

# Daily Messenger

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## Little resistance to 'Patrick Square' plan

By GREG OLIVER  
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CLEMSON — Citizens attending a public hearing Monday night to formally voice their opinions regarding the rezoning of proposed 179-acre planned development on Issaqueena Trail now have a new name to call it.

Formerly known as the Digital Tract, developer Michael Cheezem said the development has since been renamed "Patrick Square" in honor of Patrick Calhoun, father of legendary South Carolina statesman and former U.S. vice-

president John C. Calhoun.

"He became the first upcountry legislator to join the (state) legislature and was influential in securing the right to vote for this region and in its representation in the state legislature," Cheezem said of the man who also participated in the War of Independence. "We thought it appropriate to name the community after him."

Cheezem said the property, to be located on Issaqueena Trail at Chapman Hill Road in Clemson, isn't just "another subdivision or another development." Instead, Cheezem said the prop-

erty, featuring the principles of traditional neighborhood design, would include a mix of residential styles from single-family homes on small, medium and large lots, duplexes, condominiums, "Live/Work" and retail units.

Homes would feature front porches and streets would feature sidewalks to allow neighbors to interact in the traditional community style.

A town center containing retail businesses including a grocery store, drug store and restaurants, as well as a "state-of-the-art" assisted living facility would also

be featured.

"We're extremely excited about it," Cheezem said, adding that he and Torti Gallas, of Maryland, who is handling the conceptual design, spent a lot of time listening to various stakeholders in the community. For example, Torti Gallas developer Robert Whittle said Chapman Hill Road will be slightly rerouted for a safer 90-degree intersection with Issaqueena Trail directly across from the entrance to the Camelot subdivision.

Developers are seeking to have the property rezoned from

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—Elouise James  
Council member

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its current Research Limited Industrial to a mixed-use, planned development. Planning Director Sharon Richardson said the planning commission recommended approval as all requested changes, including traffic signalization at Issaqueena and turning lanes at the same corner, have been met.

One of the few public comments that followed the presentation came from Rick Black who, along with wife, Nancy, owns Memory Gardens. Although he feels the development "will be a nice addition to the community as a whole," Black stated concerns regarding the reconfiguration of the road, a proposed fence, double-sided buildings and height.

Cheezem responded that he wants to "work with Mr. Black and the community in any way possible," adding that he has addressed several issues by providing entrances on both sides of buildings and landscaping both sides to ensure they are attractive. While admitting there will be some visual screenings, Cheezem said there wouldn't be a "plethora to make the area unsafe."

John Peters, of Keystone Lane, inquired about plans for construction of a church that might desire to locate in

Patrick Square. Cheezem replied that plans are currently under way for a public building, though he declined to specify the type of building.

Council members commenting on the project said they liked what they saw. Margaret Thompson named a couple of developments in the Simpsonville area that she said are similar to Patrick Square while Elouise James said several aspects of the proposed development stand out.

"I liked most of the styles of the houses, especially the nice, wide greenspace around the road, sidewalks and houses," James said. "But mailboxes on the house side of the sidewalks brings a question about post office accessibility."

Whittle replied that mailboxes and kiosks can often be placed in a central area to provide improved meeting places for residents.

Due to the Fourth of July holiday, Richardson said the planning commission will accept written input regarding the proposed development through 5 p.m. Friday. The project, provided there are no problems in the rezoning and permitting process, could begin by the end of this year.

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