

1. Agenda

Documents:

[2024_11_04AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024_11_04TAX.PDF](#)

[2024_11_04PARKINGANDSETBACKS.PDF](#)

[2024_11_04PCARD.PDF](#)



CITY OF Clemson SOUTH CAROLINA

**Agenda, Clemson City Council
November 4th, 2024
Council Chamber, Clemson City Hall**

6:30 PM Call To Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Ducworth

Proclamations: National American Indian Heritage Month
National Family Literacy Day and Month

Public Session: (3-minute limit per speaker)

Approval of Minutes: October 21st, 2024

Reports/Discussion

- a. Discuss enrolling in the Bank of America-State of South Carolina Purchase Card Contract. – Procurement Coordinator Brandon Burton
- b. Staff Reports

Policy Action (2-minute limit per speaker)

Ordinances

- a. Consider 2nd reading of a text amendment to address front setbacks and parking in CP-2 (2024-R-03). – Zoning and Codes Administrator Jacob Peabody

Other Policy Items

- a. Consider Accommodations Tax Committee Recommendations for ATAX Grants. – Finance Director Leslie Wilder

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



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)



**CITY OF CLEMSON
TOURISM RELATED GRANTS
FISCAL YEAR ENDING JUNE 30, 2025**

Organization	Account #	Requested	Recommended	Approved
1. Clemson Area Chamber of Commerce 1105 Tiger Blvd Clemson, SC 29631 Attn: Bryan Lee Rowing: Advertising, Promotional Items, Professional Fees, Security, Portable Toilets, Course setup/removal, Boat Rentals Repairs, Boat Tax & Registration, Postage, Insurance	405-7540-5239165	\$67,800	\$57,800	\$0
2. T Ed Garrison Arena 1101 W Queen Street Pendleton, SC 29670 Attn: Marie O Bolt Advertising/Promotions Garrison Arena	405-7540-5239165	\$10,000	\$8,000	\$0
3. City of Clemson Tourism Dept 1250 Tiger Blvd, Suite 1 Clemson, SC 29631 Attn: Lauren Gamrat City of Clemson Tourism Operations: Marketing, Salaries & Benefits, Professional Services	405-7540-5239165	\$150,000	\$150,000	\$0
4. City of Clemson Parks & Recreation Dept 102 Nettles Park Rd Clemson, SC 29631 Attn: Jay Bennett Nettles Park Scoreboard & Field Name Sign Replacement	405-7540-5239165	\$15,000	\$15,000	\$0
5. Brooks Center for the Performing Arts Clemson University 141 Jersey Lane, 221 Brooks Center Clemson, SC 29634 Attn: Janice Crews Brooks Center Marketing & Promotional Plan	405-7540-5239165	\$26,000	\$26,000	\$0

Total Requested	\$268,800		
Total Available	\$288,820		
Total Recommended		\$256,800	
Total Approved			\$0



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

2024-R-03 Proposed Text Amendment (Front Setbacks and Parking Requirements in CP-2 District)

Planning Commission Meeting - August 12, 2024

This proposed text amendment addresses two issues impacting properties situated in the CP-2 (Community Business) District, and streamlines existing categories of retail businesses in the district by expanding the General Merchandise Stores category.

Currently, all CP-2 properties are located in the highway commercial areas along Tiger Boulevard (US 76/123) and Old Greenville Highway (Hwy 93). In recent years, as businesses were either constructed or remodeled, staff have realized that the district's front setback requirement significantly impacts the installation of both required trees and landscaping, and items like drive-through lanes, features widely accepted and desired for many restaurants in the area. Therefore, in an effort to alleviate the issue, this proposed amendment abolishes the maximum setback requirement for the district.

In addition, this proposed amendment addresses CP-2 District parking location requirements. As noted above, a number of CP-2 District properties are situated along Tiger Boulevard, which places some of those adjacent to Corps of Engineers property around Lake Hartwell. As a result, the opportunity exists to enhance future commercial development in the area by requiring new structures near the waterfront to be oriented to the lake. As drafted, the amendment creates a new conditional use standard requiring certain uses to locate parking and storage areas behind the building, and amends Table 19-1110 of the Architectural District Standards by removing the requirement for all parking to be in front the business, therefore allowing the BAR to deal with parking on a case-by-case basis.

Proposed Text (Note: Due to length of tables, only sections proposed to be amended are shown)

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Table 19-404-1. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts

A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS

Use	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	Reference
1. Front <u>setback</u> , max.	3'/15' ¹	15' ²	15' ¹⁴	35' NA	35'	25'	35'			See Section 19-404-1. Endnotes 1, 2, 14

Planning Commission Meeting - August 12, 2024

Table 19-1110 Architectural District Standards									
STANDARD	AR DISTRICT								
	#1	#2	#3	#4	#5	#6	#7	#8	
1. Site Standards									
a. Site Relationships									
1. No off-street parking or service areas shall be allowed in front of the front <u>building line</u> with the exception of a porte-cochere or other similar covered areas providing short-term drop-off.	✓	✓	✗	✓	✓	✓	✓	✓	

Table 19-402. Table of Uses for Non-residential Districts													
P = Permitted Use C= Conditional Use SE = Special Exception A = Accessory Dash (-) =Use not Permitted													
USE CATEGORY	USE TYPE	NAICS Code	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	C/SE Reference	
A. RESIDENTIAL USES													
Residential Developments, Various	Mixed Use Structures	NA	C	C	-	.7	.7	-	-	-	-	See Section 19-402 Endnote 7	
B. PUBLIC AND INSTITUTIONAL USES, AND UTILITIES													
Museums, Historical Sites, Other Similar Institutions	Museums, Historical Sites	712110 712120	P	P	P	P	P	P	-	P	-		
	Zoos and Botanical Gardens	712130	-	-	-	-	-	-	-	P	-		
	Nature Parks and Similar Institutions	712190	-	-	-	-	-	-	-	P	-		
Utilities	Electric Power Generation, Transmission and Distribution ¹ (Major)	2211	-	-	-	C	C	-	C	-	C	Section 19-402 Endnote 1	
	Water, Sewage, and Other Systems (Major)	2213	-	-	-	-	-	-	P	-	P		
Transportation	Rail Passenger Depot	4821	-	-	-	P ⁸	-	-	-	-	-	Endnote 8	
	Scenic and Sightseeing Transportation, Water	4872	-	-	-	P	-	-	-	P	-		
	General Freight Trucking	4841	-	-	-	-	P	-	-	-	-		
	Interurban and Rural Bus Transportation	4852	-	-	-	-	-	-	C	-	-		
	Taxi and Limousine Service	4853	-	-	-	C ⁸	-	-	-	-	-	Endnote 8	
	School and Employee Bus Transportation	4854	-	-	-	-	P	-	-	-	-		
	Charter Bus Industry	4855	-	-	-	-	P	-	-	-	-		
	Other Transit and Ground Passenger Transportation	4859	-	-	-	-	P	-	-	-	-		
Delivery Services	Postal Service	491110	P	P	P	P ⁸	P	P	P	-	-	Endnote 8	
	Couriers	492110	-	-	-	-	P	-	-	-	-		
	Local Messengers and Local Delivery	492210	P	P	P	P	P	P	P	-	-		

2024-R-03 Proposed Text Amendment (Front Setbacks and Parking Requirements in CP-2 District)

Planning Commission Meeting - August 12, 2024

Hospitals	General and Specialty Hospitals	622	-	-	-	P ⁸	P	-	P	-	-	Endnote 8
Nursing and Residential Care	Nursing Care and Other Residential Care Facilities	623	-	-	-	P ⁸	P	-	P	-	-	Endnote 8
Social Assistance	Individual, Family, and Other Services	6241 6242	P	-	-	P	P	-	P	-	-	
	Vocational Rehabilitation Services	6243	P	-	-	P	P	-	P	-	-	
	Child Day Care Services	624410	P	C	P	P	P	C	C	-	A	
	Adult Day Care Services	624120	P	P	P	P	P	P	P	-	-	
Educational Services	Preschools	611110	P	P	-	-	-	-	-	-	-	
	Kindergarten, Elementary and Secondary Schools	6111	-	-	C	-	-	-	-	-	-	
	Colleges, Universities, other Professional, Technical and Trade Schools, and Educational Support Services	6112 to 6117	C	-	-	P ⁸	P	-	P	-	-	Endnote 8
Religious, Civic, and Similar Organizations	Religious Organizations (except student fellowship areas)	8131	P	P	P	P ⁸	P	P	P	-	-	Endnote 8
	Student fellowship areas	813110	P	P	-	-	-	-	-	-	-	
	Student Fellowship Areas (with caretaker apartment)	813110	C	C	-	-	-	-	-	-	-	
	Civic, Business, Professional, Labor, Political, and Similar Organizations	8134 8139	P	P	-	P	-	-	-	-	-	
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	-	
	Public Recreational Facilities, Active	NA	-	P	P	P	P	-	-	P	-	

F. SERVICES

Accommodation and Food Services	Hotels (except Casino Hotels) and Motels not exceeding height limit of district	721110	C ⁴	C	-	P ⁸	P	-	P	A ³	A ⁵	Section 19-402 Endnotes 3,5,8
	Hotels (except Casino Hotels) and Motels between 41' and 65' in height	721110	-	-	-	C ⁸	-	-	-	-	-	Endnote 8
	Full-service Restaurants	722110	P	P	P	P	P	-	P	A ³	A ⁵	Section 19-402 Endnotes 3,5
	Limited-service Restaurants	722211	P ²	P ²	P ²	P	P	P ²	P	A ³	A ⁵	Section 19-402 Endnotes 2,3,5
	Cafeteria, Grill Buffet, and Buffet	722212	P	-	-	P	P	-	-	-	A ⁵	Section 19-402 Endnote 5
	Banquet Facilities	531120	-	C	C	P	P	-	-	C	-	
	Drinking Places	722410	P	C	C	P	P	-	-	A ³	A ⁵	Section 19-402 Endnotes 3,5
	Snack and Beverage Bars	722213	A	A	A	A	A	A	A	A ³	A ⁵	Section 19-402 Endnotes 3,5
	Caterers	722320	P	P	P	P	P	P	P	-	-	
	Special Food Services (Mobile food trucks)	7223	C	C	C	C	C					
	Mobile Food Services	722330	-	-	-	-	P	-	P	-	-	

2024-R-03 Proposed Text Amendment (Front Setbacks and Parking Requirements in CP-2 District)

Planning Commission Meeting - August 12, 2024

Death Care Services	Funeral Homes and Funeral Services (except Crematories)	812210	-	-	-	P ⁸	P	-	-	-	-	Endnote 8
	Cemeteries and Crematories	812220	-	-	-	-	C	-	-	-	-	
G. RETAIL TRADE												
Motor Vehicle and Parts Dealers	New Car	441110	-	-	-	-	C	-	-	-	-	
	Used Car	441120	-	-	-	-	C	-	-	-	-	
	Recreational Vehicle, Motorcycle, ATV, Personal Watercraft, Boat	441210 441221 441222	-	-	-	C ⁸	C	-	-	-	-	Endnote 8
	Other Motor Vehicle Dealers	441229	-	-	-	-	C	-	-	-	-	
Automotive Parts, Accessories, and Tire Stores	Automotive Parts and Accessories Stores (excluding repair or installation services)	441310	-	-	-	P	P	-	-	-	-	
	Tire Dealers	441320	-	-	-	SE	C	-	-	-	-	
Furniture and Home Furnishings Stores	Furniture and Home Furnishings Stores	442	-	-	-	P	P	-	-	-	-	-
	All Other Home Furnishings Stores	442299	P	P	P	P	P	P	P	-	-	
Electronics and Appliance Stores	Household Appliance, Radio, Television, Computer and Software, Camera and Photographic, and Other Electronics Stores	443	P	P	P	P	P	-	-	-	-	-
Building Material and Garden Equipment and Supplies Dealers	Home Centers	444110	-	-	-	P	P	-	P	-	-	
	Paint and Wallpaper Stores	444120	-	P	P	P	P	-	-	-	-	
	Hardware Stores	444130	-	-	-	P	P	-	-	-	-	
	Other Building Materials	444190	-	-	-	-	P	-	-	-	-	
	Outdoor Power Equipment Stores	444210	-	-	-	-	P	-	-	-	-	
	Nursery, Garden Center, and Farm Supply Stores	444220	-	-	-	P	P	-	-	-	-	
Food and Beverage Stores	Supermarkets and Other Grocery (except Convenience) Stores	445110	-	-	-	P	P	-	-	-	-	
	Convenience Stores	445120	P	P	P	P	P	P	P	A ³	A ⁵	Section 19-402 Endnotes 3,5
	Miscellaneous Specialty Food Stores and Markets	4452	P	P	P	P	P	P	P	A ³	A ⁵	Section 19-402 Endnotes 3,5
	Beer, Wine, and Liquor Stores	445310	P	-	-	P	P	-	-	-	-	
Health and Personal Care Stores	Miscellaneous Health and Personal Care Stores (except Pharmacies and Drug Stores - 446110)	4461	P	P	P	P	P	P	-	-	-	
	Pharmacies and Drug Stores	446110	P	P	P	P	P	P	-	-	-	
Gasoline Stations	Gasoline Stations with Convenience Stores (except Automotive Repair Services)	447110	-	C	C	C	C	-	C ⁵	-	C ⁵	Section 19-402 Endnote 5
	Other Gasoline Stations (retailing automotive fuels only)	447190	-	-	C	C	C	-	C	-	-	
Clothing and Clothing Accessories Stores	Clothing, Shoe, Jewelry, Luggage, and Leather Goods Stores	448	P	P	P	P	P	-	-	-	-	-

2024-R-03 Proposed Text Amendment (Front Setbacks and Parking Requirements in CP-2 District)

Planning Commission Meeting - August 12, 2024

Sporting Goods, Hobby, Book, and Music Stores	Book, Periodical, Music, Hobby, Toy, and Supplies Stores	45114 4512	P	P	P	P	P	-	-	-	-	-
	Sporting Goods Stores	45111	P	-	-	P	P	-	P	-	-	-
General Merchandise Stores	Department Stores	452111 to 452112	P	P	-	P	P	-	-	-	-	-
	Warehouse Clubs and Supercenters-General Merchandise Store over 6,000 sq/ft	452910	P	P	P	P ⁸	P	P	-	-	-	Endnote 8
	All-Other General Merchandise Stores under 6,000 sq/ft	452990	P	P	P	P	P	P	-	-	-	
Miscellaneous Store Retailers	Florists	4531	P	P	P	P	P	P	-	-	-	-
	Office Supplies and Stationery Stores	4532	P	P	P	P	P	P	-	-	-	-
	Gift, Novelty, and Souvenir Stores	453220	P	P	P	P	P	P	-	A ³	-	Section 19-402-Endnote 3
	Used Merchandise Stores	453310	P	P	P	P	P	P	-	-	-	-
	Pet and Pet Supplies Stores	453910	P	P	P	P	P	-	-	-	-	-
	Tobacco Stores	453991	P	P	P	P	-	-	-	-	-	-
	All-Other Miscellaneous Store Retailers (except Tobacco Stores)	453998	P	-	P	P	P	-	-	-	-	-

¹ Minor utility distribution equipment routinely provided to connect individual structures and/or customers to the utility system are permitted by right in all zoning districts.

² No drive-thru windows permitted in RLC, C, CM, CP-1, or OP district.

³ Use allowed as part of an approved recreational facility, RV park, or campground per Section 19-405H.2.

⁴ Require on-site parking in C district.

⁵ Use permitted as accessory use in a Scientific Research and Development Park or Campus per Section 19-405E.1. and Industrial and/or Research Park or Campus per Section 19-405C.1.b.2).

⁶ No on-site cleaning services allowed.

⁷ Properties with direct vehicular access (ingress/egress) to two separate arterial roads may be permitted as conditional uses subject to the same conditional use standards as those applicable in the CP-2 and CP-3 Districts.

⁸ With the exception of Handicap Parking Spaces all parking and Storage of Vehicles or Equipment will be behind the Building.

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2016-04, § II, 1-19-16; Ord. No. CC-2017-04, 3-6-17, Ord. No. CC-2019-06, 5-6-19; Ord. No. CC-2021-32, 12/06/2021; Ord. No. CC-2022-23, 11/21/2022; Ord. No. CC-2022-26, 12/05/2022) Ord. No XX-XXX, XX/XX/XXXX

Effective on: 12/5/2022



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

Date

State of South Carolina
Division of Procurement Services
Attention: (Insert Name of State P-Card Administrator)
1201 Main Street, Suite 600
Columbia, SC 29201

Subject: Bank of America Purchasing Card Contract

Dear (Insert Name of State P-Card Administrator):

The (Insert name of entity) has been exploring the use of Purchasing Cards with Bank of America, the State of South Carolina's Purchasing Card Contractor. At this time we are ready to begin gathering information needed for account setup, such as initial cardholders, payment options, credit line, transaction or dollar limits, etc.

We request that we be allowed to participate in the State arranged program by taking advantage of the current P-Card agreement with Bank of America.

We realize the procurement card is a payment mechanism. It does not change our existing requirements for competition, use of term contracts, or accountability. We understand that as the owner of this contract, the State of South Carolina's Division of Procurement Services is privy to all information and data related to this contract. We further acknowledge that our program will be subject to all contract terms of the State's P-Card Contract with BOA as shown in Solicitation Number 54000020074, BOA Contract # 4400026963. A copy of this contract may be obtained by clicking on the following URL Link:

<https://webprod.cio.sc.gov/SCSolicitationWeb/contractSearch.do?solicitnumber=5400020074>

Listed below is our Procurement Administrator Contact Information for the Purchasing Card Program:

Program Administrator's Name:

Email Address:

Telephone Number:

Thank you for your assistance, we look forward to hearing your reply.

Best Regards,