City of Clemson
PLANNING & CODES ADMINISTRATION

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MEMO TO: Clemson City Planning Commission Members

FROM: Sharon Richardson, Director of Planning & Codes Administration

SUBJECT: 2013-S-13 Patrick Square Town Center Phase II
Request for Preliminary Approval, Staff Report

DATE: June 6, 2013

Patrick Square, LLC has requested preliminary approval for Phase II of Town Center of this planned development. This phase covers the land abutting Thomas Green Blvd and along Chapman Hill Road. The plans have been reviewed by the various city departments. While some required changes to the civil engineering plans are pending (see attached), these are fairly routine items. They otherwise meet the requirements of the planned development zoning and the land development regulations.

Please note that this phase allows the completion of the remaining portion of Thomas Green Blvd, thus allowing a connection of the residential portion of the development to Chapman Hill Road. This was a condition of the preliminary approvals of Phases IV & V.

Accordingly, staff offers Phase II of Town Center for preliminary approval at the June 10, 2013 Planning Commission meeting with the recommendation that the Commission condition this action upon the submission of the revised plans per staff comments and the acquisition/submission of all required staff regulatory permits.

I hope this provides you with the information required to prepare for this agenda item. Please let me know if you need additional information.