

1. Agenda

Documents:

[2024_10_21AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024_10_21ATAX.PDF](#)

[2024_10_21PARKINGANDSETBACKS.PDF](#)

[2024_10_21QRV.PDF](#)



CITY OF Clemson SOUTH CAROLINA

**Agenda, Clemson City Council
October 21st, 2024
Council Chamber, Clemson City Hall**

6:30 PM Call To Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Watt

Oath of Office: Parking Enforcement Officer Drew Ziemba

Public Session: (3-minute limit per speaker)

Approval of Minutes: October 7th, 2024

Reports/Discussion

- a. Receive a report from the Accommodations Tax Committee on funding recommendations. – Finance Director Leslie Wilder
- b. Staff Reports

Policy Action (2-minute limit per speaker)

Ordinances

- a. Consider 1st reading of a text amendment to address front setbacks and parking in CP-2 (2024-R-03). – Planning and Development Director Nathan Woods

Other Policy Items

- a. Consider an amendment to the fire contract to include enhanced paramedic services – City Administrator Andy Blondeau

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



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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.	✓	✓	✗	✓	✓	✓	✓	✓	

[illegible]

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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	-	-	

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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	-	-	-	-	-

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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



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**AMENDMENT NO. 2 TO FIRE SERVICE
AGREEMENT BETWEEN CLEMSON UNIVERSITY
AND THE CITY OF CLEMSON, SOUTH CAROLINA**

This Amendment to the Agreement effective July 1, 2022, is entered into and effective upon the date of last signature between Clemson University (the “University”) and the City of Clemson (the “City”).

Whereas, the parties wish to amend the Agreement due to changed circumstances;

Now therefore, the Agreement is amended as follows:

1. Section 2, Term, is deleted and replaced with the following:

Term: This agreement shall become effective on the 1st day of July 2022 and shall continue in effect until the 30th day of June 2027 except that the ALS-QRV – Advances Life Support (Paramedic) Quick Response Vehicle responsibilities added by Amendment No. 2 will survive the original June 30, 2027, expiration date and continue for five (5) years from the effective date of Amendment No. 2.

2. The following City responsibilities are added as new Section 4(a)(10):

The City will pay for an ALS-QRV – Advances Life Support (Paramedic) Quick Response and will cover the cost as follows: Year 1: \$306,300; Years 2 through 5: \$262,000. This is based on the cost of the Vehicle and Equipment: \$169,300, personnel \$262,000 annually, and Operating Cost \$12,000 annually, with year one pro-rated to 6 months. The annual labor amount may be adjusted annually based on COLA increases that the University is required to implement by the State.

3. The following University responsibilities are added as new Section 4(b)(9):

The University will pay provide an ALS-QRV – Advances Life Support (Paramedic) Quick Response and the staff to support it within 120 days of executing this amendment.

All other terms and conditions remain in effect.

In witness whereof, the parties hereto have caused this Amendment to be executed as of the date set forth herein below by their duly authorized representatives.

FOR CLEMSON UNIVERSITY

FOR THE CITY OF CLEMSON

Tony Wagner Date
Executive VP for Finance and Operations

Mayor Robert Halfacre Date

Witness

Date

Attest: City Clerk

Date