

STATE OF SOUTH CAROLINA)
CITY OF CLEMSON)

ORDINANCE NO: CC--2004--02

**AN ORDINANCE ADOPTING THE MORRISON ANNEX PLANNED DEVELOPMENT
TEXT AND MAP AMENDMENT
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 planned development ordinance is to implement a planned development attached hereto as "Phase I of the Morrison Annex Planned Development" and incorporated herein by reference. The planned development is further described in the attached document.

Section 3. Title. This ordinance may be cited as the "Morrison Annex 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 B and incorporated herein by reference. The property involved is identified as 4054-17-22-3363 on Pickens County Tax Maps.

Section 5. Effective Date. The provisions of this ordinance shall be effective on April 6, 2004.

Larry W. Abernathy, Mayor

ATTEST:

Dianne J. Bitzer, MMC, Municipal Clerk

Public hearing: January 20, 2004
First reading: February 2, 2004
Second reading: April 5, 2004
File No.: R-03-13; PH-04-02

Ordinance No.: CC--2004--02

**PROPOSED ORDINANCE FOR
PHASE I OF THE MORRISON ANNEX PLANNED DEVELOPMENT
PD: CC-2004-02**

DIVISION I. DESCRIPTIVE STATEMENT

Sec. 101. Description.

The City of Clemson has purchased the approximately 5.84-acre* Morrison Elementary School Annex property at 214 Butler Street from Pickens County School District. Currently, the vacant school building and grounds occupy the property.

The city intends to develop the property in two phases. Phase I of the Planned Development proposal involves the subdivision of the property into two parcels, Parcel A and Parcel B (Exhibit 1), respectively, and the erection of a communication tower on Parcel B. Development of Parcel A will constitute Phase II and will take place after appropriate studies and public hearings to determine the future use for the property are completed.

Parcel B shall be sold and subdivided from Parcel A while meeting all applicable Land Development Regulations. The Planning Commission shall evaluate the communication tower for height, site design, landscaping and any other issues prior to final recommendation to City Council. All documents submitted to the Planning Commission shall be kept on file with the City of Clemson Planning and Codes Administration Department. All site plans, landscape plans, and renderings shall be adopted as part of this ordinance for reference.

*Total acreage of the property will be revised after property lines are adjusted due to Butler Street right-of-way widening.

Sec. 202. Legal description.

The legal description of the property is displayed on Exhibit 2.

Sec. 203. Development schedule.

The communication tower (Parcel B) will be erected within six (6) months of the approval of this Planned Development by City Council. The development schedule of the larger parcel (Parcel A) will be determined by City Council in conjunction with input through Public Hearings from the Goldenview Neighborhood Association.

DIVISION II. PARCEL A DEVELOPMENT PLAN

Sec. 201. Description.

This parcel consists of approximately 4.969 acres (as consolidated with Parcel "C" across Butler Street), as shown on the Site Survey, Exhibit 1. Prior to any development, the appropriate documents and plans will be submitted to the City of Clemson Planning Commission as a major change to this Planned Development ordinance, commencing with Section 19-314 d. Application and review procedures of the Clemson Zoning Ordinance.

Sec. 202. Maintenance.

Until Parcel A is developed, the City of Clemson will maintain the property in compliance with the International Property Maintenance Code.

Sec. 203. Phase I permitted use(s).

Access to Parcel B will be provided through this parcel to allow the natural tree growth and vegetative buffer to remain along the original borders of this Planned Development. Coordination of access to Parcel B will be the responsibility of the City of Clemson Public Works and Engineering Departments and the owner of the Communication Tower on Parcel B.

DIVISION III. PARCEL B DEVELOPMENT PLAN

Sec. 301. Description.

Parcel B consists of approximately 0.442 acres, as designated on the Site Survey, Exhibit 1. This property shall be owned and maintained by the owner of the communication tower. A communication tower, antennae, and those uses normally associated with maintaining a communication tower which are outlined in this document and depicted on Exhibits 1 and 3 shall be the only use on this property. All landscaping and security precautions will be in place prior to the issuance of final certificate of occupancy and the activation of the communication tower.

The planned development proposal incorporates herein the required site development plans, uses, communication tower elevations, landscaping, signage and other information as outlined within Division 6 of the Clemson Zoning Ordinance.

Sec. 302. Permitted uses.

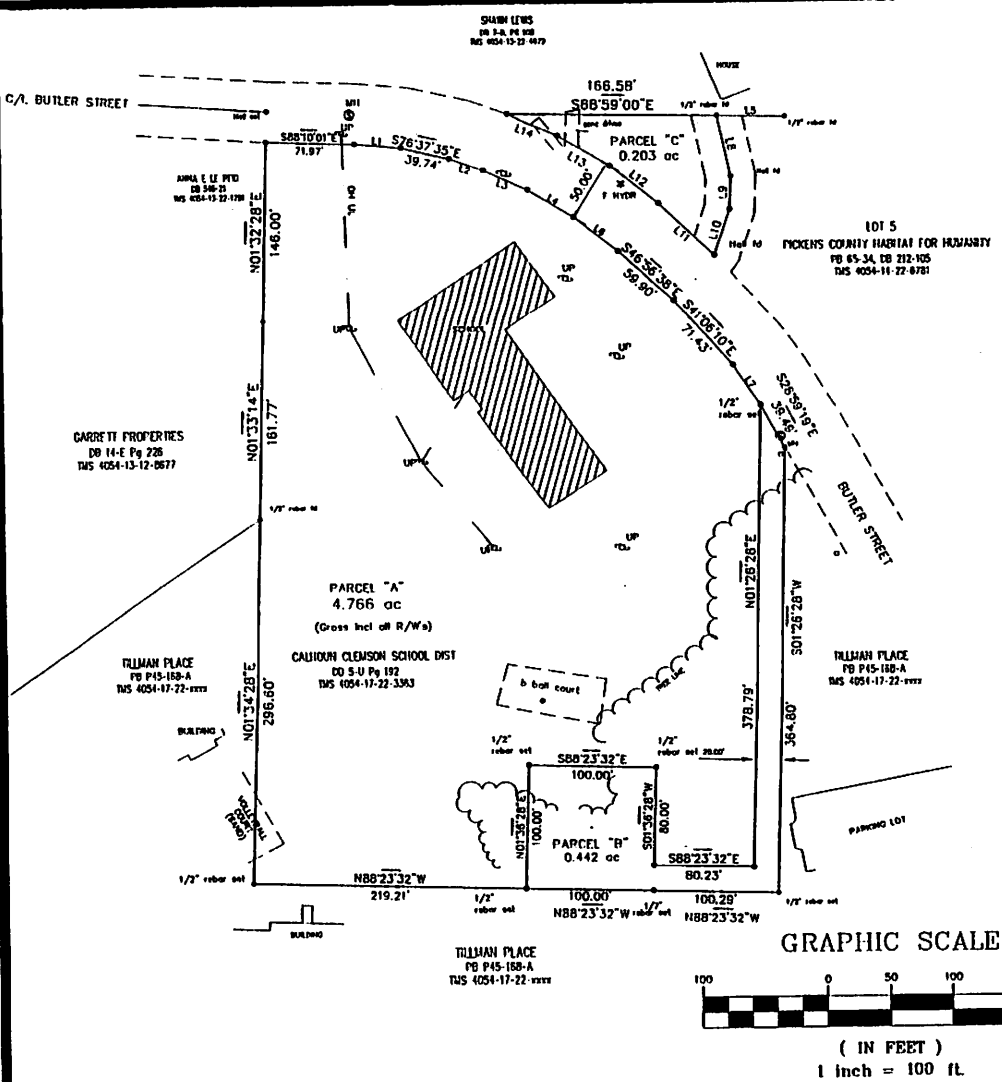
A non-lighted monopole communication tower that does not to exceed 180 feet in height meeting all Federal Requirements (Exhibit 4) shall be the only allowed permitted use on this property. Smaller structures that are required in direct support of the tower and antennae are allowed as an accessory use as noted on the site plan. The tower shall be located as annotated on the approved site plan with all landscaping, parking, signage and security precautions in place before the tower is operational. Co-locations of antennae on the tower are allowed after permits are issued by Planning and Codes Administration Department.

Sec. 303. Access.

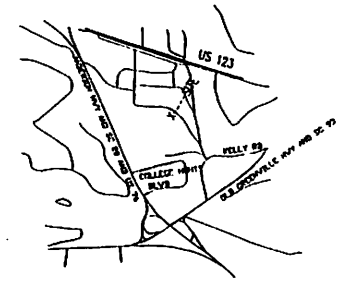
Access to Parcel B shall be limited to the owner of the communication tower, owners of antennae located on the tower, and the City Horticulturalist.

Sec. 304. Bufferyard screening and landscaping requirements

The fence design and landscape plan (Exhibit 3) shall be adopted as an integral part of this ordinance. All tree growth will remain within the vegetative buffer within this parcel. The removal of trees required for placement of the tower shall be minimized and shall be noted on the approved site plan, coordinated with the City Horticulturalist, and validated prior to final reading of the ordinance.

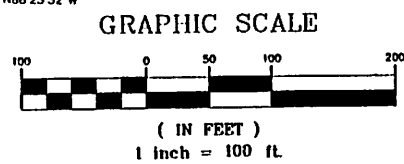


LINE	LENGTH	BEARING
L1	37.47	S84°44'30"E
L2	28.66	S70°09'53"E
L3	38.55	S63°25'23"E
L4	41.94	S58°23'43"E
L5	54.46	N88°49'09"W
L6	44.22	S31°34'03"E
L7	38.63	S34°31'57"E
L8	51.08	S11°57'31"E
L9	26.08	S02°19'22"W
L10	38.58	S19°03'48"W
L11	61.01	N46°56'38"W
L12	49.22	N51°34'03"W
L13	47.99	N58°23'43"W
L14	43.41	N63°25'23"W



CITY OF CLEMSON
 Planning & Codes Administration
 355 College Avenue - P.O. Box 1566
 Clemson, SC 29633 - (864) 653-2050

Final Plat Approved by
 Planning Commission:
 [Signature]
 (Chair)
 9 February 2004
 (Date)



Legend:
 L1/L2 = Iron Pin or Pipe Found/Not Found
 L3 = 100' pole, L4 = Light Pole, L5 = White Marker
 L6 = Monument, L7 = Storm Drain, L8 = Utility Box
 I hereby certify that to the best of my knowledge, information and belief, the contents of this instrument represent the true and correct intentions of the parties thereto and that I am a duly Licensed Professional Land Surveyor in South Carolina, and am duly sworn. This plat is not to be construed as a warranty of accuracy or completeness hereon. The property is subject to any easements or encumbrances on record.
 JOHN R. LONG
 State of South Carolina
 Registered Land Surveyor
 No. 6270
 Expiration Date 04-01-2003
 Printed in P.A. 04-01-2003
 SURVEYING - GPS CONTROL - PLANNING

SUBDIVISION OF
 MORRISON ANNEX PROPERTY
 Plat No. 7-04

CITY OF CLEMSON	
PICKENS COUNTY	SOUTH CAROLINA
CITY OF CLEMSON	JANUARY 28, 2004
SCALE 1" = 100'	JOB # L03-MORANNEXTR
JOHN R. LONG & ASSOCIATES Registered Land Surveyors P.O. Box 281 Columbia, SC 29201 Phone: 803-799-8424 Fax: 803-799-8425 E-mail: jrlong@jrlong.com	

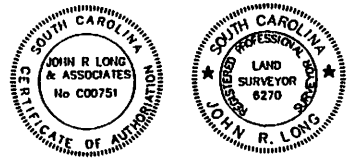


Exhibit 1

LEGAL DESCRIPTION: The Pickens County Elementary School Annex Property
5.84 acres, more or less, Butler Street, Clemson, South Carolina
OWNER: The City of Clemson

All that certain piece, parcel or lot of land, with all improvements thereon, lying and being situate in the State of South Carolina, County of Pickens, within the corporate limits of the City of Clemson, containing 5.84 acres, more or less, as shown and designated on a plat of survey thereof by John R. Long, S.C. PLS 6270, dated July 29, 2003, and recorded in Plat Book _____, at Page _____, records of Pickens County, South Carolina, reference to which plat being hereby made for a more complete and accurate description.

This is the identical property conveyed to the Calhoun-Clemson School District No. 8-32 by deed dated June 6, 1947, and recorded in Deed Book 5-U, at Page 192, records of Pickens County, South Carolina.

This conveyance is made subject to easements, rights-of-way, set back lines, zoning ordinances, covenants and/or restrictions of record and/or appearing on the premises.

This property is located on Butler Street in Clemson, South Carolina, and has Pickens County Tax Map Number 4054-17-22-3363.

Exhibit 2

7

SC02-107
 HWY 93-CLEMONSON

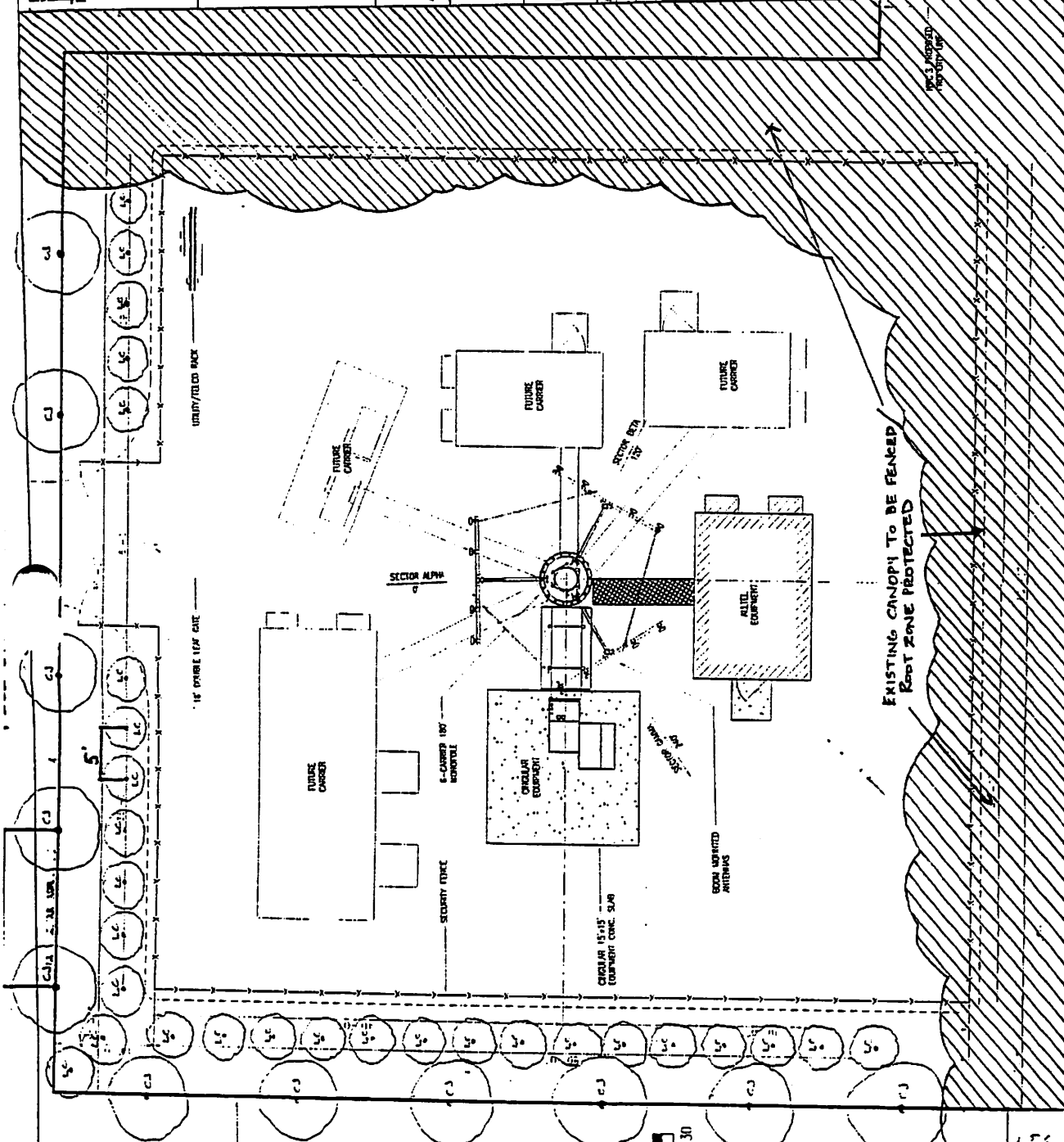
ENLARGED
 SITE PLAN

3 DAYS
 BEFORE
 DESIGN CALL
 TOOL FREE
 1.800.932.0963

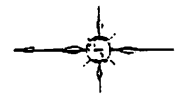
No.	Date	Revision Description
1		
2		
3		
4		
5		

Copyright © 2003

PROJECT MANAGER	CHECKED BY
DATE	DATE
PROJECT NUMBER	SHEET NUMBER
C2	



NWC'S PROPOSED
 PROPERTY LINE



SYMBOL LEGEND

- UTILITY POLE
- FENCE LINE
- OVERHEAD UTILITIES
- ⊕ FIRE HYDRANT

SCALE IN FEET



CJ - *Cripplemaria japonica*
 'Yoshida'
 B+B or 15 gal. +

LC - *Loropetalum chinense*
 Var. *rubrum*
 'Burgundy'
 3 gal.

UF - *Ulmus parvifolia*
 'Alicia'
 B+B - 2 1/2" cal.

* Entire planting area to be treated with
 herbicide and mulched to 1" depth. City
 mulch is acceptable. Trees to have mulch
 rings of no less than 8" diameter.

SC02-107
HWY 93-CLEMONSON
COMPOUND
DETAILS

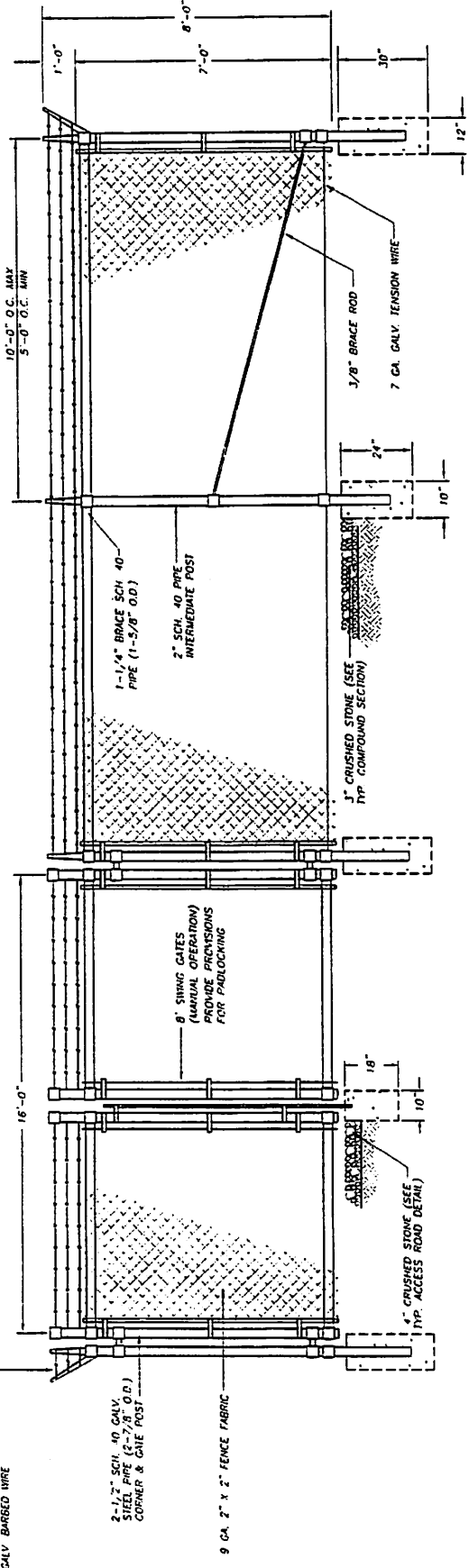


3 DAYS
 50% LOCAL
 DIGGING CALL
 TOLL FREE
 1.800.922.0983

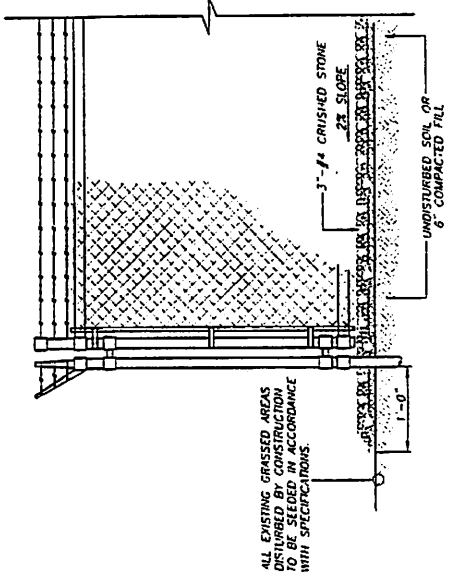
No	Date	Revision Description
0	10/26/2001	INITIAL SUBMITTAL
1		
2		
3		
4		
5		

Copyright © 2002

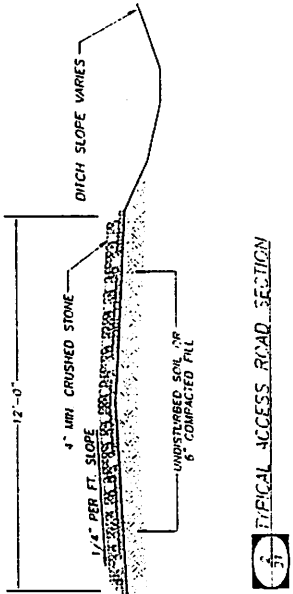
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE:
DRAWING NAME:	October 2, 2003
PROJECT NUMBER:	SHEET NUMBER:
Circular#116-117	D1



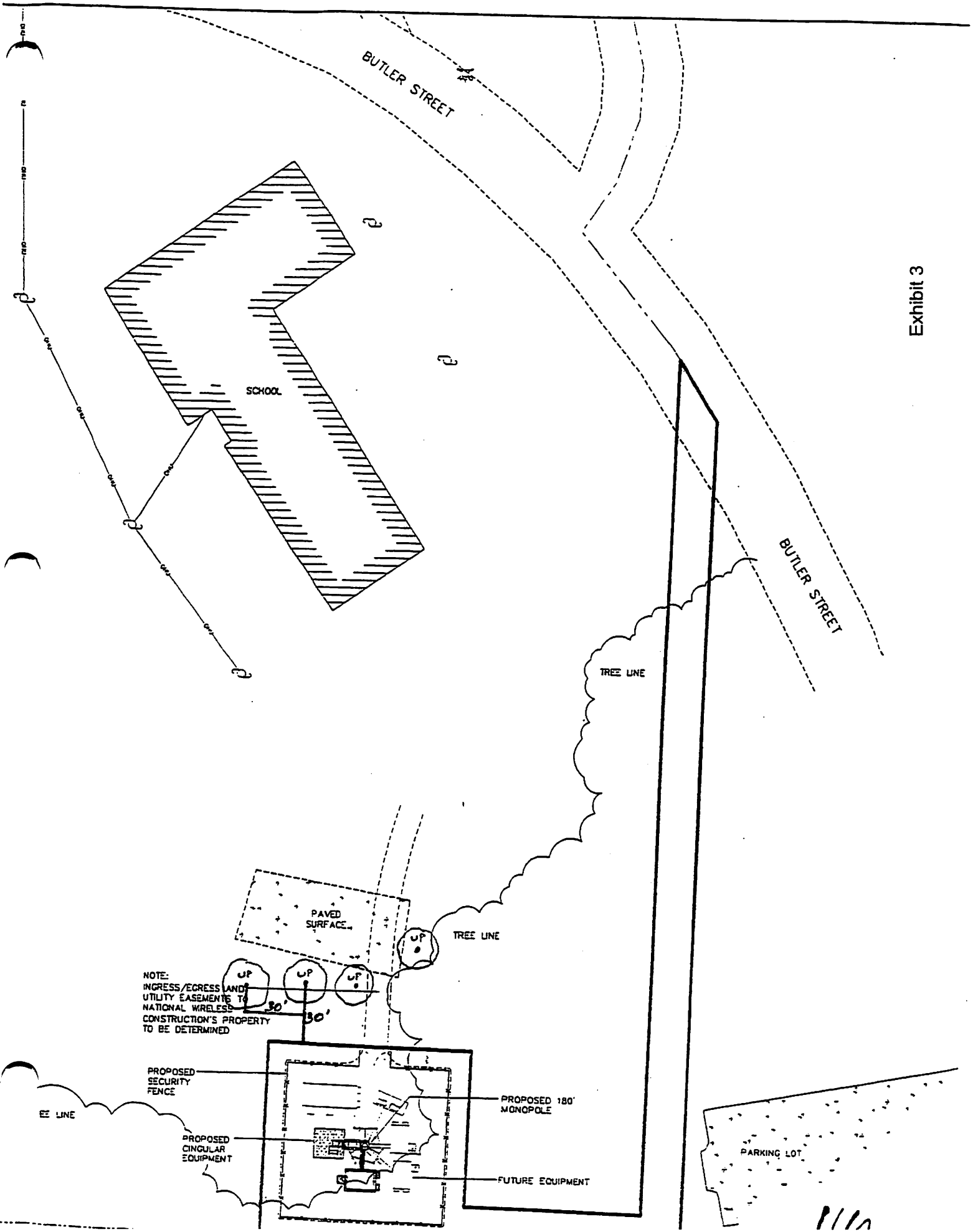
TYPICAL CHAIN LINK FENCE ELEVATION



TYPICAL COMPOUND SECTION



TYPICAL ACCESS ROAD SECTION



SC02-107
HWY 93-CLEMSON

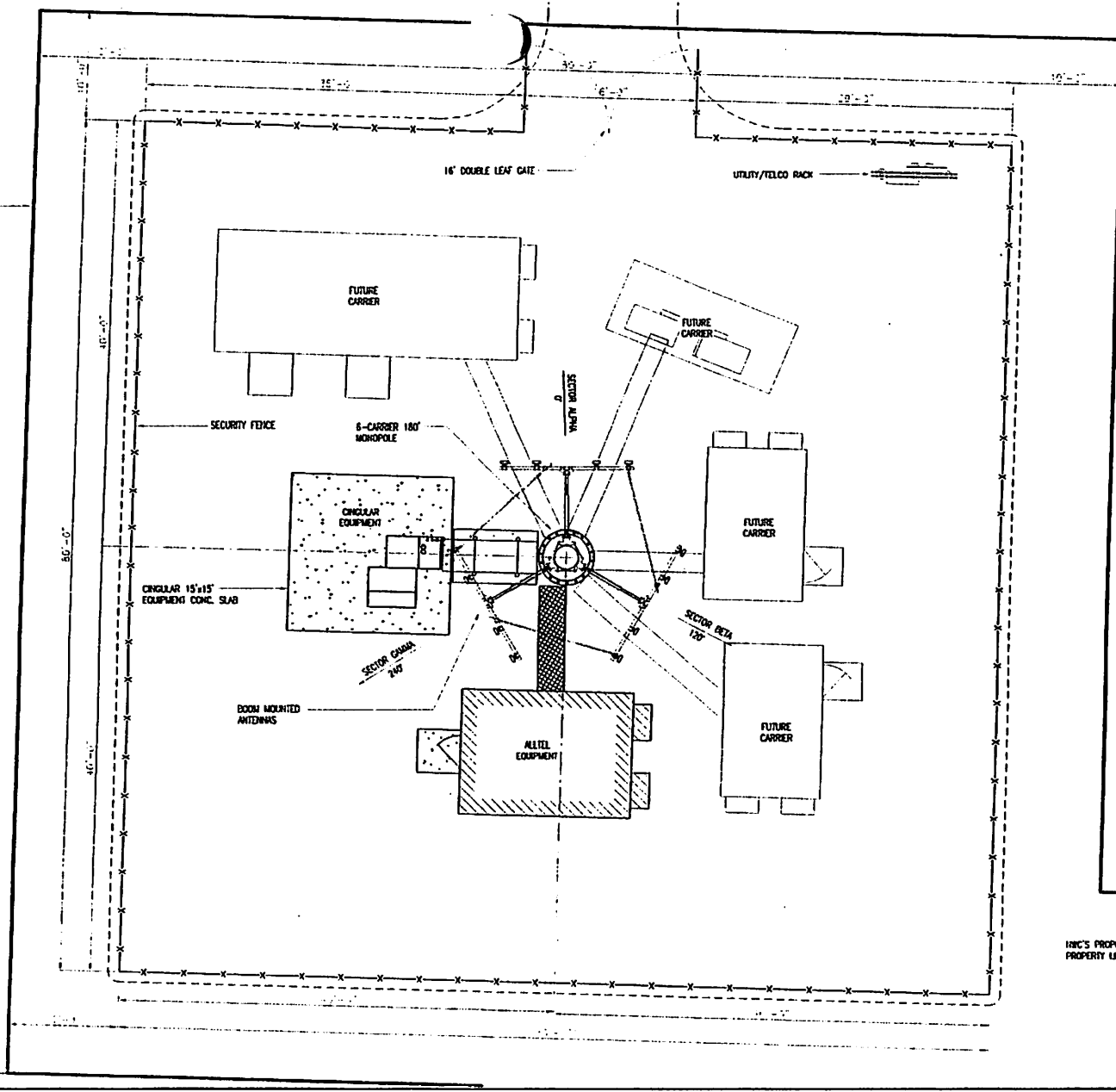
ENLARGED
SITE PLAN

 3 DAYS BEFORE DIGGING CALL TOLL FREE 1.800.922.0983

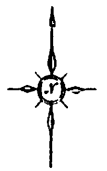
No.	Date	Revision	Description
0	10/02/03	INITIAL	SUBMITTAL
1			
2			
3			
4			
5			

Copyright © 2003





PROJECT MANAGER:	CHECKED BY:
DRAWN BY: IWH	DATE: October 2, 2003
DRAWING NAME: Clemson-e2.DWG	SHEET NUMBER:
PROJECT NUMBER: Circular016-017	C2



NWC'S PROPOSED PROPERTY LINE



SYMBOL LEGEND

-  UTILITY POLE
-  FENCE LINE
-  OVERHEAD UTILITIES
-  FIRE HYDRANT

SCALE IN FEET



NWC'S PROPOSED PROPERTY LINE