

1. Remote Participation And Viewing

Public Comments can be made in two ways:

1. In person during the appropriate point(s) of the meeting
2. [VIA THE MYCIVIC APP](#) up to 2pm the day of the meeting.

Public Meetings are livestreamed and recordings are archived on the [CITY OF CLEMSON YOUTUBE PAGE](#).

Disclaimer: The City of Clemson will continue to provide multiple ways to view and participate in our public meetings. Note that technology is not perfect and on rare occasions could fail before, during, or after a meeting. If this happens you should be able to watch the local recorded meeting on YouTube at a later date or review the minutes of the meeting when they are available.

2. Agenda

Documents:

[2025_07_21AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_07_07MINUTES.PDF](#)
[2025_07_21REDHILL.PDF](#)
[2025_07_21COCHRAN.PDF](#)
[2025_07_21FENCES.PDF](#)
[2025_07_21BUFFERYARD.PDF](#)
[2025_07_21GOLFCART.PDF](#)
[2025_07_21PARKING.PDF](#)
[2025_07_21VIOLATION.PDF](#)
[2025_07_21VARSITY3.PDF](#)
[2025_07_21ADA.PDF](#)
[2025_07_21TREE.PDF](#)



CITY OF Clemson SOUTH CAROLINA

Agenda, Clemson City Council July 21st, 2025 Council Chamber, Clemson City Hall

6:30 PM Call to Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Fulmer

Public Session: (3-minute limit per speaker)

Approval of Minutes: July 7th, 2025

Reports/Discussion

- a. Receive a report from organizers of this year's Red Hill Community Day event. – City Administrator Andy Blondeau
- b. Request Public Hearing date RZNE-000439-2025 Cochran Road parcels. – Assistant City Administrator Nathan Woods
- c. Request Public Hearing date for 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences). – Zoning and Codes Administrator Jacob Peabody
- d. Request Public Hearing date - 2025-R-02 Proposed Text Amendment (Bufferyard Standards). – Zoning and Codes Administrator Jacob Peabody
- e. Discuss a recommendation from the Police Advisory Board to allow for the use of golf carts at night. – Police Chief Jorge Campos
- f. Discuss a proposed amendment to section 18-11 to disallow overnight parking in all public space unless otherwise posted. – Parking Services Manager Rebekah Wilbanks
- g. Discuss a proposed amendment to section 18-11 to include a fine for special event parking violations. – Parking Services Manager Rebekah Wilbanks
- h. Discussion of PUD-000391-2025 Proposed Planned Development (Varsity 3). – Assistant City Administrator Nathan Woods
- i. Staff Reports

Policy Action (2-minute limit per speaker)

Other Policy Items

- a. Consider awarding the Downtown ADA correction 2025 and the US 123 ADA safety negotiated additional work in the amount of \$381,411.00 to Trae's Clearing & Grading along with a 10% contingency of \$38,000.00. –City Engineer Nathan Hinkle
- b. Consider authorizing the City Administrator to enter into a multi-year contract for Hazardous Tree Removal with Rock Solid Earthworks, LLC. – Procurement Director Brandon Burton

Mayor-Council reports/comments/new business

Adjourn

Regular Council Meeting
July 7th, 2025
Council Chamber – Clemson City Hall

Call to Order: Mayor Robert Halfacre at 6:32 p.m.

Invocation and Pledge of Allegiance: Council Member Evans

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

Absent: Council Member Fulmer

Notification emailed: July 3rd, 2025 to the Greenville News, the Journal, the Independent Mail, the Post and Courier, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF, WSPA, and Fox Carolina.

Oath of Office: Officers Clayten Barnes, Jimmy Smith, Kevin Peppers, Jonathan Duncan, Christopher Redmond

Public Session: Mayor Pro Tem Scott presiding. Renee Gahan, 311 Upper Highland Drive, spoke about trees and noise downtown. Rupert McGinty, 206 North Clemson Avenue, spoke about the 398 College Avenue property becoming a park. Robert Lee, 113 Pressley Drive, spoke about lawsuits and DEI. MyCivic comment from Thomas Hovanec, 216 Riggs Drive, regarding the 398 College Avenue Planned Development. MyCivic comment from Stephanie Platt, 103 Mountain View Lane, regarding requiring helmets for moped riders and power outages.

Approval of Minutes: Minutes from the Regular Council Meeting June 16th, 2025 were approved as presented.

Reports/Discussion

Receive updates for all active City projects. - City Engineer Nathan Hinkle presented about the various projects including: Downtown Streetscape, Downtown Informational Building, Downtown ADA Repairs, Clemson Park Phase 2 (Skate Park), Abel Rd. Sidewalk, ARPA Projects Vista Cir and Monaco, HWY 93 Water Project, Redhill Water Project, Abernathy Park Design, SS4A Action Plan. Long Range Transportation Plan, and the Engineering Design Manual. A City Council Work Session was scheduled for Abernathy Park for 8/12 at 5:30 pm in Council Chambers.

Discuss creating a naming rights policy. - Council Member Sherrill presented about the naming rights policy. Council Member Evans had some questions related to the committee scoring and makeup, and the requirement of a person being deceased 3 years before consideration. Staff is directed to revise the policy by simplifying the scoring process, defining the rationale for the “3 years deceased” requirement, detailing the committee makeup, moving to 2 times per year for review, and creating a monetary threshold for naming rights requirements.

Staff Reports: City Administrator Andy Blondeau: Two On the Ave events have been added due to previous rainouts, starting at 7pm this Tuesday and next Tuesday. Check with Jeremiah for any questions about the MASC conference next week.

Policy Action

Consider 2nd reading of a Notice of Application for a State-Issued Certificate of Franchise Authority by Spectrum Southeast, LLC. – City Administrator Andy Blondeau presented no changes since the previous meeting. Council Member Smith made a motion, seconded by Council Member Scott, to approve the 2nd reading of a Notice of Application for a State-Issued Certificate of Franchise Authority by Spectrum Southeast, LLC. Vote on this motion was unanimous.

Consider 2nd reading of an amendment to Chapter 2 Section 44 (c) (Public Comment Ordinance) to address the promotion of business like activities. – Council Member Jones presented with no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Sherrill, to approve the 2nd reading of an amendment to Chapter 2 Section 44 (c) (Public Comment Ordinance) to address the promotion of business like activities. Vote on this motion was unanimous.

Other Policy Action

Consider authorizing the City Administrator to enter into a multi-year contract for downtown sidewalk pressure washing with Home Bright Power Washing LLC. – Procurement Director Brandon Burton presented that 2 bids were received but only 1 was responsive and the low bidder. Council Member Scott made a motion, seconded by Council Member Jones, to authorize the City Administrator to enter into a multi-year contract for downtown sidewalk pressure washing with Home Bright Power Washing, LLC in the amount of \$76,900.02. Vote on this motion was unanimous.

Consider awarding a change order for the HWY 93 water project in the amount of \$59,380.00 to Gar-Con Inc. – City Engineer Nathan Hinkle presented the change order request. Public Comment from Eva Henry, 234 Riggs Drive, regarding Riggs Drive paving. The Riggs Drive paving project is projected to be completed within the next year. Council Member Smith made a motion, seconded by Council Member Jones, to award a change order for the HWY 93 water project in the amount of \$59,380.00 to Gar-Con Inc. Vote on this motion was unanimous.

Consider a contractual agreement between the City of Seneca and the City of Clemson for CATbus transportation services in FY 2026. – Deputy City Administrator Alli Gantte presented that this will be a month-to-month contract. Council Member Scott made a motion, seconded by Council Member Jones, to

approve a contractual agreement between the City of Seneca and the City of Clemson for CATbus transportation services in FY 2026. Vote on this motion was unanimous.

Consider renewing a mutual aid agreement with the Clemson University Police Department. – Police Chief Jorge Campos presented this is the same agreement as with all other local agencies. This is different from the special events agreement we have with Clemson University regarding staffing. Council Member Scott made a motion, seconded by Council Member Jones, to renew a mutual aid agreement with the Clemson University Police Department. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Mayor Halfacre: Thanked Lindsey, Alli, the University, and others for a great Light the Lake fireworks event. A Blood Drive will be held Thursday.

Council Member Sherrill: Will be out of town for the next meeting.

Council Member Scott: Fall recreation sign up is now open.

Executive Session

Council Member Scott made a motion, seconded by Council Member Smith to enter into Executive Session to Consider an appointment to the Sustainability Committee; 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,

Council Member Scott made a motion, seconded by Council Member Jones to appoint Nanda Edgerton to the Sustainability Committee with a term ending in February 2026. Vote on this motion was unanimous.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:07 p.m.

Respectfully submitted,

Jeremiah Jackson, MBL

Approved

By: _____
G. Robert Halfacre, Mayor



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)

An application for a zoning map amendment (rezoning) was submitted by Mr. Robert L. York, property owner, on May 9, 2025. As proposed, 3 parcels of land totaling approximately 1.35 acres located along on Cochran Road (currently addressed #105, #107, and #109) would be rezoned from RM-1 Two-family Residential District to RM-3 Multi-family Residential District. No proposed development project is currently associated with the requested rezoning.

The Planning Commission approved a positive recommendation to City Council on the matter on June 17, 2025. A public hearing date is requested.

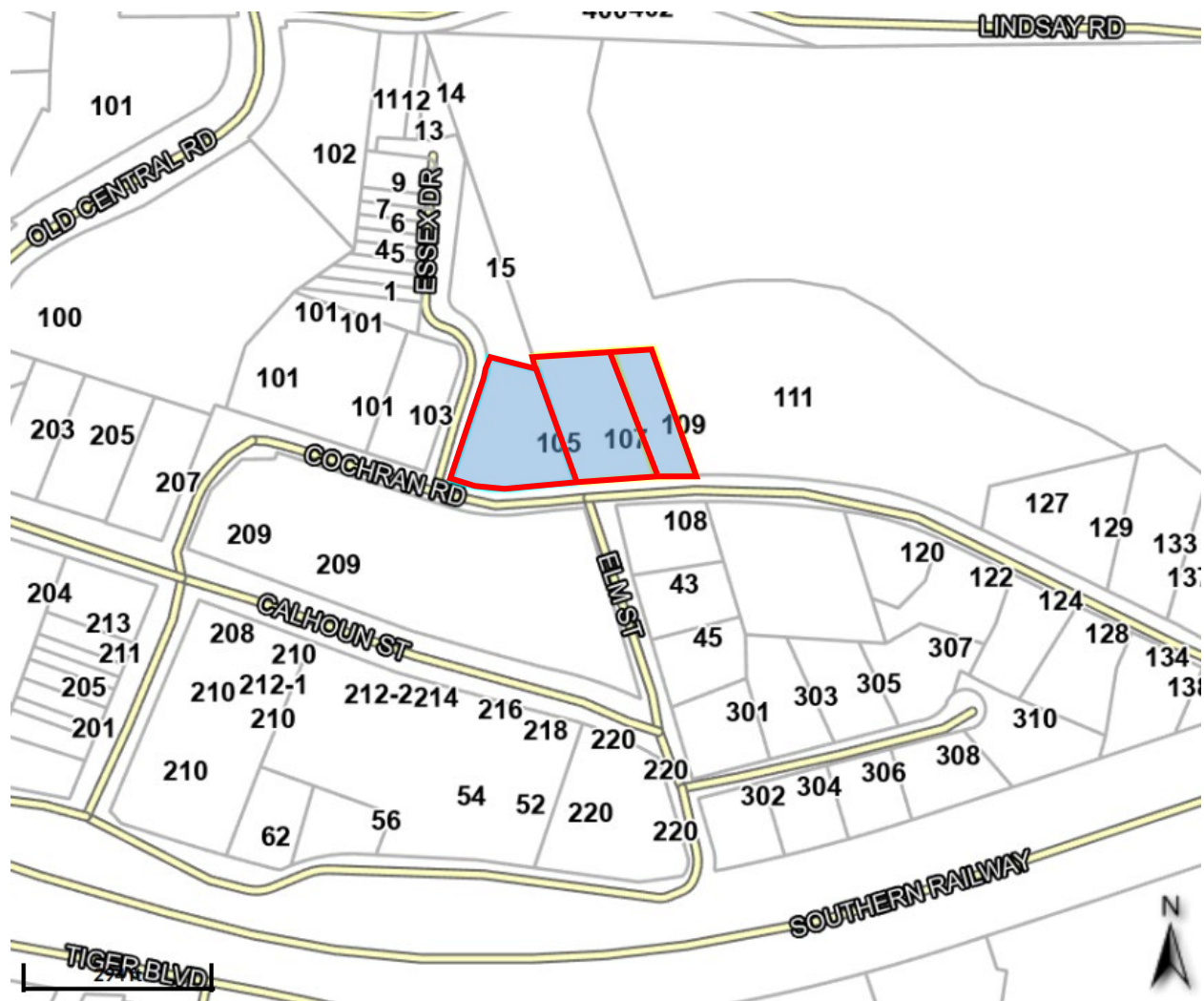
Attachment: Report on RZNE-000439-2025 Proposed Map Amendment (Cochran Road Parcels)

**Report on RZNE-000439-2025 Proposed Map Amendment (Cochran Road
Parcels)**

July 7, 2025

An application for a zoning map amendment (rezoning) was submitted by Mr. Robert L. York, property owner, on May 9, 2025. As proposed, 3 parcels of land (TMP#'s 4054-09-05-3283, 4054-09-05-5205, and 4054-09-05-5296) totaling approximately 1.35 acres located along on Cochran Road (currently addressed #105, #107, and #109) would be rezoned from *RM-1 Two-family Residential District* to *RM-3 Multi-family Residential District*. No proposed development project is currently associated with this requested rezoning.

LOCATION OF PARCELS



Existing Condition Images

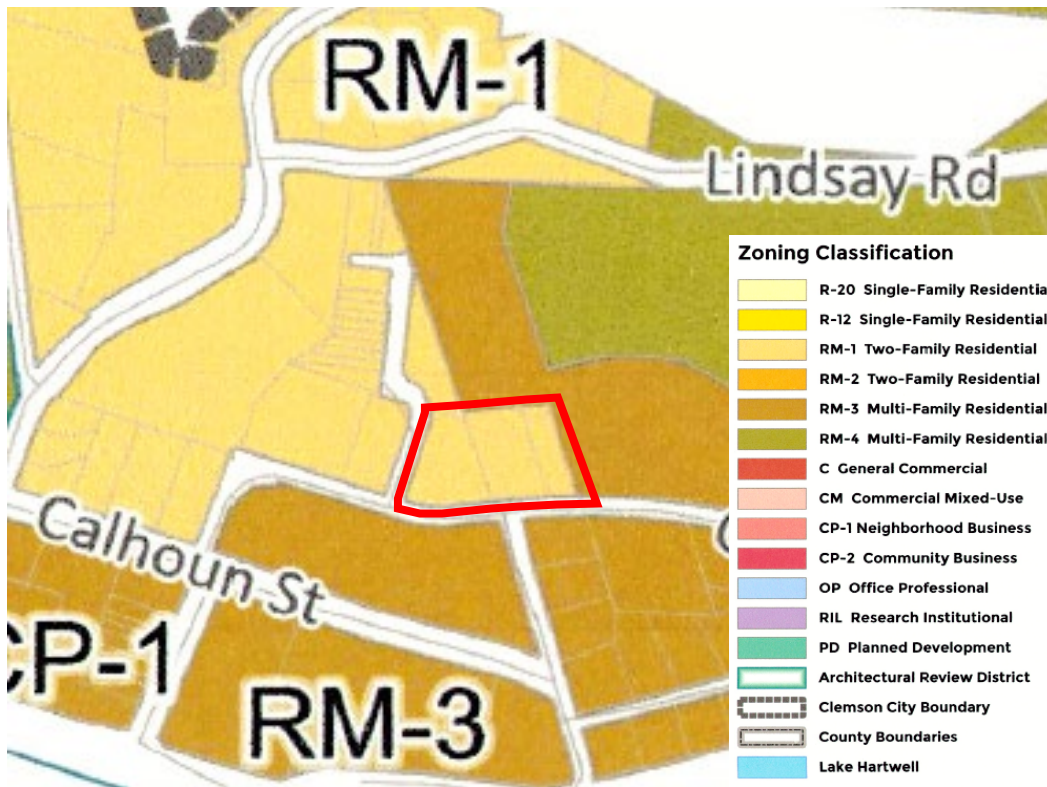




Current Zoning

As stated above, the parcels proposed for rezoning are all currently zoned RM-1 Two-family District, which is a district intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots. If approved as requested, the zoning of the parcels will be changed to RM-3 Multi-family Residential District, which is intended to allow for a range of housing types that includes moderate density multi-family residences in order to serve the needs of the City's multi-generational housing market. Additionally, it is worth noting that the 1.35 acre total area of the parcels falls short of the 2-acre minimum area needed to permit changing the zoning to a district different from that abutting it; however, due to the fact that the parcels are situated at the edge of existing RM-3 District properties, the proposed rezoning is permitted as proposed.

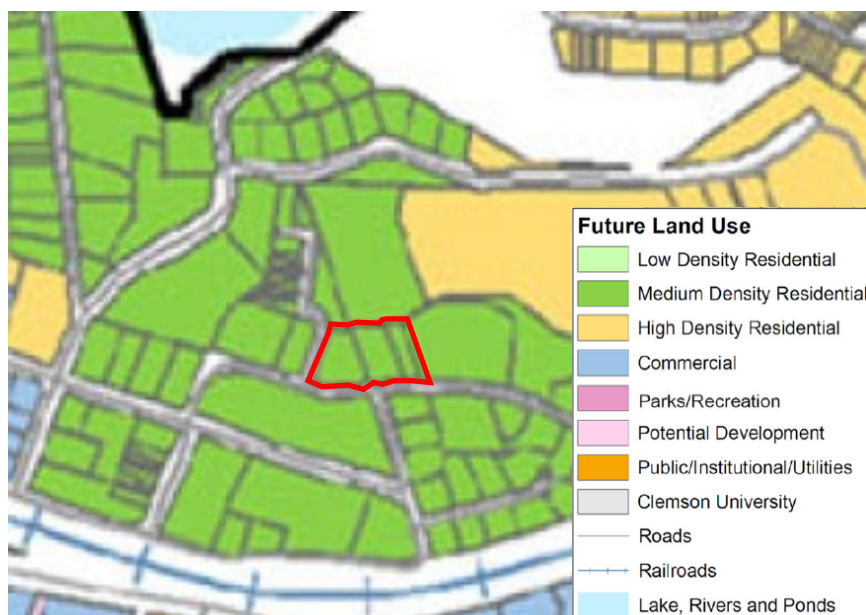
See map below:



Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the properties situated in an area identified for medium-density residential, which is consistent with the requested rezoning. No specific redevelopment recommendations are made for the properties.

See map below:



Impact On Services

A review of the proposed rezoning was conducted by City departments in an effort to identify issues that may negatively impact service delivery. The comments received include:

The City Engineer stated that he had no issues with the proposal.

The Utilities Director stated that existing sewer infrastructure may need to be upgraded or otherwise changed during future development, and that the water main, which was installed decades ago and is undersized, will likely require replacement as part of any future development. He also noted the traffic increase from development on Cochran Road has impacted the response times of utility crews.

The Stormwater Manager stated that as the stormwater system and ponds would be required to be privately owned and maintained, no impact on the City system would be imposed by future development. He also noted the increased traffic on Cochran Road impacting response times of his crews.

Review Status

The Planning Commission took the rezoning up on June 17, 2025 and approved a positive recommendation on the matter to City Council. A date for a public hearing by City Council is currently being requested.

Application



1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

PC

PLANNING COMMISSION ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a filing fee of \$250, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

RZNE-000439-2025

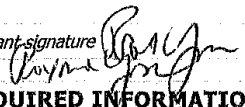
File no.: R - - -	PIN: - - - - -	Date submitted: 5/19/25	Planning Commission meeting date: 1/1
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION			
Last name: YORK	First: ROBERT	Middle: J	Interest: ☒ Sole owner ☐ Co-owner
Mailing address: P.O. Box 1131	City: CLEMSON	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: HOWMUCH@AOL.COM	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: YORK	First: ROBERT	Middle: J	
Mailing address: P.O. Box 1131	City: CLEMSON	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: HOWMUCH@AOL.COM	

PROPERTY INFORMATION		
THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM-1 to RM-3		
Property address: 105,107,109 COCHRAN RD.	Property dimensions: SEE REVISION	Property area: 1.35-1.4 ACRE APPX

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
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	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		

Applicant name **ROBERT YORK** Applicant signature  Date **MAY 9, 2025**
Rev. 12-09-05; 06-15-07

REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

FOR FUTURE IMPROVEMENT AND DEVELOPMENT
THAT WILL BETTER SERVE THE GROWING HOUSING NEEDS
OF CLEMSON AND APPEARANCE BY BLENDING IN WITH
THE EXISTING SURROUNDING STRUCTURES.

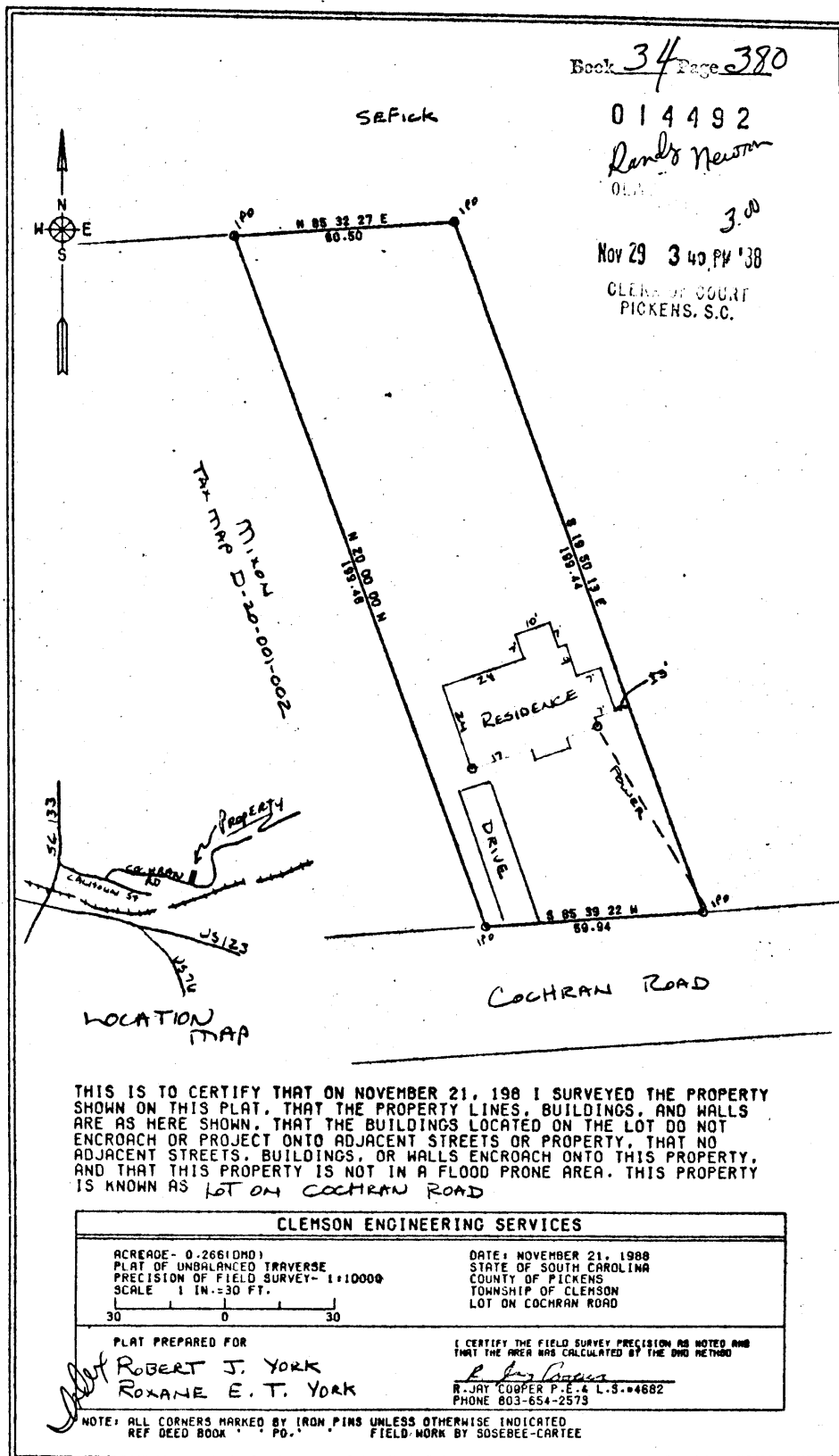
CURRENTLY THESE 3 PARCELS (105, 107, 109 COCHRAN RD)
ARE SINGLE FAMILY HOMES SURROUNDED BY "CLEMSON
LOFTS" APARTMENT COMPLEX, "ESSEX DRIVE TOWN HOUSES"
"OAKLEDGE" GATED APARTMENT COMPLEX AND DUPLEX
APARTMENTS.

THESE 3 PARCELS 105, 107, 109 COCHRAN RD
DO NOT FIT IN THESE SURROUNDING DEVELOPMENTS

DEVELOPING AND IMPROVING THESE 3 PARCELS
WOULD SOLVE THIS AS WELL AS SERVING THE GROWING NEEDS
FOR HOUSING IN CLEMSON

BOOK 227 PAGE 101

TMP# 4054-09-05-5296





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)

Request Public Hearing Date for 2025-R-01 Proposed Text Amendment - Arterial Frontage Fences

Agenda Item Detail: (expand as necessary for clarification)

City Code requires all corner lots to meet front setback standards for both abutting street frontages, which, in the vast majority of situations works to maintain an appealing consistency with neighboring houses. Because front fences may be no more than 4 feet in height, however, those relatively few lots situated adjacent to a busy arterial street are typically provided little relief from the traffic noise and light by the fence. This proposed zoning text amendment would allow the Zoning Administrator, on a case-by-case basis, to address this issue by establishing arterial frontage standards designed for particular site conditions.

The Planning Commission approved the draft amendment on May 12, 2025. A date for a public hearing is requested.

Attachment: 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences)

City Code requires all corner lots to meet front setback standards for both abutting street frontages, which, in the vast majority of situations works to maintain an appealing consistency with neighboring houses. In those relatively few situations when a corner lot is situated at an intersection of a neighborhood street and an arterial road, however, the limitations in front setback rules on fence heights have been shown to be problematic. Under current rules, fences in the front setback may be no more than 4 feet in height, thereby providing no real relief from the road noise, lights, and other impacts associated with an arterial road. In an effort to address the issue, staff recommends amending the conditional use standards for residential districts to, provided it is deemed appropriate by the Zoning Administrator, permit corner lots situated at the intersection of non-arterial and arterial roads to be subject to side or rear setback standards on the arterial side. By doing this, a fence up to 8 feet in height can be installed along the frontage of the arterial road. Also, the draft amendment specifies that road classifications are to be based on City standards and approved by the City Engineer; and it provides for a streamlined process to address unusual site conditions by providing the Zoning Administrator the authority to establish appropriate setbacks on a case-by-case basis.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS

Sec. 19-305. Purpose of conditional use and special exception standards.

C. RESIDENTIAL ACCESSORY STRUCTURES & USES ²: See Section 19-305, Endnote 2

2025-R-01 Proposed Text Amendment (Arterial Frontage Fences)

Approved by the Planning Commission May 12, 2025

Proposed changes shown in RED font

11. Fences and Walls

a. Conditional Use Standards *[All Residential Districts]*

1. May abut the side and/or rear property line.
2. May be located in all required setbacks provided they shall be no closer than 18 inches to a street right-of-way line provided:
 - a. Shall not exceed eight feet in height; and
 - b. Shall not violate district visibility requirements.
3. A fence or freestanding wall may be permitted in the required front yard setback provided it does not exceed a maximum height of 4 feet and is visually transparent and not opaque. Examples of such approved fence types are picket or wrought iron fences. Solid walls of brick, stone, or parged masonry may also be permitted in the front setback provided the wall is no taller than 32 inches; such fencing may include pillars up to 4 feet tall, and may also have pickets or other approved transparent fencing up to 16 inches in height installed along the top of the solid wall.
4. For the purposes of this Section, corner lots with two street frontages **on roads designated as non-arterial** shall be considered to have a front yard setback on each street **In the event a corner lot has frontage on an arterial road, that setback shall, provided such standards are deemed safe and/or appropriate by the Zoning Administrator, conform to the standards for a side or rear property line. Road classifications shall be based on City standards and published on a roadway classification map approved by the City Engineer. Notwithstanding this or any other standard set forth by this section, the Zoning Administrator shall reserve the right to amend or otherwise determine appropriate setbacks and other dimensional standards deemed necessary to accommodate specific site conditions.**



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)

This proposed text amendment stems from a staff review of the zoning standards governing the installation and design of required buffers. Among the proposed changes are:

1) the establishment of a formal definition of 'tract development'; 2) providing staff and/or the Board of Architectural Review, as appropriate, the ability to permit the relocation of a buffer to increase its effectiveness, and/or to adjust specifications and make modifications based on existing site conditions; 3) clarifying and/or expanding on uses and buffer-types deemed appropriate for each use; 4) modifying the table of materials required in bufferyards; 5) increasing buffer widths when appropriate; and, 6) creating a new buffer type to install between commercial and residential properties.

The Planning Commission approved the draft amendment on May 12, 2025. A public hearing date is requested.

Attachment: 2025-R-02 Proposed Text Amendment (Bufferyard Standards)

This proposed text amendment stems from a staff review of the zoning standards governing the installation and design of required buffers. Because these rules have not been reviewed and significantly updated in a decade, the review was not only timely, but it also revealed how mature buffers installed under the provisions grow, survive, and maintain effectiveness over time under wide a range of site conditions.

Additionally, it is worth noting that, as national development trends continue to evolve and our region's population rapidly expands, it is reasonable to anticipate more non-traditional types of development locating near traditional single-family residential neighborhoods, thereby making the long-term viability and effectiveness of bufferyards a critical issue.

Therefore, staff recommends a series of amendments to the bufferyard requirements, including: 1) the establishment of a formal definition of 'tract development'; 2) providing staff and/or the Board of Architectural Review, as appropriate, the ability to permit the relocation of a buffer to increase its effectiveness, and/or to adjust specifications and make modifications based on existing site conditions; 3) clarifying and/or expanding on uses and buffer-types deemed appropriate for each use; 4) modifying the table of materials required in bufferyards; 5) increasing buffer widths when appropriate; and, 6) creating a new buffer type to install between commercial and residential properties.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

Sec. 19-107. Definitions.

Townhouse dwelling unit means a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with yard or public way on not less than two sides. (CC-2019-08, 7-1-2019)

Tract Development means two or more primary-use residential buildings on one lot.

Travel trailer means a vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation uses, of a length not exceeding 29 feet.

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

Sec. 19-904. Location of landscape bufferyards.

- A. Unless otherwise specified, required bufferyards and screenings shall be located on the outer perimeter of the lot or parcel boundary line, however, in the case of recorded access/egress easements between two properties, the landscape buffer shall be installed along the recorded easement line. **Notwithstanding this standard, in the event it is deemed that a buffer would be more effective in another location, the Zoning Administrator or Board of Architectural Review (BAR), as appropriate, may, either in whole or in part, require the buffer to be relocated to said location.**
- B. Bufferyards and screenings shall not be located on any portion of an existing public or private street right-of-way.
- C. Unless otherwise directed, the depth of required bufferyards shall be as specified in Table [19-907](#).

Sec. 19-905. Bufferyard, screening, and landscaping specifications.

M. Berm Specifications:

1. Any earthen berm intended to meet the requirements of this Section must be a minimum of 4 feet in height with a maximum slope 3:1. Berms in excess of 6 feet in height shall have a maximum slope of 4:1 as measured from the exterior property line.

N. Buffer Modifications:

1. The City Horticulturist or BAR, as appropriate, may, provided it will result in a more diverse and healthy planting scheme, reduce the number of plants required by these standards for a buffer based on species and spacing;

2. The Zoning Administrator or BAR, as appropriate, may permit the relocation of a fence or berm within the buffer from the location specified by these standards.

3. The Zoning Administrator may permit an alternative to the wall or fence material(s) specified by these standards, provided the alternative is of equal or greater quality, appearance, durability, and ease of maintenance, and offers the same or better effectiveness in noise abatement and/or screening as the prescribed material.

Sec. 19-907. Bufferyard and screening requirements.

AR District standards regarding bufferyards and setbacks take precedent over Tables 19-907 and [19-908](#). The size and type of vegetation required under this division shall be determined from tables 19-907 and [19-908](#):

Table 19-907. Bufferyard and Screening Requirements		
[Between non-residential and/or mixed-use structures within commercial districts, bufferyard requirements shall not apply.]		
Use	Existing Use	Buffer Type
Multi-family Duplex and Patio/Zero Lot Line developments with shared parking or Tract Developments.	Single-family/Two Household (Zoned R-20, R-12)	15' 20' C
	Single-family/Two Household (Zoned R -7. RM-1, or RM-2)	10' C

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

	Single –family/Two Household (All other districts)	10' A
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Abuts Arterial Road	20' D
Townhouses	Single-family/Two Household (Zoned R-20, R-12)	15' 30' C
	Single-family/Two Household (Zoned R -7, RM-1, or RM-2)	15' C
	Single –family/Two Household (All other districts)	10' B
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
Multi-family Development	Vacant Land	10' A
	Abuts Arterial Road	20' D
	Single-family/Two Household (Zoned R-20, R-12)	30' C - If proposed building greater than 3 stories buffer will be increased to 40'
	Single-family/Two Household (Zoned R-7, RM-1 or RM-2)	20' B
	Single –family/Two Household (All other districts)	10' A
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Abuts Arterial Road	20' D

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

Mixed-Use	Single-family/Two Household (Zoned R-20, R-12)	• 25 30' C - within R20, R-12, RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts If proposed building is greater than 3 stories buffer will be increased to 40'
	Single-family/Two Household (Zoned R-7 RM-1 or RM-2)	30' C
	Single –family/Two Household (All other districts)	10' A
	Multi-family	10' A
	Townhouse	10' A
	Mixed-use	10' A
	Office /Commercial	5' A
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
Office/Commercial	Single-family/Two Household	• 25' C - within R20, R-12, R-7 RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts
	Multi-family	10' A
	Townhouse	10' A
	Mixed-use	10' A
	Office /Commercial	5' A
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
Industrial, Manufacturing, Wholesale Trade, Warehousing and Storage	Active Railroad Right-of-Way	NA
	Single-Family/Two Household	50' E
	Multi-family	25' C
	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
	Active Railroad Right-of-Way	NA
	Road	30' D
	Single-family/Two Household	25' C
	Multi-family	25' C

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

Institutional Public and Institutional Uses and Utilities	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
*In the event development is deemed to fit into more than one use classification, the more robust buffer will be required.		

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-26, 7-20-15; Ord. No. CC-2016-26, 8-15-16

XXXXXXXXXX)

Sec. 19-908. Materials required in bufferyards.

The required landscape material to be utilized in bufferyards is provided in Table 19-908:

Table 19-908. — Landscape Materials Required within Bufferyards		
Buffer Type	Number of Plants	Plants and Structures Features required per 100 linear feet ±
A	3	Upper story (Canopy) trees
	20	Shrubs or; Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u> 36" min. to 48" max. in <u>height</u> or; Continuous earthen <u>berm</u> 36" min. to 48" max. in <u>height</u> with live <u>ground cover</u>
B	4	Upper story (Canopy) Trees
	30	Shrubs or; Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u> 36" min to 48" max in <u>height</u> or; Continuous earthen berm 36" min to 48" max in <u>height</u> with live ground cover
C	4	Upper story (Canopy) Trees
	1	6 to 8 foot high wall or solid fence or 6ft berm within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm. Fences or walls greater than 50 feet in length shall have a column every 50 feet.
	4	Understory Trees
	40	Shrubs
D	40 4	Upper Story (Canopy) Trees
	5	Understory trees
	30 40	Shrubs or ; 6 to 8 foot high wall or solid fence within 12 inches of property line; finished side facing adjacent property
	1	6ft tall berm with landscape materials equally distributed on both sides of berm.
	10	Upper Story (Canopy) Trees
	5	Understory trees

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

E	30 60	Shrubs and; 6 to 8 foot high wall, berm or solid fence within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm
	1	6 to 8 foot high masonry wall or 8ft berm; finished side of fence facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm. Walls greater than 50 feet in length shall have a column every 50 feet.
F	1	Landscape Berm
	12	Upper Story (Canopy) Trees
	4	Understory Trees
G	3	Upper story (Canopy) Trees
	1	6 to 8 foot high masonry wall; landscape materials will be equally distributed on both sides of the fence or berm. Walls greater than 50 feet in length shall have a column every 50 feet.
	2	Understory Trees
	30	Shrubs
1 Subject to visibility standards in ARTICLE VI Section 19-606.		

A. The following shall apply for materials and determination of bufferyards:

1. When a lot has a combination of different land uses, the bufferyard is calculated on the use of the highest impact;
2. Where the functional rear and side of any commercially zoned properties as determined by the Zoning and Codes Administrator are across the street from any residentially zoned property, the required buffer shall be a 10 foot type "A" "G" buffer



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)

CHAPTER 18 TRAFFIC

Sec. 18-37. Golf Carts and Recreational Vehicles

For the purposes of this section the following definitions shall apply:

Golf Cart: Motor vehicles referred to in South Carolina State Code of Laws Title 56 Chapter 2, designed and manufactured for operation on a golf course for sporting or recreational purposes, and that are not capable of exceeding speeds of 20 miles per hour.

Night: A half hour after sunset to a half hour before sunrise.

Recreational Vehicle: As designed by A motor vehicle that is designed for use off road only and is not eligible to be registered by the South Carolina Department of Motor Vehicles. Examples are ATV's (All Terrain Vehicles), Side by Sides, or UTV (Utility Terrain Vehicles).

- (1) Recreational Vehicles are prohibited to travel on the roads, bike paths, sidewalks, or pathways within Clemson City Limits.
- (2) In conformance with South Carolina Code of Laws, 56-2-90, Golf Carts are permitted to be driven on the roads with a speed limit of 35 MPH or below, within Clemson City Limits under the following provisions:
 1. All occupants of Golf Carts must comply with all state motor vehicle laws while driving or riding.
 2. All occupants of Golf Carts are prohibited from possessing open alcoholic beverages while driving or riding.
 3. Golf Carts are prohibited to be driven upon any sidewalk, bike path, or any other pathway not designed for golf cart use.
 4. It shall be unlawful for the operator to allow over-occupancy on the golf cart and for a passenger to sit anywhere except upon a seat designed by the golf cart manufacturer.
 5. Golf Carts may cross a highway at an intersection where the speed limit is more than thirty-five miles an hour.
 6. Operators of golf carts must signal a stop or turn by using hand arm signals listed in SC Code of Law § 56-5-2170 or by signal lamps in compliance with SC Code of Law § 56-5-2180.
 7. Golf Carts may only be operated within four miles of the address on the state registration certificate.
 8. Golf Carts are permitted to drive at night if the following conditions are met:
 - a. The Golf Cart is equipped with working headlights or head lamps that are in compliance with SC Code of Law § 56-5-4490 and are not so bright or positioned as to blind the driver an oncoming vehicle in compliance with SC Code of Law § 56-5-4780.

- b. The Golf Cart is equipped with working taillights or taillamps in compliance with SC Code of Law § 56-5-4510.

Violations of the above section are misdemeanor offenses.

(3) Parking Regulations: The following parking provisions shall be followed. Violations are subject to the issuance of a parking citation or subject to impoundment. Parking violations are considered civil violations.

1. Golf Carts must be parked in a legal parking space or other location designed for a motor vehicle to park in. Golf Carts may not park in spaces designed for motorcycles or mopeds.
2. Parking in a metered parking space is allowed but must comply with all parking fees or fines.
3. More than one golf cart can park in one parking space under the following conditions:
 - a. The golf cart(s) do not block one another from leaving when the driver is ready to leave;
 - b. The golf cart(s) are parked within the designated space and do not impede on the ability of vehicles parked next to the space from being accessed.
 - c. The golf cart(s) do not extend beyond the length of the parking space to the extent that it impedes the regular traffic flow of the street.

Golf carts found operating or parking unlawfully may be impounded for the safety of the operator and the public.

State Law Reference: Section § 56-2-90

State Law References

SECTION 56-5-2170. Method of giving hand and arm signals.

All signals herein required given by hand and arm shall be given from the left side of the vehicle in the following manner, and such signals shall indicate as follows:

- (1) Left turn, hand and arm extended horizontally;
- (2) Right turn, hand and arm extended upward; and
- (3) Stop or decrease speed, hand and arm extended downward.

HISTORY: 1962 Code Section 46-407; 1952 Code Section 46-407; 1949 (46) 466.

SECTION 56-5-2180. Signals given by hand and arm or signal lamps.

(a) Any stop or turn signal when required herein shall be given either by means of the hand and arm or by signal lamps except as otherwise provided in subsection (b).

(b) Any motor vehicle in use on a highway shall be equipped with, and required signal shall be given by, signal lamps when the distance from the center of the top of the steering post to the left outside limit of the body, cab or load of such motor vehicle exceeds twenty-four inches or when the distance from the center of the top of the steering post to the rear limit of the body or load thereof exceeds fourteen feet. The latter measurement shall apply to any single vehicle or to any combination of vehicles.

HISTORY: 1962 Code Section 46-408; 1952 Code Section 46-408; 1949 (46) 466; 1977 Act No. 144 Section 4.

SECTION 56-5-4490. Head lamps required on motor vehicles and motorcycles.

Every motor vehicle other than a motorcycle or motor-driven cycle shall be equipped with at least two head lamps with at least one on each side of the front of the motor vehicle. Such head lamps shall comply with the requirements and limitations set forth in this article. Every motorcycle and every motor-driven cycle shall be equipped with at least one and not more than two head lamps which shall comply with the requirements and limitations of this article.

SECTION 56-5-4510. Tail lamps required.

Every motor vehicle, trailer, semitrailer and pole trailer and any other vehicle which is being drawn at the end of a train of vehicles shall be equipped with at least one tail lamp mounted on the rear which, when lighted as herein required, shall emit a red light plainly visible from a distance of five hundred feet to the rear; provided, that in the case of a train of vehicles only the tail lamp on the rearmost vehicle need actually be seen from the distance specified.

SECTION 56-5-4780. Use of multiple-beam road-lighting equipment.

Whenever a motor vehicle is being operated on a roadway or shoulder adjacent thereto during the times specified in Section 56-5-4450, the driver shall use a distribution of light or composite beam directed high enough and of sufficient intensity to reveal persons and vehicles at a safe distance in advance of the vehicle, subject to the following requirements and limitations:

- (1) Whenever the driver of a vehicle approaches an oncoming vehicle within five hundred feet, such driver shall use a distribution of light or composite beam so aimed that the glaring rays are not projected into the eyes of the oncoming driver;
- (2) The lowermost distribution of light or composite beam specified in item (2) of Section 56-5-4770 shall be aimed to avoid glare at all times, regardless of road contour and loading; and
- (3) Whenever the driver of a vehicle follows another vehicle within two hundred feet to the rear, except when engaged in the act of overtaking and passing, such driver shall use a distribution of light permissible under this section other than the uppermost distribution of light specified in item (1) of Section 56-5-4770.

HISTORY: 1962 Code Section 46-548; 1952 Code Section 46-548; 1949 (46) 466; 1955 (49) 89.



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)

Discuss a proposed ordinance change for the overnight parking locations to include all public parking spaces in section 18-11.1 of the City Code of Ordinance.

Agenda Item Detail: (expand as necessary for clarification)

This proposal is to update the location for overnight parking restrictions to all public parking spaces unless marked otherwise.

The current ordinance covers the Keith Street parking deck and on street parking only. This change would then include the Fendley Street parking deck and any future public spaces resulting from development downtown.

CODE OF ORDINANCES

Chapter 18 TRAFFIC (1)

Sec. 18-11.1. Overnight Parking.

It shall be unlawful for any [person](#) to cause, allow, or permit any vehicle registered in their name or operated by them to be parked in ~~the Keith Street Parking Deck, or on any street~~ any public parking space unless marked otherwise located within the Downtown District, between the hours of 4:00am-7:00am.

(Ord. No. ~~CC-2025-XX, X/XX/2025~~; Ord. No. [CC-2023-08](#), 06/20/2023)

Effective on: ~~X/XX/2025~~



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)

Discuss a proposed ordinance change to establish a new parking violation in section 18-17 of the City Code of Ordinance.

Agenda Item Detail: (expand as necessary for clarification)

This proposal is to update the violations list for parking enforcement to include a violation specific to the new special event rates.

The current violation being used is for an expired meter, a \$30 fine, which is less than the special event rate. By adding this violation the City can penalize those motorists not paying the special event rate. This would be reduced 50% for those who pay their ticket within 7 days of violation, with the other fines related to pay to park.

CODE OF ORDINANCES

Chapter 18 TRAFFIC (1)

Sec. 18-17. Violations.

A police [officer](#) or parking enforcement officer, finding any vehicle parked, standing, or stopped in [violation](#) of any [city](#) ordinance or [state](#) law, shall affix in a conspicuous place on such vehicle a traffic citation requiring the [owner](#) or driver to post a specified [bond](#) within 15 days. A fine for expired meter, **failure to pay special event rate** or overtime parking may be reduced by 50%, if paid within 7 days of violation. Fines for parking violations shall be:

1.	Expired meter	\$30.00 \$60.00 2nd Offense \$100.00 3rd Offense and each offense thereafter
2.	Overtime Parking - parking beyond established time limits (overnight parking excluded)	\$30.00 \$60.00 2nd Offense \$100.00 3rd Offense and each offense thereafter
3.	Overnight parking where disallowed by ordinances	\$120.00
4.	Parking in designated handicap space	\$100.00
5.	Parking in reserved space	\$75.00
6.	Miscellaneous facility regulations	\$10.00-\$100.00
7.	Failure to pay special event rate	\$100.00

Violators of parking after approved hours, parking in designated handicap space or parking in a reserved space are subject to towing of vehicle to a designated facility and will be subject to fines and towing charges.

(Ord. No. **CC-2025-XX, X/XX/2025**; Ord. No. CC-89-022, § 2, 11-20-89; Ord. No. CC-2003-19, 9-15-03; Ord. No. CC-2005-23, 5-2-05; Ord. No. CC-2005-31, 9-19-05; Ord. No. [CC-2023-08](#), 06/20/2023; Ord. No. [CC-2024-2](#), 01/16/2024)

Effective on: **X/XX/2025**



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)

Discussion of PUD-000391-2025 Proposed Planned Development (Varsity 3)

Agenda Item Detail: (expand as necessary for clarification)

The proposed development consists of approximately 17 acres near Summey and Hawthorne Streets that will be developed as a mixed-use multi-family/single family residential development adjacent to the existing Varsity Club phases (the proposed development will be considered the third phase of the project). The development will include 16 residential buildings (maximum 528 rental beds), as well as 1.7 acres of land proposed to be dedicated to the City for a new public park. A more detailed summary of the proposed development can be found in Section 102 of the draft written ordinance (attached). Bed/unit count and locations are detailed in the Development Data section of the Preliminary Site Plan (attached).

The Planning Commission unanimously approved a positive recommendation on the project to Council on May 12, 2025; and, a public hearing was held on June 16, 2025.

Attached:

PUD-000391-2025 Proposed Planned Development (Varsity 3) Draft Ordinance and Exhibits

WRITTEN ORDINANCE - Varsity Club III - Spring 2025

TABLE OF CONTENTS:

Section 101 - Index of Exhibits

Section 102 - Descriptive Statement

Section 103 - Offsite Improvements

Section 104 - Uses

Section 105 - Site

Section 106 - Standards and Dimensions

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Section 109 - Occupancy/Density

Section 100 - Design Standards

Section 111 - Parking/Circulation

Section 112 - Landscaping/Buffers/Fencing/Screening

Section 113 - Signage

Section 114 - Lighting

Section 115 - Utilities

Section 116 - Connectivity

Section 117 - Grading and Stormwater

Section 118 - Trash

Section 119 - Accessory Structures

Section 120 - Maintenance

Section 121 - Phasing

Section 122 - Construction Activity

Section 123 - Transfer of Ownership

PROPERTY LEGAL DESCRIPTON

All that tract or parcel of land, together with all improvements thereon, containing 16.74 acres, more or less, lying and being in Pickens County, South Carolina, and being more particularly described as follows:

All those being certain pieces, parcels, or tracts of land situate, lying and being in the State of South Carolina, County of Pickens; being shown and designated as 11.865 acres, more or less; and 0.590 acres, more or less; and 4.164 acres, more or less, as shown and more fully described on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated August 8 and 12, 2024, and recorded in Plat Book 621 at Page 300, records of Pickens County, South Carolina.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing 0.0819 acres, more or less, on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated December 10, 2024, and recorded in Plat Book 621 at Page 273, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, being shown and designated as New Lot 1, containing 0.103 acres, more or less, on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated November 22, 2024, and recorded in Plat Book 621 at Page 174, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Township of Clemson, City of Clemson, containing 0.53 of an acre, more or less, being shown and designated on a plat prepared by Michael L. Henderson, RLS #6946, dated March 1, 2013, and recorded in Plat Book 599 at Page 130, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description

AND

All that certain piece, parcel, or tract of land lying and being in Pickens County, South Carolina, Township of Clemson, City of Clemson, containing .64 of an acre, more or less, being shown and designated on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated April 21st 2025 . To be recorded week of 4/21/25 Platt Book XXX at page XXX

Section 101 - Index of Exhibits

PRELIMINARY SITE PLAN

PARK PLAN

OFF-SITE IMPROVEMENT PLAN

SIDEWALK AND TRAIL PLAN

OPEN SPACE AND IMPERVIOUS PLAN

LIGHTING PLAN

SITE DETAILS

BUFFER PLAN

SITE AREA PLAN

Section 102 - Descriptive Statement

Varsity III is a proposed mixed-use multi-family residential development with dedicated park land as the requisite non-residential component for a Planned Development.

The Varsity III Planned Development proposes the development of 17.7-acres of RM-2 land which is currently vacant. The development will be owned and operated by 2111 Packard, LLC based in Greenville, SC which shall be responsible for the maintenance of all buildings, parking areas, landscaping, amenity areas, stormwater detention systems, and private interior roads. Water, sanitary sewer, and public roads shall be dedicated to the City of Clemson for ownership and maintenance.

In the event the City of Clemson were to create a zoning district that this proposed planned development substantially conforms to, the property owner(s) or their heirs would not object to the rezoning/inclusion of the proposed planned development to said zoning district, provided the ability to rebuild to the site plan and density approved as part of this Planned Development is maintained.

Residential Uses:

The Planned Development proposes a mix of rental townhomes and multi-family units. It will include sixteen buildings: 44 townhomes and 108 apartment-style dwellings, totaling 528 bedrooms. This results in a density of 9 units per acre and a total project occupancy of 29 occupants per acre.

PROPOSED USES

Area 1: Dedicated Park Land– The Planned Development includes **1.7 acres** of land (10% of the total site) dedicated to the City of Clemson for a future park, along with an additional 1.04 acres of ribbon park, accessible to the public via a public easement. The developer shall install twelve parking spaces and maintain the area in a natural state, with the exception of removing invasive plants, creating a monument area for the

Singleton Park sign, constructing a 10-foot-wide multimodal trail to serve the ribbon park, and providing infrastructure for a bicycle rideshare system. Lighting along the multimodal trail on the ribbon walk and dedicated park shall be installed and paid for by the developer. Park shall be deeded to the City upon completion of the improvements made by the developer. No certificate of occupancy's will be issued until park is deeded to and the improvements are accepted by the City of Clemson.

Area 2: Townhome/Apartment for Rent –

Area 2 of the development shall consist of eight residential buildings, comprising no more than 324 beds. These units will be marketed to a mix of students, young professionals, and graduate students. Residents will have access to all amenities provided within the development. Area 2 will also include associated utilities, a detention pond, a small amphitheater/recreational lawn, and parking.

Area 3: Townhome/Apartment for Rent – Area 3 shall contain eight residential buildings, comprising no more than 204 beds. These units will be marketed to a mix of students, young professionals, and graduate students. Area 3 will also include utilities, a clubhouse, a pool, and parking.

ACCESS

Vehicular Access

Residential access will be provided through two entrances: one from Summey Street and another from Hawthorn Street. The dedicated park area will be accessible via a new road constructed on the north side of Hawthorn Street, as well as from newly constructed on-street parking along Hawthorn Street.

Emergency-only access shall be provided via Fabrica Street and will be secured with a Knox Box.

Pedestrian Access

The developer shall incorporate a combination of sidewalks and multimodal paths to ensure all dwellings have pedestrian access to the main entrance on Summey Street. Sidewalk widths may vary, but no sidewalk shall be less than 5' wide. Included in the pedestrian access plan is a multimodal path extending from Highway 93 along the north side of Newton Street, connecting to the main entrance on Summey Street. Additional provisions have been made for easements to adjacent properties for further multimodal path connectivity.

Ownership and Covenants/Conditions/Restrictions

Ownership of the project shall remain private, with any future property owners bound by and subject to this Ordinance. Management and maintenance of the project shall be the responsibility of the property owner and/or a property management company hired by the owner. The owner agrees that there are no existing covenants, conditions, and restrictions on this property other than any restrictions governed by the City of Clemson. Any future covenants, conditions, and restrictions placed on the property shall conform to and be governed by this Ordinance.

Any changes or amendments to this Ordinance shall require approval from both the owner and the City and must follow the prescribed process for amending a Planned Development, as outlined in Section 19-505 of the City of Clemson Code of Ordinances.

Community Open Space for Residents

Including the dedicated park space, the site shall have a minimum of **25% open space**, of which at least **4%** shall be designated as common space. Common open space for residents includes the pool, clubhouse area, and all areas not occupied by buildings or roadways. These areas shall remain open for use by all tenants.

Impact on Public Facilities

Development of the project will impact public water and sewer capacity, as well as fire protection, police services, emergency response, and public transportation. All infrastructure improvements and upgrades required for this project will be installed and paid for by the developer.

The development is not expected to significantly impact the public school system, as the majority of residents will be college students and young professionals. All water and sewer permits shall be obtained prior to the commencement of any vertical construction.

Section 103 - Offsite Improvements

Offsite improvements related to the project include:

- An easement for a future 130-foot diameter roundabout at the intersection of Newton Street and Summey Street
- +/- 0.9 acres of dedicated ribbon park/multimodal paths that will include lighting
- A multimodal path from Summey Street along the north side of Newton Street, terminating at the existing sidewalk along Highway 93."
- Restriping Canoy Street and adding traffic control signage as required by the City Engineer

At the City's request, the developer shall also fund the installation of a bus shelter between Newton Street and Canoy Lane on Highway 93. Additional offsite improvements shall include two 'choker'-type traffic calming measures to be installed on Hawthorne Street and either Summey or Dorothy Street as well as intermodal

connectivity from the ribbon park to the bus stop on Highway 93. In addition, the developer will contribute \$1,000 per bedroom to the City's community development fund for a total of \$528,000. All offsite improvements shall be implemented, including the community development fund contribution, prior to certificate of occupancy being issued for clubhouses.

Section 104 – Uses

The property shall be used for park land with parking (to be dedicated to the City of Clemson), open space with intermodal trails accessible by the public at large, as well as a mix of multi-family and townhome residential units, including associated amenities and parking.

LAND USES

AREA	USE	AREA	UNITS	BEDS	RESIDENT PARKING SPACES	PUBLIC/GUEST PARKING SPACES	BUILDING SF
AREA 1	DEDICATED PUBLIC PARK LAND	2.8	NA	NA	0	12	NA
AREA 2	RENTAL HOUSING	9.2	102	324	326	2	141,644
AREA 3	RENTAL HOUSING	5.7	50	204	183	0	90,704

Section 105 - Site

The property consists of six contiguous tracts totaling **17.7 acres**. It is currently undeveloped, except for two single-family homes located at 104 and 106 Summey Street, which have historically served as rental properties.

The proposed use includes a mix of multi-family and townhome rental housing, along with an area dedicated to the City of Clemson for park space. In addition, the site will include open space, parking, a detention pond, a clubhouse, and a pool, as outlined in Section 104.

All access drives and parking areas shall remain privately owned and maintained by the developer or property owner, except for those associated with the park land, which shall be owned and maintained by the City of Clemson.

All roads and paving shall be built to City standards and approved by the City Engineer. The development will include public water and sewer infrastructure. Upon project completion, **20-foot-wide** access and maintenance easements shall be dedicated to the

City of Clemson for servicing these systems.

Section 106 - Standards and Dimensions

Minimum and/or maximum lot area(s) - N/A
Minimum and/or maximum lot width(s) - N/A
Minimum building setback(s) for front: 25 feet
Minimum building setback(s) for side: 25 feet
Minimum building setback(s) for rear: 25 feet
Maximum structure height: four stories
Minimum multi-family building separation: 12 feet
Minimum townhome building separation: 10 feet
Minimum sidewalk width: 5 feet

*Minimum building setback(s) adjacent to 112
Summey Street (Varsity Club 1 & 2): 5 feet
(Final building locations to be reviewed and
approved by Building Official and Fire Marshall
to ensure compliance with building code)

Section 107 - Impervious Area

The maximum impervious coverage of the development shall be **60%**. Impervious materials used in the development will include buildings, asphalt paving, concrete sidewalks, curbs and gutters, and patios.

Section 108 - Open Space

A minimum of **25%** of the property shall be designated as open space. This includes future dedicated park land as well as tenant-specific open space. Tenant open space includes all areas not occupied by buildings, paved streets, sidewalks, or parking lots.

Open space refers to outdoor areas on the ground that are unoccupied and unobstructed from the ground upward. These areas are intended for outdoor living, recreation, or landscaping, and exclude vehicular use, impervious pedestrian paths, and utility areas.

Common open space refers to land within or associated with the development that is intended for the shared use and enjoyment of its residents or occupants. Common open space shall not be occupied by vehicular use areas, nor shall it include the setbacks or buffer yards required by the City ordinance from which this definition is derived.

Section 109 - Occupancy/Density

In accordance with the City of Clemson Code of Ordinances and this Planned Development, an *occupant* is defined as a natural family or an individual who is not related by blood (within the second degree of consanguinity), marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.

Density throughout the development shall be limited to one occupant per bedroom. Unit types will vary from one- to five-bedroom units, with occupancy ranging from one to five residents per unit. The resultant density of a given building or area will vary based on the mix of unit types.

Maximum residential buildings in Area 2 : 8

Maximum total occupancy of dwellings in Area 2 : 324.

Maximum residential buildings in Area 3 : 8

Maximum total occupancy of dwellings in Area 3 : 204.

Total occupancy for the project shall be limited to 528 residents, resulting in an overall density of 29 residents per acre.

A minimum of 1.77 acres shall be dedicated to the City of Clemson for park land. Additionally, a minimum of 1.04 acre shall be dedicated to the public for ribbon park land via easement.

Section 110 - Design Standards

All buildings shall reflect the architectural style and character shown in the sample renderings presented during the Planned Development (PD) approval process. Furthermore, all townhomes and multi-family structures shall adhere to the design standards set forth for these types of structures in Section 19-305 of the Zoning Ordinance. If deemed necessary by the Planning Department, the developer shall submit building elevations to the Board of Architectural Review following project approval by City Council. This Ordinance shall finalize building heights, massing, and densities. The Board of Architectural Review's purview will be limited to ensuring compliance with the above-referenced design standards and may include direction on building materials, siding, colors, and other exterior features.

All buildings shall comply with State and City building codes and will be constructed on concrete slabs with wood frame construction.

Building Mass Footprints:

Building #3 – 205' x 75'

Building #4 – 190' x 65'

Building #5 – 70' x 65'

Building #6 & #7 – 105' x 65'

Building #8 & #10 – 205' x 75'
Building #9 – 125' x 75'
Building #11 – 134' x 64'

All building footprints listed above represent maximum dimensions and may be exceeded by up to **5%** with approval from the Zoning Administrator.

Section 111 - Parking/Circulation

Off-street parking will be provided for the project as follows:

A total of 502 parking spaces shall be provided on-site, designated for residents only. This equates to .95 spaces per bedroom.

The dedicated park land and ribbon park shall include twelve parking spaces. All off-street parking spaces shall measure a minimum of 9'x18'. Bicycle parking shall be distributed throughout the site at a rate of one bicycle parking space per four dwelling units. Bicycle rideshare infrastructure shall be installed in the park area, including a concrete pad and electrical provisions.

Sidewalks shall be installed throughout the development, as shown on the site plan, to provide comprehensive pedestrian circulation. All sidewalks shall have a minimum width of five feet.

Except where otherwise noted in this ordinance, streets, parking and sidewalks within the development shall be privately owned and maintained by the developer/owner.

All roads shall comply with emergency access and Fire Code standards. As shown on the site plan, a secondary emergency-only access shall be provided into Area 3 via Fabrica Street and shall be secured with a Knox Box.

A **15-foot easement** shall be provided for driveway access to **125 Fabrica Street**, which is currently a landlocked property. This easement shall run parallel to the property boundary and be accessed from Fabrica Street. If the easement is no longer necessary, it shall revert to a **Type 1 Buffer** (see below). This easement shall also be contingent upon a single residence remaining on the site.

The developer collaborated with the City Engineer and a Certified Traffic Engineer during the planning and permitting process, conducted all necessary traffic studies and analysis, and has agreed to install all required traffic calming features. These features are shown on the Circulation Plan provided with this ordinance. All roads, sidewalks, parking areas, and curbs and gutters shall be subject to approval by the City Engineer.

Section 112 - Landscaping/Buffers/Fencing/Screening

The conserved canopy requirement is 0%.

Finished canopy coverage at tree maturity shall be a minimum of **25%**. Canopy calculations shall be based on **1,600 square feet** per upper-story tree and **900 square feet** per understory tree.

The required landscaping shall include:

Upper-story trees shall be planted along interior streets at **50-foot intervals**. Parking lot landscaping shall conform to the standards set forth in the City of Clemson Zoning Ordinance. All areas of parking lots shall be located within **40 feet** of the base of an upper-story tree.

There are five buffer types used within this project. Locations are shown on the bufferyard landscape plan. Descriptions of each are provided below:

Buffer Type 1: PD Residential Area to Single Family

- 15-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side of fence facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 2: PD Residential Area to Single Family

- 20-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side of fence facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 3: PD Adjacent to Mass Park Land

- 15-foot Type C buffer
- 6-foot brick/stone veneer wall + 3-foot berm
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 4: PD Adjacent to Ribbon Park Land

- 15-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 5: PD Adjacent to Emergency Access

- 15-foot Type C buffer
- 6-foot brick/stone veneer wall + solid opaque gate
- Wall continues no less than 50 feet in either direction
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

The buffer will be moved in whole or in part off the outer perimeter if directed by the Zoning Administrator or BAR if the terrain or an easement would make the buffer more effective in a different location.

The Zoning Administrator may approve an alternative wall or fence material if it is of equal or greater quality and provides the same or better appearance, noise abatement, screening durability and ease of maintenance as the prescribed material.

No buffer shall be required when the PD abuts existing multi-family, vacant land or railroad right-of-way.

Screening around dumpsters or subterranean garbage collection systems shall consist of evergreen shrubs planted at **36 inches on center (O.C.)**, capable of reaching **36 inches in height** within two years.

Any HVAC units visible from the street shall be screened using a **4-foot-high** wood slat enclosure surrounding the unit.

Upper-story trees shall have a minimum **2-inch caliper** at planting and may include the following species: American Elm, Winged Elm, Ginkgo, Southern Magnolia, Silver Maple, Sugar Maple, Overcup Oak, Nuttall Oak, Shumard Oak, Red Oak, White Oak, and Yellow Poplar.

No more than **25%** of all trees planted shall be from the same species. All species must be approved by the City Horticulturist.

Additional landscaping, including shrubs around buildings and amenity areas, shall be installed as shown on the landscape plan. Final approval of locations and species shall be subject to the City of Clemson.

Section 113 - Signage

Signage for this Planned Development (PD) shall comply with **Chapter 19, Article VII** of the City of Clemson Code of Ordinances. All signage structures shall be faced with **split-face block**, stone, or brick.

Section 114 - Lighting

Lighting for this Planned Development (PD) shall comply with **Chapter 19, Article X** of

the City of Clemson Code of Ordinances. Proposed light fixture locations and a sample cut sheet are included in the PD Lighting Plan. A lighting photometric plan shall be prepared during the permitting process to ensure compliance with the City of Clemson Lighting Ordinance.

Section 115 - Utilities

The Planned Development (PD) will be serviced by City of Clemson water and sanitary sewer systems. All impact fees, connection fees, and service fees shall be the responsibility of the developer. The development will impact public water and sewer capacity, as well as fire protection, police services, emergency response, and public transportation. The development is not expected to significantly impact the public school system, as the majority of residents will be college students and young professionals.

Section 116 - Connectivity

The Planned Development (PD) will be connected to the CAT bus system through a network of sidewalks. Five-foot minimum width sidewalks shall be constructed throughout the development to allow for pedestrian and bicycle access. A **10-foot-wide multimodal path** shall be constructed from the development to Highway 93, providing access to the bus shelter(s) along the highway. Bicycles will be accommodated on the interior street network. The developer shall install striping on interior roads where necessary to ensure connectivity with the multimodal pathways.

See Section 111 for further detail on bike share and bus stops.

Section 117 - Grading and Stormwater

The site will be graded to accommodate roadways, parking areas, buildings, and open space. All grading shall comply with City standards to minimize erosion. Stormwater will be collected via inlets throughout the development and conveyed to stormwater management ponds and underground systems using **RCP (reinforced concrete pipe)** and **HDPE (high-density polyethylene)** piping. Stormwater will be managed through a combination of ponds and underground detention systems prior to release.

The stormwater pond shall be enclosed with vinyl-coated chain link or decorative fencing, and screened with evergreen landscaping to minimize visibility from public areas as well as limit access by unauthorized individuals. All stormwater designs and features shall be approved by the City of Clemson and comply with **South Carolina DHEC** standards.

Any retaining walls required through the project shall be faced with split-face block, stone

or brick.

Section 118 - Trash

The development will utilize a **Sutera flush/underground trash containment system**, along with one screened open-top dumpster. The locations of these units are shown on the site plan. These systems shall be screened with evergreen shrub plantings, in accordance with **Section 112**. The property owner shall be responsible for all servicing, repair, and maintenance of the underground trash systems. Servicing of the open-top dumpster will be contracted through the City of Clemson.

The developer shall install dumpster enclosures in **Varsity Club Phases 1 and 2** to replace the current roll-cart system. The final locations of these enclosures shall be determined in coordination with City staff.

Section 119 - Accessory Structures

Accessory structures include any uninhabitable buildings, such as the **clubhouse, amphitheater**, or maintenance facilities constructed on-site. Minimum front, side, and rear setbacks for accessory structures shall be **15 feet**, unless the buffer zone requirement is greater. All accessory structures shall be separated from other on-site structures by at least **10 feet** and shall not exceed a maximum height of **35 feet**.

All accessory buildings shall reflect the architectural style and materials shown in the sample renderings presented during the PD approval process and shall adhere to the design standards for multi-family structures outlined in **Section 19-305** of the City of Clemson Code of Ordinances. Any significant variation from the proposed design standards shall require prior approval from the City Zoning Official as well as any other approvals he/she deems necessary.

All buildings shall comply with State and City Building Codes and shall be constructed on concrete slabs with wood frame construction. Exterior materials shall include fiber cement lap, shake, or board-and-batten siding, with masonry and/or stone accents. Roofing materials may consist of asphalt shingles or metal, at the developer's discretion.

Section 120 - Maintenance

The owner or developer shall be responsible for maintaining all privately-owned portions of the property, including buildings, pools, outdoor features, private roadways, landscaping, tenant open space, stormwater facilities, and grounds. The City of Clemson

shall be responsible for maintaining domestic water and sewer mains, as well as the dedicated park land.

Section 121 - Phasing

A Site Management Plan and Agreement, approved by the City, shall outline the proposed phasing of development activities.

Section 122 - Construction Activity

A Site Management Plan and Agreement, approved by the City, shall establish allowable construction times, sequencing, and address safety and nuisance-related issues.

Section 123 - Transfer of Ownership

This Ordinance shall remain in effect through any transfer of property. Any transfer of ownership shall not relieve the property owner of their obligations for maintenance and management as outlined in this Ordinance. Any new owner shall assume responsibility for maintenance and management in accordance with this Ordinance.

All Easements and land dedications mentioned in this document will be recorded before Certificate of Occupancy for the club house.

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 600, 711 EASLEY BRIDGE RD, SUITE 200, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1711 N CEDAR STREET, SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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DEVELOPMENT DATA

104 Summey Street Clemson, SC

108 Apartments, 44 Townhomes & Amenities
593,470 sf (13.62 acres) excluding assumed 50' ROWs
Density 11.16 Units/acre Height limit 4-Stories

Overall 152 Units
593,470 sf (13.62 acres) Density 11.16 Units/acre

Apartment Bedrooms (34) 1BR, (56) 4BR & (12) 5BR = 318 Bedrooms
(14) 613 sf 1-Bedroom inside typical, Building 11
(14) 713 sf 1-Bedroom outside end typical, Building 11
(6) 763 sf 1-Bedroom lower level 3/4 split, Buildings 3, 8 & 10
(56) 1580 sf 4-Bedroom Apartment flats end (224 bedrooms)
(18) 1,801 sf 5-Bedroom middle upper 3 floors of Buildings 3, 8 & 10 (90 bedrooms)

Townhome Bedrooms (40) 4BR & (4) 5BR = 180 Bedrooms
(4) 1802 sf 3-Story Townhomes 4-Bedroom, Buildings 6 & 7 (16 bedrooms)
(4) 2117 sf 2-Story Townhomes 5-Bedroom, Buildings 6 & 7 (20 bedrooms)
(18) 1733 sf 4-Bedroom 3-Story (End Townhomes) Buildings 12-20
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Community Building
One Story 3,000 sf (Sales & Mail 2,400 sf; Parcel/Mail Room 600 sf)
Poolhouse Game Barn & Toilets 3,500 sf
Music Barn & Toilets 1,800 sf

Rental Storage
(3) 1,606 sf 5-Car Garages with (5) small rental storage rooms on the ends of each building

Maintenance
Maintenance occupies unrented Garages

Parking
±531* Total Parking Spaces on Site
(±1) Space Temporary Parking for Delivery Van
(±15) Spaces in Rental Garages (6 extended bays for Ford F-150 length vehicles)
(±10) Accessible throughout development - all are Van Accessible ready
(±487) Shared Surface Parking Spaces - non Accessible
(±18) On-Street Spaces For Public Park

* Final Parking Counts Subject To Change Pending Final Architectural + Site Design

SITE PLAN NOTES:

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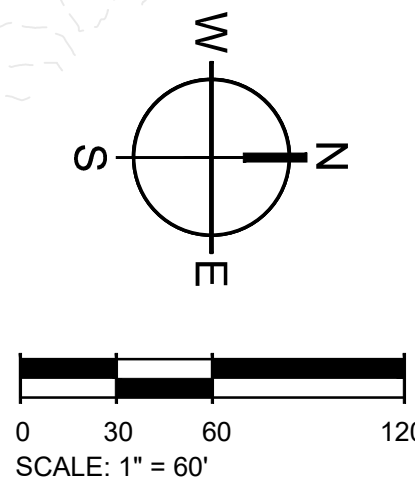
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Know what's below.
Call before you dig.



SITE LEGEND

HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
ACCESS EASEMENT	
BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
RALEIGH, NC 980.312.5450
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NOT FOR
CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM
REVISION HISTORY

PRELIMINARY
SITE PLAN

C1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 600, 711 EASLEY BRIDGE RD, SUITE 200, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1711 N CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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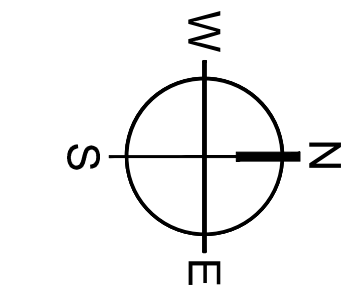
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Know what's below.
Call before you dig.



0 30 60 120
SCALE: 1" = 60'

SIDEWALK + TRAIL LEGEND

4" CONCRETE SIDEWALK	■■■■■■■■■■
5" CONCRETE SIDEWALK	■■■■■■■■■■
6" CONCRETE SIDEWALK	■■■■■■■■■■
10" CONCRETE TRAIL	■■■■■■■■■■



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
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NOT FOR
CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
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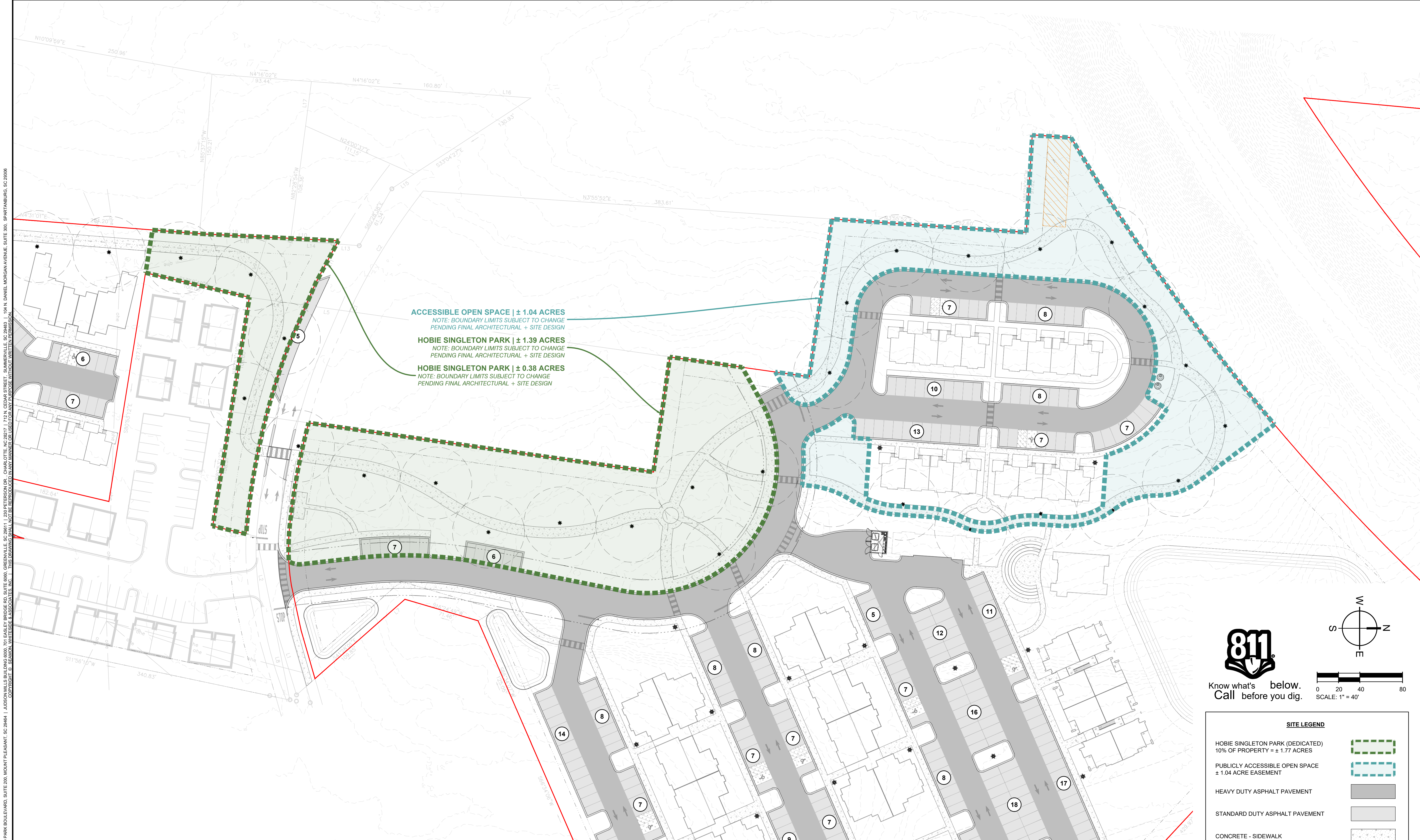
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

**SIDEWALK &
TRAIL PLAN**

501 VANDOR PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 E. 1ST STREET, SUITE 200, GREENVILLE, SC 29601 | 201 PETERSON DR., SUITE 200, GREENVILLE, SC 29601 | 1711 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306



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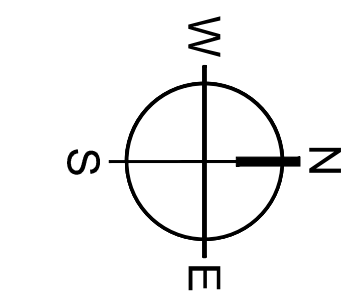
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.25 AC. MAX IMPERVIOUS COVERAGE)

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
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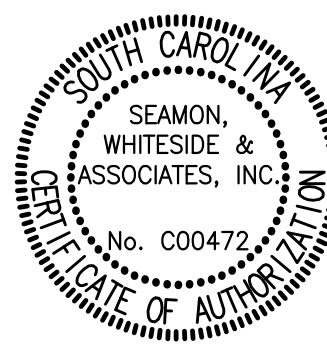
0 20 40 80
SCALE: 1" = 40'

SITE LEGEND

HOBIE SINGLETON PARK (DEDICATED) 10% OF PROPERTY = ± 1.77 ACRES	
PUBLICLY ACCESSIBLE OPEN SPACE ± 1.04 ACRE EASEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
ACCESS EASEMENT	
BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	



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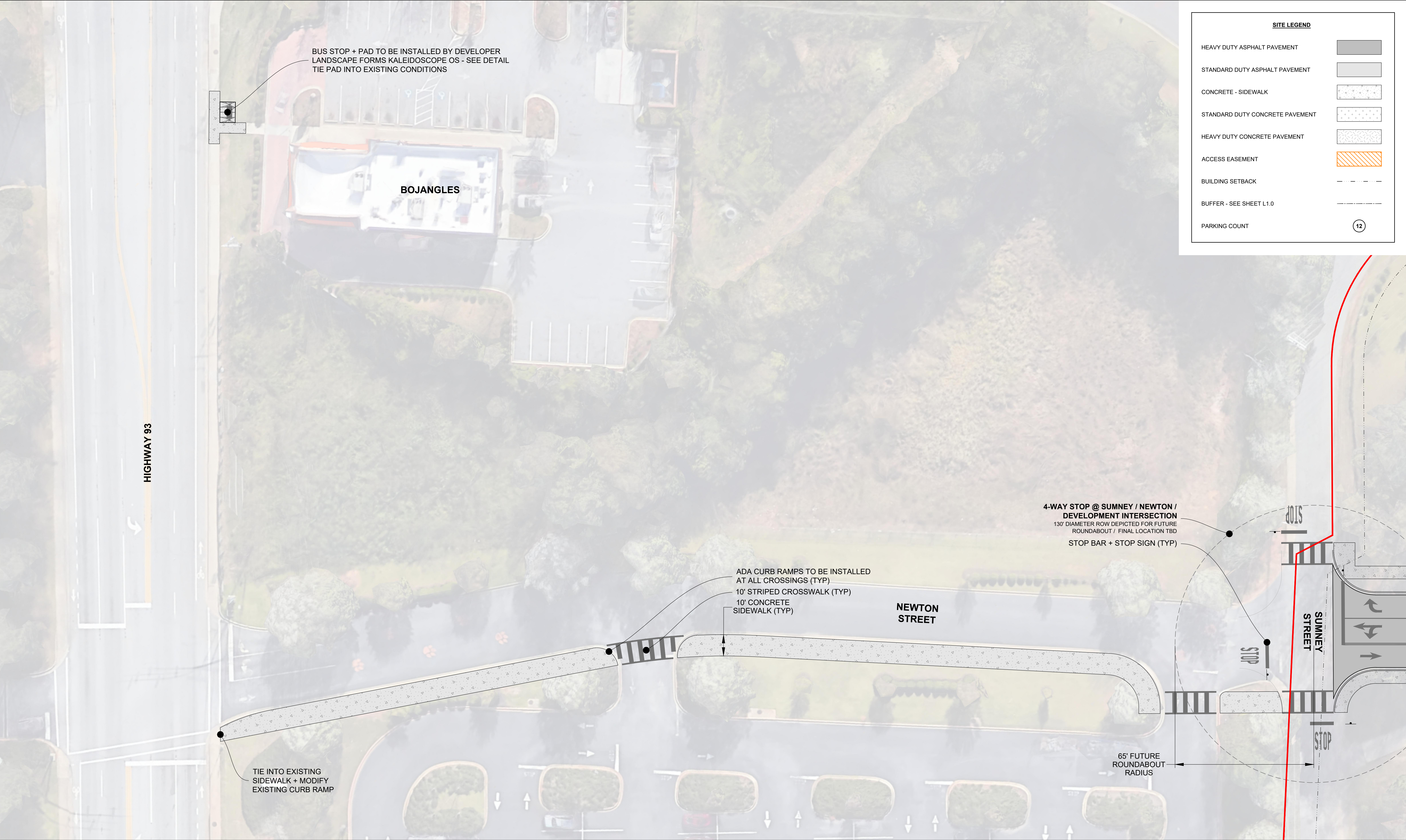
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PARK PLAN

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6000, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1711 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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SITE LEGEND	
HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
ACCESS EASEMENT	
BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	12

- SITE PLAN NOTES:**
- CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (NEWEST EDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
 - ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
 - PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
 - ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.

- RETAINING WALL NOTES:**
- THE RETAINING WALLS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A DESIGN / BUILD COMPONENT OF THE PROJECT. SUBMITTALS SHALL BE SIGNED AND SEALED BY A REGISTERED SC PROFESSIONAL ENGINEER AND SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND TO THE CIVIL ENGINEER FOR GRADING & LINE REVIEW ONLY. THE DESIGN SHALL ENCOMPASS COMPONENTS AND ASPECTS OF THE RETAINING WALL TO CONSTRUCT A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, TIEBACKS, DRAINAGE PROTECTION (SURFACE AND GROUNDWATER), AND EROSION PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GEOTECHNICAL ENGINEER TO PROVIDE ACCEPTABLE BACKFILL MATERIAL FOR THE DESIGN AND INSTALLATION OF THE WALL.
 - RETAINING WALL COLOR AND FINISH SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SITE DATA TABLE:

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 | **PROPOSED ZONING:** 17.7 AC, PD

SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN. (SEE SHEET C1.0)

BUFFERS: 15' - 20' TYPE (C) ADJACENT TO NON-COMPATIBLE USES (SEE SHEET L1.0)

MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'

REQUIRED OPEN SPACE: 25% OF PD BOUNDARY (17.1 ACRES) = 4.275 AC. OPEN SPACE REQ.

MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU

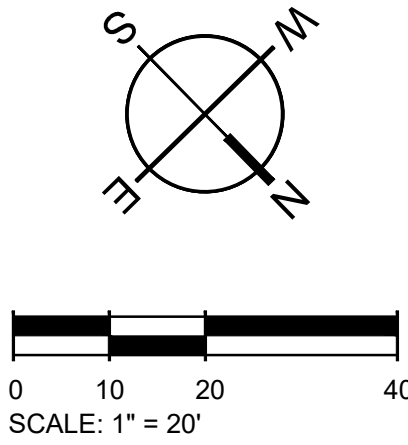
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.25 AC. MAX IMPERVIOUS COVERAGE)

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CONSTRUCTION**

VARSITY CLUB
PHASE 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION

**OFF-SITE
IMPROVEMENT
PLAN**

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 711 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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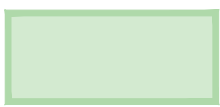


SITE AREA

IMPERVIOUS | 8.86 ACRES (50.6%) - 60% MAX
NOTE: DEVELOPMENT TO MEET STANDARDS
OUTLINED IN WRITTEN ORDINANCE SEC. 108



OPEN SPACE | 8.74 ACRES (49.4%) - 25% REQ.
NOTE: DEVELOPMENT TO MEET STANDARDS IN
WRITTEN ORDINANCE SEC. 109



SITE PLAN NOTES:

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SITE DATA TABLE:

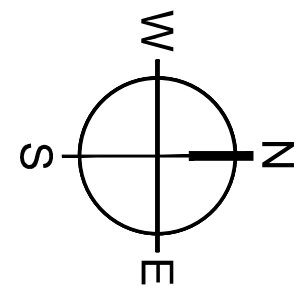
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SCALE: 1" = 60'



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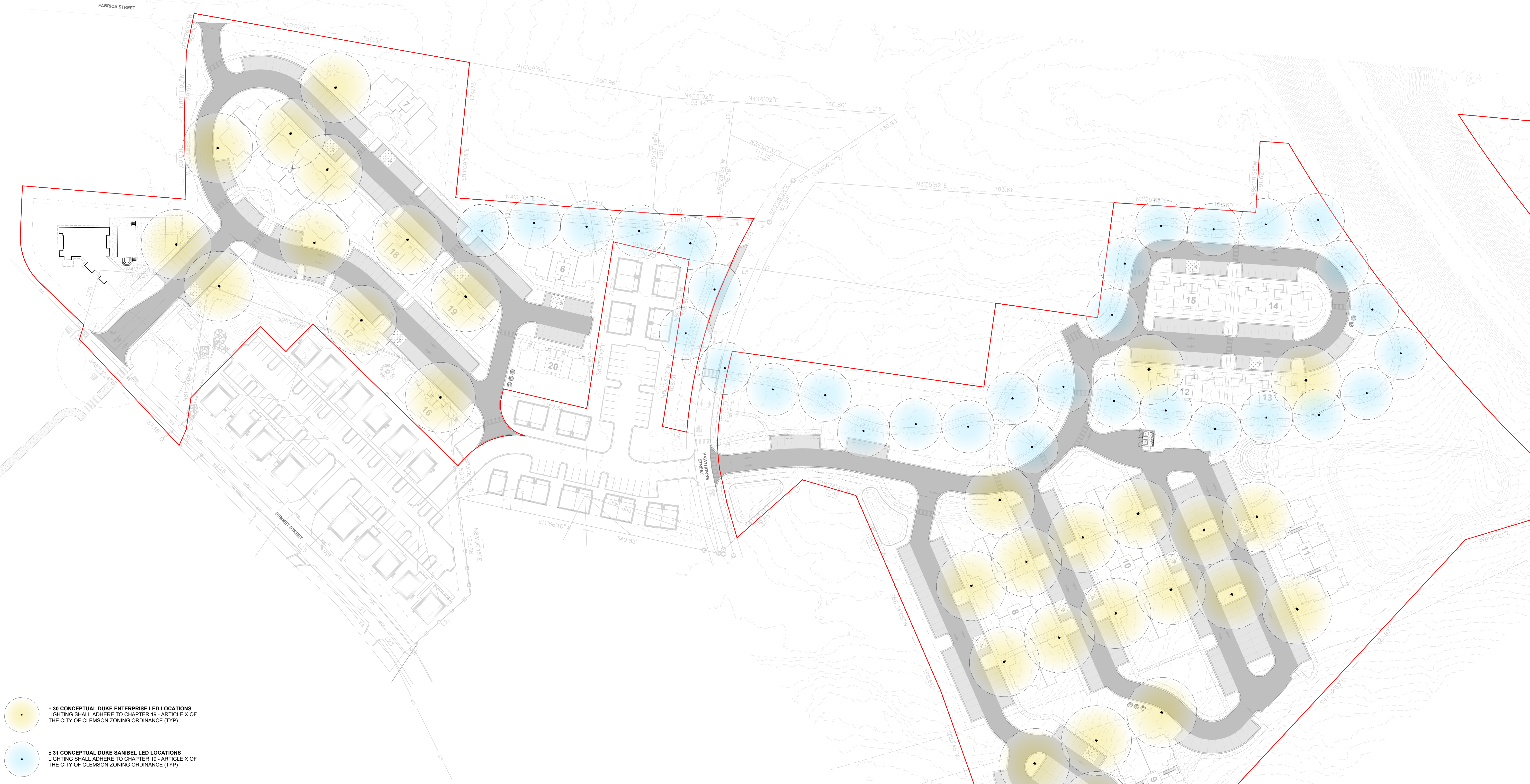
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

**OPEN SPACE
& IMPERVIOUS
AREA PLAN**

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSONVILLE BUILDING 6000, 701 EASLEY DRIVE RD, SUITE 200, GREENVILLE, SC 29615 | 701 N. DORSET STREET, SUMMERVILLE, SC 29586 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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- ± 30 CONCEPTUAL DUKE ENTERPRISE LED LOCATIONS
LIGHTING SHALL ADHERE TO CHAPTER 19 - ARTICLE X OF
THE CITY OF CLEMSON ZONING ORDINANCE (TYP)
- ± 31 CONCEPTUAL DUKE SANIBEL LED LOCATIONS
LIGHTING SHALL ADHERE TO CHAPTER 19 - ARTICLE X OF
THE CITY OF CLEMSON ZONING ORDINANCE (TYP)

Outdoor Lighting
ENTERPRISE LED



ENTERPRISE LED

LED	Light-emitting diode
Mounting height	150 / 220 watts
Color	Black Green (Special Conditions) Bronze (Special Conditions) Gray (Special Conditions)
Pole	Style A

IESNA cutoff classification: Full-cutoff
Color temperature: 3,000K Primary 4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUS RATING
Enterprise	150	15,091	III	B3-U0-03
		15,099	IV	B3-U0-03
		16,500	V	B3-U0-02
		21,002	VI	B3-U0-03
Enterprise	220	22,219	IV	B3-U0-04
		23,007	V	B3-U0-03

LIGHT DISTRIBUTION PATTERNS



POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	20', 25', 30'	Direct Bury, Anchor Base

For additional information, contact us at O&L.Clemson@duke-energy.com.



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Outdoor Lighting
SANIBEL LED



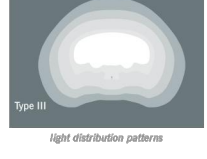
SANIBEL LED

LED	Light-emitting diode
Mounting height	150 watts
Color	Black Green Style A Style C

IESNA cutoff classification: Full-cutoff
Color temperature: 3,000K Primary 4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUS RATING
Sanibel	150	16,278	III	B3-U0-03

LIGHT DISTRIBUTION PATTERNS



SPECIALTY BRACKET CHOICES



POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	20', 30', 35'	Direct Bury, Anchor Base
Style C w/Dwell	25'	Anchor Base
Style C w/Boston Harbor	25'	Anchor Base

For additional information, contact us at O&L.Clemson@duke-energy.com.



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3/20/23, 9:19 PM Document Viewer | Code of Ordinances

1. Lighting shall be fully shielded to prevent glare or spillage from the site onto adjacent lands and streets, unless otherwise specified in this section;

2. Lights shall have a maximum cut-off angle of 115 degrees; and

3. All lighting fixtures shall be installed in such a manner that the shielding is effective for meeting the intent of the cut-off of light.

H. All nonresidential exterior light fixtures greater than 1,500 lumens shall be located a minimum of five feet from any property line and shall not be located within required perimeter landscaping.

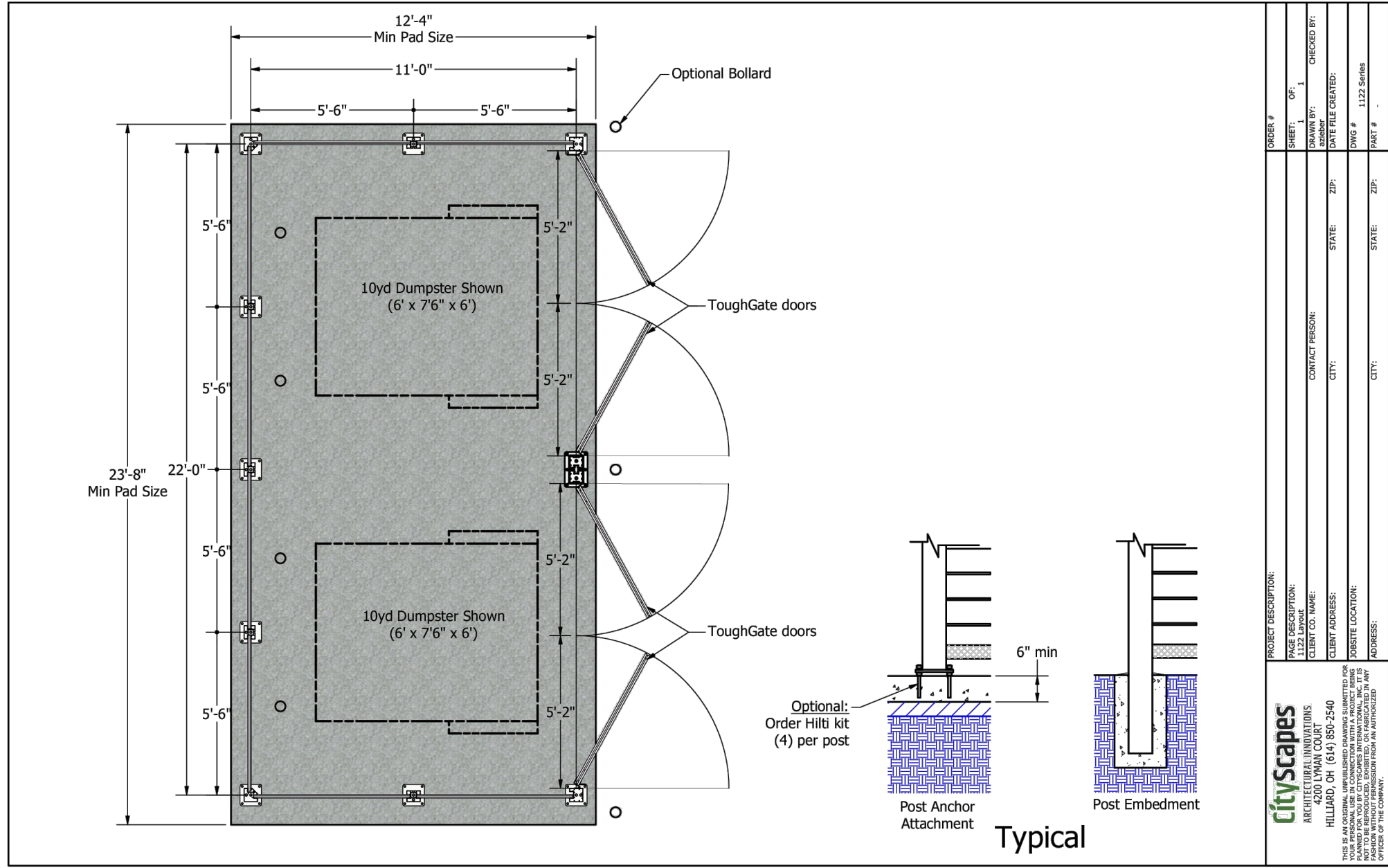
I. Light fixtures shall be well-maintained or mounted on wood, concrete, fiberglass, or painted metal poles.

J. Any light used for accent, landscaping or illumination of walking paths shall be installed as to not direct any lighting toward the sky and enclosed in such a manner as to not create any glare or hazardous conditions to pedestrians or operators of motor vehicles.

K. Rotational-type lighting fixtures shall have a height not less than three feet or more than four feet.

L. The maximum permitted illumination at the property line of any non-residential or multi-household residential development, including lighting of freestanding signage, shall be limited to: R-12, R-14, R-16, R-18, R-20, R-22, R-24, R-26, R-28, R-30, R-32, R-34, R-36, R-38, R-40, R-42, R-44, R-46, R-48, R-50, R-52, R-54, R-56, R-58, R-60, R-62, R-64, R-66, R-68, R-70, R-72, R-74, R-76, R-78, R-80, R-82, R-84, R-86, R-88, R-90, R-92, R-94, R-96, R-98, R-100, R-102, R-104, R-106, R-108, R-110, R-112, R-114, R-116, R-118, R-120, R-122, R-124, R-126, R-128, R-130, R-132, R-134, R-136, R-138, R-140, R-142, R-144, R-146, R-148, R-150, R-152, R-154, R-156, R-158, R-160, R-162, R-164, R-166, R-168, R-170, R-172, R-174, R-176, R-178, R-180, R-182, R-184, R-186, R-188, R-190, R-192, R-194, R-196, R-198, R-200, R-202, R-204, R-206, R-208, R-210, R-212, R-214, R-216, R-218, R-220, R-222, R-224, R-226, R-228, R-230, R-232, R-234, R-236, R-238, R-240, R-242, R-244, R-246, R-248, R-250, R-252, R-254, 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501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29611 | 101 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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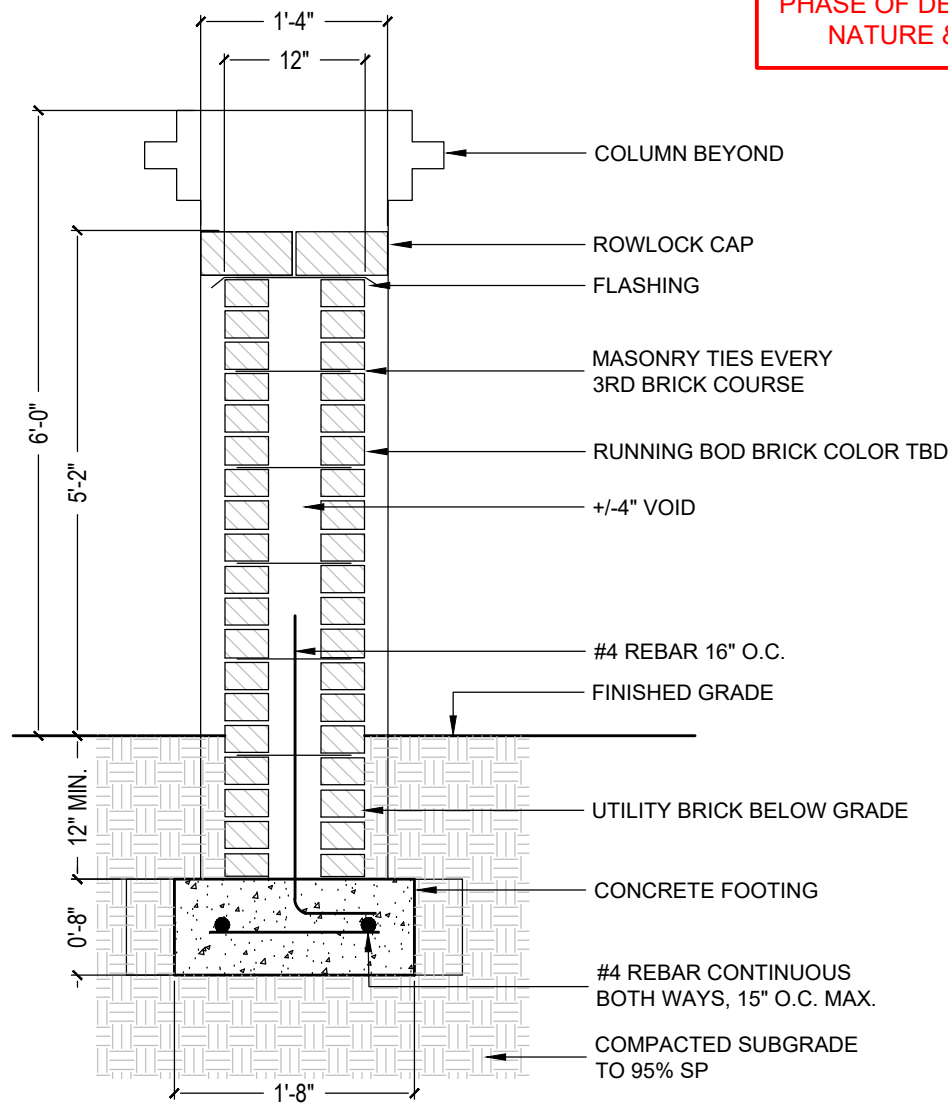
METAL INFILLS

- Frames are 6063 T6 extruded aluminum
- Infill material thickness varies depending on infill choice
- Sherwin Williams 4000 Series Powder-Coated Components
- Perforated infills feature 1/8" diameter holes with 1/4" center-to-center spacing arranged in a 60-degree staggered pattern, providing a visually appealing 23% open area



COLOR OPTIONS

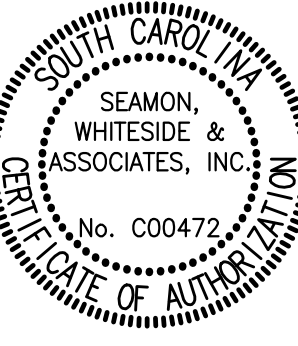
Select from a range of standard powder-coat finishes that can withstand the elements of nature and endure the test of time. Want something unique? Provide a sample, RAL or PMS number and we will color match to your specifications.



NOTE: DETAILS PROVIDED DURING THIS PHASE OF DESIGN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

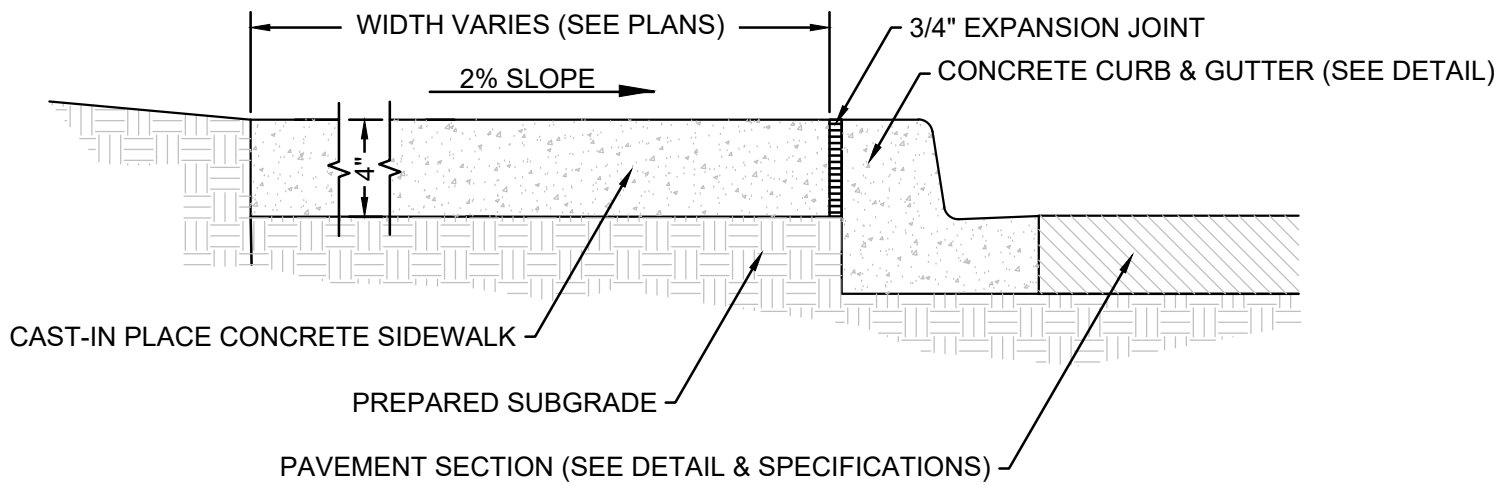
NO.	DESCRIPTION

PRELIMINARY
SITE DETAILS

C4.0

1 COVRIT® Dumpster Enclosure

SCALE: NOT TO SCALE



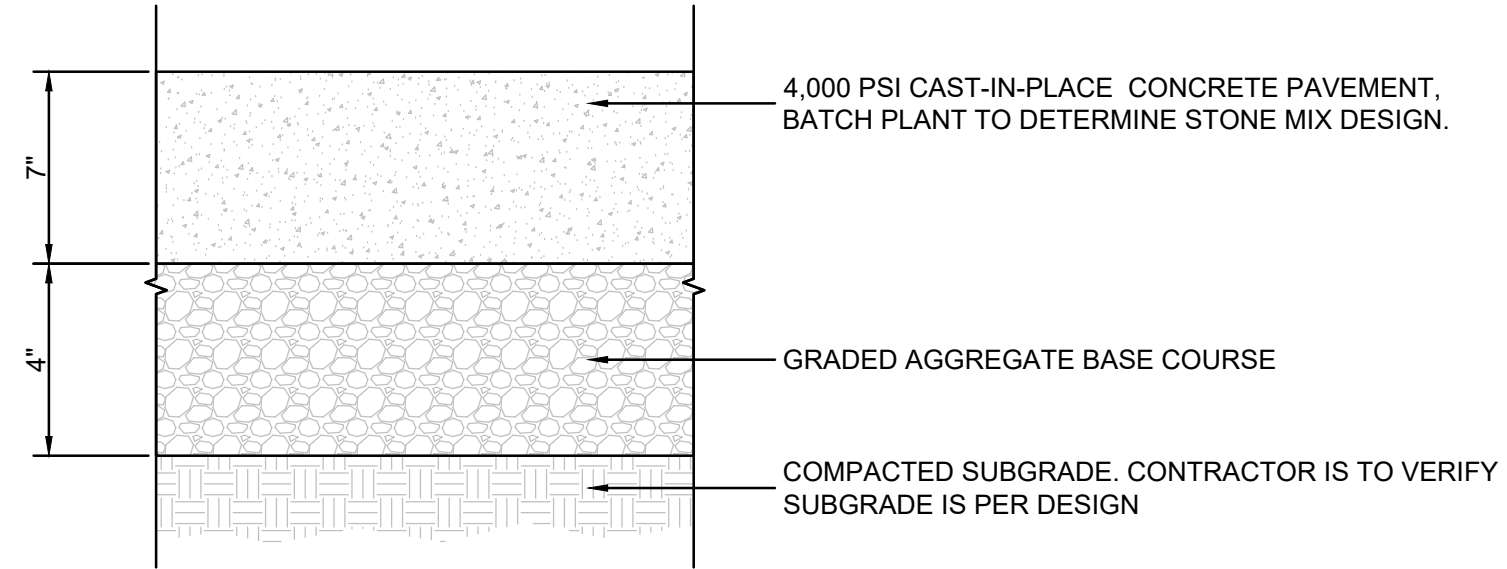
NOTES:

1. SEE SIDEWALK SECTION DETAIL FOR CONTROL AND EXPANSION JOINT INFORMATION.
2. SIDEWALK JOINTS SHALL COINCIDE WITH CURB JOINTS UNLESS OTHERWISE NOTED.
3. SIDEWALK TO HAVE LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL.

3 Concrete Sidewalk Adjacent to Curb

SCALE: NOT TO SCALE

ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
CONCRETE PAVEMENT	CAST-IN-PLACE CONCRETE	CONCRETE PAVING

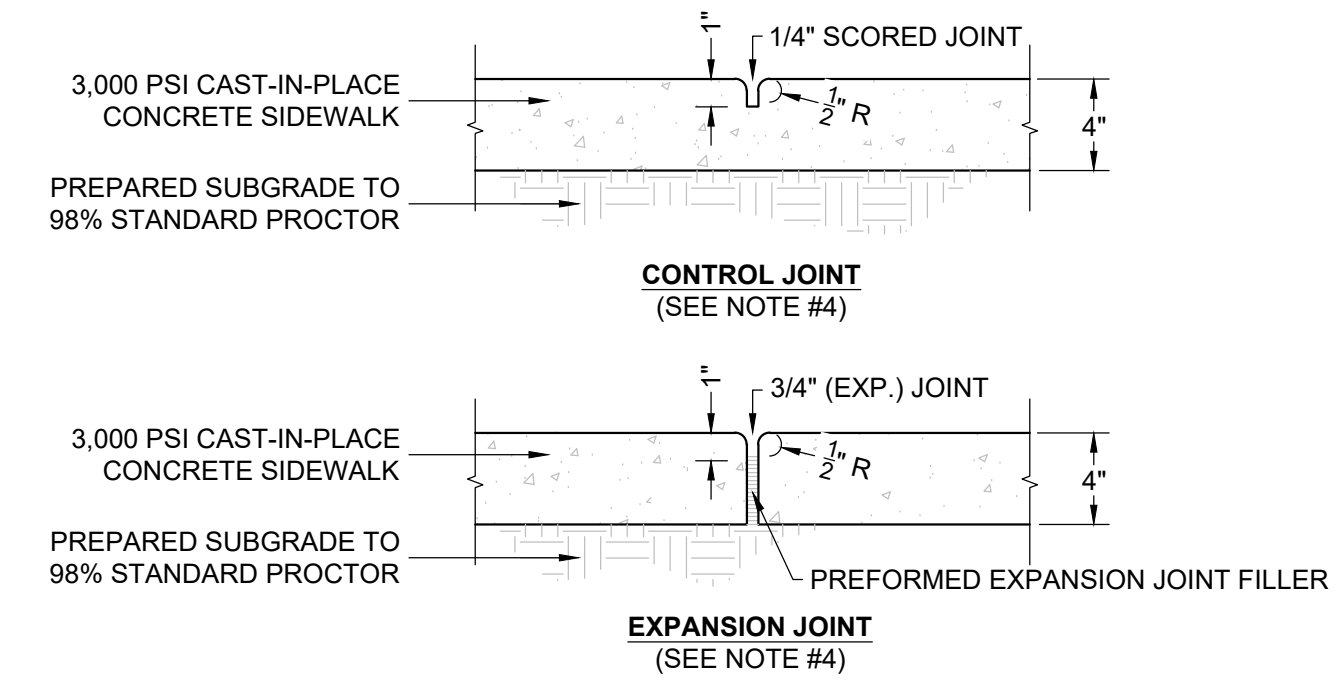


PAVING NOTES:

1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED TBD, PROVIDED BY TBD. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

7 Heavy Duty Concrete Pavement Section

SCALE: NOT TO SCALE

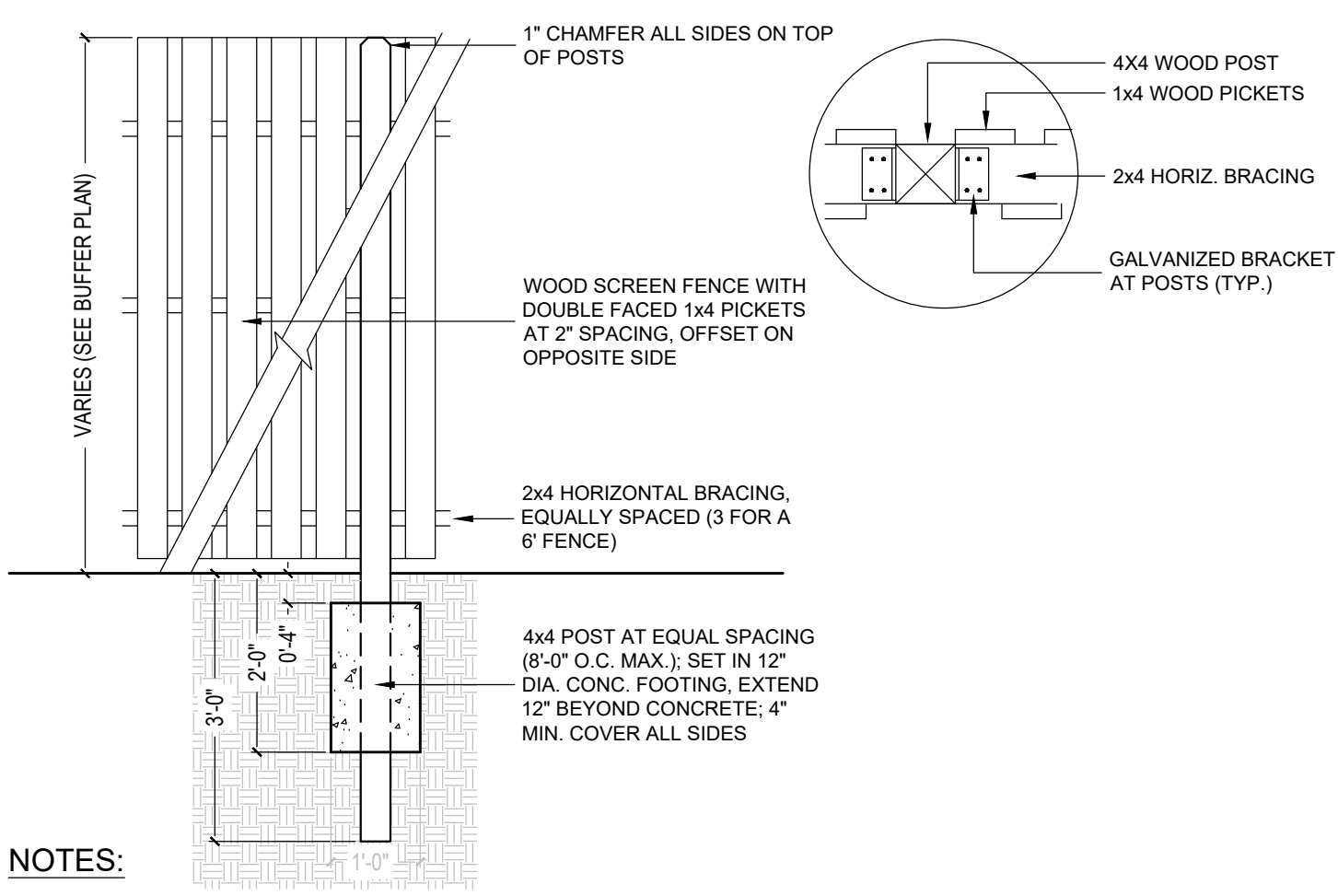


NOTES:

1. SIDEWALK CROSS SLOPE NOT TO EXCEED 2%.
2. SIDEWALK TO HAVE LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL.
3. SEE PLAN FOR SIDEWALK WIDTH.
4. UNLESS OTHERWISE SHOWN ON DRAWINGS, SPACE CONTROL JOINTS AT TWICE THE SIDEWALK WIDTH, NOT TO EXCEED 10'. SPACE EXPANSION JOINTS TO COINCIDE WITH CONTROL JOINTS, NOT TO EXCEED 30'. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFO.
5. PLACE EXPANSION JOINTS BETWEEN THE SIDEWALK EDGE AND THE BACK OF CURB WHEN ALONG A RADIUS LESS THAN 100'

4 Concrete Sidewalk Detail

SCALE: NOT TO SCALE



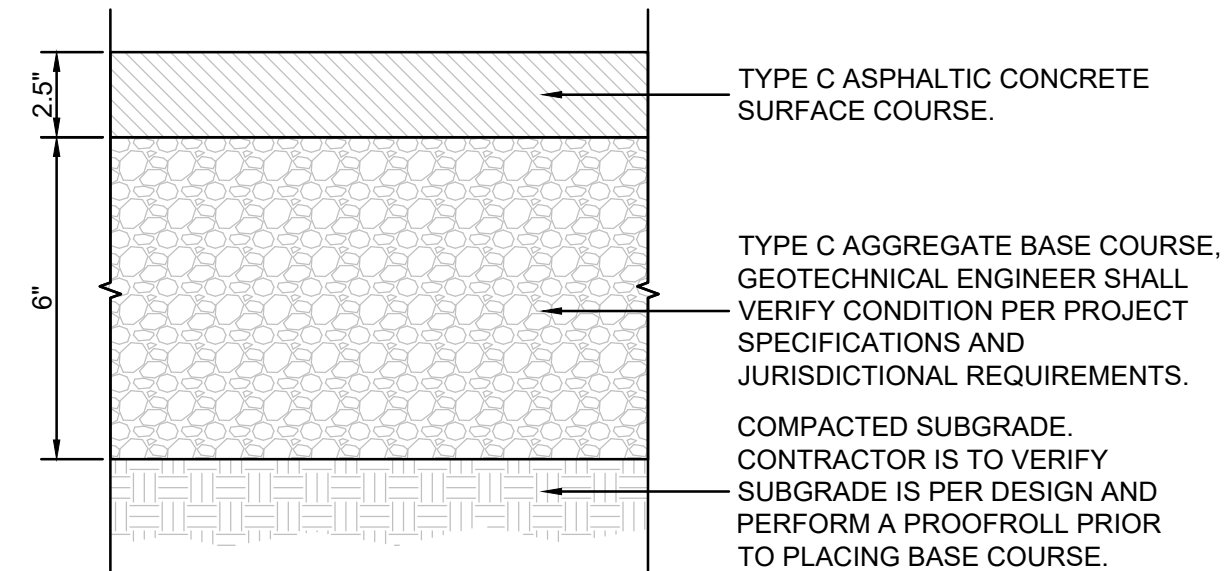
NOTES:

1. ALL LUMBER RED CEDAR; POSTS FOR GROUND CONTACT USE.
2. ALL HARDWARE AND FASTENERS TO BE GALVANIZED.
3. CONCRETE 3,000 PSI @ 28 DAYS
4. SPACE POSTS 8'-0" O.C. MAX.
5. SPACE BETWEEN FENCE PICKETS 2".
6. ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE AND FEDERAL REQUIREMENTS. VERIFY ALL DIMENSIONS, ELEVATIONS, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.

8 6' - 8' Tall Wooden Shadowbox Fence

SCALE: NOT TO SCALE

ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE C)	ASPHALT PAVING

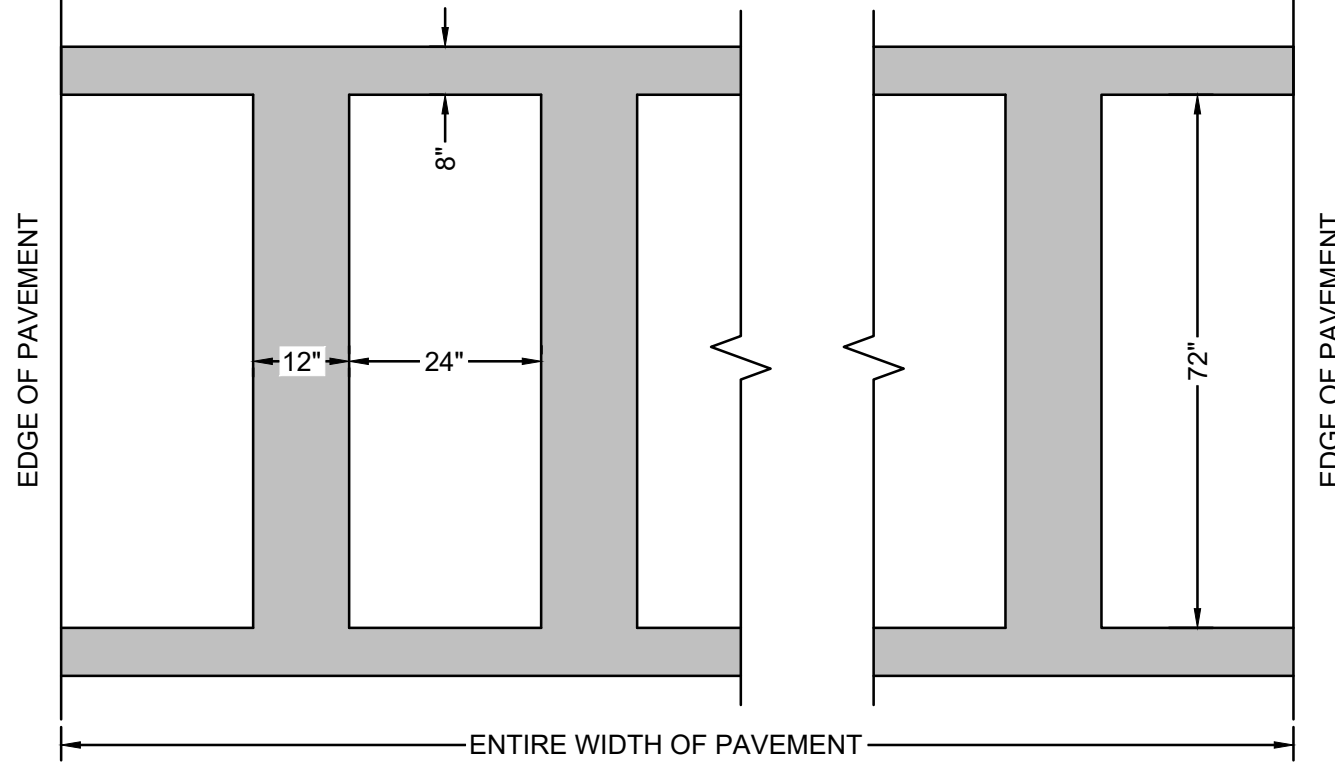


PAVING NOTES:

1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED TBD, PROVIDED BY TBD. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

5 Standard Duty Asphalt Pavement Section

SCALE: NOT TO SCALE



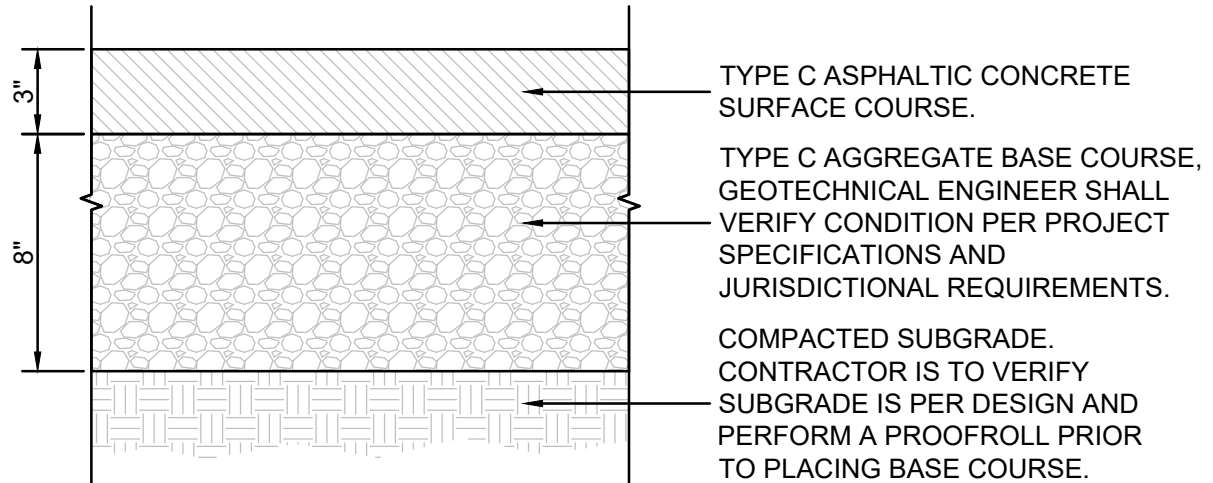
NOTES:

1. ALL MARKINGS SHALL BE THERMOPLASTIC.
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

9 Pavement Marking - Crosswalk Perpendicular Lines

SCALE: NOT TO SCALE

ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
INTERMEDIATE (BINDER) COURSE	HOT MIX ASPHALT INTERMEDIATE COURSE (TYPE B)	ASPHALT PAVING
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE C)	ASPHALT PAVING



PAVING NOTES:

1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED TBD, PROVIDED BY TBD. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

6 Heavy Duty Asphalt Pavement Section

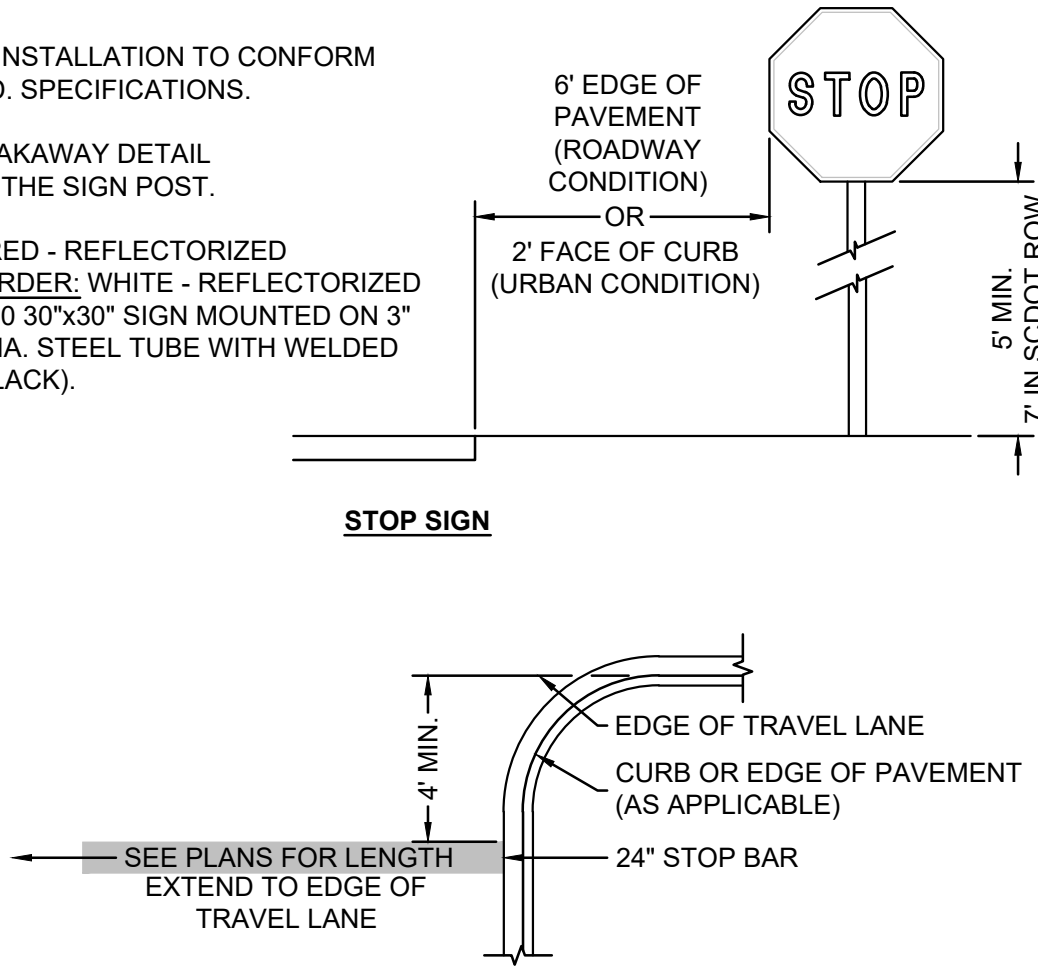
SCALE: NOT TO SCALE

NOTES:

1. STOP SIGN AND INSTALLATION TO CONFORM WITH S.C.M.U.T.D. SPECIFICATIONS.

USE SCDOT BREAKAWAY DETAIL #651-110-00 FOR THE SIGN POST.

BACKGROUND: RED - REFLECTORIZED
LEGEND AND BORDER: WHITE - REFLECTORIZED
USE TYPE RE-1-30 30"x30" SIGN MOUNTED ON 3" SQUARE OR 3" DIA. STEEL TUBE WITH WELDED CAP (PAINTED BLACK).



STOP SIGN

STOP BAR PAVEMENT MARKING

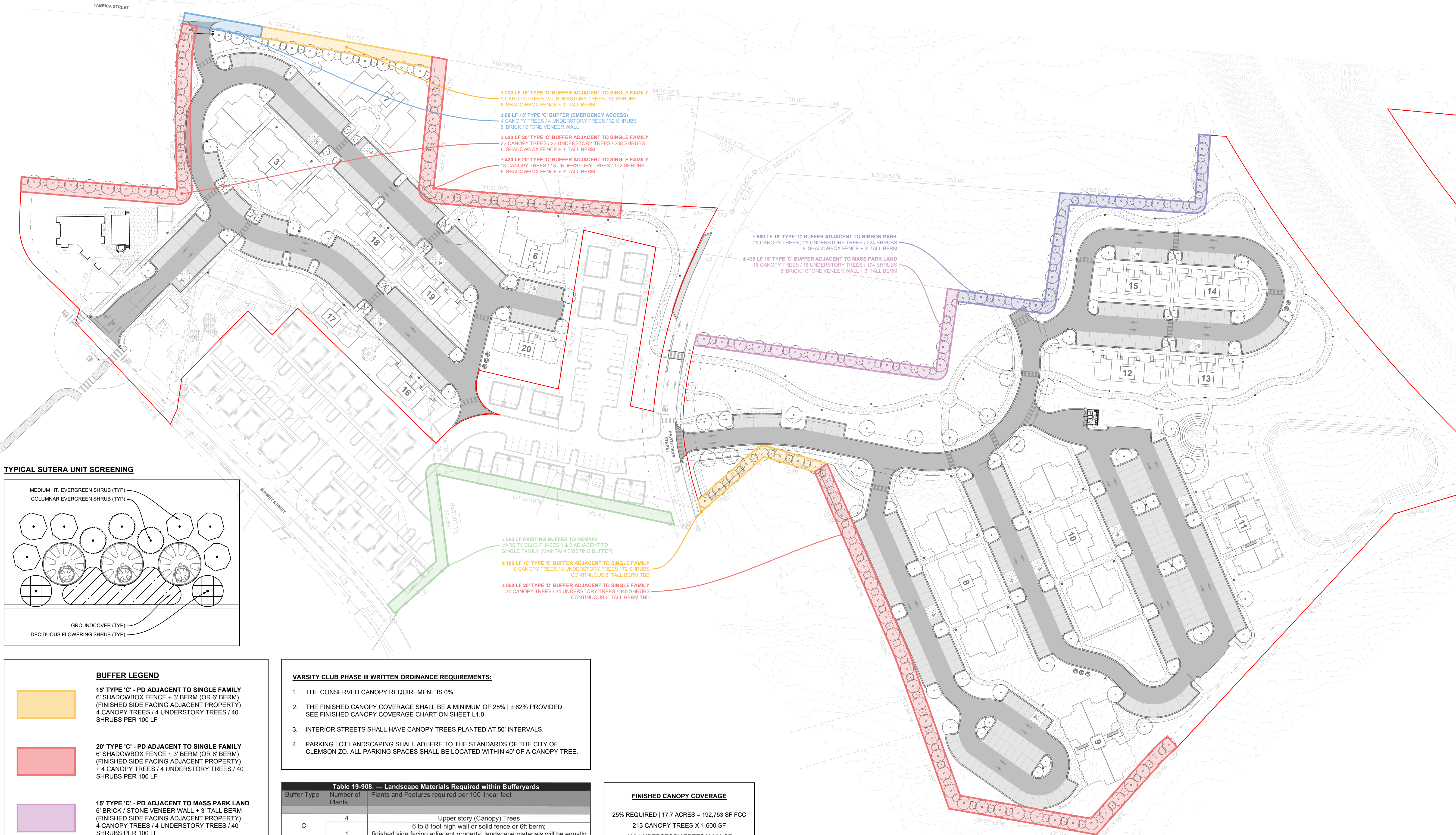
NOTES:

1. ALL MARKINGS SHALL BE THERMOPLASTIC.
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

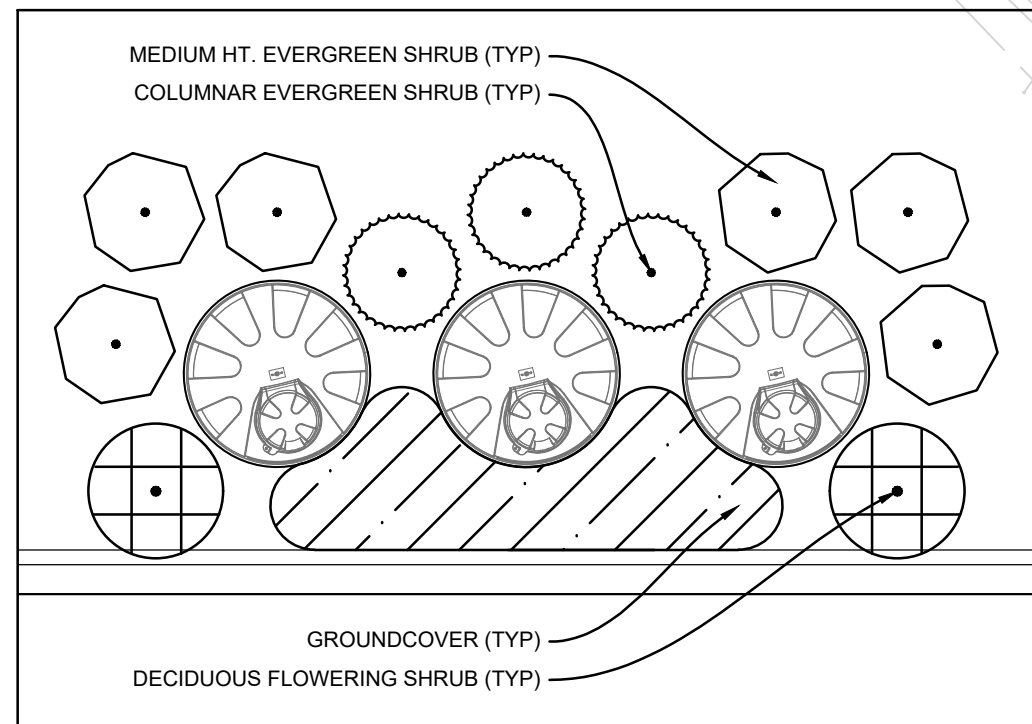
10 Pavement Marking - Stop Bar and Stop Sign

SCALE: NOT TO SCALE

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 711 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29611 | 300 PETERSON DR, CHARLOTTE, NC 28207 | 1711 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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TYPICAL SUTERA UNIT SCREENING



BUFFER LEGEND

- 15' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY**
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 20' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY**
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
+ 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJACENT TO MASS PARK LAND**
6' BRICK / STONE VENEER WALL + 3' TALL BERM
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJACENT TO RIBBON PARK LAND**
8' SHADOWBOX FENCE + 3' BERM (FINISHED SIDE FACING ADJACENT PROPERTY) + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJ. TO EMERGENCY ACCESS**
6' BRICK / STONE VENEER WALL + SOLID OPAQUE GATE (FINISHED SIDE FACING ADJACENT PROPERTY)
WALL SHALL CONTINUE NO LESS THAN 50' IN EITHER DIRECTION + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- EXISTING BUFFER TO REMAIN**
VARSITY CLUB PHASES 1 & 2 ADJACENT TO SINGLE FAMILY (MAINTAIN EXISTING BUFFER)

Varsity Club Phase III Written Ordinance Requirements:

- THE CONSERVED CANOPY REQUIREMENT IS 0%.
- THE FINISHED CANOPY COVERAGE SHALL BE A MINIMUM OF 25% | $\pm 62\%$ PROVIDED SEE FINISHED CANOPY COVERAGE CHART ON SHEET L1.0
- INTERIOR STREETS SHALL HAVE CANOPY TREES PLANTED AT 50' INTERVALS.
- PARKING LOT LANDSCAPING SHALL ADHERE TO THE STANDARDS OF THE CITY OF CLEMSON ZO. ALL PARKING SPACES SHALL BE LOCATED WITHIN 40' OF A CANOPY TREE.

Table 19-908. — Landscape Materials Required within Bufferyards		
Buffer Type	Number of Plants	Plants and Features required per 100 linear feet
C	4	Upper story (Canopy) Trees
	1	6 to 8 foot high wall or solid fence or 6ft berm; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm.
	4	Understory Trees
	40	Shrubs
1 Subject to visibility standards in ARTICLE VI Section 19-606.		

GENERAL LANDSCAPE NOTES:

- APPLY 6" DIAMETER MULCH RING TO ALL TREES IN TURF AREAS
- SOD/SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
- NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.
- THERE WILL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- NO MORE THAN 30' OF BUFFER ZONE MAY CONSIST OF ANY ON SINGLE SPECIES OF TREE.

FINISHED CANOPY COVERAGE

25% REQUIRED | 17.7 ACRES = 192,753 SF FCC
213 CANOPY TREES X 1,600 SF
136 UNDERSTORY TREES X 900 SF
TOTAL: 463,200 SF FCC (60%)

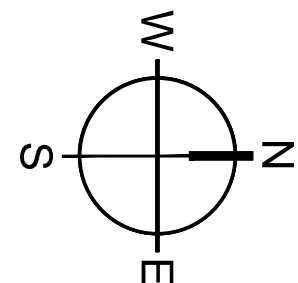
SITE DATA TABLE:

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 | **PROPOSED ZONING:** 17.7 AC. PD
SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN. (SEE SHEET C1.0)
BUFFERS: 15' - 20' TYPE (C) ADJACENT TO NON-COMPATIBLE USES (SEE SHEET L1.0)
MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'
REQUIRED OPEN SPACE: 25% OF PD BOUNDARY (17.1 ACRES) = 4,275 AC. OPEN SPACE REQ.
MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.25 AC. MAX IMPERVIOUS COVERAGE)

NOTE: PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE. ALL LANDSCAPING DEPICTED ON SHEET L1.0 IS DESIGNED TO MEET THE REQUIREMENTS DESCRIBED IN THE WRITTEN ORDINANCE. THIS PLAN DOES NOT INCLUDE REQUIRED SHRUB MATERIAL / OR ENHANCEMENTS PLANNED THROUGHOUT THE DEVELOPMENT.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

Varsity Club
Phase 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
BUFFER +
LANDSCAPE
PLAN

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY BRIDGE RD, SUITE 600, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 171 N CEDAR STREET, SUMMERVILLE, SC 29485 | 150 N DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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DEVELOPMENT DATA

104 Summey Street Clemson, SC

108 Apartments, 44 Townhomes & Amenities
593,470 sf (13.62 acres) excluding assumed 50' ROWs
Density 11.16 Units/acre Height limit 4-Stories

Overall 152 Units
593,470 sf (13.62 acres) Density 11.16 Units/acre

Apartment Bedrooms (34) 1BR, (56) 4BR & (12) 5BR = 318 Bedrooms
(14) 613 sf 1-Bedroom inside typical, Building 11
(14) 713 sf 1-Bedroom outside end typical, Building 11
(6) 763 sf 1-Bedroom lower level 3/4 split, Buildings 3, 8 & 10
(56) 1580 sf 4-Bedroom Apartment flats end (224 bedrooms)
(18) 1,801 sf 5-Bedroom middle upper 3 floors of Buildings 3, 8 & 10 (90 bedrooms)

Townhome Bedrooms (40) 4BR & (4) 5BR = 180 Bedrooms
(4) 1802 sf 3-Story Townhomes 4-Bedroom, Buildings 6 & 7 (16 bedrooms)
(4) 2117 sf 2-Story Townhomes 5-Bedroom, Buildings 6 & 7 (20 bedrooms)
(18) 1733 sf 4-Bedroom 3-Story (End Townhomes) Buildings 12-20
(18) 1737 sf 4-Bedroom 3-Story (Middle Townhomes) Buildings 12-20

Community Building
One Story 3,000 sf (Sales & Mail 2,400 sf; Parcel/Mail Room 600 sf)
Poolhouse Game Barn & Toilets 3,500 sf
Music Barn & Toilets 1,800 sf

Rental Storage
(3) 1,606 sf 5-Car Garages with (5) small rental storage rooms on the ends of each building

Maintenance
Maintenance occupies unrented Garages

Parking
±531* Total Parking Spaces on Site
(±1) Space Temporary Parking for Delivery Van
(±15) Spaces in Rental Garages (6 extended bays for Ford F-150 length vehicles)
(±10) Accessible throughout development - all are Van Accessible ready
(±487) Shared Surface Parking Spaces - non Accessible
(±18) On-Street Spaces For Public Park

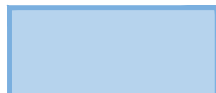
* Final Parking Counts Subject To Change Pending Final Architectural + Site Design

SITE AREA

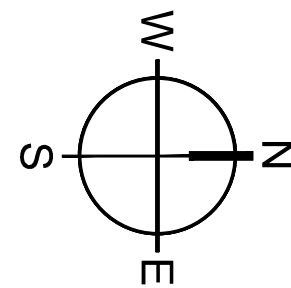
AREA (1) | PARK AREAS / OPEN SPACE: ± 2.8 AC.



AREA (2) | DWELLING (N HAWTHORNE): ± 9.2 AC.



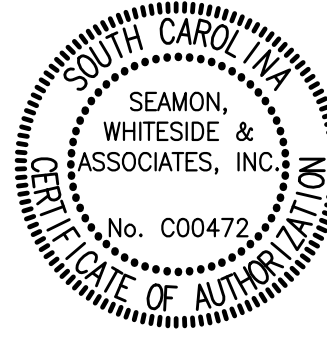
AREA (3) | DWELLING (S HAWTHORNE): ± 5.7 AC.



0 30 60 120
SCALE: 1" = 60'



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
RALEIGH, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET (NOT FOR CONSTRUCTION)	
SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM NM
REVISION HISTORY	

**PRELIMINARY
SITE AREA
PLAN**

L2.0



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

Consider awarding the Downtown ADA correction 2025 and the US 123 ADA safety negotiated additional work in the amount of \$381,411.00 to Trae's Clearing & Grading along with a 10% contingency of \$38,000.00

Agenda Item Detail: (expand as necessary for clarification)

On June 13, 2025, the project was put out to bid, closing on July 8, 2025. A pre-bid meeting took place on June 24, 2025. The project received a single bid of \$133,456.00 from Trae's Clearing & Grading. This bid covers resetting approximately 900 sq ft of light-duty pavers and 1500 sq ft of heavy-duty pavers, in addition to replacing two driveways. A map detailing the project areas is attached.

Following the bid's receipt, a contract negotiation was requested from the contractor to expand the scope of the safety repair work. The additional work, totaled \$247,955.00, the additional work involves the demolition and replacement of approximately 4000 sq ft of damaged sidewalk along Highway 123, between Lake Hartwell and College Avenue (SC 133). It also includes the removal of eighteen trees and their stumps to prevent future sidewalk deterioration caused by root intrusion. A list of these locations is attached.

DOWNTOWN ADA CORRECTION ITB 2025-06-004

CITY OF CLEMSON, SC

BID TABULATION

DATE 7/8/2025 3PM

				Traes Clearing and Grading	
Item No.	QTY	Unit	Description	Unit Price	Total Costs
1	1	LS	Mobilization	2000	\$ 2,000.00
2	1	LS	Traffic Control	4000	\$ 4,000.00
3	1	LS	Demolition	5000	\$ 5,000.00
4	874	SQFT	Paver Reset	44	\$ 38,456.00
5	1470	SQFT	HD Paver Reset	44	\$ 64,680.00
6	420	SQFT	6" Concrete	46	\$ 19,320.00
TOTAL					\$ 133,456.00

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
O2-O3	OVERVIEW
S1-S3	SITE PLAN
D1-D2	DETAILS



PLAN PREPARER CERTIFICATION

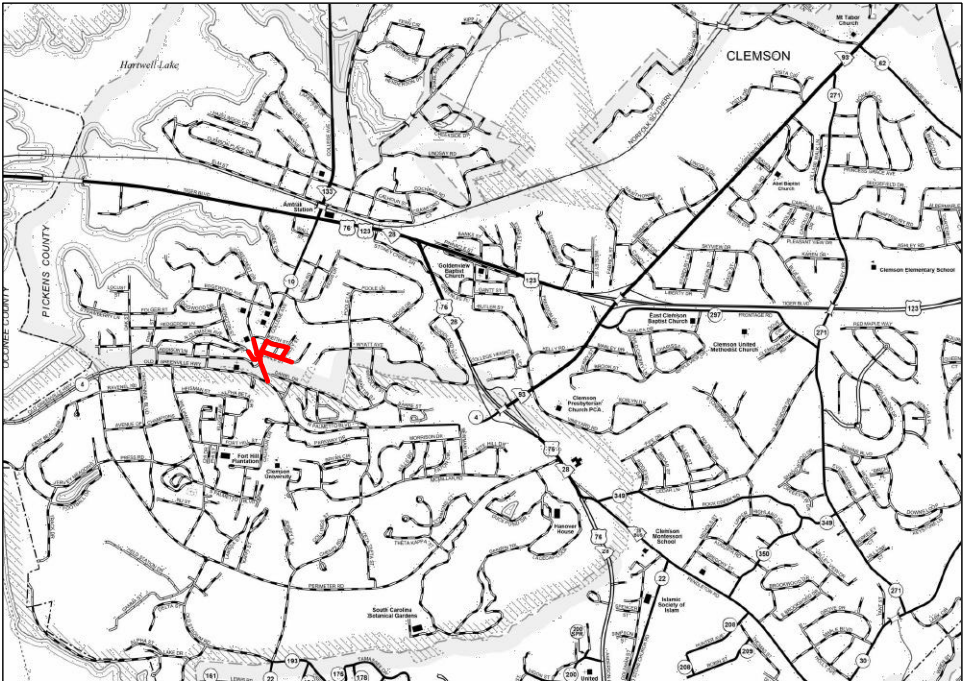
"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

NAME: _____

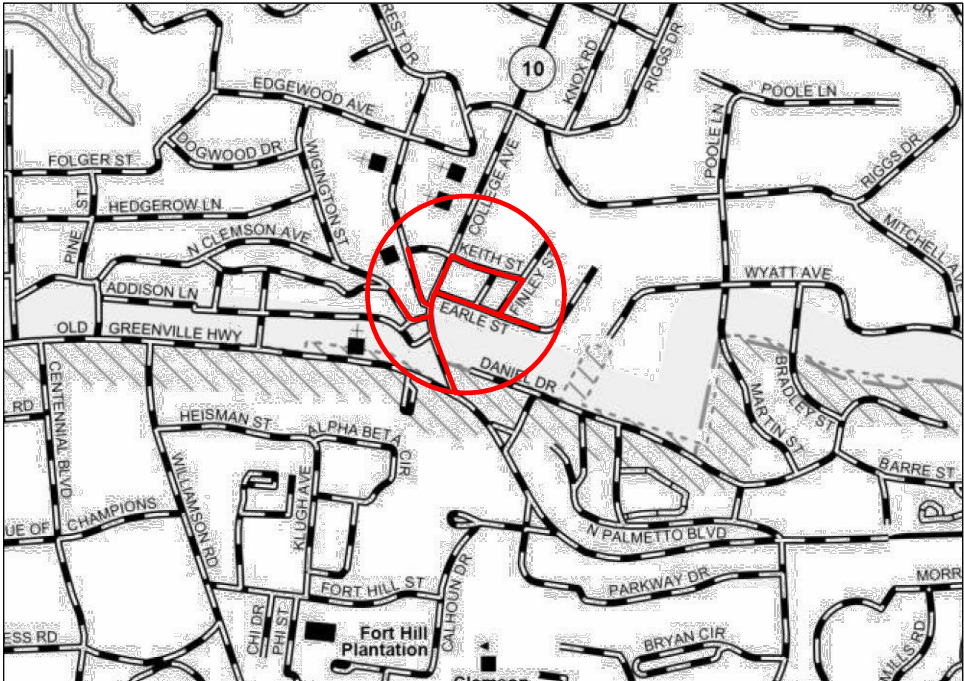
TITLE: _____

DATE: _____

2025 Downtown ADA Correction



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 CONSIST REMOVING AND REPLACING DECORATIVE PAVERS IN PLACE AS WELL AS REPLACING EXISTING PAVERS/CONCRETE/ASPHALT WITH THE RESPECTIVE MATERIALS AS DESCRIBED IN THE CALLOUTS

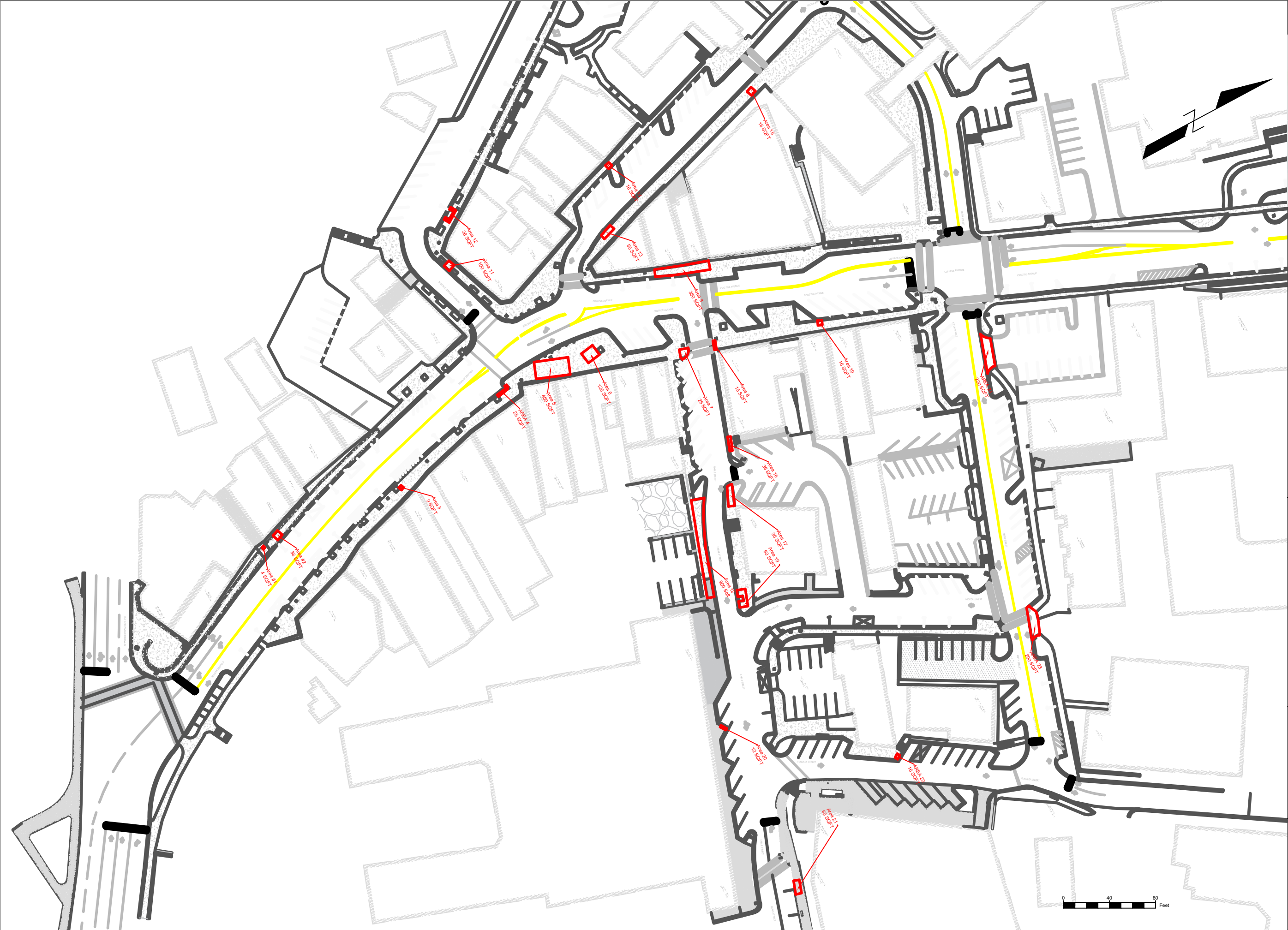
PROJECT INFORMATION:
365 College Ave.
Clemson, SC 29631

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
GENERAL FUND ACCOUNT:
PROJECT NUMBER:
DESIGNED FOR: City of Clemson



DATE		VERSION: 1.0	2025 Downtown ADA	HWY 93 @ College	CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER CITY OF CLEMSON 19 43 SOUTH CAROLINA
N.T.S.		DESIGNED BY: XXXX			
PLOT DATE: 6/5/2025		DRAWN BY: JMS			



2025 Downtown ADA

AREA DESCRIPTIONS

VERSION: 1.0

DESIGNED BY: NWH

DRAWN BY: JMS

DATE

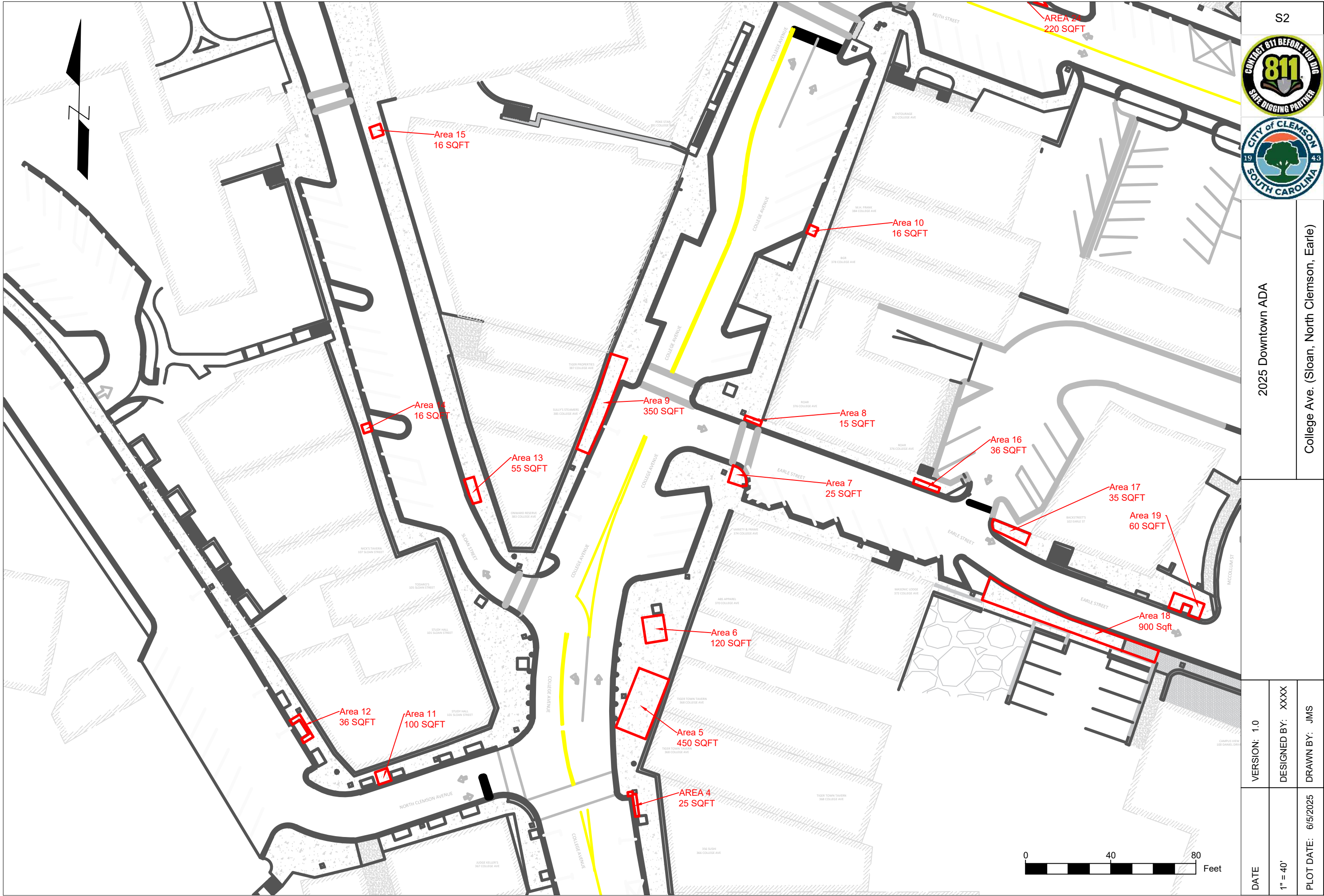
N.T.S.

PLOT DATE: 6/5/2025

AREA	SQFT	SHEET NUMBER	TREATMENT TYPE	STREET LOCATION	WRITTEN LOCATION
1	4	S1	PAVER RESET	College Ave.	In front of gate of Alley between Loose Change & TD's
2	26	S1	PAVER RESET	College Ave.	Exit Door at Loose Change
3	9	S1	PAVER RESET	College Ave.	Water Meter Pit near True Orange Boutique
4	25	S2	PAVER RESET	College Ave.	Between Street Light & Tree Grate Tiger Town Tavern & 356
5	450	S2	HD PAVER RESET	College Ave.	In front of Tiger Town Tavern
6	120	S2	HD PAVER RESET	College Ave.	In front of Clemson Variety and Frame around Tree
7	25	S2	Concrete ADA Ramp	College Ave.	Earle Street Crosswalk (South)
8	15	S2	Concrete ADA Ramp	College Ave.	Earle Street Crosswalk (North)
9	350	S2	PAVER RESET	College Ave.	In front of Sully's Steamers & Tiger Properties (Entire width)
10	16	S2	PAVER RESET	College Ave.	In front of 378 College Ave.
11	100	S2	PAVER RESET	North Clemson	Near Study Hall back Door
12	36	S2	PAVER RESET	North Clemson	Near Back of Study Hall around meter pit
13	55	S2	PAVER RESET	Sloan St.	Back of Sully Steamers
14	16	S2	PAVER RESET	Sloan St.	In front of Think Tank
15	16	S2	PAVER RESET	Sloan St.	Water Meter Pit near Shephard Hotel
16	38	S2	PAVER RESET	Earle St.	Beside Roar
17	35	S2	PAVER RESET	Earle St.	Near Back Streets/Roar Parking
18	900	S2	HD PAVER RESET	Earle St.	Tiger Town Taver Parking Areas
19	60	S2	PAVER RESET	Earle St.	Tree Grate in front of Back Streets.
20	12	S3	PAVER RESET	Earle St.	Near Handicap Parking Campus View
21	60	S3	PAVER RESET	Earle St.	Near Parrellel Parking 114 Earle
22	16	S3	PAVER RESET	Fendley St.	Duke Power Pole near All-in Coffee
23	200	S3	6" Concrete	Keith St.	It'surwiener driveway entrance
24	220	S3	6" Concrete	Keith St.	Rubeun Square Drive Entrance



DATE		VERSION: 1.0	2025 Downtown ADA		S1	
1" = 40'		DESIGNED BY: XXXX			 	
PLOT DATE: 6/5/2025		DRAWN BY: JMS	HWY 93 @ College			

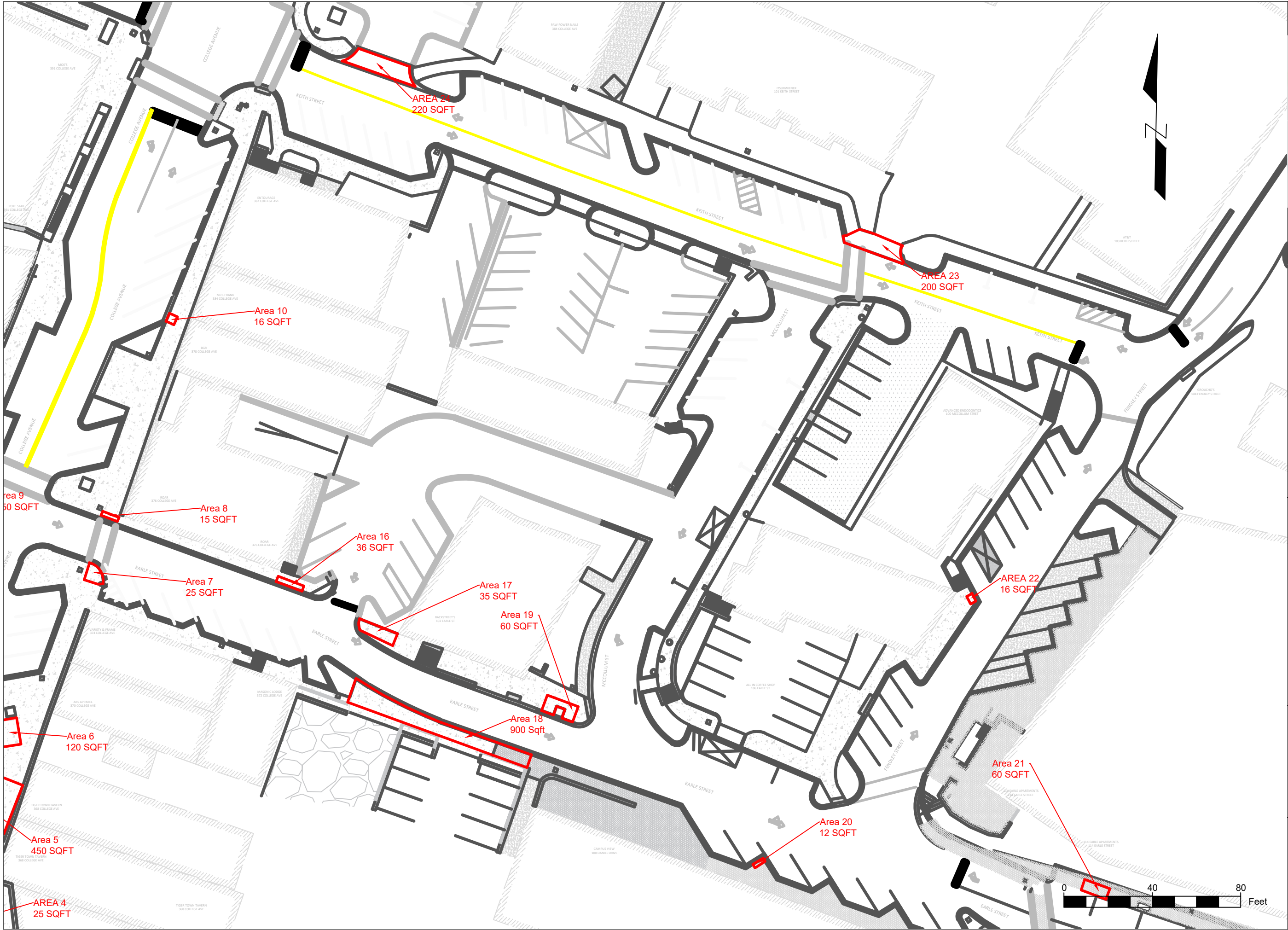


S2



2025 Downtown ADA

College Ave. (Sloan, North Clemson, Earle)



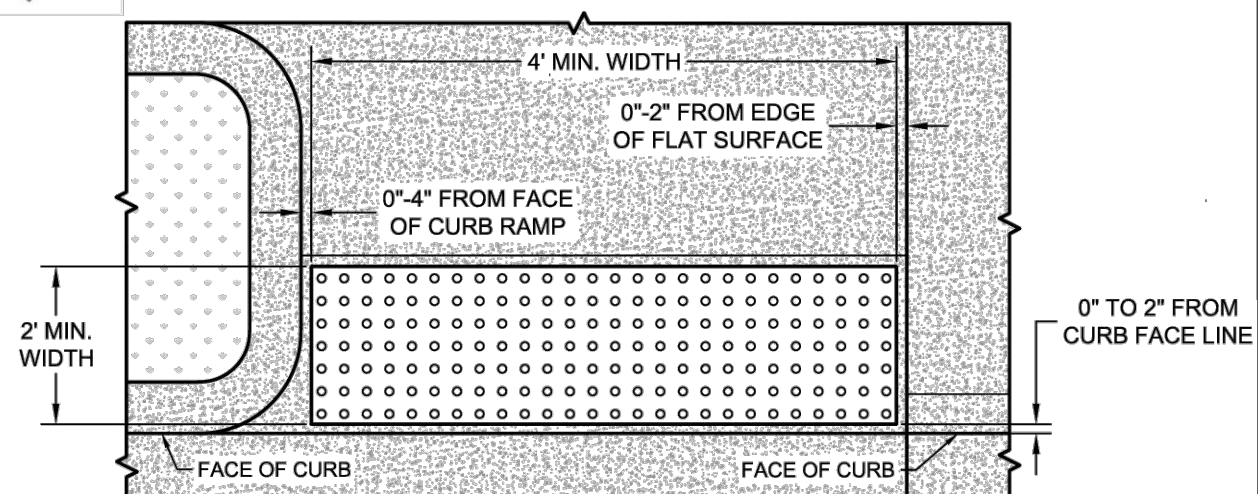
S3



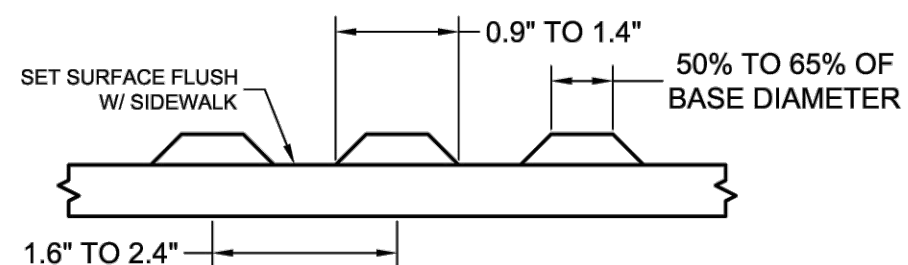
2025 Downtown ADA

College Ave. (Sloan, North Clemson, Earle)

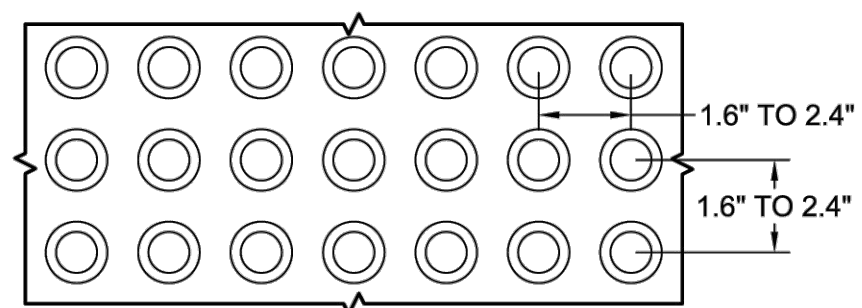
DATE	VERSION: 1.0
1" = 40'	DESIGNED BY: XXXX
PLOT DATE: 6/5/2025	DRAWN BY: JMS



DETECTABLE SURFACE LAYOUT



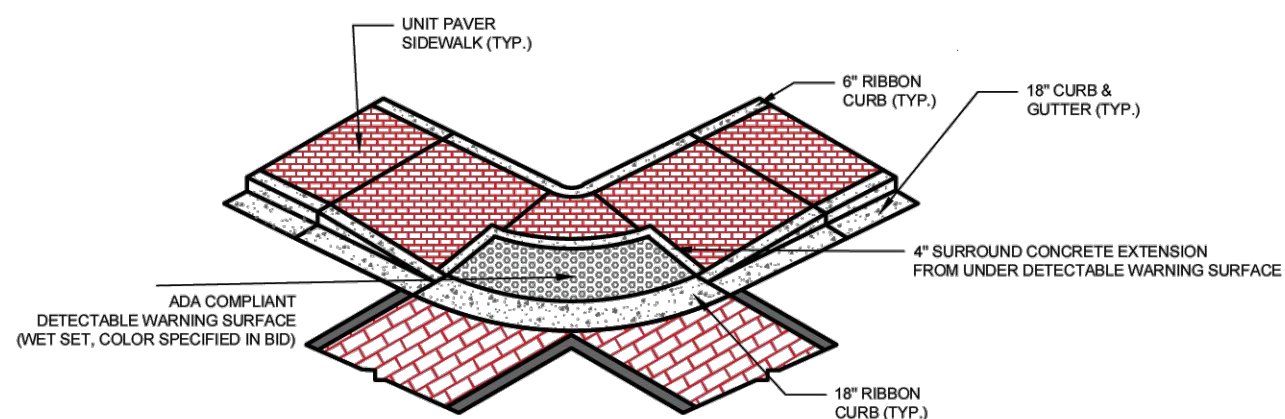
TRUNCATED DOME DIMENSIONS



TRUNCATED DOME SPACING

CITY OF CLEMSON
STANDARD CONSTRUCTION DETAILS
DETECTABLE WARNING SURFACE DETAILS

1 OF 1
SCALE: N.T.S.
VERSION: 1.0
9/16/2019



CITY OF CLEMSON
STANDARD CONSTRUCTION DETAILS
UNIT PAVER
DETECTABLE WARNING SURFACE

1 OF 1
SCALE: N.T.S.
VERSION: 1.0
6/5/2025

D1

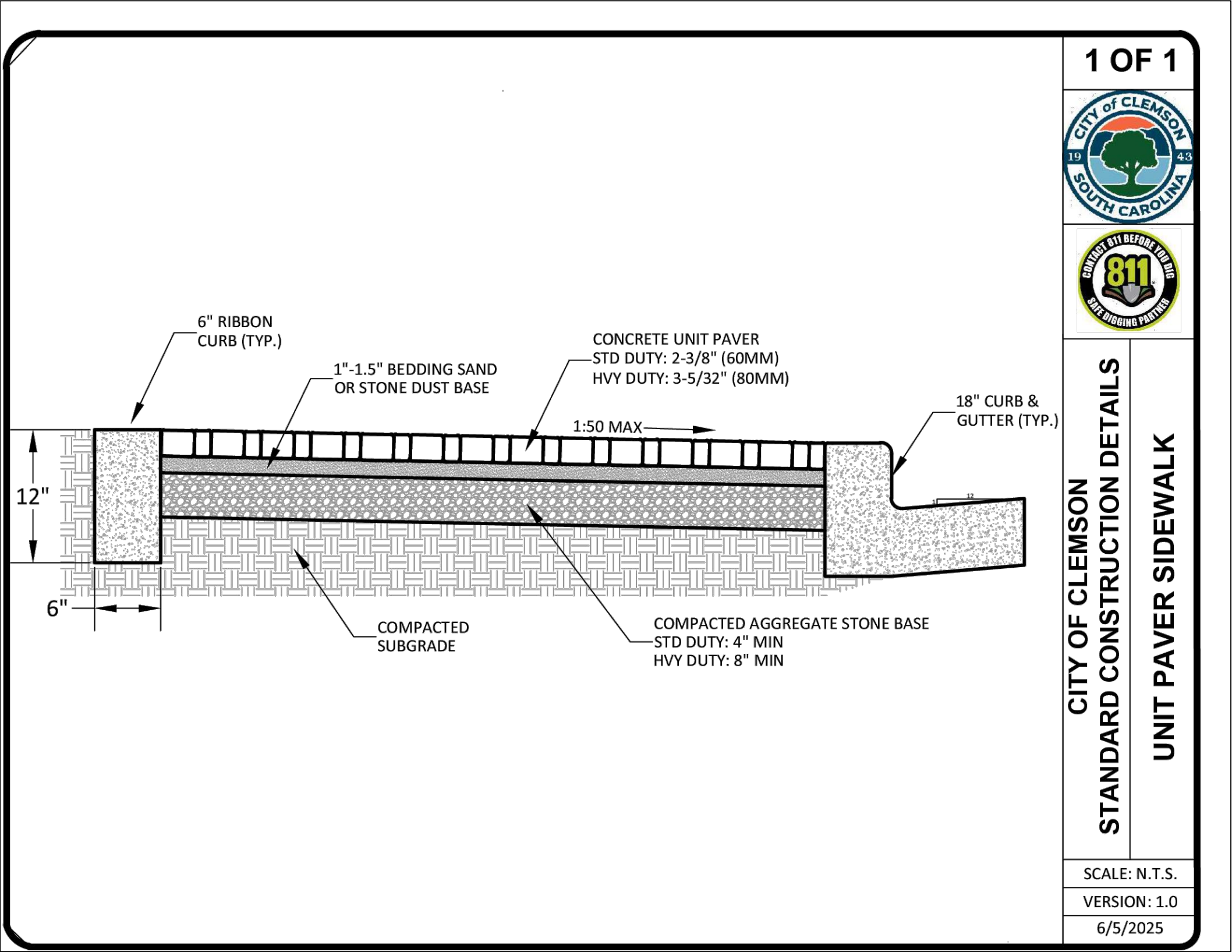


2025 Downtown ADA

College Ave. (Sloan, North Clemson, Earle)

VERSION: 1.0
DESIGNED BY: XXXX
DRAWN BY: JMS

DATE: 6/5/2025
1" = 40'
PLOT DATE: 6/5/2025



D2	
	
	
2025 Downtown ADA	
College Ave. (Sloan, North Clemson, Earle)	
DATE	VERSION: 1.0
	DESIGNED BY: XXXX
	DRAWN BY: JMS
1" = 40'	
PLOT DATE: 6/5/2025	

		Size			
Area Number	Location	Length (FT)	Width (FT)	Tree removal required	ADA Ramp
1	Left Entrance Tiger Plaza	18	6		
2	Right entrance Animal Hospital	15	6		
3	Right Entrance Havoline	30	5	1	
4	Front of Mcneelys	14	5	1	
5	Right Entrance Crossfit	18	5	1	
6	Right Entrance Sherwin Williams	21	5	1	
7	Left entrance Sherwin Williams	6	5		
8	Stop-a-minit middle	30	5	1	
9	Left entrance Stop-a-minit	6	5	1	
10	Powerpole to DOT Counter	21	5		
11	Stream near pump station 7	24	5		
12	Abernathy West entrance	18	5		
13	Right entrance Wendy's	21	5	1	
14	Wendys Middle	18	5	1	
15	Left entrance Wendy's	24	5	1	
16	Right entrance keowee Trail	30	5		1
17	Left entrance Keowee Trail	15	5		1
18	Middle El Jimador	33	5		
19	Right entrance Dunkin Doughnuts	36	5		
20	Middle Skins	111	5	3	
21	Right Entrance Starbucks	75	5	1	
22	Middle Verizon	4	5		
23	Middle Chick-Fil-La	21	5		
24	Left Entrance Taco Bell	12	5		
25	Between entrances of Taco Bell/ Cookout	21	5	1	
26	Middles Cookout	33	5	1	
27	Between entrances of Cookout/ Hibachi	33	5	1	
28	Between entrances of Hibachi / signal	75	5	2	1
29	Middle Clemson Cleaners	9	5		
			Totals		
			3993 SQFT	18	3



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 authorizing the City Administrator to enter into a multi-year contract for Hazardous Tree Removal with Rock Solid Earthworks, LLC

Agenda Item Detail: (expand as necessary for clarification)

Consider authorizing the City Administrator to enter into a contract with Rock Solid Earthworks, LLC for an estimated amount of \$286,000 for three (3) years.

This contract will be for one (1) base year and two (2) additional years and will perform hazardous tree removal, stump grinding, and disposal.

This contract was advertised as ITB 2025-06-002 and bids were opened on July 7, 2025.

A total of 2 bids were received, both were responsive. Rock Solid Earthworks, LLC was the lower bidder for all three (3) years.

CITY OF CLEMSON BID TABULATION

Project City Wide Hazardous Tree Cutting

Date & Time of Opening 7/7/2025

2:00 PM

Place of Opening Clemson City Hall Engineering Conference Room

City-wide Hazardous Tree Removal				Rock Solid Earthworks, LLC		A& H Tree Service	
Year 1- FY 2025-2026							
Item	Bid Item Description	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
001	Tree Limbing Only	EA	15	\$375.00	\$5,625.00	\$1,500.00	\$22,500.00
002	Tree Cutting <18"	EA	5	\$525.00	\$2,625.00	\$1,500.00	\$7,500.00
003	Tree Cutting 18" to 24"	EA	10	\$725.00	\$7,250.00	\$2,000.00	\$20,000.00
004	Tree Cutting 24" to 36"	EA	10	\$1,200.00	\$12,000.00	\$3,000.00	\$30,000.00
005	Tree Cutting 36" to 48"	EA	8	\$1,850.00	\$14,800.00	\$4,000.00	\$32,000.00
006	Tree Cutting >48"	EA	5	\$2,250.00	\$11,250.00	\$5,000.00	\$25,000.00
007	Stump Grinding <18"	EA	5	\$350.00	\$1,750.00	\$75.00	\$375.00
008	Stump Grinding 18"to 24"	EA	10	\$425.00	\$4,250.00	\$125.00	\$1,250.00
009	Stump Grinding 24" to 36"	EA	10	\$475.00	\$4,750.00	\$225.00	\$2,250.00
010	Stump Grinding 36" to 48"	EA	8	\$550.00	\$4,400.00	\$350.00	\$2,800.00
011	Stump Grinding >48"	EA	5	\$750.00	\$3,750.00	\$500.00	\$2,500.00
012	Complete Disposal	Load	25	\$225.00	\$5,625.00	\$500.00	\$12,500.00
013	Surcharge for Hazardous Tree	EA	15	\$950.00	\$14,250.00	\$10,000.00	\$150,000.00
				\$92,325.00		\$308,675.00	
Year 2- FY 2026-2027							
Item	Bid Item Description	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
001	Tree Limbing Only	EA	15	\$385.00	\$5,775.00	\$1,700.00	\$25,500.00
002	Tree Cutting <18"	EA	5	\$550.00	\$2,750.00	\$1,700.00	\$8,500.00
003	Tree Cutting 18" to 24"	EA	10	\$750.00	\$7,500.00	\$2,200.00	\$22,000.00
004	Tree Cutting 24" to 36"	EA	10	\$1,235.00	\$12,350.00	\$3,200.00	\$32,000.00
005	Tree Cutting 36" to 48"	EA	8	\$1,900.00	\$15,200.00	\$4,200.00	\$33,600.00
006	Tree Cutting >48"	EA	5	\$2,325.00	\$11,625.00	\$5,200.00	\$26,000.00
007	Stump Grinding <18"	EA	5	\$360.00	\$1,800.00	\$100.00	\$500.00
008	Stump Grinding 18"to 24"	EA	10	\$450.00	\$4,500.00	\$150.00	\$1,500.00
009	Stump Grinding 24" to 36"	EA	10	\$500.00	\$5,000.00	\$250.00	\$2,500.00
010	Stump Grinding 36" to 48"	EA	8	\$575.00	\$4,600.00	\$375.00	\$3,000.00
011	Stump Grinding >48"	EA	5	\$775.00	\$3,875.00	\$550.00	\$2,750.00
012	Complete Disposal	Load	25	\$250.00	\$6,250.00	\$600.00	\$15,000.00
013	Surcharge for Hazardous Tree	EA	15	\$1,000.00	\$15,000.00	\$10,000.00	\$150,000.00
				\$96,225.00		\$322,850.00	
Year 3- FY 2027-2028							
Item	Bid Item Description	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
001	Tree Limbing Only	EA	15	\$395.00	\$5,925.00	\$1,900.00	\$28,500.00
002	Tree Cutting <18"	EA	5	\$555.00	\$2,775.00	\$1,900.00	\$9,500.00
003	Tree Cutting 18" to 24"	EA	10	\$765.00	\$7,650.00	\$2,400.00	\$24,000.00
004	Tree Cutting 24" to 36"	EA	10	\$1,260.00	\$12,600.00	\$3,400.00	\$34,000.00
005	Tree Cutting 36" to 48"	EA	8	\$1,950.00	\$15,600.00	\$4,400.00	\$35,200.00
006	Tree Cutting >48"	EA	5	\$2,360.00	\$11,800.00	\$5,400.00	\$27,000.00
007	Stump Grinding <18"	EA	5	\$375.00	\$1,875.00	\$125.00	\$625.00
008	Stump Grinding 18"to 24"	EA	10	\$450.00	\$4,500.00	\$175.00	\$1,750.00
009	Stump Grinding 24" to 36"	EA	10	\$500.00	\$5,000.00	\$275.00	\$2,750.00
010	Stump Grinding 36" to 48"	EA	8	\$575.00	\$4,600.00	\$400.00	\$3,200.00
011	Stump Grinding >48"	EA	5	\$775.00	\$3,875.00	\$575.00	\$2,875.00
012	Complete Disposal	Load	25	\$250.00	\$6,250.00	\$700.00	\$17,500.00
013	Surcharge for Hazardous Tree	EA	15	\$1,000.00	\$15,000.00	\$10,000.00	\$150,000.00
				\$97,450.00		\$336,900.00	
Total 3 years				\$286,000.00		\$968,425.00	

Certified By: _____
City of Clemson Procurement

Date: 7/7/2025