

Dockside developer pitches plan for 400 housing units in Oconee

BY NORM CANNADA
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er Authority at its monthly meeting on Monday his company could help pay for some of the needed sewer infrastructure between Clemson and Seneca.



Little

Brent Little, president of the Dallas-based Fountain Residential Partners, has been

developing the multi-use Dockside project in Clemson, which is scheduled to open next fall with 633 student housing beds, 21,000 square feet of retail space and 800 parking spaces and is already 43 percent leased.

He told the sewer board his company is "under contract" for property in Oconee County

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SENECA — The developer of a \$75 million student housing development in Clemson has proposed two projects that would bring a combined 400 housing units to Oconee County.

And he told the Oconee County Joint Regional Sew-

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that includes Paw's Diner on U.S. Highway 123 in Oconee County.

"Before anybody panics, we would not tear out Paw's Diner. Paw's Diner would stay," he said. "I'm not stupid enough to remove an icon of cultural significance. But we're under contract with the Shadwick family."

The OJRSA is struggling with capacity in the area along U.S. Highway 123 between Seneca and Clemson. Sewer authority officials have discussed plans for improving the 40-plus-year-old sewer fa-

cilities and whether those improvements should plan for projected growth in the area. Westminster city administrator Kevin Bronson has argued the areas that benefit from growth should pay for growth.

Little said his proposed Oconee projects could help pay for sewer infrastructure that would be needed for the development.

"There would be 400 housing units — some for student housing, some that are more conventional duplexes with two- and three- and four-bedroom townhomes," he told the

board. "And all of these require huge infrastructure, whether it's electric, whether it's sewer, whether it's gas — all of those things — and sewer is the toughest commodity to come across these days.

"We want to bring \$125 million worth of construction development and new housing to Oconee County," he added. "And all we need is just a little bit of sewer — just a little bit. And we've been working with (OJRSA executive director Chris Eleazer) and his team and his engineers thus far, seeing what those needs are. We're happy to contribute.

\$125M in development, new housing

'Let us work with the county and the joint regional sewer authority to find a way to get a little bit of sewer capacity over there to fund this development, which we think will be a huge benefit to the county going forward in the future and for many years to come.'

Brent Little

Fountain Residential Partners president

There's so many different ways that we worked with governments and jurisdictions to do that, and that's

all we're asking for is, let us work with you. Let us work with the county and the joint regional sewer

authority to find a way to get a little bit of sewer capacity over there to fund this development, which we think will be a huge benefit to the county going forward in the future and for many years to come."

Bronson questioned whether the proposal was worth moving the Seneca Creek Pump Station and Basin higher up the sewer authority's priority list. The board agreed to consider what Little was asking for, but no decision was made. The board could talk about it again at its next meeting on Dec. 6.