

STATE OF SOUTH CAROLINA )  
 )  
CITY OF CLEMSON )

ORDINANCE NO: CC--2006--06

**AN ORDINANCE ADOPTING THE CLEMSON RETREAT 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.**

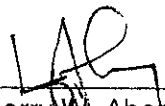
The following planned development ordinance is adopted pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code §§ 6-29-310, et seq. (1994 Supp.), and is incorporated by reference in the Code of Ordinances of the City of Clemson.

**Section 2. Purpose.** The purpose of this ordinance is to implement a planned residential development consisting of 51 (fifty-one) four- and 4 (four) three-bedroom dwelling units, related vehicular circulation, common areas, and site improvements as shown on the Site Master Plan, attached hereto as Exhibit C and incorporated herein by reference. The planned development is further described in the attached document, also incorporated herein by reference.

**Section 3. Title.** This ordinance may be cited as the "Clemson Retreat 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 properties involved is identified as 4054-08-87-8920 on Pickens County Tax Maps.

**Section 5. Effective Date.** The provisions of this ordinance shall be effective on:  
June 6, 2006.

  
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Larry W. Abernathy, Mayor

Attest:

  
\_\_\_\_\_  
Dianne J. Bitzer, MMC, Municipal Clerk

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**Public hearing:** May 15, 2006  
**First reading:** May 23, 2006  
**Second reading:** June 5, 2006  
**File No.:** R-06-01; PH-06-01  
  
**Ordinance No.:** CC--2006--06

**Clemson Retreat**  
9.918 acre Planned Development  
Highway 93 and West Lane  
Clemson, South Carolina  
March 21, 2006

**Narrative**

Clemson Retreat is a residential subdivision that will provide multifamily housing in a Craftsman style single family residential setting. The proposed design allows clustering of homes while preserving green space to create a more environmentally sensitive and aesthetically pleasing development.

Clemson Retreat has been designed to highlight natural features like specimen trees, and other environmentally sensitive areas. Thirty percent of the site has been reserved for open space for aesthetic and environmental reasons.

A total of 55 residential buildings are proposed. The buildings will include a variety of exterior treatments, predominately hardi plank with stone and wood accents. The buildings have been designed in the craftsman architectural style to have an attractive, warm, and diverse look while working together to create a strong sense of place and community identity that is unique to the development.

The site will include 51 four bedroom units in the craftsman style with varying facades. There will be 4 three bedroom units also of the craftsman style. The 4 bedroom units are approximately 2,000 sf. The three bedroom units are approximately 1,600 sf. The combined total of the units is 55 units with a density of 5.54 units per acre. The total number of bedrooms is 216. The maximum height of the buildings will be 35' feet tall.

**Architectural Style**

The 55 units in the neighborhood will have several façades and floorplans to promote variety within the neighborhood. There are four different plans for the 4 bedroom units and five different plans for the 3 bedroom units. By limiting what can be built next to and across from a certain façade and floorplan, repetition and homogeneousness will be avoided while still creating a cohesive environment. All of the models are in the craftsman style with muted colors accentuated by wood and stone accents. The pool cabana, mail kiosk, entrance signage, and site amenities such as trash receptacles, lighting, benches, etc. shall be of a coordinating style that will harmonize with the proposed homes.

**Open Space**

2.9 acres of continuous open space are distributed throughout the site. There are two proposed amenity open spaces, one active and one passive, at the center of the

community. The active amenity open space is approximately half an acre and includes a swimming pool, a sand volleyball court, bocce ball, and a croquet field. The passive amenity open space is a .4 acre woodland park. There is a 25' setback along the perimeter of the property which will remain as open space at all times. The reinforced portion of this area may be used for occasional guest parking.

### **Maintenance of Open Space**

The residential homes of the neighborhood will be privately owned while the open space element will be held and maintained by a homeowner's association. A homeowner's association (HOA) will be created to provide for mandatory fees to maintain, control, and insure common areas including but not limited to private streets, community facilities and storm water management facilities within the project. Provisions for architectural control will also be specified in these covenants.

### **Access**

There are two points of access proposed for the site, both being located along West Lane. All interior drives will be private and permanently maintained by the homeowner's association with appropriate utility and access easements as required by the City of Clemson. There are 275 proposed parking spaces for the community. All parking for the site will be handled on site and will not adversely affect the neighboring streets and districts.

### **Land Use**

There are 190,357 sf (4.37 acres) of impervious surface on site including buildings and vehicular use areas. This constitutes 44% of the 9.918 acre site. The remaining 5.55 acres (56%) of the site is reserved as open space.

### **Bufferyard and Landscaping Treatments**

A landscape plan is submitted with the planned development application that will comply with the landscaping regulations as found in section Article IV, Division 5 of the Clemson Zoning Ordinance. Street trees will be installed throughout the development. A green-space 25' minimum setback is proposed and illustrated along all adjoining properties. The proposed setback will be made up of existing hardwoods where possible with various shrubs to screen the vehicular use area. The remaining setback area along West Lane will be sodded and maintained. Throughout the neighborhood, between units and at the active amenity area; trees, shrubs, and other planting will be used to help soften the overall feel of the development. Detailed landscaping plans will be submitted during construction plan approval. The setbacks that border the remainder of the site will only be penetrated as required for access, utility construction, and storm-water management or other needed easements. These areas will be shown on the preliminary plat and construction plans. All landscape will be complete prior to issuance of certificate of occupancy.

### **Schedule**

The petitioners plan to complete the zoning effects on the subject property by June 2006. The Preliminary Plat of the development will be submitted by July 2006 and the construction plans anticipated date of approval by September 2006. Construction of the project infrastructure will commence immediately upon approval of the plans. The infrastructure and building construction of the development will require a minimum of 12 months to complete. The total build-out of the project should be completed between June and December 2007.

### **Impact**

Since the property in question is located in an area already developed with residential subdivisions and the intended demographic is college age students, the probability of over-taxing and creating a significant cost burden on the City of Clemson and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, utilities, and streets is unlikely. Attached to this report is written verification from various providers that there are facilities and services adequate to serve the proposed development. The development as shown will not adversely affect any neighboring properties. If any affect is noted it would more than likely be a positive one in the form of increased property values. The ample buffers and other green space should shield the development from all adjoining properties.

### **Land Use Breakdown**

Total Area: 9.918 Acres

Amount of Land in Green Space:

    Required Green Space (10 %) = .99 Acres

    Amount shown (56%) = 5.55 Acres

Impervious Area: (44%) =4.36 Acres

### **General Data:**

Total Area: 9.918 Acres

Total Units: 55 Units

Total Bedrooms: 216

Density: 5.54 Dwelling Units Per Acre.

Total Number of Parking Space Spaces = 273 Spaces

**Clemson Retreat  
A Planned Development District in Clemson, South Carolina**

**Article One**

**Jurisdiction, Description, and Phasing**

101.0 Jurisdiction of Ordinance

The Provisions of this Ordinance shall apply to the Planned Development known as "Clemson Retreat", located within the corporate limits of Clemson, State of South Carolina, and described and shown in the legal description attached hereto as Exhibit "A". The parcel 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
- Exhibit "B" Survey by Clemson Engineering Services, dated December 22, 1999.
- Exhibit "C" Site Master Plan, Sheet 1, Dated March 21, 2006
- Exhibit "D" Grading and Drainage Plan, Sheet 2, Dated March 21, 2006
- Exhibit "E" Landscape Plan, Sheet 3, Dated March 21, 2006
- Exhibit "F" Exterior Elevations, 4 BR Single Family Elevation One
- Exhibit "F1" Exterior Elevations, 4 BR Single Family Elevation One
- Exhibit "G" Exterior Elevations, 3 BR Single Family Elevation One
- Exhibit "G1" Exterior Elevations, 3 BR Single Family Elevation One
- Exhibit "H" Exterior Elevations, Elevation Two
- Exhibit "H1" Exterior Elevations, Elevation Two
- Exhibit "I" Exterior Elevations, 3 BR Single Family Elevation Four
- Exhibit "I1" Exterior Elevations, 3 BR Single Family Elevation Four

## 102.0 Description of Clemson Retreat, A Planned Development District

The existing site consists of 9.918 acres of undeveloped land currently zoned RM-3. The property is situated at the intersection of Highway 93 and West Lane. There is an existing single family residence located on site which will be demolished once construction begins. The surrounding properties include a BellSouth maintenance facility and Mt. Tabor Baptist Church to the north, single family and the Old Greenville Highway ROW to the south, the Old Greenville Highway ROW to the east, and Creekside Apartments to the west.

Clemson Retreat is a residential subdivision that will provide multifamily housing in a Craftsman style single family residential setting. The proposed design allows clustering of homes while preserving green space to create a more environmentally sensitive and aesthetically pleasing development.

Clemson Retreat has been designed to highlight natural features like specimen trees and other environmentally sensitive areas. Thirty percent of the site has been reserved for open space for aesthetic and environmental reasons.

A total of 55 residential buildings are proposed. The buildings will include a variety of exterior treatments, predominately hardi plank with stone and wood accents. The buildings have been designed in the craftsman architectural style to have an attractive, warm, and diverse look while working together to create a strong sense of place and community identity that is unique to the development.

The site will include 51 four bedroom units in the craftsman style with varying facades. There will be 4 three bedroom units also of the craftsman style. The four bedroom units are approximately 2,000 sf. The three bedroom units are approximately 1,600 sf. The combined total of the units is 55 units with a density of 5.54 units per acre. The total number of bedrooms is 216. The maximum height of the buildings will be 35 feet tall.

The 55 units in the neighborhood will have several façades and floorplans to promote variety within the neighborhood. There are four different plans for the 4 bedroom units and five different plans for the 3 bedroom units. By limiting what can be built next to and across from a certain façade and floorplan, repetition and homogeneousness will be avoided while still creating a cohesive environment. All of the models are in the craftsman style with muted colors accentuated by wood and stone accents. The pool cabana, mail kiosk, entrance signage, and site amenities such as trash receptacles, lighting, benches, etc. shall be of a coordinating style that will harmonize with the proposed homes.

The residential homes of the neighborhood will be privately owned while the open space element will be held and maintained by a homeowner's association. A homeowner's association will be created to provide for mandatory fees to

maintain, control, and insure common areas including but not limited to private streets, community facilities and storm water management facilities within the project. Provisions for architectural control will also be specified in these covenants.

The utility systems that will serve this community will be local sanitary sewer, local domestic water, electric service by Duke Power, telephone by Bell South and natural gas or propane based on future availability. 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 locations on buildings or property will be approved by the developer and property owner's association. The city engineer and Utilities Supervisor have reviewed the submitted PD documents and have determined that the 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 provided on the Grading and Drainage Plan, sheet 2. This preliminary grading plan includes road design and an area allocated for storm water detention. 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.

The petitioners plan to complete the zoning effects on the subject property by June 2006. The first Preliminary Plat of a portion of development will be submitted by July 2006 and the construction plans approved by September 2006. Construction of the project infrastructure will commence immediately upon approval of the plans. The infrastructure and building construction of the development will require a minimum of 12 months to complete. The total build-out of the project should be completed between June and December 2007.

There are two points of access proposed for the site, both being located along West Lane. All interior drives will be private and permanently maintained by the homeowner's association with appropriate utility and access easements as required by the City of Clemson. There are 273 proposed parking spaces for the community as noted on the Site Plan, sheet 1. There are 55 guest parking spaces located throughout the site. All parking for the site will be handled on site and will not adversely affect the neighboring streets and districts. Parking is also discussed in Article 203.0.

There are 190,357 sf (4.37 acres) of impervious surface on site including buildings, walkways, and vehicular use areas. This constitutes 40% of the 9.918 acre site. The remaining 5.55 acres (56%) of the site is reserved as open space. This calculation is also discussed in Article 205.0 and on the Site Plan, sheet 1. The existing site is mostly undeveloped except for a single family residence shown

on the existing survey, Exhibit "B". The preliminary grading plan, shown on the Grading and Drainage Plan, sheet 2, provides a storm water detention area for the collection of runoff water created by the impervious surface of this site. Catch basins aligned with underground pipe will collect and distribute storm water to the detention area.

Fire Protection of this site will be provided by the Clemson University Fire Department, pursuant to a contractual agreement between the City and the University. Road design and fire hydrant placement will be coordinated with the city fire marshal. Building separation and access have been approved based on the "PD" documents submitted. Compliance with the Fire Department will be finalized when the civil engineering package is submitted at the construction plans review stage.

Road design and dumpster placement for solid waste disposal will be coordinated with the public works department. Dumpster quantity and location will be finalized during construction plan review.

Since the property in question is located in an area already developed with residential subdivisions and the intended demographic is college age students, the probability of over-taxing and creating a significant cost burden on the City of Clemson and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, utilities, and streets is unlikely.

Restrictive covenants shall be in place for this community. Buildings, sheds, and structures of any kind not present on the Site Plan, sheet 1 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 leash by owner. Owners will have to clean up after walking pets onsite. Personal yard equipment, grills, lawn chairs, tools and other household accessories are considered temporary personal items. Temporary items cannot be left in common area grounds for more than 24 hours.

Conceptual landscaping is shown on the Landscape Plan, sheet 3. Additional understory trees, shrubs, and ornamental landscaping will be provided in the open areas 1 and 2 designated on the Landscape Plan, sheet 3. Hardier varieties of understory trees, shrubs, and ornamentals will be provided in the vehicular use areas designated on the Landscape Plan, sheet 3. Special entry feature shrubs and ornamentals will be provided at the central entry on West Lane. The revegetated woodland park will contain existing local varieties of trees and shrubs of character. Weeds, vines, and destructive vegetation will be cleared. HOA will periodically clear overgrowth and/ or storm damage every 6 months. Landscaping is also discussed in Article 202.0 of this document. All landscaping will be complete prior to issuance of certificate of occupancy.



The exterior of the buildings is described in the Exterior Elevation sheets, Exhibit "F"- "I". Changes to color, trim, detail, and finish of the building elevations may be approved by Planning Department Staff as a minor change to this planned development ordinance.

## **Article Two**

### **District Regulations**

#### **201.0 Description**

Clemson Retreat Planned Development consists of 9.918 acres of property with 55 dwelling units planned in a single household development with the remaining are designated as open space as designated on the Site Plan, sheet 1, attached hereto as Exhibit "C".

#### **202.0 Landscape**

The Landscape, Buffer, Screening and Planting plan is indicated on the Landscape Plan, sheet 3, attached hereto as Exhibit "E". A detailed landscape plan meeting the requirements of the Bufferyard, Screening, and Landscape Regulations will be submitted at the construction plan review stage. The landscaping and bufferyard will be completed prior to the issuance of the final certificate of occupancy. Protection of existing trees noted on Exhibit "E" shall be pursuant to the bufferyard, screening, and landscaping regulations section of the zoning ordinance.

#### **203.0 Parking and Drives**

The parking areas and drives are indicated on the Site Plan, sheet 1, attached hereto as Exhibit "C". A detailed civil engineering design package will be submitted at the construction plan review stage. The parking and drives will be completed prior to issuance of any certification of occupancy.

#### **204.0 Open Space**

The open space consists of 5.55 acres distributed throughout the site indicated on the Site Plan, sheet 1, attached hereto as Exhibit "C ". This constitutes an "Open Space" of 56% of the total land area. There are two proposed amenity open spaces, one active and one passive, at the center of the community. The active amenity open space is approximately half an acre and includes a swimming pool, a sand volleyball court, bocce ball, and a croquet field. The passive amenity open space is a .4 acre woodland park. The woodland park will be revegetated with naturally

occurring plants in the area. There is a 25' setback along the perimeter of the property of which a majority will be reserved as open space. The open space will be maintained by the HOA.

**205.0 Impervious Surface**

There are 190,357sf (4.37 acres) of impervious surface on site including buildings, walkways, and vehicular use areas indicated on the Site Plan, sheet 1, attached hereto as Exhibit "C". This constitutes 44% of the 9.918 acre site.

**206.0 Amenities**

The amenities package includes a pool and cabana with bathrooms, sand volleyball, bocce, and a croquet field as indicated on the Site Plan, sheet 1, attached hereto as Exhibit "C".

**207.0 Maintenance**

Dumpsters with concrete pads and screened enclosures will be provided as indicated on the Site Plan, sheet 1, attached hereto as Exhibit "C". All fencing, screening, gates, parking, drives, walkways, landscape, amenities, and exterior of buildings shall be maintained by the Homeowner's Association.

**208.0 Planned Development District Regulations**

**The following regulations apply to the Planned Development District.**

- |                                    |   |
|------------------------------------|---|
| A. Maximum Occupancy               | One per bedroom in the four bedroom units, one per bedroom in the three bedroom units.  |
| B. Density                         | 5.54 units per acre   |
| C. Parking Provided                | 273 spaces  |
| D. Setbacks                        | 25' setback along perimeter of property refer to site plan Exhibit "C"  |
| E. Buffers                         | 10' Vegetative buffer along vehicular use areas fronting RW and 6' structural and vegetative buffer along vehicular use areas adjacent to differing uses as indicated by Exhibit "E". |
| F. Maximum development and spacing | Site plan, sheet 1," Exhibit "C"  |

**Legal Description**

Exhibit "A"

SC 93 & WEST LANE

9.918 Acre Tract

Pickens County, South Carolina

March 21, 2006

All that tract of land lying and being in the county of Pickens, State of South Carolina, and described as Mount Tabor Church on a survey by R.J. Cooper, P.E. and L.S., dated December 22, 1999. More particularly described as follows:

Beginning at the south western right-of-way intersection of West Lane and S.C. Highway 93, which is point of beginning for said survey,

Thence	S 13 ° 21 ' 30 " E	35.27'	To a point,
Thence	S 39 ° 36 ' 24 " W	633.88'	To a point,
Thence	N 65 ° 41 ' 33 " W	733.64'	To a point,
Thence	N 25 ° 02 ' 16 " E	197.87'	To a point,
Thence	N 64 ° 49 ' 02 " E	40.93'	To a point,
Thence	N 06 ° 44 ' 31 " E	269.92'	To a point,
Thence	S 68 ° 09 ' 44 " E	156.41'	To a point,
Thence	S 69 ° 37 ' 39 " E	309.55'	To a point,
Thence	S 75 ° 36 ' 02 " E	230.09'	To a point,
Thence	S 85 ° 46 ' 10 " E	250.77'	Back to the point of beginning.