



**Agenda
City Council
April 20, 2026
5:30 PM**

Council Chamber, Clemson City Hall

4/20/26 Public Hearing: RZNE-000529-2026 (Elm Street Lot), 2023-R-01 Proposed Text Amendment (Rooftop Canopies)

- a. The City of Clemson City Council will hold public hearings on the matters listed below. The sessions will begin at 5:30 p.m. on Monday, April 20, 2026 in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC 29631. Please note that the sessions will be held concurrently. Comments may be submitted in person during the hearings, and in writing through the MyCivic app on the City's website prior to the session.

RZNE-000529-2026 (Elm Street Lot)

An application for a zoning map amendment (rezoning) was submitted by Mr. Russell B. Hebert, agent for the property owner (Calhoun Properties, LLC), on February 3, 2026. As proposed, one .71 acre parcel of land (TMP# 4044-12-85-7048) located at the intersection of College Avenue and Elm Street, addressed as 108 Elm Street, would be rezoned from Office Professional District to RM-4 Multi-family Residential District. No specific development project is currently associated with this requested rezoning. The Planning Commission approved a positive recommendation to City Council on the matter at their regular monthly meeting on March 9, 2026.

2023-R-01 Proposed Text Amendment (Rooftop Canopies)

This proposed text amendment stems from a request by a local hotel to amend City Code to allow for the installation of a canopy that would provide shelter/shade during roof top events, thereby facilitating increased utilization of the space. Currently, any increase in structure height of the hotel, including the installation of a roof top canopy, would result in violating zoning district height limitations. As drafted, the proposed amendment, among other things, defines what constitutes a canopy; establishes rooftop canopies exceeding height limits as a conditional accessory use for hotels only in the General Commercial District; requires review and approval of proposed canopies by the Board of Architectural Review; mandates professional design and installation; and establishes safety measures and limits on time of use. The Planning Commission approved a positive recommendation to City Council on the matter at their regular monthly meeting on March 9, 2026.

Links to copies of documents will be published on the Agenda Center page of the City website.

Contact the Planning and Development Department (864-653-2050) for more information.

