

**Regular Council Meeting  
March 16, 2026  
Council Chamber-Clemson City Hall**

**5:30 PM Public Hearing: 2026-R-02 Proposed Text Amendment (Mixed-use High Density Development)** Started at 5:46pm due to technical issues.

**Call to Order:** Mayor Halfacre at 6:36 p.m.

**Invocation and Pledge of Allegiance:** Mayor Halfacre

**Proclamations:** Women's History Month Honoree Margaret Thompson

**Recognitions:** 10U Girls and 14U Boys Basketball SCAP State Champions

**Members present:** Mayor Halfacre presiding, Council Members Evans, Fulmer, Jones, Scott, Sherrill, and Smith.

**Absent:** None

**Notification emailed:** March 12, 2026 to the Greenville News, the Journal, the Independent Mail, the Post and Courier, the Pickens Sentinel, the Easley Progress, WSNW Radio, WYFF, WSPA, and Fox Carolina.

**Public Session:** Mayor Pro Tem Scott presiding. Michael Brown, 106 Leah Drive Pendleton, regarding noise from the pickleball courts. Stephanie Platt, 103 Mountain View Lane, regarding party noise and previous comments from Council Member Evans. MyCivic comment from Karl Von Kaenel, 108 Lewis Road, regarding loud car exhaust systems.

**Approval of Minutes:** Minutes from the March 2, 2026 Regular Council Meeting were approved as presented.

**Reports/Discussion**

Receive a report from Wreaths Across America. Mayor Halfacre introduced Melody Jones from Wreaths Across America. The City of Clemson provided \$340 dollars for the program last year and she requested the same amount for this year.

Discuss the Police Department 2025 Annual Report. Police Chief Jorge Campos highlighted the first year of a narcotics officer grant. There are currently 40 police officers on staff. The police department had 50,310 calls for service last year. There were 214 FOIA requests, 1,091 records requests, and 293 Brady motions in 2025. Chief highlighted that the department received the South Carolina Law Enforcement Accreditation through the hard work of Lt. Lily Davis and Sgt. Zach Yasin.

Discuss the 2026-R-02 Proposed Text Amendment (Mixed-use High Density Development). Assistant City Administrator Nathan Woods answered a few previous questions to begin. First, was why Boulder, Colorado was used as an example because it has some of the most restrictive zoning in the country. Second, the change from feet to stories as a measurement allows developers to create a taller first floor to accommodate retail and restaurants. Mayor Halfacre requested Nathan explain

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why this benefits the community. He emphasized this replaces negotiations with planned developments with certainty and transparency of fixed numbers. Developers would pay \$30 per square foot to increase density. This would equate to almost \$3,000,000 using an average project. City Administrator Andy Blondeau explained that zoning was set at 3 stories temporarily while the planned development option recommended by Development Strategies was implemented. After several years of planned developments, we now have the data to proceed further. Comment from Robert Lee, 113 Pressley Drive, regarding transferable development rights.

**Staff Reports**

CAAAM Director Morgan Robinson: Gave a presentation regarding the Black Heritage Trail. There would be 17 interpretive signs over 2 sites at Rotary Park and Dawson Park.

**Policy Action**

**Ordinances**

Consider 2nd Reading of an Ordinance confirming and ratifying the annexation of, and/or annexing, certain property contiguous to the city limits, and enlarging the city limits; and for providing other related matters. City Administrator Andy Blondeau noted there have been no changes since the first reading. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 2nd reading of an Ordinance confirming and ratifying the annexation of, and/or annexing, certain property contiguous to the city limits, and enlarging the city limits; and for providing other related matters. Vote on this motion was unanimous.

**Resolutions**

Consider a resolution appointing the Anderson Regional Joint Water System Voting Representatives. Interim Utilities Director Dusty Hayes explained we need to replace former Utilities Director Benjie McGill. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve a resolution appointing the Anderson Regional Joint Water System Voting Representatives. Vote on this motion was unanimous.

Consider a resolution adopting the Pickens County Hazard Mitigation Plan. City Administrator Andy Blondeau presented that this is required for our FEMA reimbursement. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve a resolution adopting the Pickens County Hazard Mitigation Plan. Vote on this motion was unanimous.

**Other Policy Items**

Consider awarding the Wyatt Avenue Stormwater and Sewer Replacement Project contract in the amount of \$99,170.00 to Gar-Con Inc, with a \$10,000.00 contingency. - Interim Utilities Director Dusty Hayes explained bidding closed on March 5<sup>th</sup> and Gar-Con was the low bidder. Council Member

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Scott made a motion, seconded by Council Member Fulmer, to approve awarding the Wyatt Avenue Stormwater and Sewer Replacement Project contract in the amount of \$99,170.00 to Gar-Con Inc, with a \$10,000.00 contingency. Vote on this motion was unanimous.

Consider a Mutual Aid Agreement with the City of North Myrtle Beach. - Police Chief Jorge Campos stated no changes since the last meeting. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve a Mutual Aid Agreement with the City of North Myrtle Beach. Vote on this motion was unanimous.

**Mayor-Council reports/comments/new business**

Mayor Halfacre: Noted the end of the year review is now available and thanked the communications staff for their hard work. The police department golf tournament is on May 5<sup>th</sup>.

Council Member Scott: Encouraged citizens to follow us on Facebook and Instagram.

**Executive Session**

Mayor Halfacre read that we have a potential executive session regarding case# 2024CP3900901 with potential action coming out of executive session. As this matter involves alleged violations of the Freedom of Information Act, absent any objection, he suggested that we take this matter up in open session without first going into executive session and deferred to the City Attorney. The City Attorney was invited to explain in open session and clarified this discussion will use general terms and reminded City Council that if specific legal questions come up then they would need to go into executive session. The case was formally mediated on March 2<sup>nd</sup> with the City Attorney, the City Administrator, the Mayor Pro-Tem, and the Plaintiff's but did not result in a settlement agreement. The proposed settlement had a remaining issue that would waive the ability of the city to sue the Plaintiffs for any misconduct in other pending matters. Some of the City's proposed settlement items include changing some language in the City's current FOIA policy and paying the plaintiff's attorneys fees as well as the mediation fees. It would also dismiss -with prejudice- the case among other various items. Council Member Scott made a motion, seconded by Council Member Jones, that City Council a) approve the draft settlement agreement effective March 16<sup>th</sup>, 2026 related to civil action #2024CP3900901 a copy of which has been presented to City Council and the City Clerk b) Authorize City Council and the City Administrator to execute the agreement c) Authorize the City Attorney to deliver a copy of the same to the Plaintiff's Attorney for approval, execution, and return to the City Attorney no later than March 25<sup>th</sup>, 2026 at 5pm d) Authorize the release of the settlement agreement to the public e) Give first reading of an ordinance to amend the City's FOIA policy as described in section 2 of the settlement agreement. Mayor Halfacre did a roll call vote. Council Member Fulmer

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no. Council Member Sherrill yes. Council Member Evans yes. Mayor Halfacre yes. Council Member Scott yes. Council Member Smith yes. Council Member Jones yes. The motion passed 6-1.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:44 p.m.

Respectfully submitted,



Jeremiah Jackson, MBL

Approved

By: 

G. Robert Halfacre, Mayor