① PARKING COURT
- ② PUBLIC PLAZA
- ③ PEDESTRIAN STREET
- ④ VALET DROP OFF
- ⑤ PROJECT BRANDING
- ⑥ GREEN CRESCENT TRAIL PUBLIC ACCESS
- ⑦ NATURAL PLANTINGS + TRAIL
- A** **COMMERCIAL 2+ FLOORS**
OFFICE, RETAIL, FOOD + BEVERAGE
- B** **COMMERCIAL 2+ FLOORS**
OFFICE, RETAIL, FOOD + BEVERAGE
- C** **COMMERCIAL 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

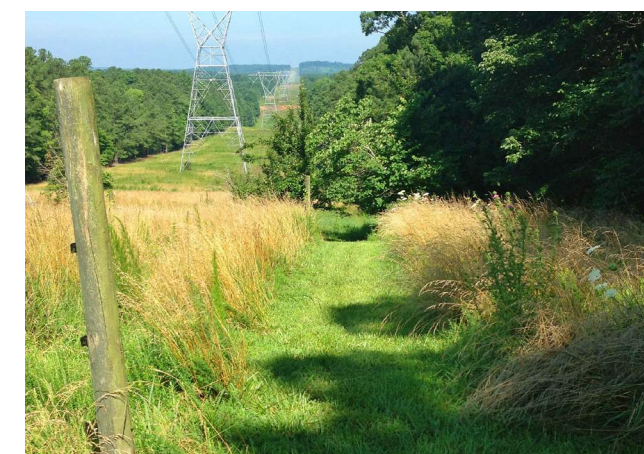
THE TOWN CENTER: ARCHITECTURE + STREETScape



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

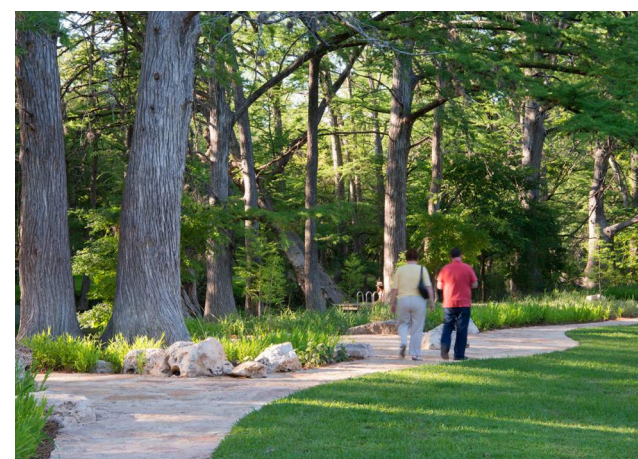
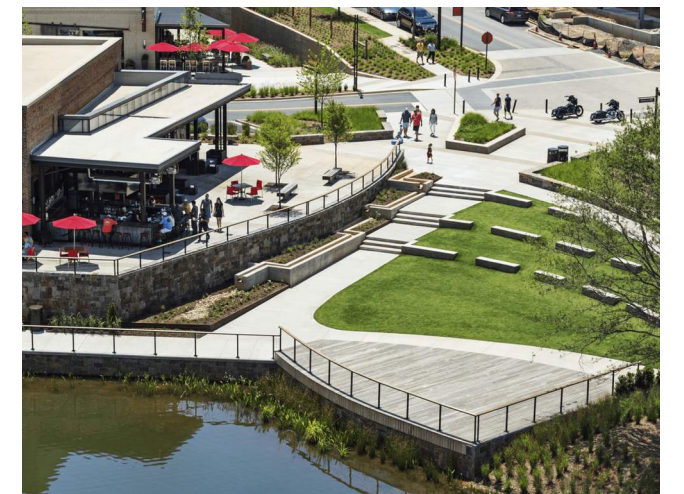
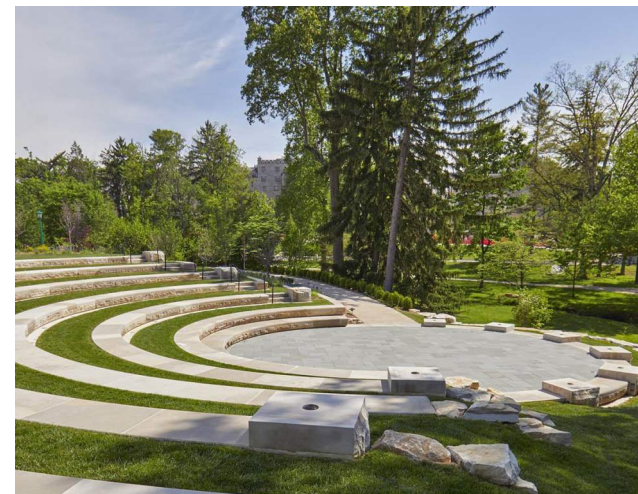
INSPIRATION + CONCEPT

CREEKSIDE COMMERCIAL VILLAGE: ARCHITECTURE + STREETSCAPE



INSPIRATION + CONCEPT

CREEKSIDE COMMERCIAL VILLAGE: *OPEN SPACE*



An aerial photograph of a rural landscape. In the foreground, a multi-lane highway runs horizontally. To the right of the highway is a large, flat, green field. Further back, there are more fields, some with patches of brown earth, and a small body of water. The background shows rolling hills and more fields. The entire image is framed by a thin green border.

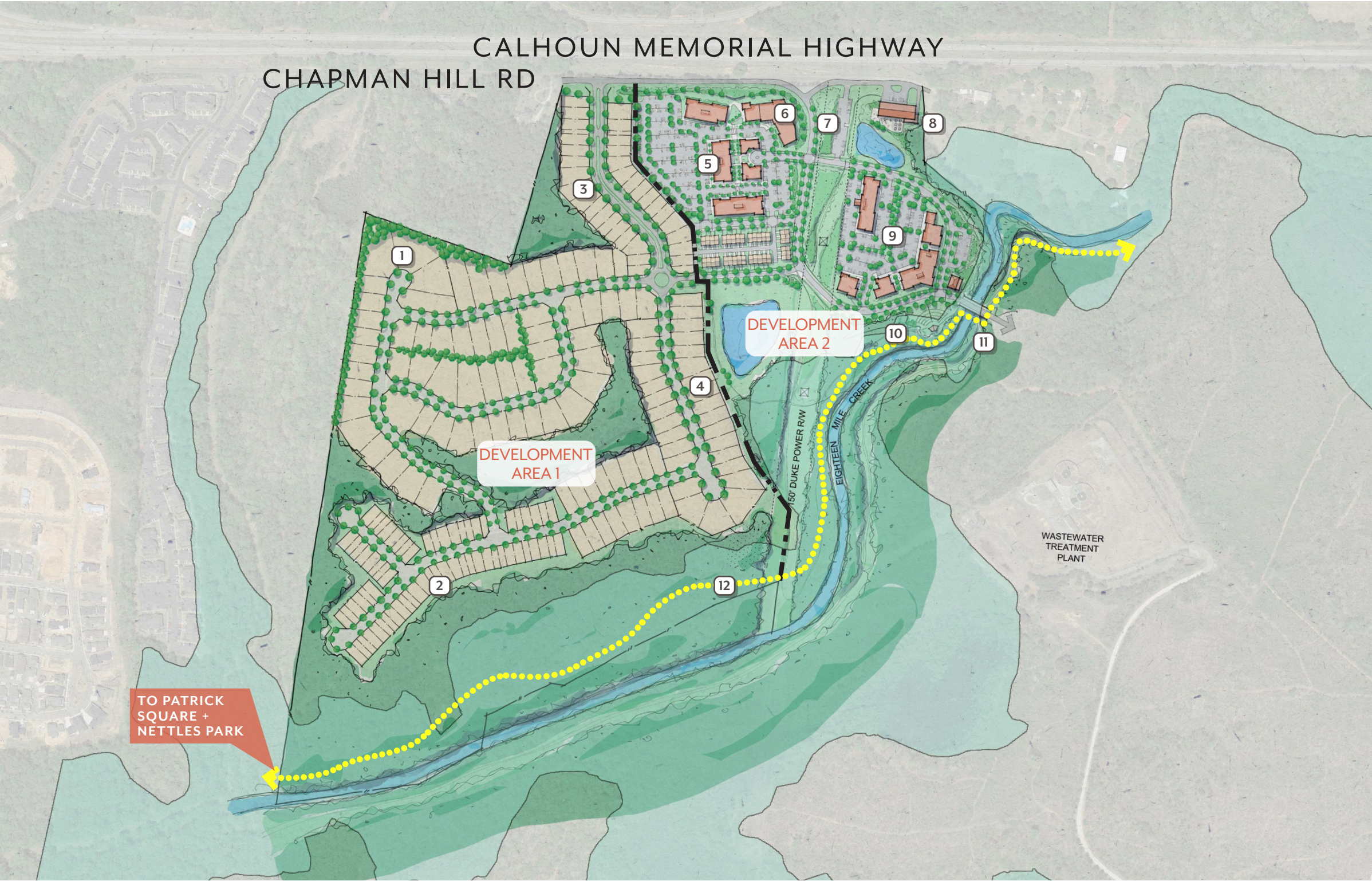
SITE INFORMATION

SITE OPPORTUNITIES

INSPIRATION + CONCEPT

PROGRAM AND METRICS

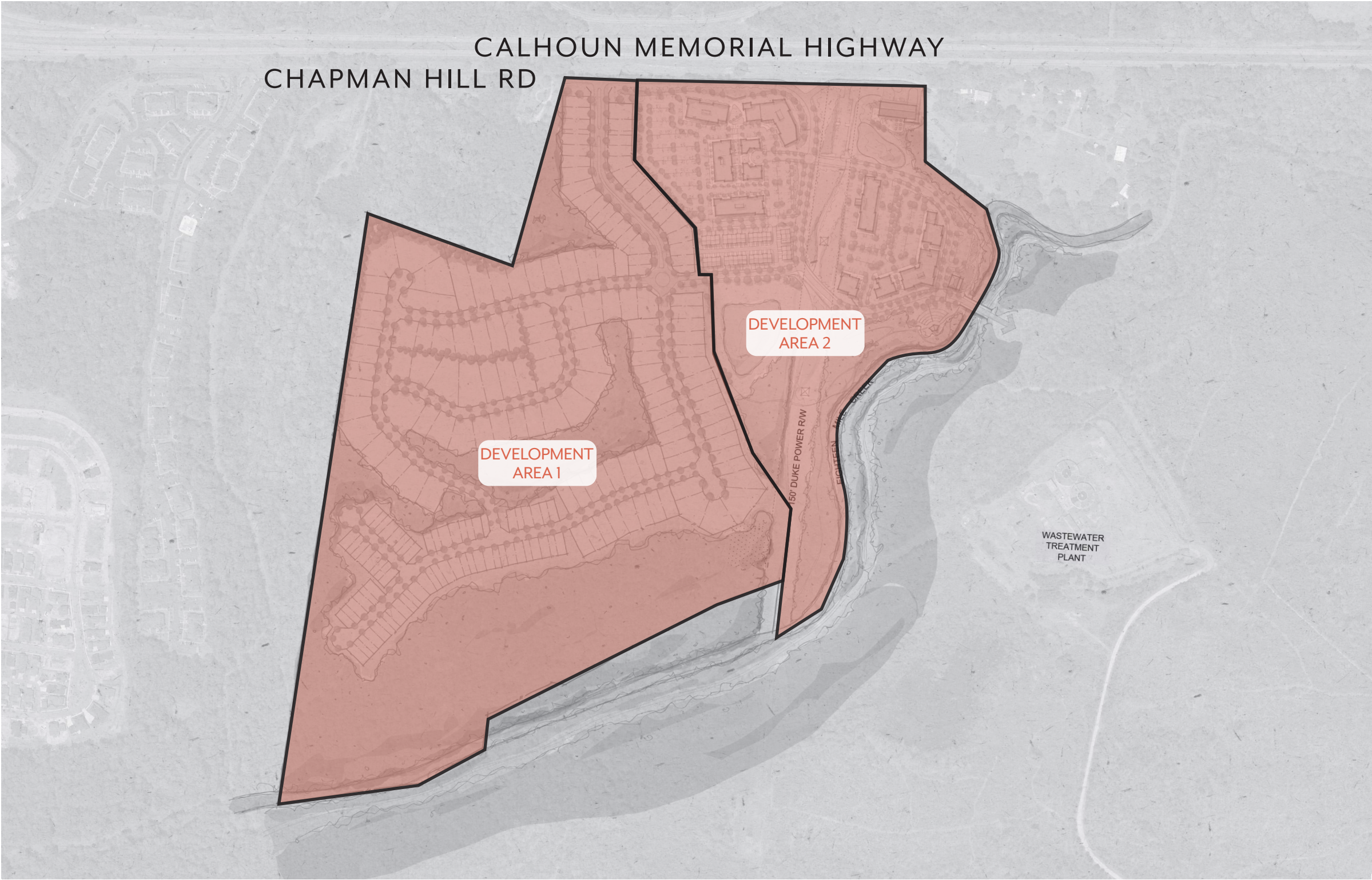
PROGRAM + METRICS
CONCEPTUAL PLAN



- 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: 294,250 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: 210 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:	294,250 SF

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

PROGRAM + METRICS CONCEPTUAL PLAN



KEY:

- 1 ESTATE LOTS
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