

**Regular Council Meeting
July 6, 2026
Council Chamber-Clemson City Hall**

Call to Order Public Hearing: Mayor Halfacre at 5:30 p.m.

Public Hearing: Proposed Text Amendment (Middle Housing Standards) and Proposed Map Amendment (Hamilton Drive) Zoning and Codes Administrator Jacob Peabody explained the Middle Housing Standards and the Proposed Map Amendment on Hamilton Drive.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the Public Hearing at 5:41 p.m.

Call to Order Regular Council Meeting: Mayor Halfacre at 5:41 p.m.

Invocation and Pledge of Allegiance: Council Member Sherrill

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

Absent: None

Notification emailed: July 2, 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: Police and Detention Officers: Christina Hall Dispatcher/Jailer and Police Officer David Thompson.

Public Session: Mayor Pro Tem Scott presiding. MyCivic comment from Gay Ferree-Eitenmiller, 210 Strawberry Lane, regarding Water Meter Readers. MyCivic comment from Stephanie Platt, 103 Mountain View Lane, regarding banners.

Approval of Minutes: Minutes from the June 15, 2026 Regular Council Meeting were approved as presented.

Reports/Discussion

Discuss proposed text amendment (middle housing standards). - Zoning and Codes Administrator Jacob Peabody explained the Middle Housing Standards and various design styles.

Discuss proposed map amendment (Hamilton Drive). - Zoning and Codes Administrator Jacob Peabody gave some background on the request. Tyrone Mattison, son of the property owner explained he wanted to put a security office there.

Staff Reports

City Administrator Andy Blondeau: Next week is the Municipal Association Annual Meeting in Greenville. Andy and Nathan Woods will be going to the FTA office in Atlanta to lobby for a change to the grant regarding the compressed natural gas buses changing to diesel buses instead due to the fueling station not being funded.

Policy Action

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Consider 3rd reading of proposed planned development (201 Pine Street). - Assistant City Administrator Nathan Woods explained the history of the project. MyCivic comment from Johannes Schmidt, 112 Folger Street, in opposition. MyCivic comment from Brett Hahulski, 106 Folger Street, in opposition. Comment from Paul Bowen, 215 Strawberry Lane, in opposition. Lauren Crouch, 104 Folger Street, in opposition. Anna Fairey, 220 Strawberry Lane, in opposition. Katie Healey, 150 Folger Street, in opposition. Judy Fairey, 218 Strawberry Lane, in opposition. Daron Bates, 149 Folger Street, in opposition. Robert Lee, 113 Pressley Drive, in favor. Council Member Fulmer made a motion, seconded by Council Member Jones, to approve 3rd Reading of Proposed Planned Development (201 Pine Street). Mayor Halfacre did a roll call vote. Council Member Fulmer yes. Council Member Sherrill no. Council Member Evans no. Mayor Halfacre yes. Council Member Scott no. Council Member Smith no. Council Member Jones yes. The motion failed 3 to 4.

Consider 2nd reading of an ordinance authorizing the execution and delivery of a franchise agreement between the City of Clemson and Wire3; and providing for related matters. - City Administrator Andy Blondeau explained they will offer internet service and recommended the standard fee of 5%. Robert Lee, 113 Pressley Drive, regarding installation. Council Member Scott made a motion, seconded by Council Member Fulmer to approve 2nd reading of an ordinance authorizing the execution and delivery of a franchise agreement between the City of Clemson and Wire3; and providing for related matters. Vote on this motion was unanimous.

Consider 1st reading of proposed planned development (1310 Tiger Blvd). - Assistant City Administrator Nathan Woods explained the history of the project and the differences between the by right option and a planned development. Nick Imerman representing the developer Kennedy Wilson presented the project. He detailed a community benefits package totaling \$1.825 million. Donations to the City of Clemson for Catbus (\$750,000), for CAAAM (\$150,000), and for affordable housing production or repair and aging in place upgrades for low-income residents (\$200,000); Golden View Baptist Church roof replacement (\$75,000), parking lot repaving (\$50,000), and other deferred maintenance (\$50,000); installation of two bus shelters at Highway 76 (\$50,000); and \$500,000 in retail leasing incentives. Vernika Foster, Nick and Mikes Bar and Grill, in favor. Viola Austin, Goldenview Baptist Church, in favor. Linda Davis, New Hope Baptist Church, in favor. Russell Oglesby, 211 Lynwood Drive Central, SC, in favor. Rosa Graydon, Central, SC, in favor. Robert Lee, 113 Pressley Drive, in a neutral position. Ethel Pettigrew, 109 Hillcrest Avenue, in favor. Council Member Fulmer made a motion, seconded by Council Member Scott to approve 1st reading of proposed planned development (1310 Tiger Blvd). Mayor Halfacre did a roll call vote. Council Member Fulmer yes.

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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 7-0.

Other Policy Items

Consider a contractual agreement between the School District of Pickens County and the City of Clemson for supplying a School Resource Officer at Clemson Elementary for the 2026 - 2027 school year. - Police Chief Jorge Campos explained this is the same contract as last year. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve a contractual agreement between the School District of Pickens County and the City of Clemson for supplying a School Resource Officer at Clemson Elementary for the 2026 - 2027 school year. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Council Member Scott: Commended the Parks and Recreation staff for the various camps.

Mayor Halfacre: Thanked staff for their hard work for the Morgan Wallen concert. The new Anmed Hospital is under construction and noted the Tri-County Tech newsletter.

Council Member Smith: The Red Hill Family Fun Day was a great event both Friday and Saturday nights.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:54 p.m.

Respectfully submitted,



Jeremiah Jackson, MBL

Approved

By: 

~~G. Robert Halfacre, Mayor~~


Lillian Scott, Mayor Pro Tem