

**Regular Council Meeting
August 03, 2026
Council Chamber-Clemson City Hall**

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

Public Hearing: Proposed Map Amendment (JSCI Property Hwy 93 Parcels) and Proposed Map Amendment (Teasley Application - Hwy 93/Abel Rd Lots): Zoning Official Jacob Peabody explained the JSCI property was a site of potential affordable housing, but it did not get the needed federal funding. Zoning Official Jacob Peabody gave background on the Teasley application. Applicant Tom Teasley gave a presentation regarding his proposal to rezone the property for a pharmacy. There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the Public Hearing at 6:47 p.m.

Call to Order Regular Council Meeting: Mayor Halfacre at 6:54 p.m.

Invocation and Pledge of Allegiance: Council Member Smith

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

Absent: Council Member Scott

Notification emailed: July 30, 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 Halfacre presiding. Stephanie Platt, 103 Mountain View Lane, regarding grass and trashcans. Ethel Pettigrew, 109 Hillcrest Avenue, regarding speeding.

Approval of Minutes: Minutes from the July 20, 2026 Regular Council Meeting were approved as presented.

Reports/Discussion

Discuss a proposed Map Amendment (Rezoning) JSCI Property/Highway 93 Parcels. - Zoning Official Jacob Peabody explained this was the proposed site of potential affordable housing, but the project did not get the needed federal funding. Staff recommended to change the zoning to commercial.

Discuss a proposed Map Amendment (Rezoning) Teasley Application Hwy 93/Abel Rd. Lots. - Zoning Official Jacob Peabody deferred to the applicant Tom Teasley for questions. Lisa Bennett, 126 Curtis Circle, in opposition. Linda Davis, New Hope Baptist Church, in opposition.

Discuss a proposed Duke Energy Easement (Nettles Park Property). - Zoning Official Jacob Peabody explained the easement would be to bury existing lines underground.

Discuss a request from the Clemson Area Chamber of Commerce to temporarily place a sign in the right of way that indicates the location of the Clemson Farmers Market. - Chamber President Bryan Lee presented that they would like to install a removeable sign for the Clemson Farmers Market. The

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sign would be a 6ft by 5ft sign mounted on posts 3 feet off the ground. It would be in place May to December every year then removed until next May.

Discuss a grant agreement to provide sponsorship funds for qualifying events. - City Administrator Andy Blondeau explained this would be in partnership with the Clemson Area Chamber of Commerce. The fiscal year 2027 grant pool would be \$20,000. The Chamber would report back once per year on the funding.

Discuss a grant agreement to provide financial support to qualifying nonprofits. - City Administrator Andy Blondeau presented this would be in partnership with the Community Foundation of Greater Clemson. The fiscal year 2027 grant pool would be \$50,000. The Foundation would report back once per year on the funding.

Discuss an agency endowment fund agreement to establish the City of Clemson Community Action Endowment Fund. - City Administrator Andy Blondeau explained that to date, \$974,000 has been allocated to the endowment through various Planned Development Ordinances. It will take 3 to 4 years before reaching full funding. Once fully funded, the endowment would generate \$50,000 per year to use while maintaining the principal.

Discuss a grant agreement that will allow the City to partner with the Community Foundation of Greater Clemson to provide housing support to people who qualify as having a low to moderate income. - City Administrator Andy Blondeau presented \$80,000 would be allocated annually to help bridge the gap until the Endowment Fund is at full funding. If there is additional money left over it will go into the Endowment Fund.

Discuss proposed revisions to the Electronic Message Board Policy. - City Administrator Andy Blondeau suggested that the message board be used for municipal purposes only. The non-profits on the list will be notified if the changes are passed by City Council.

Staff Reports

City Administrator Andy Blondeau: City Clerk Jeremiah Jackson received his Certified Municipal Clerk Certification. We received 4 of our new 11 buses over the weekend. The JCUAB kickoff meeting is Thursday 8/6 at 8am at the Nieri Visitors Center.

Policy Action

Consider 2nd Reading of Proposed Text Amendment, Middle Housing Standards. - Zoning Official Jacob Peabody noted there had been no changes since the last reading. Council Member Fulmer made a motion, seconded by Council Member Smith, to approve 2nd Reading of Proposed Text Amendment, Middle Housing Standards. Vote on this motion was unanimous.

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Consider 2nd Reading of Proposed Map Amendment, Rezoning Hamilton Drive. - Zoning Official Jacob Peabody reminded everyone that this is located by Catbus. Council Member Fulmer made a motion, seconded by Council Member Evans, to approve 2nd Reading of Proposed Map Amendment, Rezoning Hamilton Drive. Vote on this motion was unanimous.

Other Policy Items

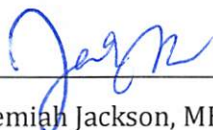
Consider allowing the Holiday East neighborhood to install twenty-five (25) feet of wood palisade fence on the ROW of Holiday East. - Zoning Official Jacob Peabody explained this would be at the very end of Holiday East. There is a new approval letter tying the maintenance of the fence to the property. Council Member Fulmer made a motion, seconded by Council Member Jones, to approve allowing the Holiday East neighborhood to install twenty-six (26) feet of wood palisade fence on the ROW of Holiday East. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Council Member Smith: Will receive her PhD on Thursday.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:50 p.m.

Respectfully submitted,



Jeremiah Jackson, MBL

Approved

By: 

~~G. Robert Halfacre, Mayor~~

Lillian Scott, Mayor Pro Tem