

1. Minutes

Documents:

[2024_01_16MINUTES.PDF](#)
[2024_01_11MINUTES.PDF](#)
[2024_01_10MINUTES.PDF](#)

2. Agenda

Documents:

[2024_02_05AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2024_02_05DUKECONVERSION.PDF](#)
[2024_02_05BOARD DIVERSITY.PDF](#)
[2024_02_05CDBG.PDF](#)
[2024_02_05POND COMPANY.PDF](#)
[HUB CLEMSON PRESENTATION - PLANNING COMMISSION MEETING 12-11-23 \(1\).PDF](#)
[PUD-000177-2023 NOTICE OF PUBLIC HEARING - NEWSPAPER AD \(1\).PDF](#)
[2024_02_05HOLIDAYS.PDF](#)
[2024_02_05HWY93REZONE.PDF](#)

Regular Council Meeting
January 16th, 2024
Council Chamber – Clemson City Hall

Call to Order: Mayor Robert Halfacre at 5:03 p.m.

Executive Session:

Council Member Ducworth made a motion, seconded by Council Member Brookover to enter into Executive Session to SC Code Section 30-4-70(a)(1). Vote on this motion was unanimous. After discussion motion was made, duly seconded and unanimously voted to exit Executive Session and return to the open session.

Following Executive Session, there was nothing to report.

Invocation and Pledge of Allegiance: Council Member Fulmer

Members present: Mayor Halfacre presiding, Council Members Boatwright, Brookover, Ducworth, Fulmer, and Smith.

Absent: Council Member Watt was absent for the executive session, but present for the Regular Meeting.

Notification emailed: January 12th to the Greenville News, the Journal, the Independent Mail, the Post and Courier, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF Channel 4, WSPA Channel 7 and Fox 21 TV News.

Oath of Office: Swearing in of Officer Felipe Cajeme

Proclamation: Clemson University National Champion Men's Soccer Team

Public Session: Mayor Pro Tem Alesia Smith presiding – MyCivic Comment from Stephanie Platt asking to please distribute city ordinances to landlords and apartment complexes so that tenants can be aware of them. City Administrator Andy Blondeau stated it will be posted on Conversations with Council Report card on how we make people aware.

Approval of Minutes: January 2nd, 2024 were approved as presented.

Reports/Discussion

Discuss the nomination process for black history month honorees – Council Member Smith discussed sending a link out so people from the community can be nominated. Mayor Halfacre discussed sending out a list of recent past recipients to Council.

Consider amending the Board and Commission membership requirements to include inclusive and representative language – Council Member Smith will work on ordinances for boards and commissions with City Administrator Blondeau. Council Member Ducworth mentioned the importance of the accountability of Council Members to help recruit members for boards and commissions. Council Member Watt discussed changing the application process so that people can apply for more than one board or commission. Mayor Halfacre discussed using a top 3 list for preferences and checking a box for all the boards and commissions they are interested in serving on. City Administrator Blondeau will begin overhauling all board and commission ordinances and bringing them back one by one for Council to review.

Report on Tourism marketing and the business passport program – Tourism and Community Events Coordinator Lauren Gamrat presented her report. She discussed the physical shopping passport soft launch.

The program ran from December 1st to January 12th, had wonderful feedback, and she is definitely going to run it again next year. She also obtained SCPRT Grant funding for billboards that will run January to June in Commerce, GA; Dillard, GA; and Clearwater, SC. A digital billboard was purchased on Highway 76 that will also run January to June to promote events. She has also worked on the Upcountry South Carolina Visitors guide and the 2024 Visit Clemson Visitors Guide in partnership with the Clemson Area Chamber of Commerce. Brian Lee Clemson Area Chamber of Commerce President presented about rowing. He said there are currently 18 colleges with 31 team's total. The 1st team will be here the 3rd week in February. Twelve Mile Park will be closed February 7th to March 31st for the rowing teams.

Staff Reports: City Engineer Nathan Hinkle gave an update on the DOT Quarterly meeting. He reported that City logos can now be placed on the pedestrian bridges. The signal pods on Highway 123 are now live for adaptive signaling. Old Cherry Rd and Highway 133 will both be repaired and repaved this summer. Municipal Clerk Jeremiah Jackson reminded Council of upcoming dates for PCMA on January 30th, HLAD on February 6th, and the ITGA Conference June 5th-7th.

Policy Action**Ordinances:**

Consider approving the 2nd reading of an Ordinance to amend the City Code Chapter 7 Finance - Sec. 5 Budgeting – Finance Director Leslie Wilder stated that there have been no changes since first reading. Council Member Smith made a motion, seconded by Council Member Fulmer to approve the 2nd reading of an Ordinance to amend the City Code Chapter 7 Finance -Sec. 5 Budgeting. Vote on this motion was unanimous.

Consider approving the 2nd reading of an Ordinance to amend the City Code Chapter 18 Traffic - Sec. 17 Violations; Sec. 18 Penalties for failure to comply with a traffic citation; Sec. 34 Metered and Leased Parking- Community and Economic Development Coordinator Lindsey Newton stated that there have been no changes since first reading. Council Member Watt made a motion, seconded by Council Member Boatwright to approve the 2nd reading of an Ordinance to amend the City Code Chapter 18 Traffic -Sec. 17 Violations; Sec. 18 Penalties for failure to comply with a traffic citation; Sec. 34 Metered and Leased Parking. Vote on this motion was unanimous.

Other Policy Action:

Consider a sponsorship request from Wreaths Across America- City Administrator Andy Blondeau presented the request. Council Member Brookover made a motion, seconded by Council Member Boatwright to approve a sponsorship request in the amount of \$1,020. Vote on this motion was unanimous.

Consider an amendment to the May 5th, 2023 LINK Strategic Partners Professional Services Contract- Mayor Halfacre recommended to delay this until after an upcoming zoom call with LINK. Council Members Brookover, Smith, and Watt volunteered to be on the zoom call.

Authorize the City Engineer to apply for the South Carolina Recreational Trail Program (SCRTP) Grant: and, commit to a minimum match of \$25,000.00 for the SCRTP Grant – City Engineer Nathan Hinkle stated this trail would be behind the baseball field at Ashley Dearing Park. Council Member Boatwright made a motion, seconded by Council Member Watt to authorize the City Engineer to apply for the South Carolina Recreational Trail Program (SCRTP) Grant and, commit to a minimum match of \$25,000.00 for the SCRTP Grant. Vote on this motion was unanimous.

Authorize Chief Campos to sign an agreement with the Phoenix Center for funding of the Fake ID Pilot Program- Chief Jorge Campos stated the money has to be spent in this fiscal year. The sub recipient of grant will be Amanda Davis with the Phoenix Center, and the City of Clemson would fall under that. This grant came from Covid supplement funds through the SC Department of Alcohol and Other Drug Abuse Services. If approved the grant would fund the project through June. Fifteen establishments will be a part of the pilot project. Council Member Smith asked about the requirements for the grant. Mrs. Davis stated they would need data sharing from the project. The retailers will also have to do retail training that lasts 4 hours, but the cost is free. Council Member Brookover made a motion, seconded by Council Member Boatwright to authorize Chief Campos to sign an agreement with the Phoenix Center for funding of the Fake ID Pilot Program. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Mayor reinforced attendance to PCMA if at all possible. He also thanked Sarah for flyers and said he has gotten good feedback.

Council Member Fulmer stated that 78 pickets were painted at the event on the January 6th. There are still 75 pickets to go.

Council Member Smith mentioned the \$750,000 CBDG grant for neighborhood improvements in the Abel community.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:31 p.m.

Respectfully submitted,

Jeremiah Jackson, MBL

Approved

By: _____
G. Robert Halfacre, Mayor

Special Called Council Meeting
January 11th, 2024
Council Chamber – Clemson City Hall

Call to Order: Mayor Robert Halfacre at 12:05 p.m.

Members present: Mayor Halfacre presiding, Council Members Brookover, Ducworth, Fulmer, Smith and Watt (Left during executive session for another meeting).

Absent: Council Member Boatwright

Notification emailed: January 9th to the Greenville News, the Journal, the Independent Mail, the Post and Courier, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF Channel 4, WSPA Channel 7 and Fox 21 TV News.

Other Policy Action:

Request a Public Hearing Date for PUD-000177-2023 (Hub Clemson at Abernathy Park) –Planning & Development Director Nathan Woods. The developer has requested a public hearing at 5pm February 5th. Updated plans will be submitted before the Public Hearing.

Staff Reports City Administrator Blondeau discussed with council setting the budget retreat on February 2nd at the Madren Center.

Executive Session:

Council Member Brookover made a motion, seconded by Council Member Fulmer to enter into Executive Session to Consider Appointments to City Boards and Commissions; Consider Proposed Economic Development Project; SC Code Section 30-4-70 (a)(1)(5). Vote on this motion was unanimous. After discussion a motion was made, duly seconded and unanimously voted to exit Executive Session and return to the open session.

Following Executive Session Council Member Brookover made a motion seconded by Council Member Fulmer to appoint Peter Matsko, Todd Howard, and Andrew Neptune to the Board of Architectural Review. Vote on the motion was unanimous.

Council Member Smith made a motion, seconded by Council Member Fulmer to appoint Anna Dukes, and Byron Leggett to the Economic Development Advisory Committee. Vote on this motion was unanimous.

Council Member Brookover made a motion, seconded by Council Member Fulmer to appoint Herb Tyler, Matt Corontzes, and Frederick Burton to the planning commission with Frederick Burton being appointed to the 1 year term to fill a recent vacancy. Vote on this motion was unanimous.

Council Member Fulmer made a motion, seconded by Council Member Brookover to appoint Kevin Dull, Lisa Robinson, Jacquie Myers, and Pablo Unda to the Police Advisory Board. Vote on this motion was unanimous.

There was nothing to report on the proposed economic development project.

Mayor-Council reports/comments/new business

Conversations with Council and the Spohn Ranch Clemson Park input session are both tonight.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 1:25 p.m.

Respectfully submitted,

Approved

Jeremiah Jackson, MBL

By: _____

G. Robert Halfacre, Mayor

Clemson City Council and Central Town Council
Special Called Meeting
Wednesday, January 10th, 2024 6:00 p.m.
Central Clemson Indoor Recreation Facility

Call to Order: Central Mayor Andrew Beckner at 6:00 p.m.

Members present: Central Mayor Beckner presiding, Council Members Bowers, Chapman, Dill, Griffin, Moss, and Peek. Clemson Mayor Halfacre and Council Member Fulmer

Media present: None

Notification emailed: January 9th, 2024 to the Greenville News, the Journal, the Independent Mail, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF Channel 4, WSPA Channel 7 and Fox 21 TV News.

Clemson City Council and the Central Town Council held a special called meeting to recognize several recent state champions: the Daniel High School Football Team, 2023 winners of the Class AAA State Football Championship; Peyton O'Brien, the 2023 Daniel High School Golf 3A State Champion; the 2023 Daniel High School Boys Soccer 3A State Champions; and the 2023 Daniel High School Marching Band 3A State Champions. Fred Paxton gave the introduction and Mayors Beckner and Halfacre presented certificates to each team member and their coaches.

Meeting adjourned at 7:20 p.m.

Respectfully submitted,

Approved

Jeremiah Jackson, MBL

By: _____
G. Robert Halfacre, Mayor



CITY OF Clemson SOUTH CAROLINA

**Agenda, Clemson City Council
February 5th, 2024
Council Chamber, Clemson City Hall**

5:00 p.m. Public Hearing- PUD-000177-2023 (Hub Clemson at Abernathy Park)

Immediately Following the Public Hearing * -Regular Council Meeting

Call To Order

Invocation and Pledge of Allegiance: Mayor Robert Halfacre

Recognition: Black History Month Honorees

Public Session: (3-minute limit per speaker)

Approval of Minutes: January 10th, 2024 (Special Called), January 11th, 2024 (Special Called), January 16th, 2024.

Reports/Discussion

- a.** Discuss the addition of Columbus Day and Veterans Day to the City's Holiday Policy
–Human Resources Director Tracy Taylor
- b.** Discuss a public hearing date for RZNE-000206-2023- Planning and Development
Director Nathan Woods
- c.** Discuss increasing the City's Duke Energy Overhead to Underground program
stipend- Deputy City Administrator Allison Gantte
- d.** Staff Reports

Policy Action (2-minute limit per speaker)

Ordinances

- a.** Consider 1st reading of an amendment to the board and commission enacting
ordinances to enhance equity and inclusion- Council Member Smith

Other Policy Items

- a.** Consider a Resolution Committing the city to Providing a Local match for the Abel
Community Sidewalk and Safety Enhancement Project in the amount of
\$270,364.00- Deputy City Administrator Allison Gantte
- b.** Authorize the City Engineer to enter into negotiations with Pond & Company for the
design of the Nettles Scenic Bikeway- City Engineer Nathan Hinkle

Mayor-Council reports/comments/new business

Adjourn



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

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

Agenda Item Detail: (expand as necessary for clarification)

What is the DUE Process?

Step One The homeowner submits a request for participation to the Assistant City Administrator.

Step Two If the homeowner meets the eligibility requirements, the Assistant City Administrator notifies Duke Energy of the request.

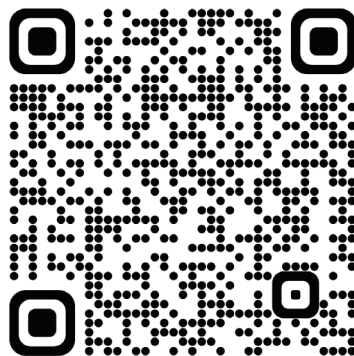
Step Three A representative from Duke Energy meets with the homeowner at the residence to determine the scope of the project (including identifying a suitable underground route, determining whether the meter base will need to be changed, etc.) and provides the homeowner with a cost estimate.

Step Four The homeowner decides whether to proceed and has 30 days to pay any additional cost over the allotted \$1,500 subsidy (if necessary).

Step Five Once the homeowner has met all applicable conditions, Duke Energy schedules and completes the service line burial work, switches over the power feed, and removes the associated overhead service line.

How Do I Sign Up?

To submit an online application, visit the City of Clemson website at clemsoncity.org and click the DUE logo or scan the QR code below.

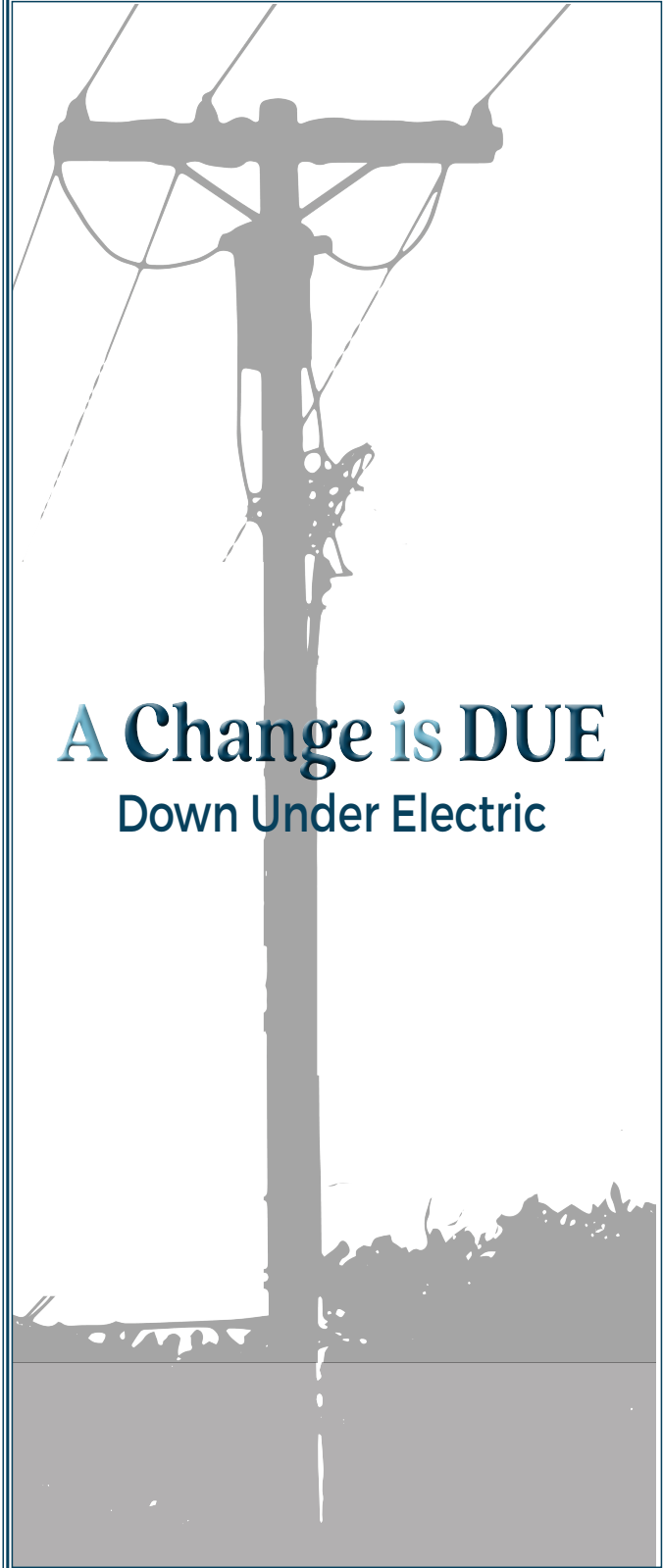


You can also submit the following information by mail or fax.

1. Your name
2. Your street address and zip code
3. Your phone number
4. Your email address
5. The address(es) of the residence(s) that you would like to have assessed

Where Do I Submit Mailed or Faxed Applications?

Allison Gantte
1250 Tiger Boulevard
Suite 1
Clemson, SC 29631
864.653.2032 (fax)
agantte@cityofclemson.org

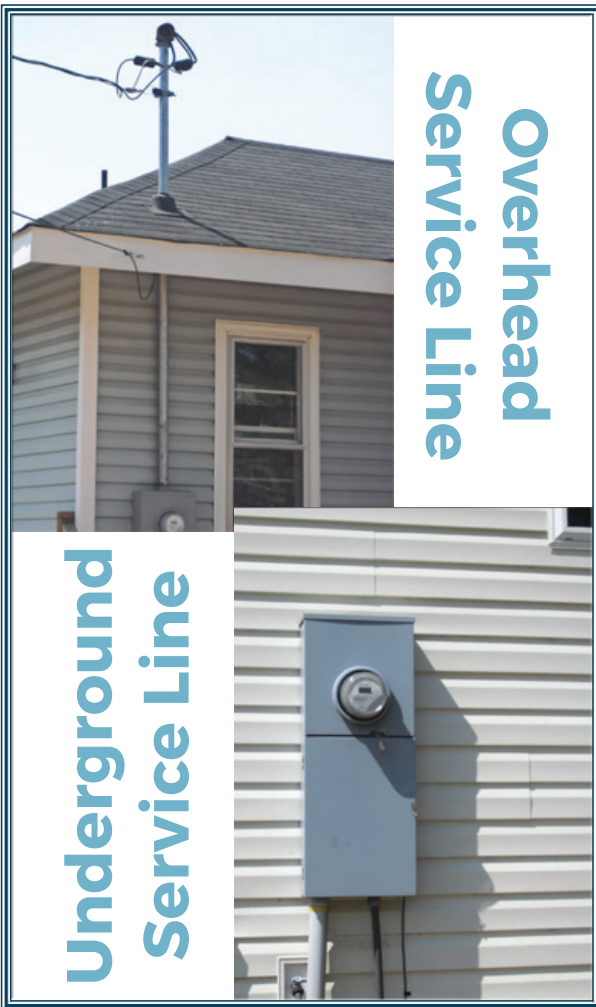
A grayscale background image of a utility pole with power lines stretching across the top of the frame. The pole is positioned on the right side, and the lines fan out towards the left.

A Change is DUE
Down Under Electric

Which Service Line Do I Have?

The service line is the lower voltage power line that runs from Duke Energy's pole to the meter base on the side of your home.

The Down Under Electric program only funds the conversion of overhead service lines in residential areas. Many of the power lines referred to as feeder lines will remain overhead.



What is DUE?

The City of Clemson is pleased to announce Down Under Electric (DUE), a residential service line conversion program. The program is available to all homeowners in the City of Clemson.

For each eligible residence, the program will pay up to \$1,500 toward the cost of converting the overhead service line to underground. If the total cost of the service line conversion exceeds the \$1,500 subsidy paid by the program, the homeowner must pay the remaining balance, in advance, before the work begins.

The total cost will vary from residence to residence and will depend on a number of factors. Homeowners will be notified of the total cost and any balance due and have 30 days to make a final decision.

Once the homeowner has met all conditions required for Duke Energy to begin the work, the project will be completed within 30 days.



Why Go Underground?



Between spring and summer storms and the occasionally winter snow and ice, Mother Nature has a way of bringing down trees. Inevitably, these trees - or just branches from trees - will fall onto power lines, causing outages. Decreasing the number of overhead lines will reduce the risk of power failure. With this reduced number of outages, the response time to those that do occur will be much faster, and getting power restored to everyone more quickly.





CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

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

Agenda Item Detail: (expand as necessary for clarification)

CITY OF CLEMSON, SOUTH CAROLINA

ORDINANCE #2024-[]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA, TO AMEND CHAPTER 2, ARTICLE II, DIVISION 1, SECTION 2-30 OF THE CODE OF ORDINANCES OF THE CITY OF CLEMSON, SOUTH CAROLINA (“CITY CODE”) REGARDING BOARDS, COMMITTEES, AND COMMISSIONS; AND TO PROVIDE FOR OTHER RELATED MATTERS.

WHEREAS, the City, by and through its City Council, is authorized and empowered to provide for the City’s internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 5-7-30 of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the City previously enacted Chapter 2: Administration, Article II: Governing Body, Division 1: Generally, Section 2-30 of the City Code regarding boards, committees, and commissions;

WHEREAS, the City desires to encourage and provide for diversity among the members of the City’s boards, committees, and commissions;

NOW, THEREFORE, BE IT ORDAINED by the City Council as follows:

Section 1. Amendment to City Code. Chapter 2: Administration, Article II: Governing Body, Division 1: Generally, Section 2-30 of the City Code, be and is hereby amended, as and if amended, by adding a second, unnumbered paragraph as follows:

City council should attempt to recruit inclusive and representative applicants for all boards, committees, and commissions, of the city regardless of how authorized or designated. City council reserves the right to make changes to the membership of the city’s boards, committees, and commissions to provide for equitable representation of the diversity of the community.

Section 2. General Repealer. Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

Section 3. Codification. The City shall codify the operative portion of Section 1 of this Ordinance in Chapter 2, Article II, Division 1, Section 2-30 of the City Code, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the City’s next, regular, re-codification.

Section 4. Effective Date. This Ordinance is effective immediately on second reading by the City Council.

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IT IS SO ORDAINED this the _____ day of _____, 2024.

ATTEST:

Jeremiah Jackson, City Clerk

G. Robert Halfacre, Mayor

First reading: _____, 2024

Second reading: _____, 2024



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

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

Agenda Item Detail: (expand as necessary for clarification)

CITY OF CLEMSON, SOUTH CAROLINA

RESOLUTION 2024-00__

RESOLUTION COMMITTING THE CITY OF CLEMSON TO PROVIDING A LOCAL MATCH FOR THE ABEL COMMUNITY SIDEWALK AND SAFETY ENHANCEMENT PROJECT WHICH HAS BEEN SELECTED BY SC DEPARTMENT OF COMMERCE TO RECEIVE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

WHEREAS, federal monies are available under the Community Development Block Grant, Community Enrichment program, managed by the SC Department of Commerce, for the purpose of creation of healthy and sustainable residential communities in low moderate income (LMI) areas; and

WHEREAS, The City of Clemson applied for and have received notice of award for the Abel Community Sidewalk and Safety Enhancement Project in the amount of \$750,000. The funds will be used to install sidewalk and additional safety enhancements in the Abel Community; and

WHEREAS, the City of Clemson must commit matching funds in the amount of \$270,364.00

NOW THEREFORE BE IT RESOLVED THAT, the City of Clemson commits funds in the amount \$270,364.00 to meet the matching commitment of the Community Development program along with any additional funds needed to complete the project and commit to sharing cost savings on a pro rata basis.

IT IS SO RESOLVED.

Dated this the ____ day of _____ 2024

CITY OF CLEMSON, SOUTH CAROLINA

(Seal)

By: _____

G. ROBERT HALFACRE, MAYOR

ATTEST:

Jeremiah Jackson, City Clerk



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

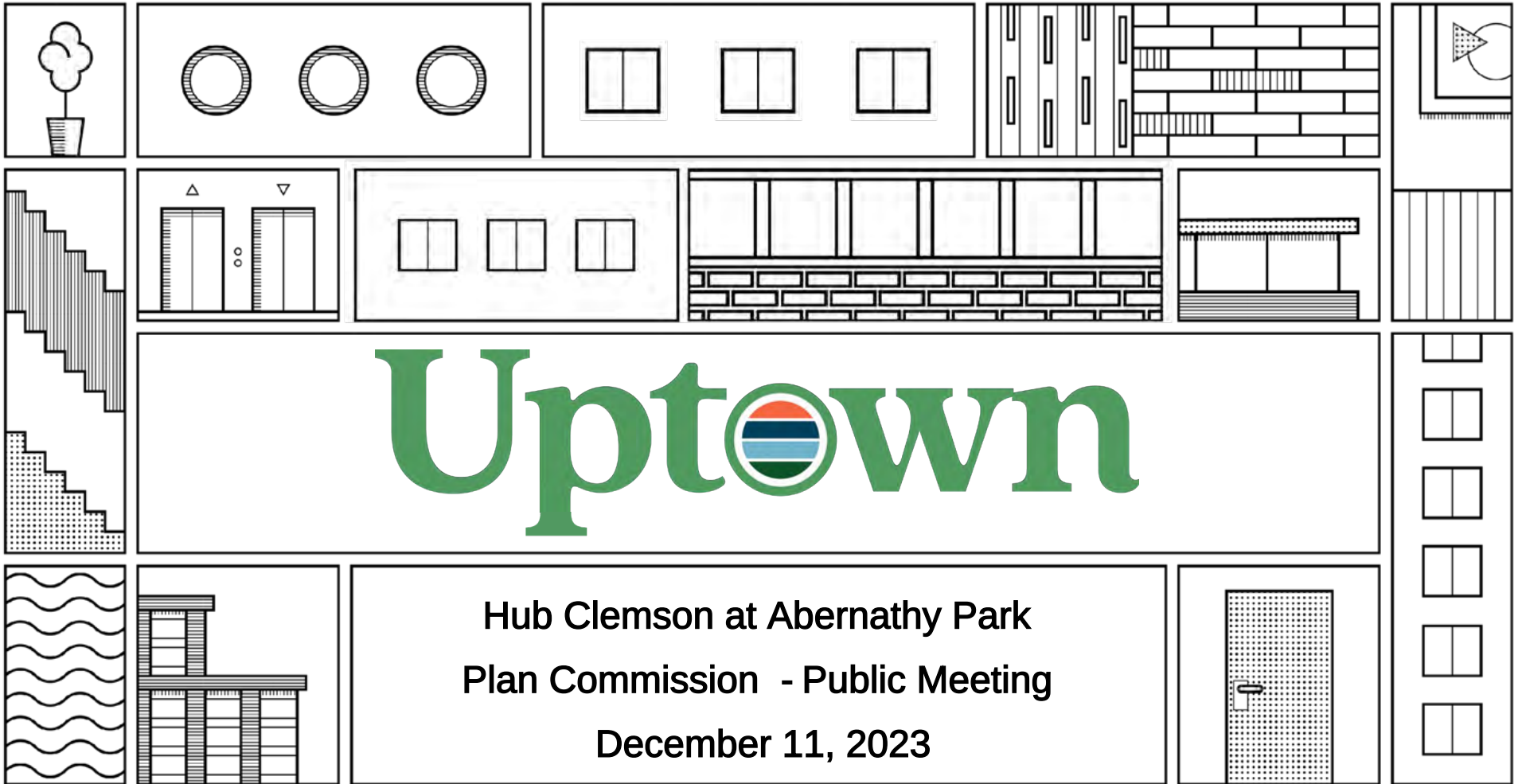
☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

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

Agenda Item Detail: (expand as necessary for clarification)



Hub Clemson at Abernathy Park
Plan Commission - Public Meeting
December 11, 2023

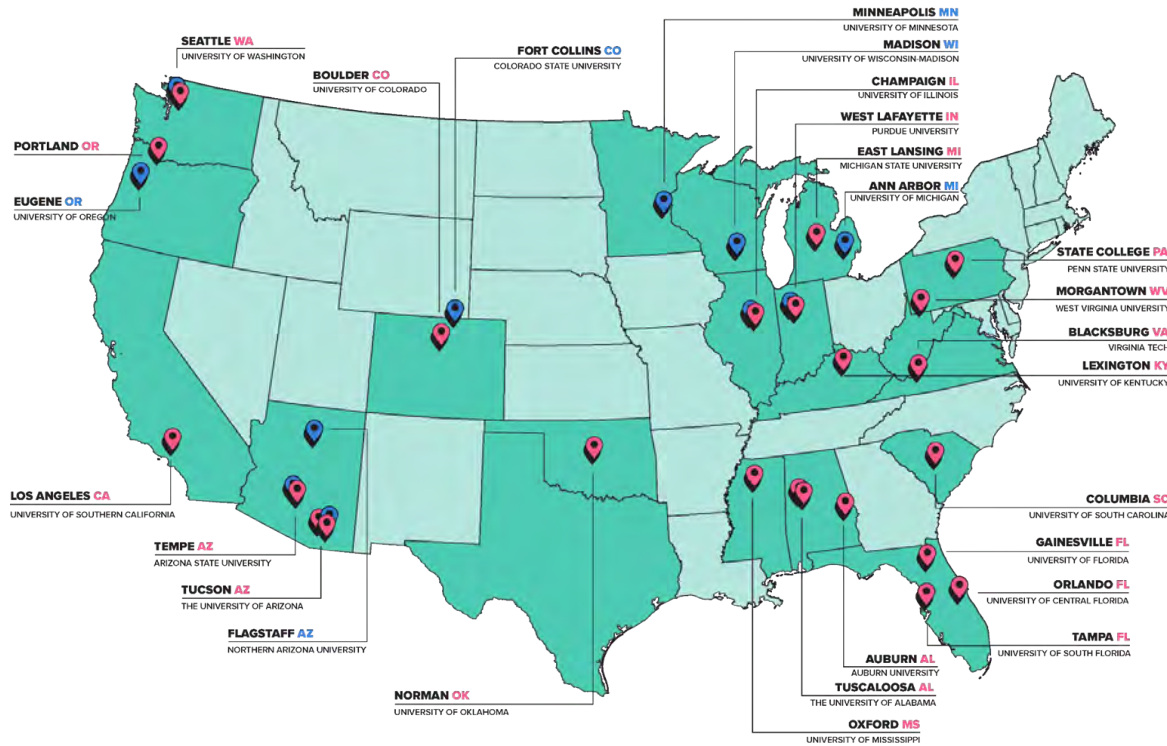


CORE
SPACES

WHO WE ARE

CORE Spaces is a vertically-integrated developer, owner, and manager of real estate assets in educational markets across the United States. CORE consistently leads the industry in awards, as judged by our peers, for both building design and property management.

Since inception in 2010, CORE has developed over 15,000 beds and over \$2B in value across 21 states. CORE's pipeline nationally includes about \$600M per year of ground up development and a \$1.5B acquisition fund that is set up to acquire existing assets.



DEVELOPMENT

Current + Pipeline

- 68 Projects
- 17 Markets
- 40,000 Beds
- \$9.2B in Value

ACQUISITION

Current + Pipeline

- 24 Projects
- 6 Markets
- 17,000 Beds
- \$2.5B in Value

MANAGEMENT

Current

- 26,000 Beds
- +95% Occupancy

AWARDS AND ACCOLADES

- 2014 Best Architecture/Design
- 2014 Best New Development
- 2015 Best New Development
- 2015 Best Package and Offering of Amenities
- 2015 Best Renovation of an Existing Project
- 2016 Best Package and Offering of Amenities
- 2017 Best New Development
- 2018 Best New Development
- 2018 Best Architecture/Design
- 2019 Best Package And Offering of Amenities
- 2019 Best Implementation of Mixed Use
- 2019 Best New Development 400 Beds or Fewer
- 2019 Best New Development 400 Beds or More
- 2020 Best Architecture and Design
- 2020 **Best New Development**
- 2020 Best Implementation of Mixed-Use
- 2020 Best Architecture and Design
- 2021 Best Implementation of Mixed-Use
- 2022 Best Architecture and Design
- 2022 Best Implementation of Mixed-Use
- 2022 Best Turnaround Project / Value-Add



δLiv Tucson, 2020 Best New Development



CLEMSON, SC | 207 UNITS | 914 BEDS | 12,500 SF AMENITY



TINY HOMES

CORE Spaces partnered with Tom Winkopp to purchase the existing 1,400 bed project and expand it by up to 2,500 beds in order to fulfill his vision. Once complete, it will be a new urbanist's dream with a variety of housing product and uses with a focus on the pedestrian experience and multi-modal transit. The first phase of that expansion is underway with 914 beds delivering in late 2023 and summer 2024.



NEW AMENITY CENTER



NEW AMENITY CENTER

ASSEMBLAGE OVERVIEW



EXISTING CONDITIONS



UPTOWN NEXT



Use	City Framework
Housing	1,800 beds
Hotel	90 keys
Retail	57,700sf

Use	City Framework
Office	35,000sf
Green Space	2.7 acres
Parking	1,330 spaces

- Expansion of Abernathy Park; inclusion of plazas, nature features, and outdoor dining uses
- Extension of existing Boardwalk system to connect pedestrians to key locations within the superblock

UPTOWN NEXT



Use	City Framework
Housing	1,800 beds
Hotel	90 keys
Retail	57,700sf

Use	City Framework
Office	35,000sf
Green Space	2.7 acres
Parking	1,330 spaces

- Expansion of Abernathy Park; inclusion of plazas, nature features, and outdoor dining uses
- Extension of existing Boardwalk system to connect pedestrians to key locations within the superblock

A modern lounge area with a large living wall, wooden shelves, and people working on laptops. The living wall is covered in various green plants and small red flowers. The wooden shelves are made of light-colored wood and are arranged in a curved pattern. The lounge area features light-colored armchairs, a green sofa, and a small round table with a woven basket on it. Five people are sitting in the lounge area, working on laptops. The text "INFORMAL CITY COUNCIL PRESENTATION" and "8/22/2023" is overlaid on the image.

INFORMAL CITY COUNCIL PRESENTATION

8/22/2023

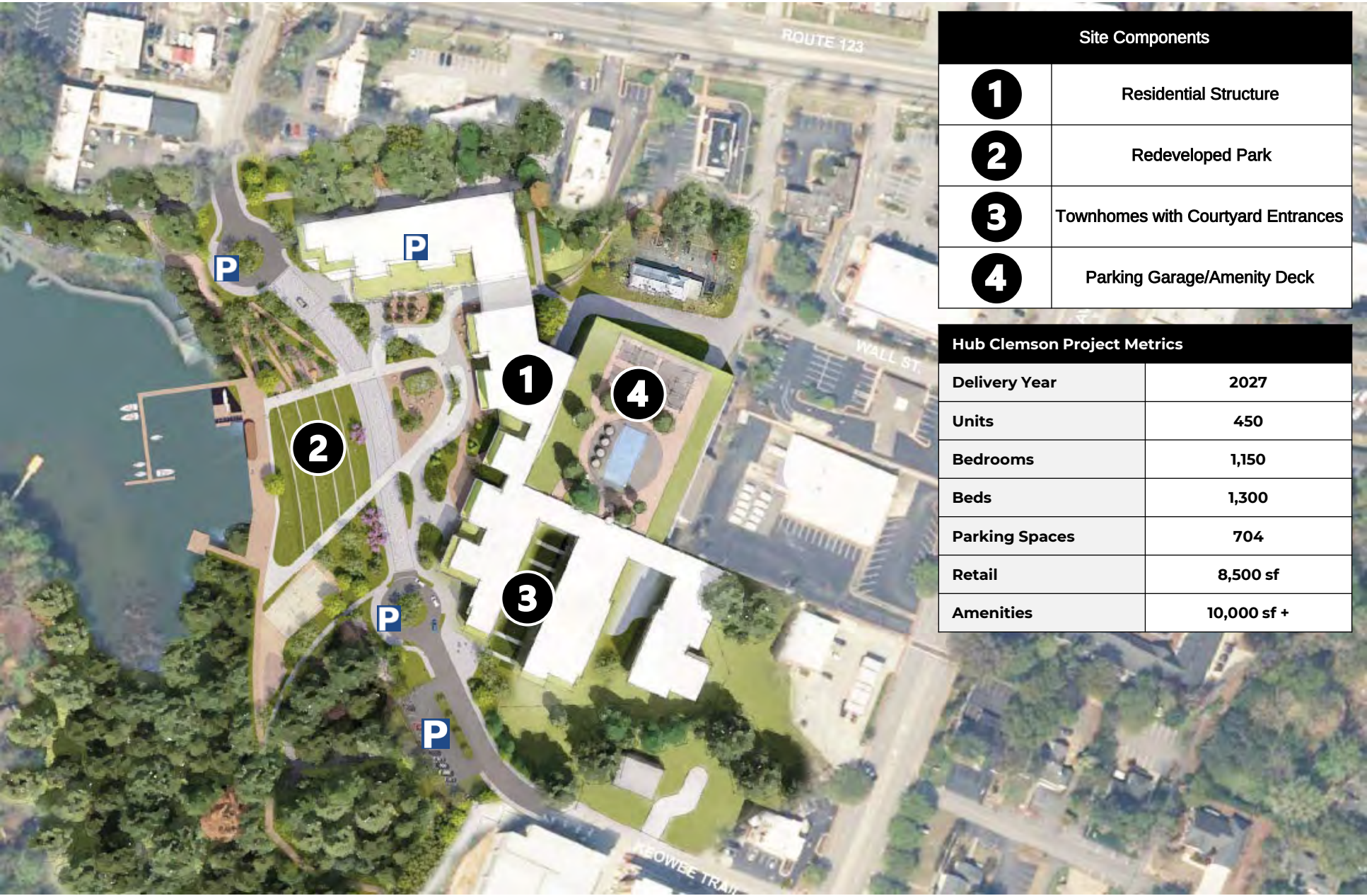
PROJECT GOALS



PARK PRECEDENT IMAGERY



VISION & PROJECT OVERVIEW



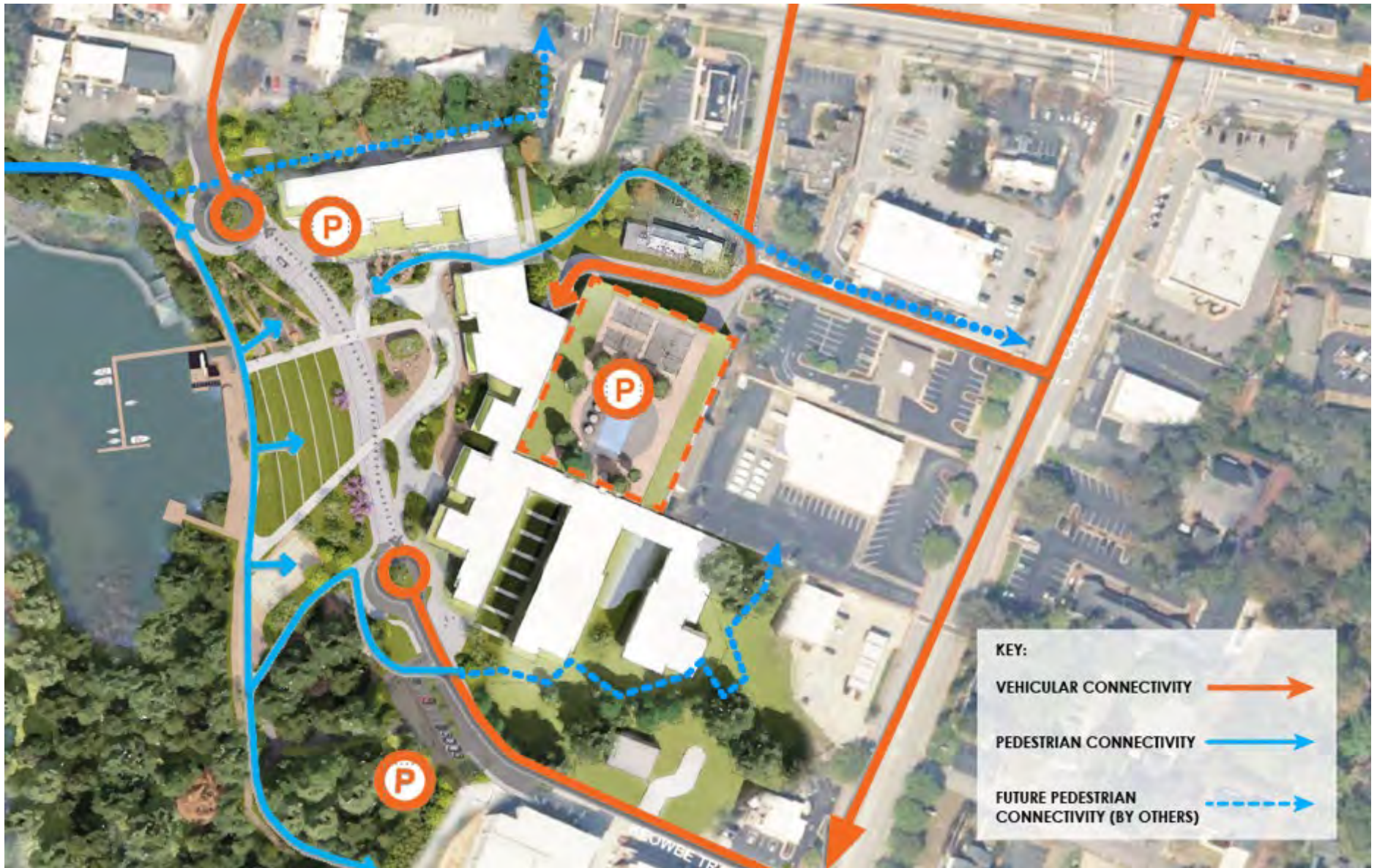
Site Components	
1	Residential Structure
2	Redeveloped Park
3	Townhomes with Courtyard Entrances
4	Parking Garage/Amenity Deck

Hub Clemson Project Metrics	
Delivery Year	2027
Units	450
Bedrooms	1,150
Beds	1,300
Parking Spaces	704
Retail	8,500 sf
Amenities	10,000 sf +

BUILDING PROGRAM



FUTURE UPTOWN CONNECTIVITY



PARK OVERVIEW



PARK OVERVIEW



PARK FEATURES



FLEXIBLE PARK PROGRAM



Typical Day



Farmer's Market / Food Truck Court



"Open Mic" Night



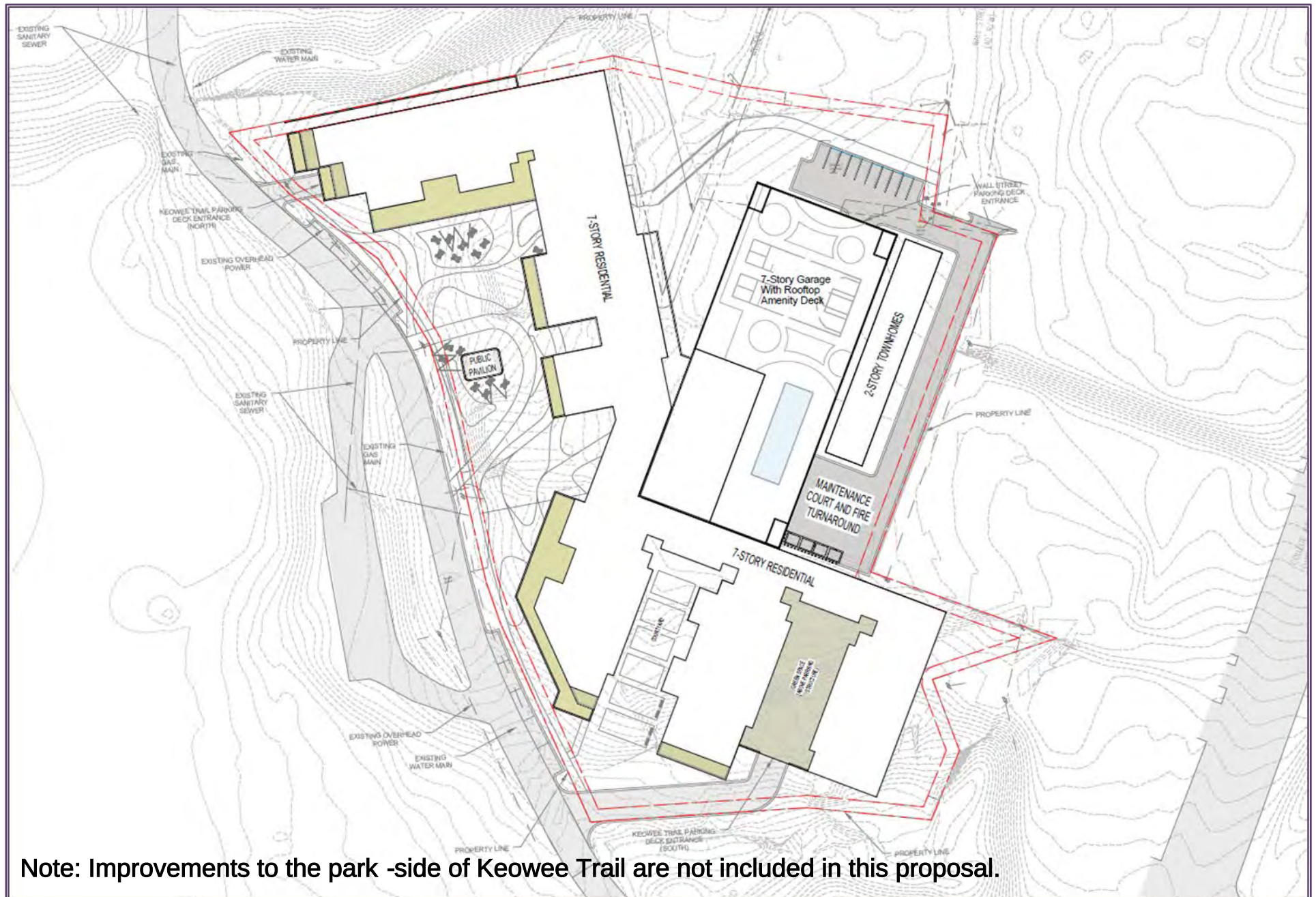
Movies In The Park

A modern lounge area with a large living wall, wooden shelves, and people working on laptops. The living wall is covered in various green plants and small red flowers. The wooden shelves are made of light-colored wood and are arranged in a curved pattern. The lounge area features a green sofa, yellow and white pillows, and a white coffee table with a woven basket. Five people are sitting on the sofa, working on laptops. The ceiling is white with recessed lighting.

PLAN COMMISSON PRESENTATION #1

11/7/2023

ELEVATIONS AND MATERIALITY



ELEVATIONS AND MATERIALITY



ELEVATIONS AND MATERIALITY



ELEVATIONS AND MATERIALITY



ELEVATIONS AND MATERIALITY



11/7 PLAN COMMISSION BAR FEEDBACK

- Provide accessible pathway from public parking to plaza
- Move retail space closer to public parking
- Provide a path for vehicular access to public parking without using Keowee Trail
- Provide a project that can serve a diverse demographic including non students
- Reduce the height of the parking garage
- Refine Facade / Elevation at upper level of the building

A modern lounge area with a large living wall, wooden shelves, and people working on laptops. The living wall is covered in various green plants and small red flowers. The wooden shelves are made of light-colored wood and are arranged in a curved pattern. The lounge area features a green sofa, yellow and white pillows, and a white coffee table with a woven basket. Five people are sitting on the sofa, working on laptops. The ceiling is white with recessed lighting.

PLAN COMMISSON PRESENTATION #2

12/11/2023

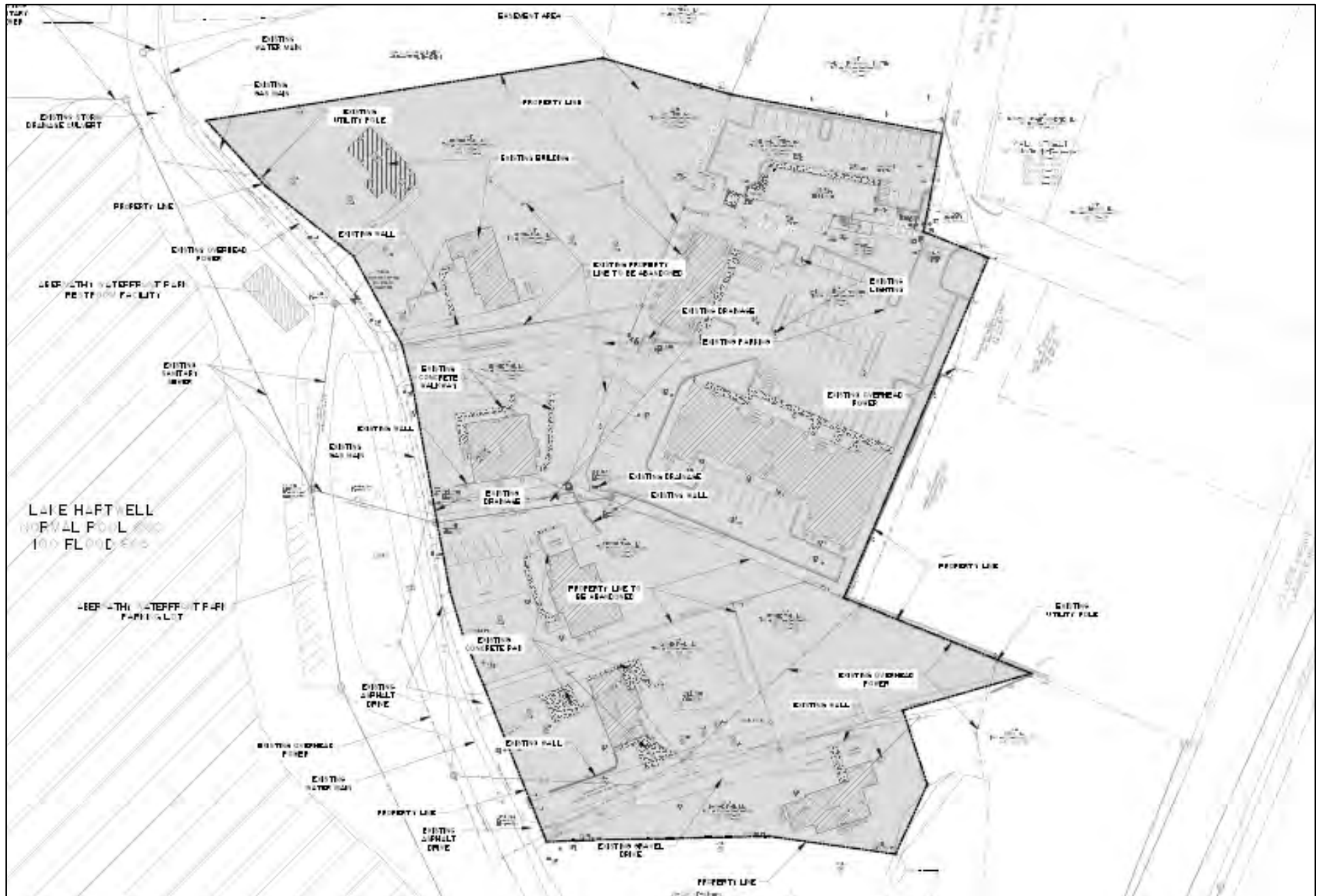
PROJECT OVERVIEW

- 1,310 beds / 432 units
- 8,500 square feet of retail
- Roughly 82' feet tall on Keowee side / 69' tall on Wall Street Side
- 692 parking spaces for residents / 63 structured parking spaces for park and retail patrons
- 787,000 square feet of built area; 2026 or 2027 delivery
- Over one acre of publicly accessible plaza space on privately-owned land

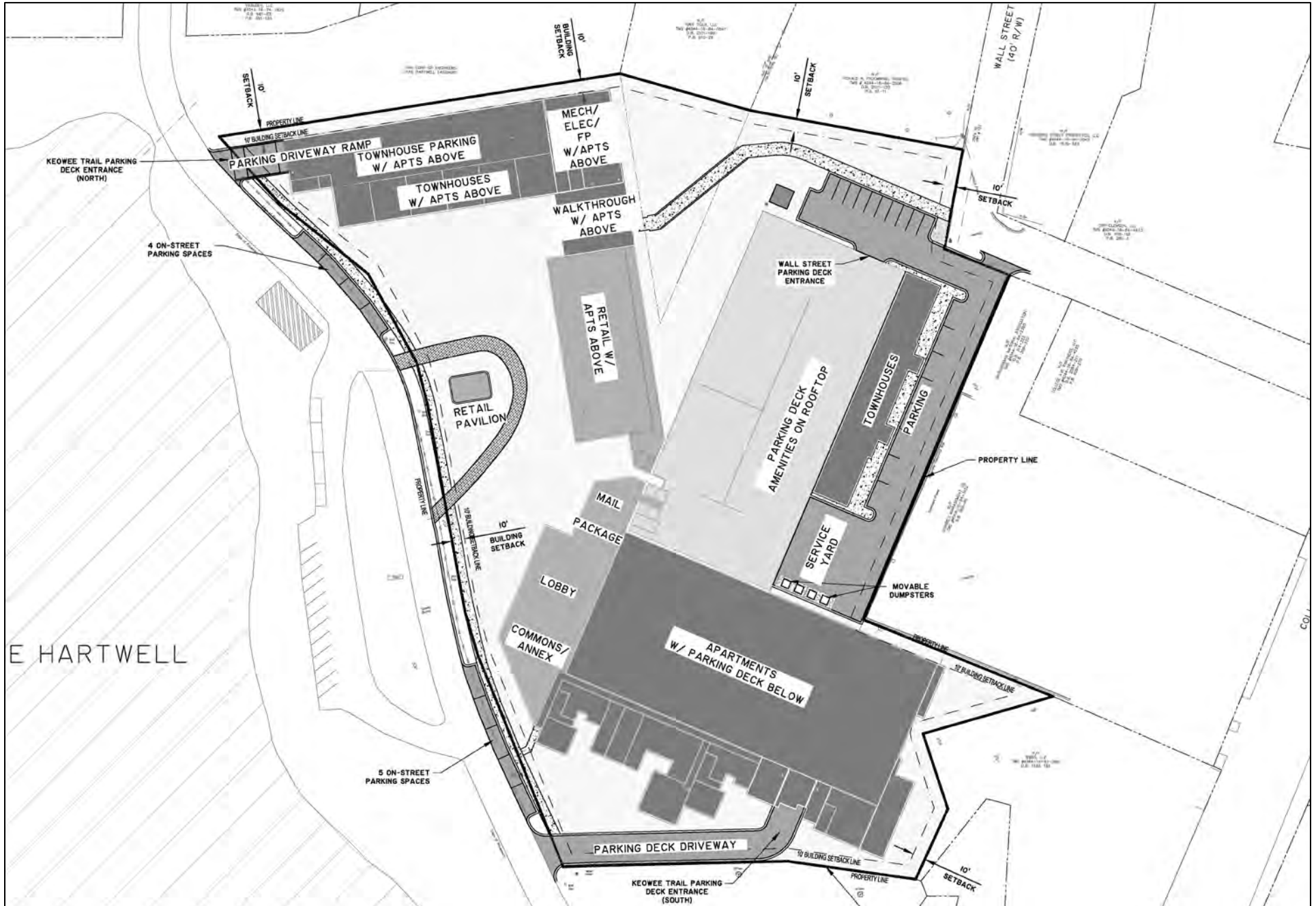
Note: Improvements to the park -side of Keowee Trail are not included in this proposal.



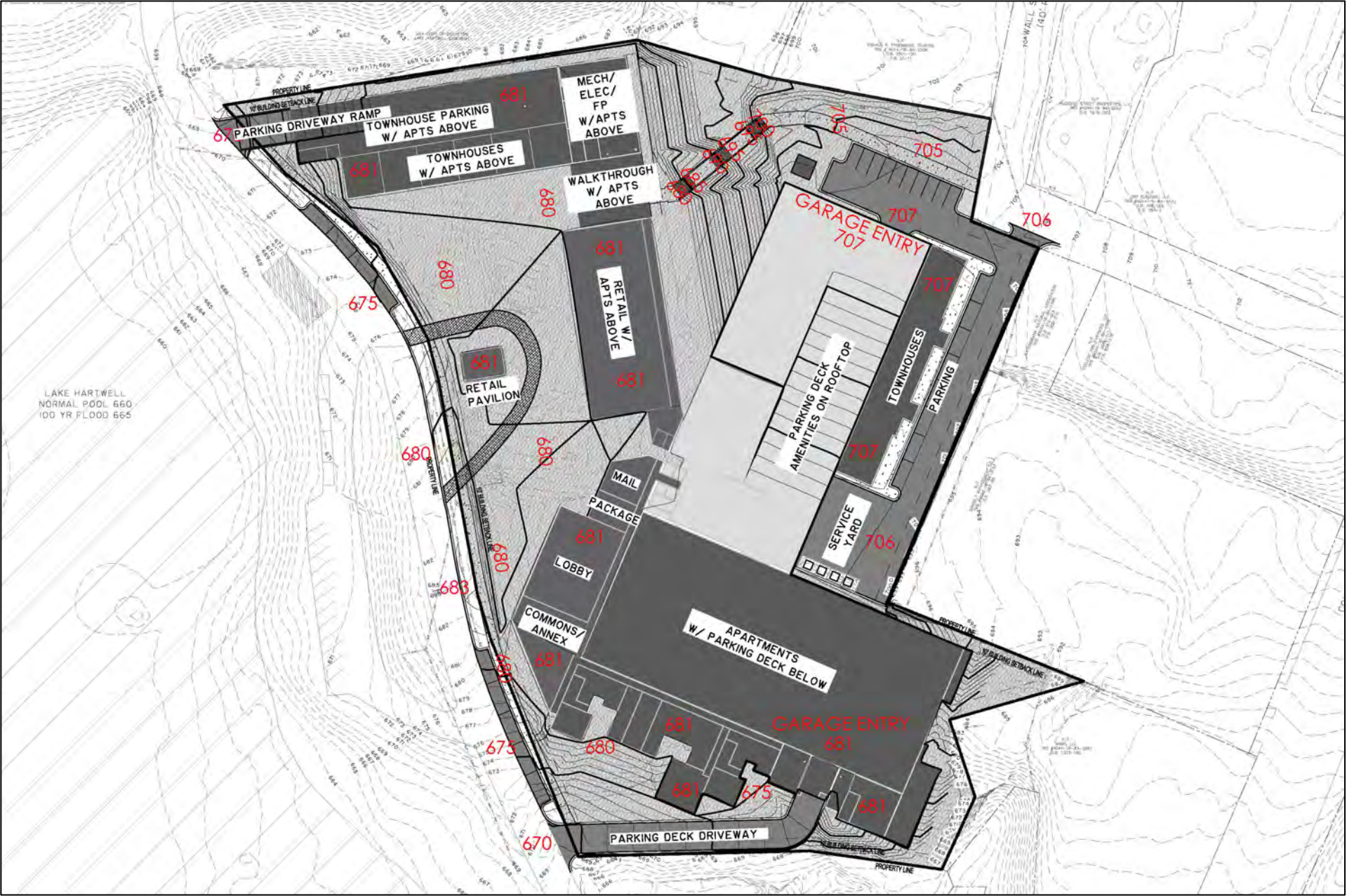
EXISTING CONDITIONS



SITE PLAN



GRADING PLAN



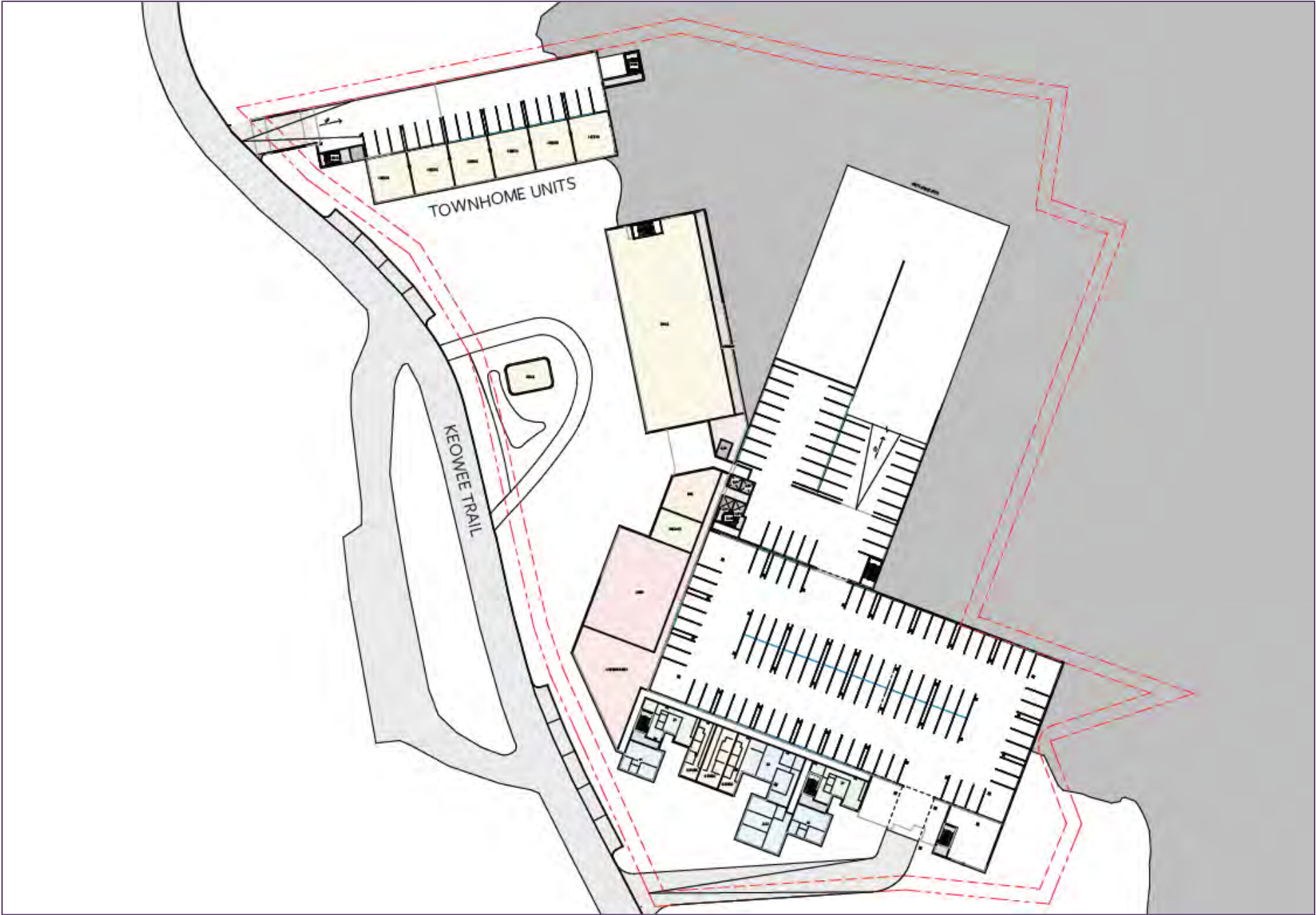
UTILITY PLAN



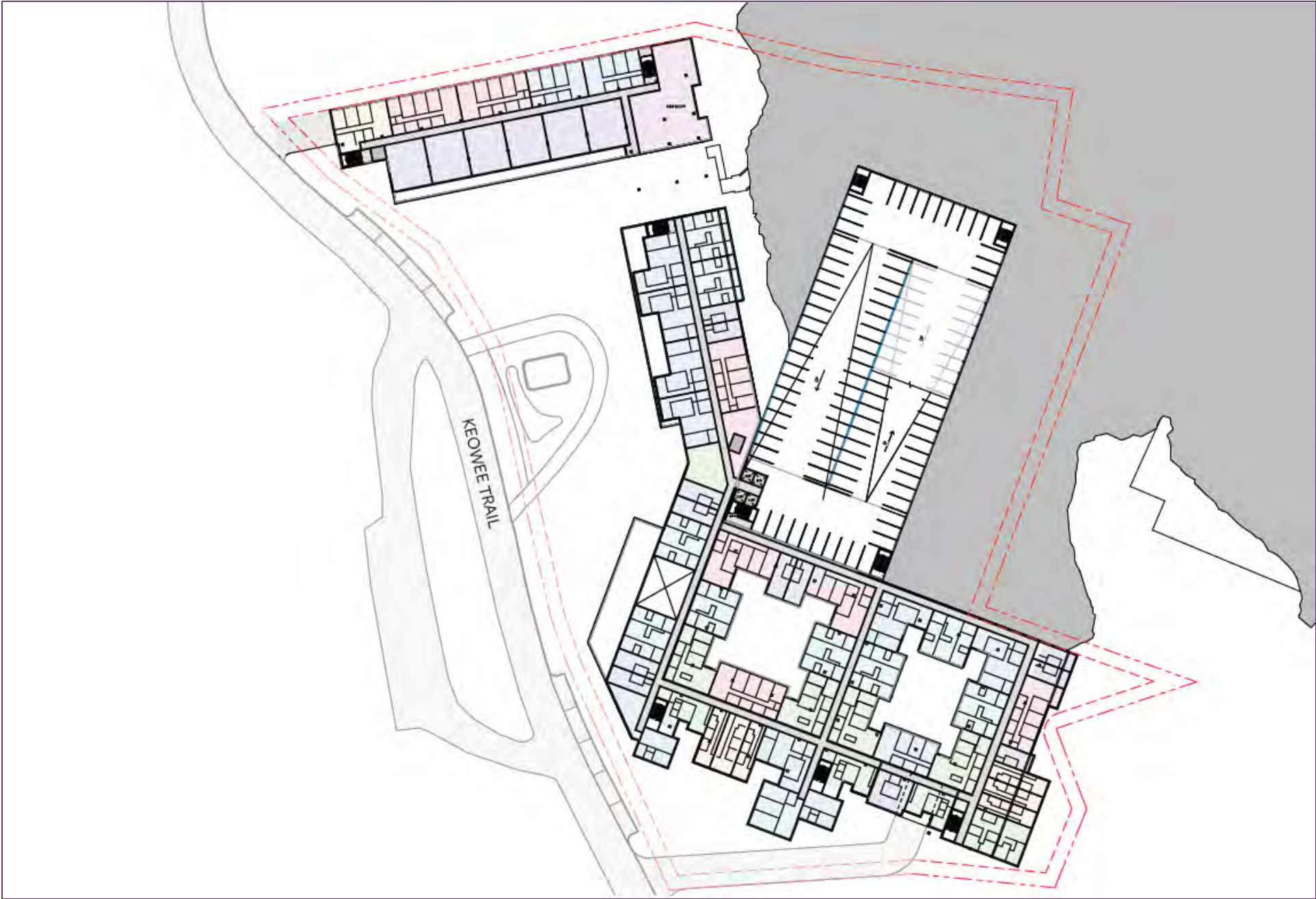
ARCHITECTURAL SITE PLAN



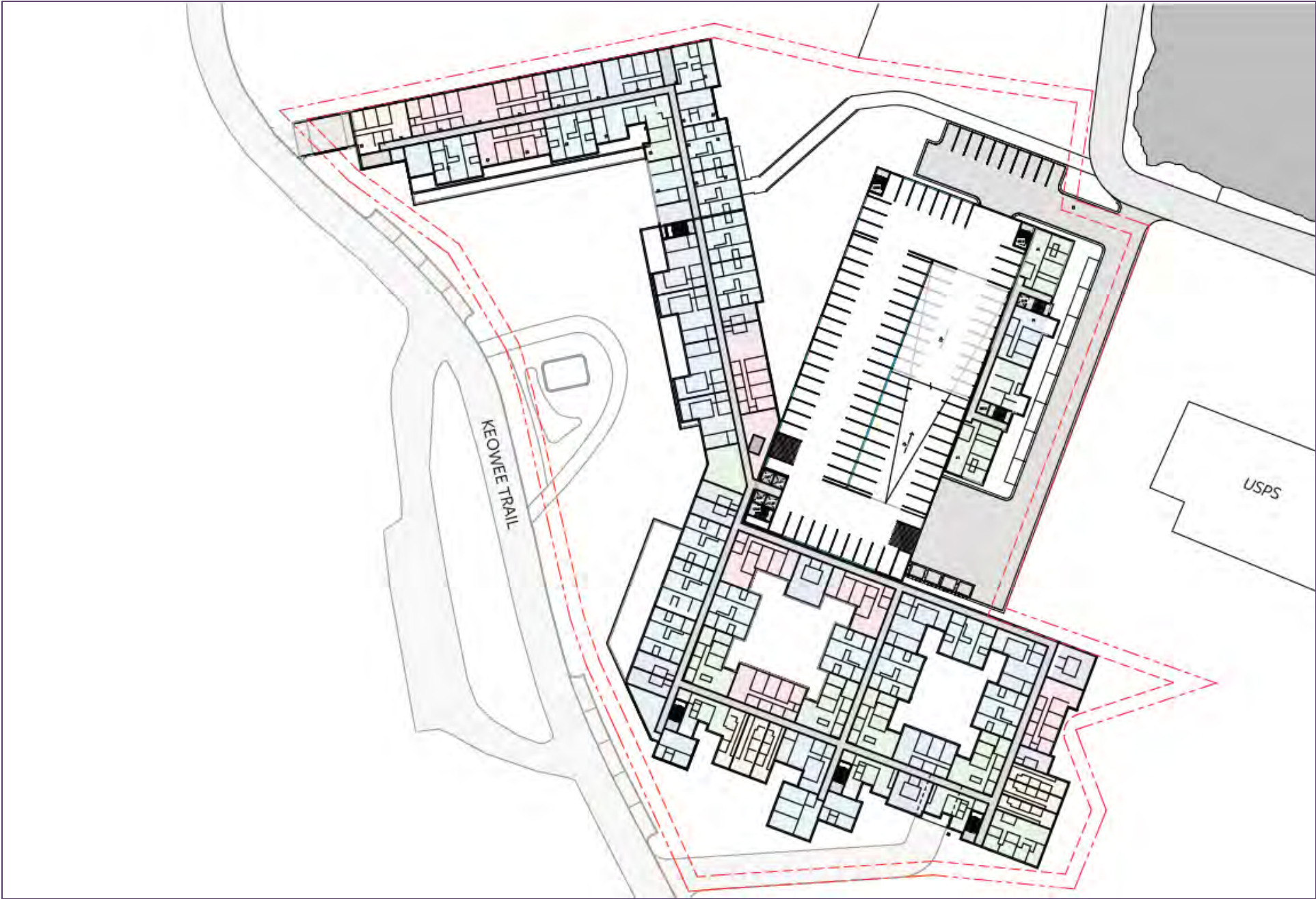
LOWER LEVEL 2



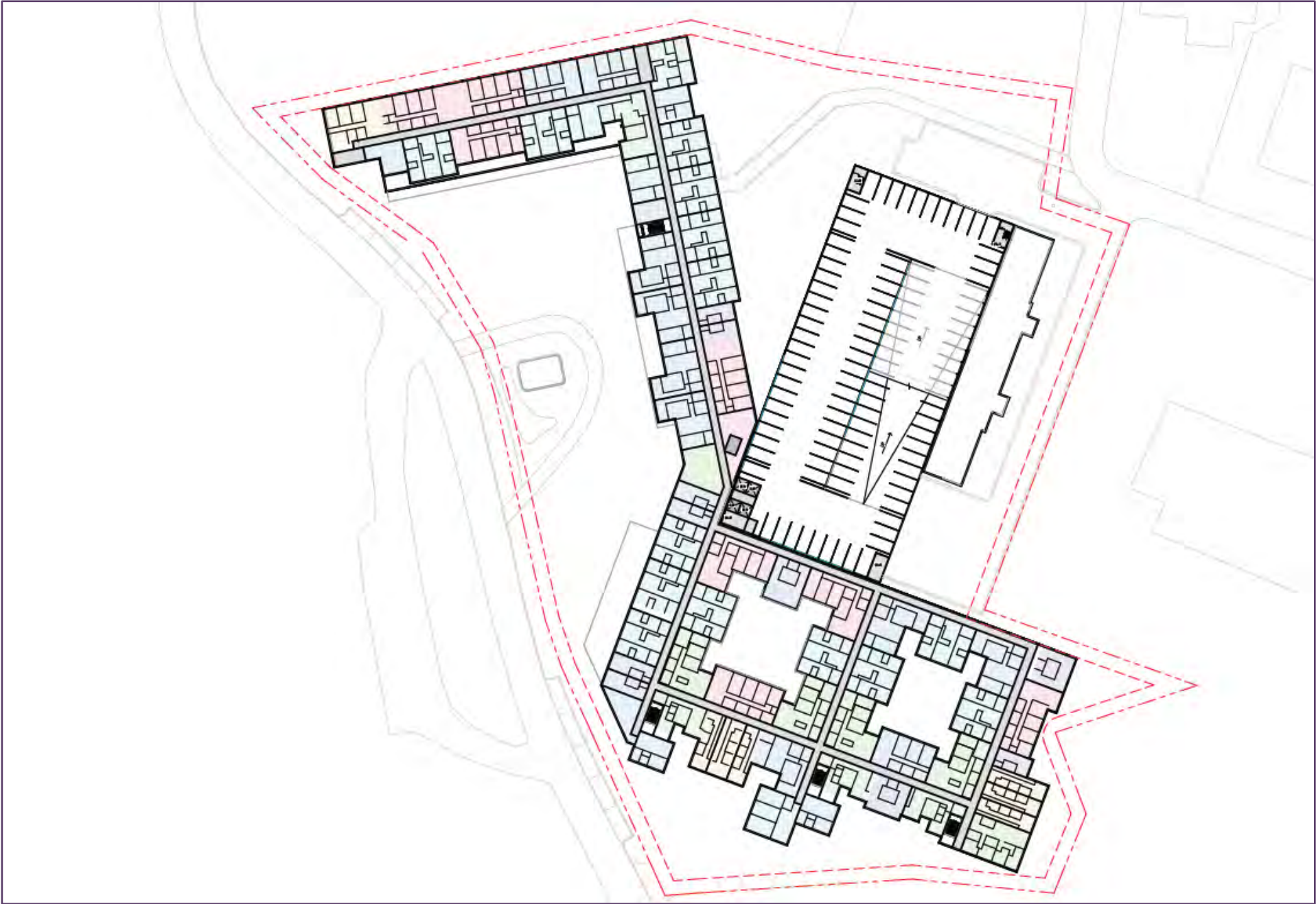
LOWER LEVEL 1



LEVEL 1 - 4



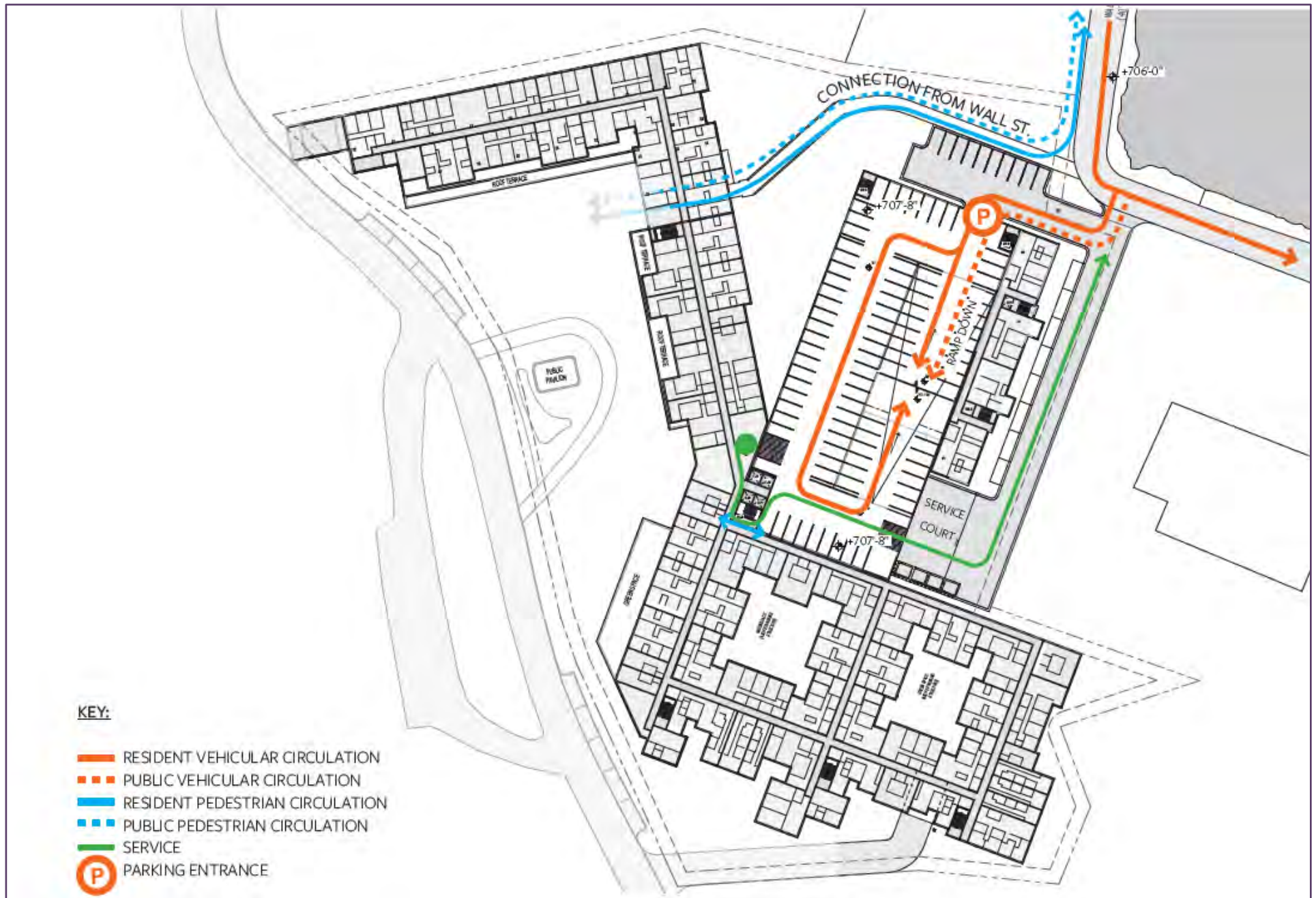
LEVEL 5



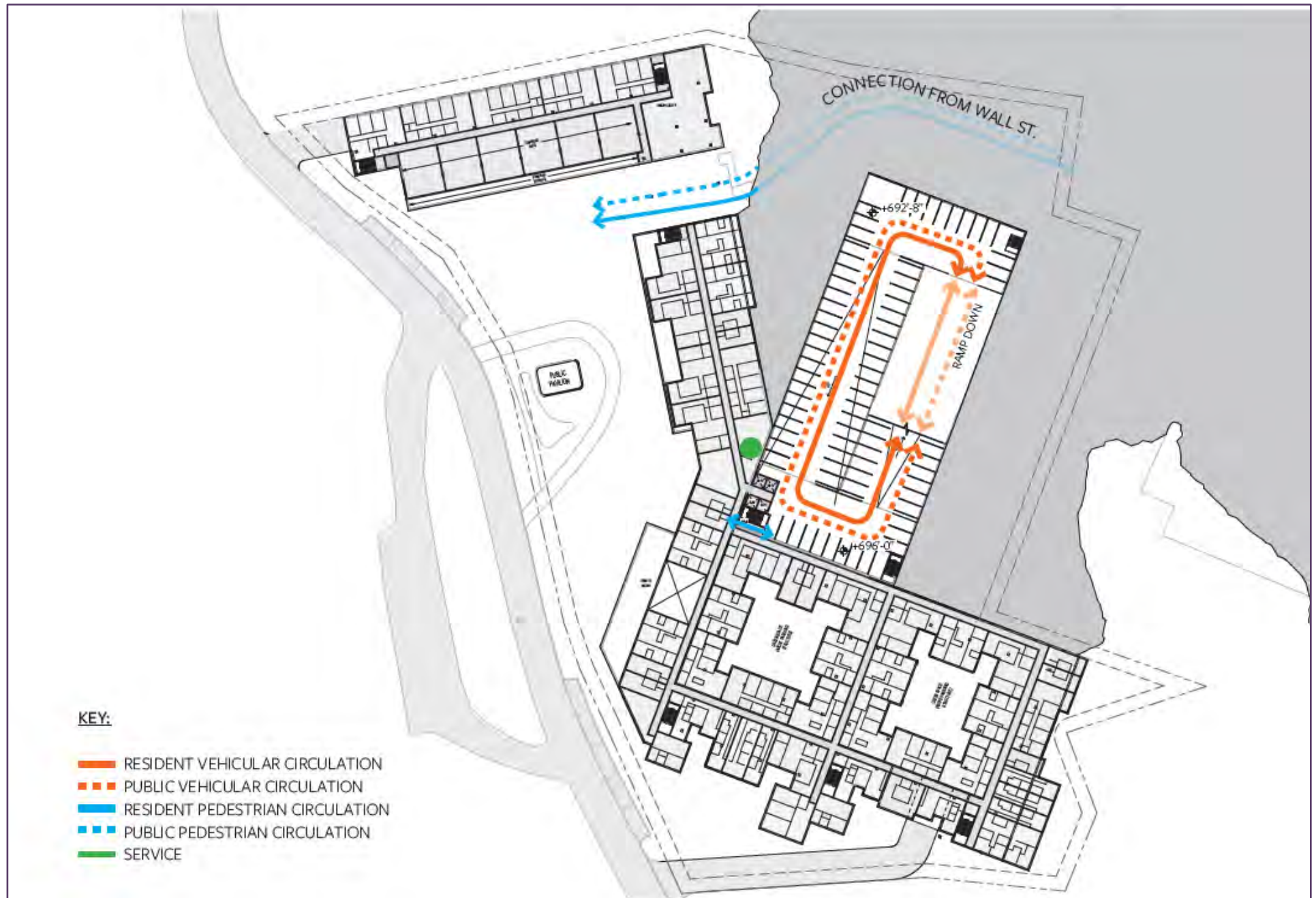
ROOF PLAN



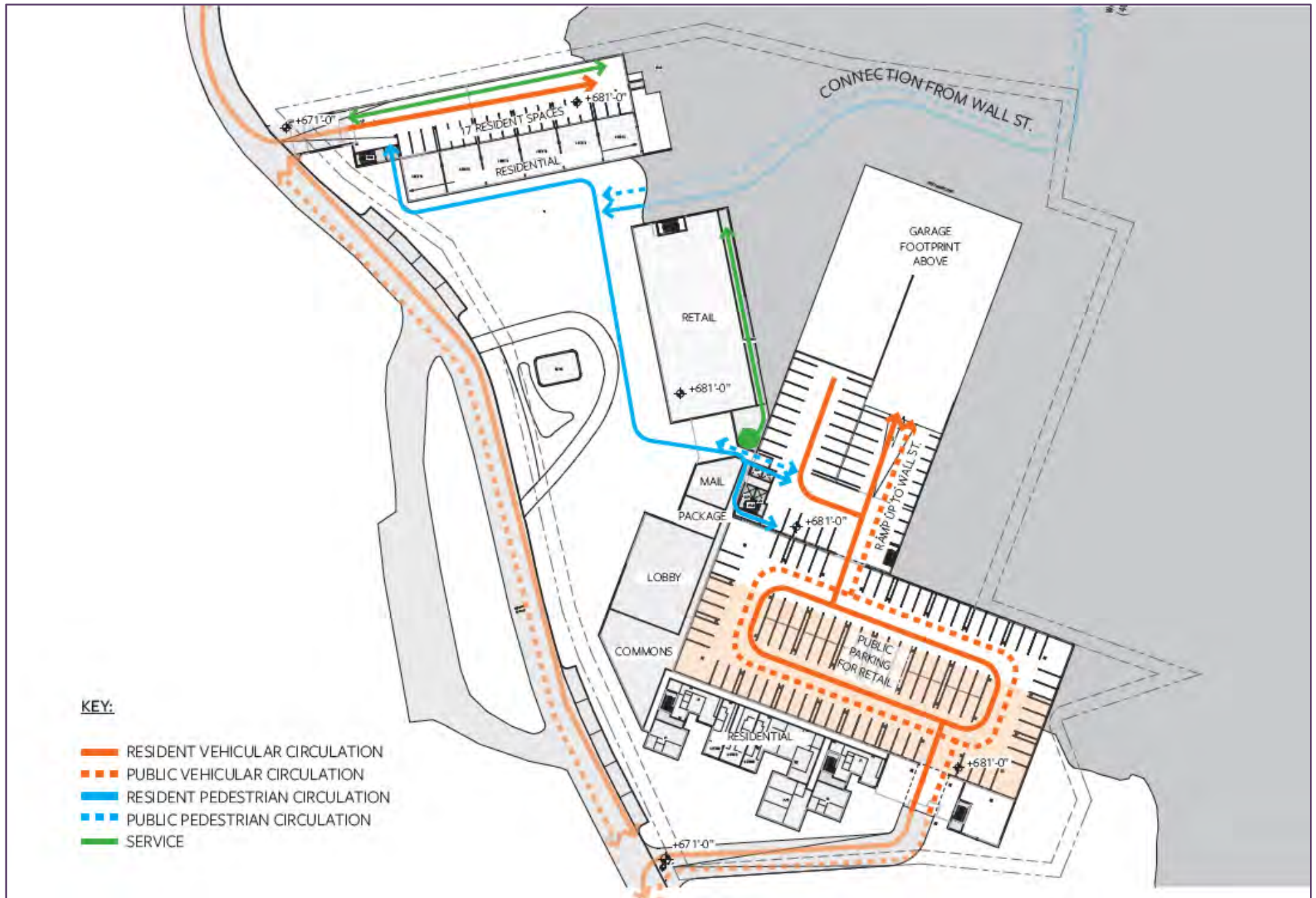
PARKING DIAGRAM – WALL STREET



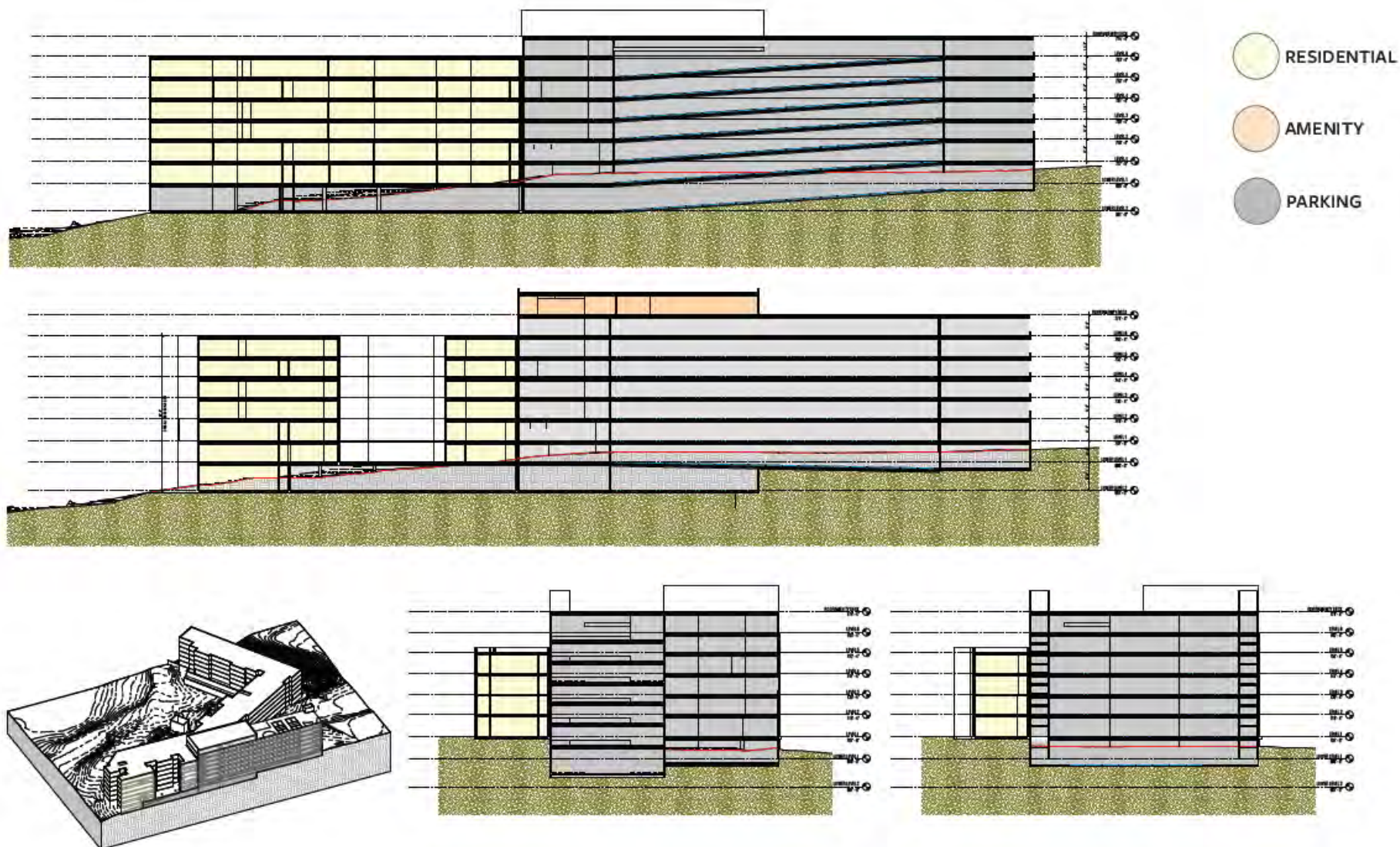
PARKING DIAGRAM – LL 1



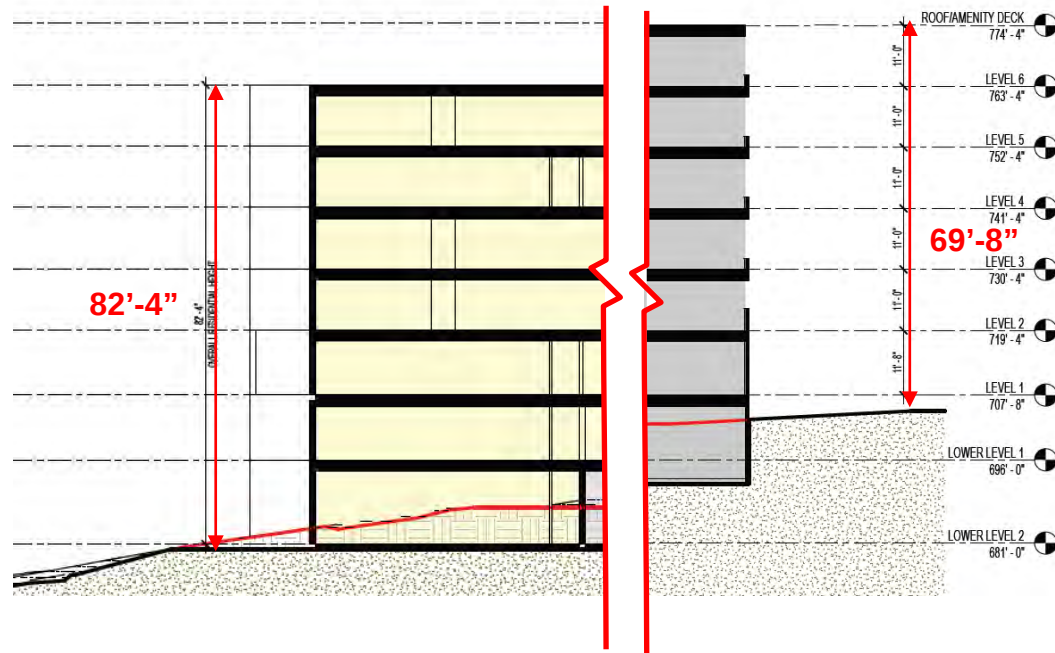
PARKING DIAGRAM – LL 2



SECTIONS



HEIGHT STUDY



The Shepherd Hotel: 76'-4", 6 stories



Bixby on College: 73'-0", 6 stories



Campus View Apartments: 88'-0", 6 stories

ELEVATIONS - INSPIRATION IMAGERY

HISTORICAL



NEWRY MILL



NEWRY STORE AND POST OFFICE



NEWRY MILL INTERIOR ARCHWAY



MALDEN MILLS

BASE PRECEDENTS



ARCHES



COLOR VARIATION



SCALE

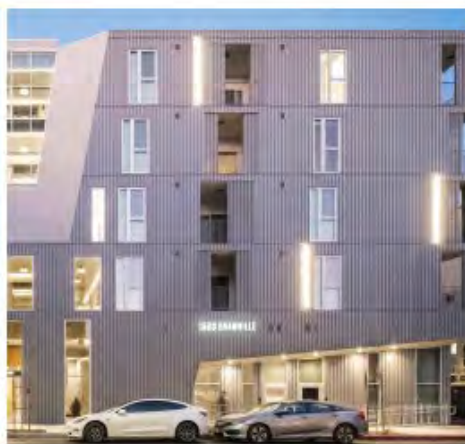


CONNECTION

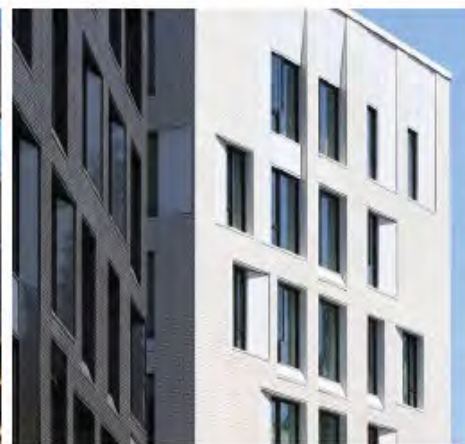
TOWER PRECEDENTS



VERTICALITY



CONNECTION



RYTHM



TEXTURE

ELEVATIONS - MATERIALITY KEY

GLAZING

BRICK

BRICK

EIFS

METAL
PANEL

WOOD
PANEL



FAR VIEW



PLAZA VIEW



PLAZA VIEW



PLAZA VIEW



PLAZA VIEW



NEWSPAPER STAND



PEDESTRIAN CONNECTION TO WALL STREET (DAY)



VIEW FROM PARK



VIEW FROM PARK



VIEW FROM PARK



VIEW FROM PARK



VIEW FROM PARK



VIEW FROM PARK



VIEW FROM PARK



PROPOSAL SUMMARY & COMPARISON

PROPSAL SUMMARY	UptowNext Total	HUB - PC Meeting 11/7/2023	HUB - PC Meeting 12/11/2023	Remaining for adjacent parcels
Lot Area	15.3 AC	5.4 AC	5.4 AC	9.9 AC
Units	NA	491 units	432 units	NA
Beds	1,800 beds (1,500 net)	1,310 beds	1,310 beds	490 beds (190 net)
Retail	57,000 sf	8,500 sf	8,500 sf	48,500 sf
Office	35,000 sf	0 sf	0 sf	35,000 sf
Plaza / Public Open Space	2.7 ac	3.7 ac	3.7 ac	0 ac
Residential Height	NA	82 ft	82 ft	NA
Parking Height	NA	79 ft	69 ft	NA
Residential Spaces		770 spaces	692 spaces	
Structured Public Spaces	1,330 spaces	55 spaces	63 spaces	575 spaces



A modern interior space featuring a large, vibrant living wall covered in various green and red plants. Above the wall, a series of wooden shelves are mounted on the ceiling, some holding hanging plants. In the foreground, a man and a woman are seated in white armchairs, each working on a laptop. In the background, three more people are seated on a green cushioned bench, also working on laptops. The room is well-lit, and the overall atmosphere is one of a productive, eco-friendly workspace.

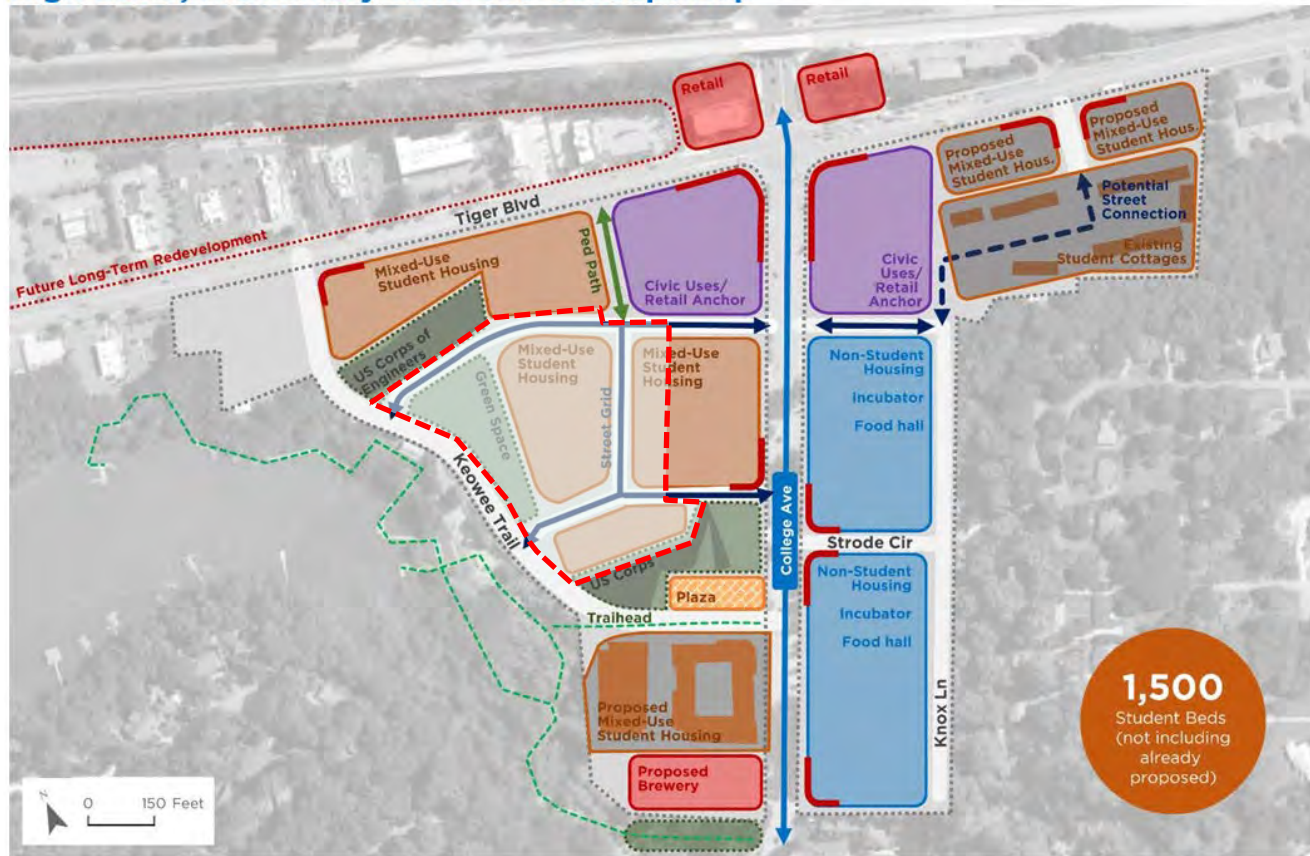
PUBLIC BENEFITS

PUBLIC BENEFITS

1. Consistency with the goals established by the UptownNEXT study

- a. Increased Park Space
- b. Improved Pedestrian Connectivity
- c. Activated public spaces with retail uses

High-Level, Preliminary Land-Use Concept Map



PUBLIC BENEFITS

1. Consistency with the goals established by the UptownNEXT study

The graphic features a blue-tinted aerial photograph of an urban area with buildings, streets, and trees. Overlaid on the left is a white rectangular box containing the text 'UPTOWNNEXT' in white, 'COUNCIL WORKSESSION' in large blue letters, and 'Wednesday, June 1, 2022' in white. To the right of this box, on a solid blue background, is a vertical list of six public benefits, each preceded by a pink star icon.

UPTOWNNEXT

**COUNCIL
WORKSESSION**

Wednesday, June 1, 2022

- ★ Significantly fewer curb cuts
- ★ Broader sidewalks with tree plantings and shade
- Fewer vehicular turning movements on Tiger
- ★ Remove "eyesore" properties
- ★ Parking garages that support business
- ★ Anchor retail to help fill empty storefronts on College
- ★ Students in housing that generates fewer overall trips per day

PUBLIC BENEFITS

2. Design the parking & traffic patterns situate Uptown for Long -term Success

Use	UptownNEXT	UptownNEXT (spaces)	Ratio	Hub Clemson (sf)	Estimated Needs	Hub Clemson Proposed Spaces
Student	1,800 beds	900 spaces	50% of beds	1,310 beds	655 spaces	692 spaces
Public / Retail	57,000 sf	227 spaces	4 per 1,000sf	8,500 sf	34 spaces	63 spaces
Office	35,000 sf	140 spaces	4 per 1,000sf	0 sf	0 spaces	0 spaces
Hotel	90 keys	63 spaces	70% of keys	0 sf	0 spaces	0 spaces
TOTAL		1,330 spaces			689 spaces	736 spaces

PUBLIC BENEFITS

3. New Tax Revenue Allowing for a First-Class Park As Intended in UptownNEXT

Hub Clemson Annual Tax Estimates For 1,300 Bed Project						
Type	Millage Rate	Before		After		Delta
County - Operations and Capital	63.7	\$	14,439	\$	424,010	\$ 409,571
County - Bonds	2.8	\$	635	\$	18,638	\$ 18,003
School - Operations	110.0	\$	24,935	\$	732,200	\$ 707,265
School - Bonds	54.0	\$	12,241	\$	359,444	\$ 347,203
Tri-County Tec	2.4	\$	544	\$	15,975	\$ 15,431
Library	5.1	\$	1,156	\$	33,947	\$ 32,791
Clemson	92.0	\$	20,854	\$	612,385	\$ 591,531
Total	330.0	\$	74,804	\$	2,196,600	\$ 2,121,796

A modern lounge area with a large living wall, wooden shelves, and people working on laptops. The living wall is covered in various green plants and small red flowers. The wooden shelves are made of light-colored wood and are arranged in a curved pattern. The lounge area features a green sofa, yellow and white cushions, and a white coffee table with a woven basket. Five people are sitting on the sofa, working on laptops. The ceiling is white with recessed lighting. The floor is light-colored wood.

QUESTIONS/FEEDBACK



NOTICE OF PUBLIC HEARING

The City of Clemson City Council has scheduled a public hearing on the matter listed below. The hearing will begin at **5:00 p.m. on Monday, February 5, 2024** in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC 29631.

Hearing Topic:

PUD-000177-2023 Proposed Planned Development (HUB Clemson)

An application for a planned development was submitted by CS Acquisition, LLC on November 3, 2023. If approved as proposed, nine parcels totaling approximately 5 1/2 acres near Keowee Trail and Wall Street in the Uptown District of the City will be developed as a mixed-use planned development project comprised of 450 student-oriented residential units (1,300 beds); and 8,500 square feet of commercial/retail space.

Documents associated with the hearing may be accessed through the Calendar of Events on the City's website. Comments may be submitted in person during the sessions; or in advance on the City's MyCivic App. Contact the Planning and Development Department (864-653-2050) for more information.



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

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

Agenda Item Detail: (expand as necessary for clarification)



CITY OF CLEMSON
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)

Report on RZNE-000206-2023 Proposed Map Amendment (Hwy 93)

January 9, 2024

An application for a zoning map amendment (rezoning) was submitted by Colin B. Edwards on December 18, 2023. As proposed, seven parcels of land totaling approximately 11 acres located along Old Greenville Highway (Highway 93) would be rezoned from *RM-1 Two-family Residential District* (6 parcels) or *RM-2 Two-family District* (1 parcel) to *CP-3 Highway Service District*.

If the rezoning is approved as requested, the applicant's proposed development of a climate-controlled storage facility would be permitted. The Planning Commission is scheduled to take the application up at their regular monthly meeting on January 8, 2024.

LOCATION OF PARCELS



Zoning

As noted above, the parcels proposed for rezoning are all currently zoned either RM-1 or RM-2, which are both two-family districts intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots, with the difference being that manufactured housing is permitted as conditional uses on individual lots in RM-2.

The individual parcels are zoned as follows:

<u>TMP#</u>	<u>Zoning</u>
4054-11-65-8807	RM-1
4054-11-75-1713	RM-1
4054-11-65-7410	RM-1
4054-11-66-9099	RM-1
4054-11-75-1928	RM-1
4054-11-75-2837	RM-1
4054-11-65-6587	RM-2

If approved as requested, the zoning of all of the parcels will be changed to CP-3 Highway Service District, a district intended to provide for retail and service uses requiring highway or major street orientation and accommodate the traveling public. It should be noted that the CP-3 District is the only district permitting storage facilities, and also that there are currently no CP-3 district properties in the City.

Comprehensive Plan

The Future Land Use Map shows the properties, with the exception of one .6 acre parcel called out as part of a group identified for medium-density residential, to be a potential redevelopment area. The Plan specifically recommends encouraging the development of these as commercial or mixed-use properties, and notes the potential rezoning to CP-2 or Planned Development Districts.

See map below:



Impact On Services

A review of the proposed rezoning by City departments identified no negative impacts on service delivery from the rezoning itself as proposed. It should be noted, however, that the Engineering, Stormwater, and Utilities Departments noted a series of issues that will be required to be addressed prior to *any future development* of the site. These include the location of a buried sewer line; a permitted structural fill site; and questionable compaction.

Review Status

The Planning Commission took up the matter at their regular monthly meeting on January 8, 2024. At the conclusion of their review, a motion to affirmatively recommend the rezoning was made; the motion failed by a 3-3 vote, with one member absent.

The next step is for City County to schedule a public hearing as they take up consideration of the matter.

Application



CITY OF
Clemson
PLANNING &
DEVELOPMENT

PC

PLANNING COMMISSION

ZONING MAP AMENDMENT (REZONING) APPLICATION

Complete in ink and return to the Planning and Development Department with a current survey of the property, a copy of the deed (or other approved proof of ownership), and filing fee (\$250).

Both sides of this application must be completed; incomplete applications will not be accepted.

File Number: RZNE-000206-2023

Date submitted:
12 / 18 / 2023

Meeting Date:
01 / 08 / 2024

OWNER(S) INFORMATION

Last name: **Cox** First: **JAMES** Middle: **SAMUEL** Interest: ☐ Sole owner ☐ Co-owner
Mailing address: **1639 EARLS BRIDGE RD.** City: **EASLEY** State: **SC** ZIP Code: **29640**
Primary phone no.: () Secondary phone no. (optional): () E-mail:

APPLICANT INFORMATION

(To be Completed Only if Owner is not Applicant)

Applicant's last name: **EDWARDS** First: **COLIN** Middle: **B.**
Mailing address: **1 POTTERS LANE** City: **SAVANNAH** State: **GA** ZIP Code: **31411**
Primary phone no.: **(404) 242-7642** Secondary phone no. (optional): () E-mail: **colinbedwards@gmail.com**

PROPERTY INFORMATION

(→ Note: SEE ADDENDUM FOR LIST)

Property address (or name of access street if not addressed): **GREENVILLE HIGHWAY - HWY 93** Tax Parcel ID: **4054-11-65-8807** Property area:
Current Zoning District: **RM-2** Proposed Zoning District: **CP-3**

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. **All owners must sign – separate signature sheet may be attached.**

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.

Owner name: **Samuel Cox** Owner signature: **Samuel Cox** Date: **12/14/23**

CERTIFICATION OF ACCURACY

To be completed by Applicant: **I certify that all information and materials submitted are accurate.**

Applicant name: **COLIN EDWARDS**

Applicant signature: **Colin Edwards**

Date: **12/14/23**

***REASON FOR REQUESTED REZONING**

Provide a brief overview of proposed future use of the property, noting reason(s) existing zoning negatively impacts proposal. Conceptual plans/renderings or other support materials, if applicable, may be attached.

This application represents a request to re-zone the listed parcels from RM-2 to CP-3. Our intent is to build a Class A climate controlled storage facility on this property. This would also include screened outdoor boat and RV storage. The current property's zoning does not allow this use and only allows for low density residential on this highly trafficked commercial corridor. The only zoning classification that allows for this storage use in The City of Clemson is CP-3 and there are currently no CP-3 zoned properties located in the City of Clemson. The actual site itself represents a number of challenges which is why it has never been developed, including very poor topography on the majority of the site and even more restricting are the Duke Power lines and accompanied 68' easement that run across the heart of the property. The storage use will allow for the highest and best use for the property and also allow some utilization under the power lines for the boat/RV storage. Important to note that this use is a very low traffic trip generator at only 8-10 VPH at peak hours. The boat/RV storage would also allow Clemson residents a safe and secure place to store these items that would not be on city and neighborhood streets.

Attached is a preliminary site plan and renderings of past projects. We are open to different design elements as directed by the City.

ATTACHMENTS

- 1.) LIST OF PARCELS INCLUDED IN APPLICATION
- 2.) COPIES OF DEEDS
- 3.) CURRENT SURVEY OF ALL PARCELS INCLUDED IN APPLICATION
- 4.) PRELIMINARY SITE PLAN OF PROPOSED FACILITY
- 5.) IMAGES OF PAST AND CURRENT SIMILAR PROJECTS

**Required -- use additional sheets if necessary.*

ZONING MAP AMENDMENT APPLICATION ADDENDUM

Parcel 4054-11-65-8807 – 5.04 AC

Parcel 4054-11-75-1713 – 0.43 AC

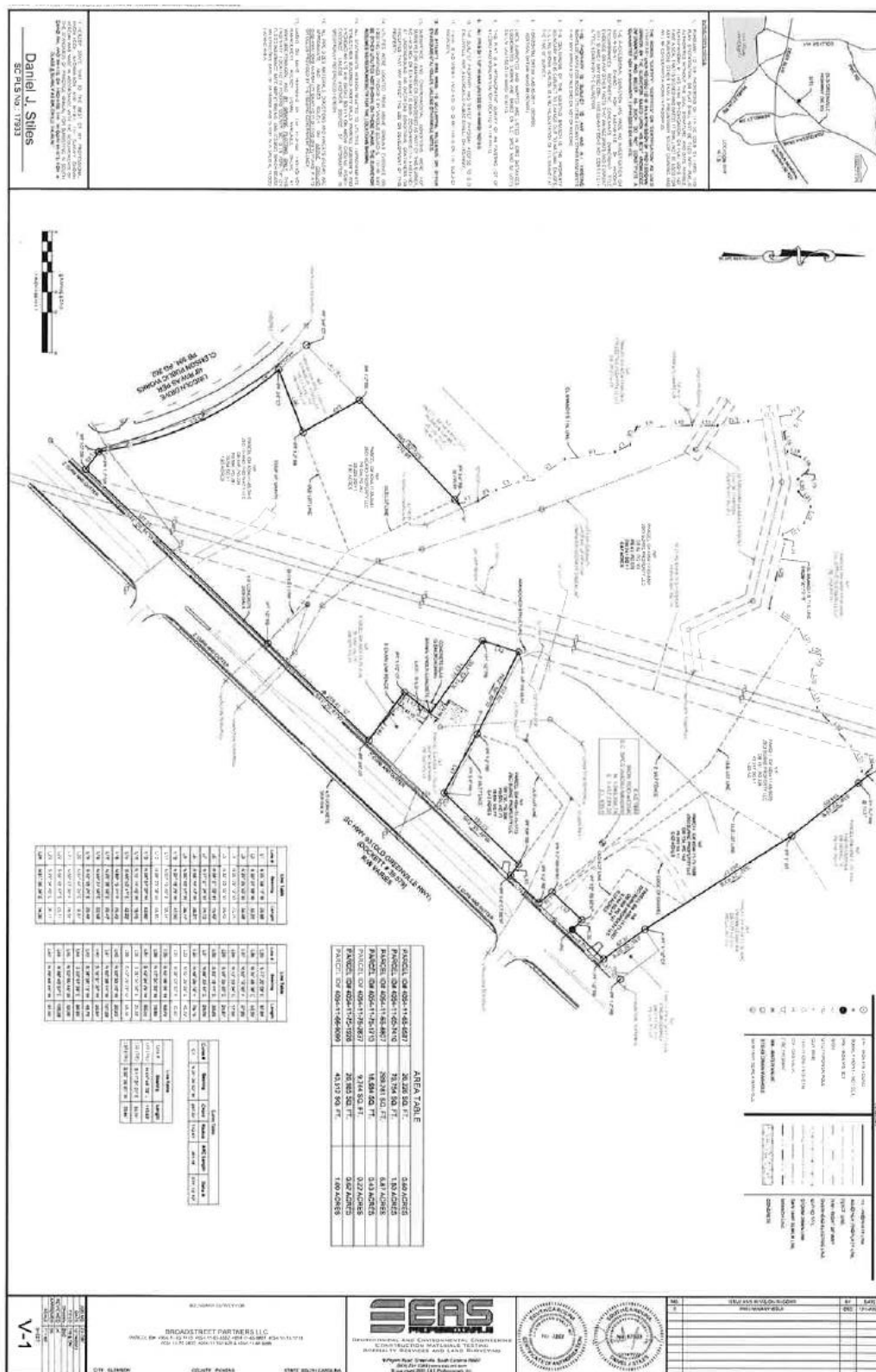
Parcel 4054-11-65-7410 – Approx 1.66 AC

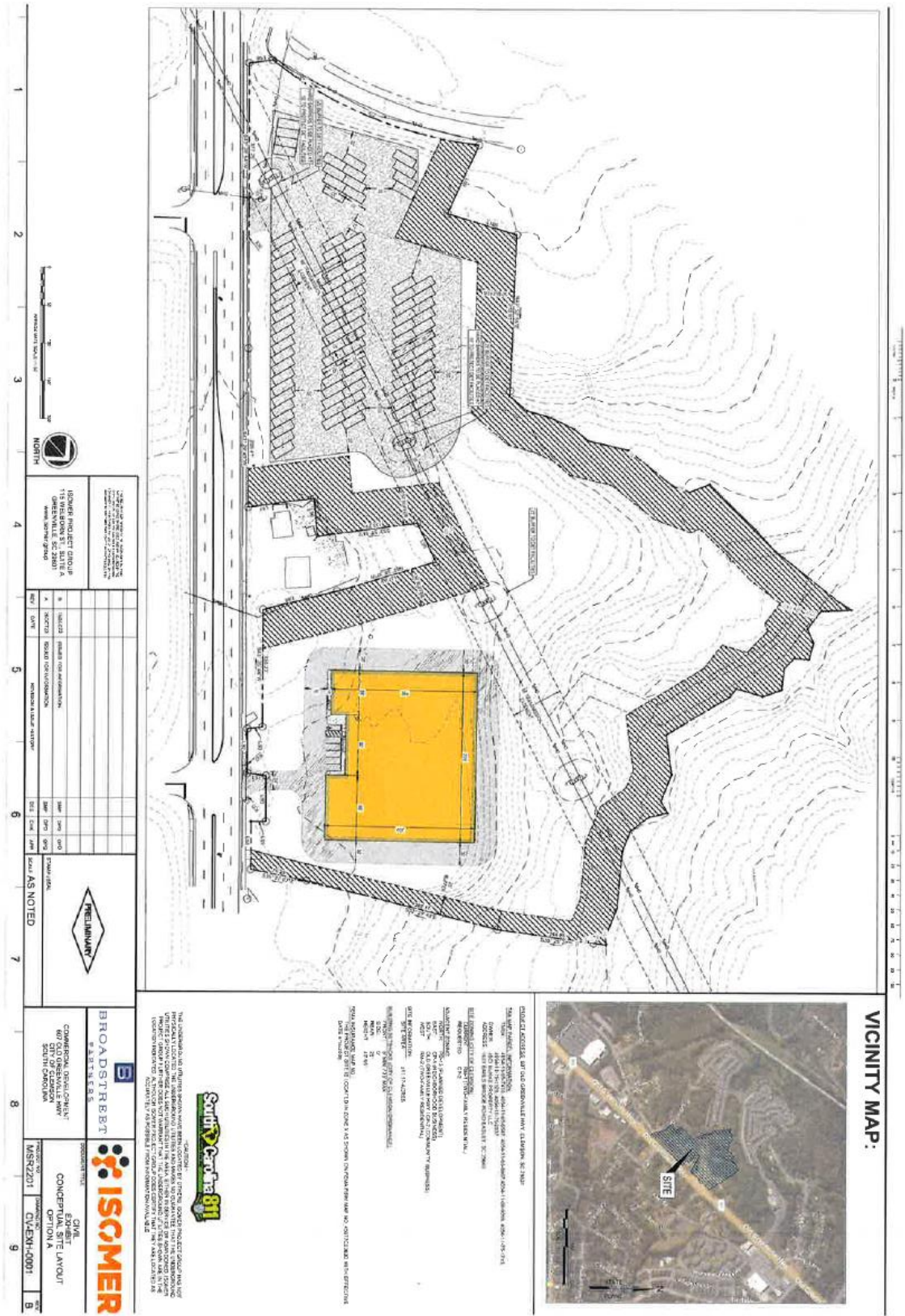
Parcel 4054-11-65-6587 – 0.60 AC

Parcel 4054-11-66-9099 – 1.02 AC

Parcel 4054-11-75-1928 – 0.66 AC

Parcel 4054-11-75-2837 – Approx 0.25 AC





Renderings of Similar Projects







