

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_09_02AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025-09-02-PH NOTICE.PDF](#)
[2025_09_02FENCES.PDF](#)
[2025_09_02BUFFERYARDS.PDF](#)
[2025_08_12MINUTES.PDF](#)
[2025_09_02ECAR.PDF](#)
[2025_09_02BL.PDF](#)
[2025_09_02RECORDER.PDF](#)
[2025_09_02VARSITY3.PDF](#)
[2025_09_02MAAPCSO.PDF](#)
[2025_09_02CURTIS.PDF](#)
[2025_09_02AZELEA.PDF](#)
[2025_09_02ARTS.PDF](#)



CITY OF Clemson SOUTH CAROLINA

Agenda, Clemson City Council September 2nd, 2025

Council Chamber, Clemson City Hall

5:30 PM Public Hearing: 1. 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences) 2. 2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Note: The public hearing for 398 College Avenue was noticed for September 2, 2025. The notice referenced the address at which project would be located and PUD-000461-2025 rather than PUD-000431-2025. The public hearing for 398 College Avenue will be re-noticed for September 15, 2025.

Note: The regular meeting will begin at the conclusion of the Public Hearing.

Call to Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Smith

Public Session: (3-minute limit per speaker)

Approval of Minutes: August 12th, 2025

Reports/Discussion

- a. Receive the (ECAR) student presentation. – Council Member Smith
- b. Staff Reports

Policy Action (2-minute limit per speaker)

- a. Consider 2nd reading of an ordinance amending the business license ordinance class schedule as required by Act 176 of 2020. – Business License Administrator Connie Standridge
- b. Consider 2nd 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. – Chief Municipal Judge Nikki Munn
- c. Consider 2nd Reading of PUD-000391-2025 Proposed Planned Development (Varsity 3). – Zoning and Codes Administrator Jacob Peabody

Other Policy Items

- a. Consider allowing Chief Campos to enter into a Mutual Aid Agreement with Sheriff Blankenship. – Police Chief Jorge Campos
- b. Consider awarding the 2025 Curtis Circle Water Project in the amount of \$179,904.79 to C&C Utilities – City Engineer Nathan Hinkle
- c. Consider approving the installation of traffic calming devices along Azalea Drive in the amount of \$3,796.00. - City Engineer Nathan Hinkle
- d. Approve design, engineering, permitting and contract administration services for the new Arts Center to Mcmillan Pazdan Smith in the amount of \$862,640.00. -City Engineer Nathan Hinkle

Mayor-Council reports/comments/new business

Adjourn



Notice of Public Hearings

The City of Clemson City Council will hold two (2) public hearings on the matters listed below beginning at **5:30 p.m. on Tuesday, September 2, 2025** in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC 29631.

Hearing Topics:

1) 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences)

The proposed zoning text amendment would allow the Zoning Administrator, on a case-by-case basis, to amend setbacks or other dimensional standards associated with certain fences to mitigate the impacts of light or noise stemming from arterial road frontages. The Planning Commission approved the draft amendment on May 12, 2025.

2) 2025-R-02 Proposed Text Amendment (Bufferyard Standards)

The proposed zoning text amendment includes a series of changes to bufferyard standards, including: 1) the establishment of a formal definition of 'tract development'; 2) providing staff and/or the Board of Architectural Review, as appropriate, the ability to permit the relocation of a buffer to increase its effectiveness, and/or to adjust specifications and make modifications based on existing site conditions; 3) clarifying and/or expanding on uses and buffer-types deemed appropriate for each use; 4) modifying the table of materials required in bufferyards; 5) increasing buffer widths when appropriate; and, 6) creating a new buffer type to install between commercial and residential properties. The Planning Commission approved the draft amendment on May 12, 2025.

Links to copies of documents will be published on the Calendar of Events on the City website. Comments may be submitted in person during the hearing, and in writing through the MyCivic app on the City's website prior to the session. Contact the Planning and Development Department (864-653-2050) for more information.

1250 Tiger Boulevard · Suite 4 · Clemson, SC 29631 · (864) 653-2050 · (864) 653-2057

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

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

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

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

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

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

Approved by the Planning Commission May 12, 2025

Proposed changes shown in RED font

11. Fences and Walls

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

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

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

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

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

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

Sec. 19-107. Definitions.

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

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

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

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

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

Sec. 19-904. Location of landscape bufferyards.

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

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

M. Berm Specifications:

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

N. Buffer Modifications:

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

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

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

Sec. 19-907. Bufferyard and screening requirements.

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

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

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

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

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

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

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

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

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

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

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

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

XXXXXXXXXX)

Sec. 19-908. Materials required in bufferyards.

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

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

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

Approved by the Planning Commission May 12, 2025

Proposed changes in RED font

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

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

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

Regular Council Meeting
August 12th, 2025
Council Chamber-Clemson City Hall

5:30 PM Work Session: Abernathy Park Design

City Engineer Nathan Hinkle introduced Darren Meyer from MKSK who presented. Abernathy Park is located on Army Corps of Engineers property and they have been involved from the beginning on the project. The next public input meetings will be held on August 26th with two drop-in style sessions: one from 12:30pm – 2:00pm and the other at 5:30pm - 7:30pm. Council Members explained their individual ideas for the park including safety, lighting, handicap accessibility, and ease of maintenance.

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

Invocation and Pledge of Allegiance: Mayor Halfacre

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

Absent: None

Notification emailed: August 8th, 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.

Public Session: Mayor Pro Tem Scott presiding. MyCivic comment from Susanna Schantz, 309 Oak Street, regarding development.

Approval of Minutes: Minutes from the Regular Council Meeting August 4th, 2025 were approved as presented.

Reports/Discussion

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 presented. The new 1200 space parking garage is scheduled for completion in fall of 2027. Around 50% of freshman bring their cars to campus. Catbus is key to the university's transportation needs and helped develop the Gold route. The university has thousands of new parking sensors that cover all spots on campus showing real-time space availability as well as a new ride sharing program accessible through the Tigers Commute app.

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 presented the recommendation to add to our procurement policy the ability to choose a potentially more expensive option (up to 25%) if it improves energy efficiency.

Regular Council Meeting
August 12th, 2025

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 requested to prioritize sections of the trail including Berkeley Drive and Nettles Park to Totties Place. City Engineer Nathan Hinkle explained that both sections are currently in process and will be bid out in phases. This will also be done in conjunction with SCDOT paving Berkely Drive.

Discuss the installation of a low-cost traffic calming device along Azalea Dr. – City Engineer Nathan Hinkle presented using 2 traffic chokers at an estimated cost of \$3,796 due to the original request not meeting the requirements for speed humps after a traffic study.

Staff Reports

City Administrator Andy Blondeau: We have been working with the Army Corps of Engineers all along regarding the Abernathy Park project.

Municipal Clerk Jeremiah Jackson: We are scheduling a public hearing for the next City Council meeting on 9/2 for the 398 College project. This hearing will begin at 5:30 following the other two previously scheduled public hearings regarding arterial frontage fences and bufferyard standards. The next PCMA meeting is 8/26 at 6:45 pm in Pickens.

Policy Action

Ordinances

Consider 2nd reading of a new City ordinance to regulate the use of Golf Carts in the City. – Police Chief Jorge Campos presented no changes since the last meeting. Comment from Elaine Masceri, 204 Wren Street, in opposition to the ordinance. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve 2nd 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 6 to 1 in favor.

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. – Assistant City Administrator Nathan Woods presented no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 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. Vote on this motion was unanimous.

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. – Assistant City Administrator Nathan Woods presented no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 2nd reading of an ordinance change to establish a new parking

Regular Council Meeting
August 12th, 2025

violation in section 18-17 (Special Event Parking) of the City Code of Ordinances. Vote on this motion was unanimous.

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 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 amending the business license ordinance class schedule as required by Act 176 of 2020. Vote on this motion was unanimous.

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. – City Administrator Andy Blondeau 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 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. Vote on this motion was unanimous.

Consider 1st Reading of PUD-000391-2025 Proposed Planned Development (Varsity 3). – Zoning and Codes Administrator Jacob Peabody presented that this was unanimously passed by Planning Commission. Developer Jon Silkworth explained the process of the development getting to this point. He highlighted that 43% of the units are 1 bedroom and the plan includes a contribution to the Community Action Fund of \$524,000. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve 1st Reading of PUD-000391-2025 Proposed Planned Development (Varsity 3). Vote on this motion was unanimous.

Other Policy Items

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 presented that this will include a new building, splash pad, parking lot, sewer line work and extensive grading. The number increased from the original agenda item by \$87,000 due to necessary sewer work. Council Member Evans filed a recusal form for this item. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve awarding the Clemson Park Phase 2 (ITB 2025-06-006) project in the amount of \$2,474,456.00 to New Terrain Grading. Vote on this motion was unanimous.

Executive Session

Council Member Fulmer made a motion, seconded by Council Member Smith, to enter into executive session to review the City Administrator's goals.; SC Code Section 30-4-70(a)(1); SC Code Section 30-4-70(a)(1) Vote on this motion was unanimous.

Regular Council Meeting
August 12th, 2025

After discussion, motion was made, duly seconded, and unanimously voted to exit Executive Session and return to the open session.

Following the Executive Session, there was nothing to report.

Mayor-Council reports/comments/new business

Mayor Halfacre: Kudos to Sonya Morton, first responders, and New Hope Baptist Church for their work on the recent Unity for Law Enforcement Fun Day at Dawson Park on August 9th.

Council Member Sherrill: JCUAB had their yearly kickoff meeting on August 7th.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:46 p.m.

Respectfully submitted,

Jeremiah Jackson, MBL

Approved

By: _____
G. Robert Halfacre, Mayor



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☒ Report/Discussion

☐ Policy/Action

☐ Executive Session

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

Agenda Item Detail: (expand as necessary for clarification)

"Every Campus a Refuge (ECAR) is a faculty-directed and student-driven initiative at Clemson University that aims to welcome locally resettled refugees while deepening cultural competency and experiential learning for students. Utilizing university support and student-led volunteering, we partner with local resettlement agencies, community organizations, employers, and individuals. Student representatives from the ECAR Creative Inquiry program at Clemson University will share the projects, impact, and lessons learned through their work with ECAR. We hope to spark discourse on bringing awareness to our newly resettled neighbors in the Clemson community at large and how we can further integrate families productively by expanding volunteer networks and city systems. "



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 2nd 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 8/21/2023, 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 second 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 #CC-2025-15

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, and approved it on First Reading on August 18, 2025.

Attached:

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

WRITTEN ORDINANCE - Varsity Club III - Spring 2025

TABLE OF CONTENTS:

Section 101 - Index of Exhibits

Section 102 - Descriptive Statement

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Section 115 - Utilities

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Section 117 - Grading and Stormwater

Section 118 - Trash

Section 119 - Accessory Structures

Section 120 - Maintenance

Section 121 - Phasing

Section 122 - Construction Activity

Section 123 - Transfer of Ownership

PROPERTY LEGAL DESCRIPTON

All that tract or parcel of land, together with all improvements thereon, containing 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 29464 | JUDSON VALLEY BUILDING GROUP, 711 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29615 | 200 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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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)
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Townhome Bedrooms (44) 4 BR = 176 BR

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Community Building

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

Rental Storage

- (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

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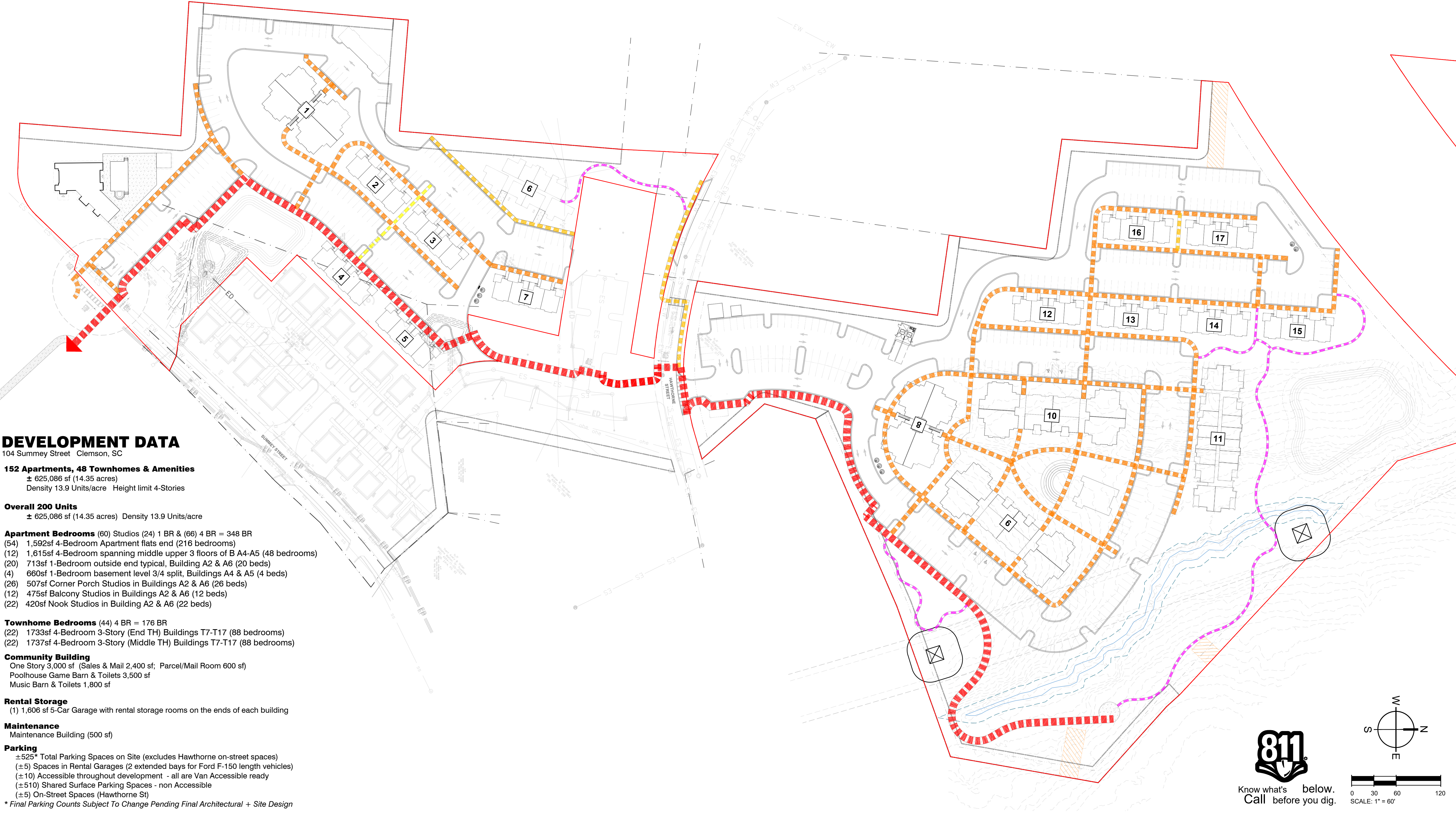
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SITE LEGEND

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

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 2000, 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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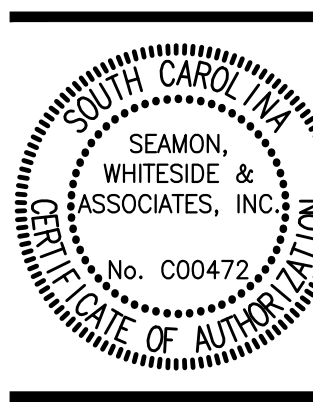
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SIDEWALK + TRAIL LEGEND

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



MOUNT PLEASANT, SC
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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	

SIDEWALK & TRAIL PLAN

501 WINDO 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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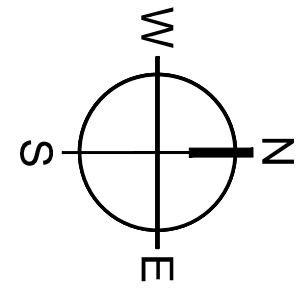
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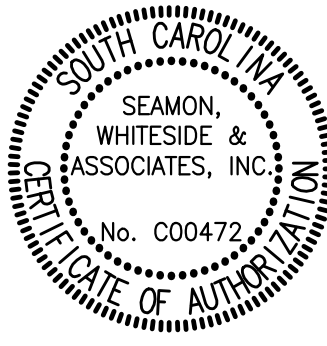
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SITE LEGEND

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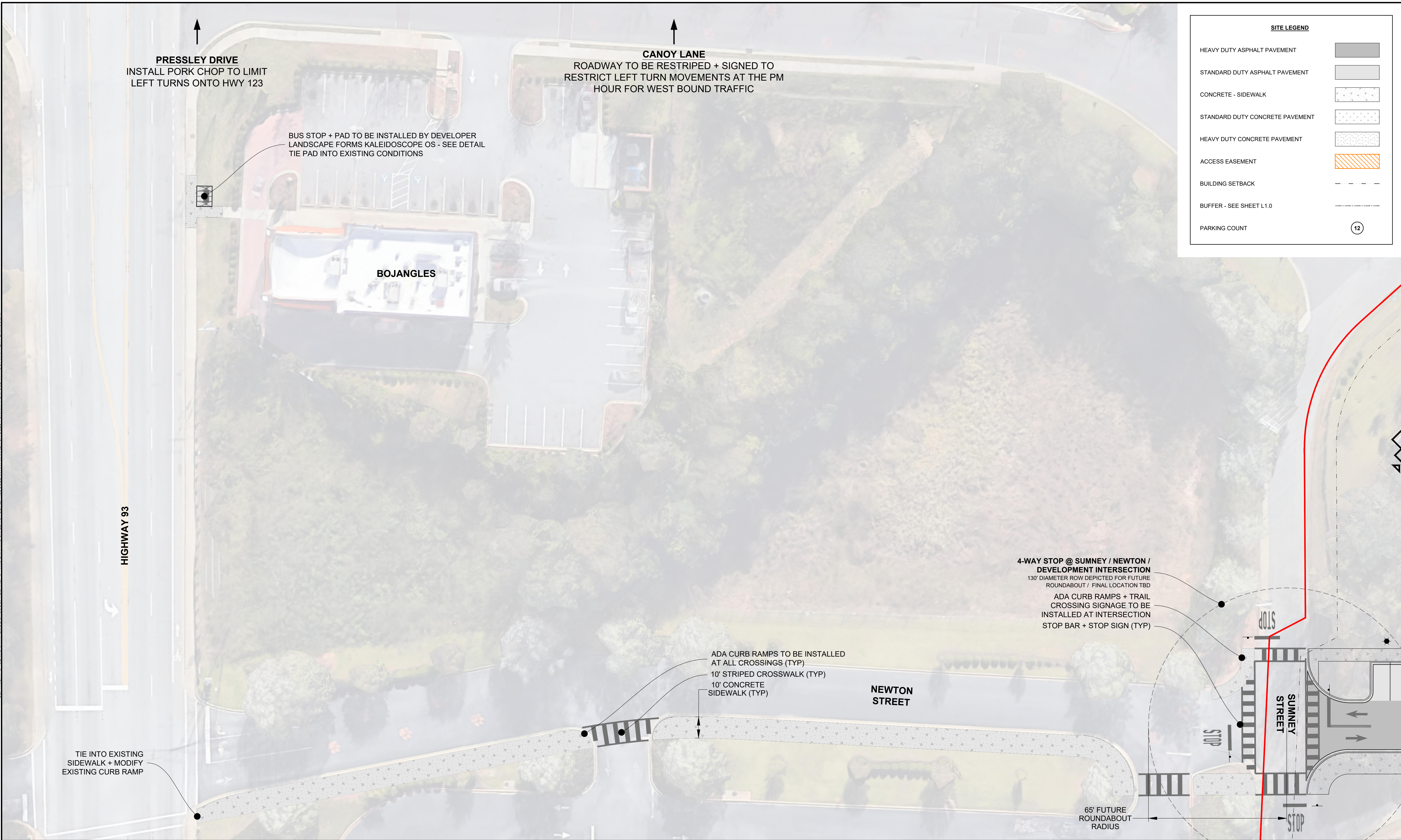
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

A. 06/20/2025	

PARK PLAN

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29611 | 101 PETERSON DR, CHARLOTTE, NC 28207 | 1101 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 100 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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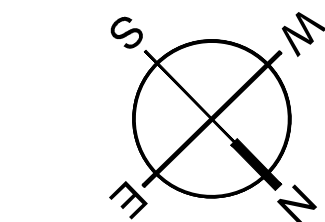
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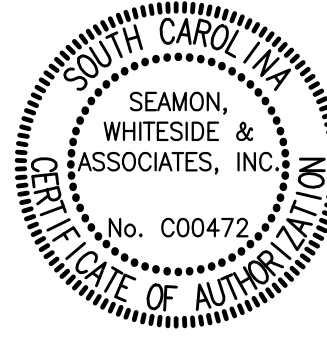
Know what's below.
Call before you dig.



0 10 20 40
SCALE: 1" = 20'



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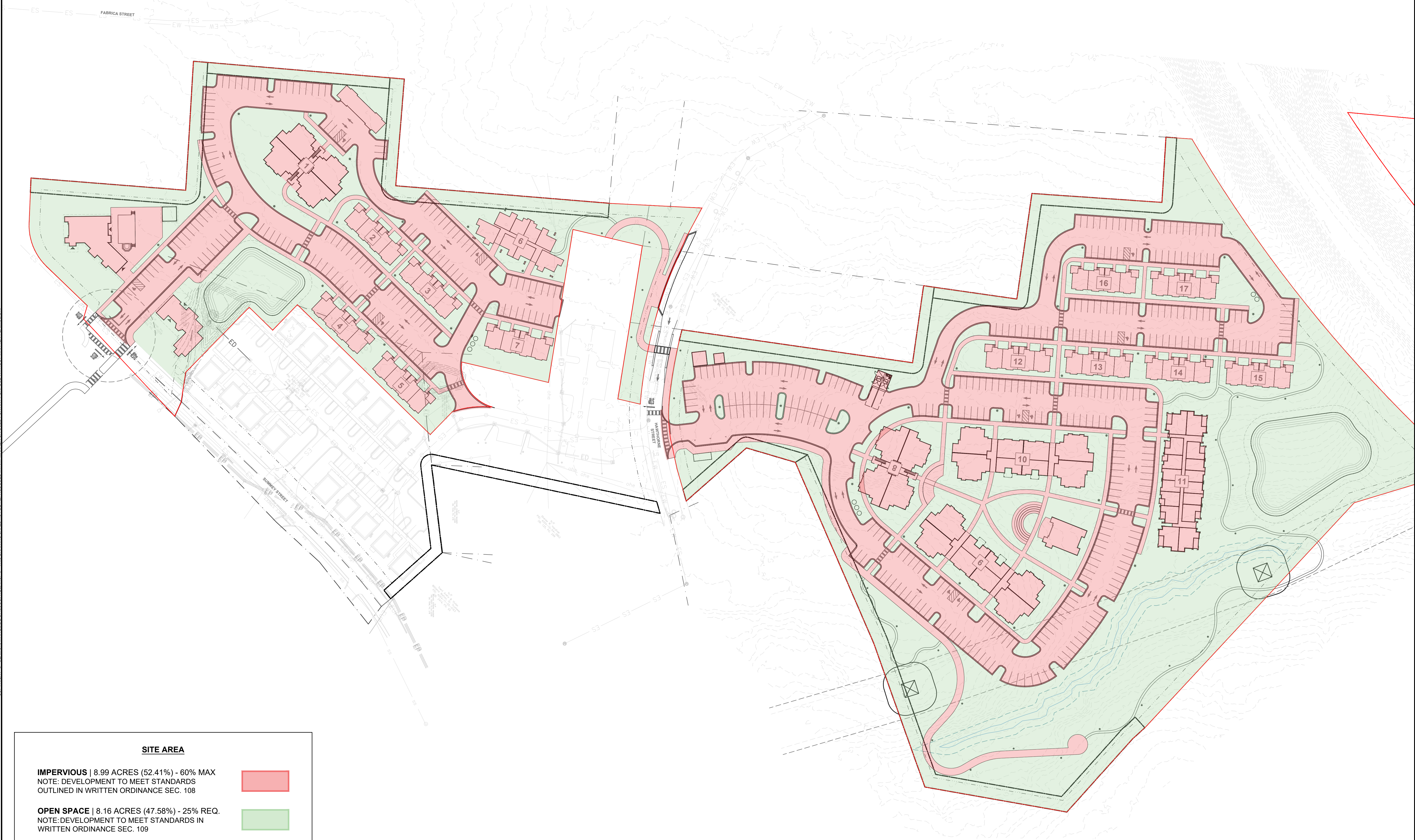
SW+ PROJECT: 12506
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REVISION HISTORY

A. 06/20/2025	

OFF-SITE IMPROVEMENT PLAN

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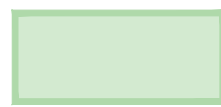


SITE AREA

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:

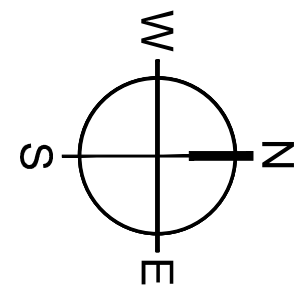
- THE RETAINING WALLS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A DESIGN / BUILD COMPONENT OF THE PROJECT. SUBMITTALS SHALL BE SIGNED AND SEALED BY A REGISTERED SC PROFESSIONAL ENGINEER AND SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND TO THE CIVIL ENGINEER FOR GRADING & LINE REVIEW 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:

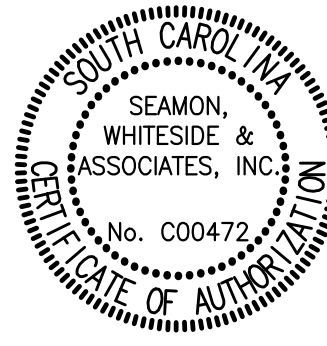
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR 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

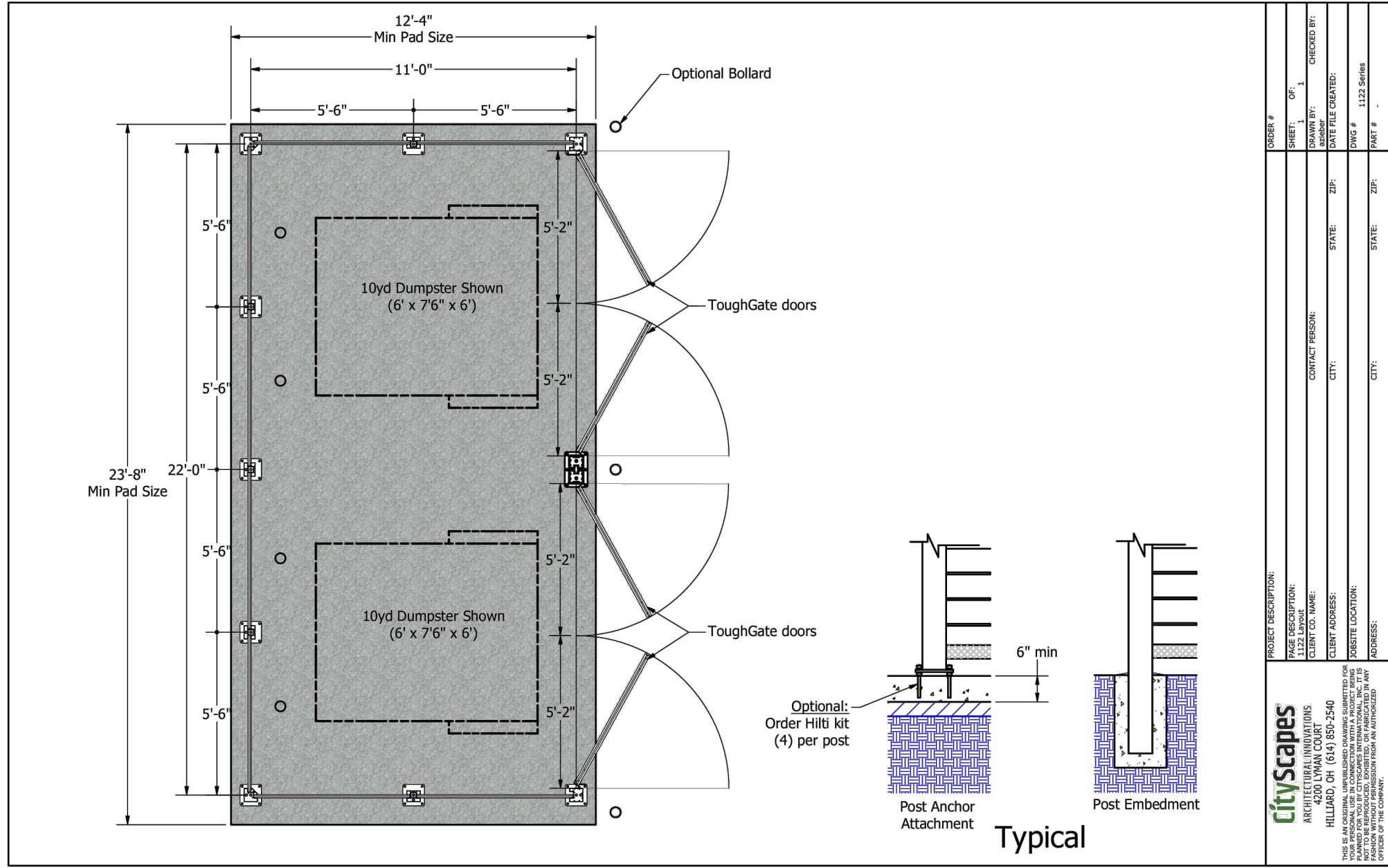
VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

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

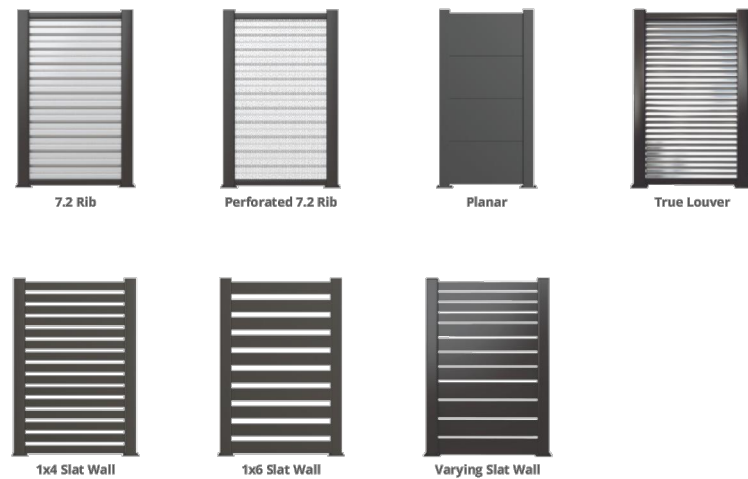


501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29611 | 100 PETERSON DR., CHARLOTTE, NC 28207 | 110 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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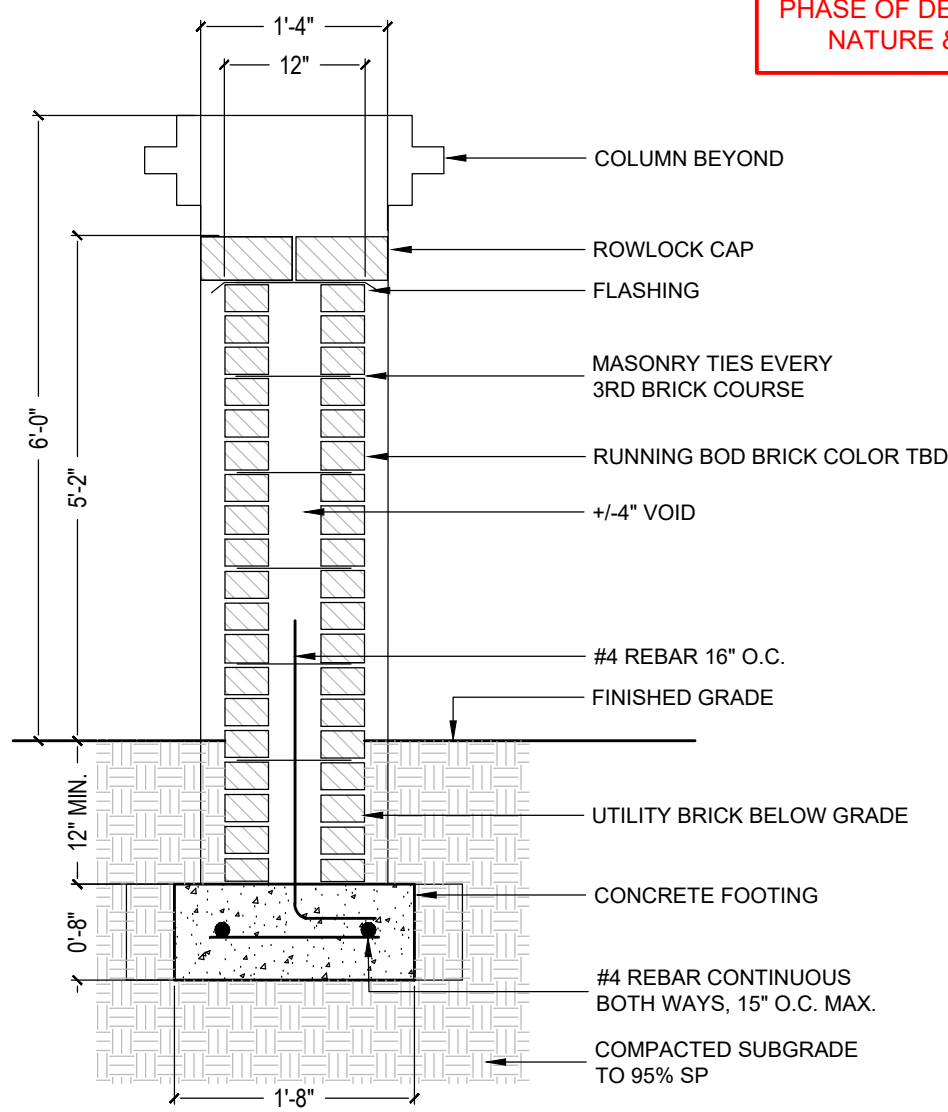
METAL INFILLS

- 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

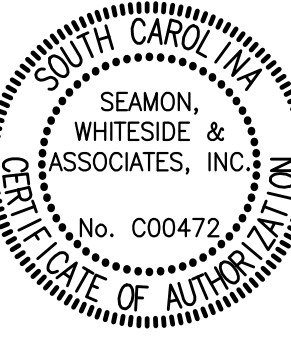
Select from a range of standard powder-coat finishes that can withstand the elements of nature and endure the test of time. Want something unique? Provide a sample, RAL or PMS number and we will color match to your specifications.



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



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

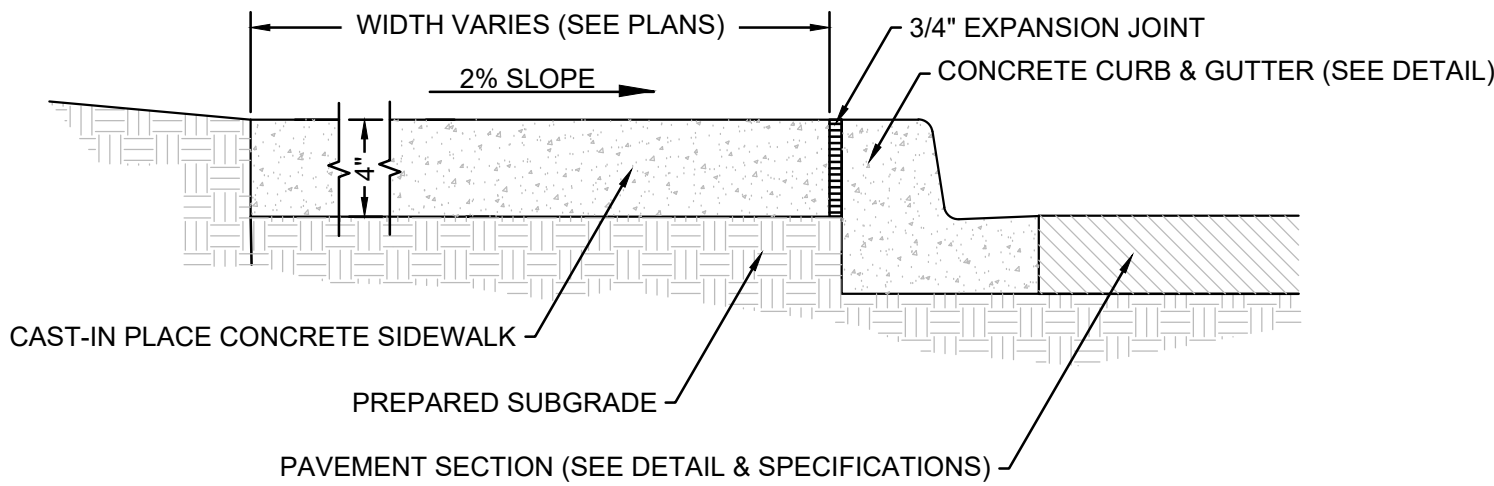
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM
REVISION HISTORY
A. 06/20/2025

PRELIMINARY
SITE DETAILS

C4.0

1 COVRIT® Dumpster Enclosure

SCALE: NOT TO SCALE



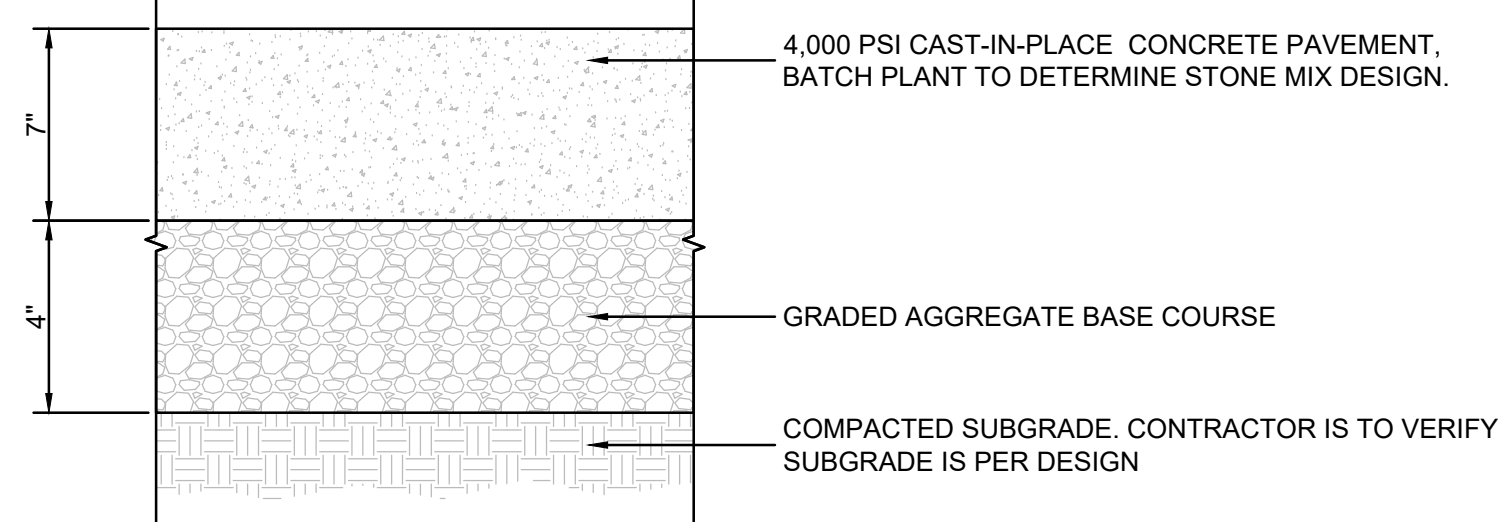
NOTES:

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:

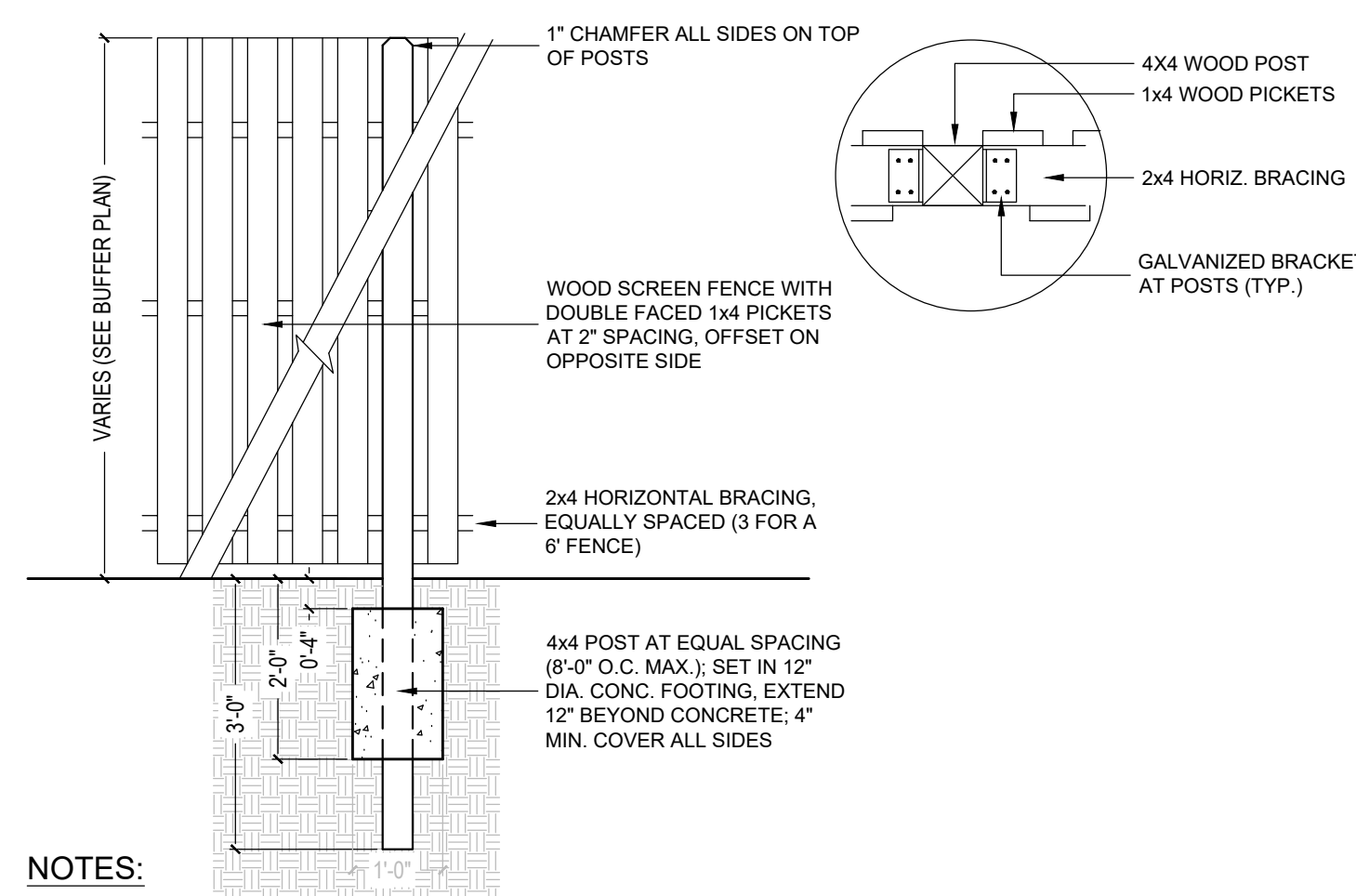
1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL,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

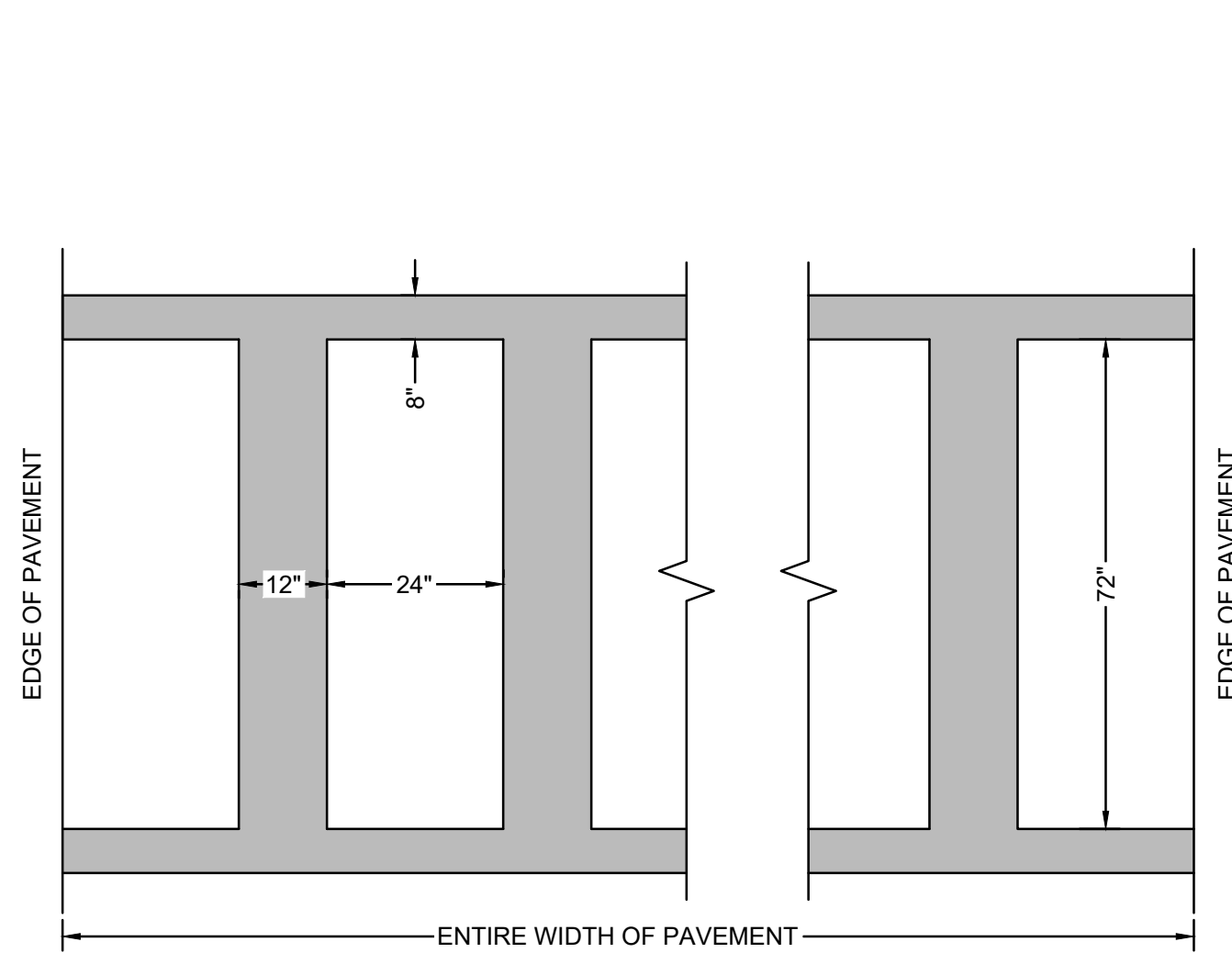
1. ALL LUMBER RED CEDAR; POSTS FOR GROUND CONTACT USE.
2. ALL HARDWARE AND FASTENERS TO BE GALVANIZED.
3. CONCRETE 3,000 PSI @ 28 DAYS
4. SPACE POSTS 8'-0" O.C. MAX.
5. SPACE BETWEEN FENCE PICKETS 2".
6. ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE AND FEDERAL REQUIREMENTS. VERIFY ALL DIMENSIONS, 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 SURFACE COURSE (TYPE C)	ASPHALT PAVING

PAVING NOTES:

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

6 Heavy Duty Asphalt Pavement Section

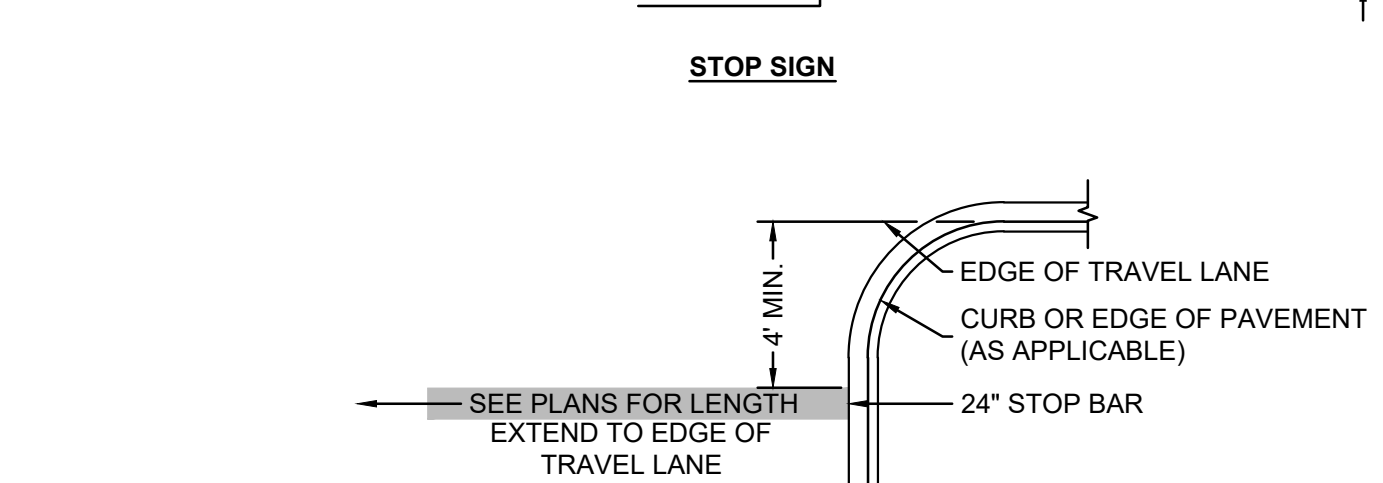
SCALE: NOT TO SCALE

NOTES:

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).



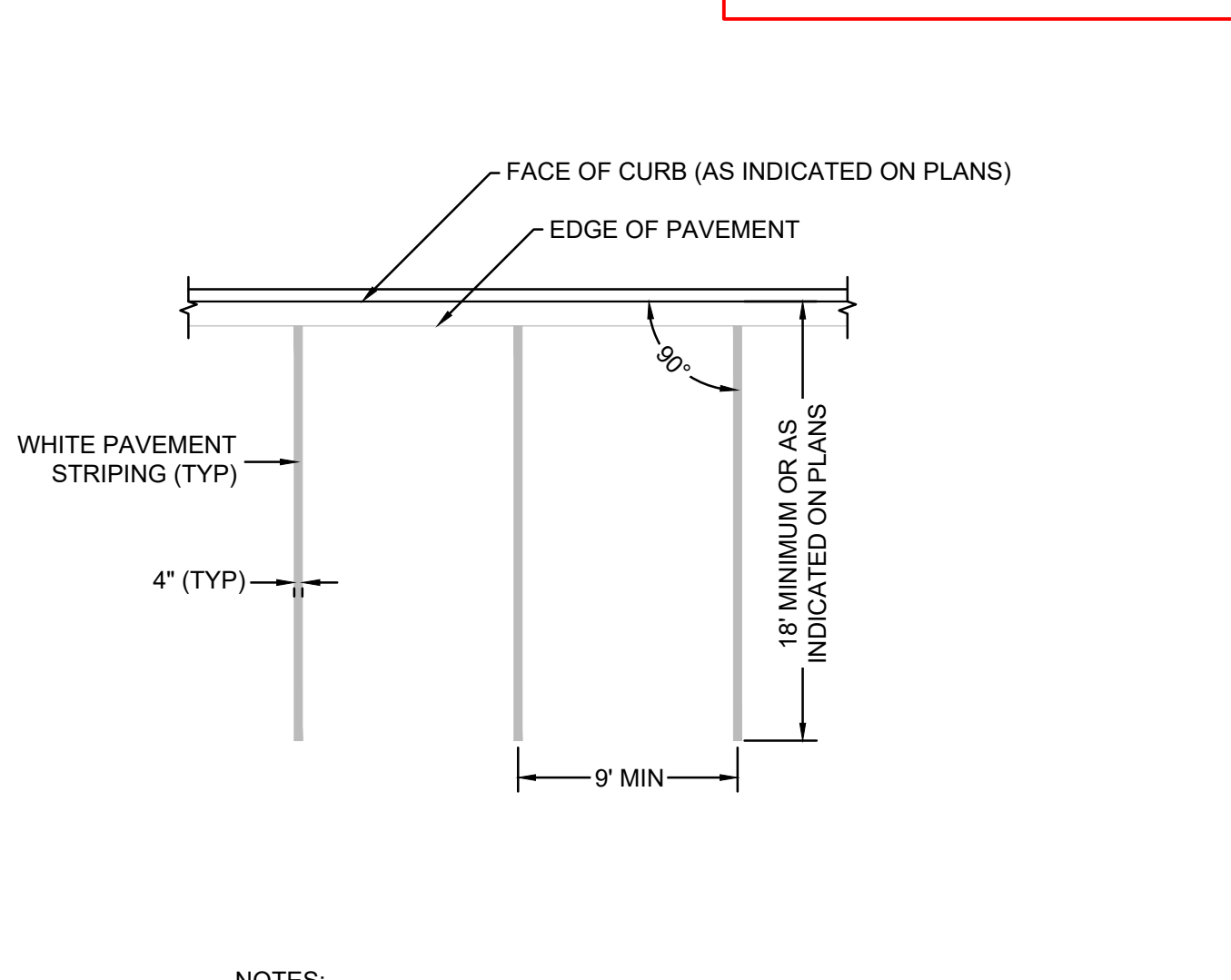
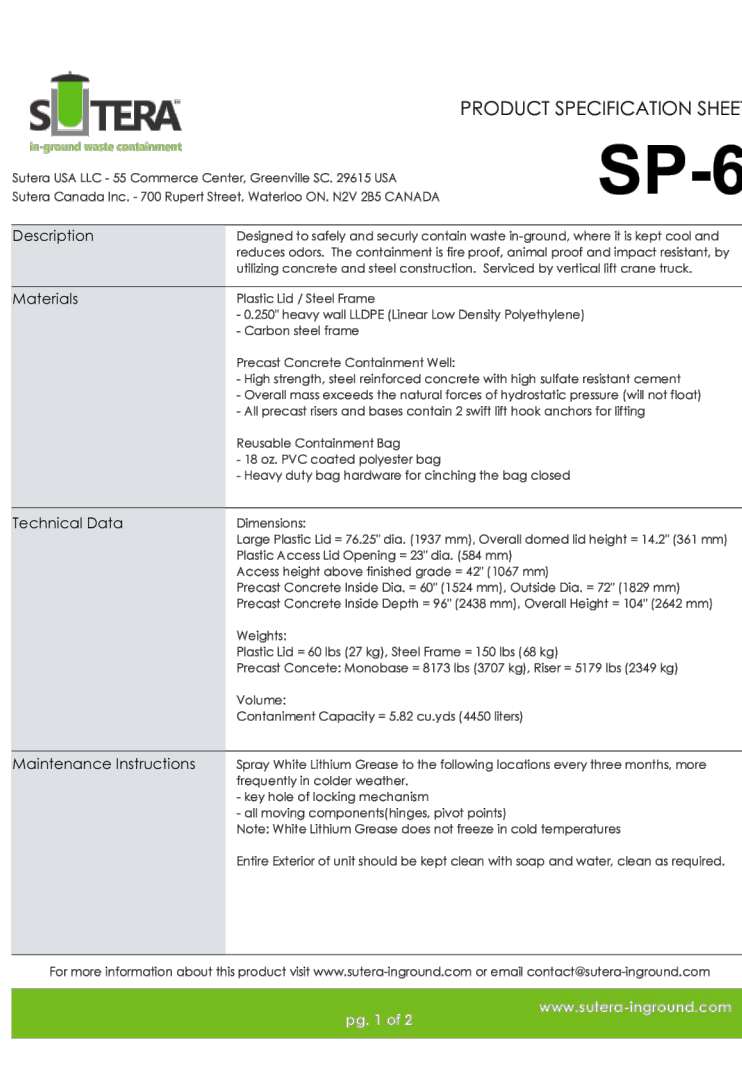
STOP SIGN PAVEMENT MARKING

NOTES:

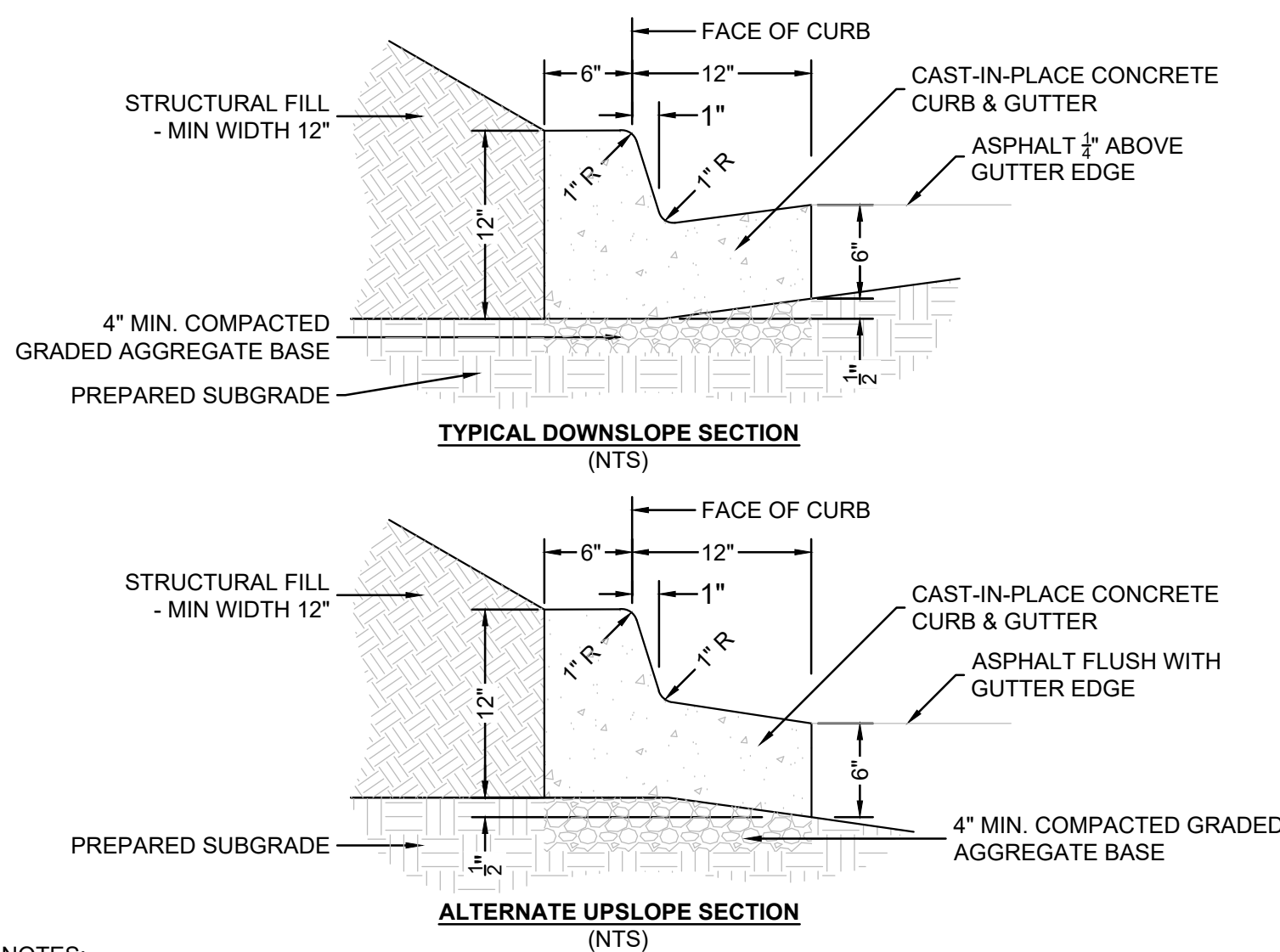
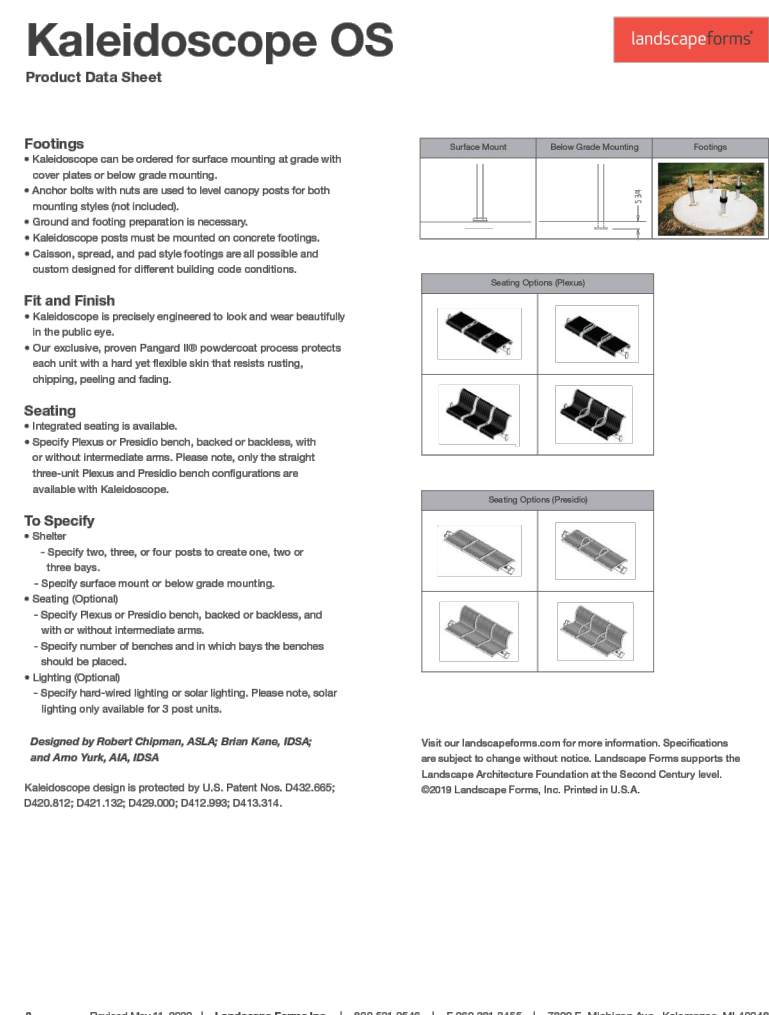
1. ALL MARKINGS SHALL BE THERMOPLASTIC.
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

10 Pavement Marking - Stop Bar and Stop Sign

SCALE: NOT TO SCALE



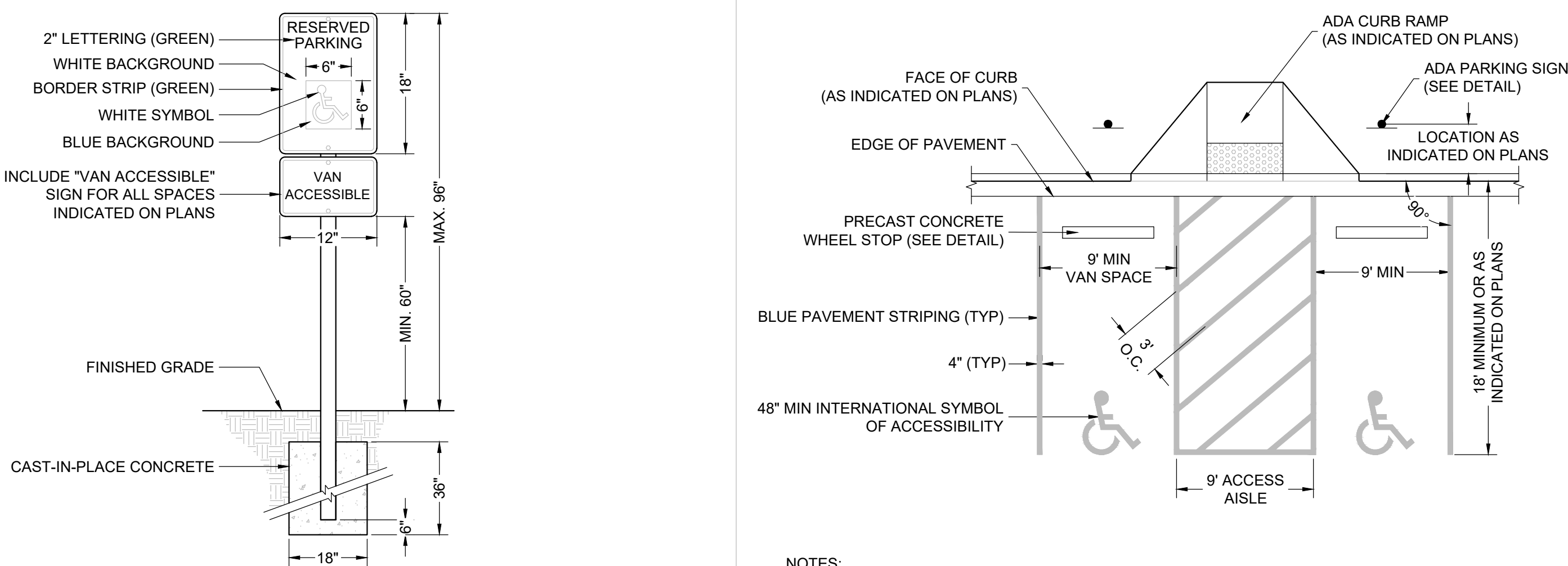
SCALE: NOT TO SCALE



NOTES:

1. ALTERNATE UPSLOPE SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB.
2. UNLESS OTHERWISE SHOWN ON DRAWINGS, LOCATE CONTROL JOINTS AT 10' INTERVALS AND EXPANSION JOINTS AT 50' INTERVALS. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. UNLESS OTHERWISE SPECIFIED, CONCRETE CURB & GUTTER MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH SCDOT REQUIREMENTS.

SCALE: NOT TO SCALE

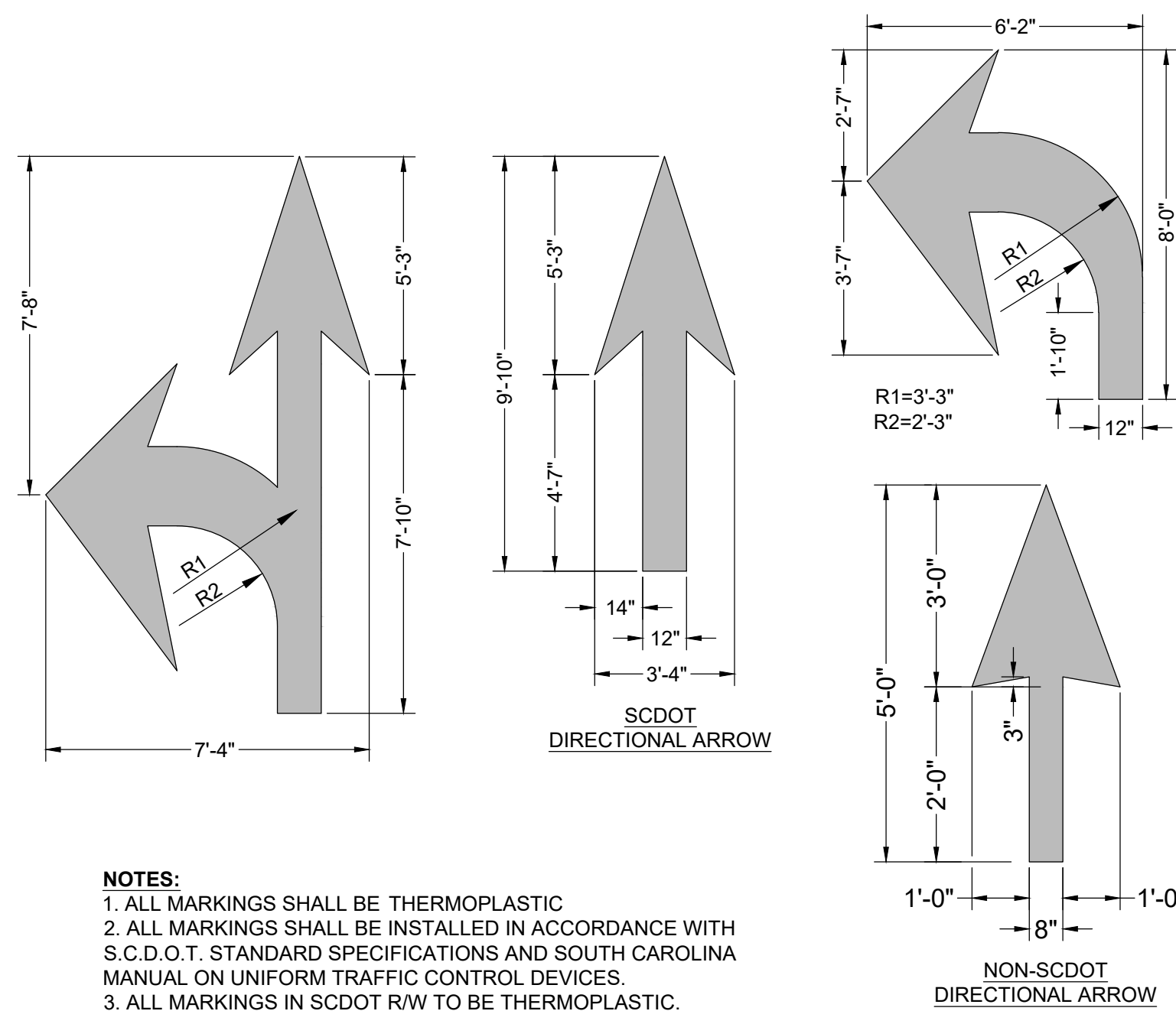


NOTES:

1. SIGN SHALL BE 0.080" THICK ALUMINUM WITH APPLIED REFLECTIVE SHEETING IN ACCORDANCE WITH SCDOT STANDARD SPECIFICATIONS.
2. POST SHALL BE 3" SQUARE OR 3" DIA. STEEL TUBE WITH WELDED CAP (PAINTED BLACK).
3. CONTRACTOR TO WALL MOUNT SIGN WHERE SPECIFIED.

SCALE: NOT TO SCALE

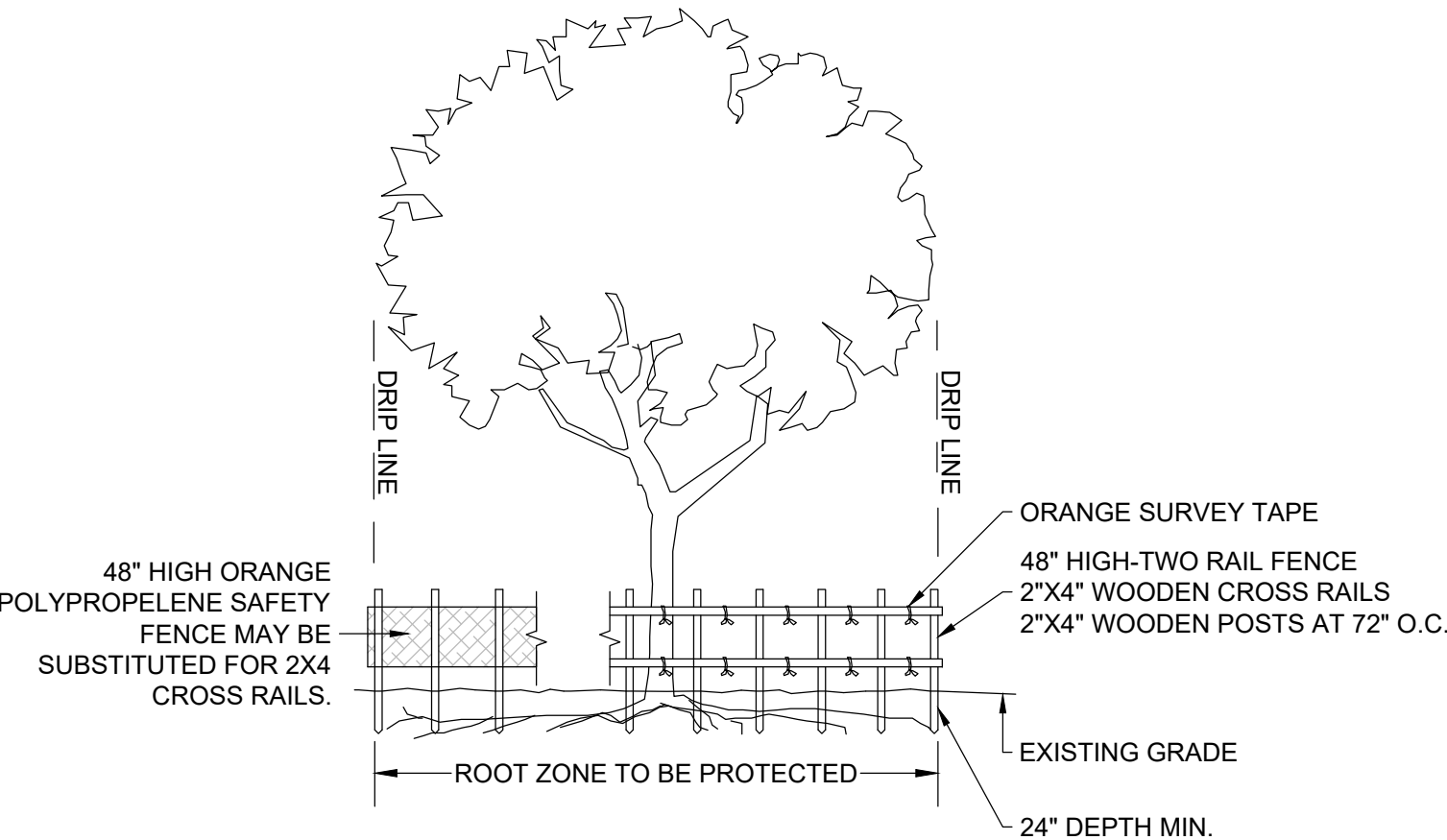
SCALE: NOT TO SCALE



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.

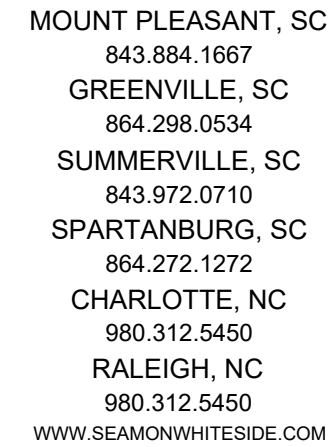
SCALE: NOT TO SCALE



NOTES:

1. BARRICADES SHALL BE INSTALLED AROUND ALL TREES INDICATED ON THE PLANS ACCORDING TO THE FOLLOWING STANDARDS:
 - A. WHERE POSSIBLE, LOCATE ALONG THE PERIMETER OF THE OUTER MOST SPREAD OF THE PROTECTED TREE'S BRANCHES (DRIP LINE).
 - B. IN NO CASE SHALL THE TREE PROTECTION BE LOCATED LESS THAN A DISTANCE EQUAL TO THE DIAMETER OF THE TREE AT BREAST HEIGHT (IN INCHES) MULTIPLIED BY 6" FROM THE BASE OF THE TREE. (IE: A 24" TREE REQUIRES A CIRCLE OF PROTECTION WITH A RADIUS OF 144").

SCALE: NOT TO SCALE



**NOT FOR
CONSTRUCTION**

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

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 1250
DATE: 4/21/2025
DRAWN BY: A
CHECKED BY: DM | NM

REVISION HISTORY

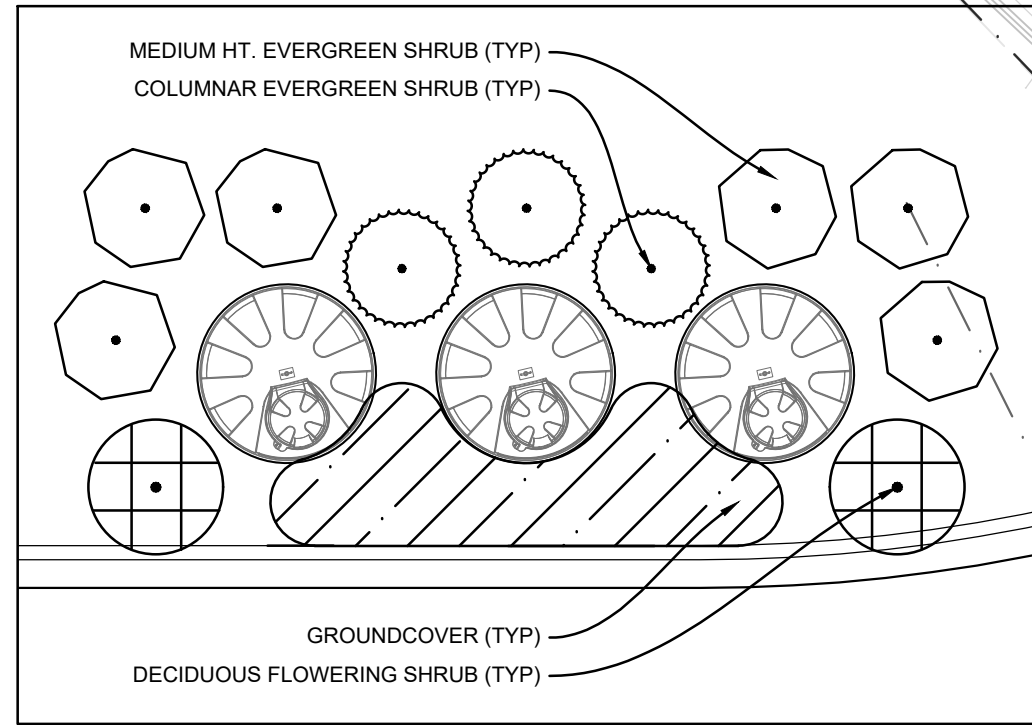
A. 06/20/2025

PRELIMINARY SITE DETAILS

C4.1

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29615 | 300 PETERSON DR, SUITE 2000, GREENVILLE, SC 29615 | 1711 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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TYPICAL SUTERA UNIT SCREENING



BUFFER LEGEND

- 15' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY**
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 20' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY**
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
+ 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJACENT TO MASS PARK LAND**
6' BRICK / STONE VENEER WALL + 3' TALL BERM
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJACENT TO RIBBON PARK LAND**
8' SHADOWBOX FENCE + 3' BERM (FINISHED SIDE FACING ADJACENT PROPERTY) + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJ. TO EMERGENCY ACCESS**
6' BRICK / STONE VENEER WALL + SOLID OPAQUE GATE (FINISHED SIDE FACING ADJACENT PROPERTY)
WALL SHALL CONTINUE NO LESS THAN 50' IN EITHER DIRECTION + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- NOT APPLICABLE**
- 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)
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)

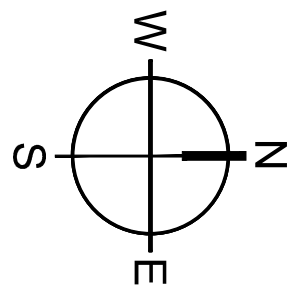
NOTE: PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE. ALL LANDSCAPING DEPICTED ON SHEET L1.0 IS DESIGNED TO MEET THE REQUIREMENTS DESCRIBED IN THE WRITTEN ORDINANCE. THIS PLAN DOES NOT INCLUDE REQUIRED SHRUB MATERIAL / OR ENHANCEMENTS PLANNED THROUGHOUT THE DEVELOPMENT.

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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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

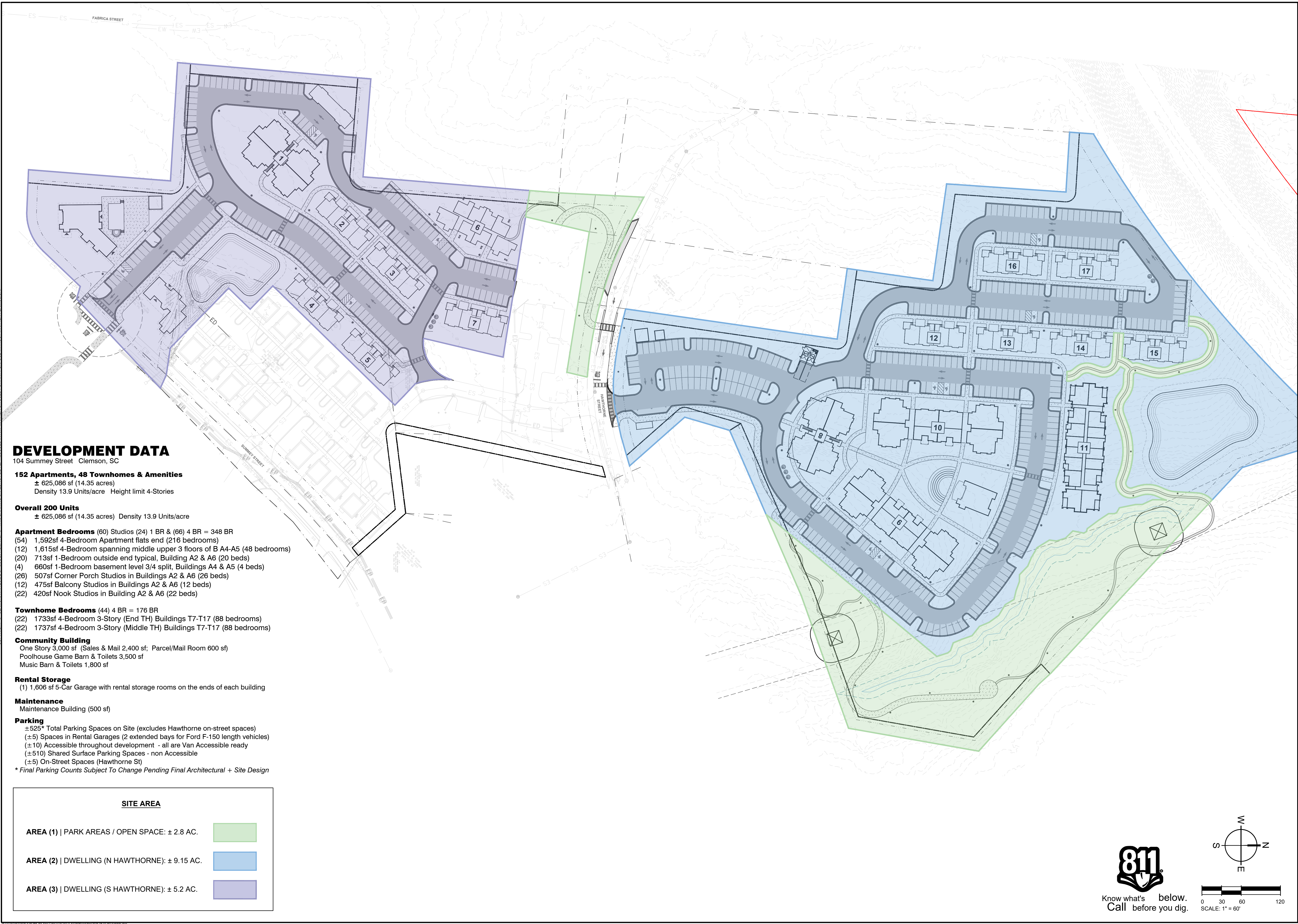
Varsity Club
PHASE 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

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
BUFFER +
LANDSCAPE
PLAN

L1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EAS FV (P) 800, SUITE 200, GREENVILLE, SC 29611 | 201 PETERSON DR., CHARLOTTE, NC 28207 | 171 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 150 N. DANIEL MORGAN AVENUE, SUITE 200, 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)

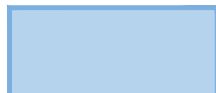
* Final Parking Counts Subject To Change Pending Final Architectural + Site Design

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.



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



**NOT FOR
CONSTRUCTION**

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

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)

Allow Chief Campos to enter into a Mutual Aid Agreement with Sheriff Blakenship.

Agenda Item Detail: (expand as necessary for clarification)

Council to consider allowing the Chief of Police to enter into a MAA agreement with the new Sheriff.

STATE OF SOUTH CAROLINA)

)

LAW ENFORCEMENT

)

ASSISTANCE AND SUPPORT AGREEMENT

COUNTY OF (PICKENS)

)

This agreement is made and entered into this ____ day of _____ 2025, by and between the
PICKENS COUNTY SHERIFF'S OFFICE, 216 C. David Stone Road, Pickens South Carolina, 29671
and the CLEMSON CITY POLICE DEPARTMENT, 1198 Tiger Boulevard, CLEMSON, South Carolina
29631.

WHEREAS, as amended on June 3, 2016, South Carolina Code Ann. Section 23-20-10, et seq., provides for contractual agreements between and among state, county, municipal and local law enforcement agencies for the purpose of providing the proper and prudent exercise of public safety functions across jurisdictional lines; WHEREAS, the PICKENS COUNTY SHERIFF'S OFFICE desires to enter into such an agreement with the CLEMSON POLICE DEPARTMENT for the purposes of securing to each other the benefits of mutual aid in the event of natural disaster, disorder, special events, emergency situations, and any other law enforcement activities; WHEREAS, the purpose of this Agreement is to define the scope of such mutual aid and the responsibilities of the parties; and WHEREAS, during these activities, it is possible that law enforcement officers will respond to, become involved with, and/or deal with emergency situations, civil disorders, arrests, natural or manmade disasters, pursuits of criminal suspects, location of missing persons, criminal investigations, and/or any other matter handled by law enforcement, and the requesting agency desires replying agency's officers to have lawful authority and jurisdiction to respond to, become involved with, and/or deal with these or any other situations which may arise during the presence of responding agency's officers in the requesting agency's jurisdiction.

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

1. VESTING OF AUTHORITY AND JURISDICTION To the fullest extent permitted by the Constitution and the statutes of this State, officers assigned under the Agreement shall be vested with authority, jurisdiction, rights, immunities, and privileges outside his resident jurisdiction for the purpose of investigation, arrest, or any other activity related to the criminal activity for which the agreement is drawn. This Agreement is in no way intended to effect any other multi-jurisdictional agreements) which may exist between the agencies. The assistance to be rendered pursuant to this Agreement shall solely involve responding law enforcement officers from one party's jurisdiction to the other. When so responding, such law enforcement officers shall have all powers and authorities of law

enforcement officers employed by the requesting jurisdiction. However, local ordinances adopted by a responding party's jurisdiction shall not be deemed extended into areas of operation that are located outside the geopolitical territorial limits of that party.

2. REQUEST FOR ASSISTANCE

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

A. Emergency Situations;

B. Civil Disorders;

C. Natural or Manmade Disasters;

D. Mass Processing of Arrests;

E. Transporting of Prisoners;

F. Operating Temporary Detention Facilities & Housing Inmates; G. Arrests; H. Pursuits of Criminal Suspects; I. Location of Missing Persons; J. Traffic Control and Safety; K. Criminal Investigations; or L. Any Other Matter Handled by Law Enforcement for that Particular Jurisdiction.

PRIMARY RESPONSIBILITY

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

4. PROCEDURE FOR REQUESTING LAW ENFORCEMENT ASSISTANCE

A. Request.

A request for assistance shall only be made by the Sheriff of PICKENS County, or his/her designee, or the, Police Chief of CLEMSON, South Carolina or his/her designee. This request shall include a description of the situation creating the need for assistance, the specific aid needed, the approximate number of law enforcement officers requested, the location to which law enforcement personnel are to be dispatched, and the officer in charge of such location.

B. Reply.

A reply to any request for assistance shall only be made by the Sheriff of PICKENS County, or his/her designee, or the, Police Chief of CLEMSON, South Carolina or his/her designee. If the request is granted, the requesting law enforcement agency shall be immediately informed of the number of law enforcement officers to respond.

C. Officer in Charge.

The responding law enforcement officers shall report to the officer in charge of the requesting law enforcement agency at the designated location and shall be subject to the lawful orders and commands of that officer. The responding law enforcement officer shall exert their best efforts to cooperate with, and aid, the requesting law enforcement agency. The responding law enforcement officers shall be responsible at all times for acting within the policies and procedures set forth in the policy and procedure manual of the law enforcement agency by which they are regularly employed.

D. Release.

The responding law enforcement officers shall be released by the officer in charge when their services are no longer required or when they are needed to respond to a situation within the geographic boundaries of their own jurisdiction; provided however, the responding law enforcement officers shall use their best efforts to complete the requested service prior to being released.

5. PERSONNEL, COSTS AND RECORDS

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

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

REQUESTS FOR INFORMATION PURSUANT TO THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT Upon receipt, each agency participating in this Agreement must respond to requests for information pursuant to the South Carolina Freedom of Information Act.

7. ROUTINE PATROLS AND ENFORCEMENT

For properties outside the incorporated city limits of Clemson of which the City of Clemson has a legal lease agreement to control and operate or has a contract to provide law enforcement services, the CHIEF OF POLICE FOR THE CITY OF CLEMSON, SC, may have his officers conduct routine patrols and enforce any state law violations on said properties. If City Police Officers effect an arrest, they shall call a Pickens County Deputy to assist with booking and paperwork procedures for the Pickens County Magistrate Court.

8. COMPENSATION

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

9. INSURANCE

Each party shall maintain such insurance coverage for general liability, workers'

compensation, and other such coverage as may be required by law or deemed advisable by individual parties.

10. EMPLOYMENT STATUS

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

11. MODIFICATION OR AMENDMENT

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

12. RESPONSIBILITY TO RESPECTIVE GOVERNING BODIES

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

13. SEVERABILITY

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

14. BINDING SUCCESSORS IN OFFICE

All parties agree that any and all successors in interest to their offices will be similarly bound by the terms of this agreement without necessitating execution of any amendment.

15. NO INDEMNIFICATION OR THIRD PARTY RIGHTS

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

16. TERMINATION

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

17. TERM AND RENEWAL

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

18. USE OF EQUIPMENT AND FACILITIES

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

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

Tommy Blankenship, Sheriff
PICKENS COUNTY SHERIFF'S OFFICE

WITNESS

Jorge Campos, Chief
CLEMSON CITY POLICE DEPARTMENT

WITNESS



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 2025 Curtis Circle Water Project in the amount of \$179,904.79 to C&C Utilities LLC.

Agenda Item Detail: (expand as necessary for clarification)

The Curtis Circle Water Project was put out for bid on July 28, 2025, with bids closing on August 18, 2025. We received a total of six bids, of which five were complete and accepted. One bid was incomplete. The attached bid tab provides a full breakdown.

The project involves installing approximately 1,000 linear feet of 6-inch ductile iron pipe and 1,000 linear feet of 2-inch PVC pipe. The work also includes new service connections and an asphalt patch along Curtis Circle and Abel Road. A project map is attached for reference.



BID TABULATION

Curtis Circle Water 2025 ITB 2025-07-005

Engineer Estimate

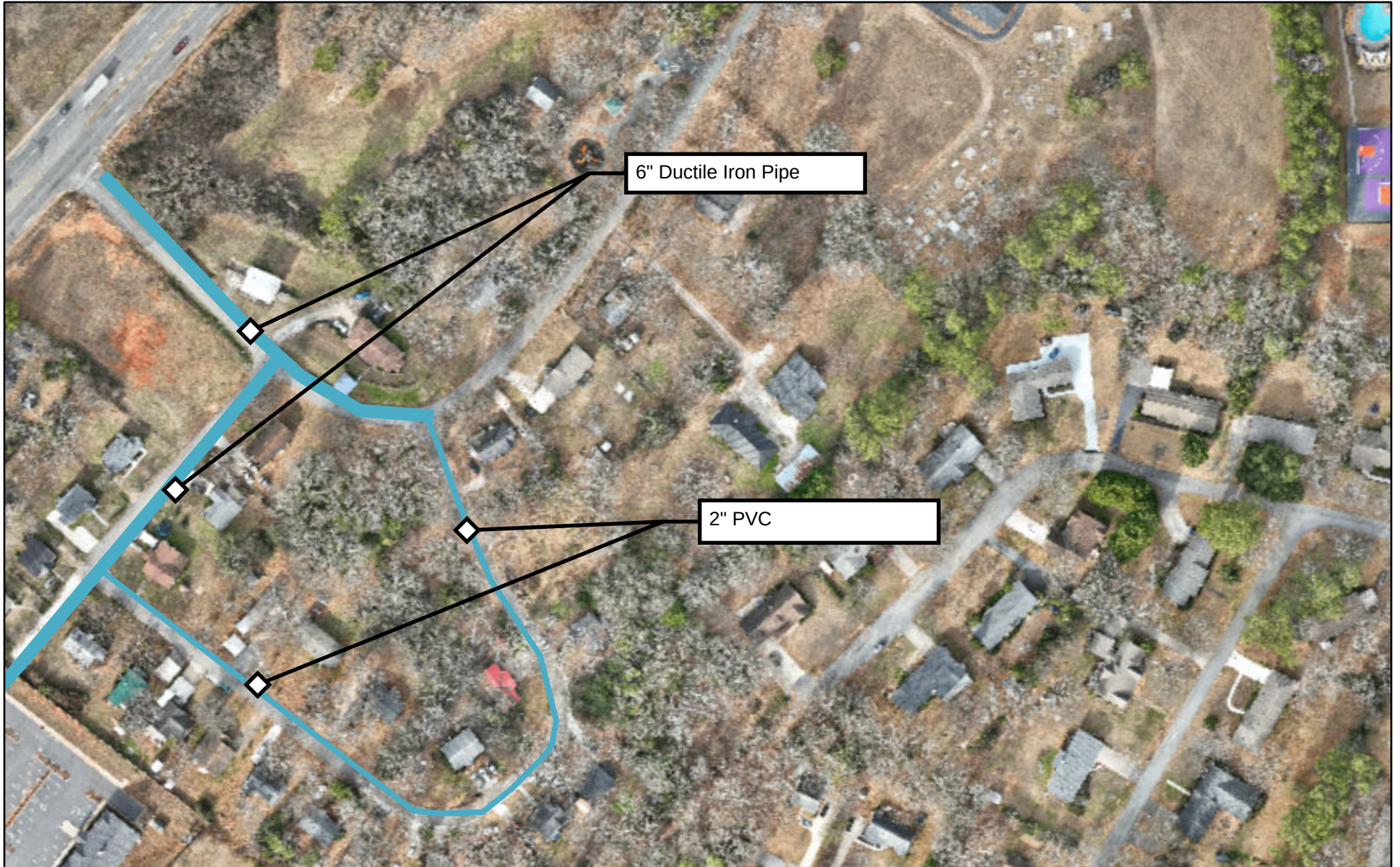
						Traes Clearing and Grading, LLC		J& M Construction, Inc		HRH Engineering Services, LLC		C&C Utilities LLC		Foothills Contracting Service LLC	
	Item	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	LS	1			\$ 20,000.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 2,500.00	\$ 2,500.00	\$ 19,436.00	\$ 19,436.00
2	Traffic Control	LS	1			\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 20,000.00
3	Demolition	LS	1			\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 36,000.00	\$ 36,000.00
4	2" Water Line	LF	1003			\$ 25.00	\$ 25,075.00	\$ 45.00	\$ 45,135.00	\$ 60.00	\$ 60,180.00	\$ 14.75	\$ 14,794.25	\$ 68.00	\$ 68,204.00
5	6" Water Line	LF	954			\$ 60.00	\$ 57,240.00	\$ 80.00	\$ 76,320.00	\$ 100.00	\$ 95,400.00	\$ 65.00	\$ 62,010.00	\$ 120.00	\$ 114,480.00
6	2" Gate Valve	Each	2			\$ 1,700.00	\$ 3,400.00	\$ 1,250.00	\$ 2,500.00	\$ 1,850.00	\$ 3,700.00	\$ 750.00	\$ 1,500.00	\$ 1,700.00	\$ 3,400.00
7	6" Gate Valve	Each	3			\$ 2,200.00	\$ 6,600.00	\$ 2,050.00	\$ 6,150.00	\$ 2,800.00	\$ 8,400.00	\$ 2,500.00	\$ 7,500.00	\$ 3,000.00	\$ 9,000.00
8	Hydrant Remove & Reset	Each	3			\$ 6,000.00	\$ 18,000.00	\$ 5,500.00	\$ 16,500.00	\$ 4,500.00	\$ 13,500.00	\$ 2,500.00	\$ 7,500.00	\$ 4,000.00	\$ 12,000.00
9	2" Water Line Tie-In	Each	1			\$ 6,500.00	\$ 6,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,850.00	\$ 4,850.00	\$ 2,500.00	\$ 2,500.00	\$ 2,900.00	\$ 2,900.00
10	6" Water Line Tie-in	Each	1			\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 6,500.00	\$ 6,500.00	\$ 5,000.00	\$ 5,000.00	\$ 3,800.00	\$ 3,800.00
11	Asphalt Patch	LF	1957			\$ 26.00	\$ 50,882.00	\$ 35.00	\$ 68,495.00	\$ 45.00	\$ 88,065.00	\$ 10.22	\$ 20,000.54	\$ 40.00	\$ 78,280.00
12	Services w/new Meter Box (long)	Each	18			\$ 3,200.00	\$ 57,600.00	\$ 3,000.00	\$ 54,000.00	\$ 3,850.00	\$ 69,300.00	\$ 2,000.00	\$ 36,000.00	\$ 1,950.00	\$ 35,100.00
13	Services w/new Meter Box (short)	Each	8			\$ 2,000.00	\$ 16,000.00	\$ 2,500.00	\$ 20,000.00	\$ 3,850.00	\$ 30,800.00	\$ 1350.00**	\$ 10,800.00	\$ 1,500.00	\$ 12,000.00
14	Services w/old Meter box (long)	Each	2			\$ 3,000.00	\$ 6,000.00	\$ 2,500.00	\$ 5,000.00	\$ 4,850.00	\$ 9,700.00	\$ 750.00	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00
15	Services w/old Meter Box (short)	Each	1			\$ 1,800.00	\$ 1,800.00	\$ 2,000.00	\$ 2,000.00	\$ 4,850.00	\$ 4,850.00	\$ 800.00	\$ 800.00	\$ 1,400.00	\$ 1,400.00
TOTAL					\$ 380,386.00		\$ 286,597.00		\$ 338,100.00		\$ 430,245.00		\$ 179,904.79		\$ 419,000.00

** Unit Price Error, Total price confirmed

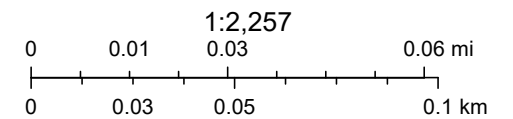
Certified By: Timothy B. Burt
City of Clemson Procurement

Date: 8/19/2025

Curtis Circle Water line



8/26/2025, 10:05:26 AM



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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)

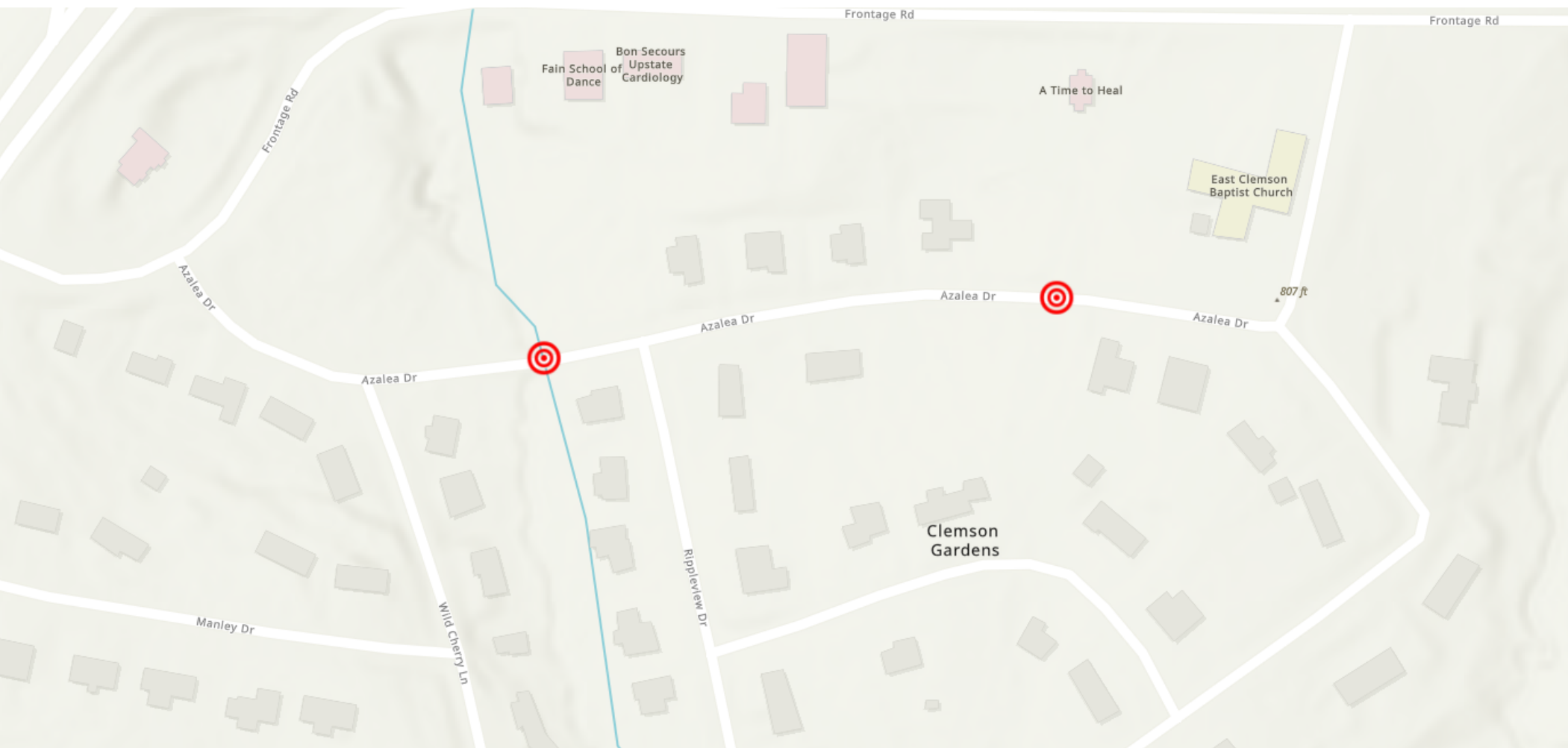
Consider the approval for the installation of a low cost traffic calming devices along Azalea Drive in the amount of \$3,796.00

Agenda Item Detail: (expand as necessary for clarification)

Following a traffic calming petition received in late January 2025, the City conducted a police traffic study in late February. The study found that the area does not meet the requirements for speed humps, with the 85% of speed being less than 5 MPH over the posted speed limit (25 MPH).

An alternative solution was designed: the installation of two "chokers." These will be placed at the stream crossing and the Duke Energy easement to avoid future driveway conflicts.

An image of the chokers, their proposed locations and a cost estimate can be found in the attachments.





SUTTON KURT
ANTHONY

AZALEA DR

DR

WILD
CHERRY LN

319 WILD CHERRY LN
MISSEL NATHAN D

206 AZALEA DR
CAMPBELL MELVIN
RAY

RIPPLEVIEW DR

101 RIPPLEVIEW DR
SCHLEIFER PAUL

AZALEA DR

308 AZALEA DR

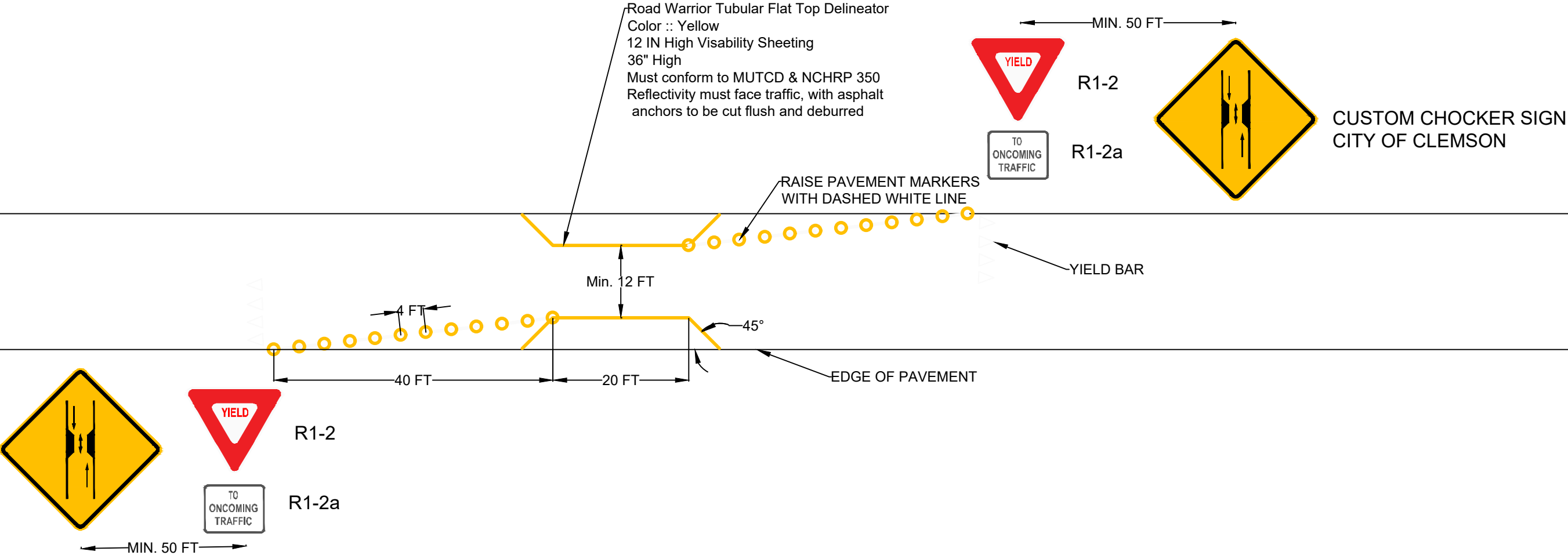
1 of 1		
AZALEA DR		
Traffic Calming		
2/18/2025	VERSION: 1.0	
N.T.S.	DESIGNED BY: NWH	
PLOT DATE: 5/12/2025	DRAWN BY: NWH	



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)

Approve the design, engineering, permitting and contract administration services for the new Arts Center to Mcmillan Pazdan Smith in the amount of \$862,640.00

Agenda Item Detail: (expand as necessary for clarification)

Since May 2024, the City has been partnering with McMillan Pazdan Smith (MPS) on the first phase of a new project. This phase involves creating plans for an Arts Center and an Events Center at Nettles Park, along with renovations to the CAAM.

The Arts Center is the initial building planned for the site. Its development includes a 12,000-square-foot building, an amphitheater, parking, a new entrance from Porter Road, and new utility installations. As part of this phase, MPS will also help the City select a Construction Manager At Risk (CMAR) to assist with the project from its current schematic stage. The site development from this phase will prepare the area for the Events Center, which will be built in a later phase.



August 20, 2025

Jay Bennett
Director of Parks and Recreation
City of Clemson
102 Nettles Park Rd.
Clemson, SC 29631
T: 864.624.1122 C: 843.337.5647
jbennett@cityofclemson.org

RE: City of Clemson – Arts and Event Center – Phase 1
Nettles Park
Clemson, SC
MPS Proj. # 025515.00

Dear Jay,
McMillan Pazdan Smith Architecture (MPS) is pleased to provide you with this letter agreement for design and engineering services for Phase 1- Arts Center at Nettles Park.

GENERAL DESCRIPTION OF PROJECT

MPS and its consultant team will provide the design, engineering, permitting and contract administration services for the Arts Center, which is approximately 12,600 SF.

SCOPE OF SERVICES

General

Scope of Work under this proposal includes Schematic Design, Design Development Construction Documentation and Contract Administration per the attached approved Concept Design documents. Base services include Architectural, Structural, Mechanical, Electrical, plumbing and Fire Protection engineering. Supplementary Services include Civil, Landscape and Interior Design services.

SCOPE OF WORK BY PHASE

Schematic Design

MPS will complete Schematic Design based on the approved concept design and program completed. This will include revisions to design for final phase I scope for site and building prior to moving forward with Design Development.

Design Development

MPS will initiate the Design Development Phase per the approved Schematic Design Documents. During this Phase, MPS will further develop the design of the Project. MPS will develop and begin coordination with consultants for floor plans, ceiling plans, roof plans,

exterior elevations, overall building sections, and coordination of systems with consulting team including complimentary drawings by sub-consultants under contract to MPS and Owner. MPS will hold coordination meetings with the consultants to coordinate the work during this phase. A draft Project Manual including preliminary drafts of all relevant material specifications will be included with the final Phase deliverables.

Construction Documents

Upon approval of the Design Development drawings by the Owner, MPS will complete the Project drawings and specifications sufficient in detail to construct the Project. Drawings included but are not limited to; cover sheet and general information sheets, life safety plans, demolition plans, floor & ceiling plans, exterior elevations, building sections, details, and schedules as well as complimentary plans, sections, details, schedules, and diagrams from all consultants under this scope of work. A specific list of deliverables can be made available upon request. In addition, MPS will coordinate and include Owner's consultant drawings in the overall Project documents. A completed Project Manual including all relevant material specifications will be provided as part of the completed Construction Documents.

Permitting

MPS will submit required documents for submission to the Authority having Jurisdiction. Owner/ General Contractor shall be responsible for permitting and permitting fees.

Bidding & Negotiating

MPS will distribute plans and specification in electronic format to designated general contractors as directed by the Owner for a CM@R selection process. MPS will respond to RFIs submitted by the general contractors during this selection and award process. The base fee does not include involvement in a full open bid process which would require the preparation of documents such as Invitation to Bidders, Schedule of Values, and Bid Evaluations, as well as compilation of bidding documents. If required, those services can be provided for an additional fee.

Contract Administration

Contract Administration (CA) services consist of submittal, product data, and sample reviews to confirm compliance with design intent, responding to RFIs submitted by the GC and site visits by the design team.

Site Visits included in fee are as follows:

Architectural- Monthly site visits- 15 total included

Structural – Two site visit included

MEP- Four site visits included

Sub-Consultants

Below is a brief description of their scope of services.

Civil Engineering (Kimley Horn)

Civil Services include design drawings and specifications for Demolition, Grading, Drainage and Utility design. Stormwater Hydrology analysis and stormwater Pollution prevention plan

(SWPPP) will be prepared. SCDOT Driveway access plan, private roadway design up to 1400 LF and 3200 LF of offsite utility will be designed and documented for permit submittal.

Landscape Design (Kimley Horn)

Landscape Design services include Code Minimum Plans for Right of way Buffer, Buffer yards, Parking lots and Foundation plantings as required to meet city landscape code. Excluded from scope is any planting above code minimum requirements, specially paving, project signage.

Structural Engineer (Britt Peters and Associates)

Structural services include drawings and written specifications for the design of the primary structural system, lateral force resisting system, miscellaneous structural items, general stair design, load bearing walls, and shallow foundations. Structural services not included are the design of temporary or permanent shoring, design/detailing of proprietary exterior wall systems, design of non-load bearing and load bearing metal studs beyond performance criteria.

M/E/P & Fire Protection Engineer (Optima)

M/E/P engineering services include drawings and written specifications for the design of ductwork, HVAC equipment, waste and water piping, lighting (including building exterior lighting), fire protection (performance criteria only), fire alarm (performance criteria only), low-voltage systems for communication including CCTV, and any other miscellaneous systems for the project identified prior to the start of construction documents. M/E/P services not included are the design of audio-visual systems, security systems, decorative lighting, parking lot and landscape lighting, irrigation systems, full fire protection system design beyond performance criteria, full fire alarm system design beyond performance criteria, signage lighting other than power for connections, and energy modeling beyond compliance with code prescriptive requirements.

Technology Design Services

Design Pathways and cabling for connectivity of the following systems;(structured Cabling)

- Phone system
- Data network
- CATV system
- Wireless access points.

Telecommunication Room Buildouts include the following;

- Equipment rack/Cabinet layout and elevations
- Cable runway Layout
- Grounding and bonding

Electronic security systems design includes;

- Access control system, Pathways only, Category Cabling as required.
- Video Surveillance systems, Pathways and camera cabling only

Audio/Video System design includes;

- Public address system
- Classrooms -pathways only

Interior Design

MPS will provide material and finish selections, including millwork design and details, specialty lighting selections and coordinate furniture layout with owner's vendors.

Owner Responsibilities

A third party under contract directly with the Owner will provide site boundary and topographical survey information for this Project.

A third party under contract directly with the Owner will provide site analysis and soil reports, if needed, for use by MPS and subconsultants in the design of the building and structure.

It is anticipated that Special Inspections may be required for this project. Please be aware that code requires that those services are an expense which must be paid for by the Owner. No special Inspection services are included in the basic services other than identifying which inspections will be required and any paperwork which must be submitted to the permitting agency.

If any hazardous materials or other materials that require abatement for the project, it shall be the responsibility of the Owner to hire a professional and licensed (if required) contractor to abate and/or remove the offending material.

Exclusions

The items listed below are not included in our Scope of Services but may be provided for an additional pre-negotiated lump sum fee. Items not included in our Scope of Services:

- Site Survey, topographical & boundary (By Owner)
- Geotechnical Engineering & Subsurface Investigations (By Owner)
- Signage & Graphics
- Acoustical Consulting
- Furniture, Fixture and Equipment procurement
- Art selection
- Existing furniture inventory
- Building Envelop Consultant
- Parking Consulting
- Traffic Study
- Special Inspections (By Owner)
- Construction Materials Testing (By Owner)
- 3D Models, or other graphic presentation materials
- Energy Modeling
- LEED or other Green Building Certification(s)
- Pre-construction Services
- Cost Estimation or Scheduling Services
- Revisions due to cost savings re-design based on construction pricing after approved Schematic Design plans
- Permit Fees for all local authorities having jurisdiction
- Any other items not specifically mentioned in the Scope of Services

PROPOSED PROJECT SCHEDULE

Work may commence directly upon execution of Agreement however MPS will provide a formal schedule with dates once the start date is determined.

COMPENSATION

Base Services

Schematic Design	\$43,000.00
Design Development.....	\$145,000.00
Construction Documentation	\$242,500.00
Contract Administration	\$160,000.00

Supplemental Services

Civil Engineering.....	\$203,400.00
Landscape Design.....	\$14,040.00
Interior Design	\$29,500.00
Technology Design Services	\$25,200.00

Total **\$862,640.00**

Additional Services

Additional site visits will be billed as follows:

Architectural.....	\$1,500/visit
Structural.....	\$1,500/visit
MEP.....	\$1,200/person/visit

Services required beyond the scope of services outlined above will be provided either for a fixed fee for a clear scope if mutually agreed in advance or otherwise on an hourly basis. Hourly services will be based on published rates in effect at the time services are rendered.

Reimbursable Expenses

Reimbursable expenses such as, but not limited to, travel costs, printing, presentation materials, communication costs, and shipping costs are not included in the fee quoted above. Reimbursable expenses will be billed at 1.15 times the actual cost.

Payment Terms

Payments for basic services will be invoiced monthly for the percentage amount of the work completed to date and will include any reimbursable expenses. Terms: net 15 days. A service charge of 1.5% per month may be added to all unpaid invoices 45 days past date of invoice.

Acceptance

If this Proposal is acceptable to you, please sign the enclosed copy and return it to us. Commencement of this agreement is based on the general contractual terms of AIA B133 Standard Form of Agreement Between Owner and architect, current edition, and will allow our design services to begin. We will follow up with a detailed contract for execution.

We sincerely appreciate the opportunity to provide you with this Proposal and look forward to working with you and your team on this exciting project. Should you have any questions, please do not hesitate to contact me.

Sincerely,



*Lisa Lanni, ALA
Principal*

CC: MPS Accountant
Nathan Hinkle
File

Accepted on this _____ day of _____, 2025



BILL RATE SCHEDULE

Effective January 1, 2025

	<u>Hourly Rates</u>
Founding Principal	\$315.00
Principal Architect I	\$295.00
Principal Architect II	\$245.00
Healthcare Planner	\$275.00
Architect Senior	\$245.00
Architect I	\$220.00
Architect II	\$195.00
Architect III	\$170.00
Architect IV	\$145.00
Architect V / Design Professional I	\$140.00
Design Professional II	\$130.00
Design Professional III	\$120.00
Design Professional IV	\$115.00
Project Designer Senior	\$205.00
Project Designer I	\$170.00
Project Designer II	\$140.00
Project Designer III	\$120.00
Project Designer IV	\$110.00
Project Designer V	\$100.00
Specification Writer	\$150.00
Construction Administration Senior	\$215.00
Construction Admin I	\$180.00
Construction Admin II	\$140.00
Construction Admin III	\$120.00
Construction Admin IV	\$100.00
Interior Design Senior	\$180.00
Interior Design I	\$145.00
Interior Design II	\$120.00
Interior Design III	\$100.00
Administrative	\$135.00
Sub consultants	Cost plus 15%
<u>Reimbursable Expense</u>	
Mileage	Current IRS rate
Other Related Reimbursables (i.e. copies, prints)	Cost plus 15%

Basic Services for projects on a lump sum fee or maximum fee basis are not affected by hourly rate adjustments.