

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_08_12AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_08_04MINUTES.PDF](#)
[2025_08_12CUPARKING.PDF](#)
[2025_08_12APPLIANCES.PDF](#)
[2025_08_12GCT.PDF](#)
[2025_08_12AZALEA.PDF](#)
[2025_08_12GOLFCART.PDF](#)
[2025_08_12OVERNIGHT.PDF](#)
[2025_08_12EVENT.PDF](#)
[2025_08_12BL.PDF](#)
[2025_08_12RECORDER.PDF](#)
[2025_08_12VARSITY3.PDF](#)
[2025_08_12PARK.PDF](#)



CITY OF Clemson SOUTH CAROLINA

**Amended Agenda, Clemson City Council
August 12th, 2025**

Council Chamber, Clemson City Hall

5:30 PM Work Session: Abernathy Park Design

Note: The regular meeting will begin at the conclusion of the Abernathy Park Work Session, but no later than 6:30pm.

Call to Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Mayor Halfacre

Public Session: (3-minute limit per speaker)

Approval of Minutes: August 4th, 2025

Reports/Discussion

- a. Receive a presentation about Clemson University's comprehensive parking overview and the Tigers Commute App. – Clemson University's Director of Parking and Transportation Services Dan Hoffman.
- b. Discuss a recommendation from the Sustainability Committee to include considerations for energy efficient appliances when making purchases for city buildings. – Sustainability Committee Vice Chairperson Eunice Lehmacher
- c. Discuss a recommendation from the Sustainability Committee to prioritize construction work in 2025 on two Green Crescent Trail segments. – Sustainability Committee Vice Chairperson Eunice Lehmacher
- d. Discuss the installation of a low-cost traffic calming device along Azalea Dr. – City Engineer Nathan Hinkle
- e. Staff Reports

Policy Action (2-minute limit per speaker)

- a. Consider 2nd reading of a new City ordinance to regulate the use of Golf Carts in the City. – Police Chief Jorge Campos
- b. Consider 2nd reading of an ordinance change for the overnight parking locations to include all public parking spaces in section 18-11.1 of the City Code of Ordinance. – Parking Services Manager Rebekah Wilbanks
- c. Consider 2nd reading of an ordinance change to establish a new parking violation in section 18-17 (Special Event Parking) of the City Code of Ordinances. – Parking Services Manager Rebekah Wilbanks
- d. Consider 1st reading of an ordinance amending the business license ordinance class schedule as required by Act 176 of 2020. – Business License Administrator Connie Standridge
- e. Consider 1st reading of an ordinance amending Chapter 6 (Court and Criminal Procedure), specifically Section 6-2 (Appointment of Municipal Judges) and Section 6-4 (Court Clerk) of the City Code. – Municipal Judge Nikki Munn

- f. Consider 1st Reading of PUD-000391-2025 Proposed Planned Development (Varsity 3). – Assistant City Administrator Nathan Woods

Other Policy Items

- a. Consider awarding the Clemson Park Phase 2 (ITB 2025-06-006) project in the amount of \$2,398,116.00 to New Terrain Grading. – City Engineer Nathan Hinkle

Executive Session

- a. Review the City Administrator's goals.; SC Code Section 30-4-70(a)(1)

Note: Upon returning to open session, Council may take action on matters discussed in Executive Session.

Mayor-Council reports/comments/new business

Adjourn

Regular Council Meeting
August 4th, 2025
Council Chamber-Clemson City Hall

Call to Order: Mayor Robert Halfacre at 6:30 p.m.

Invocation and Pledge of Allegiance: Council Member Sherrill

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

Absent: Council Member Jones

Notification emailed: July 31st, 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: Officer Chris Horton

Public Session: Mayor Pro Tem Scott presiding. Rick Bagby, 109 Laurel Lane, regarding parking and also submitted a MyCivic comment as well. Robert Lee, 113 Pressley Drive, regarding the Hub project. MyCivic comment from Allen and Kathy Hodges, 100 Strode Circle, regarding the 398 College project. MyCivic comment from Cheryl Combs, 101 Riggs Drive, regarding the 398 College project. MyCivic comment from Stephanie Platt, 103 Mountain View Lane, regarding street signs.

Approval of Minutes: Minutes from the Regular Council Meeting July 21st, 2025 were approved as presented.

Reports/Discussion

Discuss amending the business license ordinance class schedule as required by Act 176 of 2020. – Business License Administrator Connie Standridge presented that this process is required by state law. The changes would cause an estimated net loss of \$17,859 which would be less than 1% of business revenue. This is only a class schedule change and not a change in the rate schedule.

Discuss amending Chapter 6 (Court and Criminal Procedure), specifically Section 6-2 (Appointment of Municipal Judges) and Section 6-4 (Court Clerk) of the City Code. – Municipal Judge Nikki Munn presented the differences from our current process. Ministerial Recorders have the power to issue summonses, subpoenas, arrest warrants, and search warrants and to conduct bond hearings. Council Member Fulmer also asked about the current case backlog which is 125 vs over 1,000 in previous years.

Staff Reports

City Administrator Andy Blondeau: The Abernathy Park work session and City Council Meeting is next Tuesday August 12th starting at 5:30pm for the work session and 6:30pm for the City Council Meeting.

Policy Action

Ordinances

Consider 1st reading of a new City Ordinance to regulate the use of Golf Carts in the City. – Police Chief Jorge Campos presented that Clemson University recently has allowed their golf carts to drive at night on campus. Council Member Scott asked about enforcement. Council Member Evans was concerned about safety issues. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve 1st reading of a new City Ordinance to regulate the use of Golf Carts in the City. Council Members Fulmer, Scott, Sherrill, Smith, and Mayor Halfacre in support. Council Member Evans in opposition. Motion passed 5 to 1 in favor.

Consider 1st reading of an ordinance change for the overnight parking locations to include all public parking spaces in section 18-11.1 of the City Code of Ordinance. – Parking Services Manager Rebekah Wilbanks presented no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 1st reading of an ordinance change for the overnight parking locations to include all public parking spaces in section 18-11.1 of the City Code of Ordinance. Vote on this motion was unanimous.

Consider 1st reading of an ordinance change to establish a new parking violation in section 18-17 (Special Event Parking) of the City Code of Ordinances. – Parking Services Manager Rebekah Wilbanks presented no changes since the last meeting. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve 1st reading of an ordinance change to establish a new parking violation in section 18-17 (Special Event Parking) of the City Code of Ordinances. Vote on this motion was unanimous.

Other Policy Items

Authorize the Chief of Police and Mayor to enter into an agreement with the School District of Pickens County for SRO at Clemson Elementary. – Police Chief Jorge Campos presented that this is an annual agreement. Council Member Fulmer made a motion, seconded by Council Member Scott, to authorize the Chief of Police and Mayor to enter into an agreement with the School District of Pickens County for a School Resource Officer at Clemson Elementary. Vote on this motion was unanimous.

Consider authorizing the City Administrator to enter into a multi-year contract for FTA Grant Administration with KAT Consulting Services LLC. – Procurement Director Brandon Burton presented that this was a result of an RFP. Three firms applied and were scored based on desired criteria. The estimated total amount for the 3 years of the contract would be \$190,000. Council Member Smith made a motion, seconded by Council Member Fulmer, to authorize the City

Regular Council Meeting
August 4th, 2025

Administrator to enter into a multi-year contract for FTA Grant Administration with KAT Consulting Services LLC. Vote on this motion was unanimous.

Executive Session

Council Member Scott made a motion, seconded by Council Member Fulmer, to enter into executive session to consider appointment of a Poet Laureate; 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 the Executive Session, Council Member Sherrill made a motion, seconded by Council Member Scott, to appoint Joanna Schuman as Poet Laureate for a term of 3 years. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Mayor Halfacre: Thanked Natalie and Sarah with their work on new resident guide, and Nathan Hinkle for his work with the quarterly DOT meetings. The Chamber of Commerce did a fabulous job with the pickleball tournament.

Council Member Scott: Welcomed all the students back to school, and hoped for a safe year.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:27 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)

Receive a report from Clemson University's Director of Parking and Transportation Services, Dan Hoffman. The presentation will also include a comprehensive parking overview and the Tigers Commute App.

Agenda Item Detail: (expand as necessary for clarification)

Mr. Hoffman will share information on the new Tigers Commute App. The app is a unified mobility and commute management platform that has been designed connect users via the app or the web to all things pertaining to parking and transportation on the Clemson University campus.



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)

The Sustainability Advisory Committee passed a recommendation on July 9, 2025 to include considerations for energy efficient appliances when making purchases for city buildings.

Agenda Item Detail: (expand as necessary for clarification)

Energy efficient appliances may cost more at the point of sale, but have the ability to offset that cost overtime through lower operating costs. The goal is to ensure that the City uses the most energy efficient technology for city appliances and thereby save tax dollars.



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 recommendation from the Sustainability Committee to prioritize construction work in 2025 on two Green Crescent Trail segments:
-Green Crescent Trail work from Nettles Park to Totties place
-Berkeley Drive between Ashley Dearing Park/Totties Place and Frontage Road

Agenda Item Detail: (expand as necessary for clarification)

Below are examples of how the Green Crescent Trail benefits the City of Clemson:

1. Encourages biking and walking thereby improving residents health and connections to other bikers and walkers
2. Creates connections to other local municipalities (Pendleton and Central)
3. Decreases car traffic in Clemson
4. Assists students and other users of Clemson University and Southern Wesleyan University
5. Encourages tourism to our area thereby helping all local businesses and:
6. Improves access to public transit, schools and universities, playgrounds, ball fields and other recreation facilities.

The Sustainability Advisory Committee would like the City Council to prioritize the following:

The City of Clemson begin construction work in 2025 on the following two GCT segments:

- Green Crescent Trail work from Nettles Park to Totties place
- Berkeley Drive between Ashley Dearing Park/Totties Place and Frontage Road

Note that these proposed segments will create connections to Ashley Dearing and Nettles Park, two playgrounds and sports areas that many area residents use regularly.

In addition, two biking (or running or walking) loops are created using the GCT and a few low traffic city streets as follows:

Nettles Park to Totties Place/Ashley Dearing Park : Country Walk to Camelot neighborhood (via Earle Anderson Park and trail joining these neighborhoods) : Patrick Square to Nettles Park.

Additional Connections Include:

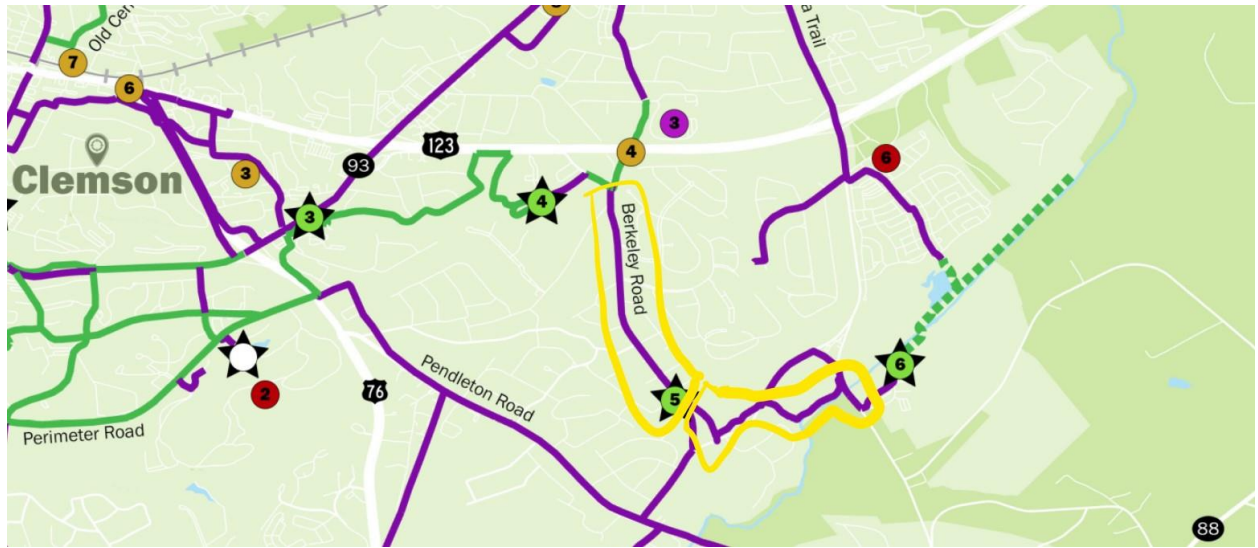
Nettles Park to Totties Place/Ashley Dearing Park and then to Clemson Par. From Clemson Park to Gateway Park and from Gateway Park to the Clemson University Solar Lot (on Rt. 76), From the Solar Lot to Rock Creek rd and from Rock Creek Road to Berkeley Dr. From Berkeley Dr. to Ashley Deering and Nettles parks.

The funds for these two improvements are already allocated and the homeowners that need to approve easements have already approved or are in the process of approving the trail on their properties.

We recommend that the site preparation and creation of the trail start in 2025. Here is a suggested timeline:

1. City planner and city engineer verify that all permissions are up to date and that funding is available currently.
2. Site preparation work is begun in 2025.
3. City staff in consultation with the GCT board determine which segment should be started first.
4. Crews begin work on new segments of GCT.

Please see the attached map of the GCT with new segments highlighted.





CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

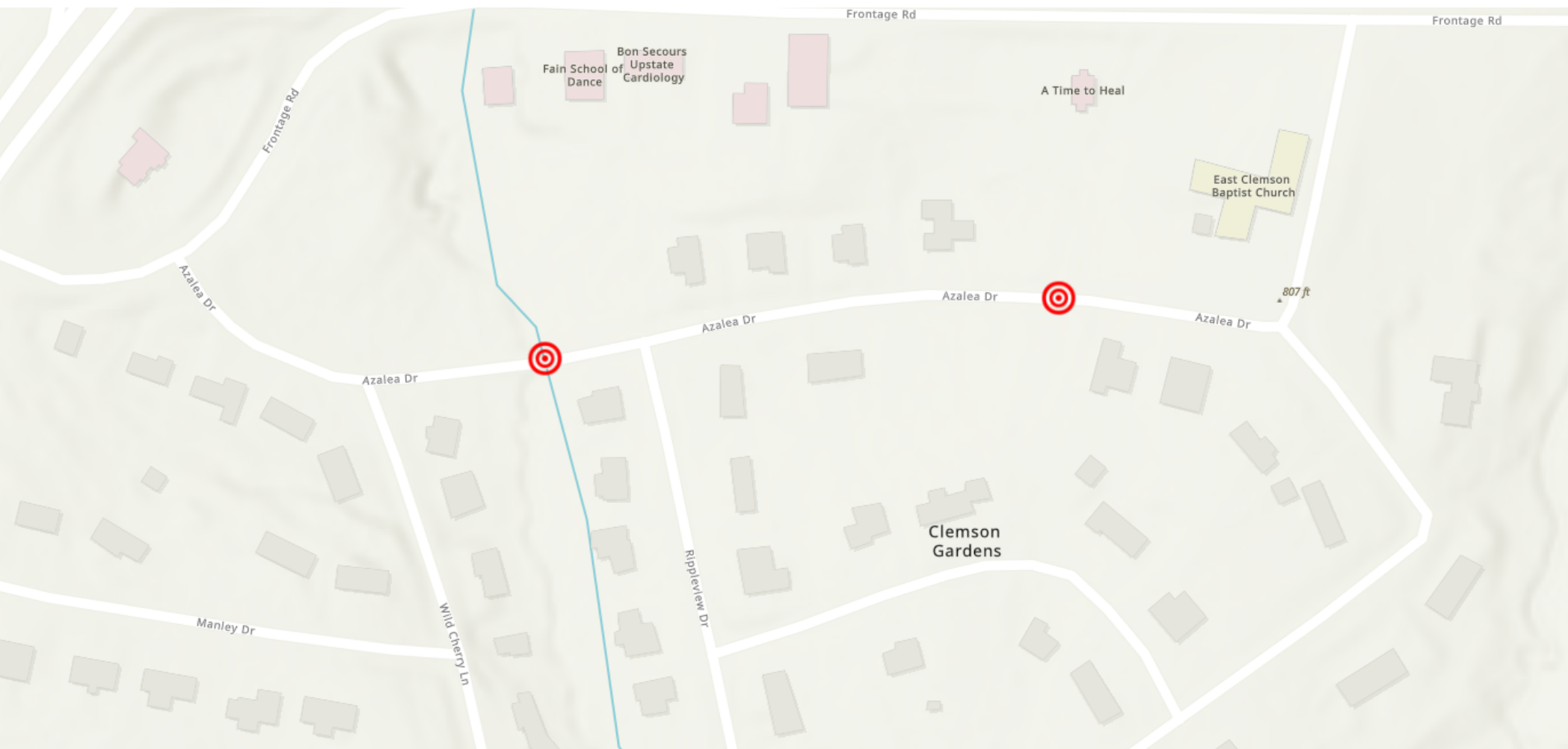
☒ Report/Discussion

☐ Policy/Action

☐ Executive Session

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

Agenda Item Detail: (expand as necessary for clarification)





SUTTON KURT
ANTHONY

AZALEA DR

DR

WILD
CHERRY LN

319 WILD CHERRY LN
MISSEL NATHAN D

206 AZALEA DR
CAMPBELL MELVIN
RAY

RIPPLE
VIEW DR

101 RIPPLEVIEW DR
SCHLEIFER PAUL

AZALEA DR

308 AZALEA DR

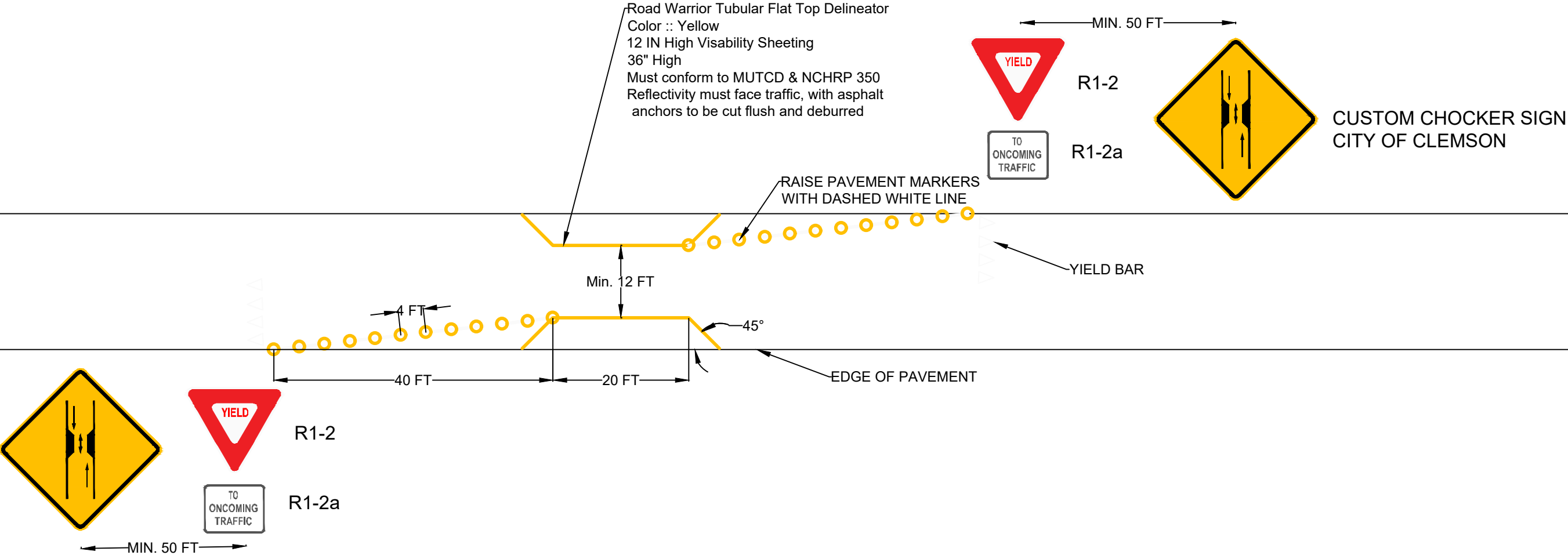
1 of 1		
AZALEA DR		
Traffic Calming		
2/18/2025	VERSION: 1.0	
N.T.S.	DESIGNED BY: NWH	
PLOT DATE: 5/12/2025	DRAWN BY: NWH	



CHOCKER DETAIL

Traffic Calming

5/12/2025	VERSION: 1.0	
N.T.S.	DESIGNED BY: NWH	
PLOT DATE: 5/12/2025	DRAWN BY: NWH	



Azalea Dr. Choker Cost Estimate					
Item #	Item Description	Unit	Quantity	Unit Price	Total
1	Delineater w/plastic base	Each	5	\$200.00	\$1,000.00
2	Raised Pavement Markers	Each	48	\$1.00	\$48.00
3	Paint	LS	1	\$250.00	\$250.00
2	Signage	LS	1	\$600.00	\$600.00
Total					\$1,898.00
Cost per Choker					
Azalea x2 Choker					\$3,796.00



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

Consider second reading of an Ordinance to regulate the use of Golf Carts in the City.

Agenda Item Detail: (expand as necessary for clarification)

The Governor has signed a bill that replaces State Code 56-2-105 with 56-2-90, which now gives municipalities the right to allow the use of golf carts at night if the municipality enacts an ordinance to do so. The Police Advisory Board has met at their regular meeting, inviting the public to speak, and voted on a draft ordinance for council's consideration. The full City Council Discussed this during the July 21st, 2025 council meeting.

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 of 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)

Consider second reading of an amendment to (Sec 18-11.1) to specify that overnight parking is prohibited in all public parking spaces unless marked otherwise.

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.

Council Discussion item: 7/21/2025. First reading was approved unanimously on August 4, 2025.

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)

Consider second reading of an ordinance amendment to establish a new parking violation in section 18-17 (Special Event Parking)

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.

Council Discussion item: 7/21/2025

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)

Consider 1st Reading of Ordinance Amending the Business License Ordinance Class Schedule as required by Act 176 of 2020

Agenda Item Detail: (expand as necessary for clarification)

South Carolina's Act 176, the Business License Standardization Act, requires every municipality and county government with a business license tax to update its business licensing class schedule every odd-numbered year to go into effect the following license year. As such, 2025 is time to update. As a part of this update we compare the revenues under the current rate class and the proposed class to determine the expected loss or gain in tax revenue.

As required by Act 176, the class schedule updates use the latest statistical data on business profitability from the IRS, which then receives approval from the SC Revenue and Fiscal Affairs Office. The 2025 Class Schedule is based on a three-year average of 2019-2021 IRS statistical data. This is the first class schedule to include IRS data from the COVID Years. We can see this in the types of businesses and their decreases and increases.

AN ORDINANCE

AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF CLEMSON TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020.

WHEREAS, the City of Clemson (the "Municipality") is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the "Standardization Act"), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina (the "Association") and adopted by the Director of the Revenue and Fiscal Affairs Office;

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. [CC-2023-14] on [August 21, 2023], in order to comply with the requirements of the Standardization Act (the "Current Business License Ordinance");

WHEREAS, the City Council of the Municipality (the "Council") now wishes to amend the Current Business License Ordinance to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Clemson, as follows:

SECTION 1. Amendments to Appendix B. Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," is hereby amended as follows:

- (a) Classes 1 through 9 in Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," are hereby amended and restated as set forth on the attached Exhibit A.

SECTION 2. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2026.

ENACTED IN REGULAR MEETING, this ____ day of _____, 20____.

Mayor

ATTEST:

Clerk

First reading: _____

Final reading: _____

**Exhibit A: Amendment to Classes 1 – 9 in Appendix B of the
Current Business License Ordinance**

APPENDIX B
Classes 1 – 9: Business License Class Schedule by NAICS Codes

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
31 - 33	Manufacturing	3
42	Wholesale trade	1
44 - 45	Retail trade	1
48 - 49	Transportation and warehousing	2
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	3
Class 8	Subclasses	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	Nonpayout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.6
Class 9	Subclasses	
722410	Drinking Places (Alcoholic Beverages)	9.7

2025 Class Schedule is based on a three-year average (2019 - 2021) of IRS statistical data.



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 first reading to amend Chapter 6 (Court and Criminal Procedure), specifically Section 6-2 (Appointment of Municipal Judges) and Section 6-4 (Court Clerk) of the City Code.

Agenda Item Detail: (expand as necessary for clarification)

The proposed ordinance amends Chapter 6 (Court and Criminal Procedure) of the City of Clemson's Code of Ordinances, specifically Sections 6-2 (Appointment of Municipal Judges) and 6-4 (Court Clerk). This amendment will provide for additional efficiencies in the administration of the City's municipal court system by providing for the creation of the position of "Ministerial Recorder".

Ministerial Recorders have the power to issue summonses, subpoenas, arrest warrants, search warrants and conduct bond hearings in all cases arising under the ordinances of the municipality, and in criminal cases as are now conferred by law upon magistrates, but shall have no other judicial power. Typically, the Court Clerk also serves as the Ministerial Recorder. This change would essentially increase the job duties of the Court Clerk.

Certification and training are required in this role.

CITY OF CLEMSON, SOUTH CAROLINA

ORDINANCE #2025-[]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA, TO AMEND CHAPTER 6 (COURT AND CRIMINAL PROCEDURE), SPECIFICALLY SECTION 6-2 (APPOINTMENT OF MUNICIPAL JUDGES) AND SECTION 6-4 (COURT CLERK) OF THE CODE OF ORDINANCES OF THE CITY OF CLEMSON, SOUTH CAROLINA (“CITY CODE”) TO PROVIDE FOR THE MINISTERIAL RECORDER; AND TO PROVIDE FOR OTHER RELATED MATTERS.

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

WHEREAS, the City previously enacted Chapter 6 (Court and Criminal Procedure), specifically Section 6-2 (Appointment of Municipal Judges) and Section 6-4 (Court Clerk) of the City Code regarding the operation of the City’s municipal court system;

WHEREAS, the City desires to provide for additional efficiencies in the administration of the City’s municipal court system by providing for the creation of the position of “ministerial recorder” as permitted by South Carolina Code Annotated section 14-25-115;

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

Section 1. Amendment to City Code. Chapter 6 (Court and Criminal Procedure), specifically Section 6-2 (Appointment of Municipal Judges) and Section 6-4 (Court Clerk) of the City Code, be and are hereby amended, as and if amended, as follows:

- (a) Amend Section 6.2 (Appointment of Municipal Judges) by striking all after “Sec. 6-2” and replacing it with the following:

Appointment of municipal judges; compensation as fixed; oath of office; restriction on law practice; Appointment of ministerial recorder.

- (a) The municipal judges shall be appointed by the city council to serve for a term set by the city council, not to exceed four years, and until successors are appointed and qualified. The judges’ compensation shall be fixed by the council. Before entering upon the discharge of the duties of the office, each judge shall take and subscribe the oath of office prescribed by South Carolina Constitution, article VI, section 5. No municipal judge for the city who is admitted to practice in the courts of this state shall practice law in the municipal court of the city.

- (b) The city council may also appoint one or more ministerial recorders in accordance with, and with the powers as provided by, state law, including, for example, South Carolina Code Annotated section 14-25-115.

- (b) Amend Section 6.4 (Court Clerk) by striking all after “Sec. 6-4” and replacing it with the following:

Court Clerk. The municipal clerk or other municipal employee may be appointed to serve as Court Clerk. The Court Clerk shall keep such records and make such reports as may be determined by the state court administrator. The Court Clerk may, in the city council’s sole discretion, serve as a ministerial recorder as provided by Section 6.2.

Section 2. Codification. The amendment(s) to the City Code as contained in paragraph 1, above, of this Ordinance shall be codified, online as soon as practicable and in print as part of the City’s next, regular, re-codification of the City Code as and if next codified.

Section 3. Reservation to City. The City reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the City, in its sole discretion, deems appropriate.

Section 4. Severability. If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

Section 5. General Repealer. Each ordinance, resolution, order, or part of the same in conflict with this Ordinance, is, to the extent of that conflict, repealed.

Section 6. Effective Date. This Ordinance is effective immediately on second reading by the City Council.

[ONE SIGNATURE PAGE FOLLOWS]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

IT IS SO ORDAINED this the _____ day of _____, 2025.

ATTEST:

Jeremiah Jackson, City Clerk

G. Robert Halfacre, Mayor

First reading: _____, 2025

Second reading: _____, 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)

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 17 residential buildings (524 rental beds), and 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).

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. City Council took the matter up as a discussion item on July 21, 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

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Section 109 - Occupancy/Density

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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 18.064 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 Michael Henderson, RLS #6946, dated March 1st, 2013 recorded in Plat Book 599 at page 130.

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 of vacant land. The development will be owned and operated by 2111 Packard, LLC based in Greenville, SC or its successors 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 seventeen buildings: 44 townhomes and 178 apartment-style dwellings, totaling 524 bedrooms. This results in a density of 13 units per acre and a total project occupancy of 30 occupants per acre.

PROPOSED USES

Area 1: Dedicated Park Land– The Planned Development includes **2.8 acres** of land (+10% of the total site) dedicated to the City of Clemson for a future park accessible to the public via Hawthorne Street and public easement. The developer shall install 5 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 walking trails, and providing infrastructure for a bicycle rideshare system. Lighting along the multimodal trail along the 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 certificates of occupancy will be issued until park is deeded and the improvements are accepted by the City of Clemson.

Area 2: Townhome/Apartment for Rent –

Area 2 of the development shall consist of ten residential buildings, comprising no more than 368 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 seven residential buildings, comprising no more than 160 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.

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
- Excess parkland and 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 to limit left turns onto Highway 93 during peak hours
- Installation of a pork chop style traffic control measure at the intersection of Pressley Driver and Highway 123 to limit left turns on to Highway 123
- Installation of a choker on Dorothy Road with signage and stripping to encourage people headed south on Fabrica to turn on to Dorothy and not continue down to the dead end on Fabrica
- Turning Fabrica and Hawthorne Streets into one way clockwise streets. Developer to furnish and install a minimum of four islands and associated signage to be installed at locations provided 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 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 \$524,000. All offsite improvements shall be implemented, including the community development fund contribution, prior to certificates 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	5	NA
AREA 2	RENTAL HOUSING	9.15	156	368	364	0	165,894
AREA 3	RENTAL HOUSING	5.2	72	160	160	4	90,704

Section 105 - Site

The property consists of six contiguous tracts totaling **17.15 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 : 10

Maximum total occupancy of dwellings in Area 2 : 364

Maximum residential buildings in Area 3 : 7

Maximum total occupancy of dwellings in Area 3 : 160.

Total occupancy for the project shall be limited to 524 residents, resulting in an overall density of 30 residents per acre.

A minimum of 2.8 acres shall be dedicated to the City of Clemson for park land.

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 #1 – 118' x 75'

Building #2 – 130' x 58'

Building #3, 4, 5, & 6 – 90' x 30'

Building #7 – 118' x 75'

Building #8 & 9 – 205' x 75'

Building #10-15 – 90' x 30'

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 524 parking spaces shall be provided on-site, designated for residents only. This equates to 1 space per bedroom.

The dedicated park land shall include **5** 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.

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. The developer agrees to implement alternate traffic control and calming measures requested by the City, provided the associated costs are reasonably comparable to the measures previously specified and agreed to."

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 West Side of Site North of Hawthorne

- 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 3: PD Adjacent to Single Family

- 20-foot Type C buffer
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 4: PD Adjacent to Single Family

- 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**

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 the issuance of Certificate of Occupancy for the club house.

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29661 | JUDSONVILLE BUILDING 600A, 701 EASLEY BRIDGE RD, SUITE 200A, GREENVILLE, SC 29615 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1101 N CEDAR STREET, SUMMERVILLE, SC 29586 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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DEVELOPMENT DATA

104 Summey Street Clemson, SC

152 Apartments, 48 Townhomes & Amenities

± 625,086 sf (14.35 acres)
Density 13.9 Units/acre Height limit 4-Stories

Overall 200 Units

± 625,086 sf (14.35 acres) Density 13.9 Units/acre

Apartment Bedrooms (60) Studios (24) 1 BR & (66) 4 BR = 348 BR

- (54) 1,592sf 4-Bedroom Apartment flats end (216 bedrooms)
- (12) 1,615sf 4-Bedroom spanning middle upper 3 floors of B A4-A5 (48 bedrooms)
- (20) 713sf 1-Bedroom outside end typical, Building A2 & A6 (20 beds)
- (4) 660sf 1-Bedroom basement level 3/4 split, Buildings A4 & A5 (4 beds)
- (26) 507sf Corner Porch Studios in Buildings A2 & A6 (26 beds)
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Townhome Bedrooms (44) 4 BR = 176 BR

- (22) 1733sf 4-Bedroom 3-Story (End TH) Buildings T7-T17 (88 bedrooms)
- (22) 1737sf 4-Bedroom 3-Story (Middle TH) Buildings T7-T17 (88 bedrooms)

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

- (1) 1,606 sf 5-Car Garage with rental storage rooms on the ends of each building

Maintenance

Maintenance Building (500 sf)

Parking

- ±525* Total Parking Spaces on Site (excludes Hawthorne on-street spaces)
- (±5) Spaces in Rental Garages (2 extended bays for Ford F-150 length vehicles)
- (±10) Accessible throughout development - all are Van Accessible ready
- (±510) Shared Surface Parking Spaces - non Accessible
- (±5) On-Street Spaces (Hawthorne St)

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

SITE PLAN NOTES:

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RETAINING WALL NOTES:

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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 (17.15 ACRES) = 4.29 AC. OPEN SPACE REQ.

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

MAXIMUM IMPERVIOUS COVERAGE: 60% (10.29 AC. MAX IMPERVIOUS COVERAGE)

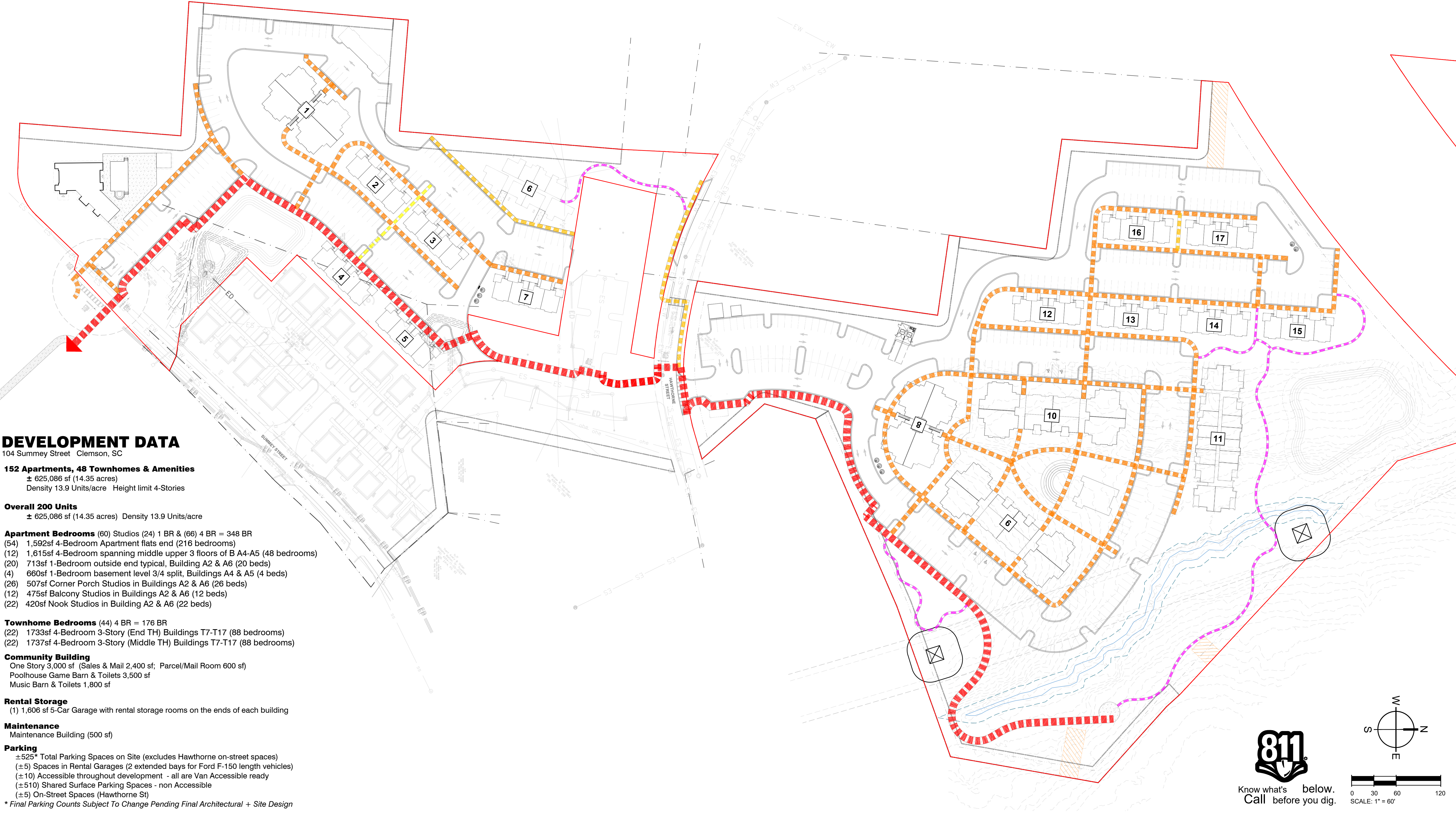
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SITE LEGEND

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

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600A, 701 EASLEY BRIDGE RD, SUITE 200A, GREENVILLE, SC 29611 | 300 PETERSON DR, CHARLOTTE, NC 28207 | 1101 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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SIDEWALK + TRAIL LEGEND

- 3" GRAVEL TRAIL
- 4" CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK
- 6" CONCRETE SIDEWALK
- 10" CONCRETE TRAIL



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843.884.1667
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SUMMERVILLE, SC
843.972.0710
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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

A. 06/20/2025	

SIDEWALK & TRAIL PLAN

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29617 | 1701 PETERSON DR, CHARLOTTE, NC 28217 | 1701 CEDAR STREET, SUMMERVILLE, SC 29585 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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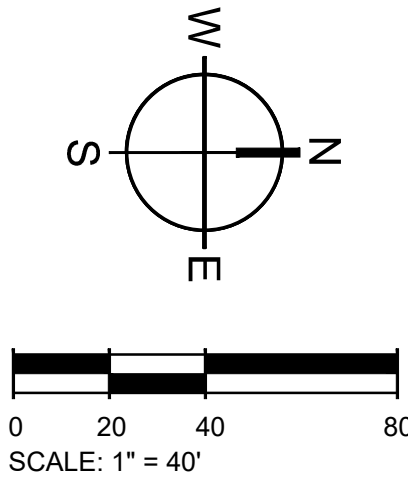
HOBIE SINGLETON PARK | ± 0.33 ACRES
NOTE: BOUNDARY LIMITS SUBJECT TO CHANGE
PENDING FINAL ARCHITECTURAL + SITE DESIGN

ACCESSIBLE OPEN SPACE | ± 0.27 ACRES
NOTE: BOUNDARY LIMITS SUBJECT TO CHANGE
PENDING FINAL ARCHITECTURAL + SITE DESIGN

HOBIE SINGLETON PARK | ± 2.2 ACRES
NOTE: BOUNDARY LIMITS SUBJECT TO CHANGE
PENDING FINAL ARCHITECTURAL + SITE DESIGN



Know what's below.
Call before you dig.



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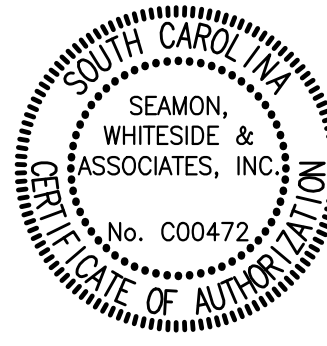
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SITE LEGEND

HOBIE SINGLETON PARK (DEDICATED) 10% OF PROPERTY = ± 2.53 ACRES	
PUBLICLY ACCESSIBLE OPEN SPACE ± 0.27 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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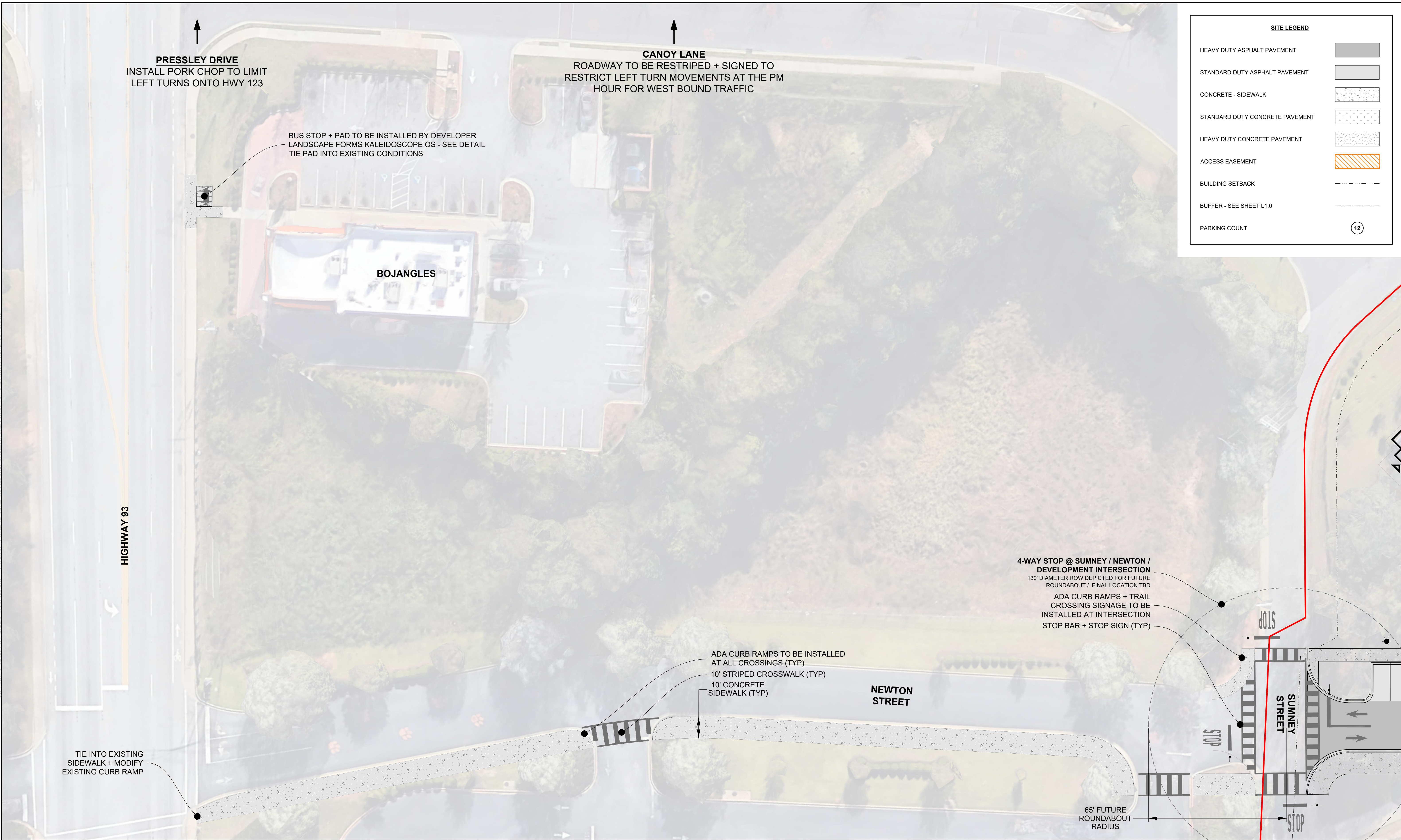
VARSITY CLUB
PHASE 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM
REVISION HISTORY
A. 06/20/2025

PARK PLAN

C1.2

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29611 | 1201 PETERSON DR, CHARLOTTE, NC 28217 | 1101 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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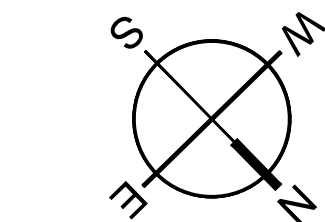
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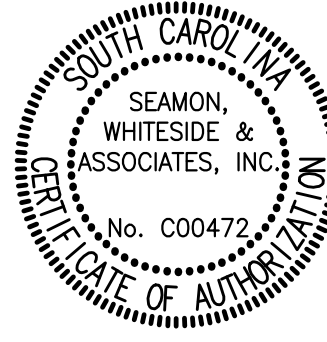
Know what's below.
Call before you dig.



0 10 20 40
SCALE: 1" = 20'



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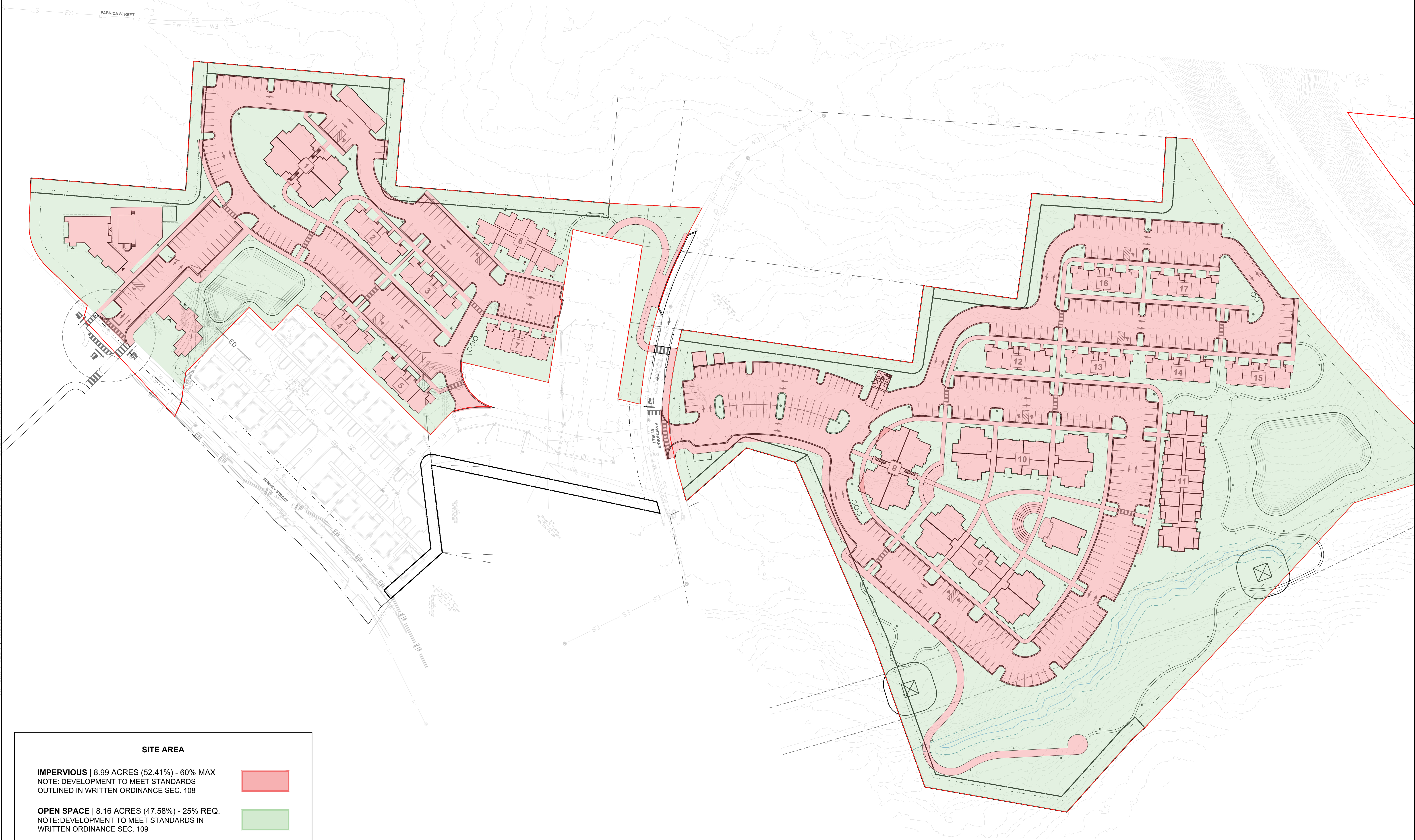
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

A. 06/20/2025	

**OFF-SITE
IMPROVEMENT
PLAN**

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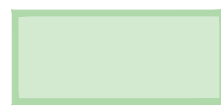


SITE AREA

IMPERVIOUS | 8.99 ACRES (52.41%) - 60% MAX
NOTE: DEVELOPMENT TO MEET STANDARDS
OUTLINED IN WRITTEN ORDINANCE SEC. 108



OPEN SPACE | 8.16 ACRES (47.58%) - 25% REQ.
NOTE: DEVELOPMENT TO MEET STANDARDS IN
WRITTEN ORDINANCE SEC. 109



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:

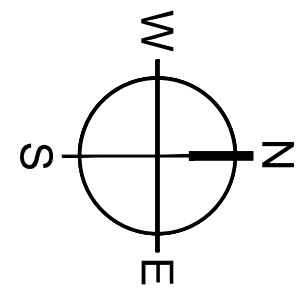
- THE RETAINING WALLS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A DESIGN / BUILD COMPONENT OF THE PROJECT. SUBMITTALS SHALL BE SIGNED AND SEALED BY A REGISTERED SC PROFESSIONAL ENGINEER AND SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND TO THE CIVIL ENGINEER FOR GRADING & LINE REVIEW 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:** 17.15 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 (17.15 ACRES) = 4.29 AC. OPEN SPACE REQ.
MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.29 AC. MAX IMPERVIOUS COVERAGE)

EXISTING UTILITY NOTE:

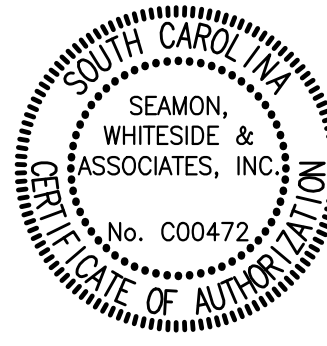
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR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



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
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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
A. 06/20/2025

**OPEN SPACE
& IMPERVIOUS
AREA PLAN**

C2.0

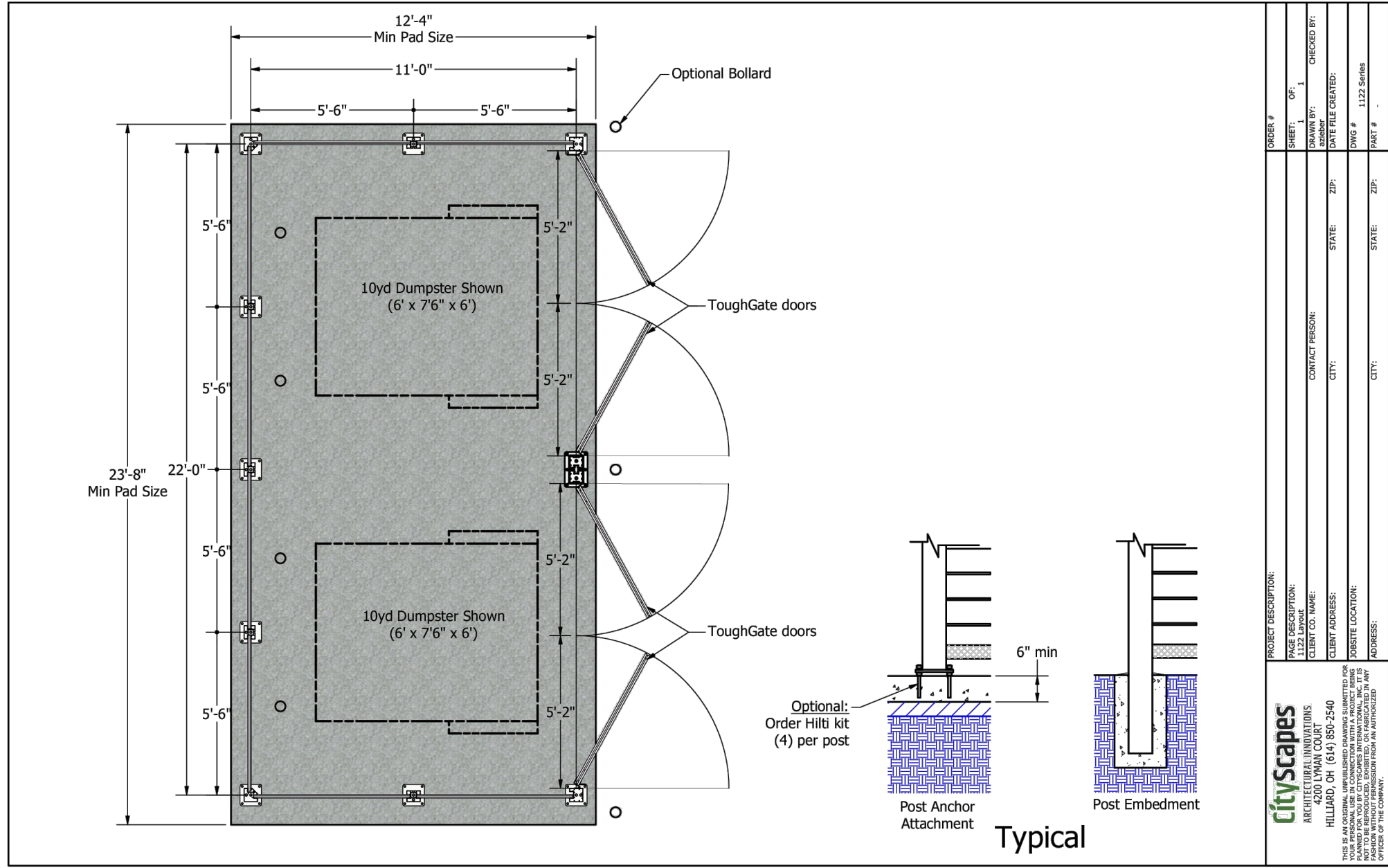
DOI: 10.1002/for

LIGHTING PLAN NOTES:

1. LIGHTING TO MEET REQUIREMENTS OF CITY OF CLEMSON ZONING ORDINANCE ART. X.
2. PRELIMINARY LIGHTING PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE; INCLUDING FIXTURE TYPES & LOCATION.
3. PHOTOMETRIC ANALYSIS TO BE PROVIDED ALONG WITH FUTURE SUBMITTALS.
4. NO LIGHT SOURCE SHALL BE DIRECTED OUTWARD TOWARD PROPERTY BOUNDARIES OR ADJACENT RIGHTS-OF-WAY AND NO OUTDOOR LIGHTING SHALL SHINE DIRECTLY INTO THE YARD OR INTO THE WINDOWS OF AN ADJACENT RESIDENCE.
5. ALL LIGHT SOURCES SHALL BE INSTALLED SO AS NOT BE VISIBLE FROM THE RIGHT-OF-WAY, US ARMY CORPS OF ENGINEERS PROPERTY, OR ADJACENT PROPERTIES.
6. TO AVOID FUTURE LIGHTING CONFLICTS, SAFETY ISSUES, UNHEALTHY & UNSIGHTLY TREE PRUNING, STREETLIGHTS WILL BE INSTALLED AWAY FROM TREES. MAXIMUM TREE CANOPY SIZE WILL BE CONSIDERED.

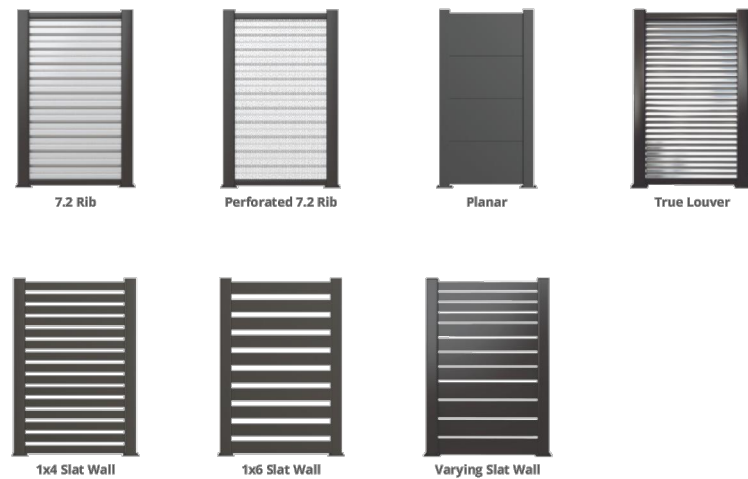


501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 600, 701 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29611 | 100 PETERSON DR., CHARLOTTE, NC 28207 | 110 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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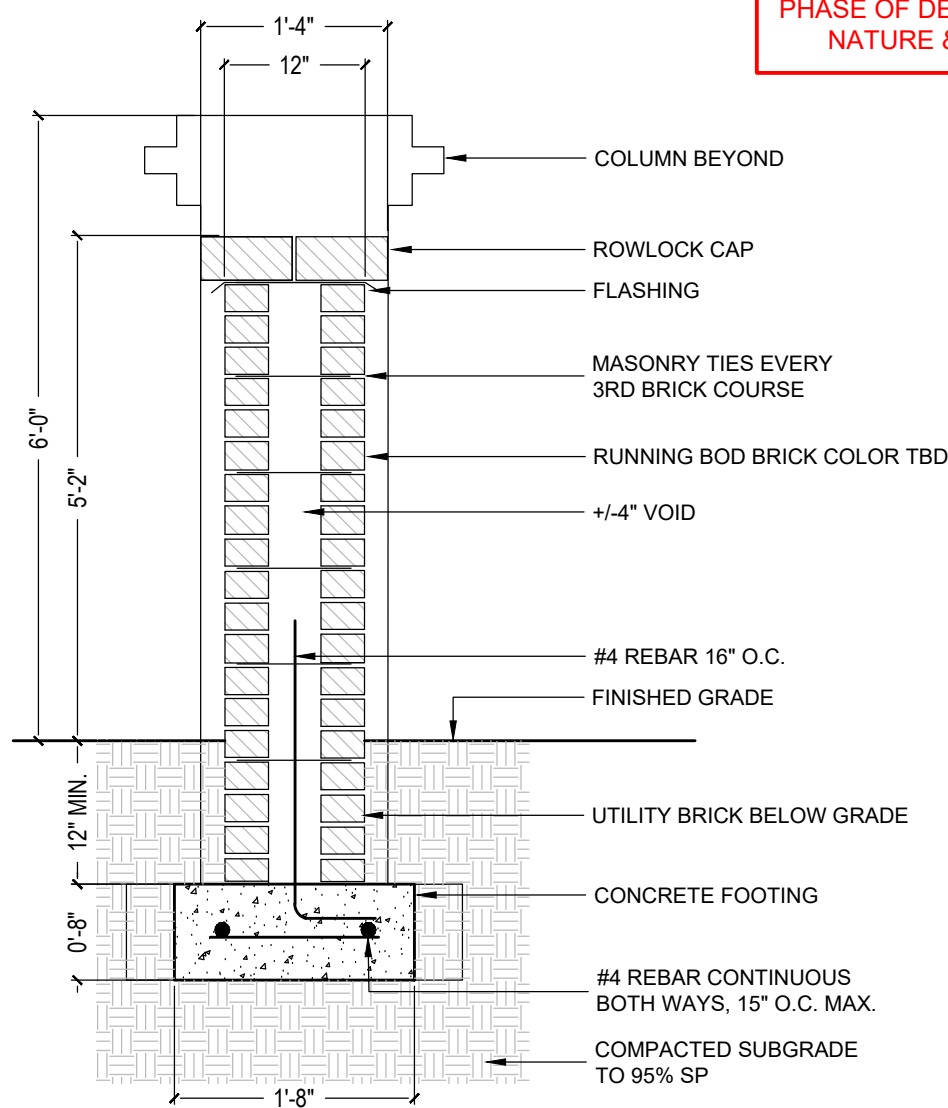
METAL INFILLS

- 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

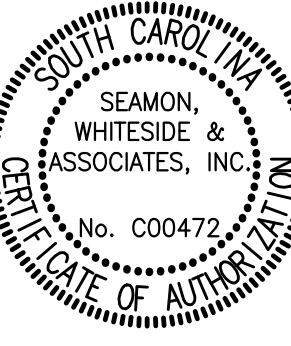
Select from a range of standard powder-coat finishes that can withstand the elements of nature and endure the test of time. Want something unique? Provide a sample, RAL or PMS number and we will color match to your specifications.



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



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NOT FOR CONSTRUCTION

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

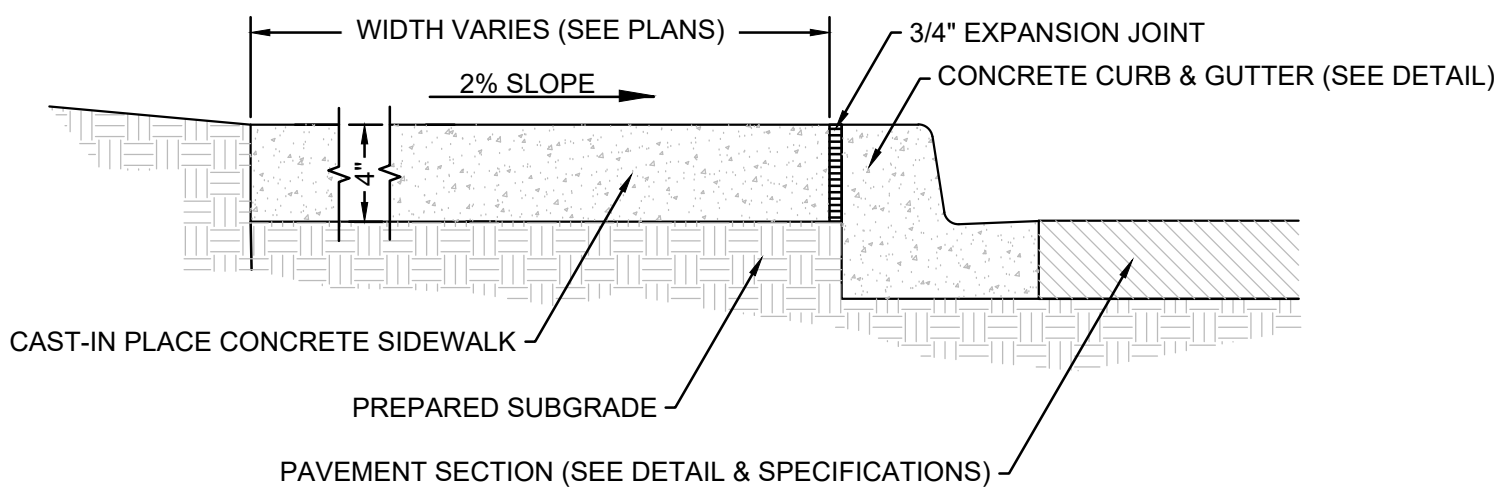
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM
REVISION HISTORY
A. 06/20/2025

PRELIMINARY
SITE DETAILS

C4.0

1 COVRIT® Dumpster Enclosure

SCALE: NOT TO SCALE



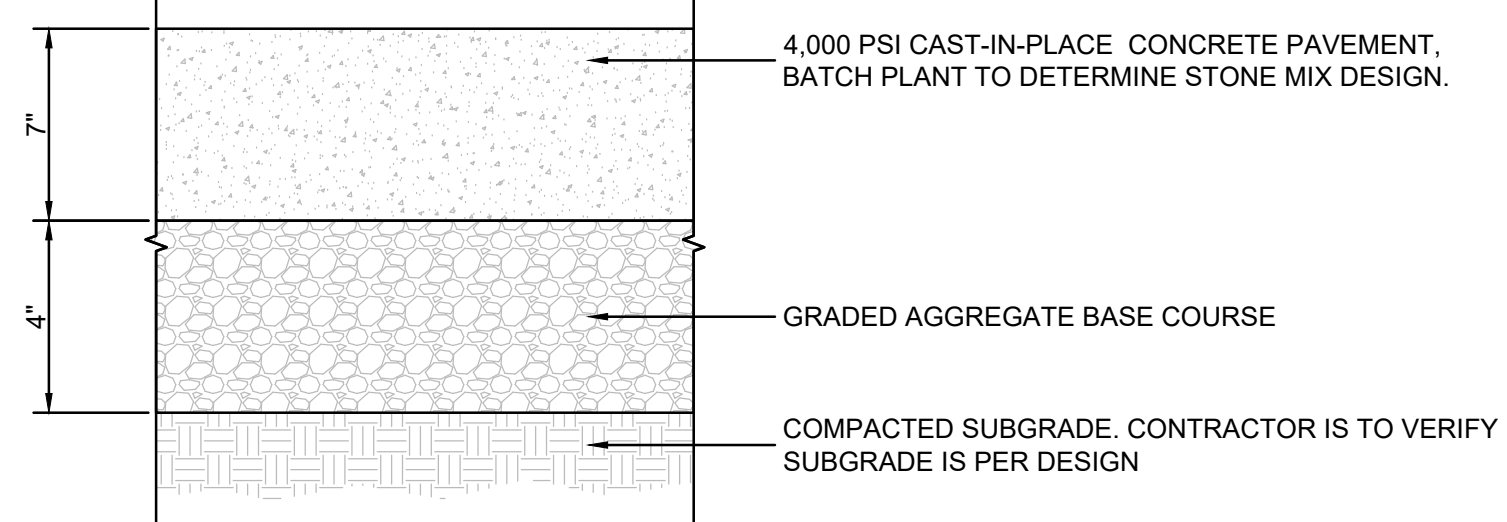
NOTES:

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:

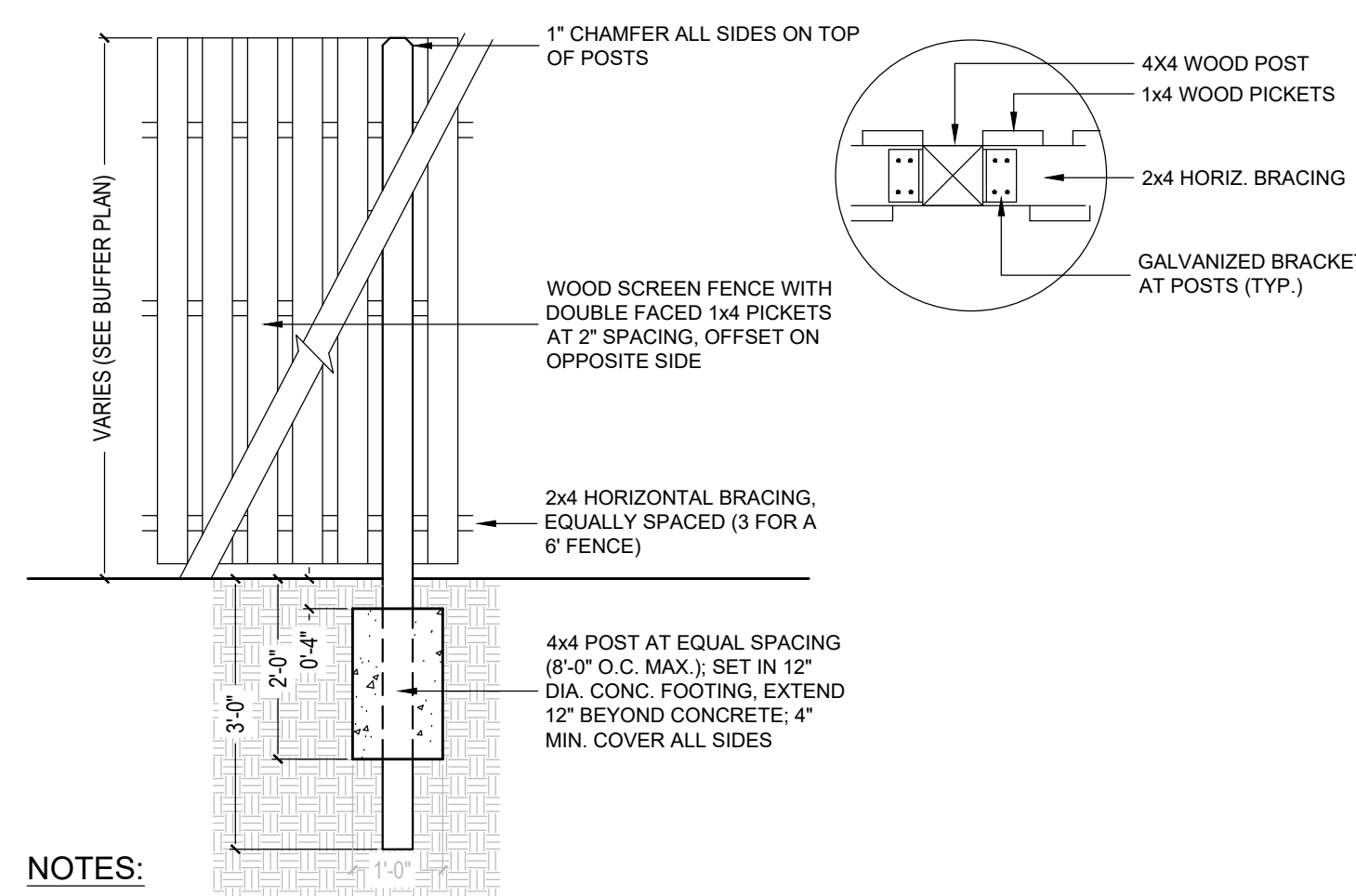
1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, 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

4 Concrete Sidewalk Detail

SCALE: NOT TO SCALE



NOTES:

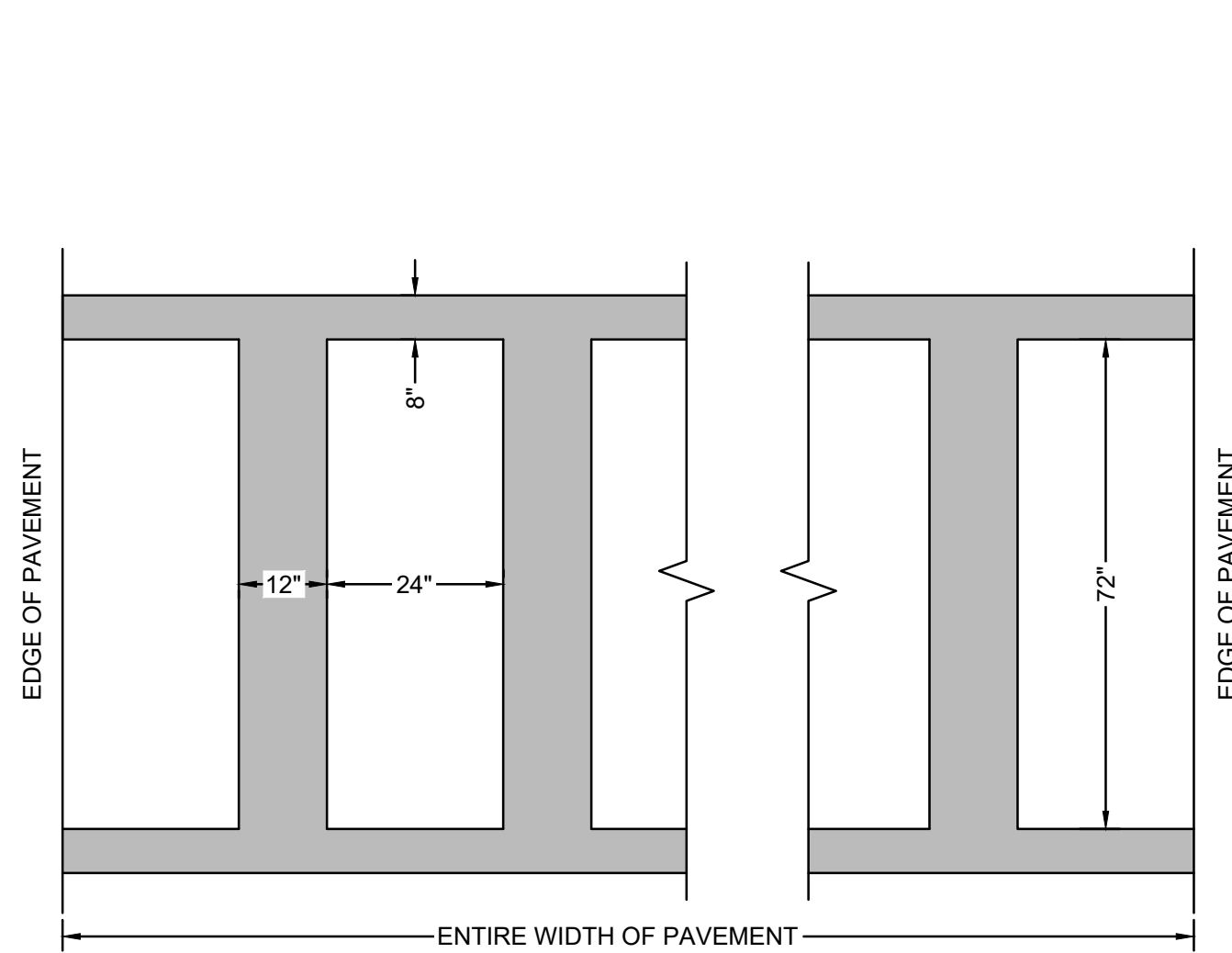
1. ALL LUMBER RED CEDAR; POSTS FOR GROUND CONTACT USE.
2. ALL HARDWARE AND FASTENERS TO BE GALVANIZED.
3. CONCRETE 3,000 PSI @ 28 DAYS
4. SPACE POSTS 8'-0" O.C. MAX.
5. SPACE BETWEEN FENCE PICKETS 2".
6. ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE AND FEDERAL REQUIREMENTS. VERIFY ALL DIMENSIONS,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

8 P-ACAD-D-412506-CAD File\X-12506 xBuilt.dwg

SCALE: NOT TO SCALE

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.

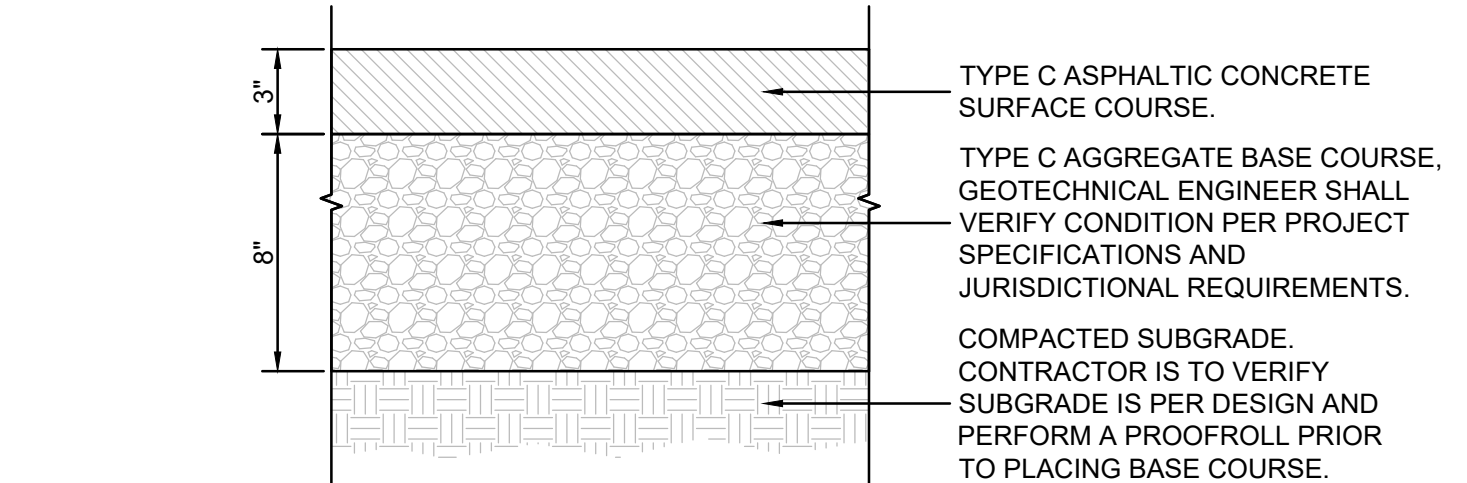
9 Pavement Marking - Crosswalk Perpendicular Lines

SCALE: NOT TO SCALE

2 6' Height Brick Veneer Privacy Wall

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 SURFACECOURSE (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

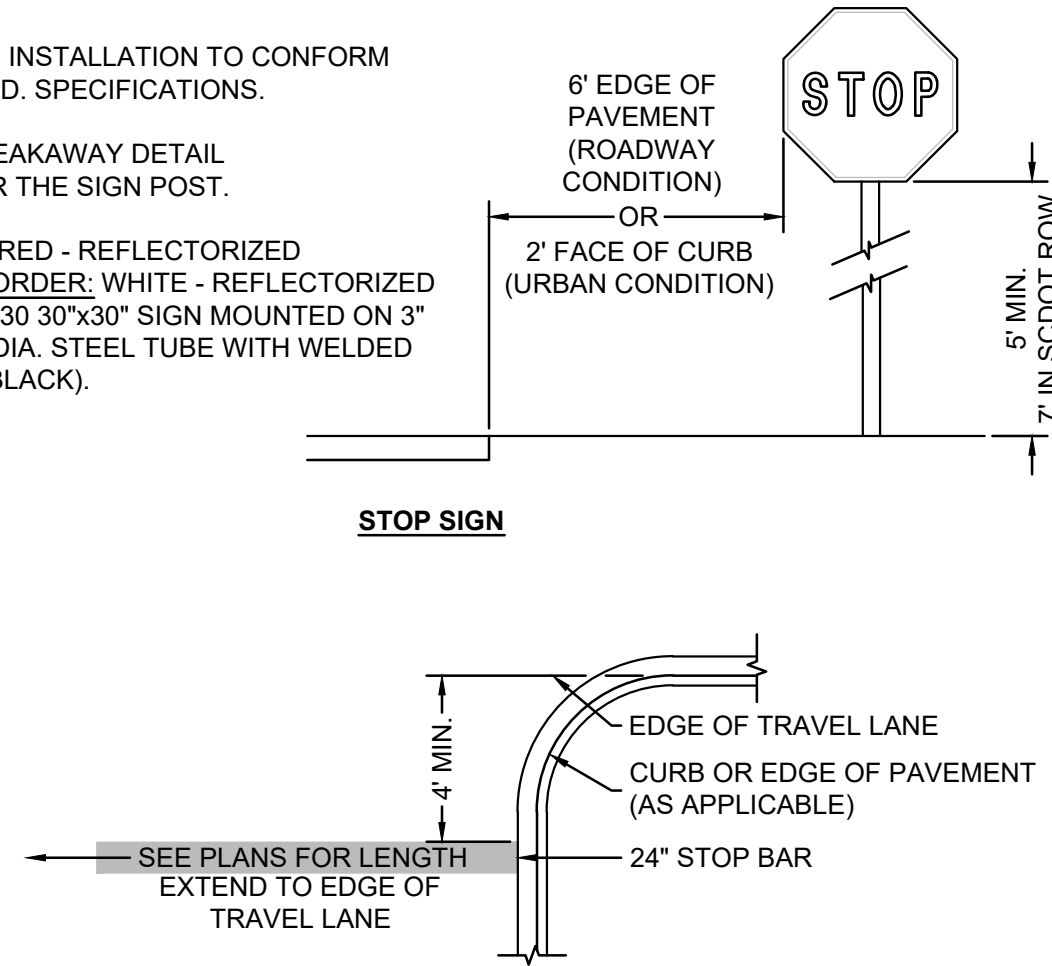
SCALE: NOT TO SCALE

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

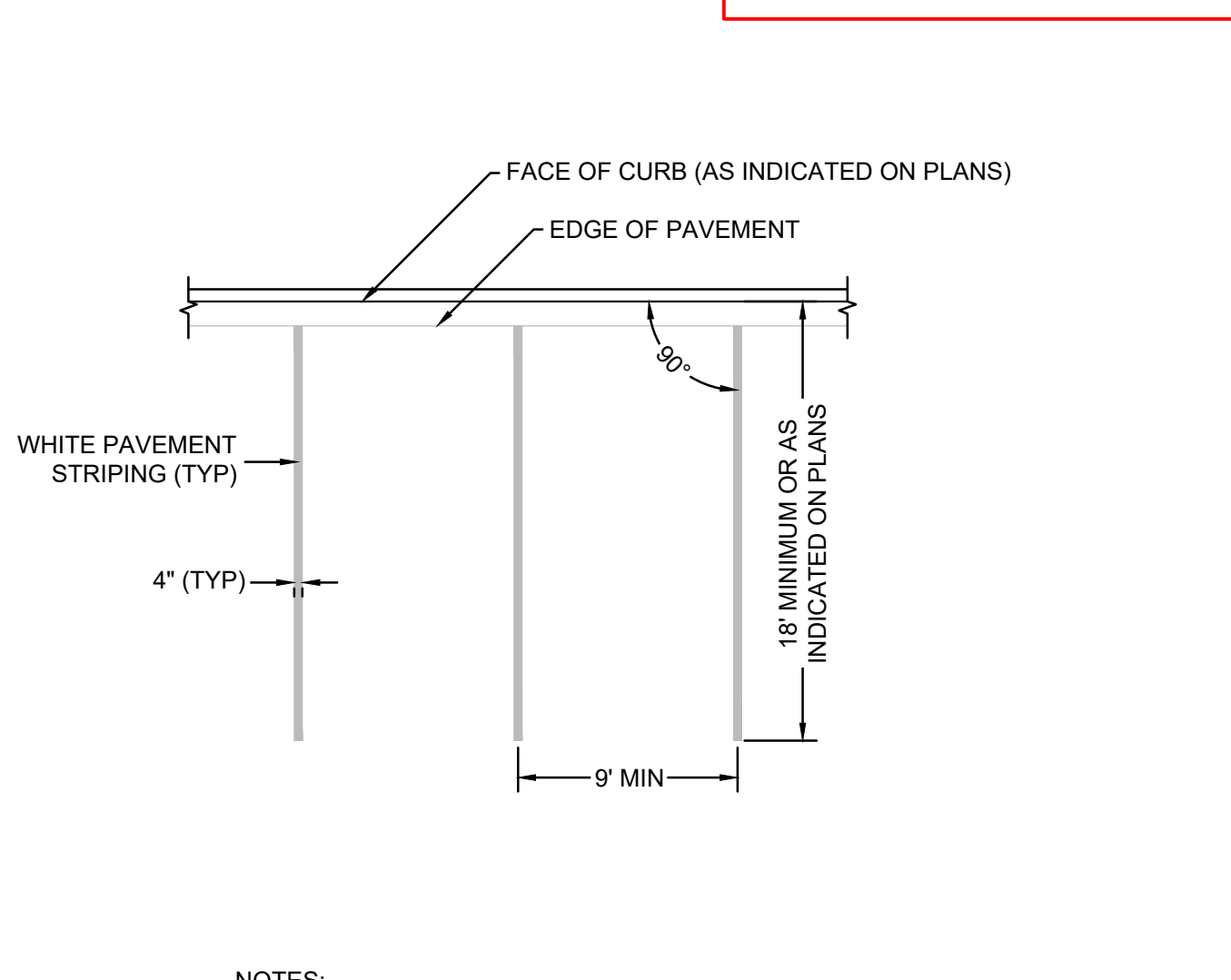
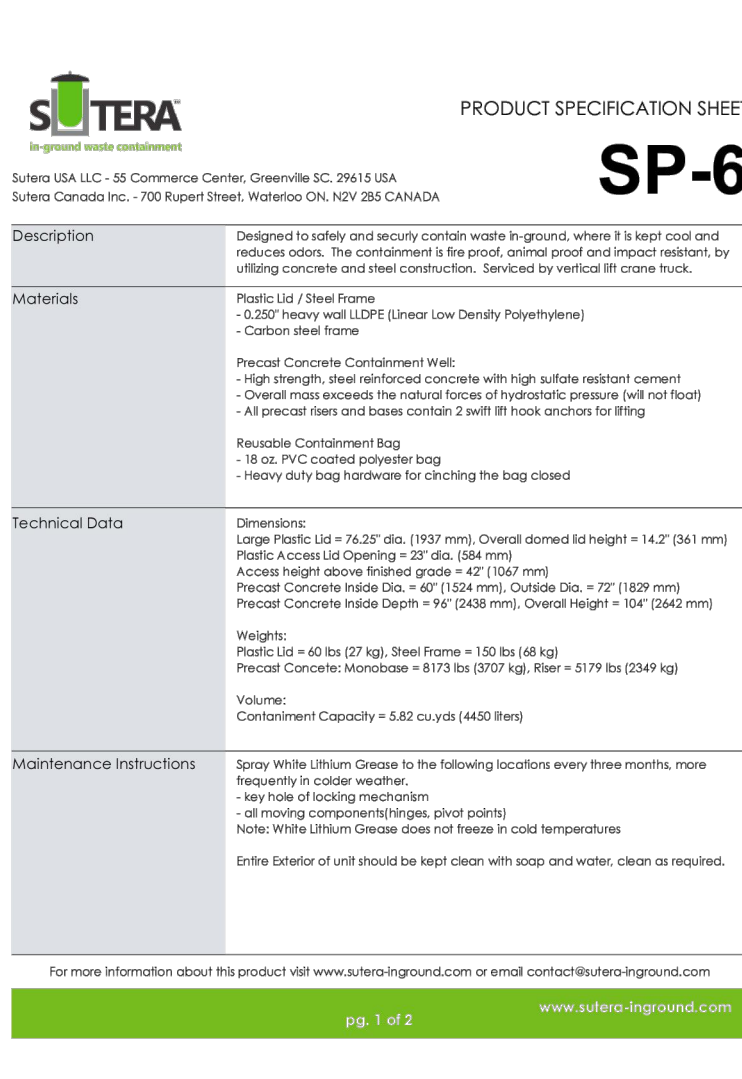
STOP BAR PAVEMENT MARKING

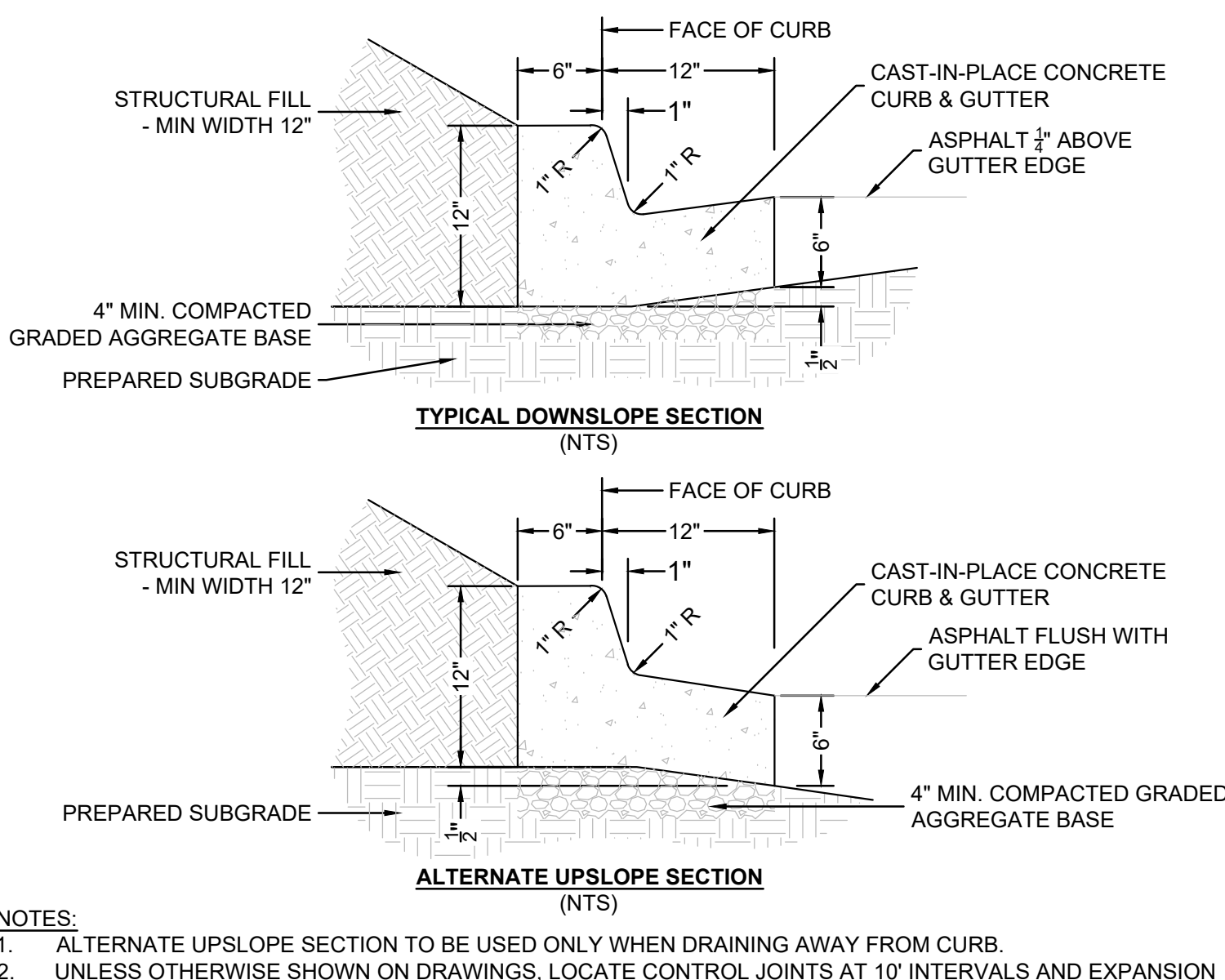
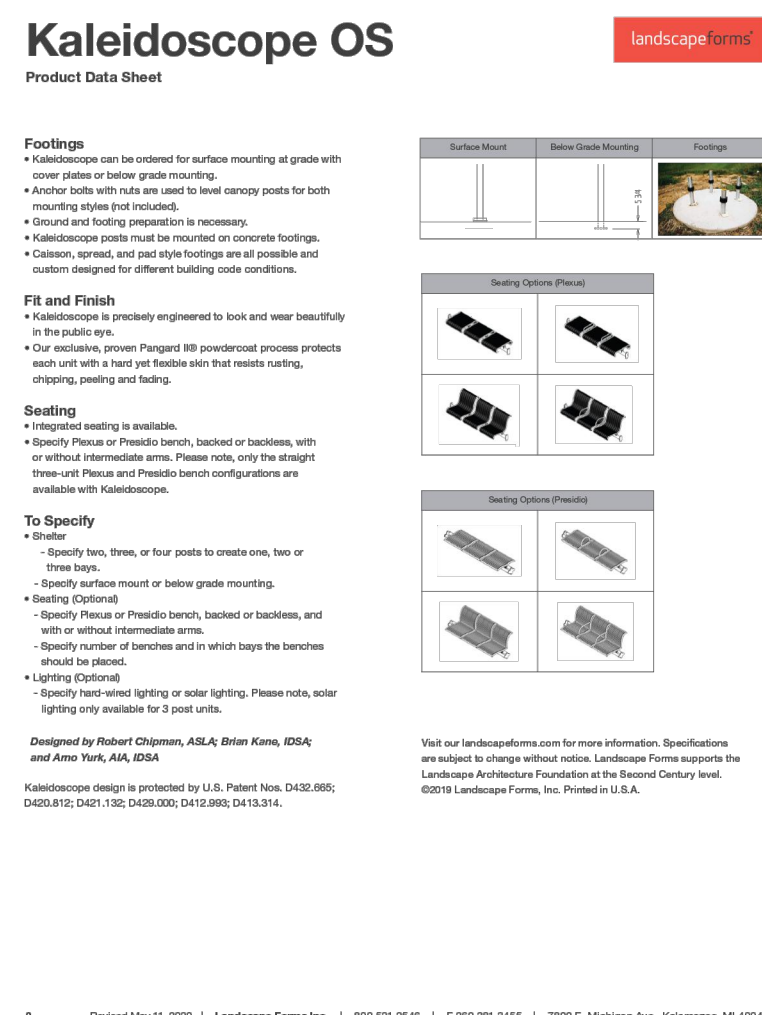
NOTES:

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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.

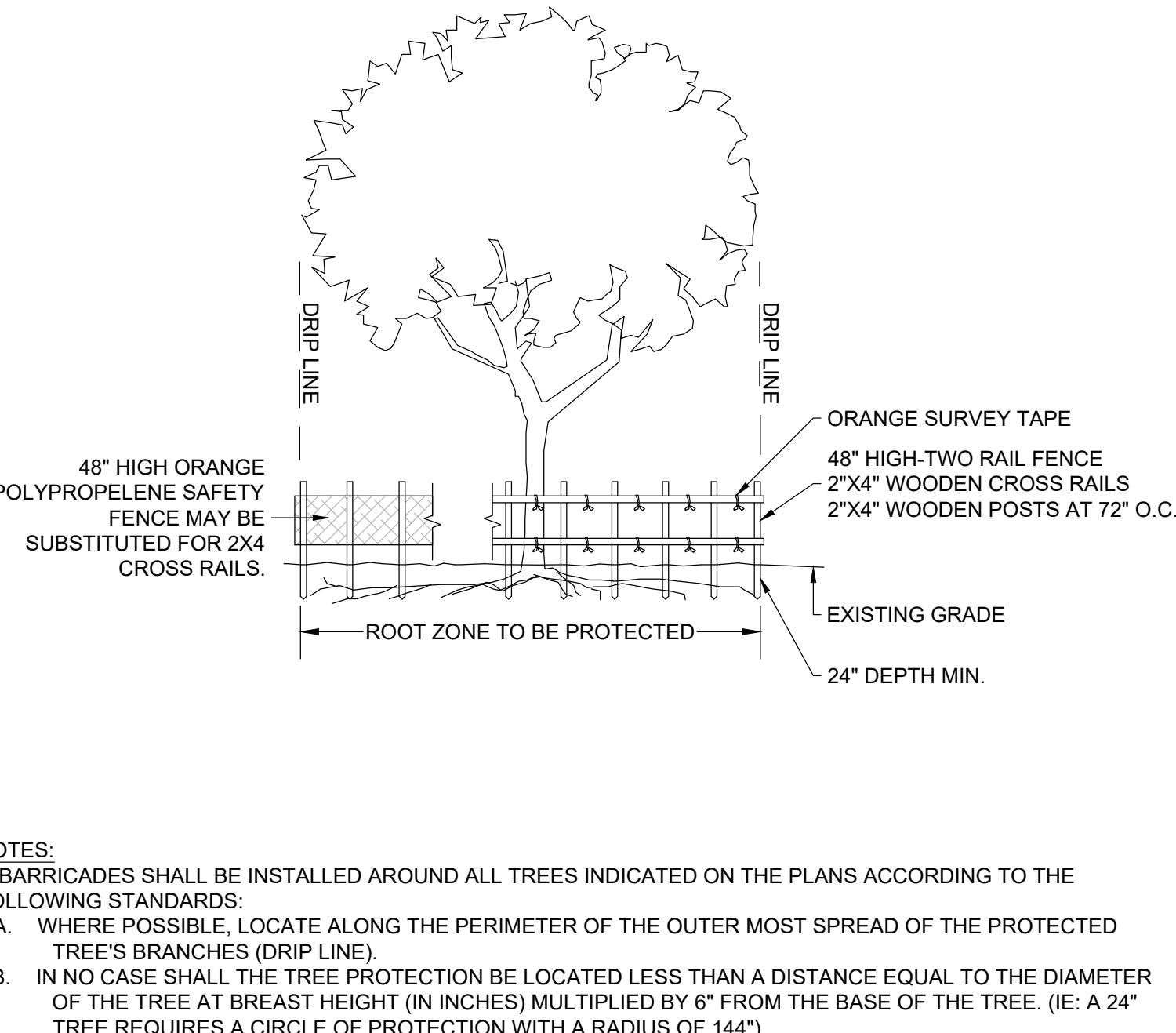
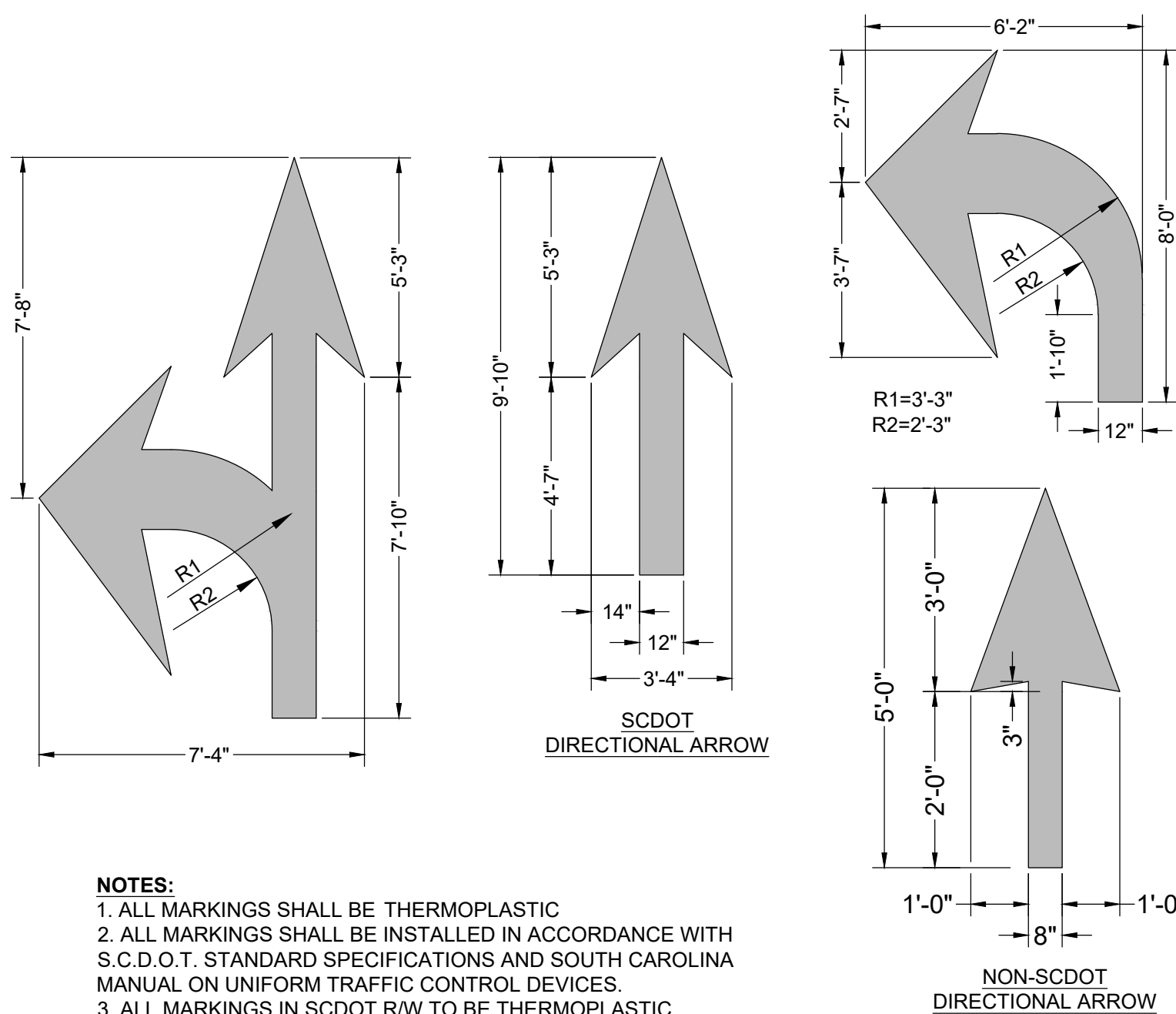
10 Pavement Marking - Stop Bar and Stop Sign

SCALE: NOT TO SCALE





4 18" Straight Curb and Gutter
SCALE: NOT TO SCALE



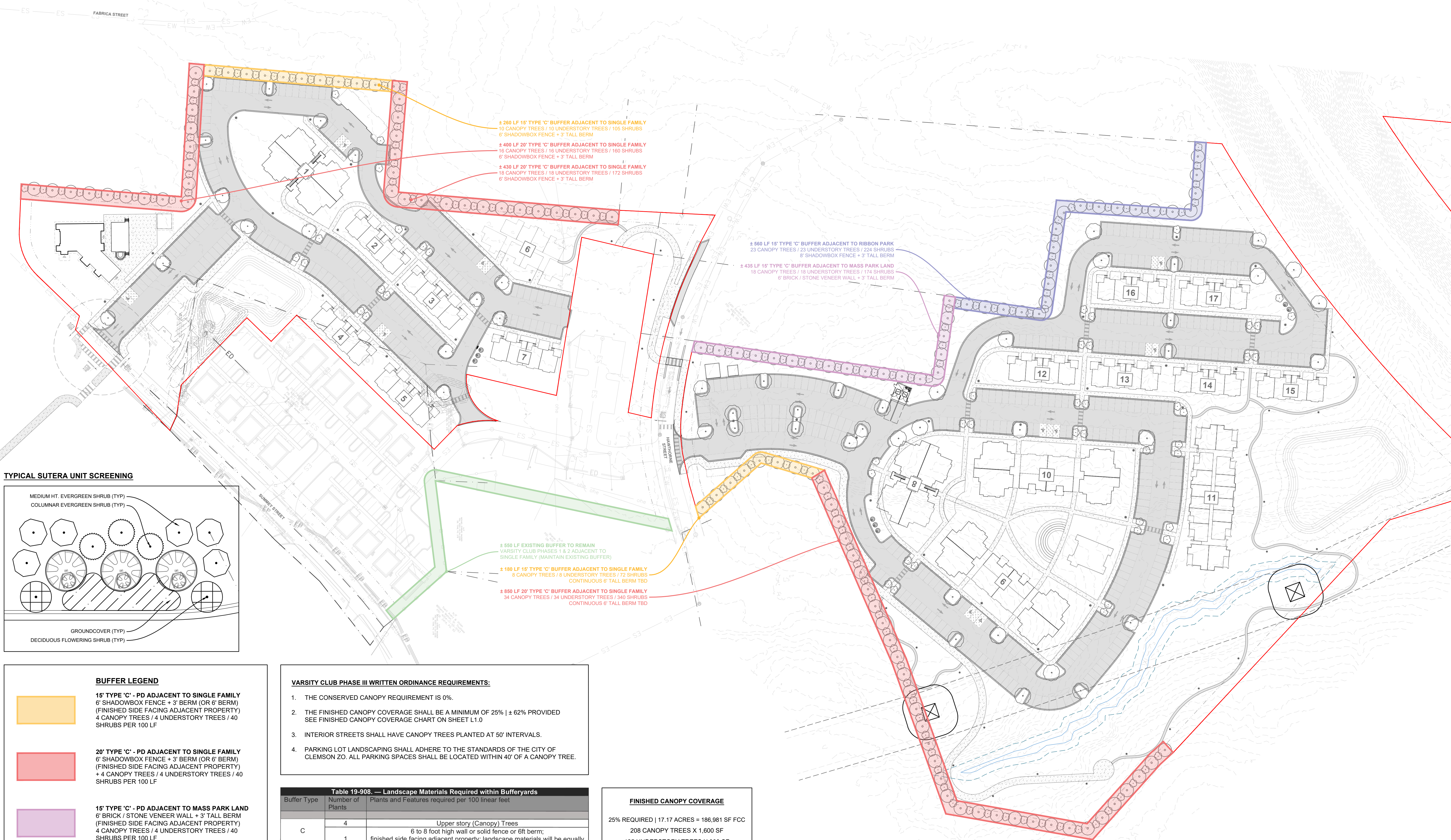
6 90 Degree Parking Space Striping ADA 9'-9'-9'

7 Pavement Marking - Traffic Arrows

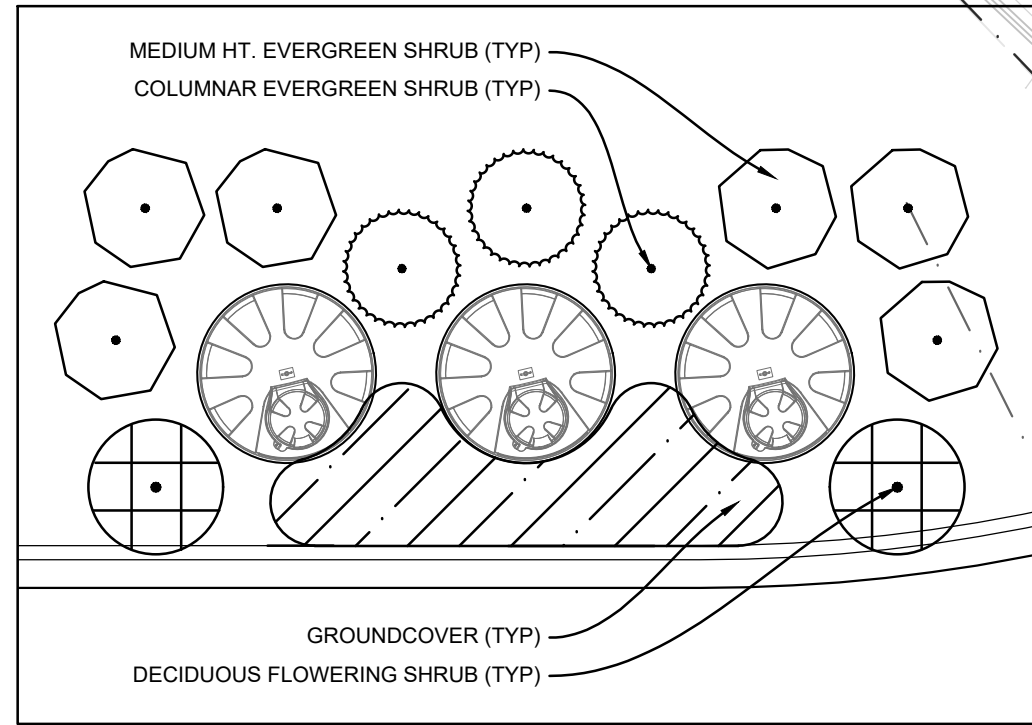
8 Tree Protection Fence

SCALE: NOT TO SCALE

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 6000, 701 EAST F STREET, SUITE 200, GREENVILLE, SC 29611 | 300 PETERSON DR., SUITE 200, GREENVILLE, SC 29611 | 101 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306



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 Z.O. 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 MULCH RING TO 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.
- NO SUBSTITUTIONS / DELETIONS / ADDITIONS W/O LANDSCAPE ARCHITECT APPROVAL.
- NO MORE THAN 30' OF BUFFER ZONE MAY CONSIST OF ANY ON SINGLE SPECIES OF TREE.
- TREE PROTECTION FENCE (1" x 1" OF TRUNK DBH FORMULA) WILL BE PROVIDED FOR EXISTING TREES TO REMAIN. DETAIL TO BE PROVIDED.

FINISHED CANOPY COVERAGE

25% REQUIRED | 17.17 ACRES = 186,981 SF FCC
208 CANOPY TREES X 1,600 SF
125 UNDERSTORY TREES X 900 SF
TOTAL: 445,300 SF FCC (59.5%)

SITE DATA TABLE:

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 | **PROPOSED ZONING:** 17.15 AC, PD
SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN. (SEE SHEET C1.0)
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MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.29 AC. MAX IMPERVIOUS COVERAGE)

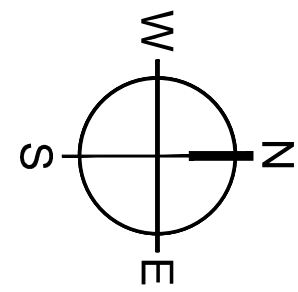
NOTE: PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE. ALL LANDSCAPING DEPICTED ON SHEET L1.0 IS DESIGNED TO MEET THE REQUIREMENTS DESCRIBED IN THE WRITTEN ORDINANCE. THIS PLAN DOES NOT INCLUDE REQUIRED SHRUB MATERIAL / OR ENHANCEMENTS PLANNED THROUGHOUT THE DEVELOPMENT.

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.



Know what's below.
Call before you dig.



0 30 60 120
SCALE: 1" = 60'



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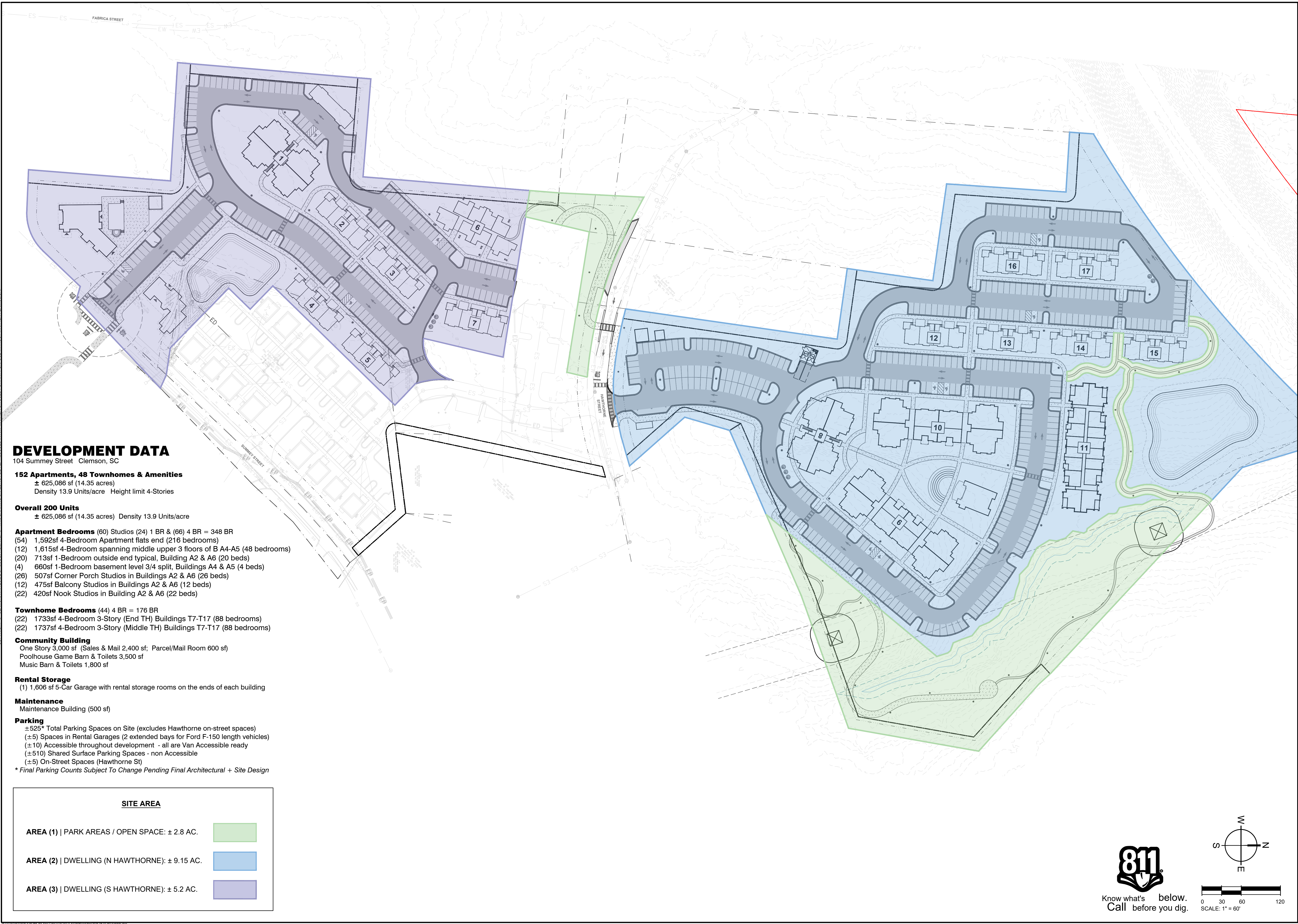
Varsity Club
PHASE 3 | 104 SUMNEY STREET
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DRAWN BY: AC
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REVISION HISTORY
A. 06/20/2025

PRELIMINARY
BUFFER +
LANDSCAPE
PLAN

L1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EAS FV (BARGE RD), SUITE 200, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28207 | 171 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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DEVELOPMENT DATA

104 Summey Street Clemson, SC

152 Apartments, 48 Townhomes & Amenities

± 625,086 sf (14.35 acres)
Density 13.9 Units/acre Height limit 4-Stories

Overall 200 Units

± 625,086 sf (14.35 acres) Density 13.9 Units/acre

Apartment Bedrooms (60) Studios (24) 1 BR & (66) 4 BR = 348 BR

- (54) 1,592sf 4-Bedroom Apartment flats end (216 bedrooms)
- (12) 1,615sf 4-Bedroom spanning middle upper 3 floors of B A4-A5 (48 bedrooms)
- (20) 713sf 1-Bedroom outside end typical, Building A2 & A6 (20 beds)
- (4) 660sf 1-Bedroom basement level 3/4 split, Buildings A4 & A5 (4 beds)
- (26) 507sf Corner Porch Studios in Buildings A2 & A6 (26 beds)
- (12) 475sf Balcony Studios in Buildings A2 & A6 (12 beds)
- (22) 420sf Nook Studios in Building A2 & A6 (22 beds)

Townhome Bedrooms (44) 4 BR = 176 BR

- (22) 1733sf 4-Bedroom 3-Story (End TH) Buildings T7-T17 (88 bedrooms)
- (22) 1737sf 4-Bedroom 3-Story (Middle TH) Buildings T7-T17 (88 bedrooms)

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

- (1) 1,606 sf 5-Car Garage with rental storage rooms on the ends of each building

Maintenance

Maintenance Building (500 sf)

Parking

- ±525* Total Parking Spaces on Site (excludes Hawthorne on-street spaces)
- (±5) Spaces in Rental Garages (2 extended bays for Ford F-150 length vehicles)
- (±10) Accessible throughout development - all are Van Accessible ready
- (±510) Shared Surface Parking Spaces - non Accessible
- (±5) On-Street Spaces (Hawthorne St)

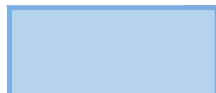
* Final Parking Counts Subject To Change Pending Final Architectural + Site Design

SITE AREA

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



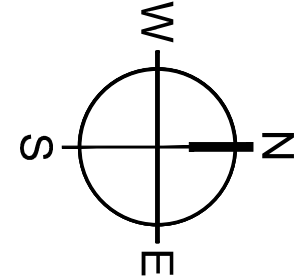
AREA (2) | DWELLING (N HAWTHORNE): ± 9.15 AC.



AREA (3) | DWELLING (S HAWTHORNE): ± 5.2 AC.



Know what's below.
Call before you dig.



0 30 60 120
SCALE: 1" = 60'



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SUMMERVILLE, SC
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SPARTANBURG, SC
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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	
A. 06/20/2025	

**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 Clemson Park Phase 2 (ITB 2025-06-006) project in the amount of \$2,398,116.00 to New Terrain Grading

Agenda Item Detail: (expand as necessary for clarification)

The second phase of the Clemson Park project went out for bids on June 30, 2025, and closed on July 30, 2025. A pre-bid meeting was held on July 14, 2025. Two bids were received, and New Terrain Grading was the low bidder. New Terrain Grading performed the initial work for the park in Phase 1 for all work except the skate park.

This phase will involve extensive work, including all aspects of building the park according to design plans. The scope of work includes:

Demolition and replacement of the main building

A new parking lot

Connection to the existing fast-track path around the park

A shade structure for the pump track and skate park

A new splash pad

Extensive grading and landscaping

New Terrain is working on value engineering options, these will be presented to council for approval.

CITY OF CLEMSON BID TABULATION

Project	Clemson Park Phase 2
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Date & Time of Opening 7/30/2025 2:00 PM

Place of Opening	Clemson City Hall Council Chambers
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Clemson Park Phase 2 ITB 2025-06-006				Matrix Construction		New Terrain Grading	
Item	Bid Item Description	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
1	Clemson Park Phase 2	LS	1	\$2,480,321.00	\$2,480,321.00	\$2,398,116.00	\$2,398,116.00
2	Sewer Main Extension	LS	1	\$86,500.00	\$86,500.00	\$76,340.00	\$76,340.00

TOTAL

\$2,566,821.00

\$2,474,456.00

Certified By:

City of Clemson Procurement

Date:

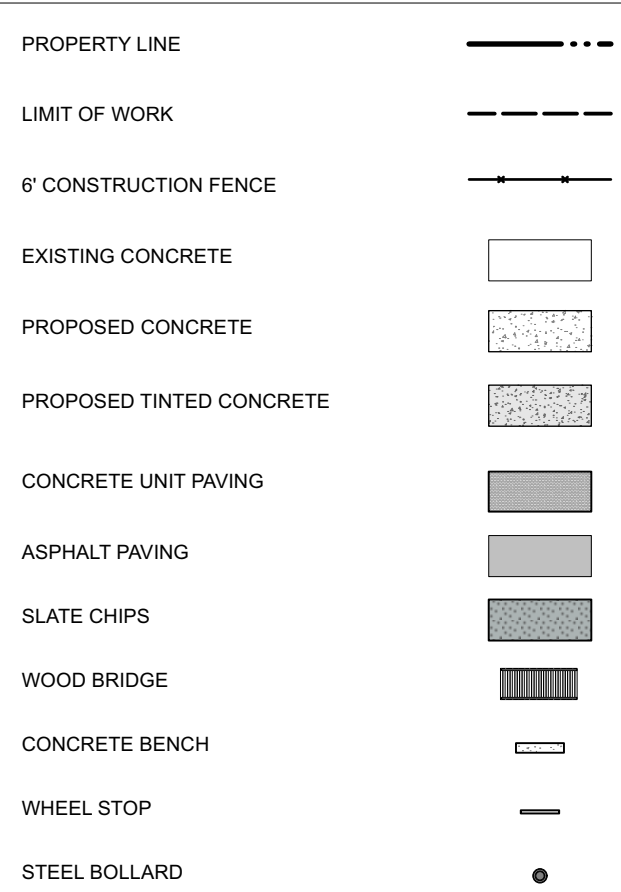
7/30/2025



CLEMSON, SC

1. Existing conditions and topography data are from a survey prepared by Ridgeway Engineering & Surveying, PO Box 806 Anderson, SC 29622. (854) 226-0980
2. Contractor shall verify location of any existing utilities and services and provide protection during construction. Utilities damaged during construction shall be repaired at contractors expense.
3. Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.
4. Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.

1. Do not scale drawings.
2. Contractor shall verify all existing conditions and layout dimensions in the field. Report any discrepancies to the Landscape Designer for design prior to commencing construction.
3. Stake or otherwise flag all design elements and features in the field. Obtain Landscape Designer's approval prior to commencing construction.
4. All dimensions from structure are from face of finish of exterior wall unless otherwise stated.
5. All angles assumed to be 90 degrees unless otherwise stated.
6. Set planting plans for location of trees and shrubs, planting beds and extent of sodding and seeding.
7. Set architectural drawings for all building dimensions.
8. Dimensions at edges of pavement are given from inside face of edge of pavement unless otherwise stated.
9. Any changes proposed to dimensions shown on this drawing shall be approved by the Landscape Designer prior to construction.

Scale 1"=30'-0"

Date 8/16/24

Sheet No

L-2.0