

# Planning commission to hear annexation

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CLEMSON — A request to annex Lakeside Lodge Clemson into the city of Clemson, which has generated controversy since

the property is in Oconee County, will go before the Clemson Planning Commission on Monday night.

In a letter submitted by applicant Steve Mudge, one of the project's developers along with fellow

former Clemson football player Leighton Cubbage, Clemson Family Investors LLC is requesting the annexation of a 7.667-acre tract on the southern side of U.S. Highway 123. That piece of property is desig-

nated as Lot 8 of Hartwell Village in Oconee County, but is separate from the Hartwell Village shopping center.

The complex is expected to bring a tax value of \$45 million, depending on the

## request Monday

SATURDAY, FEB

pricing of condominiums. Mudge said in his letter to Clemson that the annexation request is contingent on satisfying the following conditions: zoning of the property must be changed from R-20 to CP-3 in order

to allow for its intended use, that the definition of "condominium hotel" as it relates to use in the CP-3 zoning district and this property "shall be

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## ANNEXATION: Developer says multiple factors led to request

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amended to remove the restriction that an owner cannot occupy a unit for more than 90 days during a calendar year or for 29 consecutive days" and that the city and developers simultaneously with the annexation of the property have entered into the agreement in which the city agrees to reimburse certain infrastructure costs in the development of the property out of projected tax revenues received from the city.

Plans call for 118 condominiums, from studio condos to those with two and three bedrooms. The development is designed to have many of the amenities of a high-end hotel, including a lobby bar with food service, a pool and hot tub, walking paths, fire pit, meeting space and fitness facilities.

Mudge said the majority of the condos will have a "direct lakefront view," and the price will range from about \$200,000 to more than \$800,000.

But the annexation plans have led to concerns from Oconee County. County administrator Scott Moulder said earlier this month that he has "serious concerns" about the annexation, saying it would cost Oconee County an estimated \$100,000 in annual accommodations tax revenue once the development is completed and could allow Clemson to annex more property in Oconee County in the future.

But Seneca Light and Water director Bob Faires and Seneca city administrator Greg Dietterick said the annexation would not affect Seneca's revenue or expenses. Dietterick said the rates would be

the same whether the land is in or out of Clemson.

Mudge said there were multiple factors that led to the annexation request — that the city of Clemson wants the development to come into the city, that city services are closer and probably more responsive for fire, police and EMS.

The planning commission meeting, which also includes a proposed map amendment to rezone the parcel, will take place at 6 p.m. in council chambers at Clemson City Hall. If the commission approves the recommendation, a public hearing and two readings would be required before the requests could be approved. The public hearing would likely be Feb. 19.

*Norm Cannada and Justin Lee Campbell contributed to this report.*