

STATE OF SOUTH CAROLINA)
)
CITY OF CLEMSON)

ORDINANCE NO: CC--2007--24

**AN ORDINANCE ADOPTING THE STONELEDGE PLANNED DEVELOPMENT
TEXT AND MAP AMENDMENTS FOR THE CITY OF CLEMSON, SOUTH CAROLINA.**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

Section 1. Authority and Adoption.

The following planned development ordinance is adopted pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code §§ 6-29-310, et seq. (1994 Supp.), and is incorporated by reference in the Code of Ordinances of the City of Clemson.

Section 2. Purpose. The purpose of this ordinance is to implement a planned residential development on approximately 5.56 acres located off Old Greenville Highway, consisting of 19 fee-simple detached dwelling units, related common recreational amenities, vehicular circulation, common areas, and site improvements as described in the attached StoneLedge Planned Development documents incorporated herein by reference.

Section 3. Title. This ordinance may be cited as the "StoneLedge Planned Development Ordinance."

Section 4. Jurisdiction. The provisions of this ordinance shall apply to all land and improvements within the area described in the Legal Description, attached hereto as Exhibit A and incorporated herein by reference. The property involved is identified as PIN # 4054-15-64-6590 in Pickens County tax records.

Section 5. Effective Date. The provisions of this ordinance shall be effective on October 16, 2007.

Larry W. Abernathy, Mayor

Attest:

Beverly Coleman, Municipal Clerk

Planning Commission Meeting-I:	February 12, 2007
Informal Public Meeting:	February 26, 2007
Planning Commission Meeting-II:	August 13, 2007
Public hearing-City Council:	September 17, 2007
First reading-City Council:	October 1, 2007
Second reading-City Council:	October 15, 2007
File No.:	R-07-04; PH-07-12
Ordinance No.:	CC--2007--24

StoneLedge
A planned Development District (PD) in Clemson, South Carolina

Article One

Jurisdiction, Description, and Phasing

101.0 Jurisdiction of the Ordinance

The provisions of this Ordinance shall apply to the Planned Development known as “StoneLedge”, located within the corporate limits of the City of Clemson, State of South Carolina, and described and shown in the Legal Recorded Plat, dated 22 July, 1997, attached hereto as Exhibit “A”. The Legal Recorded Plat (Exhibit A) refers to the following referenced deed, Estate of Eva I. Payne, Plat Book 277, page 12A, Tax Parcel TMS D20-06-057A.

The above referenced deed attached hereto as Exhibit “B” shall along with the Recorded Plat constitute the Legal Description. The Parcel described by Estate of Eva I. Payne, Plat Book 277, page 12A, Tax Parcel TMS D20-06-057A is located in the County of Pickens, State of South Carolina. The following items shall be incorporated herein by reference as Exhibits.

Exhibit “A” Legal Description, Legal Recorded Plat

Exhibit “B” Legal Description, Referenced Deed

Exhibit “C” Site Plan, C1, Dated July 22, 2007

Exhibit “D” Existing and New Topography, C2, Dated July 22, 2007

Exhibit “E” Site Landscape Plan, C3, Dated July 22, 2007

Exhibit “E.1” Site Utility Plan, C4, Dated July 22, 2007

Exhibit “F” Floor Plan and Elevations, A1, Dated May 18, 2007

Exhibit “G” Floor Plan and Elevations, A2, Dated May 18, 2007

Exhibit “H” Floor Plan, A3 & Exterior Elevations, A4, Dated May 18, 2007

102.0 Description of StoneLedge, a Planned Development District (Hereinafter referred to as the PD)

The existing site consists of 5.56 acres of undeveloped land currently zoned R20. The 5.56 acre parcel that is currently in the City of Clemson will be rezoned as a PD, Planned Development. There are power lines running the entire length of the property facing Hwy 93. Approximately 1 acre will be unsuitable for building due the power line right of way. The property is triangular in shape located between commercial properties on Highway 93 and single-family residences on Curtis Circle and Skyview Drive.

The “PD” shall include (19) nineteen single-family dwelling units with an attached 2-car garage. The target market for this residential community will be “empty nesters” who will be downsizing and young professionals who desire a close proximity to Clemson University. The amenities and upgraded finishes included in the residential units do not target students directly, as other properties address their needs and budgets more appropriately.

A property owners association shall be created and regime fees set up for the maintenance of the common area facilities at the start of the project. A property management company will be providing services for the property owners association. The developer will maintain the property until ten (10) units are sold, at that time, the P.O.A. will contract with the property management company and maintain the property. The developer’s turnover and maintenance period may be modified by the Zoning Administrator as a minor change.

Vehicular access will be limited to one 50 foot access point on Highway 93. The Hwy 93 access road bordering the site is currently part of the Clemson Area Transit bus routes. The road into the development will be constructed to City standards and will be offered to the City for ownership.

The utility systems that will serve this community will be local sanitary sewer, local domestic water, electric service by Duke Energy, telephone by Bell South, and natural gas by Fort Hill Natural Gas. Cable television/internet and or satellite lines will be placed underground; service will be optional for each unit based on availability of service providers. Dish size will be limited to no larger than 24 inches in diameter. Dish location on the buildings or property will be approved by the developer and property owners association. The City Engineer and Utilities Supervisor have reviewed the submitted “PD” documents and have determined that system capacity exists to serve this community with Water and Sewer. This Capacity will be finalized when the Civil Engineering package is submitted at the construction plans review stage.

Contour elevations at 2' intervals have been included on the Existing and New Topography sheet C2. This Preliminary grading plan includes road design and the use of storm water management. The final grading plan, road design, storm water drainage plan and sediment control plan will be finalized when the Civil Engineering package is submitted at the construction plans review stage. Preliminary analysis of the soil type prevalent on the site at this time requires no special consideration for structural or civil design. Final Civil Engineering Packages will include centerline of roads to insure accurate engineering submittals at the construction plans review stage.

Development timetables for initiation and completion are discussed in Article 1, Section 103.0 of this document.

Development Timetable as Follows:

Start Site Construction - Winter of 2007

Final Closeout - 2010

Parking for this site will not impact the surrounding areas. The off street parking provided on this site will be located within a two car garage for each dwelling unit, there will be additional parking area in front of each garage for visitors. The total parking spaces provided by this site for 19 household units is 38.

The Impervious Surface calculation of this site including all buildings, drives, parking, and sidewalks, and impervious surfaces is 2.05 acres (89,464 sf) or 37% of the total area. This calculation is also discussed in Article Two, Section 205.0 of this document and on the Site Plan C1. The existing site is undeveloped, except for the power lines on the existing survey, Exhibit A. The New topography shows water drainage from the property @ 573' elevation to Detention Pond @ 549' elevation. The Preliminary Grading Plan shown on Existing and New Topography, C2, provides a storm water detention area for the collection of runoff water created by the impervious surface of this site. Curbs, inlet grates, catch basins will collect and distribute storm water to the detention area and release the storm water at less than or equal to the pre-development rate.

Fire protection of this site will be provided by the Clemson University Fire Department. Road design and fire hydrant placement will be coordinated with the local fire marshal using approved drawings certified by a civil engineer. Compliance with the Fire Department will be finalized when the Civil Engineering package is submitted at the construction plans review stage. Any modifications to the approved plans will be documented on a revised site of civil drawings.

Solid waste disposal will be provided by the City of Clemson Public Works Department. Road design will be coordinated through the Planning Commission during the PD and subdivision process. Trash service will be provided by the City of Clemson.

Impact on the local school system will be minimal based on the demographics of the proposed target market for this project. Young professionals and older “empty nesters” will not have a large percentage of K-12 age children in their households.

Restrictive covenants will be in place for this development. Buildings, sheds and structures of any kind not present on the Site Plan, C1, and listed in the Amenities section of this document will not be allowed. Boats and Trailers will not be allowed to be parked on site for more than 48 hours. Pets can only be walked on a leash as directed by the City of Clemson Code of Ordinances. Owners will have to clean up after walking their pets onsite. Personal yard equipment, grills, lawn chairs, tools, and other household accessories are considered temporary personal items. Temporary items cannot be left on common area grounds for more than 24 hours.

The final landscape plan is shown on the Site Landscape Plan, C3. Additional understory trees, shrubs, and ornamental landscaping may be provided around single family units. Landscaping is also discussed in Article Two, Section 202.0 of this document.

The exterior of the buildings is described on the Exterior Elevation Sheets, A1 & A3. Fire places and external chimneys will be provided on a unit by unit basis, based on sales. Minor changes to the color, trim, detail and finish of the building elevations may be approved by the Zoning and Codes Administrator as prescribed in the City of Clemson Zoning Ordinance.

Exterior color scheme will be follows:

Brick Base and Cultured Stone Base – Color by owner or POA
Shake siding- Color by owner or POA
Trim- Color by owner or POA
Windows- Color by owner or POA
Roof Composition Shingles- Color by owner or POA
Siding Colors: Color by owner or POA

103.0 Development Timetables for Construction and Completion

The developer plans to begin construction of the site infrastructure in 2007. The project construction will be per the Site Plan, C1, attached hereto as Exhibit “C”. Construction of the development shall include the utilities, roads, landscaping, fencing, and finished units as numbered on the Site Plan, C1, except for the final layer of top asphalt paving. Changes in the schedule, size or description of the Site Plan, C1, because of weather, sales, or local permitting shall be coordinated with the Zoning and Codes Administrator as a minor change to the district regulations. The anticipated completion date of the project is 2010.

Article Two

District Regulations

201.0 Description

The StoneLedge Planned Development consists of 5.56 acres (242,171.50 square feet) of property, with (19) nineteen single household dwelling units planned in a cluster style development with the remaining area designated as common areas as indicated on Site Plan, C1, attached hereto as Exhibit "C".

202.0 Landscape

The Landscape Buffer, Screening and Planting Plan are indicated on the Landscape Plan, C3, attached hereto as Exhibit "E". The landscaping within the bufferyard, along the entrance roadway and in the "village green" area will be completed prior to issuance of any certificate of occupancy. Required trees and other landscaping will be installed for each residence prior to any Certificate of Occupancy is issued for that residence. Existing trees within 20' of South property line abutting the residence of Skyview Lane will be flagged for preservation prior to any clearing. Supplemental planting of Nellie Stevens Holly will be planted in various locations, as approved by the Zoning and Codes Administrator, along the South property line to provide a 6'-8' high buffer between the residence of Skyview Lane and the PD.

202.1 Fencing

Fencing around dwelling unit is permitted – vinyl fencing is required facing the street, if permanent fencing is provided along any or all property lines it is to be installed to preserve all trees.

202.2 Street Lighting

Style and count of street lighting shall be approved by the City of Clemson department of Public Works.

203.0 Signage

The Entry Feature Signage is shown on the Landscape Plan, C3, attached hereto as Exhibit "E". There will be two entry sign features at Hwy 93.

204.0 Open Space

The "Common Areas 1&2" consists of 1.1 acres (48,276.05 sf) indicated on Site Plan, C1, attached hereto as Exhibit "C". This constitutes a "Common Area" of 20 % of the total land area. These areas will be permanent open space left in a natural landscape setting

with supplemental plantings as shown on the landscape plan. These areas are described in detail on the Site Landscape Plan, C3, attached hereto as Exhibit “E”. The first area is .44 acres near the center of the development. The second area is .66 acres near the Duke Energy right of way. These areas will be maintained by the property owners association. The permanent open space will not be used for development purposes, however the POA has the option to construct a shelter in common area #1.

205.0 Impervious Surface

The “Impervious Surface “portion of the “PD” consists of 2.05 acres (89,464 sf) of Buildings, Walks, Drives, and Parking areas as indicated on Site Plan, C1, attached hereto as Exhibit “C”. This constitutes an “Impervious Surface” of 37% of the total land area.

206.0 Home Occupation

Home occupation may be allowed as described in the City of Clemson Zoning Ordinance section 19-302 (c) 2

207.0 Amenities

The Amenities Package includes a permeable walking Trail as indicated on the Site Plan, C1, attached hereto as Exhibit “C”.

208.0 Planned Development District Regulations

The following Regulations apply to the Planned Development District

- | | |
|--|--|
| A. Lot Area: | 5.56 acres (242,171.50 sf) |
| B. Minimum lot width at front building line: | Site Plan, C1, Exhibit “C” |
| C. Minimum front, side, and rear setbacks: | Site Plan, C1, Exhibit “C” |
| D. Maximum Occupancy: | One (1) Family defined as two (2) or more persons related by blood, adoption, marriage, or guardianship, or two (2) occupants as defined by the Clemson Zoning Ordinance per Dwelling. |
| E. Maximum Development and Spacing: | Site Plan, C1, Exhibit “C” |
| F. Elevation Requirements: | Exterior Elevation Sheets, A1, A3 & A4, attached hereto and incorporated herein by reference as Exhibits ‘F’, ‘G’ & ‘H’ |
| G. Screened or Enclosed Porch: | Screened or enclosed porch cannot become heated or livable area. |

Book 394 Page 304

STATE IN 156.0
COUNTY IN 66.0
KNOW
TITLE TO REAL ESTATE

Randall W. Newton, Attorney at Law
Post Office Box 1508
Clemson, South Carolina 29633
Attorney's File No. 97-0676

Grantor's Address:
PO Box 1704
Clemson, SC 29633-1704

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)
KNOW ALL MEN BY THESE PRESENTS, that

ESTATE OF EVA I. PAYNE

In consideration of Sixty thousand and no/100 (\$60,000.00) Dollars,
the receipt of which is hereby acknowledged, has bargained, sold
and released, and by these presents do(es) hereby grant, bargain,
sell and release unto

CHRIST CHURCH INTERNATIONAL,
its successors and assigns forever:

ALL that certain piece, parcel or lot of land lying and being
situate in the State of South Carolina, County of Pickens, City of
Clemson, and containing 3.36 acres, more or less, on a Plat
prepared by John R. Long, PLS #6270, dated July 23, 1987, and
recorded in Plat Book 279, at page 17A, Records of Pickens
County, South Carolina, to which is invited for a more
complete and accurate description.

This being a portion of the property inherited by Eva I. Payne
from the estate of Gracia R. Payne as shown in Probate File 131-
130, records of Pickens County, South Carolina. Eva I. Payne
testate on February 24, 1979, as shown in Probate File 131-
records of Pickens County, South Carolina. Eva I. Payne died
as her Personal Representative, with power to sell.

TMS # P/O D20-06-057A

This conveyance is specifically made subject to any and all

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easements, restrictions, covenants, conditions, rights of way,
zoning rules and laws and regulations, any of which may be found of
record in the Office of the Clerk of Court for Pickens County,
South Carolina; together with all and singular the rights, members,
hereditaments and appurtenances to said premises belonging or in
any wise incident or appertaining; to have and to hold all and
singular the premises before mentioned unto CHRIST CHURCH
INTERNATIONAL, its successors and assigns, forever. And, the
grantor does hereby bind herself, her heirs and assigns, executors
and administrators to warrant and forever defend all and singular
said premises unto CHRIST CHURCH INTERNATIONAL, its successors and
assigns and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

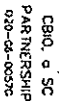
WITNESS the grantor's hand and seal this 22 day of
September, 1997.

SIGNED, sealed and delivered
in the presence of:

[Signature]
Marian Boggs, Personal
Representative of the
Estate of Eva I. Payne

[Signature]
Marian Boggs, Personal
Representative of the
Estate of Eva I. Payne
SC & 004432957

** HWY 93 IS AN OLD RAILROAD BED ABANDONED
IN THE EARLY 1900'S. PROPERTY SUBJECT TO 100' R/W
FROM C/A OF HWY 93



LONG & WRIGHT



GRAPHIC SCALE



JOHN R. LONG & ASSOCIATES
Registered Land Surveyors
PO BOX 631
Clemson, SC 29633
Phone & Fax 803-654-3033
SURVEYING - GPS CONTROL - PLANNING

John Ly


John H Lang SC PLS 4370

Mail to Bill Sheshaw
P.O. Box 302
Clemson, SC. 29633

PARCEL ON
S. C. HIGHWAY 93

AREA : 5.556 ACRES
TMP# 4054-15-64-6590
REF. D. B. 394 PG. 304
REF. P. B. 277 PG. 12-A

SCALE : 1" = 40'



A horizontal scale bar with four segments. The first segment is from 0' to 40', the second from 40' to 80', the third from 80' to 120', and the fourth from 120' to 160'. The segments are labeled 0', 40', 80', and 120' at the bottom.

A map of the study area showing the location of the study site. The map includes Highway 76, Highway 123, and Highway 99. The study site is located on the east side of Highway 99, near the intersection with Highway 123. The site is marked with a triangle and labeled "SITE".

$$\textcircled{66} IE = 516.3'$$

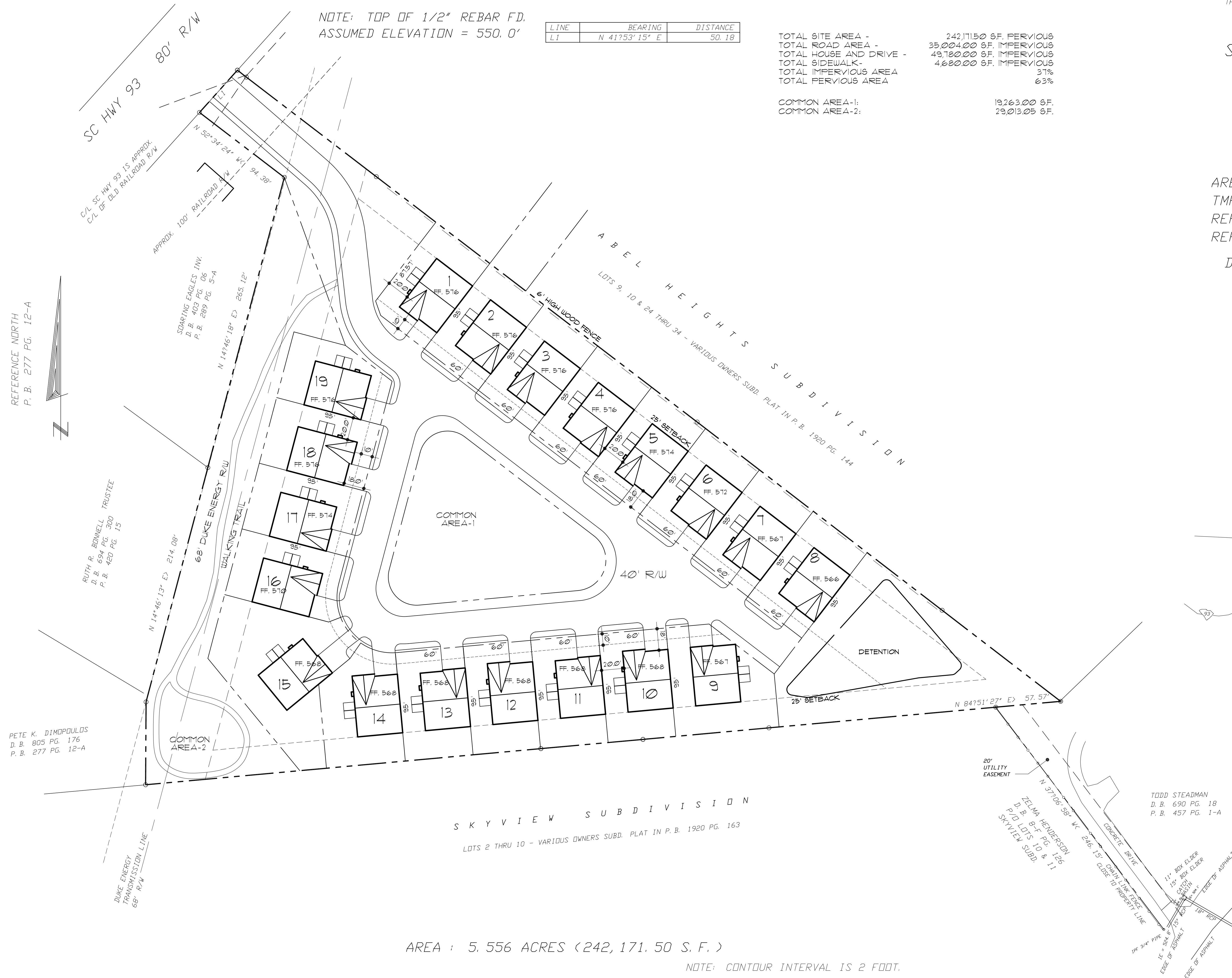
° TOP OF FIRE HYDRANT
ELEV. = 529.7'

SITE PLAN EXHIBIT 'C'

**New Development For
Z & H, LLC
Hwy 93
Clemson, SC**

DATE: 7/22/07
REVISED: xx

C1



PARCEL ON
S. C. HIGHWAY 93

AREA : 5.556 ACRES
TMP# 4054-15-64-6590
REF. D. B. 394 PG. 304
REF. P. B. 277 PG. 12-A
DATE : MARCH 9, 2007

PLAT PREPARED FOR:



◊ TOP OF FIRE HYDRANT
ELEV. = 529.7'

NOTE: TOP OF 1/2" REBAR FD.
ASSUMED ELEVATION = 550.0'

TOTAL SITE AREA -	242,171.50 SF. IMPERVIOUS
TOTAL ROAD AREA -	35,004.00 SF. IMPERVIOUS
TOTAL HOUSE AND DRIVE -	49,780.00 SF. IMPERVIOUS
TOTAL SIDEWALK -	4,680.00 SF. IMPERVIOUS
TOTAL IMPERVIOUS AREA	37%
TOTAL PERVIOUS AREA	63%

AREA : 5.556 ACRES (242,171.50 S. F.)

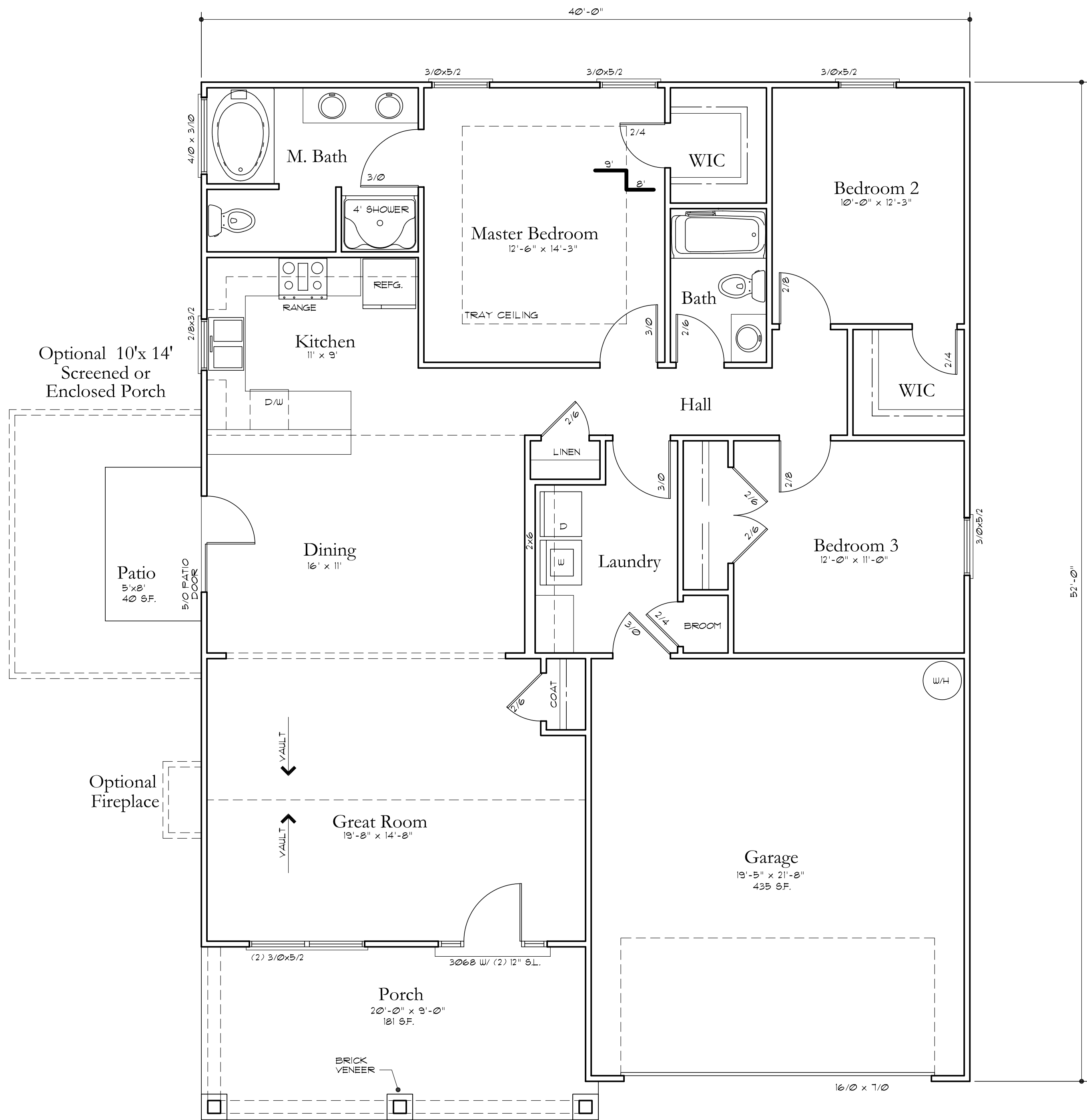
REFERENCE NORTH
P. B. 277 PG. 12-A

GRADING PLAN EXHIBIT 'D'

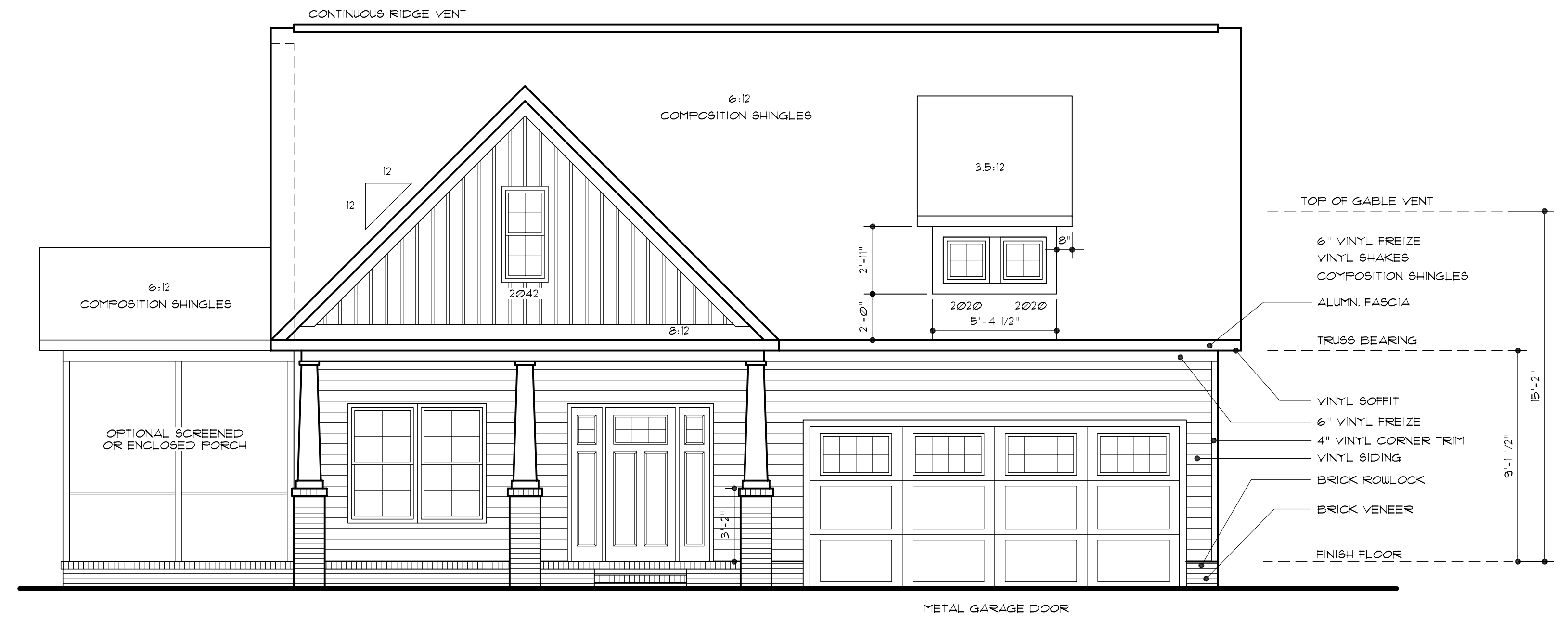
New Development For
Z & H, LLC
Hwy 93
Clemson, SC

DATE: 7/21/07
REVISED: xx

C2



1
A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2A
A1 ALTERNATE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3
A1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CADDEZIGNS

532 Stagecoach Drive
Anderson, SC 29625

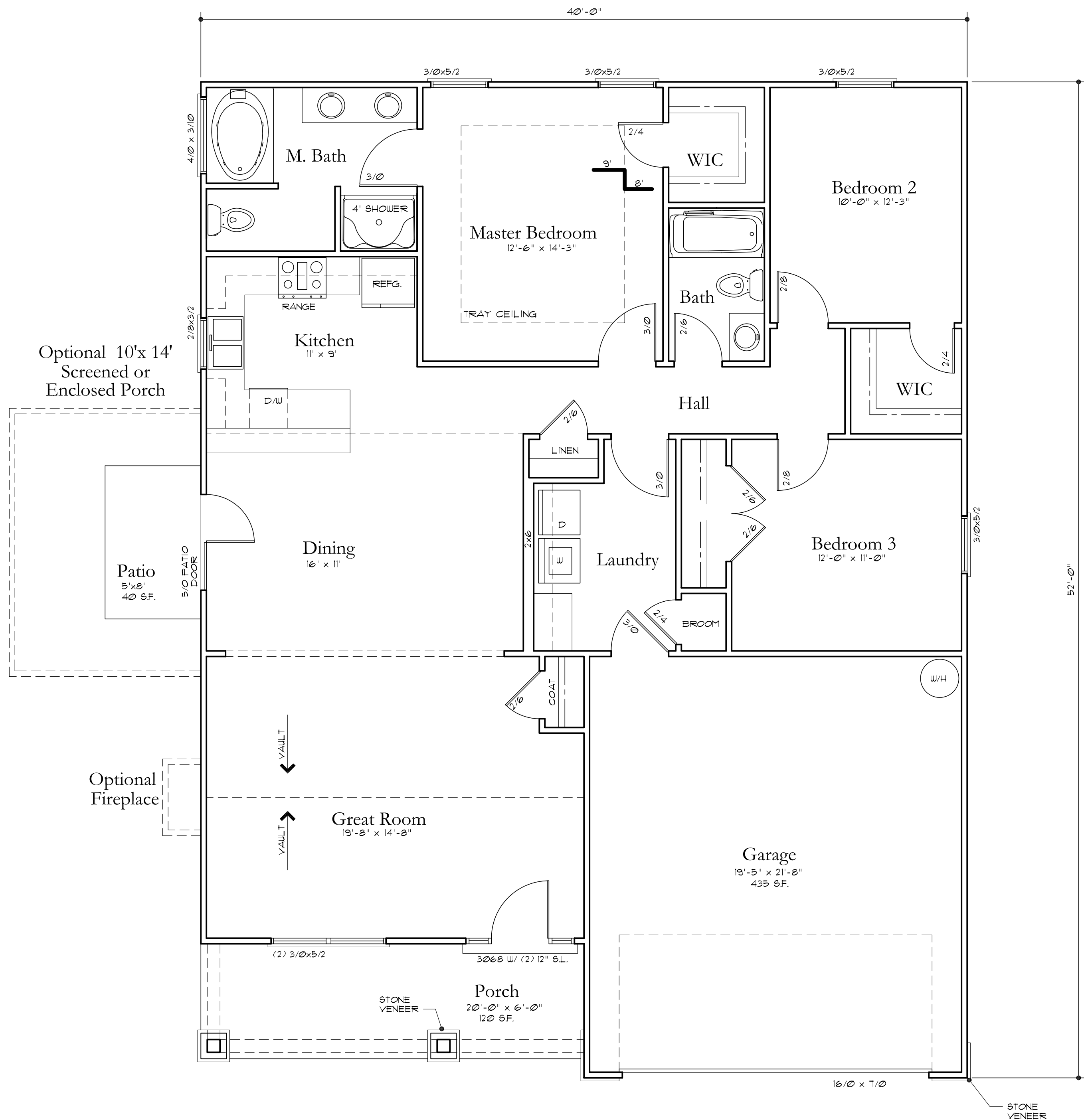
FLOOR PLAN
EXHIBIT 'F'

1504 SQ. FT.
435 SQ. FT.
120 SQ. FT.
40 SQ. FT.

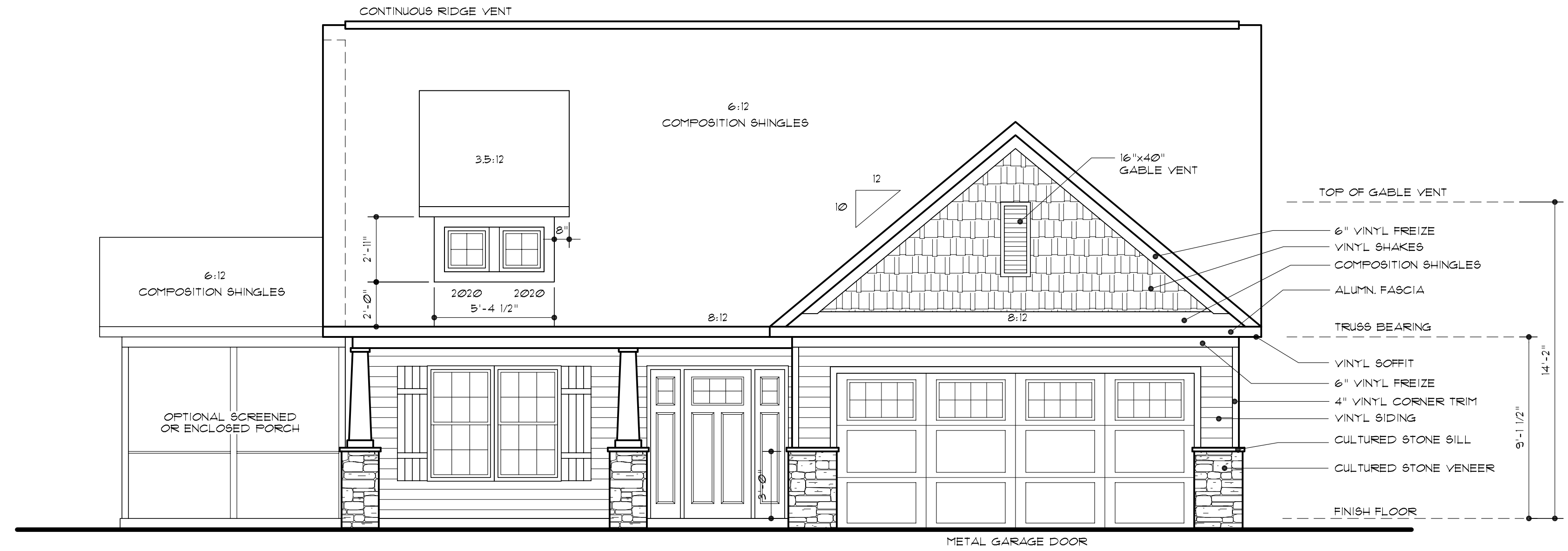
New Home For
Mr. & Mrs. XXXX
HWY 93
Clemson, SC

DATE: 5/18/07
REVISED: xx

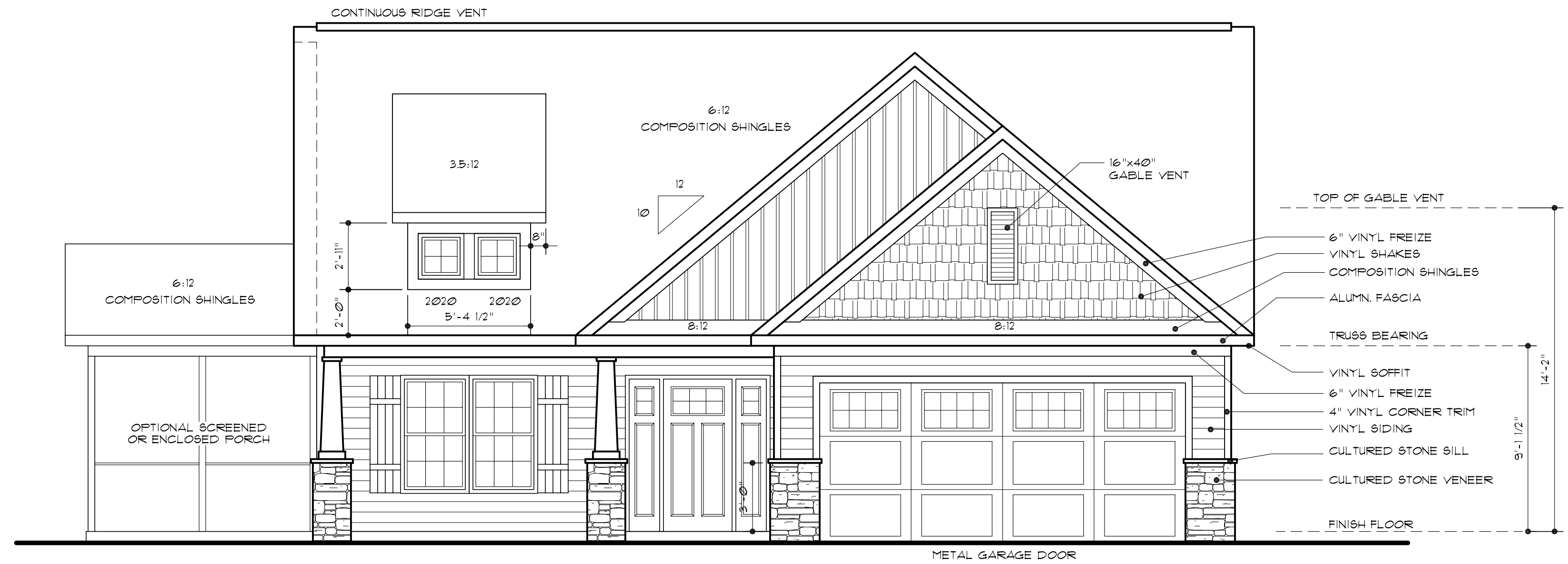
A1



1
A2
FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A2
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3
A2
ALTERNATE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4
A2
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CADDEZIGNS

532 Stagecoach Drive
Anderson, SC 29625

FLOOR PLAN
EXHIBIT 'G'

1904 SQ. FT.
435 SQ. FT.
120 SQ. FT.
40 SQ. FT.
MAIN LEVEL HEATED
GARAGE
PORCH
PATIO

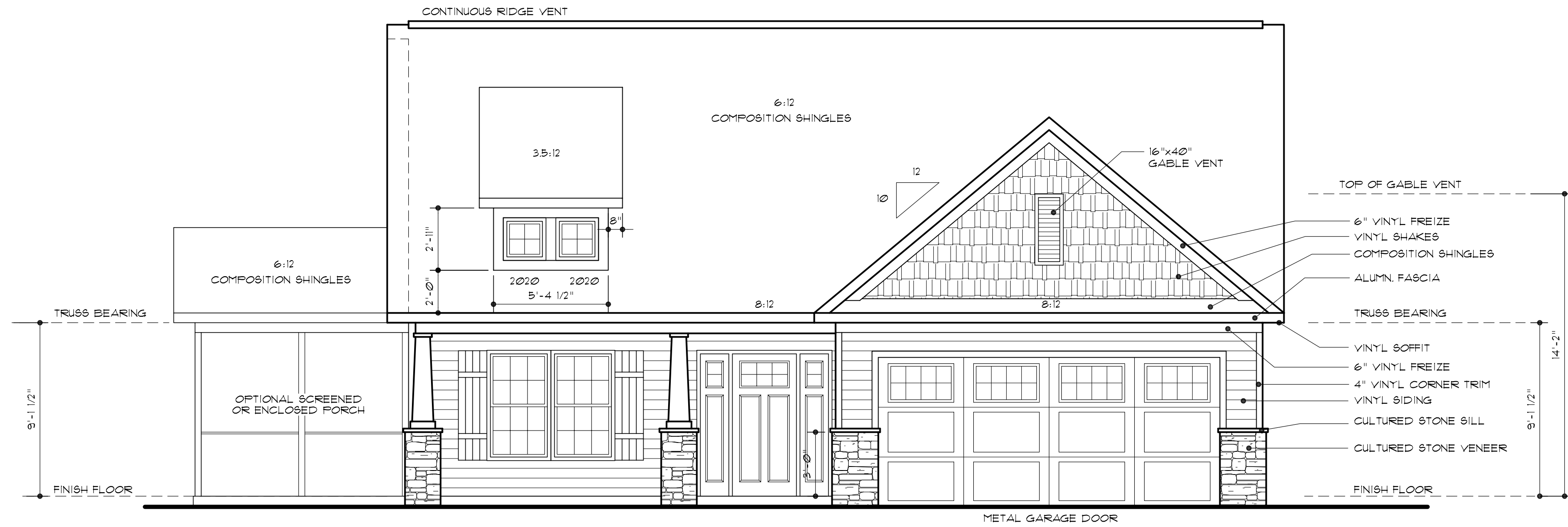
New Home For
Mr. & Mrs. XXXX
HWY 93
Clemson, SC

DATE: 5/18/07
REVISED: xx

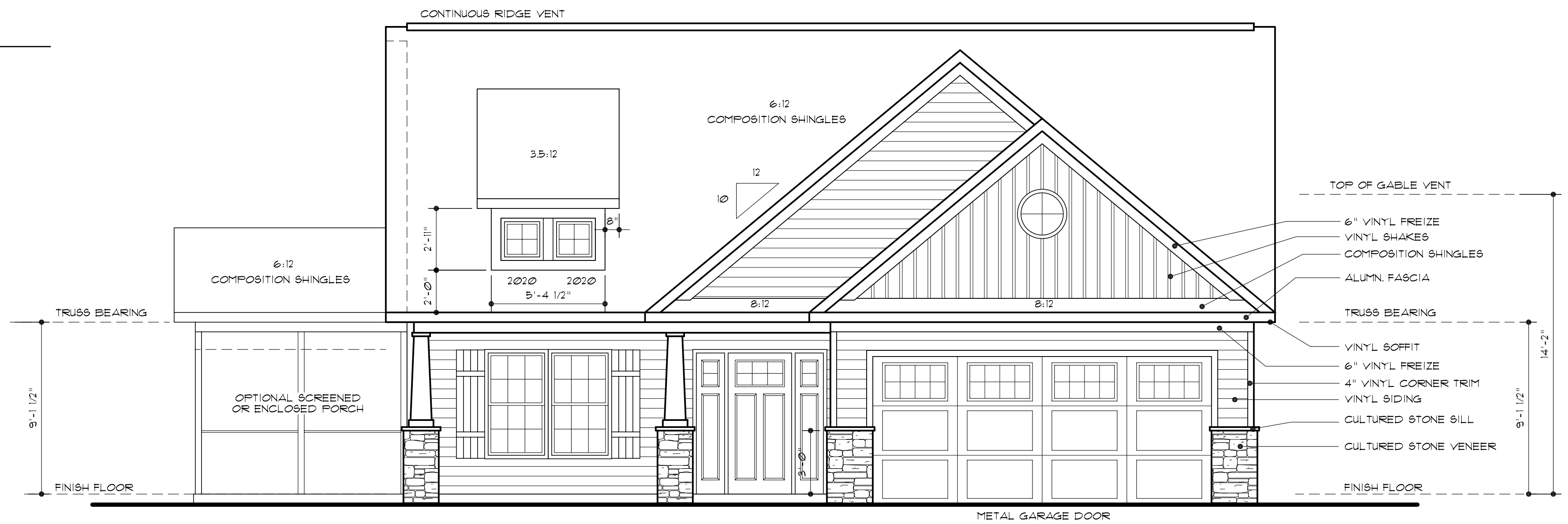
A2



A3



1
A4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
A4 ALTERNATE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1
A4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL DECIDUOUS TREE PLANTING DETAIL

C3

PARCEL DN
S. C. HIGHWAY 93

CITY OF CLEMSON
PICKENS COUNTY
SOUTH CAROLINA

AREA : 5.556 ACRES
TMP# 4054-15-64-6590
REF. D. B. 394 PG. 304
REF. P. B. 277 PG. 12-A
DATE : MARCH 9, 2007

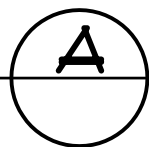
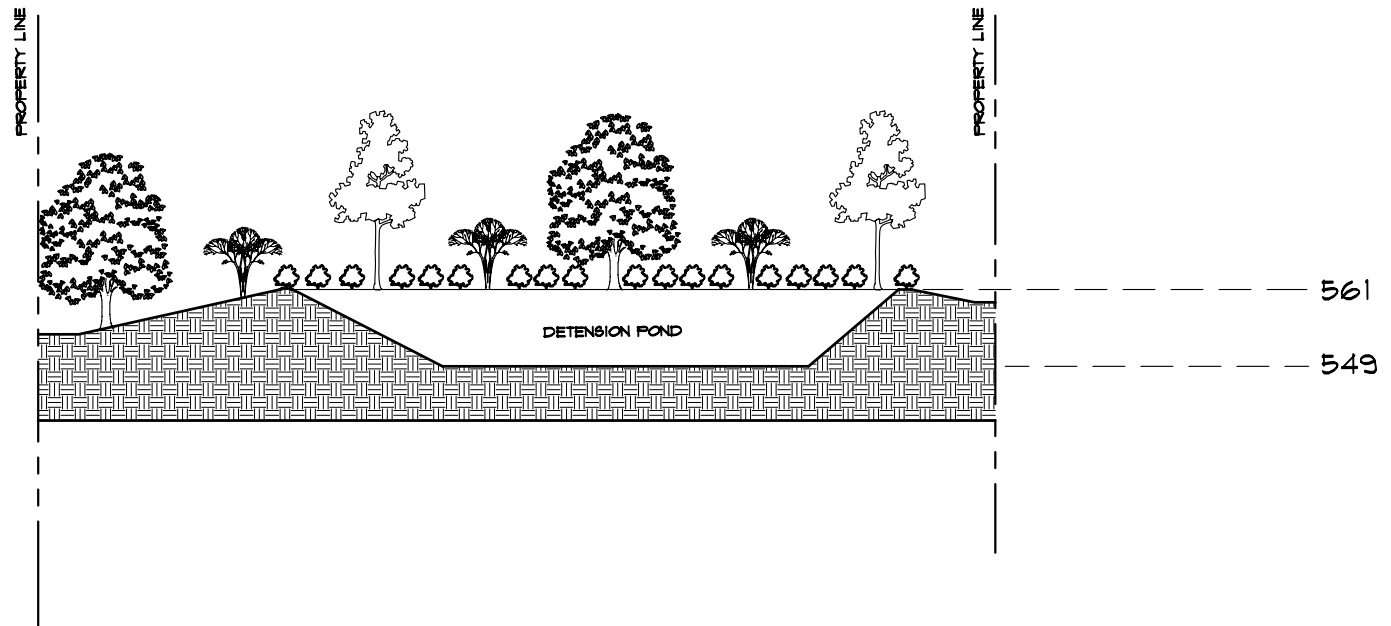
SCALE : 1" = 40'

SEWER LINE
WATER LINE
DRAIN LINE

AREA : 5.556 ACRES (242, 171.50 S. F.)

DATE : MARCH 9, 2007

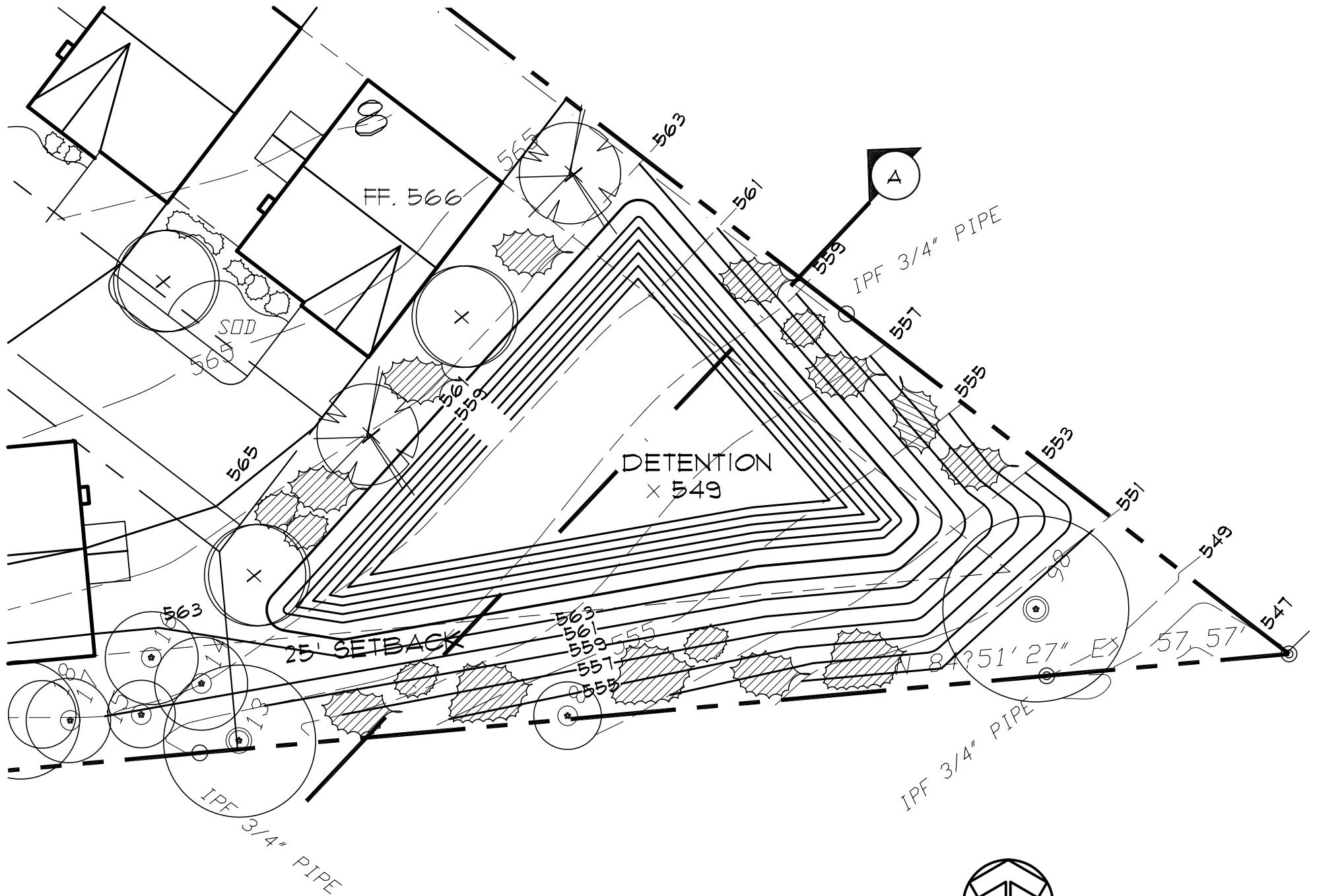
C4



SITE SECTION

SCALE: 1" = 30'-0"

"STONELEDGE"

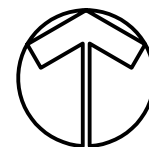


1
BI

DETENTION PLAN

SCALE: 1" = 30'-0"

"STONELEDGE"



NORTH