

1. Agenda

Documents:

[2024_10_07AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024_10_07ARTIST.PDF](#)

[2024_10_07PUBLICHEARINGFRONTSETBACKANDPARKING.PDF](#)

[2024_10_07TIFORDINANCE.PDF](#)

[2024_10_07NSLOANPARKING.PDF](#)

[2024_10_07SEWERREPLACEMENT.PDF](#)

[2024_10_07MUTUALAID.PDF](#)

[2024_10_07PUBLICHEARINGFRONTSETBACKANDPARKING \(1\).PDF](#)



CITY OF Clemson SOUTH CAROLINA

**Agenda, Clemson City Council
October 7th, 2024
Council Chamber, Clemson City Hall**

**5:30 PM Public Hearing 2024-R-03 Proposed Text Amendment
(Front Setbacks and Parking)**

Note: The Regular Council Meeting will begin at the conclusion of the Public Hearing but not before 6:00 p.m.

Call To Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Smith

Proclamations: Breast Cancer Awareness Month, National Arts and Humanities Month

Oath of Office: Swearing in new police officer

Public Session: (3-minute limit per speaker)

Approval of Minutes: September 16th, 2024

Reports/Discussion

- a. Discuss overview of The Memory Care Artist in Residence Program, highlighting the partnership between the Clemson Arts Center and Clemson Downs. – Executive Director of The Arts Center Joan Rossini
- b. Staff Reports

Policy Action (2-minute limit per speaker)

Ordinances

- a. Consider 1st reading of a Workforce and Affordable Housing TIF Ordinance. – City Administrator Andy Blondeau

Other Policy Items

- a. Consider awarding the North Sloan Parking Improvements Project to Foothills Contracting Service LLC. for \$155,640.01 with a contingency not to exceed \$15,000.00. – City Engineer Nathan Hinkle
- b. Consider awarding the 2024 Sanitary Sewer Replacement Project bid and bid alternate to Gar-Con Inc. for \$761,016.00 along with a contingency not to exceed \$25,000.00. – City Engineer Nathan Hinkle
- c. Consider a Mutual Aid Agreement with the Liberty Police Department. – Police Chief Jorge Campos

**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)

Overview of the The Memory Care Artist in Residence Program, highlighting the partnership between the Clemson Arts Center and Clemson Downs.

Agenda Item Detail: (expand as necessary for clarification)

Joan Rossini will give Council a presentation highlighting the partnership between the Arts Center and Clemson Downs. The memory care residents are working with an artist in residence every Tuesday to create art while engaging with each other.

2024-R-03 Proposed Text Amendment (Front Setbacks and Parking Requirements)

Approved by Planning Commission - August 12, 2024 Public Hearing – October 7, 2024

This proposed text amendment contains several changes to commercial zoning standards. It eliminates the maximum front setback requirement for the CP-2 Community Business District, thereby allowing businesses more room for required landscaping, drive-through lanes, and other features located along the frontage; and, it enhances the opportunity for future commercial development situated near Lake Hartwell to locate parking and storage in the rear and orient the business toward the lakefront (it should be noted that all projects would still be subject to Board of Architectural Review approval). The proposal also allows for banquet facilities as a conditional use in the Commercial Mixed-Use (CM) District; and, it streamlines standards by combining certain sub-categories of retail operations in the use charts.

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

Approved by Planning Commission - August 12, 2024 Public Hearing – October 7, 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.	✓	✓	✗	✓	✓	✓	✓	✓	

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)

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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 ⁸	-	-	C	-	Endnote 8
	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	-	-	-	-	

2024-R-03 Proposed Text Amendment (Front Setbacks and Parking Requirements)

Approved by Planning Commission - August 12, 2024 Public Hearing – October 7, 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)

ORDINANCE NO. _____

ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF THE WORKFORCE AND AFFORDABLE HOUSING REDEVELOPMENT PROJECT AREA; INDICATING THE NEED FOR AND PROPOSED USE OF THE PROCEEDS OF THE OBLIGATIONS IN RELATIONSHIP TO THE REDEVELOPMENT PLAN; CONTAINING THE COST ESTIMATES OF THE REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS AND THE PROJECTED SOURCES OF REVENUE TO BE USED TO MEET THE COSTS, INCLUDING ESTIMATES OF TAX INCREMENTS AND THE TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED; STATING THE DURATION OF THE REDEVELOPMENT PLAN; MAKING FINDINGS THAT THE REDEVELOPMENT PROJECT AREA IS A CONSERVATION AREA; AND OTHER MATTERS RELATED THEREO.

WHEREAS, the Workforce and Affordable Housing Redevelopment Project Area (the ***“Project Area”***) as defined herein is predominantly characterized by (i) deleterious land use or layout, (ii) obsolescence and (iii) excessive vacancies. The Project Area, located in the City of Clemson, South Carolina (the ***“City”***), includes approximately 244 acres comprised of approximately 240 parcels, including several vacant parcels. The Project Area consists of a mixture of land uses, which are unified through the City’s redevelopment objectives and proposed redevelopment projects. The City has identified specific projects to upgrade the appearance and function of the Project Area. The Project Area meets the conditions of a conservation area and requires immediate, definitive action by the City to create an incentive to development this area and restore it for use by the residents of the City; and

WHEREAS, the City Council of the City (the ***“City Council”***) has acknowledged that the property values in the area would remain static or decline without public intervention due to Project Area having conditions which qualify it as a conservation area; and

WHEREAS, the City Council has acknowledged the need to develop and restore these valuable sectors of the City and hereby determines that the rehabilitation, renovation, or redevelopment of the Project Area is necessary and in the best interest of the health, safety, and general welfare of the citizens of the City; and

WHEREAS, in order to promote the health, safety, and general welfare of the public, and prevent the occurrence of blighted conditions, redevelopment of the Project Area should be undertaken to restore the Project Area. It is unlikely that private initiatives will alleviate these conditions without substantial public assistance. To remove certain detrimental conditions and prevent further deterioration, it is necessary to encourage private investment and enhance the tax base of the taxing entities within the Project Area by the redevelopment of the Project Area; and

WHEREAS, the City Council is advised of the opportunity to induce private development of a number of parcels within the Project Area by its undertaking those improvements as more fully set forth in the Workforce and Affordable Housing Redevelopment Plan (the ***“Redevelopment Plan”*** or the ***“Plan”***) attached hereto as ***Exhibit A*** and incorporated herein by reference. A listing of all real property in the Project Area is included in the Redevelopment Plan; and

WHEREAS, the estimated annual tax increment created in the Project Area once all private development has occurred is estimated to be approximately \$2,000,000 based on current millage rates which will be utilized as described in the Redevelopment Plan, and the amount of indebtedness to be supported by tax increment financing will include tax increment revenue bonds in a total amount of not

exceeding \$20,000,000 to be issued from time to time in one or more series with a term for any such bond issued by the City not to exceed the lesser of 20 years from the respective date of issuance of such bonds or the date of termination of the Redevelopment Plan; and

WHEREAS, the use of incremental tax revenues to be derived from tax increment revenue bonds totaling approximately \$20,000,000 plus tax increment revenues used on a pay-as-you-go basis for the payment of redevelopment project costs to be incurred by the City solely for projects described in the Redevelopment Plan will be the source of funding the redevelopment projects and is of benefit to the taxing entities, inasmuch as such taxing entities would not likely derive the benefits of an increased assessment base without the implementation of the attached Redevelopment Plan, and all such taxing entities benefit from the prevention of blighted conditions; and

WHEREAS, the public improvements expenditures for the redevelopment projects will be utilized for the following: (i) improvements to roads, intersections, sidewalks, curbs, gutters and streetscapes, including landscaping and lighting; (ii) development of parks and public open spaces; (iii) installation of pedestrian crosswalks and traffic calming features; (iv) expansion and upgrading of public utility infrastructure; (v) affordable housing projects as allowed under the Act; (vi) renovations to aging and underused properties; (vii) redevelopment of derelict buildings and vacant lots; and (viii) improvements to drainage and storm water systems, all as more fully described in the Redevelopment Plan; and

WHEREAS, the City Council now intends to fund the debt service of indebtedness to be incurred for such purposes from the added increment of tax revenue to result from such redevelopment as authorized in Article X, Section 14(10) of the Constitution of the State of South Carolina, 1895, as amended (the “*State Constitution*”), the constitutional authorization for the Act; and

WHEREAS, the City Council specifically finds that the Project Area as described in the Redevelopment Plan has factors of a conservation area as herein enumerated; and

WHEREAS, the City Council finds that private initiatives are unlikely to alleviate these conditions without substantial public assistance, property values in the area would remain static or decline without public intervention, and redevelopment is in the interest of the health, safety, and general welfare of the citizens of the City; and

WHEREAS, the Redevelopment Plan, hereinafter described, will afford maximum opportunity for the redevelopment of the Project Area by private enterprise in a manner consistent with the needs of the City; and

WHEREAS, all prerequisites having been accomplished, it is now appropriate and necessary in order to proceed further that the Project Area be designated and the Redevelopment Plan be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

SECTION 1. Pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “*Act*”), the City Council is vested with all powers consistent with the State Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or are threaten to become blighted.

SECTION 2. The City Council confirms all of the findings of fact contained in the recitals of this Ordinance.

SECTION 3. Pursuant to Section 31-6-80(A)(1) of the Act, the City Council does hereby expressly approve the Workforce and Affordable Housing Redevelopment Plan attached hereto and incorporated herein as ***Exhibit A***, which Plan contains a statement of the objectives of the City with regard to the Plan.

SECTION 4. Pursuant to Section 31-6-80(A)(2) of the Act, the City Council finds that tax increment financing is needed to help prevent the conditions of blight in the Project Area and that the proceeds of the funding sources described herein and in the Plan will be used to help fund the “redevelopment projects” as defined in the Act, which are described in the Redevelopment Plan (the ***“Redevelopment Projects”***).

SECTION 5. Pursuant to Section 31-6-80(A)(3) of the Act, the City Council does hereby approve the cost estimates of the Redevelopment Plan and the Redevelopment Projects and the projected sources of revenue to be used to meet the costs including estimates of tax increments and estimates of the total amount of indebtedness to be incurred as set forth in the Plan attached hereto as ***Exhibit A***.

SECTION 6. Pursuant to Section 31-6-80(A)(4) of the Act, the City Council does hereby approve the list of all real property in the Project Area more fully set forth in the Redevelopment Plan attached hereto as ***Exhibit A***.

SECTION 7. Pursuant to Section 31-6-80(A)(5) of the Act, the City Council does hereby determine that the duration of the Redevelopment Plan shall be for a period of twenty (20) years from the date of the enactment of this Ordinance.

SECTION 8. Pursuant to Section 31-6-80(A)(6) of the Act, the City Council does hereby determine that, inasmuch as the taxing districts in which the Project Area is located will continue to receive real property tax revenues resulting from the parcels in the Project Area based on the parcels’ currently assessed values, there will be no adverse impact caused by the Plan upon the real property tax revenues of Pickens County, The School District of Pickens County and the City and that the long term impact of the Plan is expected to be beneficial following the inducement by the City of private investment.

SECTION 9. Pursuant to Section 31-6-80(A)(7) of the Act, the City Council specifically finds that (i) the Project Area is a conservation area and that private initiatives are unlikely to alleviate the conservation area conditions without substantial public assistance; (ii) property values in the Project Area would remain static or decline without public intervention; and (iii) redevelopment is in the interest of the health, safety and general welfare of the citizens of the City.

SECTION 10. Pursuant to Section 31-6-90(1)(a) of the Act, there will be no displacement of persons by the Redevelopment Projects set forth in the Plan.

SECTION 11. Pursuant to Section 31-6-80(B) of the Act, prior to giving final reading to the Redevelopment Plan and this Ordinance, the City shall conduct a public hearing thereon after publishing notice thereof in a newspaper of general circulation in Pickens County not less than 15 days nor more than 30 days prior to the date fixed for the public hearing.

SECTION 12. Pursuant to Section 31-6-80(C) of the Act, not less than 45 days prior to the date set for the public hearing, notice shall be given by copy of this Ordinance and its exhibit to representatives of the taxing entities referenced in **Section 8** hereof, and any other taxing districts which have taxable property included in the Project Area.

SECTION 13. All ordinances, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This Ordinance will not be effective until after its passage and approval.

DONE, RATIFIED, AND ENACTED THIS 3RD DAY OF DECEMBER, 2024.

CITY OF CLEMSON, SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

First Reading:	October 7, 2024
Public Hearing:	December 3, 2024
Second Reading:	December 3, 2024

EXHIBIT A

See Attached Workforce and Affordable Housing Redevelopment Plan

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

CERTIFICATE OF ORIDNANCE

I, the undersigned, Clerk of the City of Clemson, South Carolina (the “*City*”), **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance of the City Council of the City (the “*City Council*”) which was given two readings on two separate days, with an interval of at least six days between the readings. The original of this Ordinance is duly entered in the permanent records of minutes of meetings of the City Council in my custody as such Clerk.

That each of said meetings was duly called and all members of the City Council were notified of the same; that a quorum of the membership remained throughout the proceedings incident to the enactment of this Ordinance.

IN WITNESS WHEREOF, I have hereunto set my Hand this 3rd day of December, 2024.

City Clerk
City of Clemson, South Carolina

First Reading: October 7, 2024
Public Hearing: December 3, 2024
Second Reading: December 3, 2024

CITY OF CLEMSON

WORKFORCE AND AFFORDABLE HOUSING REDEVELOPMENT PLAN UTILIZING TAX INCREMENT FINANCING

3 OCTOBER 2024
DRAFT

PREPARED FOR:
THE CITY OF CLEMSON

PREPARED BY:
ARNETT MULDROW & ASSOCIATES, LTD.

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REDEVELOPMENT PLAN INTRODUCTION

The City of Clemson, South Carolina (the “City”) located Pickens County, South Carolina (the “County”) adjacent to both Anderson and Oconee Counties. The Workforce and Affordable Housing Redevelopment Plan Utilizing Tax Increment Financing (the “Redevelopment Plan” or the “Plan”) is a tool established by the General Assembly of South Carolina through the Tax Increment Financing Law (§§ 31-6-10 et seq., Code of Laws of South Carolina, 1976, as amended) (the “TIF Act”) that grants municipalities the ability to create a district whereby the incremental investment within that district may be captured to fund publicly owned improvements within a blighted or conservation area for the purposes of eliminating such blight or preventing blight conditions in designated conservation areas.

The City is facing rapid growth and development pressures, yet the neighborhoods included in the Redevelopment Plan are poised for redevelopment that can eliminate blighting conditions that, without the intervention of public financing for infrastructure, is unlikely to redevelop in a manner consistent with the goals of the local community to protect the health, safety, and welfare of its citizens. The City and its public sector partners in the County and in the School District of Pickens County (the “School District”) stand ready to commit themselves along with Clemson University (the “University”) and private sector partners to create infrastructure improvements within the Redevelopment Project Area as more particularly described on the attached Appendix A incorporated herein by reference (the “Project Area” or the “Area”) that will bring in private investment, public amenities, and basic services to the neighborhood. Additionally, the partners endeavor to avail themselves of tools added to the TIF Act that allow funds to create affordable housing in a Redevelopment Plan. A direct result of these investments will in turn provide increased revenue for the City and other affected taxing authorities while also solving a critical housing need for front line employees of the partners involved.

This Redevelopment Plan focuses on changing two conservation areas in the City into thriving residential neighborhoods with improved municipal infrastructure to service areas that could otherwise decline into blighted areas. By preventing blighting conditions and improving conservation areas through the improvements described in this Redevelopment Plan, the Project Area will be poised for investment by the private sector.

Due to a limited amount of municipal funds, the City cannot reasonably finance the redevelopment of the Project Area, nor can the City raise taxes for funding purposes. Tax Increment Financing (“TIF”) is the best possible option for the redevelopment for the Westside Subarea. The City, the County, and the School District will ultimately benefit from the funding from the increased tax revenue at the expiration of Redevelopment Plan without foregoing existing property tax revenues while also provide much needed

housing opportunities to these public entities. Beginning on the date of approval of an ordinance to be enacted by the Clemson City Council, the duration of the Redevelopment Plan will be twenty (20) years.

DESCRIPTION OF THE REDEVELOPMENT AREA QUALIFICATIONS REQUIREMENTS UNDER SOUTH CAROLINA LAW

The Workforce and Affordable Housing Redevelopment Areas (the “Redevelopment Areas”) are located in two critical subareas of the City. The first, known as “Westside Subarea,” is bounded by Clemson Boulevard, College Avenue, and Keowee Trail. This subarea contains a mix of aging commercial structures, vacant single-family homes, and outdated lot configurations. Roads and parking fail to connect efficiently, hindering both vehicular and pedestrian flow. Despite its prime location near Lake Hartwell, Keowee Drive functions primarily as a pass-through, limiting engagement with the lake and surrounding amenities. Abernathy Park, a once award-winning space, remains a community fixture but is in need of revitalization to restore its role as a central gathering place.

The second subarea, referred to as “Eastside Subarea,” is a historically significant African American neighborhood. This subarea includes streets such as Stephens Road, Pressley Drive, Wesley Street, Dorothy Road, Fabrica Street, Summey Street, Hawthorne Street, Young Drive, Lincoln Drive, Abel Road, Curtis Circle, and Raven Lane. With a deep history of fostering ‘City’s Black middle class, this neighborhood has faced increasing challenges in recent years, including vacant lots, absentee property owners, and a lack of road connectivity. Preserving owner-occupied homes is a key concern, as is enhancing the housing stock with new, quality homes that meet modern needs. The goal is to ensure that existing residents are able to remain in the community while benefiting from these improvements.

A unique aspect of the Eastside Subarea is a vacant parcel owned by the University, which adjoins a City street and is bounded by the Norfolk Southern Railroad. This parcel offers a rare development opportunity within the City limits, providing a potential site for new housing that can meet both community needs and university demands.

A key dynamic in this Redevelopment Plan is the ability to leverage TIF revenues across these two distinct but interconnected subareas. The Westside Subarea is poised for new student-oriented housing developments, and the TIF revenues generated from these projects can be reinvested into the Eastside Subarea. This reinvestment will facilitate infrastructure improvements, including enhanced road connectivity and utilities, while supporting the creation of a mix of attainable housing. This approach

ensures that both subareas benefit from public and private investment, fostering growth, improving infrastructure, and expanding housing opportunities.

Current conditions in the Redevelopment Area meet the criteria for an improved conservation area as defined by the TIF Act as follows:

“A ‘Conservation area’ means any improved area or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality that is not yet a blighted area where:

(a) if improved, because of a combination of three or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare”

In short, under the TIF Act, a conservation area is part of the community where certain conditions exist that, if unabated, may threaten the sound growth and economic health of the community. The term conservation area suggests that actions taken in these locations are meant to protect and preserve the area from future degradation and blight. The goal is to mitigate those conditions or characteristics that may result in continued deterioration.

REDEVELOPMENT PROJECT AREA: MAP AND PROPERTY LISTING

Appendix A shows the maps of both subareas of the overall Redevelopment Area that includes the parcels that are to be included in the Redevelopment Plan. Appendix B is a table listing the properties proposed to be included in the Redevelopment Plan.

REDEVELOPMENT PROJECT AREA: CONDITIONS

The Redevelopment Area qualifies as a conservation area under the TIF Act due to several factors that indicate a need for public intervention to prevent further decline.

The most notable conditions in the Area include:

- **Deleterious Land Use or Layout:** The Area contains several underutilized and vacant parcels, with 63 properties categorized as vacant land. These properties, including commercial and residential vacant land, remain disconnected from productive uses, contributing to underutilization and blight.
- **Obsolescence:** Many properties within the Area suffer from obsolescence, with outdated infrastructure and buildings. While 22 properties have shown increases in assessed value, the majority of properties remain stagnant, indicating the need for modernization and redevelopment.
- **Excessive Vacancies and Underutilization:** With 63 vacant properties, much of the Area is underutilized, contributing to the blighted conditions in the Area. Without significant public investment, these properties are unlikely to attract private development.
- **Static or Declining Property Values:** The vast majority of the properties (192 out of 214) have either remained stagnant or declined in value between 2021 and 2023. This trend underscores the need for public intervention to stimulate growth and prevent further decline in property values.

The 'Area's conditions highlight the need for targeted public investments to redevelop vacant and underutilized properties, modernize infrastructure, and prevent further blight. Through the Redevelopment Plan, the City aims to address these deficiencies, create a more cohesive development framework, and ensure long-term revitalization of the Area.

REDEVELOPMENT PLAN: LAYOUT TO ELIMINATE BLIGHTED CONDITIONS

The City will undertake a series of public improvement projects within the designated Redevelopment Area in accordance with the objectives of this Redevelopment Plan. These projects are intended to eliminate blighted conditions and prevent further decline in the Redevelopment Area identified as conservation areas. The projects will focus on upgrading critical infrastructure, improving public amenities, and stimulating private investment. In alignment with the requirements of the TIF Act, these improvements are aimed at addressing inadequate public utilities, deteriorating roadways, and underused properties. Through the use of TIF revenues, the City will be able to finance these public improvements without raising taxes, fostering an environment that encourages reinvestment and growth while ensuring the long-term stability of the Area.

PUBLIC INVESTMENTS

The City anticipates that under this Redevelopment Plan, it will complete the following improvements (collectively, the “Redevelopment Projects”):

- **Improvements to roads, intersections, sidewalks, curbs, gutters, and streetscapes, including landscaping and lighting:** The redevelopment will enhance the connectivity and safety of the street network by upgrading major and minor roadways. Sidewalks will be widened and improved to comply with the Americans with Disabilities Act where necessary, curbs and gutters will be reconstructed to improve water drainage, and the streetscapes will feature new landscaping and energy-efficient lighting to create a more pedestrian-friendly environment.
- **Development of parks and public open spaces:** New and revitalized parks will be established to provide recreational opportunities and gathering spaces for the community. These parks will include green spaces, seating areas, playgrounds, and walking trails, designed to serve the diverse needs of the local population while preserving the natural beauty of the Area.
- **Installation of pedestrian crosswalks and traffic calming features:** To improve pedestrian safety and promote walkability, clearly marked pedestrian crosswalks and traffic calming measures, such as speed humps, raised intersections, and traffic circles, will be installed. These features are aimed at reducing vehicle speeds and creating a safer environment for residents and visitors alike.
- **Expansion and upgrading of public utility infrastructure:** Essential utilities, including water, sewer, electricity, and telecommunications, will be modernized to meet the current and future needs

of the population. This expansion will support both residential and commercial development, ensuring reliable access to necessary services while accommodating projected growth.

- **Affordable housing projects as allowed under the Act:** The Redevelopment Plan includes the construction of affordable housing units designed to meet the needs of families in the workforce. The TIF Act defines this as “affordable housing” targeted toward individuals and households earning at or below 80% of the AMI, ensuring that their housing costs remain affordable relative to their income.
- **Renovations to aging and underused properties:** Funds may be used to renovate or redevelop structures in the Redevelopment Area that are either vacant or underutilized that are publicly owned or properties that will provide attainable housing for families meeting the definition for affordable housing as outlined above.
- **Redevelopment of derelict buildings and vacant lots:** The Plan prioritizes the removal or rehabilitation of derelict buildings and the redevelopment of vacant lots. These sites, which currently contribute to blight and underinvestment, will be transformed into productive spaces, potentially including new housing, commercial developments, or community amenities.
- **Improvements to drainage and stormwater systems:** To improve overall water management, the stormwater drainage systems will be upgraded. This includes the installation of new drains, retention ponds, and other water management features designed to prevent flooding and manage runoff, especially in areas prone to heavy rainfall.

The estimated costs for the Redevelopment Projects including long-term project maintenance (as applicable) in relation to the above descriptions is anticipated to be \$20,000,000.

New private investment is the goal of the redevelopment effort, and it is expected to be the largest source of redevelopment financing. This Redevelopment Plan once completed is anticipated to add an additional \$2,000,000 per year in incremental property tax growth in the entire Redevelopment Area. This Redevelopment Plan provides that the TIF revenues will be pledged to pay debt service on obligations and pledged to complete pay as you go projects as outlined above. These public investments will create an environment in which redevelopment objectives via private investments can be successfully realized.

Through this special financing tool, the portion of the property taxes paid by new investment in the community will be directed toward investments in the Redevelopment Projects which are designed to enhance the community’s quality of life. With tax increment financing, the City makes the deliberate choice

to dedicate a portion of its growing tax revenues to community enhancement in the Project Area rather than to business as usual.

New private investment remains a critical component of tax increment financing. Without sustained growth, there will be no incremental tax revenues to reinvest in improving the infrastructure and housing within the Project Area. Thus, the important goals of this Redevelopment Plan are:

1. To enhance the community's appeal for both private and public-sector investment, particularly in mixed-use and affordable housing developments: With the introduction of student-oriented housing in the Westside Subarea and the preservation of homeownership in the Eastside Subarea, this Plan aims to make the Area more attractive to new developments, ensuring that housing, retail, and public spaces meet the needs of a growing and diverse population.
2. To facilitate quality growth that preserves historical and cultural assets while introducing modern infrastructure and housing options: In keeping with the community's priorities, the Plan seeks to balance new development with the preservation of historical neighborhoods, particularly the Eastside Subarea. This includes infrastructure upgrades, affordable housing projects, and community enhancements that align with the long-term goals of both the City and its residents.
3. To broaden and stabilize the tax base through a diverse mix of residential, commercial, and recreational developments: The addition of student housing, affordable housing, and improved commercial spaces will increase property values and expand the tax base, ensuring financial stability for the City, the County, and the School District.
4. To prevent further decline in key conservation areas by eliminating blighting conditions and encouraging reinvestment in vacant lots and underutilized properties: By addressing vacant lots, absentee ownership, and derelict properties, particularly in the Eastside Subarea, the Plan will help prevent future blight and create a more cohesive, vibrant neighborhood where residents and businesses can thrive.

PRIVATE INVESTMENT

The ability of the City to complete the Redevelopment Projects will depend on the availability of adequate funding from a number of sources, including tax increment revenue, other allocations by the City, support by local utility providers and contributions from County, State and Federal sources. The budget figures shown in the next sections are estimates of the costs that may be incurred from all sources in completing the Redevelopment Projects. This is not a budget that the City expects to fulfill with its resources alone. Through this Redevelopment Plan, the City will provide support for new development that is appropriate to the realization of the entire community's redevelopment objectives.

The Redevelopment Projects described previously will help to make the community more attractive to desired new investment. At the same time, the Redevelopment Projects will provide community enhancements like improved utilities, parking, landscaping, and community facilities. Combined, these investments will continue to enhance the City's living conditions, increase the tax base, and improve the quality of life for all residents.

TAX INCREMENT BONDS

Under this Redevelopment Plan, the City intends to issue tax increment bonds to fund a portion of the Redevelopment Project costs. Tax increment bonds are a loan to the City that are repaid from tax increment revenues.

The City can issue tax increment bonds only to the extent that it has revenues available to repay the debt service on such bonds. It is impossible to say with certainty just how much tax increment revenue may be available in future years, or how future City Councils might choose to fund the Redevelopment Projects outlined in this Redevelopment Plan.

The TIF Act requires the City to state as a part of this Redevelopment Plan the maximum amount of bonds that it might issue. The City is not obligated to issue bonds in this amount. However, since the City cannot exceed the stated maximum, it is prudent to state a maximum bond amount. Future City Councils can then decide how to best finance Redevelopment Projects based on the Project Area's success in attracting new investment and tax increment revenue.

The City may issue up to twenty million dollars (\$20 million) in tax increment bonds to finance the Redevelopment Projects under this Redevelopment Plan. The City is not obligated to issue bonds in this amount or in any amount; any bond issue will require the adoption of a bond ordinance by the City Council at a future date. The twenty million (\$20 million) total includes actual project costs, capitalized interest, costs of issuance, reserves, and allowances for increased costs in the future. The term of any tax increment bonds that the City may issue will not exceed 20 years from their respective dates of issuance. The City may also pledge and use pay-as-you-go funds in lieu of bonds to pay for Redevelopment Project costs, as well as to pay for professional services including, but not be limited to, planning and analysis, feasibility studies, surveyors, appraisers, master development plans, architectural, engineering, economic recruitment, environmental studies, legal and financial services.

TAX INCREMENT FINANCING

The future revenues of three local governments will be affected over a 20-year period through this Redevelopment Plan. These local governing bodies include the City, the County, and the School District. The equalized assessed value of all real property located in the Project Area is approximately \$2,501,684 in 2024 (subject to verification by the County Tax Assessor). The 2024 tax revenues to be received by each of the taxing entities from this assessed value are approximately as follows:

- County @ 63.70 mills = \$7,968
- School District @ 110.00 mills = \$13,759
- City @ 95.00 mills = \$11,883
- Total = 268.70 mills = \$33,610

*Tax records do not provide detailed information on County levy for schools and other jurisdictions so these figures are an estimate.

After the adoption of the Redevelopment Plan, each of these entities will continue to receive real estate property taxes from the Project Area based on the assessed value as of the date of the enactment of the City ordinance creating the Redevelopment Plan for the parcels within the Plan. Assuming no changes in tax millage rates, each jurisdiction will continue to receive the tax revenues shown above.

It is important to emphasize that these taxing district jurisdictions will continue to receive real property tax revenues at the current level they are receiving now, even after the issuance of tax increment bonds. The tax increment bonds will be payable from incremental taxes resulting from redevelopment. Upon the maturity of all bonds and payment of all Redevelopment Project costs on a pay-as-you-go basis, all tax increments will be distributed among the appropriate jurisdictions at levels determined by the applicable millage rates of the respective taxing districts at that time.

As a result of the establishment of this Redevelopment Plan, each taxing district will forego some portion of its future revenue for the term of this Redevelopment Plan. New real property tax revenues resulting from future investments taking place within the Redevelopment Area will be directed to paying the cost of Redevelopment Projects. Property taxes paid on vehicles, machinery, equipment and other personal property are not affected; each entity will continue to receive the full benefit of growth of personal property values.

IMPACT ON TAXING JURISDICTIONS

Each of the taxing entities will benefit significantly from the investments made in the Redevelopment Projects. In the short term, these projects will improve essential infrastructure, including streets, parking, intersections, parks, utilities, and other public amenities, benefiting the entire community. Crucially, the Plan addresses a critical need for attainable housing for frontline workers across all jurisdictions, including employees of the City, the County, the School District, and the University. This will help ensure that workers essential to these institutions can live affordably within the community they serve.

In the long term, the Redevelopment Projects will attract high-quality private investment, increasing property values and generating new development opportunities. This will expand the tax base and foster economic growth, while also providing much-needed housing for School District employees and other key workers. The Plan balances the need for growth with long-term fiscal responsibility, ensuring that all taxing entities share in the benefits.

The current tax values in the Area generate approximately \$33,610 per year based on the existing equalized assessed value of \$2.50 million. After redevelopment, the new equalized assessed value is projected to reach \$7.5 million, with an estimated total private investment of \$125 million. This substantial growth will significantly increase tax revenues for each jurisdiction.

New tax revenues used to retire tax increment bonds and to fund pay-as-you-go Redevelopment Projects will be minimal, representing approximately 0.018 percent of the total ad valorem taxes of the County, approximately 0.025 percent of the total ad valorem taxes of the School District for general operations, and up to 0.20 percent or less of the total taxes of the City. (Sources: 2023 Comprehensive Annual Financial Reports for each respective jurisdiction)

To ensure equity in contributions, the School District will cap its contribution to the Redevelopment Plan at a level no higher than the City's contribution, with any excess revenue being returned to the School District. This provision allows the School District to support housing initiatives for its employees while maintaining fiscal responsibility.

PROJECTED TAX BASE GROWTH AND LAND USE

The current tax values in the Project Area generate approximately \$33,610 per year. Significant growth is expected following the issuance of debt and the commencement of redevelopment activities, particularly as new attainable housing for frontline workers is developed. This housing will serve employees of the City, the County, the School District, and the University. Upon adoption of the Redevelopment Plan, the initial equalized assessed value of the Redevelopment Area (certified by the County Auditor as of the date of the enactment of the ordinance approving the Redevelopment Plan) will provide the baseline for future growth, which is projected to bring the total equalized assessed value to \$7.5 million.

As new private investments take place, newly taxable properties will generate additional revenue. Property taxes on these new developments (the TIF revenues) will be collected by the County Treasurer's Office and (once a TIF bond is issued) deposited into a "special tax allocation fund" managed by the City. These revenues will be pledged to the payment of Redevelopment Project costs and service debt on tax increment bonds. Any Tax Increment Revenues not used for project costs or debt service will be distributed among the City, the County, and the School District based on their respective tax millage rates.

The future land uses in the Project Area will include a mix of residential single-family homes, multifamily housing, commercial developments, civic uses, parks, open spaces, and trails. This balanced development approach will support sustainable growth while providing housing for key workers, including School District employees, public safety personnel, healthcare workers, and University staff. By addressing the housing needs of these essential workers, the Plan will strengthen the community and ensure a stable, local workforce.

The housing allocation for the housing portion of the plan will be based on the proportional contribution of each partner within the TIF district. The City of Clemson will take on 26% of the total housing development, which aligns with its investment in the project and its commitment to addressing workforce housing needs for municipal employees. The School District of Pickens County will contribute 22%, a reflection of its support for housing initiatives benefiting educational staff and frontline workers. Clemson University, as a key stakeholder with land assets within the district, will also contribute 26%, ensuring housing opportunities for university employees. Pickens County will have a 22% stake as well, facilitating housing options for county employees. This division not only respects the financial contributions of each partner but also guarantees that housing units are available proportionately to the entities providing support.

APPENDIX A

MAPS OF THE PROJECT AREA

The Workforce and Affordable Housing Redevelopment Plan encompasses two distinct subareas, each serving a unique role within the broader redevelopment strategy. The following maps provide a visual representation of these subareas:

- The Westside Subarea
- The Eastside Subarea

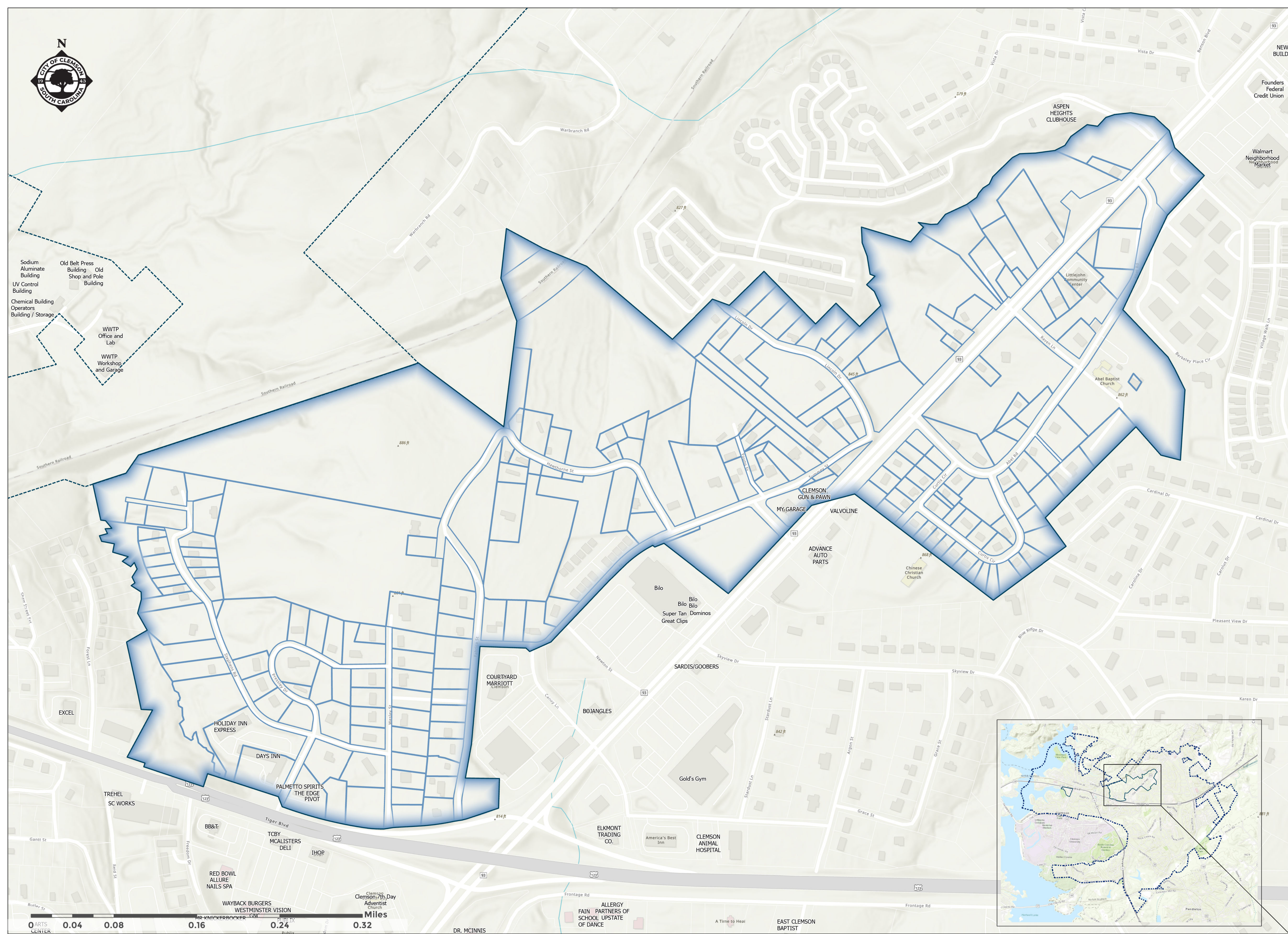
APPENDIX B

MASTER LIST OF PROPERTIES

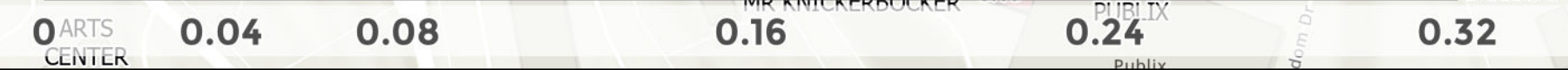
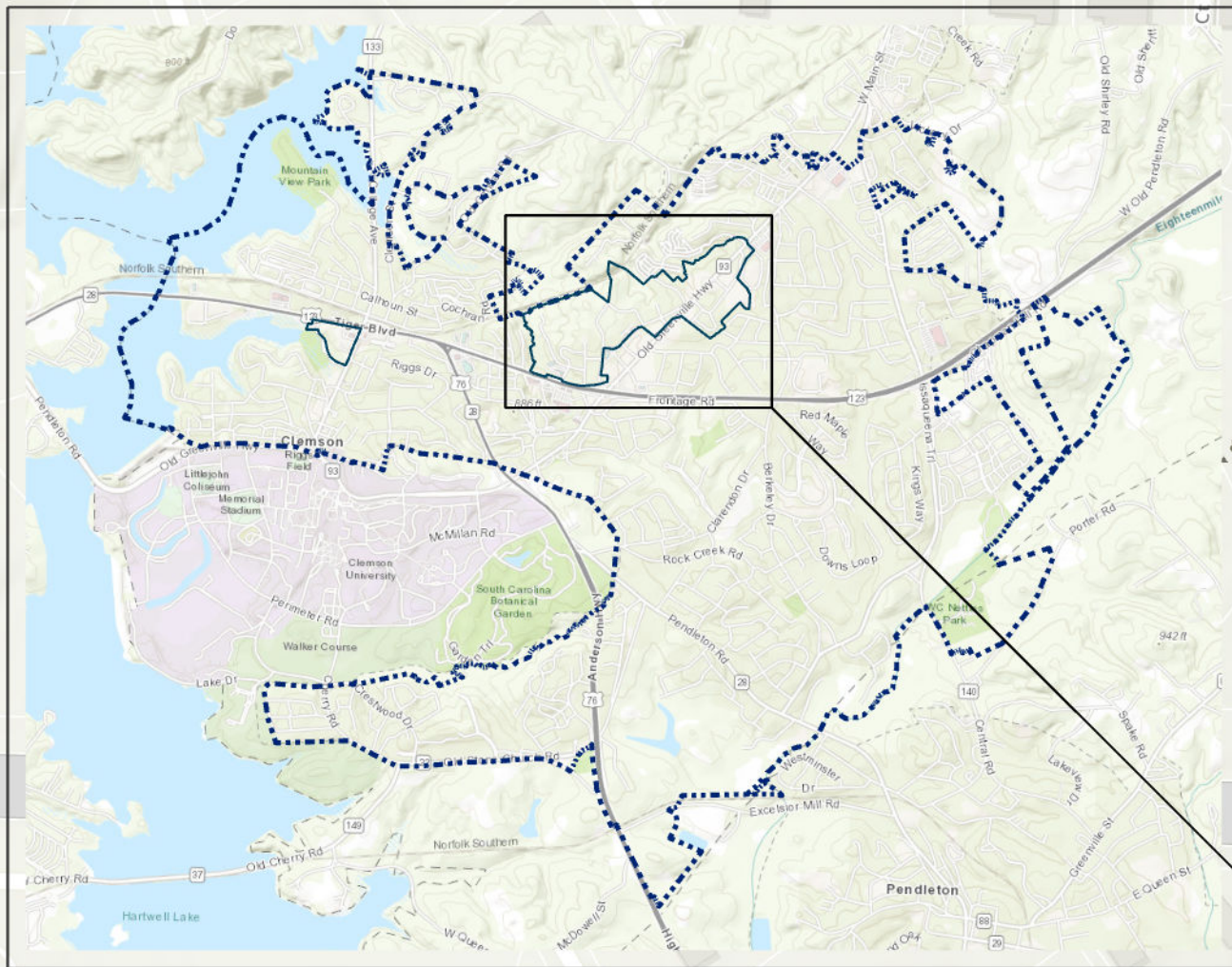
Listed below is each parcel of land to be included in the Redevelopment Area through this Redevelopment Plan identified by their tax map number, property owner and assessed value with a total assessed value at the end.



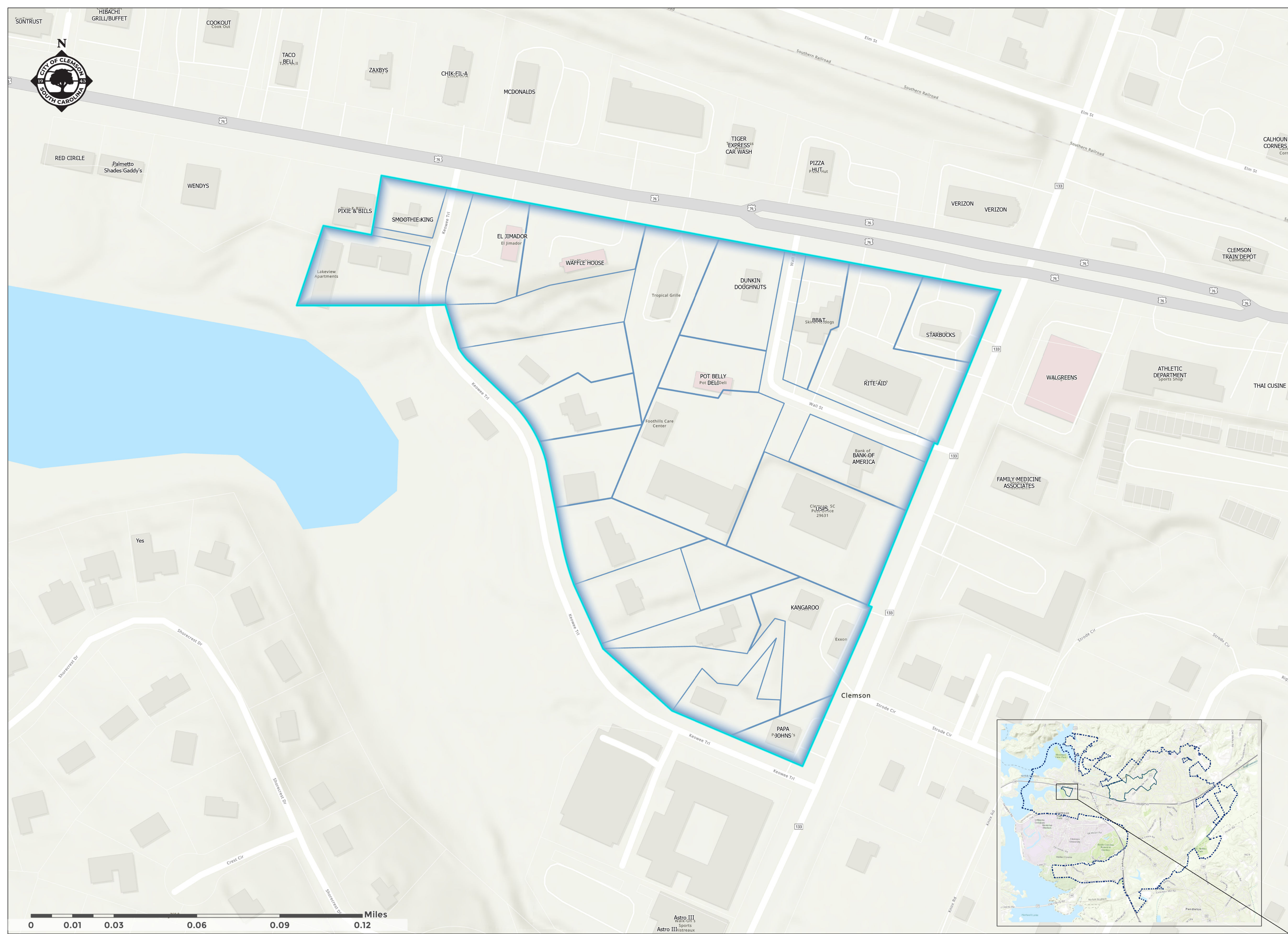
Clemson TIF 2024 - Eastside Subarea



- Legend**
- TIF_Parcels
 - Clemson City Limits
 - Clemson TIF Areas



Clemson TIF 2024 - Westside Subarea



- Legend**
- TIF_Parcels
 - Clemson City Limits
 - Clemson TIF Areas

Parcel Number	Location Address
4044-16-84-4473	525 COLLEGE AVE
4044-16-84-6501	1082 TIGER BLVD
4044-16-84-1452	109 WALL ST
4044-16-84-4225	521 COLLEGE AVE
4044-16-84-3152	519 COLLEGE AVE
4044-16-84-1238	105 WALL ST
4044-16-83-3951	507 COLLEGE AVE
4044-16-83-2792	501 COLLEGE AVE
4044-16-83-1789	196 KEOWEE TRL
4044-16-83-0981	200 KEOWEE TRL
4044-16-84-1073	
4044-16-74-9059	214 KEOWEE TRL
4044-16-74-9214	220 KEOWEE TRL
4044-16-74-8394	224 KEOWEE TRL
4044-16-74-8464	228 KEOWEE TRL
4044-16-74-5783	1060 TIGER BLVD
4044-15-74-4651	235 KEOWEE TRL
4054-11-65-8193	
4054-11-65-8058	588 OLD GREENVILL
4054-11-65-7073	584 OLD GREENVILL
4054-15-64-7914	580 OLD GREENVILL
4054-15-64-6847	
4054-15-64-7739	116 CURTIS CIR
4054-15-64-7893	114 CURTIS CIR
4054-15-64-8940	112 CURTIS CIR
4054-15-64-8994	110 CURTIS CIR
4054-11-65-9032	108 CURTIS CIR
4054-11-65-9085	106 CURTIS CIR
4054-15-74-0994	111 CURTIS CIR
4054-15-74-0847	113 CURTIS CIR
4054-15-74-0824	
4054-15-64-9880	117 CURTIS CIR
4054-15-74-0777	119 CURTIS CIR
4054-15-74-1722	121 CURTIS CIR
4054-15-74-2606	125 CURTIS CIR
4054-15-74-2681	127 CURTIS CIR
4054-15-74-3720	129 CURTIS CIR
4054-15-74-2805	131 CURTIS CIR
4054-15-64-8771	118 CURTIS CIR
4054-15-64-9617	120 CURTIS CIR
4054-15-64-9664	122 CURTIS CIR
4054-15-74-0610	124 CURTIS CIR

4054-15-74-0566	126 CURTIS CIR
4054-15-74-1532	128 CURTIS CIR
4054-15-74-1478	130 CURTIS CIR
4054-15-74-2415	132 CURTIS CIR
4054-15-74-2463	134 CURTIS CIR
4054-15-74-3445	136 CURTIS CIR
4054-15-74-4501	138 CURTIS CIR
4054-15-74-4565	140 CURTIS CIR
4054-16-74-5653	144 CURTIS CIR
4054-15-74-4753	146 CURTIS CIR
4054-15-74-4803	148 CURTIS CIR
4054-15-74-3944	136 ABEL RD
4054-15-74-4946	138 ABEL RD
4054-12-75-5035	140 ABEL RD
4054-12-75-6019	148 ABEL RD
4054-12-75-8485	150 ABEL RD
4054-12-75-9495	154 ABEL RD
4054-12-75-8158	146 ABEL RD
4054-16-74-6943	144 ABEL RD
4054-16-74-5846	142 ABEL RD
4054-12-86-1487	670 OLD GREENVILL
4054-12-76-9340	
4054-12-76-9103	161 ABEL RD
4054-12-75-8986	
4054-12-76-7020	644 OLD GREENVILL
4054-12-75-6950	
4054-12-75-5820	148 RAVEN LN
4054-12-75-5800	
4054-12-75-7883	
4054-12-75-7607	133 RAVEN LN
4054-11-75-2316	146 RAVEN LN
4054-11-75-2530	612 OLD GREENVILL
4054-11-75-1112	111 ABEL RD
4054-11-75-2192	133 ABEL RD
4054-11-75-3260	
4054-11-75-4351	139 ABEL RD
4054-11-75-3239	137 ABEL RD
4054-12-76-9615	663 OLD GREENVILL
4054-12-76-8564	655 OLD GREENVILL
4054-11-76-4404	
4054-11-76-3157	635 OLD GREENVILL
4054-11-76-2045	629 OLD GREENVILL
4054-11-75-3900	

4054-11-75-2837	
4054-11-75-1928	621 OLD GREENVILL
4054-11-66-9099	
4054-11-65-8807	
4054-11-75-1713	607 OLD GREENVILL
4054-11-75-0607	603 OLD GREENVILL
4054-11-75-0519	599 OLD GREENVILL
4054-11-65-7410	579 OLD GREENVILL
4054-11-65-6587	
4054-11-65-5550	104 LINCOLN DR
4054-11-65-5673	106 LINCOLN DR
4054-11-65-4611	108 LINCOLN DR
4054-11-65-4699	
4054-11-65-4702	110 LINCOLN DR
4054-11-65-2760	112 LINCOLN DR
4054-11-65-1796	114 LINCOLN DR
4054-11-65-1822	116 LINCOLN DR
4054-11-65-0858	118 LINCOLN DR
4054-11-55-7793	117 LINCOLN DR
4054-11-55-9609	119 LINCOLN DR
4054-11-55-9683	115 LINCOLN DR
4054-11-65-2466	105 LINCOLN DR
4054-11-65-3391	107 LINCOLN DR
4054-11-65-5256	220 SUMMEY ST
4054-11-65-4292	218 SUMMEY ST
4054-11-65-4107	214 SUMMEY ST
4054-11-65-1209	212 SUMMEY ST
4054-15-64-2831	551 OLD GREENVILL
4054-15-64-3970	553 OLD GREENVILL
4054-11-65-5014	559 OLD GREENVILL
4054-11-65-2058	210 SUMMEY ST
4054-11-65-1093	
4054-15-64-1947	208 SUMMEY ST
4054-11-65-0043	100 YOUNG DR
4054-11-65-0168	102 YOUNG DR
4054-11-65-0223	104 YOUNG DR
4054-11-55-8257	106 YOUNG DR
4054-11-55-9122	101 YOUNG DR
4054-15-54-9983	204 SUMMEY ST
4054-15-54-8921	202 SUMMEY ST
4054-11-55-5163	200 SUMMEY ST
4054-11-55-4241	108 HAWTHORNE S
4054-11-55-4110	

4054-11-55-3018	112 HAWTHORNE S
4054-11-55-3107	110 HAWTHORNE S
4054-11-55-2523	115 HAWTHORNE S
4054-11-55-0142	122 HAWTHORNE S
4054-10-45-9230	124 HAWTHORNE S
4054-10-45-8233	128 HAWTHORNE S
4054-10-45-8338	130 HAWTHORNE S
4054-10-45-0105	
4054-10-45-7098	129 HAWTHORNE S
4054-10-45-8055	125 HAWTHORNE S
4054-15-54-1504	112 SUMMEY ST
4054-15-54-3862	105 HAWTHORNE S
4054-15-54-4873	103 HAWTHORNE S
4054-15-54-0258	106 SUMMEY ST
4054-14-44-9222	104 SUMMEY ST
4054-14-44-8224	102 SUMMEY ST
4054-14-44-7223	100 SUMMEY ST
4054-14-44-9526	
4054-14-44-7788	125 FABRICA ST
4054-14-44-8916	127 HAWTHORNE S
4054-15-54-6645	201 SUMMEY ST
4054-15-54-9518	105 WILLIAMS LN
4054-15-53-0896	
4054-14-43-6333	101 FABRICA ST
4054-14-43-4226	100 FABRICA ST
4054-14-43-4348	102 FABRICA ST
4054-14-43-4469	104 FABRICA ST
4054-14-43-4577	106 FABRICA ST
4054-14-43-4686	108 FABRICA ST 1
4054-14-43-4795	110 FABRICA ST
4054-14-43-4894	112 FABRICA ST
4054-14-43-5902	114 FABRICA ST
4054-14-44-5016	118 FABRICA ST
4054-14-44-5129	120 FABRICA ST
4054-14-44-5341	122 FABRICA ST
4054-14-34-8547	132 FABRICA ST
4054-14-44-3650	130 FABRICA ST
4054-14-44-3208	220 WESLEY ST
4054-14-44-3111	218 WESLEY ST
4054-14-44-3012	216 WESLEY ST
4054-14-43-3902	214 WESLEY ST
4054-14-43-3802	212 WESLEY ST
4054-14-43-2792	210 WESLEY ST

4054-14-43-2692	208 WESLEY ST
4054-14-43-2580	206 WESLEY ST
4054-14-43-2482	204 WESLEY ST
4054-14-43-2373	202 WESLEY ST
4054-14-43-2274	200 WESLEY ST A
4054-14-43-0278	203 WESLEY ST
4054-14-33-9320	
4054-14-33-7373	1393 TIGER BLVD A
4054-14-33-8561	198 STEPHENS RD
4054-14-43-0466	207 WESLEY ST
4054-14-43-0684	209 WESLEY ST
4054-14-43-0784	211 WESLEY ST
4054-14-43-0883	213 WESLEY ST
4054-14-43-0983	215 WESLEY ST
4054-14-33-9849	103 PRESSLEY DR
4054-14-33-8940	105 PRESSLEY DR
4054-14-33-7918	107 PRESSLEY DR
4054-14-33-7837	113 PRESSLEY DR
4054-14-33-9703	115 PRESSLEY DR
4054-14-44-1106	219 WESLEY ST
4054-14-44-0067	100 PRESSLEY DR
4054-14-34-9104	102 PRESSLEY DR
4054-14-34-8117	104 PRESSLEY DR
4054-14-34-7220	106 PRESSLEY DR
4054-14-34-4281	108 PRESSLEY DR
4054-14-34-3301	217 STEPHENS RD
4054-14-33-4999	112 PRESSLEY DR
4054-14-33-5829	114 PRESSLEY DR
4054-14-33-6800	118 PRESSLEY DR
4054-14-33-7734	120 PRESSLEY DR
4054-14-33-4625	1381 TIGER BLVD
4054-14-33-5436	1387 TIGER BLVD
4054-14-33-2882	
4054-14-33-0772	1363 TIGER BLVD
4054-14-33-2928	212 STEPHENS RD
4054-14-34-1078	214 STEPHENS RD
4054-14-34-1231	216 STEPHENS RD
4054-14-34-0354	220 STEPHENS RD
4054-14-24-8578	
4054-14-34-0398	222 STEPHENS RD
4054-14-34-0463	226 STEPHENS RD
4054-14-34-0438	228 STEPHENS RD
4054-14-34-0513	230 STEPHENS RD

4054-14-24-9690	232 STEPHENS RD
4054-14-24-9666	236 STEPHENS RD
4054-14-24-8827	255 STEPHENS RD
4054-14-24-8798	
4054-14-34-0735	255 STEPHENS RD
4054-14-34-0950	253 STEPHENS RD
4054-14-34-2940	
4054-14-34-2744	251 STEPHENS RD
4054-14-34-2613	229 STEPHENS RD
4054-14-34-2527	227 STEPHENS RD
4054-14-34-2532	225 STEPHENS RD
4054-14-34-2457	223 STEPHENS RD
4054-14-34-2480	219 STEPHENS RD

Owner Name

Drp Clemson LLC

[Tiger Boulevard LLC](#)

Acre Wall Street LLC

521 College Ave Partners LLC

Sunbelt Management Co

Johnson David R Trustee

[Bridwell James Robin Jr](#)

[Pd Holdings LLC](#)

2m Holdings LLC

[Keowee Trail LLC](#)

[Keowee Trail LLC](#)

[Keowee Trail LLC](#)

[Keowee Trail LLC](#)

[Keowee Trail LLC](#)

[Keowee Trail LLC](#)

Do It Now Seneca LLC

Lakeview Apts Co

[Jsci Gamble Lots LLC](#)

[Jsci Gamble Lots LLC](#)

Young Shawn S

Mccall Ethel

Lebear Enterprises

Prince Othealor W III

White Marguerite F

Davidson Thwanda L

Novak Vojtech

[Jsci Gamble Lots LLC](#)

[Jsci Gamble Lots LLC](#)

Opf Rentals LLC

Montgomery Sylveter E

[Nicoya LLC](#)

[Black Bryant S Jr](#)

[Williams Bradley L](#)

[Austin Carolyn](#)

[Ballentine Sara N Trustee](#)

Wellington Properties LLC

Bennett Mary Ann

Williams Byrd Estate

Walker Annie B

Walker Elsie I

Wilson Roger Darrell II

Keasler Mary Frances

Bennett Philisa
[Lackey Brett R](#)
[Lackey Curtis S](#)
[Clemson Realty Co Inc](#)
Bruce Bernice
[Steadman Todd](#)
Young Johnnie Mae
[Gamble Jason](#)
[Mcdonald Seth](#)
Cannon Macie W
Geer Floyd
[Amw Group LLC](#)
Galloway Linda Jackson
Moran Alexandria
Gautam Makrand
Church Abel Baptist
Banneker Lodge 137 F A Masons
[Church Golden View Bapt](#)
[Jackson Ella Jane](#)
[Jackson Ella Jane](#)
O Reilly Automotive Stores Inc
[Gantt Ronald](#)
[Gantt Ronald](#)
[Gantt Ronald](#)
[Littlejohn Gertrude](#)
[Gantt Ronald](#)
[Gantt Ronald](#)
[Gantt Ronald](#)
[Jackson-Garner Adrian](#)
[Jackson-Garner Adrian](#)
[King Dorothy](#)
Singleton Dorothy R C/O Betty Well
Oglesby Julian Wade
Oglesby Jessica
Oglesby Matthew
[Clemson City Of](#)
[King Dorothy](#)
[Collective Clemson LI LLC](#)
White Ivan
[Jordan Derrick](#)
Rpm Real Estate LLC
[Jordan Derrick R](#)
[Jordan Derrick R](#)

[Jsci Burke Property LLC](#)

[Jsci Burke Property LLC](#)

[Jsci Burke Property LLC](#)

[Jsci Burke Property LLC](#)

[Jsci Burke Property LLC](#)

Burke Nathan

Burke Vickie Freeman

[Jsci Burke Property LLC](#)

[Jsci Burke Property LLC](#)

[Chavis Alvin Miguel](#)

Norman Shawn V

[Jordan Derrick R](#)

[Webb Tininka M](#)

[Webb Tininka M](#)

Norman Julian

Arthur Emma T

[Tribble James](#)

[Lewis Angela D](#)

Williams Alvin M Jr

[Gordon Patricia Ann](#)

[Gordon Patricia Ann](#)

Boggs Luther W

[Preston O C](#)

[Moore Frances G](#)

Gamble Annette

Estate Of Mildred J Benson

Pickens Ethel

Essex Properties LLC

Grubbs R George Jr

[Calhoun Development LLC](#)

[Preston O C](#)

Thompson Landon

[Hp Residential Properties LLC](#)

Brooks Toby

Young Jacquelin T

Young Tamara

Mattison Mamie

[Krisanarungson Pantrika](#)

Jones Dianne

Galloway Linda F

Walton Trent Avery Sr Trsutee

[Webb Linda V](#)

[Webb Shalanda](#)

Boswell Adam L
Fryar Paul N
[Singleton Hobie](#)
Williams Edith Gamble
Williams Brenda Denise
2g Homes LLC
[Crumpton Tony](#)
[Clemson University](#)
[Young Kimberly N L](#)
Young Pamela Francell
2111 Packard LLC
Vandiver Sheree W
Keasler Lysander E
The Entrust Group Inc Fbo Joh Artf
[Kelley Kimberly](#)
[Thompson Michelle M](#)
[Hp Residential Properties LLC](#)
[Singleton Hobie](#)
Hawthorne Beatrice H Le
Young Henry P
[Robinson Lamarcus](#)
[Duke Energy Corporation](#)
[Jsi Clemson LLC](#)
Boggs Cemetary
Mathieu Danielle M
Jones Adam F
Hane John Bell
[Hane John B](#)
[Bilinski Brandon](#)
Thompson Michelle Moore Trustee
[The City Of Clemson](#)
Mize Jordan C
Moore John William
Boatwright Valerie Ann
Elbrecht Benjamin
[Henderson Ruth Ann J](#)
[Henderson Ruth Ann J](#)
[Henderson Ruth Ann J](#)
Inman Veronica C
[Edwards John Robert Trustee](#)
[Bilinski Brandon K](#)
[The City Of Clemson](#)
Williamson Timothy

Jesup LLC

[Bilinski Brandon Trustee](#)

Heintze Christopher

Hilley Austin L

Burton Westbank LLC C/O Doyle C

[Bowen Harriette C](#)

[Bowen Harriette C](#)

Ttl LLC

King Louie Bryan Jr

[Martin Nicholas T](#)

[Kishan Tigers LLC](#)

[Feemster Robert Ensley Sr](#)

Lee Brent Maclay

Calvin Benjamin B

[Bilinski Brandon Trustee](#)

Roberts Brian G

[Bilinski Brandon Trustee](#)

[Lee Robert Edmond](#)

[Crosspoint Church Clemson](#)

[Chen Thomas C S](#)

[Feemster Robert E](#)

Robinson Marc Allyn

[Bilinski Brandon Trustee](#)

[R&R Properties Of York LLC](#)

Patel Ballubhai

Woody Kelsie

[Parcae Properties LLC](#)

[Missel And Company LLC](#)

Carter Cheryl G

Cook Abbey K

Radheshyam Enterprises LLC

Radhekishan Inc

Kishan Gopal LLC

[Kishan Tigers LLC](#)

[Kishan Tigers LLC](#)

Reese Dupree Mattie R

Tiger Heaven LLC

Arthur-Banning Skye G

[Green Jack M li](#)

Wyant Kathy M

Robinson Kiara Jana

Rosario Edwin

Everett Jamie N

Phillips Melissa C/O Pickens Co Ha

Bradley Sandra C/O Pickens Co Ha

[Spencer David](#)

[Clemson City Of](#)

[Spencer David](#)

Knotts Eric M Jr

[Spencer David](#)

Mack Mildred O

Williams Woaquina N C/O Habitat F

Easler Christopher

Gardner Kenna

Quesada Rebecca

Good Tabitha Lynn

Owner Address	Assessed Value 2024
137 Folger St., Clemson, SC 296310000	\$108,350
Po Box 268385, Weston, FL 33326	\$62,290
3715 Northside Pkway Building 400 Suite 515, Atlanta, GA 30327	\$32,470
24 Cleveland St., Greenville, SC 29601	\$45,060
Po Box 507, Sumter, SC 29151	\$34,800
P.O. Box 1150, McCall, ID 83638	\$84,670
1021 Summit Dr., Greenville, SC 20609	\$34,070
401 Vardry St., Greenville, SC 29601	\$24,050
1 Hitching Post Ln., Greenville, SC 29615	\$24,060
145 Thomas Green Blvd Ste 203, Clemson, SC 29631	\$14,120
145 Thomas Green Blvd Ste 203, Clemson, SC 29631	\$4,500
145 Thomas Green Blvd Ste 203, Clemson, SC 29631	\$17,840
145 Thomas Green Blvd Ste 203, Clemson, SC 29631	\$32,100
145 Thomas Green Blvd Ste 203, Clemson, SC 29631	\$25,650
145 Thomas Green Blvd Ste 203, Clemson, SC 29631	\$16,690
206 Fairview Cove Rd., Seneca, SC 29672	\$22,090
235 Keowee Tr Apt 15, Clemson, SC 296310000	\$40,950
1639 Earls Bridge Road Easley, SC 29640	\$1,080
1639 Earls Bridge Road Easley, SC 29640	\$960
109 Rollingwood St Central, SC 29630	\$1,580
706 Riverside Dr Apt 10a New York, NY 100313133	\$3,810
Po Box 111 Clemson, SC 296330111	\$1,200
116 Curtis Cir Clemson, SC 296310000	\$5,600
114 Curtis Cir Clemson, SC 296311232	\$1,620
15078 Beacon Ridge Dr Seneca, SC 296781368	\$2,760
110 Curtis Cir Clemson, SC 296310000	\$2,940
1639 Earls Bridge Road Easley, SC 29640	\$600
1639 Earls Bridge Road Easley, SC 29640	\$840
3679 Falcon Wy Brea, CA 928230000	\$4,330
113 Curtis Cir Clemson, SC 29631	\$4,450
Po Box 231 Clemson, SC 29633	\$50
513 Spring Forest Dr Central, SC 296300000	\$3,590
119 Curtis Cir Clemson, SC 29631	\$320
Po Box 383 Clemson, SC 296310000	\$3,000
231 Camelot Rd Clemson, SC 296310000	\$3,570
521 Central Ave Summerville, SC 294830000	\$4,140
129 Curtis Cir Clemson, SC 296311231	\$1,920
Po Box 742 Clemson, SC 29633	\$960
118 Curtis Cir Clemson, SC 296311232	\$1,520
120 Curtis Circle Clemson, SC 29631	\$1,840
214 Gilstrap Rd Liberty, SC 296570000	\$3,350
124 Curtis Cir Clemson, SC 296310000	\$4,780

126 Curtis Cir Clemson, SC 29631	\$1,900
128 Curtis Cir Clemson, SC 29631	\$2,350
139 Turnberry Rd Anderson, SC 296210000	\$480
Po Box 231 Clemson, SC 29633	\$480
134 Curtis Cir Clemson, SC 296311232	\$4,020
99 Blue Ridge Clemson, SC 29631	\$320
138 Curtis Cir Clemson, SC 296311232	\$1,760
102 Grace Street Clemson, SC 296310000	\$3,700
110 Cardinal Dr Clemson, SC 296310000	\$2,000
146 Curtis Cir Clemson, SC 296311232	\$950
148 Curtis Cir Clemson, SC 296310000	\$660
504 Steamboat Ct Simpsonville, SC 296810000	\$2,750
138 Abel Rd Clemson, SC 29631	\$2,160
104 Pinnacle Pt Dr Seneca, SC 296720000	\$2,090
301 Augusta St Ste 100 Greenville, SC 296010000	\$12,300
Abel Rd Clemson, SC 29631	\$0
Abel Rd Clemson, SC 29631	\$0
Abel Rd Clemson, SC 29631	\$0
Po Box 405 Clemson, SC 29633	\$5,930
Po Box 405 Clemson, SC 29633	\$5,210
Po Box 9167 Springfield, MO 658019167	\$103,050
161 Abel Rd Clemson, SC 296310000	\$3,600
161 Abel Rd Clemson, SC 296310000	\$4,990
161 Abel Rd Clemson, SC 296310000	\$1,200
Po Box 646 Clemson, SC 29633	\$6,140
161 Abel Rd Clemson, SC 296310000	\$1,800
161 Abel Rd Clemson, SC 296310000	\$5,140
161 Abel Rd Clemson, SC 296310000	\$4,800
133 Raven Lane Clemson, SC 29631	\$2,000
133 Raven Lane Clemson, SC 29631	\$4,760
Po Box 921 Clemson, SC 29631	\$5,500
Po Box 88 Norris, SC 29667	\$3,600
111 Abel Rd Clemson, SC 296310000	\$7,220
133 Abel Road Clemson, SC 29631	\$1,490
Po Box 27 Central, SC 29630	\$480
Po Box 1566 Clemson, SC 296331566	\$0
Po Box 921 Clemson, SC 29631	\$1,690
280 Park Ave 36th Floor New York, NY 100170000	\$15,600
Po Box 1383 Clemson, SC 29633	\$2,630
629 Old Greenville Hwy Clemson, SC 29631	\$700
635 Old Greenville Hwy Clemson, SC 29631	\$46,120
629 Old Greenville Hwy Clemson, SC 29631	\$7,170
629 Old Greenville Hwy Clemson, SC 29631	\$300

1639 Earls Bridge Road Easley, SC 29640	\$830
1639 Earls Bridge Road Easley, SC 29640	\$460
1639 Earls Bridge Road Easley, SC 29640	\$350
1639 Earls Bridge Road Easley, SC 29640	\$3,000
1639 Earls Bridge Road Easley, SC 29640	\$7,440
Po Box 1297 Clemson, SC 296330000	\$3,330
Po Box 1297 Clemson, SC 29633	\$1,970
1639 Earls Bridge Road Easley, SC 29640	\$3,000
1639 Earls Bridge Road Easley, SC 29640	\$2,250
104 Lincoln Dr Clemson, SC 296310000	\$2,700
106 Lincoln Dr Clemson, SC 296310000	\$1,730
629 Old Greenville Hwy Clemson, SC 29631	\$1,320
889 Coach House Ct Rock Hill, SC 29730	\$600
889 Coach House Ct Rock Hill, SC 29730	\$660
112 Lincoln Dr Clemson, SC 296311141	\$720
114 Lincoln Dr Clemson, SC 296311141	\$1,340
118 Lincoln Dr Clemson, SC 296311141	\$550
531 Watkins Street Central, SC 29630	\$3,300
2314 Old Williamston Rd Anderson, SC 296210000	\$1,690
Po Box 1386 Clemson, SC 296330000	\$940
407 Woods Lake Rd Apt 209 Greenville, SC 296070000	\$2,390
211 Coolbrook Dr Greenville, SC 296051407	\$3,900
Po Box 742 Clemson, SC 29633	\$550
220 Summey St Clemson, SC 29631	\$4,400
218 Summey St Clemson, SC 29631	\$4,920
5045 Longview Walk Decatur, GA 300350000	\$6,430
211 Coolbrook Dr Greenville, SC 296050000	\$2,560
551 Old Greenville Hwy Clemson, SC 29631	\$41,110
201 Brookgreen Dr Anderson, SC 29625	\$13,450
Po Box 451 Clemson, SC 296330000	\$15,020
Po Box 742 Clemson, SC 29633	\$720
146 Queens Mill Ct Pendleton, SC 296700000	\$1,440
272 Waterstone Dr West Union, SC 296960000	\$11,050
9401 Nw 15th St Plantation, FL 333220000	\$2,010
102 Young Dr Clemson, SC 296310000	\$400
Po Box 653 Central, SC 296300653	\$3,160
216 West Ln Clemson, SC 296311235	\$1,190
1220 Crenshaw St Pendleton, SC 296700000	\$2,040
204 Summey St Clemson, SC 29631	\$0
202 Summey St Clemson, SC 296310000	\$6,200
Po Box 1852 Fayetteville, AR 727020000	\$7,090
116 Cambridge Dr Clemson, SC 296310000	\$600
108 Hawthorn St Clemson, SC 29631	\$490

900 Old Williamston Road Piedmont, SC 29673	\$1,070
Po Box 15023 Greenville, SC 296310000	\$1,000
117 Primrose Ln Carneys Point, NJ 80692245	\$5,020
122 Hawthorne St Clemson, SC 29631	\$1,540
124 Hawthorne St Clemson, SC 296311139	\$550
105 Pebble Creek Way Taylors, SC 29687000	\$570
112 Riggs Dr Clemson, SC 29631	\$780
College Ave Clemson, SC 29631	\$0
1010 Latimer Rd Anderson, SC 29625	\$600
125 Hawthorne St Clemson, SC 29631	\$600
525 Muirfield Dr Atlantis, FL 334620000	\$506,590
105 Hawthorne St Clemson, SC 29631	\$1,020
134 Goldman St Clemson, SC 29631	\$960
555 12th St Ste 900 Oakland, CA 946070000	\$8,680
104 Summey St Clemson, SC 296310000	\$6,180
602 Ridgecrest Dr Clemson, SC 296310000	\$5,320
272 Waterstone Dr West Union, SC 29696	\$6,940
117 Primrose Ln Carneys Point, NJ 80692245	\$1,190
1212 Silverthorne Rd Baltimore, MD 212390000	\$6,100
127 Hawthorne Street Clemson, SC 29631	\$400
152 Goldman St Clemson, SC 296300000	\$300
422 S Church St Charlotte, NC 282420001	\$0
Po Box 699 Fountain Inn, SC 29644	\$60
Fabrica St Clemson, SC 29631	\$0
100 Fabrica St Clemson, SC 29631	\$4,300
102 Fabrica St Clemson, SC 296310000	\$8,000
1410 Ellison Rd Columbia, SC 29206	\$7,360
4500 Nandine Drive Columbia, SC 292060000	\$8,940
108 Fabrica St Clemson, SC 29631	\$14,540
602 Ridgecrest Dr Clemson, SC 2963	\$4,660
1250 Tiger Blvd Ste 1 Clemson, SC 29631	\$0
118 Fabrica St Clemson, SC 296310000	\$13,880
118 Fabrica St Clemson, SC 296310000	\$10,000
120 Fabrica St Clemson, SC 296310000	\$9,520
122 Fabrica St Clemson, SC 296310000	\$9,770
220 Wesley St Clemson, SC 296312627	\$5,464
220 Wesley St Clemson, SC 296312627	\$2,890
220 Wesley St Clemson, SC 296312627	\$7,540
121 Bennett St Greenville, SC 29601	\$4,850
17 Sumner St Greenville, SC 296010000	\$3,640
349 Banks St San Francisco, CA 94110	\$7,340
1250 Tiger Blvd Ste 1 Clemson, SC 29631	\$0
290 Friendship Valley Rd Seneca, SC 29678	\$6,640

856 Gold Hill Rd Ste 110 Fort Mill, SC 297080000	\$15,010
349 Banks St San Francisco, CA 941100000	\$5,710
204 Wesley St Clemson, SC 29631	\$3,970
202 Wesley St Clemson, SC 296310000	\$4,480
510 Lonesome Pine Trl Seneca, SC 296784520	\$4,630
335 Carybell Ln Alpharetta, GA 300046367	\$2,210
2300 Cortelyon Rd Charlotte, NC 282110000	\$1,730
415 Hwy 28 By-Pass Anderson, SC 296250000	\$54,000
112 Blossom Ct Easley, SC 29642	\$5,750
207 Wesley St Clemson, SC 296310000	\$5,700
1387 Tiger Blvd Clemson, SC 296310000	\$8,950
211 Wesley St Clemson, SC 296310000	\$6,440
213 Wesley St Clemson, SC 296310000	\$4,330
215 Wesley Street Clemson, SC 29631	\$4,180
349 Banks St San Francisco, CA 941100000	\$6,000
115 Pressley Dr Apt 1 Clemson, SC 29631	\$7,090
349 Banks St San Francisco, CA 941100000	\$7,720
113 Pressley Dr Clemson, SC 29631	\$490
Po Box 826 Clemson, SC 296330000	\$10,750
5683 Seville Lane Stone Mnt, GA 30087	\$6,080
211 Wesley St Clemson, SC 29631	\$4,810
102 Pressley Dr Clemson, SC 296310000	\$8,240
349 Banks St San Francisco, CA 941100000	\$6,450
5263 Harmony Church Rd Edgemoor, SC 297120000	\$6,650
108 Pressley Dr Clemson, SC 29631	\$6,680
136 Sylvan Vista Dr Auburn, CA 956030000	\$7,150
3623 Andover Way Seneca, SC 296720000	\$14,580
203b Church St Clemson, SC 296310000	\$14,280
121 Laverne Ln Hedgesville, WV 254270000	\$9,750
120 Pressley Dr Clemson, SC 296310000	\$7,600
1387 Tiger Blvd Clemson, SC 29631	\$256,930
1387 Tiger Blvd Clemson, SC 29631	\$68,400
1387 Tiger Blvd Clemson, SC 29631	\$2,700
1387 Tiger Blvd Clemson, SC 29631	\$6,600
1387 Tiger Blvd Clemson, SC 29631	\$1,920
214 Stephens Rd Clemson, SC 296310000	\$3,050
634 Ne Main St Unit 421 Simpsonville, SC 296810000	\$8,400
202 Woodland Cir Pendleton, SC 296700000	\$6,150
2530 Six Mile Hwy Central, SC 296300000	\$1,500
222 Stephens Rd Clemson, SC 296310000	\$4,000
226 Stephens Rd Clemson, SC 296310000	\$6,520
743 Issaqueena Trl Apt 35 Central, SC 296300000	\$9,080
230 Stephens Rd Clemson, SC 296310000	\$9,080

232 Stephens Rd Clemson, SC 296310000	\$3,610
Po Box 412 Clemson, SC 29633	\$3,910
2117 Earls Bridge Road Easley, SC 29640	\$20
Po Box 1566 Clemson, SC 296331566	\$0
2117 Earls Bridge Road Easley, SC 29640	\$20
253 Stephens Rd Clemson, SC 29631	\$0
2117 Earls Bridge Road Easley, SC 29640	\$900
251 Stephens Rd Clemson, SC 29631	\$1,920
Po Box 412 Clemson, SC 29633	\$6,150
203 Red Bird Ln Landrum, SC 293560000	\$13,500
229 Hillendale Way Pelzer, SC 296690000	\$7,620
223 Stephens Rd Clemson, SC 29631	\$4,860
219 Stephens Road Clemson, SC 296310000	\$5,720
	\$2,501,684



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)

Consider awarding the North Sloan Parking Improvements Project to Foothills Contracting Service LLC. for \$155,640.01 with a contingency not to exceed \$15,000.00

Agenda Item Detail: (expand as necessary for clarification)

The North Sloan Parking Improvement Project was advertised on August 1st 2024. Bids were publicly opened and read aloud on August 22, 2024. Bidders had two opportunities to attend a required pre-bid meeting on August 7th, 2024 or August 13th, 2024.

The Project includes the construction of 10 parallel parking spacing, and 9 perpendicular spaces in an underutilized portion of Sloan St. The ADA access at the intersection of Sloan St. & Edgewood is also improved, and a traffic calming choker is proposed within the Limits of Disturbance of the project.

The project has had two neighborhood meetings with the residents of Sloan & Shorecrest and is the same project that has been discussed at the EDAC for the past year.

The project received a total no bidders, a quote was requested from Foothills Contracting Service LLC (see attached bid tab).

BID SHEET					
Item	Description	Qty	Unit	Unit Price	Total
1	Mobilization	LS	1	\$ 11,500.00	\$ 11,500.00
2	Traffic Control	LS	1	\$ 9,000.00	\$ 9,000.00
Holly Drainage Improvement Project					
Item	Description	Qty	Unit	Unit Price	Total
3	Demolition	LS	1	\$ 25,700.00	\$ 25,700.00
4	Tree Protection	LS	1	\$ 0.01	\$ 0.01
5	4" Sidewalk	SY	80	\$ 135.00	\$ 10,800.00
6	Detectable Warning Surfaces 2'x4'	Each	3	\$ 400.00	\$ 1,200.00
7	18" Curb & Gutter	LF	231	\$ 65.00	\$ 15,015.00
8	12" Ribbon Curb	LF	220	\$ 45.00	\$ 9,900.00
9	Concrete Flume	SY	14	\$ 200.00	\$ 2,800.00
10	Asphalt replacement patch	SY	345	\$ 75.00	\$ 25,875.00
11	Concrete Curb Stop	Each	9	\$ 250.00	\$ 2,250.00
12	Signage Package (exc. RFFB)	LS	1	\$ 6,500.00	\$ 6,500.00
13	RFFB solar package	LS	1	\$ 22,000.00	\$ 22,000.00
14	Pavement Marking	LS	1	\$ 3,500.00	\$ 3,500.00
15	Guard Rail	LF	80	\$ 120.00	\$ 9,600.00
Total Bid Base Bid:				\$	155,640.01
Total Bid Amount Written Out:		One Hundred Eighty Thousand One Hundred Thirty Five Dollars 1/100			

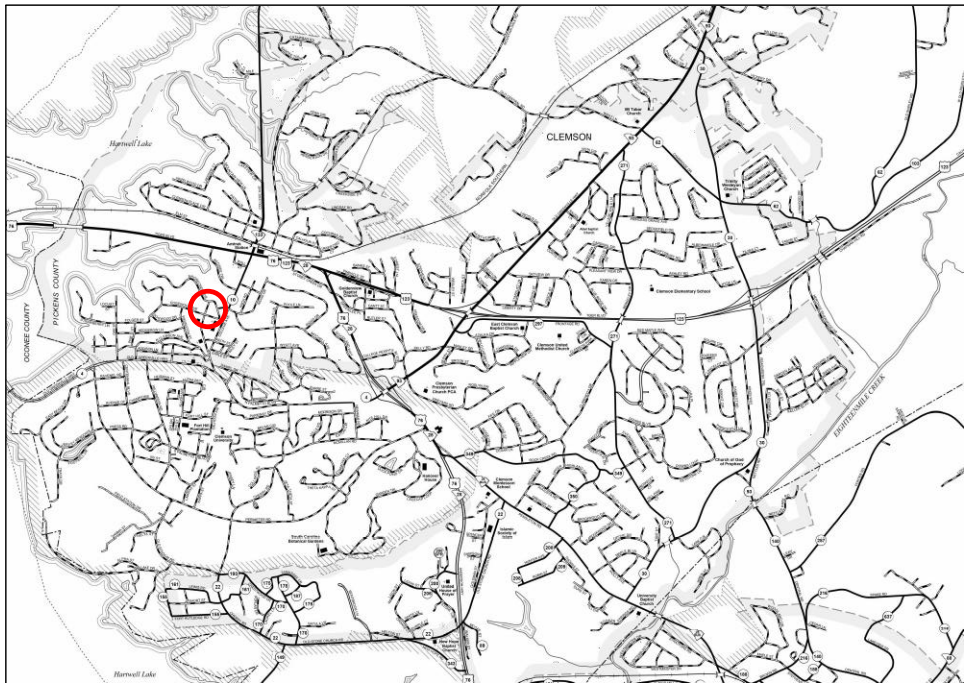
2) IN SUBMITTING THIS Bid, the Bidder understands that the right is reserved by the City of Clemson to reject any and all Bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within forty-five (45) days after the opening thereof, or at any time thereafter, before this bid is withdrawn, the undersigned agrees to execute and deliver an agreement in the prescribed form and furnish the required bond within ten (10) days after the agreement is presented to him for signature.

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMOLITION
4	FINAL SITE PLAN
5	STRIPING & SIGNAGE
6A-6B	DETAILS
7	SIGNAGE SCHEDULE
8A-8B	Crosswalk Signage and SCDOT Post Detail

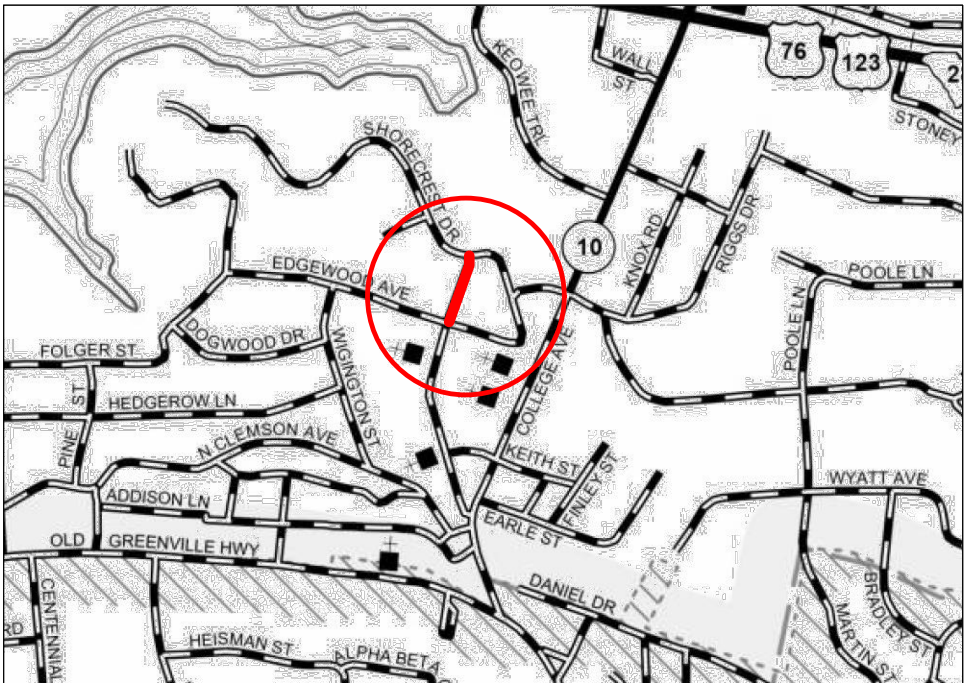


PLAN PREPARER CERTIFICATION	
"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."	
	NAME: <u>Nathan Hinkle</u> TITLE: <u>City Engineer</u> DATE: <u>7.31.2024</u>

NORTH SLOAN PARKING IMPROVEMENT PROJECT 2024



CITY OF CLEMSON MAP
NTS



PROJECT LOCATION
NTS

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA

CALL 811

SOUTH CAROLINA 811 (SC811)
WWW.SC811.COM
ALL UTILITIES MAY NOT BE A MEMBER OF SC811

PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF REMOVAL AND REPLACEMENT OF ASPHALT, INSTALLATION OF PARKING CURBS, CURB & GUTTER, ADA PEDESTRIAN CURB RAMPS, SIGNAGE, ROAD PAVEMENT MARKINGS AND TRAFFIC CONTROL TO INSTALL 24 PARKING SPACES ALONG SLOAN ST.
 THE PROJECT ALSO INCLUDES MINOR GRADING, AND MINOR UTILITY RELOCATION/ADJUSTMENTS.

PROJECT INFORMATION:
 ADDRESS :: 300 SLOAN ST
 CLEMSON, SC 29631

SITE AREA: N/A
DISTURBED AREA: N/A

CUT/FILL CALCULATIONS: N/A

OWNER/DEVELOPER:
 CITY OF CLEMSON ENGINEERING DEPT
 1250 TIGER BLVD. SUITE 5
 CLEMSON SC, 29631
 (864) 624 - 1127

INTERNAL FUNDING INFORMATION
FISCAL YEAR: 2024/25
GENERAL FUND ACCOUNT:
PROJECT NUMBER:
DESIGNED FOR: CITY OF CLEMSON PARKING



Page 2		
		
		
Sloan Street Employee Parking		Existing Conditions
		
DATE	VERSION: 1.0	DESIGNED BY: NWH
1:50		
PLOT DATE: 7/30/2024	DRAWN BY: NWH	



Page 3

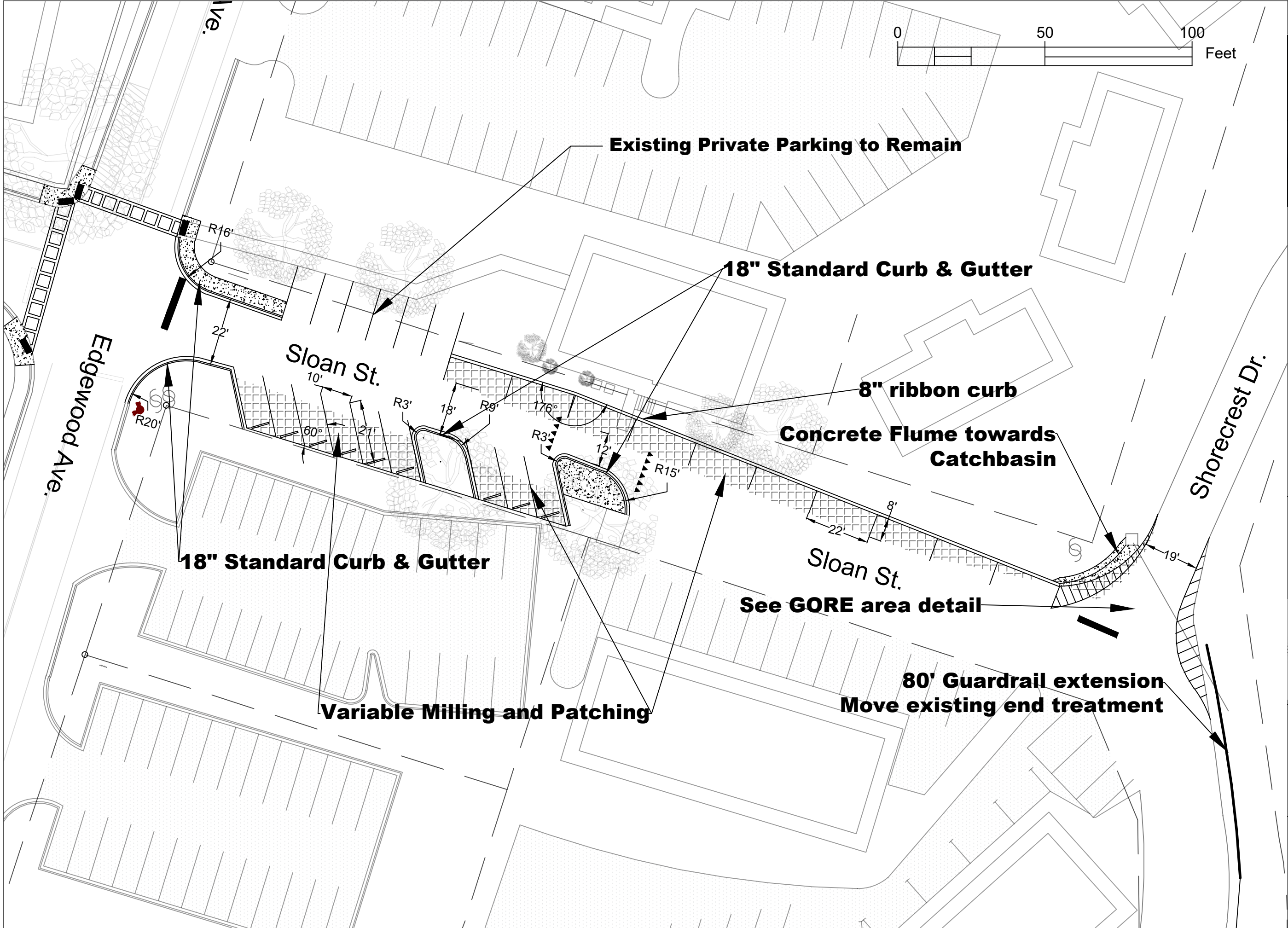


Sloan Street Employee Parking

Demolition



DATE	VERSION: 1.0	DESIGNED BY: NWH	PLOT DATE: 7/30/2024
1:50			
DRAWN BY: NWH			

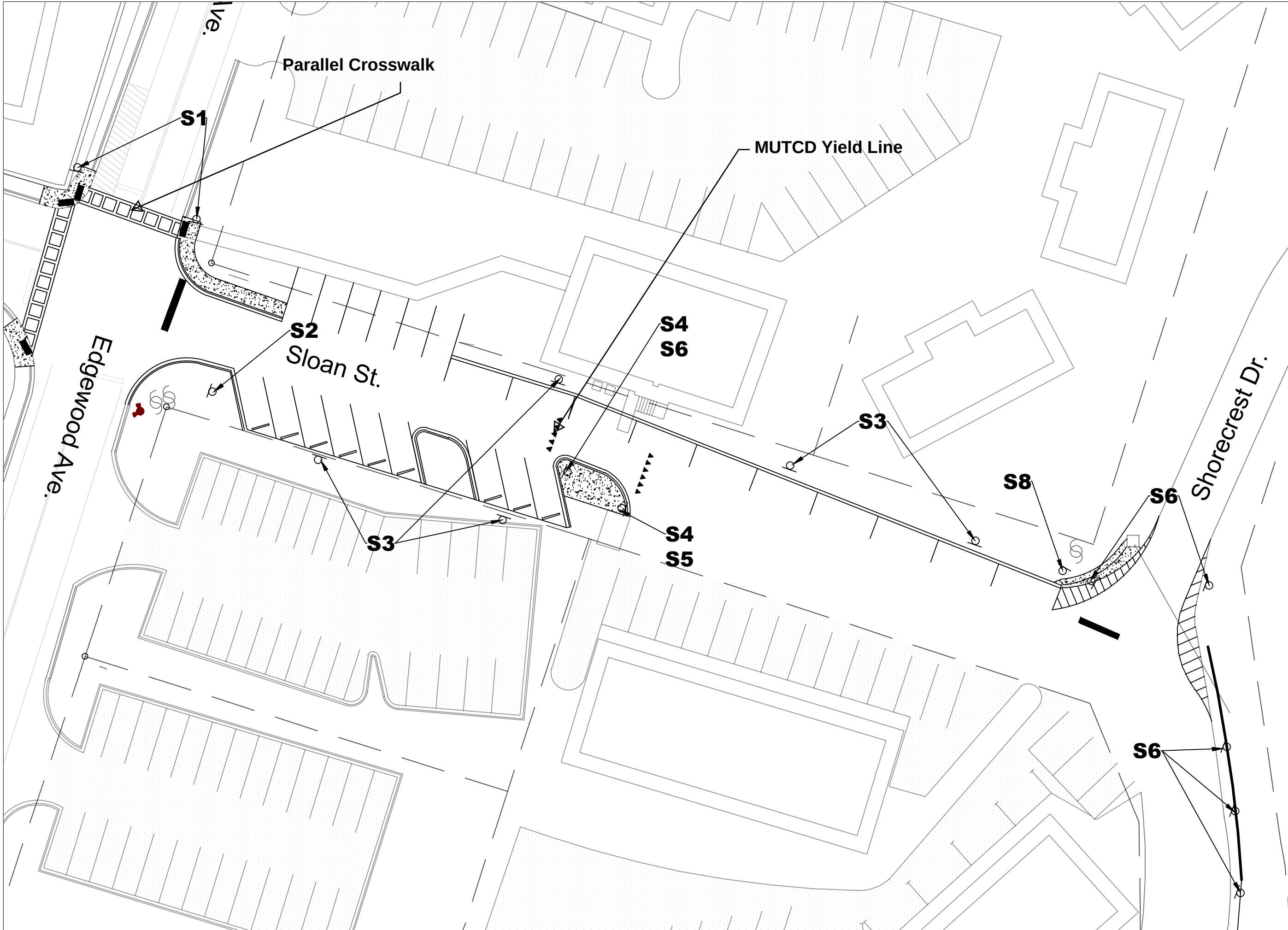


Sloan Street Employee Parking

Final Site Plan



DATE	VERSION: 2.0	DESIGNED BY: NWH	PLOT DATE: 7/30/2024
1:50			DRAWN BY: NWH



Sloan Street Employee Parking

Signage and Stripping



DATE	VERSION: 1.0	DESIGNED BY: NWH	PLOT DATE: 7/30/2024
1:50		DRAWN BY: NWH	



Sloan Street Employee Parking

Details



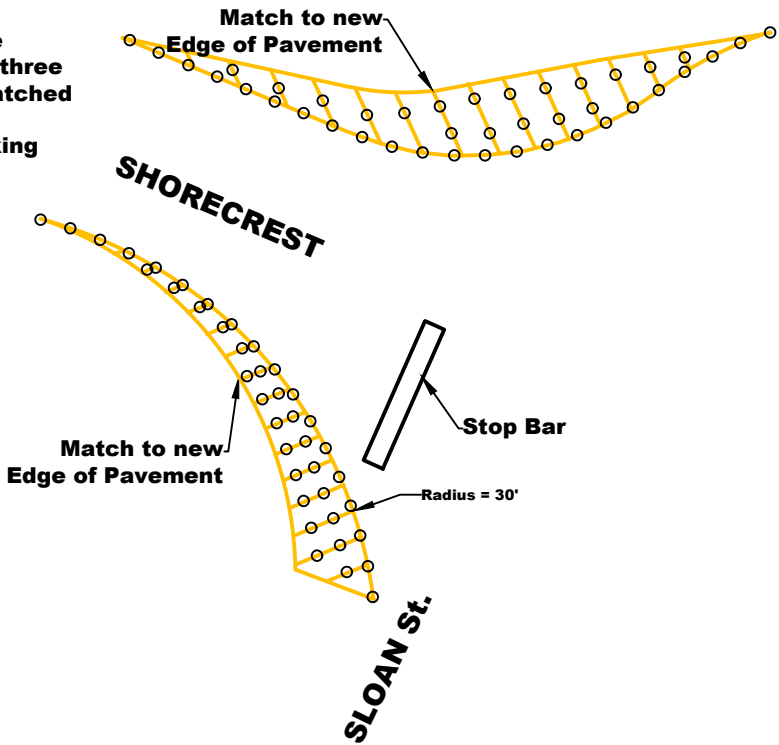
VERSION: 1.0

DESIGNED BY: NWH

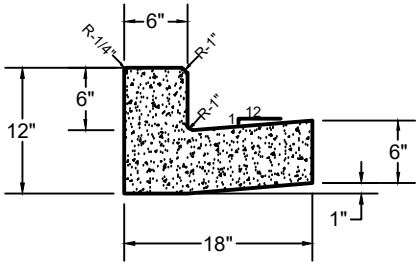
PLOT DATE: 7/30/2024DRAWN BY: NWH

GORE Area Detail

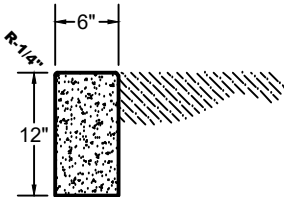
○ -RPM
Raised Pavement
Maker
RPM's are to be
installed every three
(3) FT, color matched
to
pavement marking



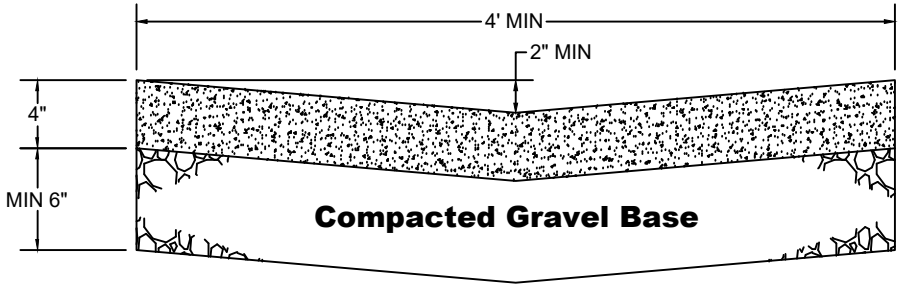
Concrete 18" Standard Curb Detail



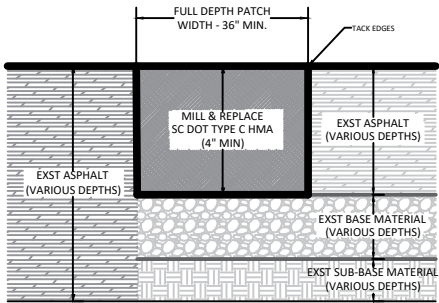
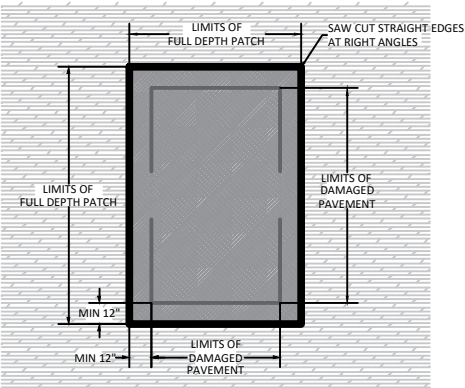
Concrete Ribbon Curb Detail



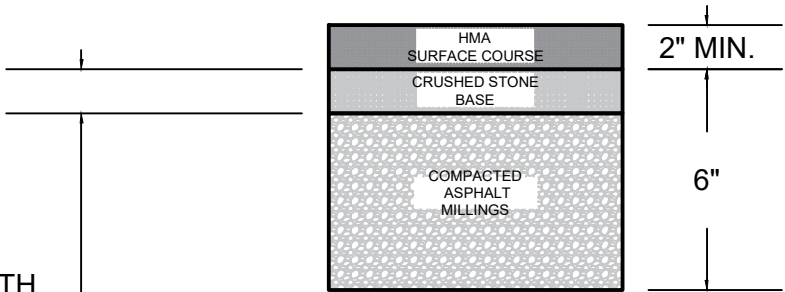
Concrete Flume Detail



Patching Detail



VARIABLE DEPTH
AS NECESSARY



NOTE: COMPACTED STONE BASE ONLY
REQUIRED IN EVENT DEPTH OF ASPHALT
MILLINGS DOES NOT MEET MINIMUM PAVING
CROSS-SECTION REQUIREMENTS

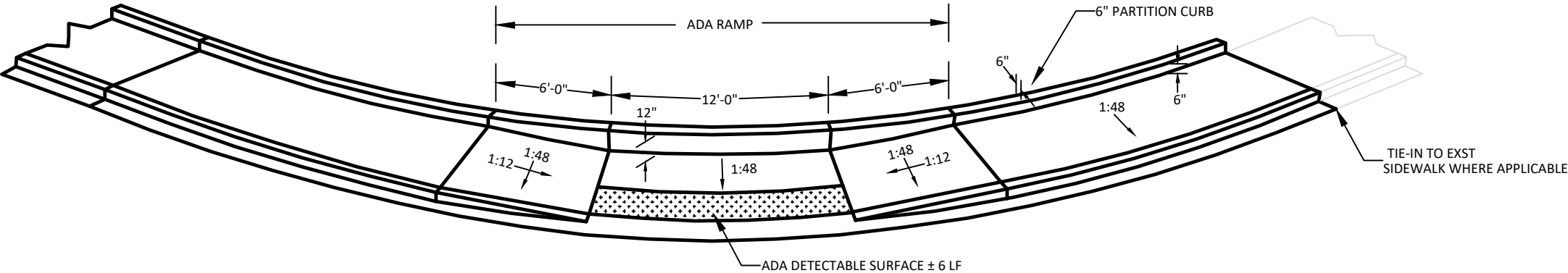
MILL-IN-PLACE PAVING DETAIL



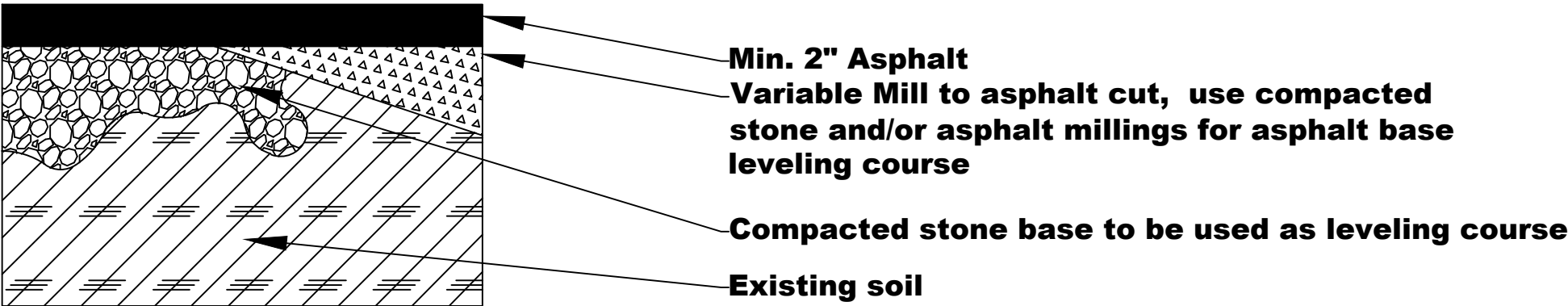
Sloan Street Employee Parking

Details

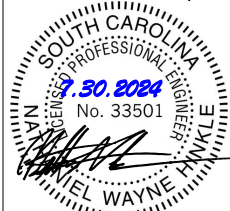
ADA Ramp Detail



Variable Milling Patching in tree dense areas



- Existing Soils:**
- If the soils are located within the tree protection zone, no compaction should happen
 - If soils are located outside of tree protection zone, existing soils should be compacted to 90% proctor.
 - City Horticulturist will define tree protection zone during pre-construction meeting



DATE	VERSION: 1.0	DESIGNED BY: NWH	PLOT DATE: 7/30/2024
NTS			

S1



W11-2 w W16-7

S2



W5-1

S3

Employee Parking Signs
to be provided by City of
Clemson

S4



R1-2

S5



R4-2

S6



R1-2a

S7



R8-3

S8



36"x36", MUTCD
Retroreflective requirements
must be met



Sloan Street Employee Parking

Signage Schedule



VERSION: 1.0

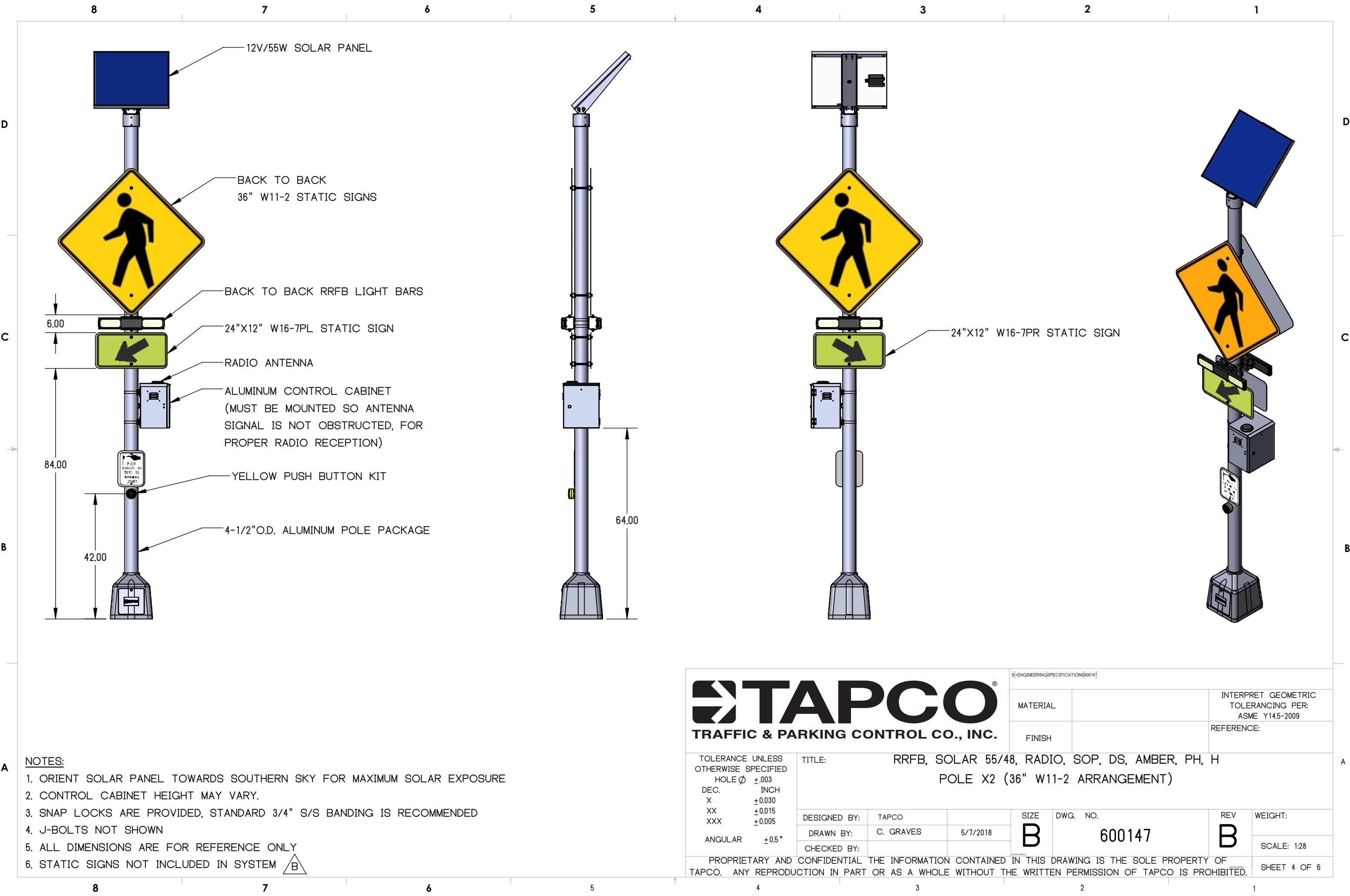
DESIGNED BY: NWH

DRAWN BY: NWH

DATE

NTS

PLOT DATE: 7/30/2024



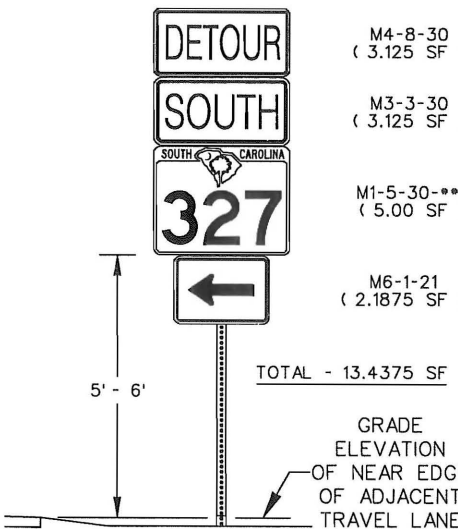
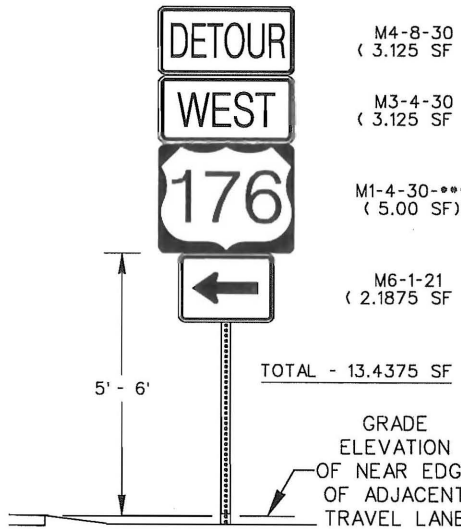
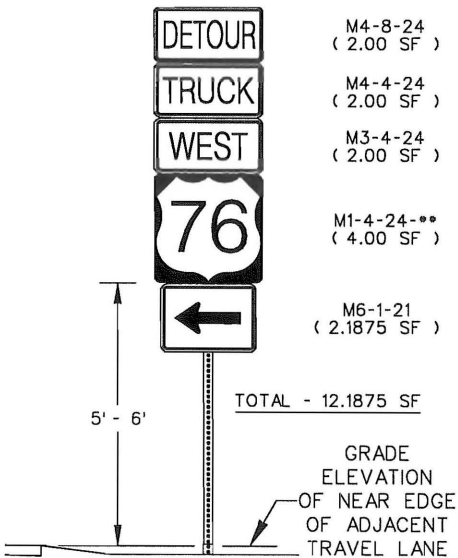
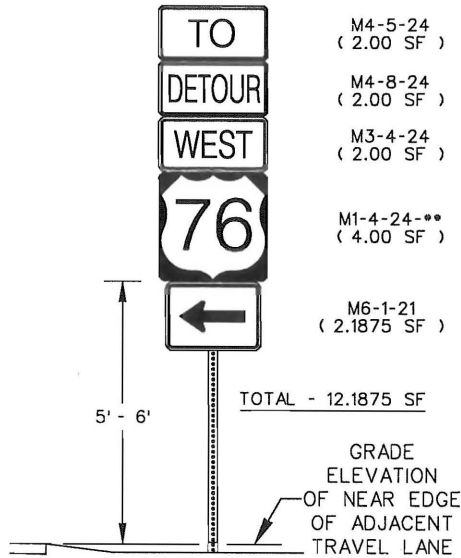
- NOTES:**
1. ORIENT SOLAR PANEL TOWARDS SOUTHERN SKY FOR MAXIMUM SOLAR EXPOSURE
 2. CONTROL CABINET HEIGHT MAY VARY.
 3. SNAP LOCKS ARE PROVIDED, STANDARD 3/4" S/S BANDING IS RECOMMENDED
 4. J-BOLTS NOT SHOWN
 5. ALL DIMENSIONS ARE FOR REFERENCE ONLY
 6. STATIC SIGNS NOT INCLUDED IN SYSTEM

TAPCO
TRAFFIC & PARKING CONTROL CO., INC.

TOLERANCE UNLESS OTHERWISE SPECIFIED HOLE Ø ±.003 DEC. INCH X ±0.030 XX ±0.015 XXX ±0.005 ANGULAR ±0.5°	TITLE: RRFB, SOLAR 55/48, RADIO, SOP, DS, AMBER, PH, H POLE X2 (36" W11-2 ARRANGEMENT)											
	DESIGNED BY:		TAPCO				SIZE	DWG. NO.		REV	WEIGHT:	
	DRAWN BY:		C. GRAVES		5/7/2018		B	600147		B		
	CHECKED BY:										SCALE: 1:28	
PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TAPCO. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TAPCO IS PROHIBITED.												SHEET 4 OF 6

SINGLE POST SIGN ASSEMBLY
14 SQUARE FEET OR LESS

2" x 2" 12 GAUGE SIGN SUPPORT
SECURED TO A
2 1/4" x 2 1/4" 12 GAUGE GROUND SUPPORT

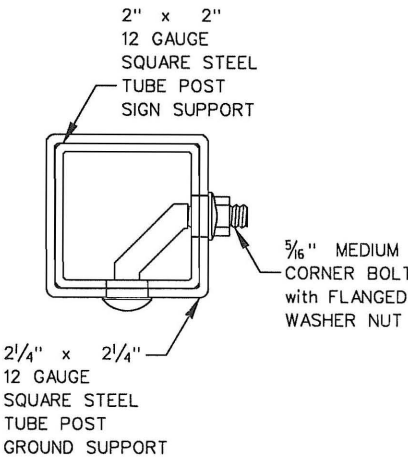


THE TOTAL SQUARE FOOTAGE OF SIGN PANELS ATTACHED TO A SINGLE 2" x 2" 12 GAUGE SIGN SUPPORT SECURED TO A 2 1/4" x 2 1/4" 12 GAUGE GROUND SUPPORT SHALL NOT EXCEED 14 SQUARE FEET. THESE SIGN ASSEMBLY ILLUSTRATIONS ARE TYPICAL APPLICATIONS PROVIDED FOR INFORMATION TO ILLUSTRATE SQUARE FOOTAGE TOTALS FOR THESE TYPES OF SIGN ASSEMBLY INSTALLATIONS.

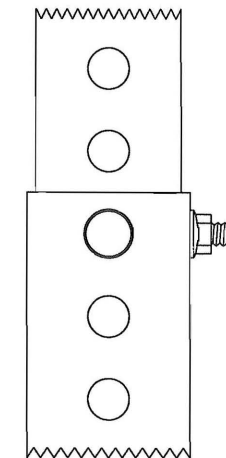
SPECIAL NOTE:
THE MINIMUM MOUNTING HEIGHT FOR GROUND MOUNTD GUIDE SIGN ASSEMBLIES, INCLUDING DETOUR SIGN ASSEMBLIES, WITH MULTIPLE SIGN PANELS IS 5' FROM THE GROUND TO THE BOTTOM OF THE ROUTE SIGN OR THE DETOUR SIGN PANEL (M4-9) UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT. THE MINIMUM MOUNTING HEIGHT FOR ALL OTHER SIGNS SHALL REMAIN 7' UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT.

SIGN SUPPORT
ATTACHMENT
TO
GROUND SUPPORT

TOP VIEW



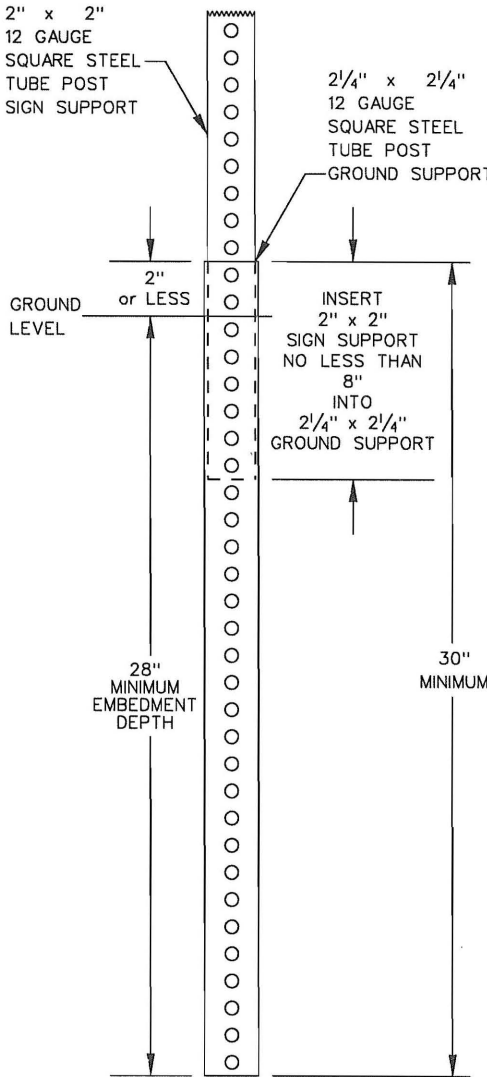
ELEVATION VIEW



SECURE THE SQUARE STEEL TUBE POST SIGN SUPPORT TO THE SQUARE STEEL TUBE POST GROUND SUPPORT WITH A 5/16" MEDIUM CORNER BOLT AND FLANGED WASHER NUT.

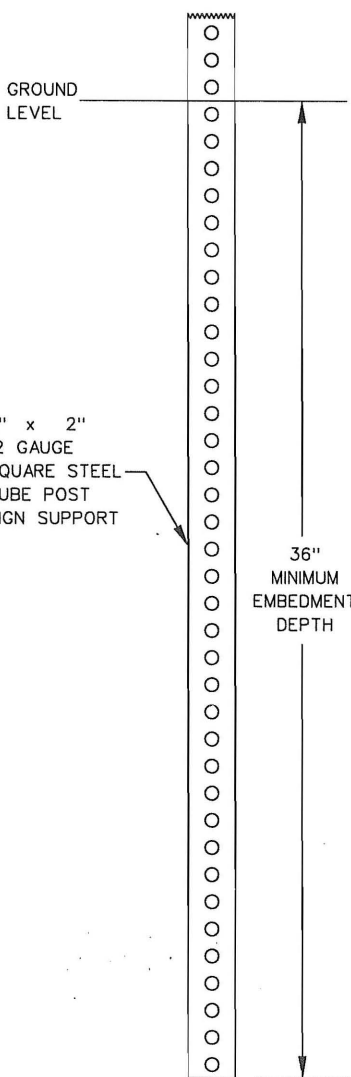
SINGLE POST
BREAKAWAY
ANCHOR
FOR
SIGN PANELS
14 SQUARE
FEET OR LESS

2 1/4" x 2 1/4"
12 GAUGE GROUND SUPPORT



28" MINIMUM EMBEDMENT OF THE 2 1/4" x 2 1/4" 12 GAUGE SQUARE STEEL TUBE POST GROUND SUPPORT IS REQUIRED.

SINGLE POST
DIRECT
EMBEDMENT
FOR
SIGN PANELS
14 SQUARE
FEET OR LESS



36" MINIMUM EMBEDMENT OF A SQUARE STEEL TUBE POST SIGN SUPPORT IS REQUIRED FOR A DIRECT EMBEDMENT INSTALLATION.

REFERENCES

WORK ZONE TRAFFIC
CONTROL ENGINEER



SIGNATURE
8/2/12
DATE

6			
5			
4			
3			
2			
1	9-21-11	JCS	ELEVATION NOTE
0	2-1-11	JCS	NEW DRAWING
#	DATE	CHK	DESCRIPTION

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

WORK ZONE SIGNING
SQUARE TUBE POSTS
SINGLE POST
TYP. INSTALLATIONS
SIGN PANEL SQUARE
FOOTAGE OF 14
SQUARE FT. OR LESS

605-005-04
EFFECTIVE LETTING DATE JAN, 2013



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)

Consider awarding the 2024 Sanitary Sewer Replacement Project bid and bid alternate to Gar-Con Inc. for \$761,016.00 along with a contingency not to exceed \$25,000.00

Agenda Item Detail: (expand as necessary for clarification)

The 2024 Sanitary Sewer Replacement Project was advertised on August 15th, 2024. Bids were publicly opened and read aloud on September 12th, 2024. Bidders had one opportunity to attend a pre-bid meeting on August 27th.

The Project includes replacement and rehabilitation of approximately 2500 LF of 8" sewer through various means including direct replacement, pipe bursting, pipe lining and boring. The project also includes the replacement or rehabilitation of 14 sanitary sewer manholes. The project scope consists of the sewer lines along Hazelwood Dr., Lakeside court, Payne Ln. and Dove Circle.

The project received a total of 3 bidders, with the apparent low bid going to Gar-Con Inc. (see attached bid tab).

CITY OF CLEMSON		
2024 Sanitary Sewer Project BID TAB		
9/12/2024 Bid TAB - 2:00 PM		
Contractor	Base Bid Amount	Bid Alternate #1
GAR-CON	\$840,351 ⁰⁰	239,020 ⁰⁰



Nathan Hinkle



Benjie McGinn

2024 Sanitary Sewer Project					
Item No.	Description	Quantity	Unit	Unit Price	Total
Lake Side Ct., Payne Ln, Hazelwood Dr.					
1	mobilization	1	LS	\$53,500.00	\$53,500.00
2a - Line 1	8" PVC Sewer, 0'-6'	71	LF	\$245.00	\$17,395.00
3a - Line 1	Pipe Bursting	435	LF	\$185.00	\$80,475.00
4a - Line 1	New Manhole 3'-4'	1	Each	\$4,000.00	\$4,000.00
4b - Line 1	New Manhole 7'-8'	1	Each	\$4,400.00	\$4,400.00
4c - Line 1	New Manhole 12'-13'	1	Each	\$4,800.00	\$4,800.00
5a - Line 1	Manhole Rehabilitation 4'-5'	1	Each	\$3,200.00	\$3,200.00
6 - Line 2	Line & Clean Pipe	657	LF	\$58.00	\$38,106.00
5b - Line 2	Manhole Rehabilitation 4'-5'	3	Each	\$3,200.00	\$9,600.00
2b - Line 2	8" PVC Sewer, 0'-6'	70	LF	\$245.00	\$17,150.00
2c - Line 2	8" PVC Sewer 6'-8'	128	LF	\$250.00	\$32,000.00
4d - Line 2	New Manhole 6'-8'	1	Each	\$4,400.00	\$4,400.00
4e - Line 2	New Manhole 3'-4'	1	Each	\$4,000.00	\$4,000.00
7 - Line 3	Directional Boring	177	LF	\$120.00	\$21,240.00
2d - Line 3	8" PVC Sewer, 0'-6'	174	LF	\$245.00	\$42,630.00
3b - Line 3	Pipe Bursting	250	LF	\$185.00	\$46,250.00
2e - Line 3	8" PVC Sewer, 0'-6'	80	LF	\$245.00	\$19,600.00
2f - Line 3	8" PVC Sewer 6'-8'	107	LF	\$250.00	\$26,750.00
2g - Line 3	8" PVC Sewer 8'-10'	40	LF	\$260.00	\$10,400.00
2h - Line 3	8" PVC Sewer 10'-12'	20	LF	\$300.00	\$6,000.00
2i - Line 3	8" PVC Sewer 12'-14'	40	LF	\$350.00	\$14,000.00
4f - Line 3	New Manhole 3'-4'	2	Each	\$4,000.00	\$8,000.00
4g - Line 3	New Manhole 6'-7'	1	Each	\$4,400.00	\$4,400.00
4h - Line 3	New Manhole 13'-14'	1	Each	\$5,000.00	\$5,000.00
8 - Line 3	Pavement Repair	290	LF	\$50.00	\$14,500.00
9	Erosion Control	1	LS	\$5,400.00	\$5,400.00
				sub total	\$497,196.00
Dove Circle					
2j	8" PVC Sewer, 0'-6'	929	LF	\$245.00	\$227,605.00
2k	8" PVC Sewer 6'-8'	363	LF	\$250.00	\$90,750.00
2c	Alt Pipe Bursting	1292	LF	\$185.00	\$239,020.00
4c	New Manhole 3'-4'	2	Each	\$4,000.00	\$8,000.00
4d	New Manhole 4'-6'	2	Each	\$4,000.00	\$8,000.00
4e	New Manhole 6'-8'	2	Each	\$4,400.00	\$8,800.00
				Open Cut Sub Total	\$343,155.00
				Pipe Bursting sub Total	\$263,820.00
				Project Total	\$761,016.00



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)

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF PICKENS)

LAW ENFORCEMENT
ASSISTANCE AND SUPPORT AGREEMENT

This agreement is made and entered into this 19th day of September, 2024, by and between the **LIBERTY POLICE DEPARTMENT** and the **CLEMSON POLICE DEPARTMENT**.

WHEREAS, as amended on June 3, 2016, South Carolina Code Ann. Section 23-20-10, et seq., provides for contractual agreements between and among state, county, municipal, and local law enforcement agencies for the proper and prudent exercise of public safety functions, which include traditional public safety activities that are performed over a specified time;

WHEREAS, the **LIBERTY POLICE DEPARTMENT** desires to enter into such an agreement with the **CLEMSON POLICE DEPARTMENT** for the purposes of securing to each other the benefits of mutual aid in the event of natural disaster, disorder, special events, emergency situations, and any other law enforcement activities;

WHEREAS, the purpose of this Agreement is to define the scope of such mutual aid and the responsibilities of the parties; and

WHEREAS, during these activities, it is possible that law enforcement officers will respond to, become involved with, and/or deal with emergency situations, civil disorders, arrests, natural or manmade disasters, pursuits of criminal suspects, location of missing persons, criminal investigations, and/or any other matter handled by law enforcement, and the requesting agency desires replying agency's officers to have lawful authority and jurisdiction to respond to, become involved with, and/or deal with these or any other situations which may arise during the presence of responding agency's officers in the requesting agency's jurisdiction.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, it is the intent of the parties to share jurisdiction under this written agreement to the fullest extent permitted under South Carolina law, and it is further agreed as follows:

1. VESTING OF AUTHORITY AND JURISDICTION

To the fullest extent permitted by the Constitution and the statutes of this State, officers assigned under the agreement shall be vested with authority, jurisdiction, rights, immunities, and privileges outside his resident jurisdiction for the purpose of investigation, arrest, or any other activity related to the criminal activity for which the agreement is drawn. This agreement is in no way intended to affect any other multi-jurisdictional agreement(s) that may exist between the agencies. The assistance to be rendered pursuant to this Agreement shall solely involve responding law enforcement officers from one party's jurisdiction to the other. When so responding, such law enforcement officers shall have all powers and authorities of law enforcement officers employed by the requesting jurisdiction. However, local ordinances adopted by a responding party's jurisdiction shall not be deemed extended into areas of operation that are located outside the geopolitical territorial limits of that party.

2. REQUEST FOR ASSISTANCE

The responding law enforcement officers may be requested in response to any public safety function across jurisdictional lines, such as multijurisdictional task forces, criminal investigations, patrol services, crowd control, traffic control and safety, and other emergency service situations. Assistance provided in this agreement includes but not limited to:

- A. Emergency Situations;
- B. Civil Disorders;
- C. Natural or Manmade Disasters;
- D. Mass Processing of Arrests;
- E. Transporting of Prisoners;
- F. Operating Temporary Detention Facilities & Housing Inmates;
- G. Arrests;
- H. Pursuits of Criminal Suspects;
- I. Location of Missing Persons;
- J. Traffic control and Safety;
- K. Criminal Investigations;
- L. Search and Seizure; or
- M. Any Other Matter Handled by Law Enforcement for that Particular Jurisdiction.

3. PRIMARY RESPONSIBILITY

It is agreed and understood that the primary responsibility of the parties to this Agreement is to provide law enforcement services within the geographical boundaries of their respective jurisdictions. Therefore, it is agreed that the law enforcement agency whose assistance is requested shall be the sole judge as to whether or not it can respond and to what extent it can comply with the request for assistance from the other agency.

4. PROCEDURE FOR REQUESTING LAW ENFORCEMENT ASSISTANCE

- A. Request. Only the Chief Law Enforcement Officer of each jurisdiction (or his/her designee), may request assistance from the other Chief Law Enforcement Officer. This request shall include a description of the situation creating the need for assistance, the specific aid needed, the approximate number of law enforcement officers requested, the location to which law enforcement personnel are to be dispatched, and the officer in charge of such location.
- B. Reply. A reply to any request for assistance shall only be made by the Chief Law Enforcement Officer of the requested department (or his/her designee). If the request is granted, the requesting law enforcement agency shall be immediately informed of the number of law enforcement officers to respond.

- C. **Officer in Charge.** The responding law enforcement officers shall report to the officer in charge of the requesting law enforcement agency at the designated location and shall be subject to the lawful orders and commands of that officer. The responding law enforcement officer shall exert their best efforts to cooperate with and aid the requesting law enforcement agency. The responding law enforcement officers shall be responsible at all times for acting within the policies and procedures set forth in the policy and procedure manual of the law enforcement agency by which they are regularly employed. The responding law enforcement officers shall exert their best efforts to cooperate with and aid the requesting law enforcement agency.
- D. **Release.** The responding law enforcement officers shall be released by the officer in charge when their services are no longer required or when they are needed to respond to a situation within the geographic boundaries of their own jurisdiction; provided, however, the responding law enforcement officers shall use their best efforts to complete the requested service prior to being released.

5. **PERSONNEL, COSTS AND RECORDS**

Except as otherwise agreed among the parties, each party shall maintain control over its personnel. Except as otherwise provided herein, each party shall bear its own costs incurred in the performance of its obligations hereunder and shall keep its own personnel and other usual records as to its assigned officers.

Any and all records of law enforcement activities conducted pursuant to this Agreement shall be the property of and maintained by the agency conducting the activity, including any incident reports, citations, photographs, or other images captured on any photographic or digital media. Nothing contained herein prohibits or precludes any participating agency from making or maintaining a copy of any such referenced above.

6. **REQUEST FOR INFORMATION PURSUANT TO THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT:**

Upon receipt, each agency participating in this Agreement must respond to requests for information pursuant to the South Carolina Freedom of Information Act.

7. **COMPENSATION**

This Agreement shall in no manner affect or reduce the compensation, pension, or retirement rights of any responding officer. Except as otherwise agreed, each party shall bear its own costs and expenses incurred in complying with this Agreement.

8. **INSURANCE**

Each party shall maintain such insurance coverage for general liability, workers' compensation, and other such coverage as may be required by law or deemed advisable by individual parties.

9. EMPLOYMENT STATUS

Nothing herein shall be construed or interpreted to imply that the law enforcement officers responding in accordance with this Agreement shall be the employees of the law enforcement agency requesting such assistance.

10. MODIFICATION OR AMENDMENT

This agreement shall not be modified, amended, or changed in any manner except upon express written consent of the parties to this agreement.

11. RESPONSIBILITY TO RESPECTIVE GOVERNING BODIES

Each party is responsible for any approval requirements to their respective governing body as may be required under South Carolina law.

12. SEVERABILITY

Should any part of this agreement be found to be unenforceable by any court or other competent authority, then the rest shall remain in full force and effect.

13. AMENDMENTS AND BINDING SUCCESSORS IN OFFICE

This agreement may be amended or modified only by written agreement of both parties. Each party agrees that any and all successors in interest to their office will be similarly bound by the terms of this agreement without necessitating execution of any amendment.

14. NO INDEMNIFICATION OR THIRD-PARTY RIGHTS

To the extent provided by law, the parties shall be solely responsible for the acts and omissions of their respective employees, officers, and officials and for any claims, lawsuits, and payment of damages that arise from the activities of their assigned officers. No right of indemnification is created by this agreement, and the parties expressly disclaim such. The provisions of this agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any rights or obligations in favor of any party or entity not a party to this agreement.

15. TERMINATION

This agreement shall be terminated at any time upon written notice to the other party to this agreement.

16. TERM AND RENEWAL

This agreement is effective as to each party at the date and time of signing and will automatically renew each anniversary date, year to year, and term to term unless a party exercises its right to terminate as further described herein.

17. USE OF EQUIPMENT AND FACILITIES

Each party shall be responsible for the maintenance of Its own equipment and shall be responsible for the procurement of facilities unless otherwise agreed upon by the parties.

IN WITNESS WHEREOF, these parties have set their hands and seals at the date set forth above.

LIBERTY POLICE DEPARTMENT:

BY: 
Victor Tetter, Interim Chief of Police

Date: 09/19/2024

CITY OF LIBERTY:

BY: 
Philip Trotter, City Administrator

Date: 9-19-24

CLEMSON POLICE DEPARTMENT:

BY: _____
Jorge Campos, Chief of Police

Date: _____

CITY OF CLEMSON:

BY: _____
Andy Blondeau, City Administrator

Date: _____

2024-R-03 Proposed Text Amendment (Front Setbacks and Parking Requirements)

Approved by Planning Commission - August 12, 2024 Public Hearing – October 7, 2024

This proposed text amendment contains several changes to commercial zoning standards. It eliminates the maximum front setback requirement for the CP-2 Community Business District, thereby allowing businesses more room for required landscaping, drive-through lanes, and other features located along the frontage; and, it enhances the opportunity for future commercial development situated near Lake Hartwell to locate parking and storage in the rear and orient the business toward the lakefront (it should be noted that all projects would still be subject to Board of Architectural Review approval). The proposal also allows for banquet facilities as a conditional use in the Commercial Mixed-Use (CM) District; and, it streamlines standards by combining certain sub-categories of retail operations in the use charts.

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

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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.	✓	✓	✗	✓	✓	✓	✓	✓	

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	-	-		

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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 ⁸	-	-	C	-	Endnote 8
	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