

Regular Council Meeting
May 18, 2026
Council Chamber-Clemson City Hall

5:30 PM Public Hearing: PUD-000526-2026 Proposed Planned Development (201 Pine Street)

Call to Order: Mayor Pro Tem Scott 6:30 p.m.

Invocation and Pledge of Allegiance: Council Member Sherrill

Members present: Mayor Pro Tem Scott presiding, Council Members Evans, Fulmer, Jones, Smith, and Sherrill.

Absent: Mayor Halfacre.

Notification emailed: May 14, 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.

Oath of Office: Caitlyn Bailey, Felipe Andujar-Roman, and Carys Chuba

Public Session: Mayor Pro Tem Scott presiding. Diane Hart, 917 Berkeley Drive, regarding litter pickup and traffic. Ann Fuhr, 1017 Keystone Lane, regarding mosquito spraying in Clemson Downs. MyCivic comment from Holly Ulbrich, 2 Birch Place, regarding mosquito spraying. MyCivic comment from Stephanie Platt, 103 Mountain View Lane, regarding a cross that was removed at Mountain View Park.

Approval of Minutes: Minutes from the May 4, 2026 Regular Council Meeting were approved as presented.

Reports/Discussion

Discuss PUD-000526-2026 Proposed Planned Development (201 Pine Street). - Assistant City Administrator Nathan Woods deferred to City Council for questions. There are currently 96 bedrooms at the existing apartment complex. City Council requested the specific data the developer had about housing demand in Clemson. Due to concerns with the potential increased traffic, Council Member Jones suggested money be allocated for mitigation measures. Katie Healey, in opposition. CC Bates, 149 Folger Street, in opposition. Judy Fairey, 218 Strawberry Lane, in opposition. Bob Healey, 140 Folger Street, in opposition. Donna Mccubbin, 304 Edgewood Avenue, in opposition. Chris Eleazer, 115 Folger Street, in opposition. Nathan Woods answered questions from Mayor Pro Tem Scott regarding the development. He explained the retail spaces are required to have a 150% bond of the buildout cost if the space is not filled within the first year. He noted there is less than a 10% commercial vacancy rate in Clemson. He addressed concerns about older housing, stating that there is interest with developers now to convert older apartment complexes to individual units sold as single-family residences that are more affordable. New developments create a vacancy chain that ripples throughout the market and puts pressure on these older properties.

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Discuss allowing the Procurement Coordinator & City Engineer to enter into negotiations with Raftelis Financial Consulting for the development of a Strategic Asset Management Plan. - City Engineer Nathan Hinkle noted the goal would be to broaden this plan out to all City departments.

Discuss a Resolution accepting the dedication of roads and sidewalks in Phases 10, 11, and Thurmond Lane Patrick Square and associated rights of way and easements. - City Engineer Nathan Hinkle presented this is the final road acceptance for Patrick Square and confirmed they are built to city standards.

Discuss a draft of the Procurement Policy and Procedure Manual for the City of Clemson to be effective July 1, 2026. - Finance Director Leslie Wilder presented that having policies instead of ordinances are becoming more prevalent. It also allows more information to be given to the employees than is practical with an ordinance. It would also increase the purchasing levels as requested by staff.

Discuss a Purchasing Card Policy and Manual for the City of Clemson to be effective July 1, 2026. - Finance Director Leslie Wilder presented there have been a small group of employees testing purchasing cards. Staff is excited about the operational improvements this change would provide.

Staff Reports

City Administrator Andy Blondeau: Mayor Halfacre, Council Member Smith, Andy Blondeau, Nathan Woods, Lindsey Newton, and Chief Campos will be attending the International Town and Gown Conference in College Station, Texas. They will return Friday evening. The Public Works appreciation luncheon is Wednesday at noon.

Policy Action

Consider 2nd Reading of 2023-R-01 Proposed Text Amendment for Rooftop Canopy Standards. - Assistant City Administrator Nathan Woods presented there were no changes since the last reading. Council Member Fulmer made a motion, seconded by Council Member Smith, to approve 2nd Reading of 2023-R-01 Proposed Text Amendment for Rooftop Canopy Standards. Vote on this motion was unanimous.

Consider 2nd Reading of RZNE-000529-2026 Proposed Map Amendment of a parcel on Elm Street. - Assistant City Administrator Nathan Woods presented there were no changes since the last reading. Council Member Fulmer made a motion, seconded by Council Member Jones, to approve 2nd Reading of RZNE-000529-2026 Proposed Map Amendment of a parcel on Elm Street. Council Members Fulmer and Jones in support. Council Members Evans, Sherrill, and Smith and Mayor Pro Tem Scott in opposition. Motion failed 2 to 4.

Other Policy Items

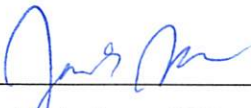
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Consider awarding the 2026 Berkeley Drive Multi-Use Path to Foothills Contracting Service, LLC in the amount of \$2,305,048.00. - City Engineer Nathan Hinkle presented this project will replace the existing 4.5ft sidewalk with a 10ft sidewalk along Berkeley Drive. There will also be a new parking area created by demolishing the old house on the City's Berkeley Orchard property. Foothills Contracting Service LLC was the low bidder. A neighborhood meeting is planned for next Tuesday in Council Chambers at 5:30pm to give the public more information. The sidewalk is planned to be completed by school starting back in the fall with the Berkeley Orchard section to follow later. This project will also include restriping the Ashley Dearing Park parking lots. Council Member Fulmer made a motion, seconded by Council Member Jones, to award the 2026 Berkeley Drive Multi-Use Path to Foothills Contracting Service, LLC in the amount of \$2,305,048.00. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:51 p.m.

Respectfully submitted,



Jeremiah Jackson, MBL

Approved

By: 

G. Robert Halfacre, Mayor