

### 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\\_15AGENDA.PDF](#)

### 3. Meeting Materials

Documents:

[2025\\_09\\_02MINUTES.PDF](#)  
[2025\\_09\\_15398COLLEGE.PDF](#)  
[2025\\_09\\_15PICKLEBALL.PDF](#)  
[2025\\_09\\_15BUFFERYARDS.PDF](#)  
[2025\\_09\\_15FENCES.PDF](#)  
[2025\\_09\\_15MILLAGERESOLUTION.PDF](#)  
[2025\\_09\\_15LIFT.PDF](#)  
[2025\\_09\\_15AMENDMENT.PDF](#)  
[2025\\_09\\_15CARWASH.PDF](#)  
[2025\\_09\\_15TESTING.PDF](#)



# CITY OF Clemson SOUTH CAROLINA

**Amended Agenda, Clemson City Council  
September 15<sup>th</sup>, 2025**

**Council Chamber, Clemson City Hall**

**5:30 PM Public Hearing:** 1. Proposed Map Amendment (Cochran Rd Parcels) 2. Proposed Planned Development (398 College Avenue) **(5-minute limit per speaker)**

Note: The regular meeting will begin at the conclusion of the Public Hearing but not later than 7:30pm.

**Call to Order:** Regular Council Meeting

**Invocation and Pledge of Allegiance:** Council Member Evans

**Oath of Office:** Police Officers

**Public Session:** **(3-minute limit per speaker)**

**Approval of Minutes:** September 2<sup>nd</sup>, 2025

**Reports/Discussion** **(2-minute limit per speaker)**

- a. Discuss proposed Planned Development (398 College Avenue). – Assistant City Administrator Nathan Woods
- b. Discuss the PRACT Committee recommendation on operating hours for the pickleball courts. – PRACT Committee Chair Bill Caraway
- c. Staff Reports

**Policy Action** **(2-minute limit per speaker)**

- a. Consider 1<sup>st</sup> reading of a proposed text amendment regarding buffer yard standards. – Zoning and Codes Administrator Jacob Peabody
- b. Consider 1<sup>st</sup> reading of a proposed text amendment regarding arterial frontage fences. – Zoning and Codes Administrator Jacob Peabody
- c. Consider a resolution to authorize the Mayor to execute a letter of certification that the City of Clemson property tax millage rate calculations during this reassessment year comply with SC Code 12-43-2855 (A) (for millage rate limits) and SC Code 12-37-251(E) (for calculation of Rollback Millage requirements). – Finance Director Leslie Wilder

**Other Policy Items** **(2-minute limit per speaker)**

- a. Consider authorizing the City Administrator to enter into a contract with Cobb County Tractor for the purchase of an aerial lift. – Procurement Director Brandon Burton
- b. Consider an amendment to the FY 2026 Budget. – Finance Director Leslie Wilder
- c. Consider authorizing the City Administrator to enter into a contract with Tiger Wash for car washing services. – Procurement Director Brandon Burton
- d. Consider authorizing the City Administrator to enter into a contract with GT Molecular Inc for Microbial Source Testing. – Stormwater Manager Ethan Barnette



**Executive Session**

- a. Discuss a contractual agreement regarding the Sincerely Daniel Exhibit.; SC Code Section 30-4-70(a)(2)

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

**Mayor-Council reports/comments/new business**

**Adjourn**

**Regular Council Meeting  
September 2<sup>nd</sup>, 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.

**Call to Order:** Mayor Robert Halfacre at 5:50 p.m.

**Invocation and Pledge of Allegiance:** Council Member Smith

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

**Absent:** None

**Notification emailed:** August 29<sup>th</sup>, 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 Stephanie Platt, 103 Mountain View Lane, regarding the ethics policy. Gay Eitenmiller, 137 Honeycomb Lane Central, SC, regarding parking in downtown neighborhoods during the Clemson University football games.

**Approval of Minutes:** Minutes from the Regular Council Meeting August 12<sup>th</sup>, 2025 were approved as presented.

**Reports/Discussion**

Receive the (ECAR) student presentation. Council Member Smith introduced Sara Alkelani and Tulsi Patel from Every Campus a Refuge. South Carolina has resettled thousands of refugees since the 1980 Refugee Act. The resettlement process is lengthy, includes a thorough vetting, and was run through a local resettlement agency -Lutheran Services Carolinas- until Executive Order 14013 by the Trump Administration shut down the program. Volunteer efforts with ECAR include house set up, ESL programs, tutoring, childcare, and community orientation for a total of 8,280 volunteer hours in 3 years. There has also been \$235,980 raised for the program with the assistance of matching funds. There are 7 current refugee families that live locally.

Staff Reports

City Administrator Andy Blondeau: The Comprehensive Plan Steering Committee is meeting on September 9<sup>th</sup> from 5:00pm-6:30pm with a community open house to follow from 7:00pm-9:00pm in Council Chambers. The Long-Range Transportation Plan and Safe Streets for All is hosting an open house from 5:00pm to 8:00pm in Council Chambers.

## **Policy Action**

### **Ordinances**

Consider 2<sup>nd</sup> reading of an ordinance amending the business license ordinance class schedule as required by Act 176 of 2020. – Business License Administrator Connie Standridge presented there were no changes since the last meeting. Council Member Smith made a motion, seconded by Council Member Scott, to approve 2<sup>nd</sup> 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 2<sup>nd</sup> 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 there were no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 2<sup>nd</sup> 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 2<sup>nd</sup> Reading of PUD-000391-2025 Proposed Planned Development (Varsity 3). – Zoning and Codes Administrator Jacob Peabody presented that there were no changes since the last meeting. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve 2<sup>nd</sup> Reading of PUD-000391-2025 Proposed Planned Development (Varsity 3). Vote on this motion was unanimous.

### **Other Policy Items**

Consider allowing Chief Campos to enter into a Mutual Aid Agreement with Sheriff Blankenship. – Police Chief Jorge Campos highlighted the unique issue with Dawson Park as a difference in this agreement from similar agreements with other agencies. Council Member Smith made a motion, seconded by Council Member Scott, to allow Chief Campos to enter into a Mutual Aid Agreement with Sheriff Blankenship. Vote on this motion was unanimous.

Consider awarding the 2025 Curtis Circle Water Project in the amount of \$179,904.79 to C&C Utilities. – City Engineer Nathan Hinkle presented that the low bidder was C&C Utilities. The proposed start of the project would be early October, after a community meeting was held. Council Member Fulmer made a motion, seconded by Council Member Smith, to award the 2025 Curtis Circle Water Project in the amount of \$179,904.79 to C&C Utilities. Vote on this motion was unanimous.

Consider approving the installation of traffic calming devices along Azalea Drive in the amount of \$3,796.00. - City Engineer Nathan Hinkle presented the item. Robert Lee, 113 Pressley Drive, spoke in favor of the installation. The timeline on the project will depend on the availability of materials.

**Regular Council Meeting  
September 2<sup>nd</sup>, 2025**

Council Member Scott made a motion, seconded by Council Member Fulmer to approve the installation of traffic calming devices along Azalea Drive in the amount of \$3,796.00. Vote on this motion was unanimous.

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 presented that this would include the Arts Center, an amphitheater, parking, and utilities for the site. This will allow the development of construction documents so the process could move forward. Council Member Scott made a motion, seconded by Council Member Fulmer to approve design, engineering, permitting and contract administration services for the new Arts Center to Mcmillan, Pazdan, Smith in the amount of \$862,640.00. Vote on this motion was unanimous.

**Mayor-Council reports/comments/new business**

Mayor Halfacre: Thanked Chief Campos and his officers for their hard work over the busy football weekend. Shout out to the communications team for their work on Zip Trip.

Council Member Fulmer: Passed out a postcard from Build a Better Clemson from 5 years ago.

Council Member Sherrill: Praised the work on activities with the Abernathy Park Open House. She also asked Chief Campos for his opinion on the football game with alcohol sales.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 6:40 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)

Discussion of PUD-000431-2025 Proposed Planned Development (398 College Avenue)

Agenda Item Detail: (expand as necessary for clarification)

An application for a proposed planned development (PUD-000431-2025) was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As currently proposed, an eight-story mixed-use midrise residential building and a five-story mixed-use apartment building will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 630 beds within the midrise structure, and 130 beds in the five-story structure. Additionally, it proposes approximately 10,000 sq.ft. of new commercial space and 150 public parking spaces. The project also includes the restoration and preservation of an active stream on the site.

The Planning Commission approved a positive recommendation on the proposed planned development at their August 11, 2025 meeting.

Attachments:

Report  
Draft Regulating Ordinance and Exhibits

PUD-000431-2025 Planned Development (398 College Avenue)

Planning Commission Approved – August 11, 2025

Public Hearing – September 15, 2025

## **Report on PUD-000431-2025**

### **Proposed Planned Development (398 College Avenue)**

Discussion

September 15, 2025



PUD-000431-2025 Planned Development (398 College Avenue)

Planning Commission Approved – August 11, 2025

Public Hearing – September 15, 2025

An application for a proposed planned development (PUD-000431-2025) was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As currently proposed, an eight-story mixed-use midrise residential building and a five-story mixed-use apartment building will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 630 beds within the midrise structure, and 130 beds in the five-story structure. Additionally, it proposes approximately 10,000 sq.ft. of new commercial space and 150 public parking spaces. The project also includes the restoration and preservation of an active stream on the site.

## Location

The project site is located in the downtown at the intersection of Strode Circle and College Avenue, with the proposed mid-rise structure to be situated on the south side of Strode Circle, and the apartment structure on the north. The parcels proposed to be developed include:

TMP# 4044-16-82-3636

TMP# 4044-16-82-1629

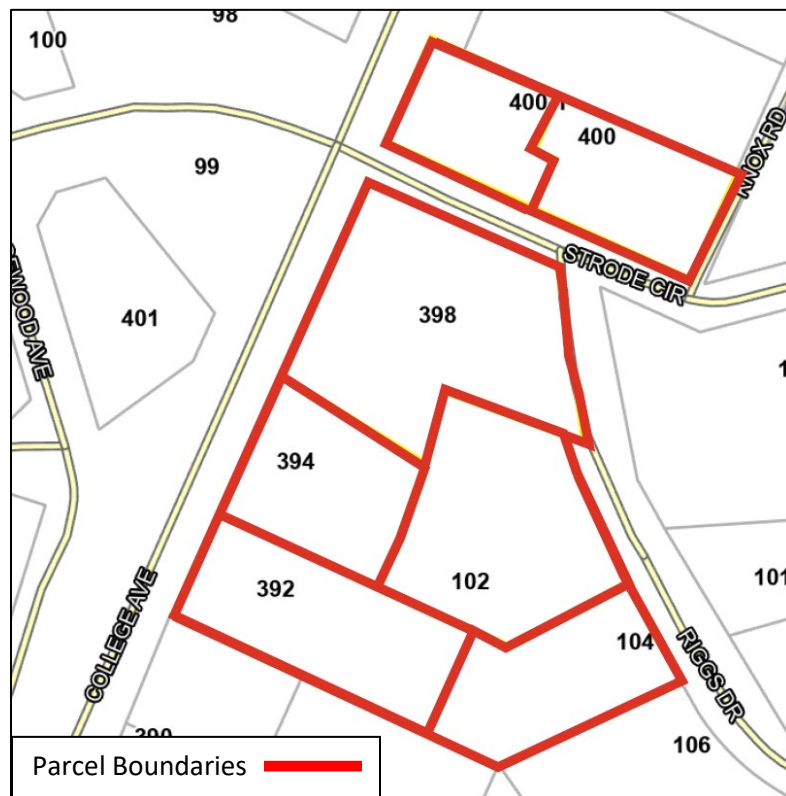
TMP# 4044-16-82-1813

TMP# 4044-16-82-2767

TMP# 4044-16-83-2144

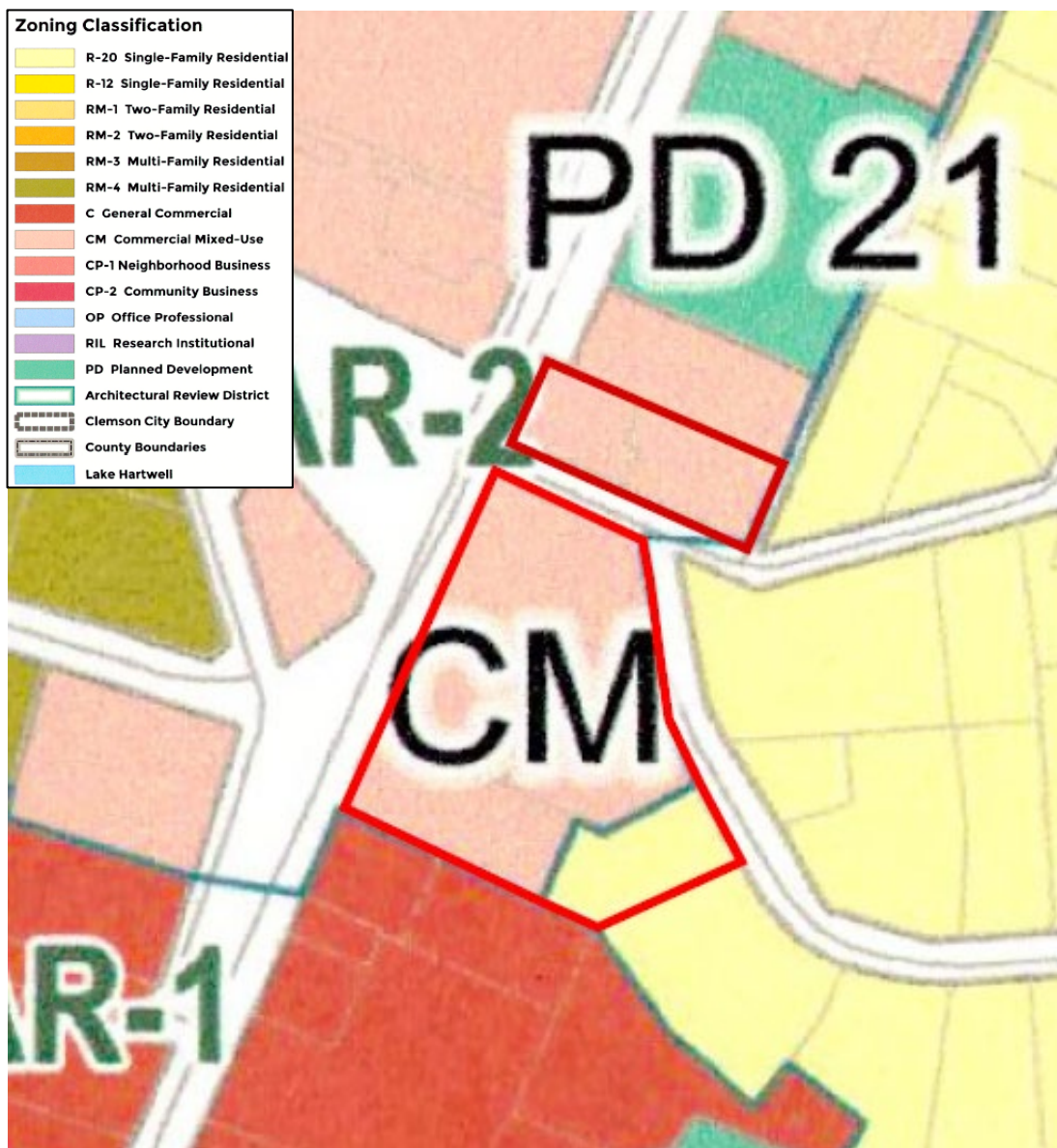
TMP# 4044-16-83-3088

TMP# 4044-16-82-1995



## Current Zoning

The current zoning of the properties on which the project is proposed to be located is split, with six parcels zoned CM Commercial Mixed-use District, and one parcel situated on the southeast corner of the project zoned R-20 Single-family Residential District. The zoning of neighboring parcels includes CM District parcels to the north and west of the site; and those to the east across Riggs Drive and Strode Circle R-20 District. C General Commercial District properties abut the project to the south. It should also be noted that Planned Development #21, which is the MODA Apartment project currently under construction, is situated a short distance to the north.



## Future Land Use

The properties are shown on the Future Land Use Map in the Comprehensive Plan to be predominantly commercial in nature, with only the single R-20 District parcel noted as low-density residential.



## Planning Commission Review Process

A concept presentation workshop, the first of the three required steps in the Commission's review process, was held on May 12, 2025; and an informal public meeting, the second step, was held on June 17, 2025. Workshop sessions intended to allow the Commission members to review changes to prior to a formal vote on a recommendation on the matter were held on July 23, 2025 and August 5, 2025. On August 11, 2025, the Commission voted 4 – 2 to approve a positive recommendation to City Council on the proposed planned development.

[illegible]

## **WRITTEN ORDINANCE – 398 College Avenue Mixed-Use Planned Development**

### **Section 101 - Descriptive Statement**

The provisions of this Ordinance shall apply to the 398 College Avenue Mixed-Use Planned Development located within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description included herein and attached as an Exhibit. This Ordinance has been established to regulate and guide the implementation of this Planned Development located within the corporate limits of the City of Clemson, South Carolina and defined herein. The adoption of this ordinance shall impose the standards and restrictions to both the residential and commercial components of this Mixed-Use Planned Development.

In the event the City of Clemson creates a zoning district that is materially consistent with this Planned Development, the property owner(s) and their heirs or assigns shall not object to the inclusion of the property within such district, provided that:

- (a) the right to rebuild in accordance with the approved site plan and density is preserved; and
- (b) no additional restrictions or conditions are imposed that would:
  - (i) limit or prohibit student housing;
  - (ii) require affordability set-asides or income restrictions;
  - (iii) reduce approved building height, parking ratios, or residential unit count;
  - (iv) restrict rooftop amenities or open space programming;
  - (v) impose enhanced architectural or material standards beyond those approved in this Planned Development; or
  - (vi) otherwise conflict with the uses, entitlements, or development standards established under this Planned Development.

The development will be fee simple ownership with maintenance of all components, including but not limited to, sidewalks, buildings, parking areas, landscaping, and amenities being the sole responsibility of property owner in perpetuity. Domestic water and sewer infrastructure including storm and sanitary sewer improvements will be dedicated to the City of Clemson for ownership and maintenance. Any required maintenance bond per City of Clemson utility department standards will be provided by the developer (owner) upon dedication of utilities to City of Clemson. Access and maintenance easements will be dedicated for these utilities.

The property is comprised 7 parcels totaling +/- 3.71 divided into two sections. Section 1 is +/-3.06 acres and consists of 5 parcels, 398, 394, & 391 College Avenue, & 102 and 104 Riggs Drive. The property parcel owners are University Ridge Cottages, LLC, Allen Sheila R, and Two Blue Stallions. Section 2 is +/- 0.69 acres and consists of 2 parcels, 400-1 & 400-2 College Avenue. The property parcel owners are University Ridge Cottages, LLC, and Two Blue Stallions.

The Planned Development will consist of five (5) components outlined below.

## **PROPOSED USES**

### **Section 1:**

Area 1: Open Space – Open space is defined in Section 110 below. The amount of open space in this Planned Development will be per Section 110 and per the Open Space exhibit in the Conceptual Site Plan.

The Downtown Corridor Plan will be installed on the east side of College Ave from Strode Circle and Keith St. Design to be coordinated by the city engineer.

Area 2: Commercial Area – The Planned Development will feature a Commercial Area fronting College Avenue, incorporating approximately 10,000 square feet of combined leasing, commercial, and retail space. To optimize commercial visibility, the leasing area will be situated primarily within the interior of the site, with a designated front door area at the frontage. The commercial component will include a minimum of 6,400 square feet of interior space and 1,000 square feet of dedicated outdoor space, maintaining a minimum interior depth of 40 feet and an additional 10 feet for outdoor use. This area will be marketed for restaurants, coffee shops, and general retail tenants except for the Café, which will be completed concurrently with the multifamily building. The remaining commercial areas are expected to be developed post-residential completion and delivered as warm shell spaces. A chase to the roof for a restaurant hood will be provided so that a potential restaurant will not need to vent out the College Ave façade.

Area 3: Student Multifamily Rental Housing – The residential portion of the Planned Development will comprise approximately 250,000 rentable square feet, with an average unit size of 1,100 square feet. Units will be marketed primarily to students and will include a range of configurations: studio, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom, 5-bedroom, and 6-bedroom layouts. Residents will have access to the shared amenities provided throughout the development. Each unit will include necessary utilities and essentials, along with associated parking as required by Section 113. The maximum occupancy, density, and total number of units will comply with Section 111.

### **Section 2:**

Area 4: Open Space - Open space is defined in Section 110 below. The amount of open space in this Planned Development will be per Section 110 and per the Open Space exhibit in the Conceptual Site Plan.

Area 5: Student Multifamily Rental Housing – The residential portion of the Planned Development will comprise approximately 55,000 rentable square feet, with an average unit size of 1,000 square feet. Units will be marketed primarily to students and will include a range of configurations: studio, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom, 5-bedroom and 6-bedroom. Residents will have access to the shared amenities provided throughout the development. Each unit will include necessary utilities and essentials. Parking for these units will be provided in Section one of this development per Section 113. The maximum occupancy, density, and total number of units will comply with Section 111.

Area 6: Commercial Area – The commercial component will include a minimum of 3,000 square feet of interior space, maintaining a minimum interior depth of 40 feet. This area will be marketed for restaurants, coffee shops, and general retail tenants and are expected to be developed post-residential



completion and delivered as warm shell spaces. A chase to the roof for a restaurant hood will be provided so that a potential restaurant will not need to vent out the College Ave façade.

## **ACCESS**

Access will be provided primarily from College Avenue for vehicular and pedestrian access. The dedicated public area will have its own access point separate from these two access points. The residential components of the project will have secured access to the facility and parking spaces.

### **Pedestrian Access**

The Planned Development will feature direct access to the public right of way. As part of the project, the developer (owner) will construct the streetscape along the commercial frontage on College Avenue, aligning with the city's broader College Avenue streetscape improvement initiative. This will support both pedestrian and bicycle access to the site. Additionally, a pedestrian pathway is proposed along Strode Circle and Riggs Drive to connect the Riggs Drive sidewalk back to College Avenue, further enhancing connectivity within the area. Final design to be approved by the City Zoning and Codes Administrator or Board of Architectural Review.

### **Integration with Transit and Alternative Modes of Transportation**

The planned development will have direct access to the public right of way. The future implementation of the Downtown Corridor Plan provides improvements along College Avenue to road, bike lanes, and multiuse paths. This will provide access to transit and alternative modes of transportation. These improvements will also provide access to the Clemson Area Transit system (CAT) as well as direct access to the City of Clemson and Clemson University.

### **Ownership and Covenants/Conditions/Restrictions**

Ownership of the project will remain private with any future property owners bound by and agreeing to this ordinance. Management and Maintenance of the project will be by the property owner and/or a property management company hired by owner. Any future covenants, conditions, and restrictions that may be placed on property will follow the guidelines and be governed by this Ordinance.

### **Community Open Space for Residents**

In addition to the Public Open Space, there will be ample Community Open Space throughout the development for use and enjoyment by residents. Community Open Space for Residents includes pool, courtyard, and building amenity areas. These areas will remain open for use by all residential tenants.

### **Impact on Public Facilities**

Upon development of the project, there will be an impact on public water and sewer capacity as well as fire protection, police protection, emergency services, and public transportation. Improvements required for connections to public utilities will be made or upgraded as part of the development. The developer (owner) will be responsible for its portion of impact fees assessed to the project. Notwithstanding any this or any other provision in this document, the developer (owner) shall be responsible for all of the improvements identified by Section 103 – Offsite & Public Improvements.

## **PROPERTY LEGAL DESCRIPTION**

Section 1: See Exhibit 1

### **Section 102 - Index of Exhibits**

LEGAL DESCRIPTION

PD SITE PLAN WITH PEDESTRIAN AND VEHICULAR CIRCULATION

PD GRADING PLAN AND STORMWATER PLAN

PD UTILITY

PD LANDSCAPING AND LIGHTING PLAN

PD ARCHITECTURAL SET

### **Section 103 - Offsite Improvements**

The developer (owner) will be responsible for Stormwater improvements that will be made on the site and right of way directly in front of the development. These improvements will bring the site into compliance with local and state requirements for water quality and quantity.

Sanitary improvements, necessary for the development, will be the responsibility of the developer (owner) and will be made to update the public sanitary system to work with the proposed development.

Installation of dog waste stations on College Avenue, Riggs Drive and Knox Road will be included with the development and responsibility of the developer (owner).

Section 1: Developer (owner) will plant minimum 2" caliper street trees at 50' increment along the property frontage of College Avenue, Strode Circle & Riggs Drive within the Public Open Space areas.

Section 2: Developer (owner) will plant minimum 2" caliper street trees at 50' increment along the property frontage of College Avenue & Strode Circle within the Public Open Space areas.

### **Section 104 – Permitted Uses**

Use of the property will consist of dedicated public open space with parking, a commercial area with parking, Student Multifamily Rental Housing with amenities and parking. All uses allowed in the CM zoning district are allowed in the commercial area.

### **Section 105 – Bonding of Vacant Commercial Space**



A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

#### **Section 106 - Hours of operation**

Hours of operation of the commercial tenants will confirm to CM zoning district standards as well as city and state regulations. For the residential area, the pool rooftop amenity is open 9am to 10pm while all other outdoor amenities are open 24/7.

#### **Section 107 – Site**

The property consists of 7 parcels as well as public improvement areas in front of the development. One of the parcels known in this ordinance as Section 2 is located east of College Avenue, North of Strode Circle and west of Knox Road. The majority of the site is east of College Ave, south of Strode Circle and west of Riggs Drive. The property is currently developed into low-density single-family homes and commercial buildings. The site has approximately 15 feet of topography change from east to west with an existing drainage running through the site before ultimately entering Lake Hartwell.

The proposed use is for a mixed-use development, made up of student housing rental units that would be marketed to a mixture of students and graduate students. The planned development will have a commercial area designated for retail tenants that will be marketed as a coffee shop, restaurant and supporting retail. With these uses, utilities, other necessities, and associated parking will be provided.

Public water and sewer lines will be located along College Avenue for the development. Any access easements necessary for these utilities will be provided as part of the development.

##### **Section 1:**

A single access point will be provided on College Avenue for vehicles and service. The project will also maintain public parking currently along Riggs Drive and Strode Circle. Pedestrian access points will be available at multiple locations along College Avenue and emergency egress will be provided along Riggs Dr. These access points will remain privately owned and maintained except for the portions that tie into the public right of way.

##### **Section 2:**

A single access point will be provided on Strode Cir. for vehicles and service. Pedestrian access points will be available at multiple locations along College Avenue and Strode Cir. These access points will remain privately owned and maintained except for the portions that tie into the public right of way.

## **Section 108 – Standards and Dimensions**

### Section 1:

Minimum/Maximum lot area(s) – NA

Minimum/Maximum lot width(s) – NA

Minimum building setback (from property line) – 0 Ft front (West/College Avenue), 50 ft front (North/Strode Circle), 25 ft front (East/ Riggs Drive), 15 ft rear (South), and 25 ft side (Southwest)

Maximum structure height – Structure height for this section is measured as the vertical dimension between the average grade along the College Ave building frontage, and top of the roof.

- Maximum height of residential building: 85'-0", excluding stair and elevator overruns, parapets and equipment.
- Maximum height of parking structure: 100'-0", excluding stair and elevator overruns, parapets and equipment.

### Section 2:

Minimum/Maximum lot area(s) – NA

Minimum/Maximum lot width(s) – NA

Minimum building setback (from property line) – 0 Ft front (West/College Avenue), 10 ft rear (North), 10 ft front (South/Strode Circle), and 25 ft side (East/Knox Rd)

Maximum structure height - Structure height for this section is measured as the vertical dimension between the average grade along the Strode Circle building frontage, and top of the roof.

- Maximum height: 65'-0", excluding stair and elevator overruns, parapets and equipment.

## **Section 109 – Impervious Area**

Impervious materials will include the building, sidewalks, curb and gutter, patios, asphalt paving, etc. Maximum impervious coverage will be limited by the following:

Section 1: 75%

Section 2: 90%

## **Section 110 –Open Space**

Open space will consist of setbacks, buffers, lawn, landscaping, sidewalks, ground level seating area and hardscape, building courtyard and pool area as shown on the Open Space exhibit of the Conceptual Site Plan. All open space within the property area shall be owned and maintained by the developer (owner).

The maintenance responsibility of the developer (owner) to include grass mowing, emptying trash receptacles and pet waste stations as well as general maintenance. General maintenance to include repainting peeling paint and keeping surfaces clear of debris and mold.

The private open space will include the courtyard, pool area, and at-grade areas highlighted in yellow on the Open Space exhibit of the Conceptual Site Plan, will remain private and will consist of landscaping, a pool, and a pool deck.

The public open space of the project which will be constructed by developer (owner) will include bike parking, light poles, pet waste stations, trash receptacles, landscaping, and open seating areas. This area will include utilities, necessities, and associated parking in accordance with the Downtown Corridor Plan. The public open space in the property will be governed by a use and liability agreement between the developer (owner) and the city.

The minimum open space will be limited by the following:

Section 1: 35%

Section 2: 20%

As part of the project, there shall be on-street parking, sidewalks and street trees constructed within these open areas. Final Design to be approved by the Zoning and Codes Administrator or the Board of Architectural Review.

### **Section 111 – Occupancy/Density**

Occupant means a natural family or an individual unrelated by blood to a 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.

In addition to the public open space and commercial space, the open courtyard and elevated pool areas shall be reserved as common open space that shall be designated for recreational use by residents.

Area 1: Open Space - N/A

Area 2: Commercial Area - Minimum area = 10,000 SF

Area 3: Student Multifamily Rental Housing

Occupancy for 20% of the total residential units will be limited to two occupants per bedroom in 1 & 2 bedrooms units otherwise maximum occupancy of dwellings is 1 occupant per bedroom.

Density will be limited to 630 bedrooms.

Area 4: Open Space - N/A

Area 5: Student Multifamily Rental Housing

Occupancy for 20% of the total residential units will be limited to two occupants per bedroom in 1 & 2 bedrooms units otherwise maximum occupancy of dwellings is 1 occupant per bedroom.

Density will be limited to 140 bedrooms.

Area 6: Commercial Area - Minimum area = 3,000 SF

### **Section 112 – Design Standards**

Materials for building construction will consist of the following: reinforced concrete and concrete masonry units at the parking deck levels wood framing with brick masonry, metal panel, stucco and fiber cement panel varieties cladding of the apartment structure; insulated operable windows. The commercial retail level along College Avenue will include a mix of brick masonry and metal panels with insulated storefront window and door systems. Final design of exterior building materials to be approved by the BAR.

### **Section 113 – Parking/Circulation**

Parking and Circulation for this PD shall adhere to Chapter 19 - Article VIII of the City of Clemson Code of Ordinance.

The project will include an 8-level parking structure with a residential parking ratio of no less than one space per two bedrooms. No more than 30% of residential parking spaces will be designated as compact. Adequate parking will be provided for both residents and guests. All parking spaces within the parking deck will be 9' x 18'.

Commercial parking will be provided at a minimum ratio of one space per 300 square feet and clearly marked to distinguish it from residential parking. Additional garage spaces will be designated as public parking, managed and operated by the City per the table below. On-street parking spaces will be deeded to the City as public parking and marked with signage approved by the Clemson Police Department. The City will lease parking spaces in the garage at no cost. A separate agreement between the developer (owner) and the City will define responsibilities, management, ownership, and terms related to the public parking spaces.

| SECTION   | USE                                                                         | PROVIDED PARKING SPACES | LOCATION  |
|-----------|-----------------------------------------------------------------------------|-------------------------|-----------|
| Section 1 | Public Parking (including potential ride-share and drop-off loading spaces) | 144                     | Garage    |
|           |                                                                             | 6                       | On-street |
|           | Student Multifamily rental housing                                          | 380                     | Garage    |
| Section 2 | Student Multifamily rental housing                                          | 10                      | At grade  |

Bicycle parking will be available along College Avenue and within the designated parking area, with a minimum of 0.15 spaces per bedroom for use by the public, retail patrons, residents, and guests. All roads will meet emergency access and Fire Code standards.

The developer (owner) will coordinate with the City Traffic Engineer throughout the planning and permitting process and will provide a Traffic Study if required.

#### **Section 114 – Landscaping/Buffers**

All landscaping, hardscape and buffers shall be planted/installed in the manner shown on a Final Landscaping Plan approved by the BAR or Director of Urban Land Management. The Director of Urban Land Management shall reserve the right to reasonably amend any specification established by this section to address specific site conditions. Plantings shall conform to the following:

- **Street trees along College Avenue** = Overstory trees shall be planted in landscape islands utilizing modular suspended pavement systems (Silva Cells) or other similar method approved by the Director of Urban Land Management.
- **Screening around transformer** = Evergreen shrubs shall be planted max 3' o.c. to screen the transformer from the R.O.W.
- Upper story trees will be a minimum of 2" caliper at planting. No more than 25% of total trees may be from one species. All tree species shall be approved by the Director of Urban Land Management.
- Additional landscaping may be planted (including shrubs around buildings and amenity areas) as approved. All shrubs will be shown on the final landscape plan.

#### **Section 115 - Signage**

Signage for this PD shall adhere to Chapter 19 - Article VII of the City of Clemson Code of Ordinance and will conform to the standards of the CM zoning District and AR-District 2. Final Signage Plan will be completed to meet the requirements during the permitting process, which will include BAR approval. Approval of the BAR to include a new entrance sign to the Cold Springs Neighborhood.

#### **Section 116 – Lighting**

Proposed light locations are shown on the PD LIGHTING PLAN which shows lighting installed on building and or street lighting necessary to illuminate any public sidewalk. A lighting photometric plan will be completed to meet City of Clemson Lighting Ordinance during permitting process. Final Illumination Plan will be completed to meet the requirements during the permitting process, which will include BAR approval.

#### **Section 117 – Utilities**

Project will be serviced by City of Clemson water and sanitary sewer. Connection and service fees will be the responsibility of the developer (owner).

Increases in fire, police, emergency management, and roadway use will be offset by substantial increase in property taxes and sales tax generated by commercial and residential components of development.

#### **Section 118 – Connectivity**

The planned development will have direct access to the public right of way. Implementation of the downtown corridor plan provides improvements to road, bike lanes, and multiuse paths. This will provide access to transit and alternative modes of transportation. This development will be within walking distance to the Clemson Area Transit system (CAT), as well as direct access to the City of Clemson and Clemson University.

#### **Section 119 – Grading and Stormwater**

The planned development will involve mass grading of the site for the installation of the building, underground parking, landscape, hardscape, and right of way improvements. The steep topography from North to South will require a cut to provide a split level between College Avenue and Riggs Drive.

Stormwater will be collected with inlets and piped into the development before discharging into the stream located on site and ultimately into Lake Hartwell. Local and state requirements for stormwater management and water quality will be followed. The surrounding areas and downstream analysis will be studied as part of the hydrology study. RCP, HDPE, and PVC pipes will be utilized for all storm materials. All retaining walls will be faced with split block, stone, brick or matching building materials to create a decorative look.

#### **Section 120 – Trash**

The trash collection shall be provided by the developer (owner) through a local private trash collection company.

Section 1: All trash for the development will be collected at the enclosed dumpster service area located at the southern portion of the property. The dumpster service area will be enclosed by roll-up door and serviceable via a service access drive on College Avenue.

Section 2: All trash for the development will be collected at a centralized enclosed dumpster. The dumpster service area will be enclosed by roll-up door and serviceable from Strode Circle.

#### **Section 120 – Accessory Structures**

N/A

#### **Section 123 – Maintenance**

Developer (owner) is responsible for all maintenance of property including building, landscaping, tenant open space, stormwater facilities, and grounds. City of Clemson will be responsible for all public domestic water, sewer mains, and sewer force mains.

#### **Section 124 – Phasing**

N/A

#### **Section 125 – Construction Activity**

Construction hours and noise guidelines shall adhere to Sec 13-10 of the City of Clemson Code of Ordinances. Construction Schedule and Site Management Plan for allowable construction times and sequencing will be submitted by Developer (owner) and Contractor for approval during permitting.

#### **Section 126 – Transfer of Ownership**

This Ordinance will remain in place through any transfer of ownership of property. Any transfer of ownership of the property does not release the property owner of maintenance and management of property per this Ordinance. Any new owner will take over maintenance and management per this Ordinance. Nothing herein shall be construed to limit developer's (owner) right to sell, assign or convey the project in accordance with applicable law.



# 398 COLLEGE AVE - CLEMSON, SC

# DESIGN PACKAGE

AUGUST 26, 2025  
LV COLLECTIVE





# Project Location Map

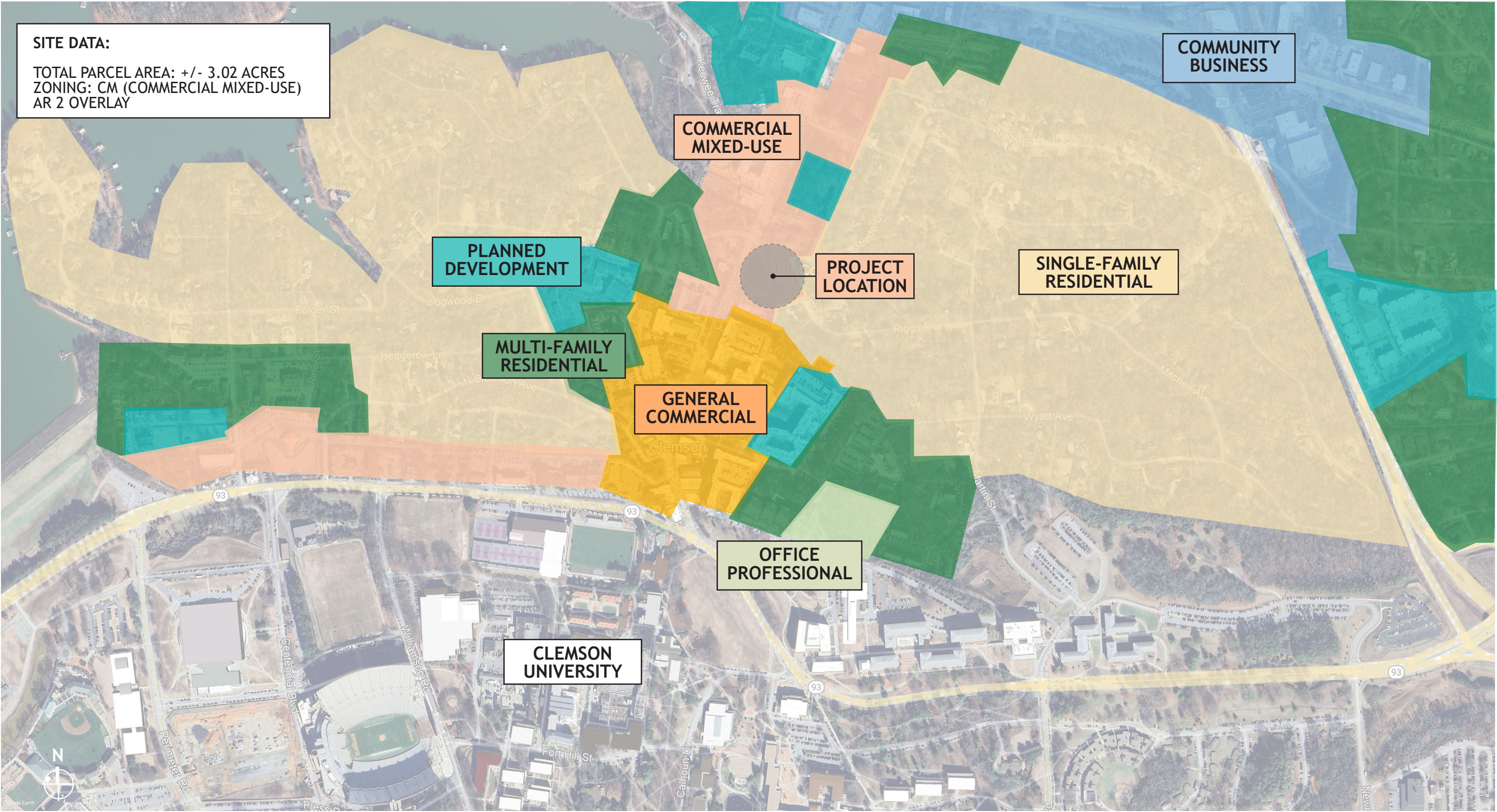
398 College Ave - Clemson, SC





# Existing Conditions - Zoning

398 College Ave - Clemson, SC





# Existing Conditions - Site Considerations

398 College Ave - Clemson, SC





# Conceptual Landscape Plan

398 College Ave - Clemson, SC





# Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC





# Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC





# Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC





# Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC





# Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC





# Conceptual Perspectives - South Parcel

398 College Ave - Clemson, SC





# Conceptual Perspectives - South Parcel

398 College Ave - Clemson, SC





# Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC





# Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC





# Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC





# Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC





# Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC





# Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC





# Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC





# Conceptual Perspectives - North Parcel

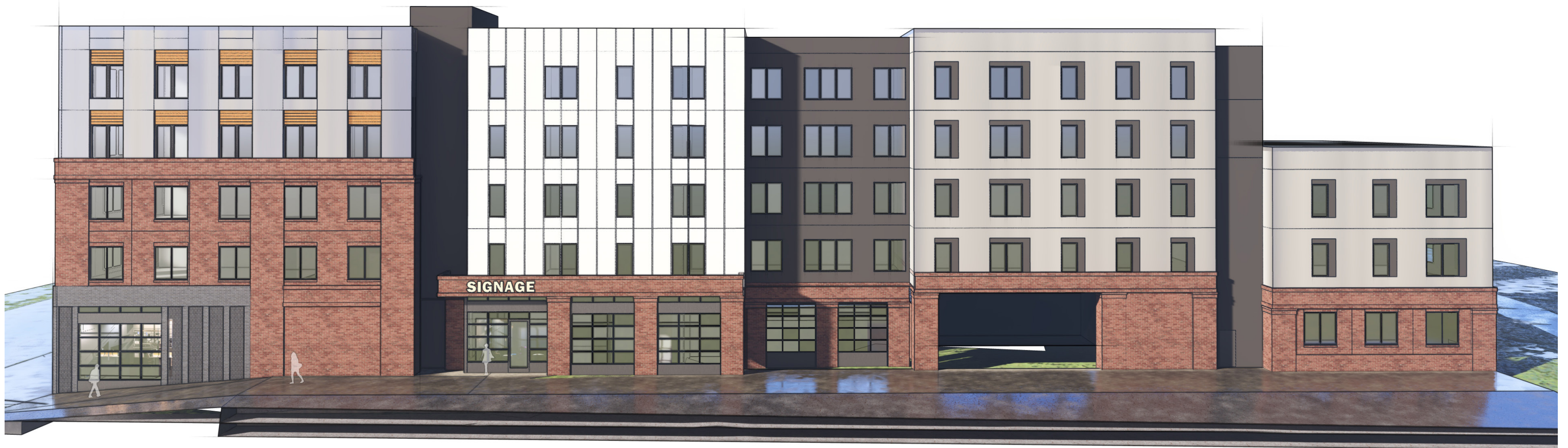
398 College Ave - Clemson, SC



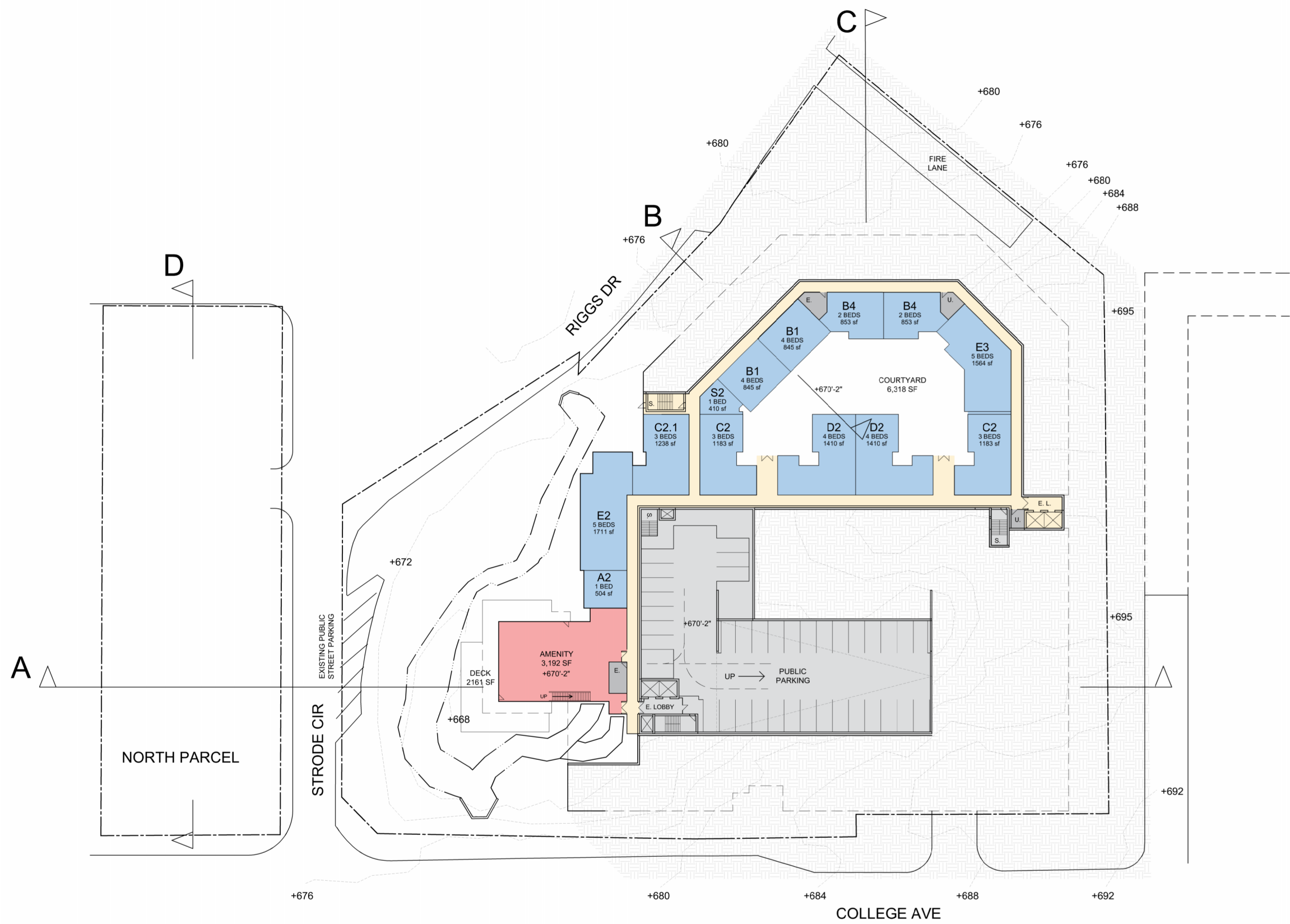


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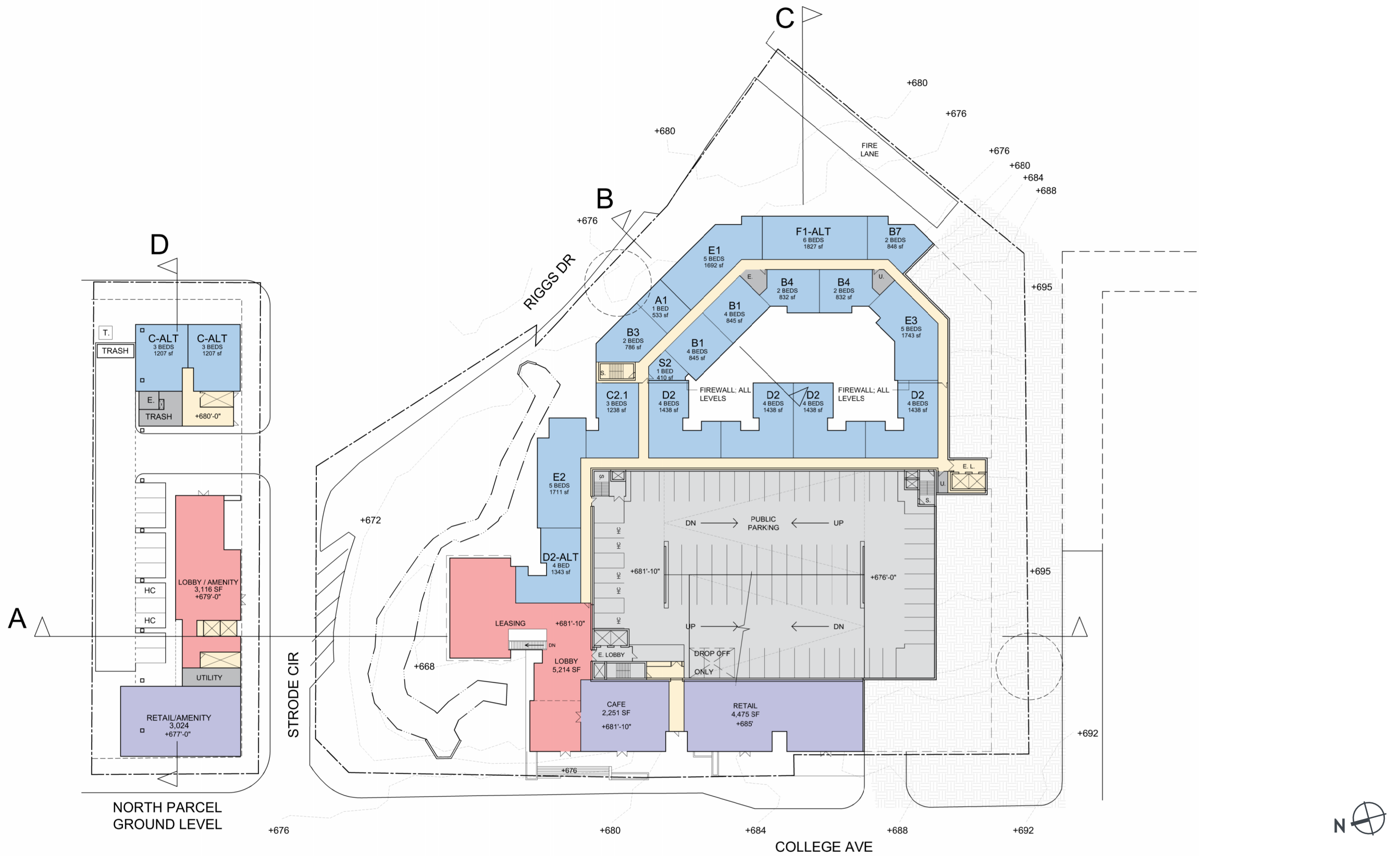
398 College Ave - Clemson, SC



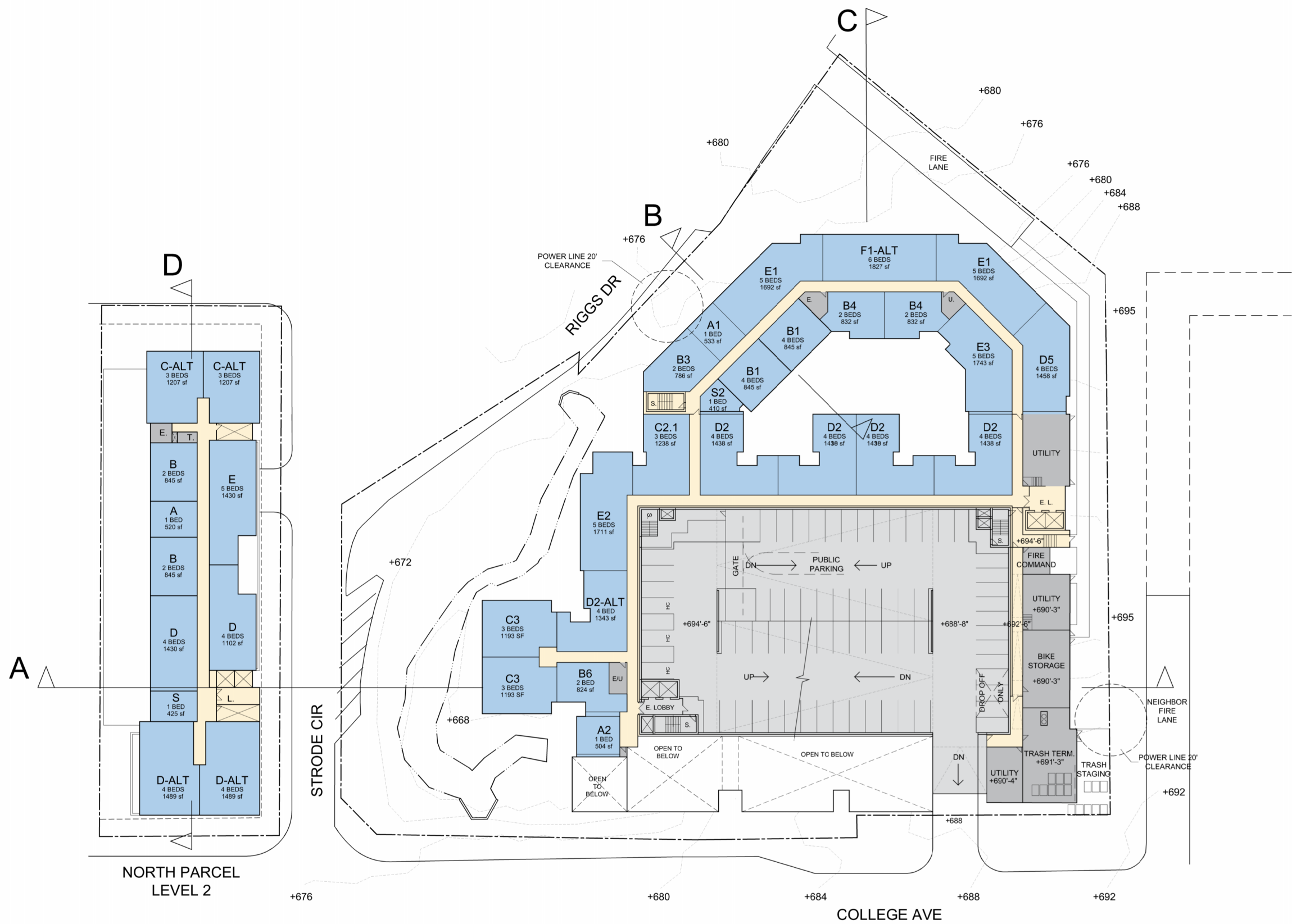




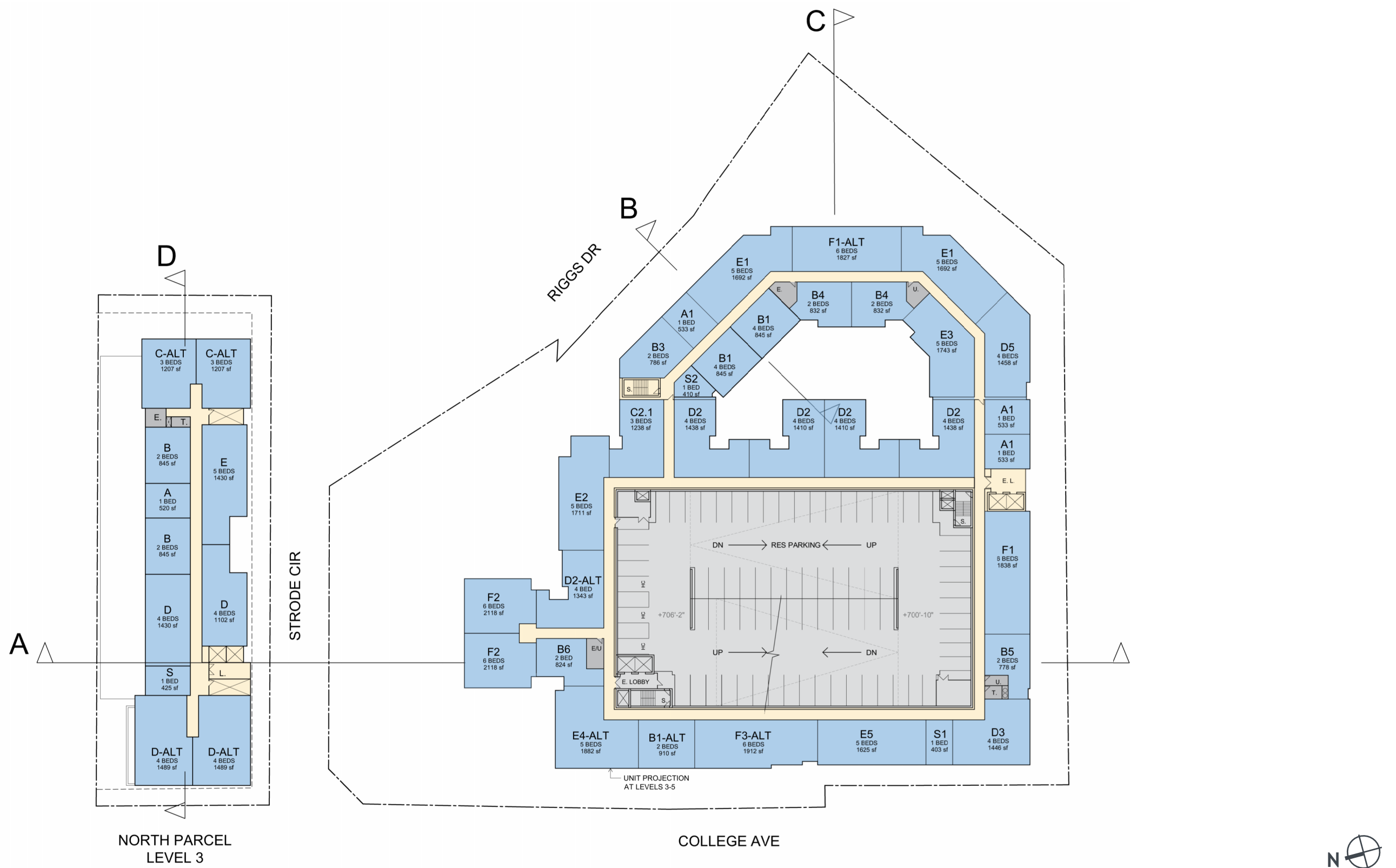




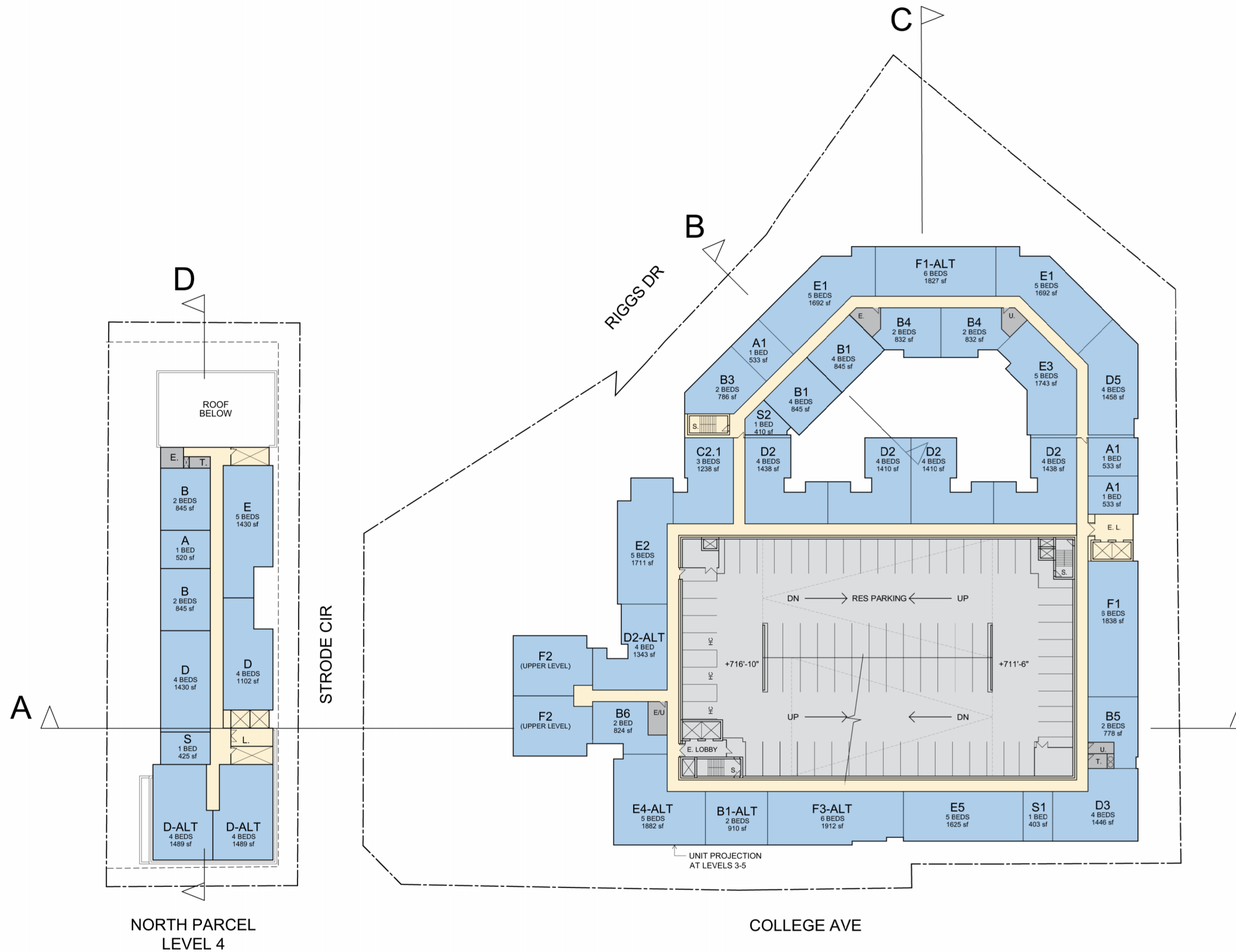




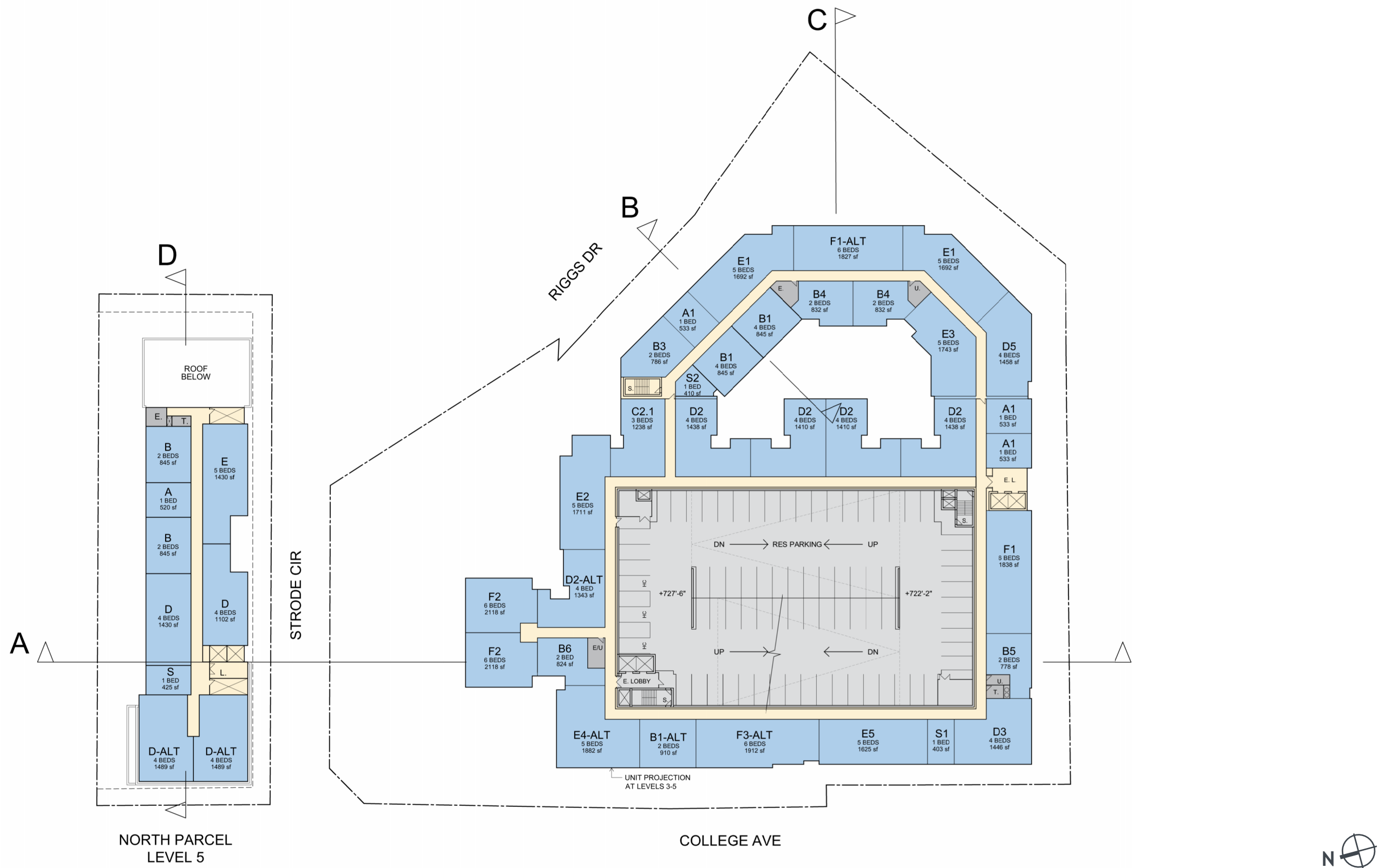




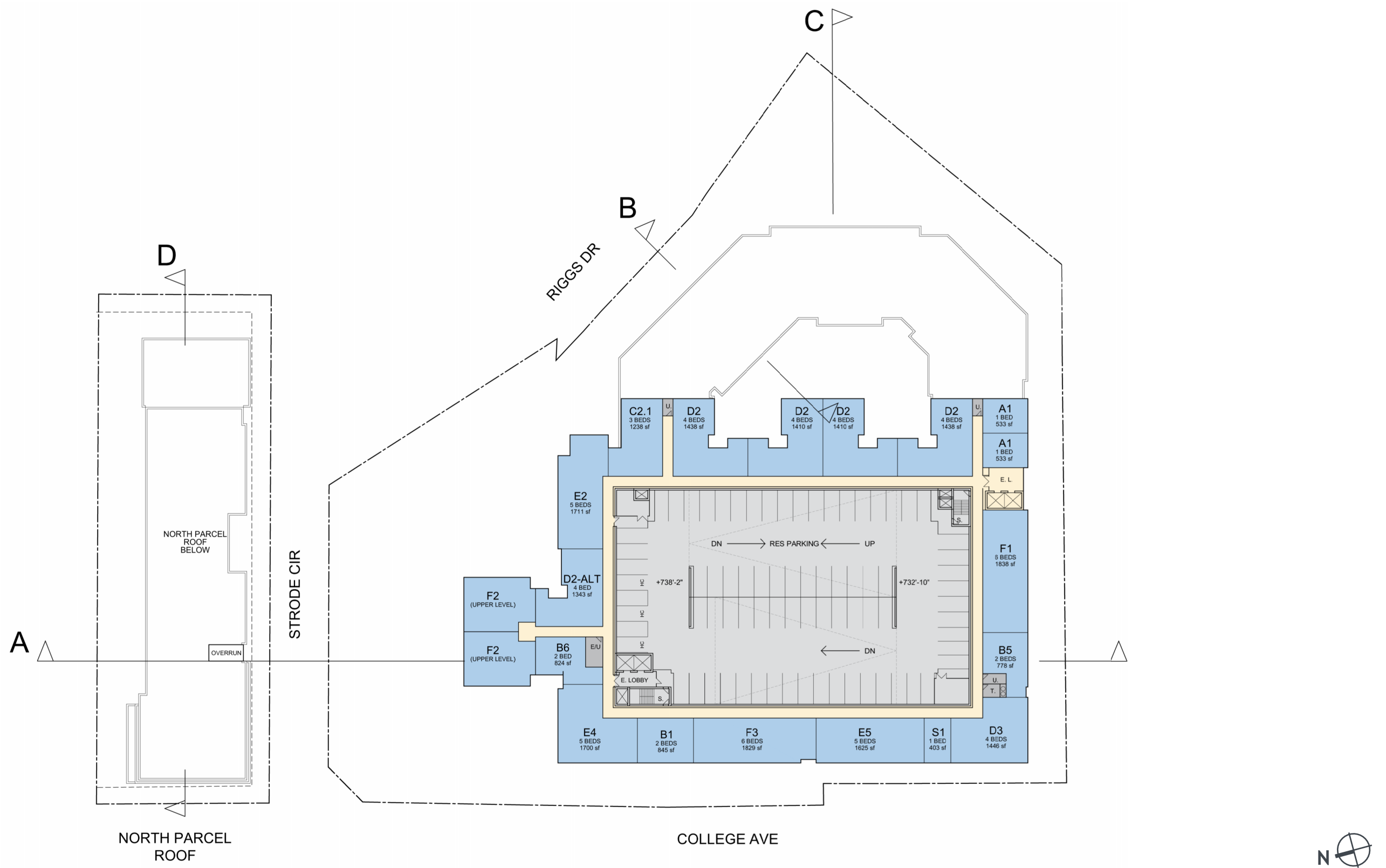




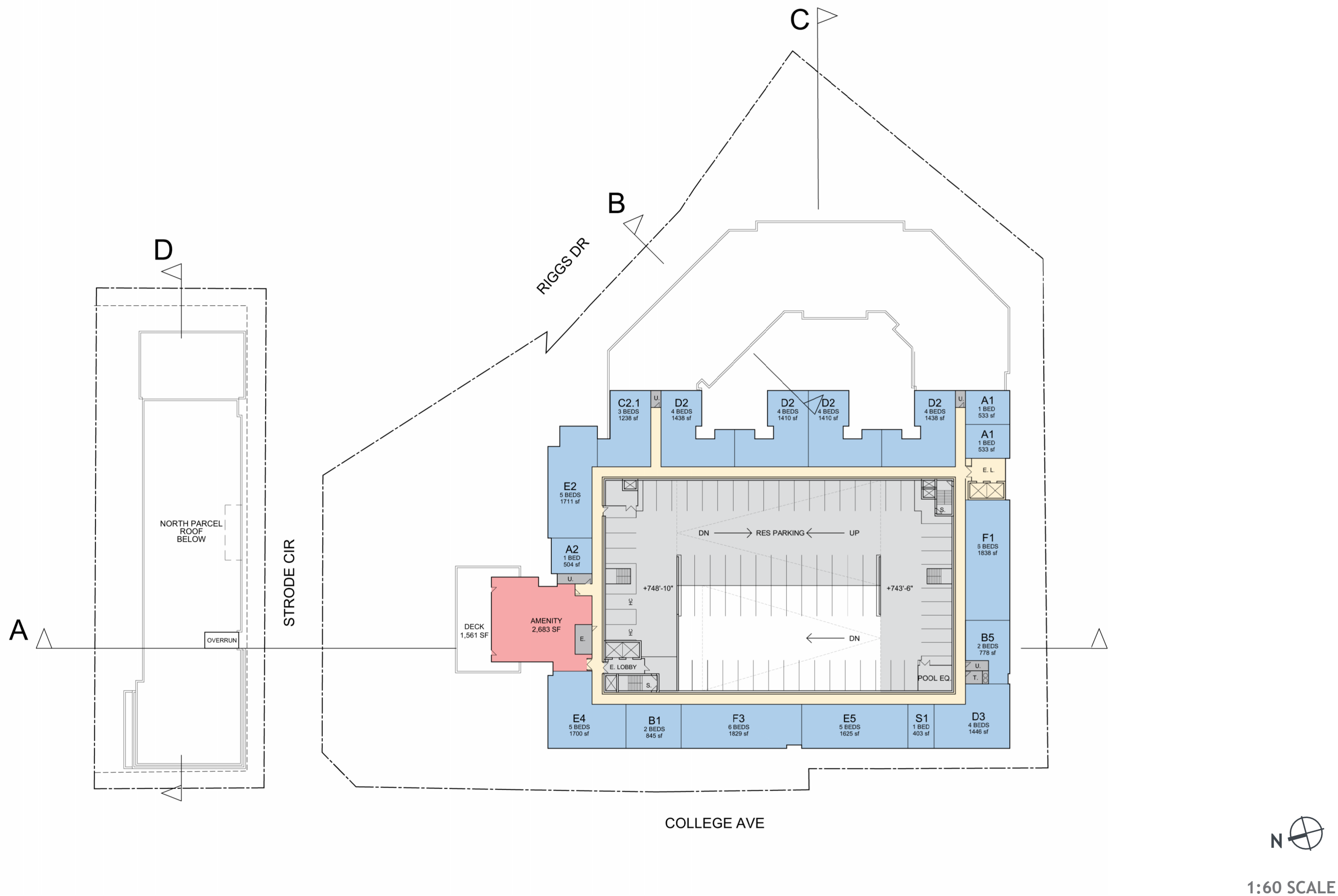




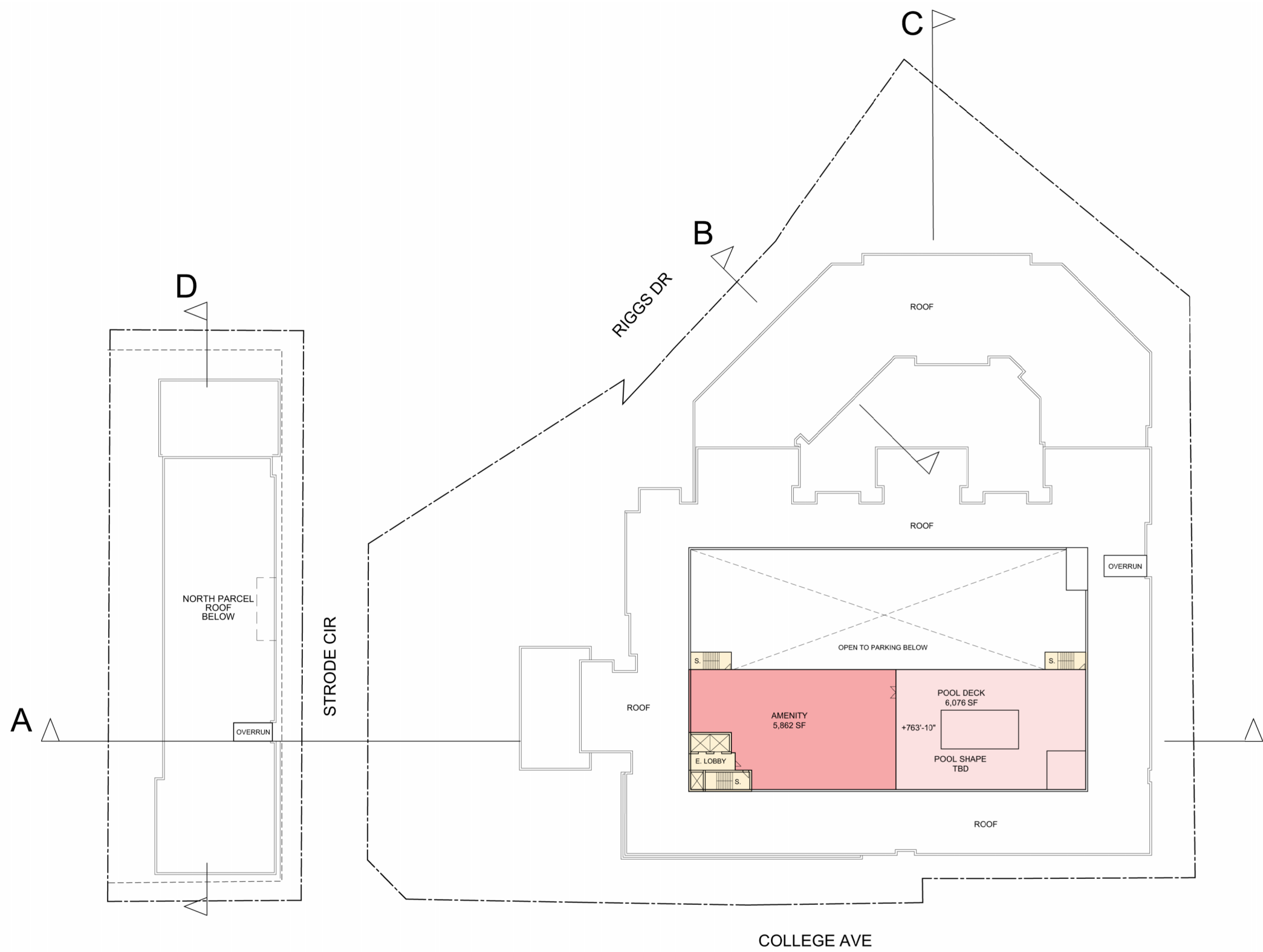




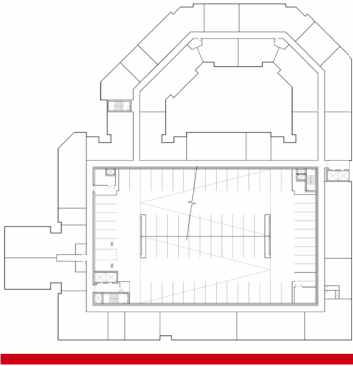
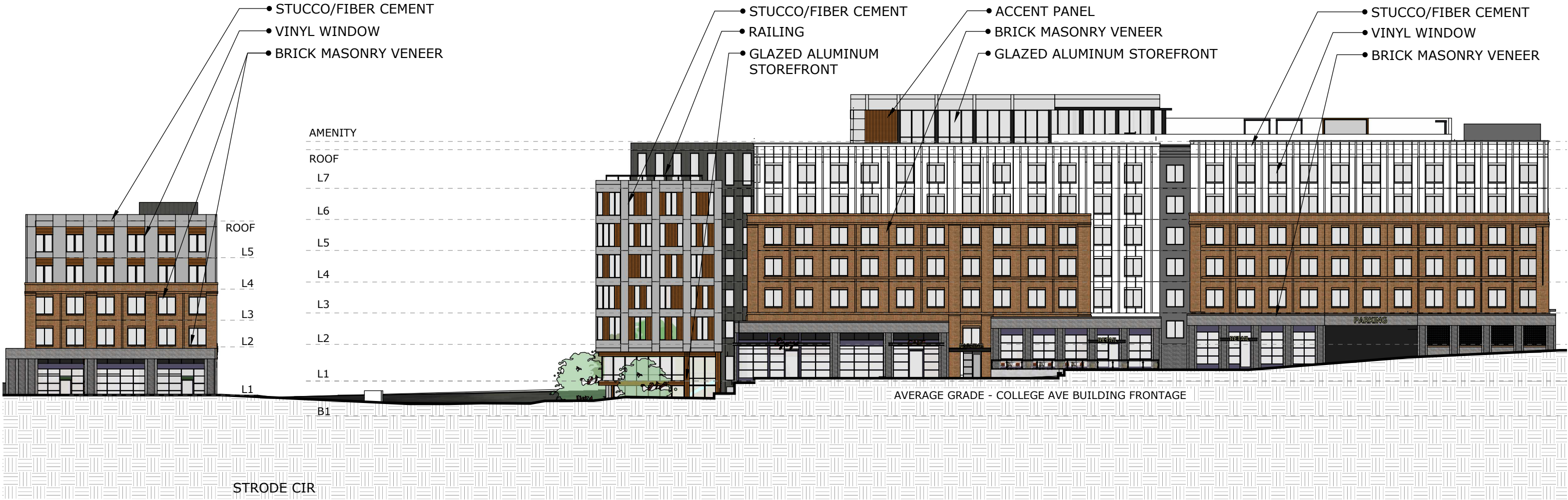






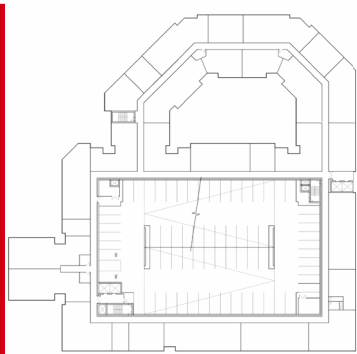






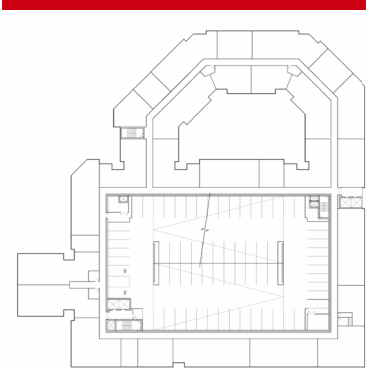
1/32" = 1'0" SCALE





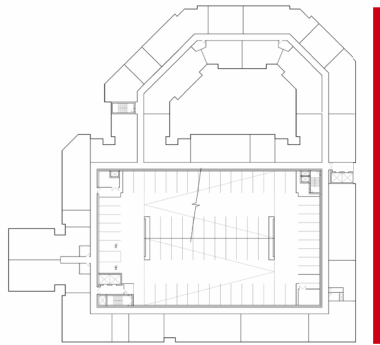
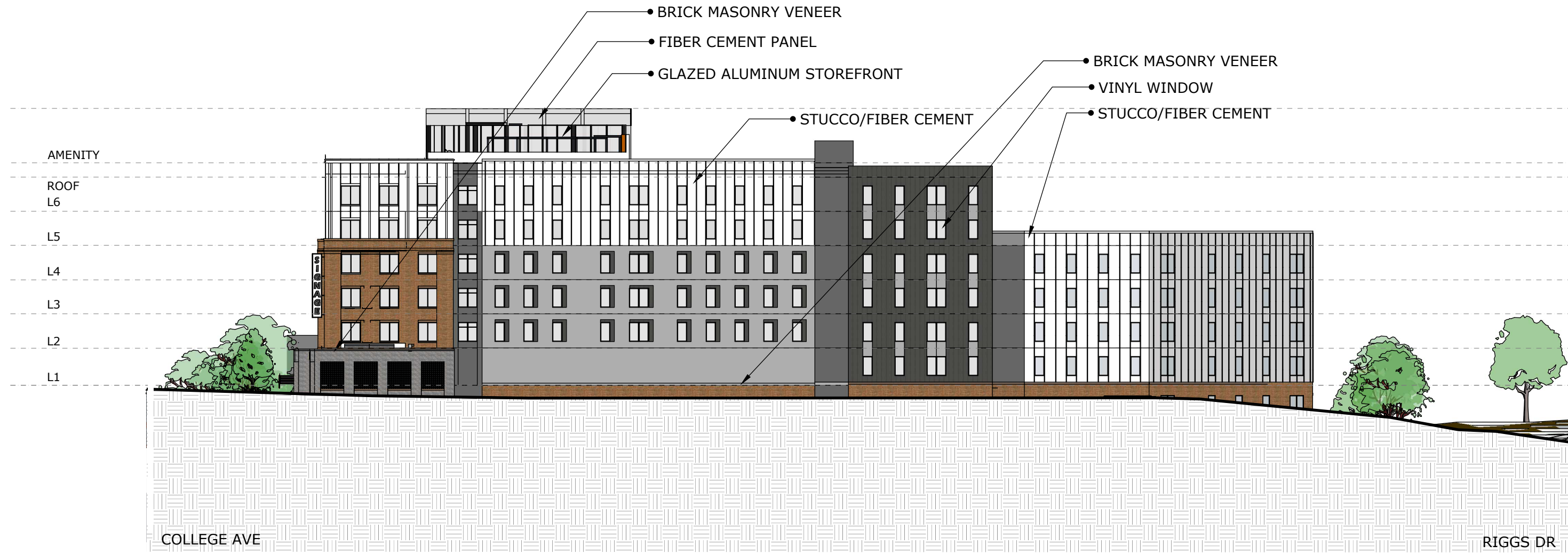
1/32" = 1'0" SCALE





1/32" = 1'0" SCALE



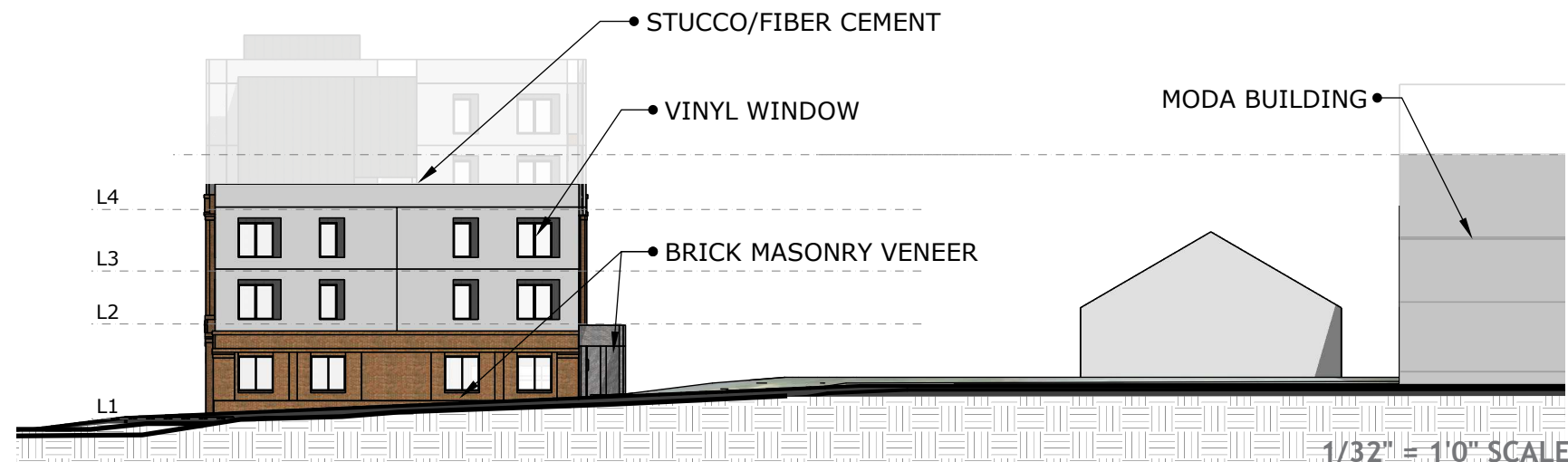
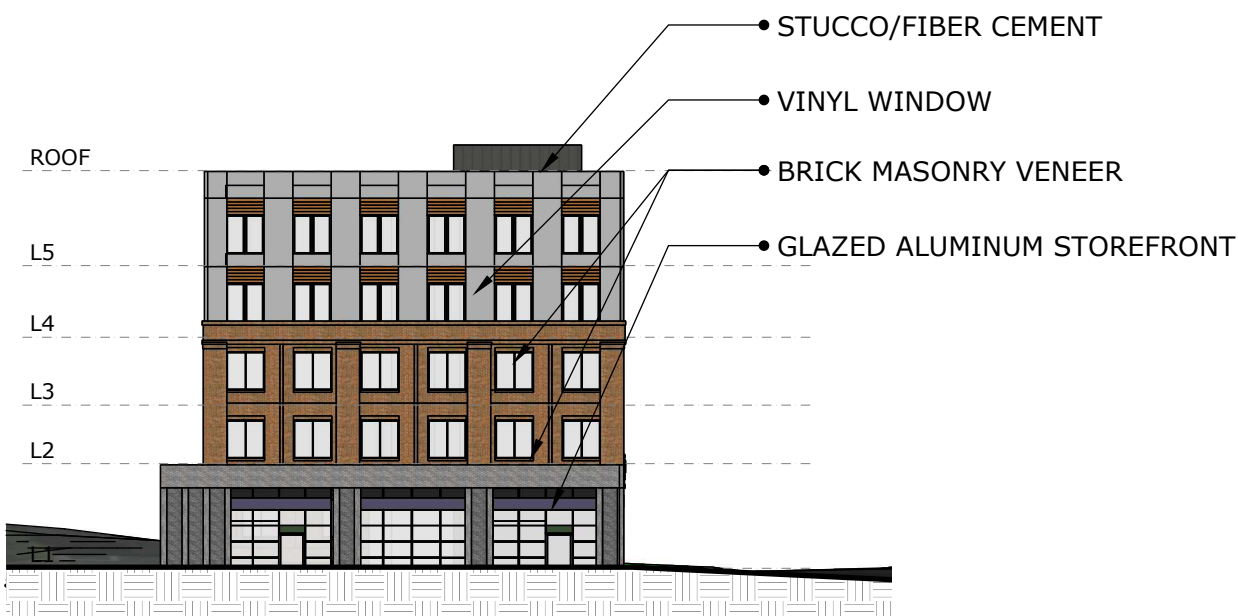
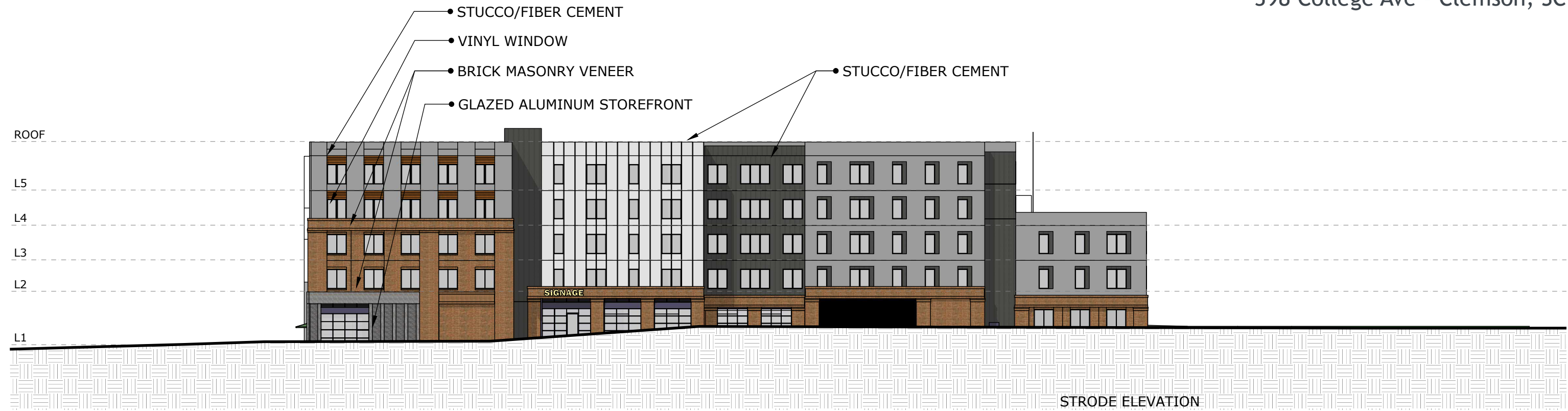


1/32" = 1'0" SCALE



South Elevation

Conceptual Building Elevations - North Parcel  
398 College Ave - Clemson, SC

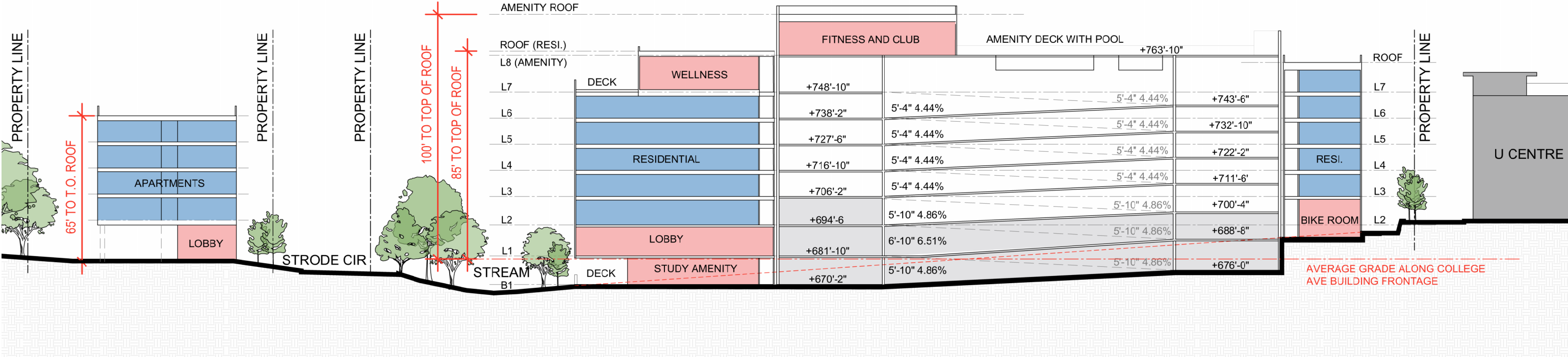




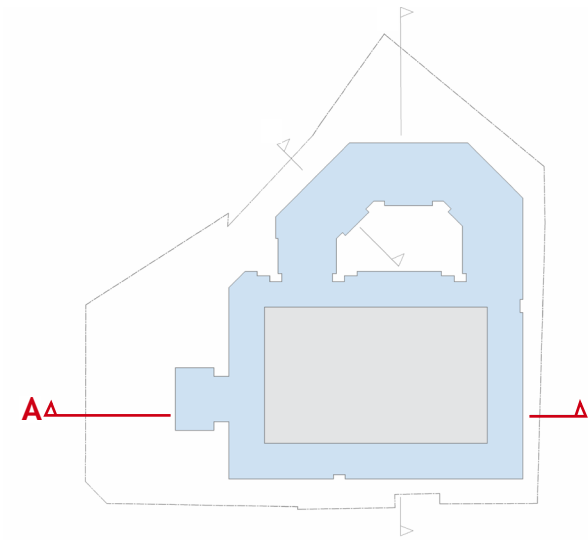
College Ave. Context Elevation  
398 College Ave - Clemson, SC





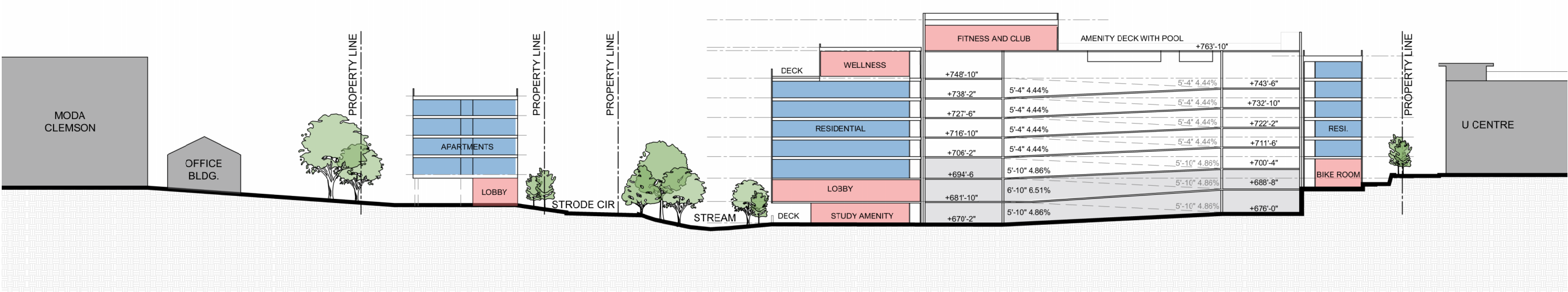


SECTION A - ENLARGED

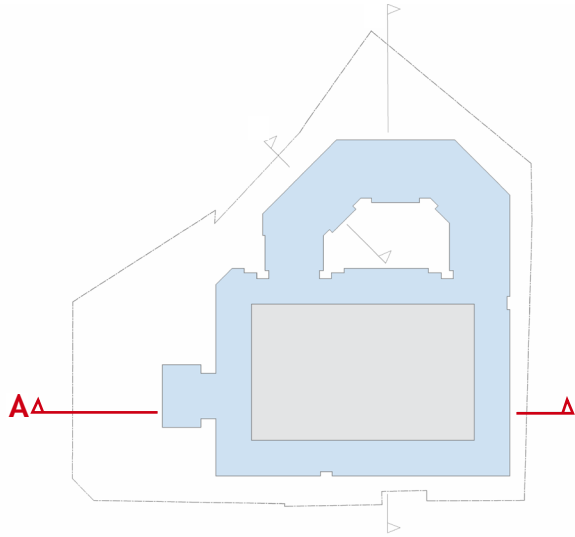


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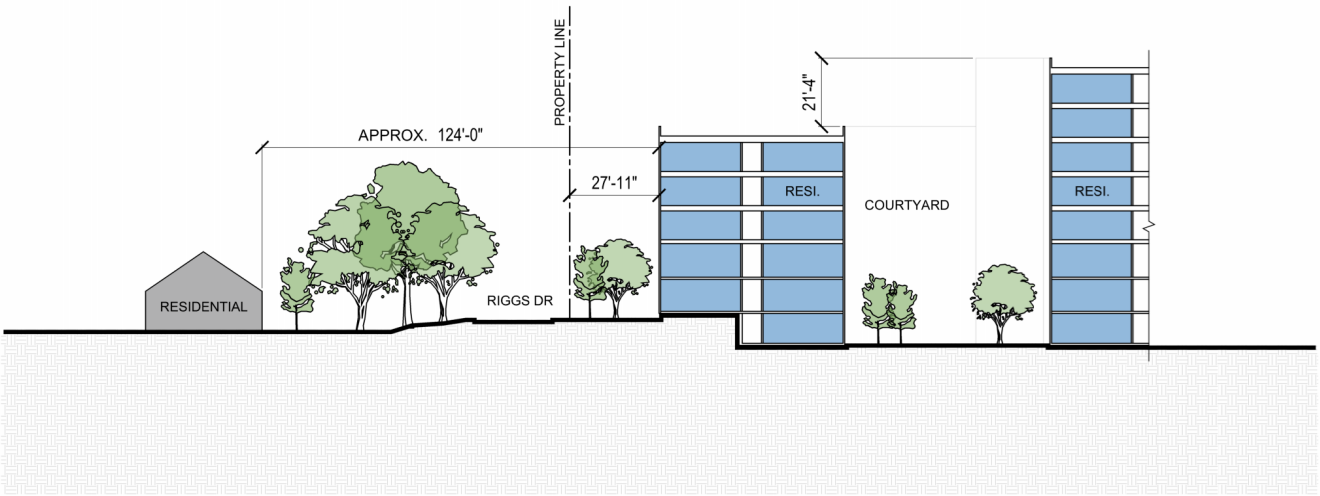


SECTION A

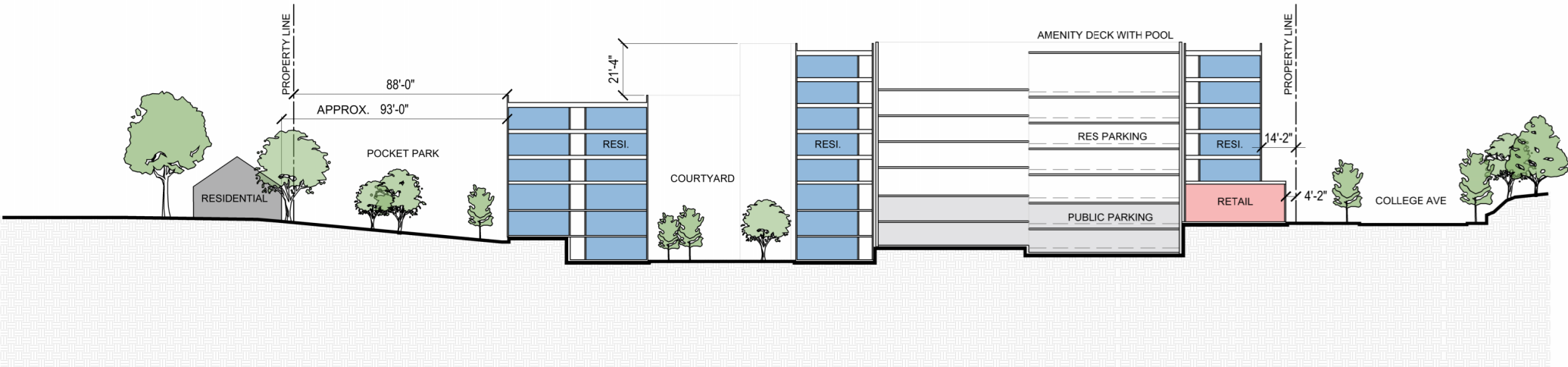


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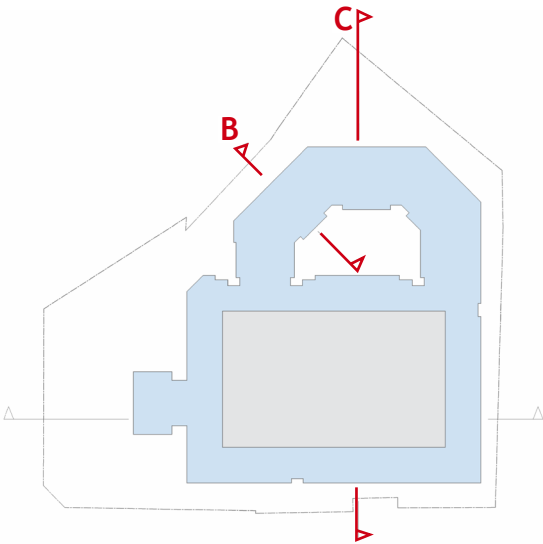




SECTION B

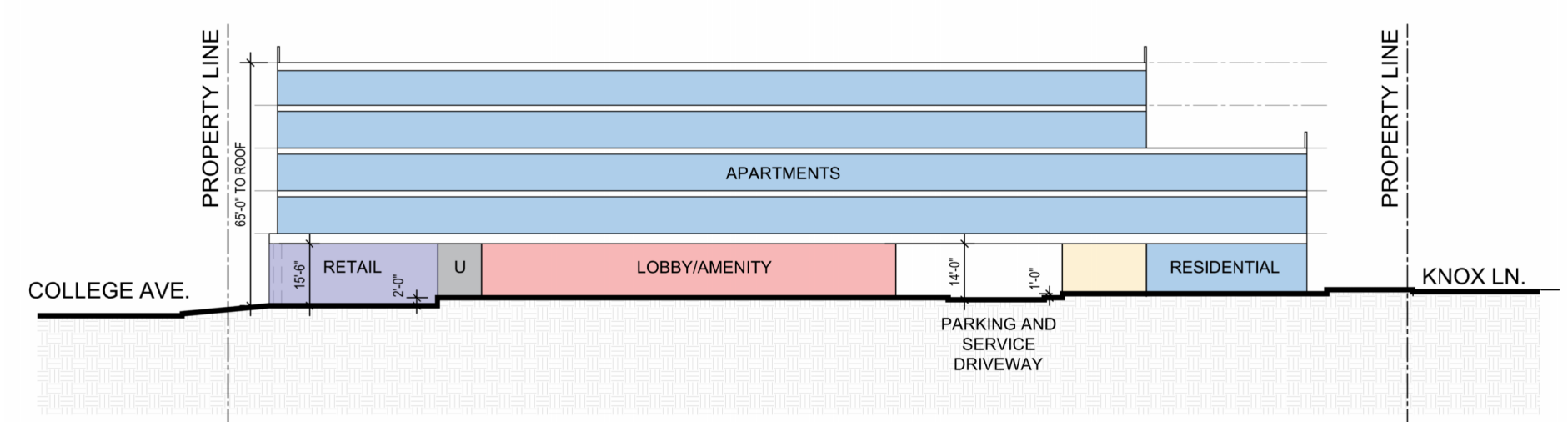


SECTION C



1:60 SCALE



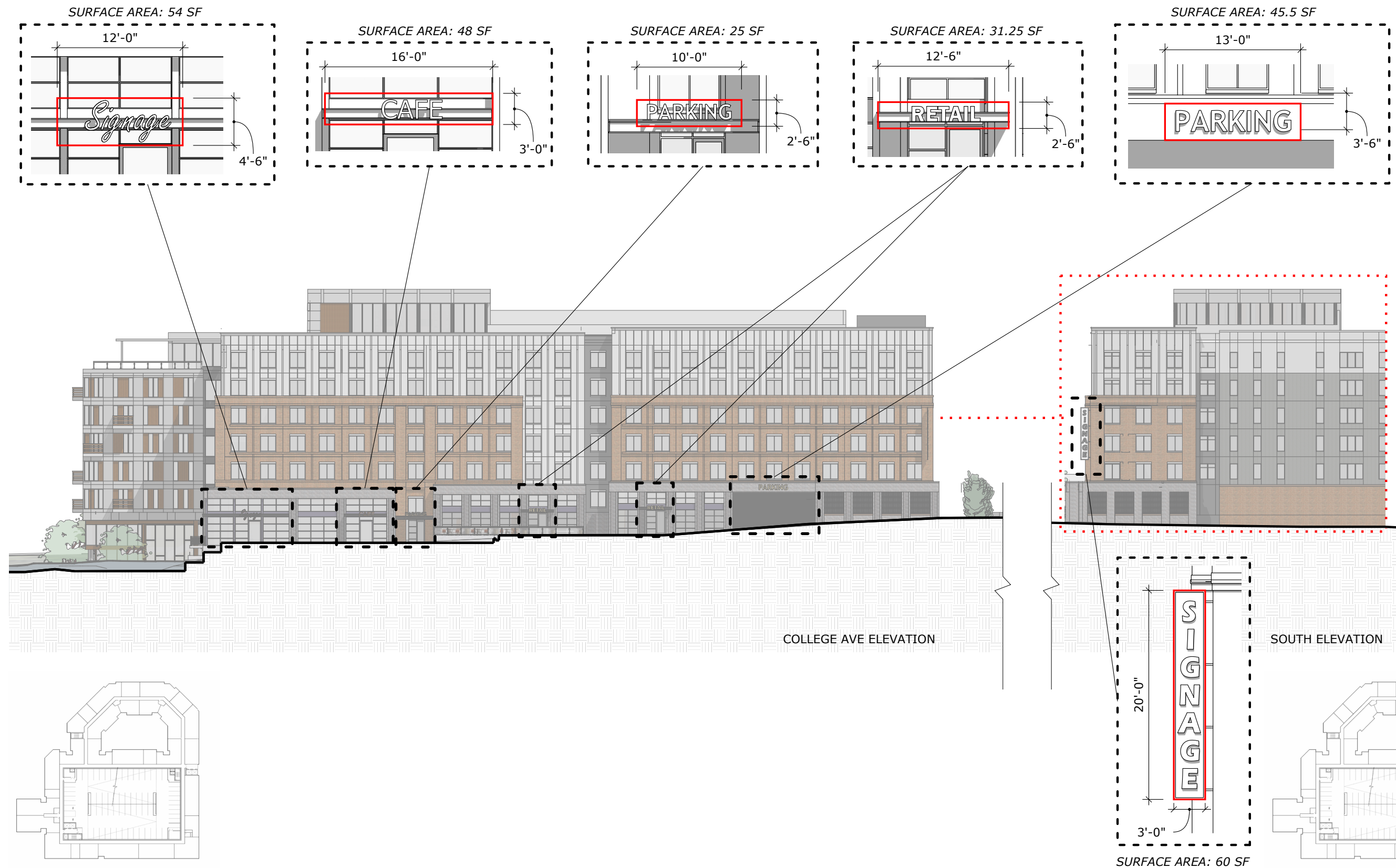


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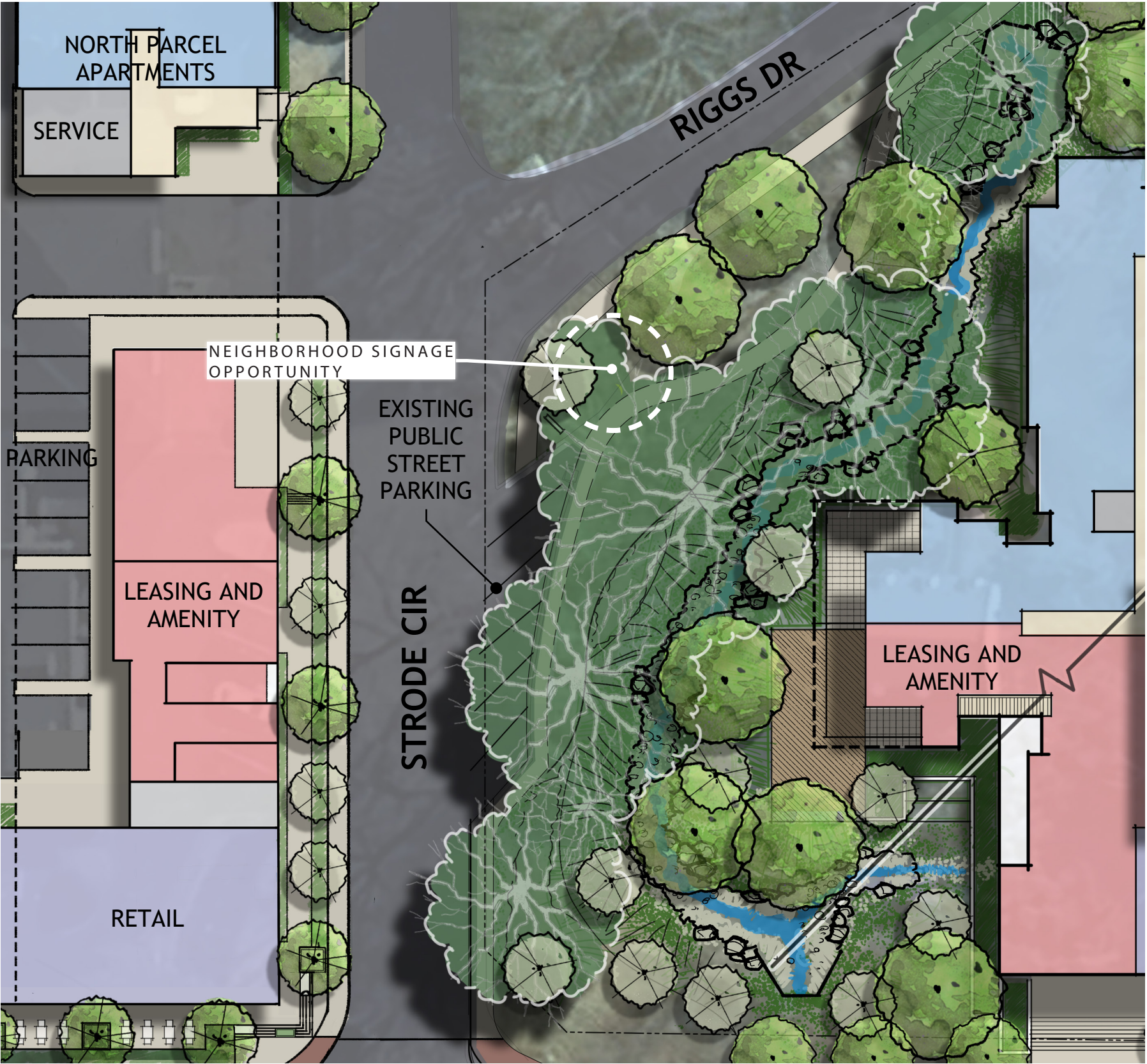
# Signage Diagram

398 College Ave - Clemson, SC





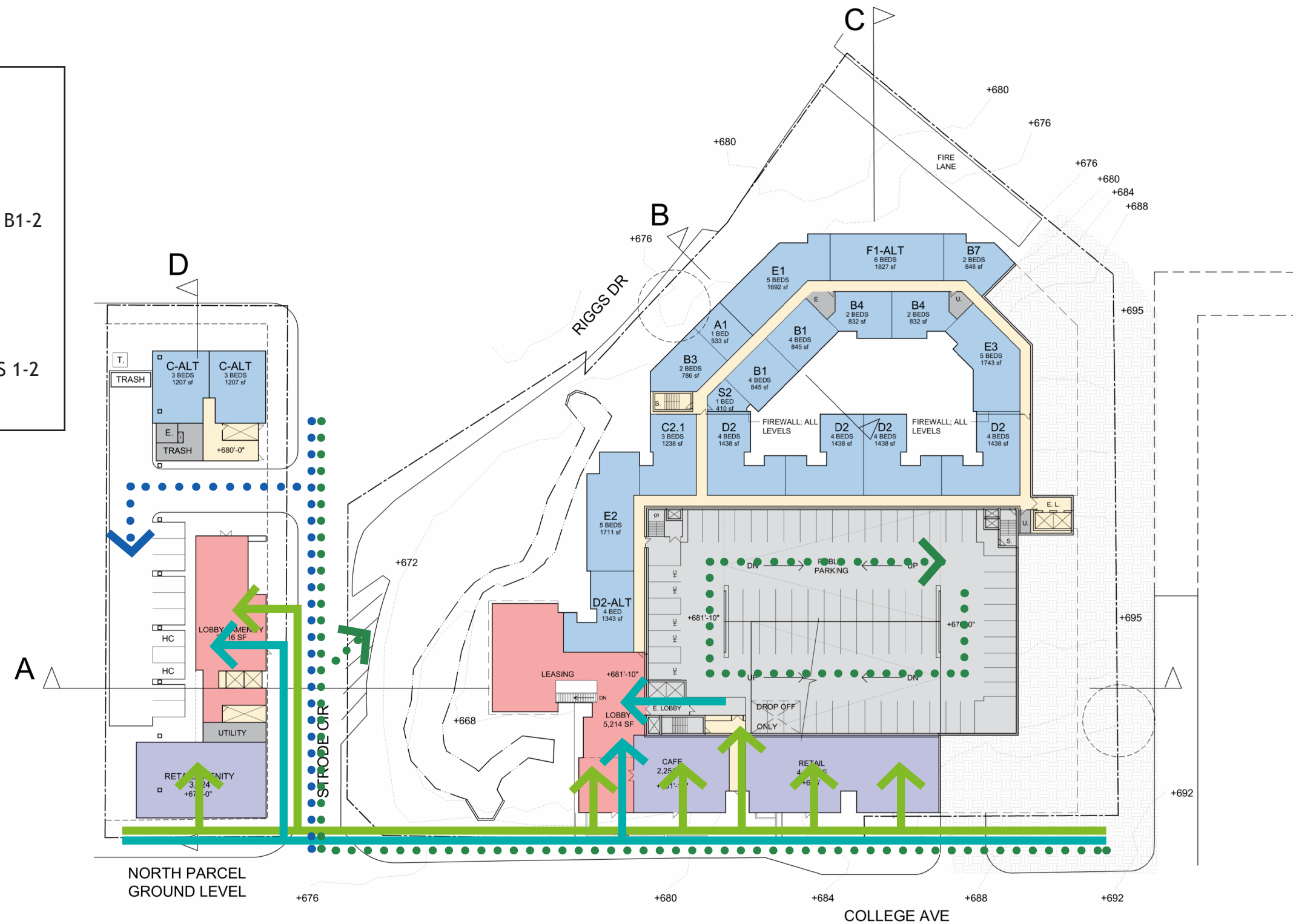
Conceptual Site Signage  
398 College Ave - Clemson, SC





# Diagram - Residential and Commercial - Access, Circulation

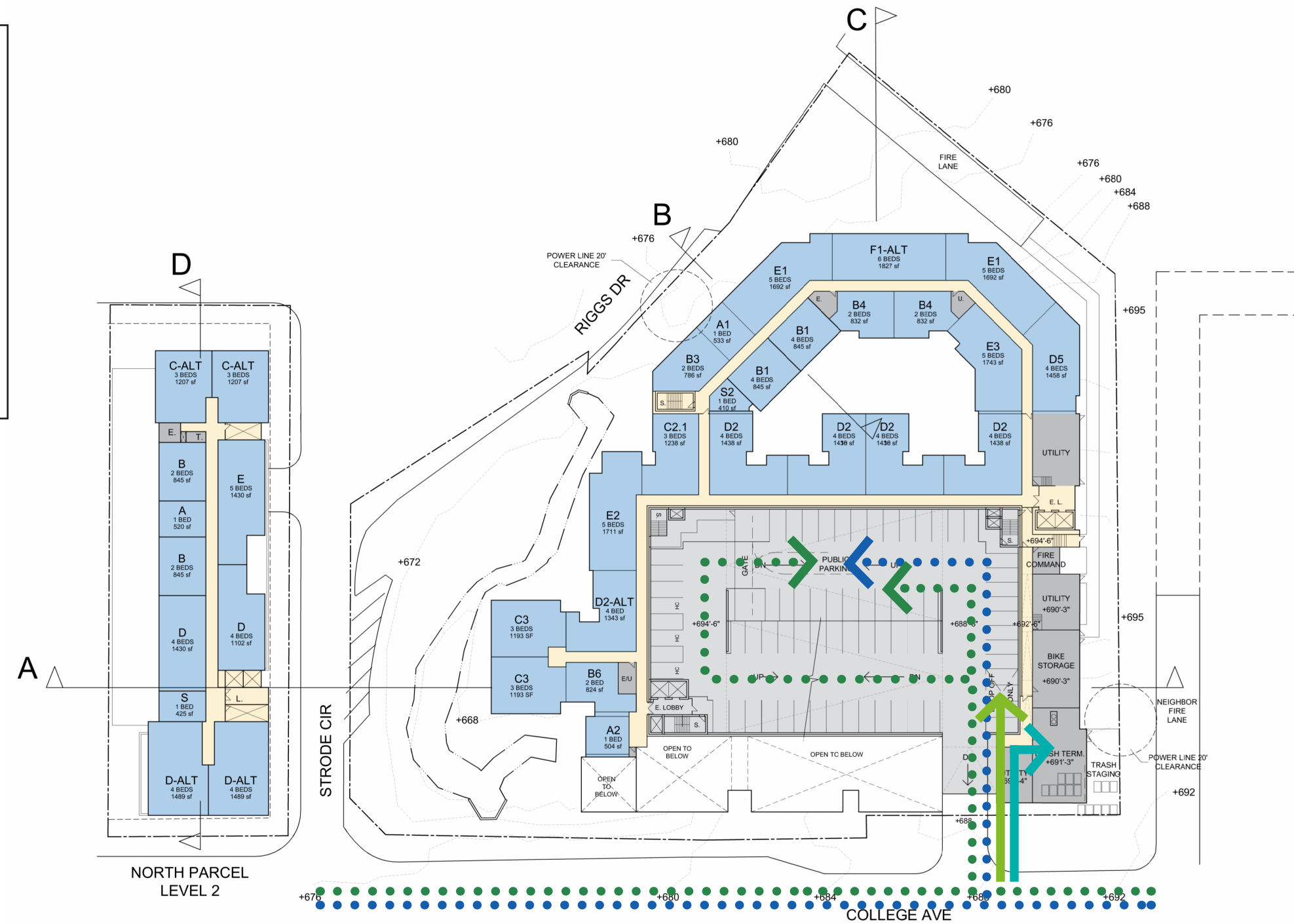
398 College Ave - Clemson, SC





# Diagram - Residential and Commercial - Access, Circulation

398 College Ave - Clemson, SC





# Diagram - Service - Access, Circulation, Locations

398 College Ave - Clemson, SC

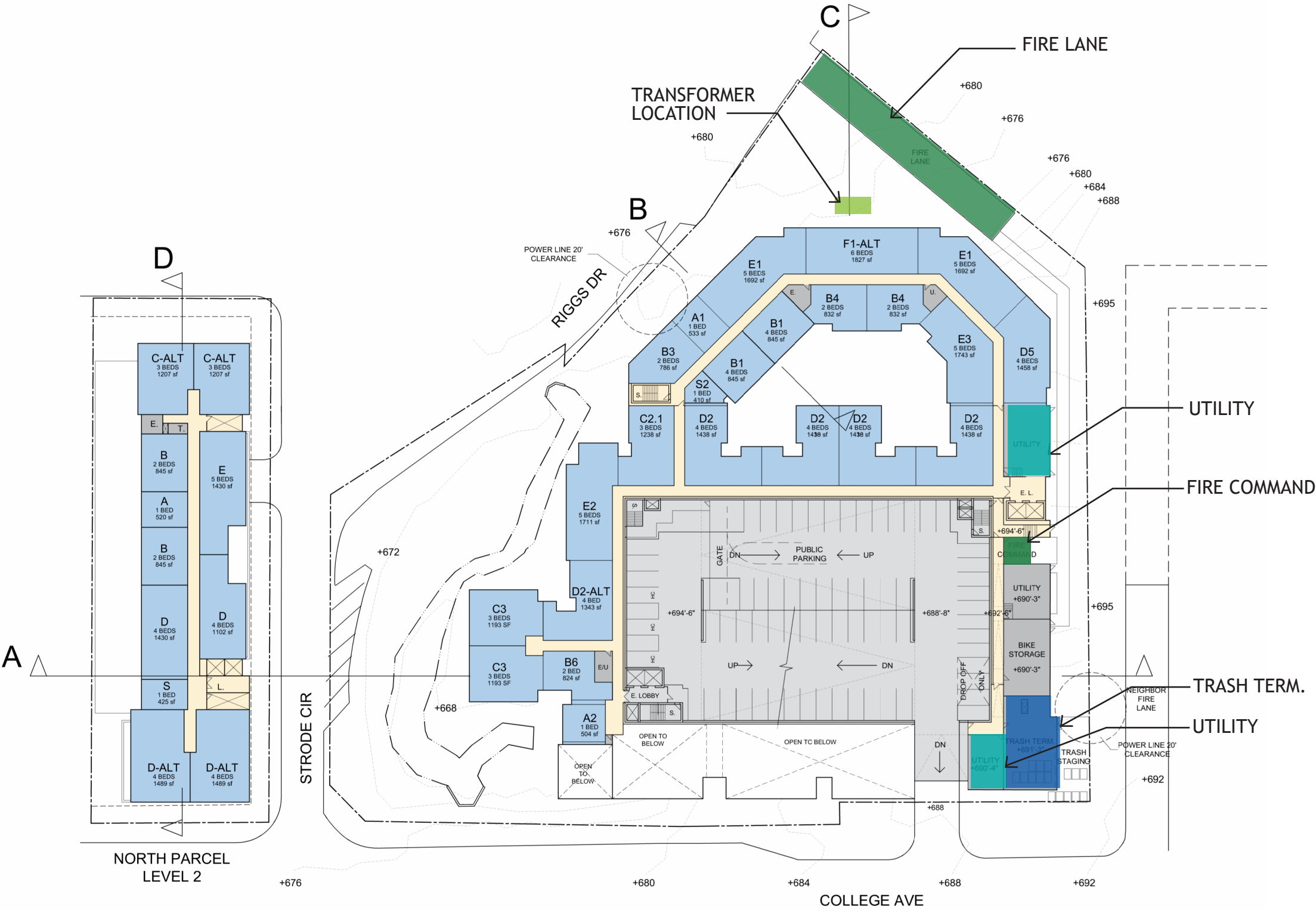
KEY:

TRASH (RESIDENTIAL AND RETAIL)

UTILITY

FIRE

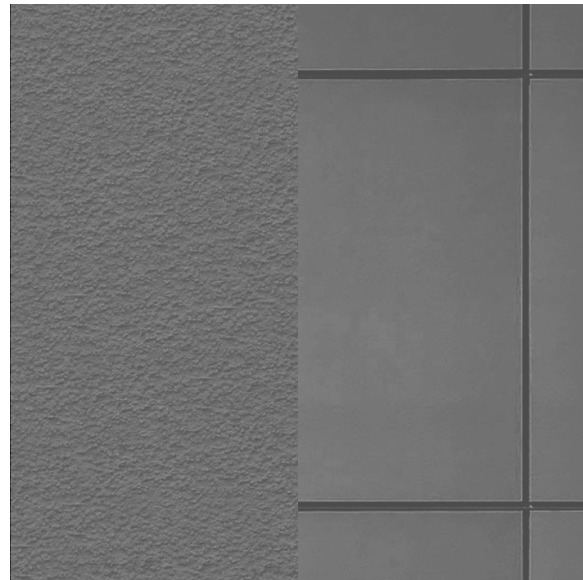
TRANSFORMER AND GENERATOR





# Material Board

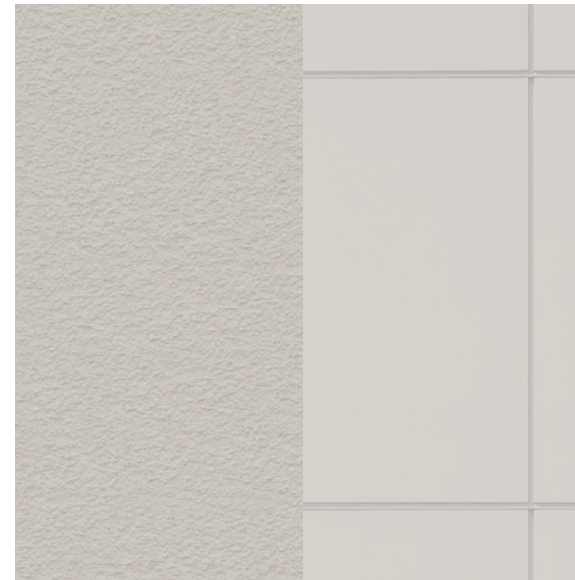
398 College Ave - Clemson, SC



STUCCO/FC PANEL  
ACCENT COLOR



STUCCO/FC PANEL  
COLOR 1



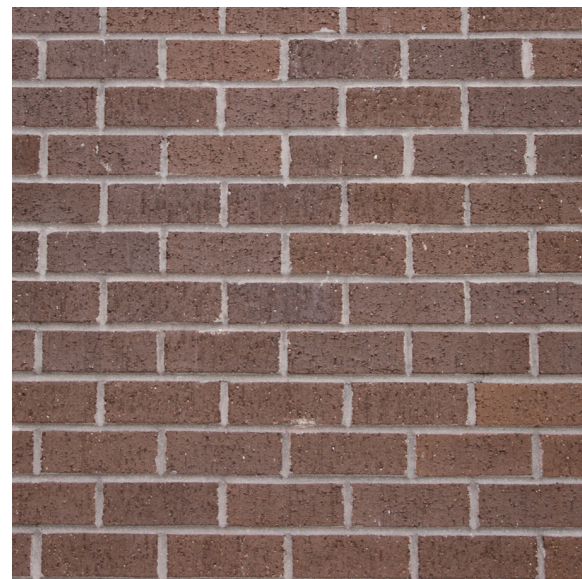
STUCCO/FC PANEL  
COLOR 2



STUCCO/FC PANEL  
COLOR 3



BRICK VENEER 1  
CHARCOAL/IRONSPOT



BRICK VENEER 2  
WARM BROWN



ACCENT MATERIAL - WOOD-LOOK  
PANEL



VINYL WINDOWS

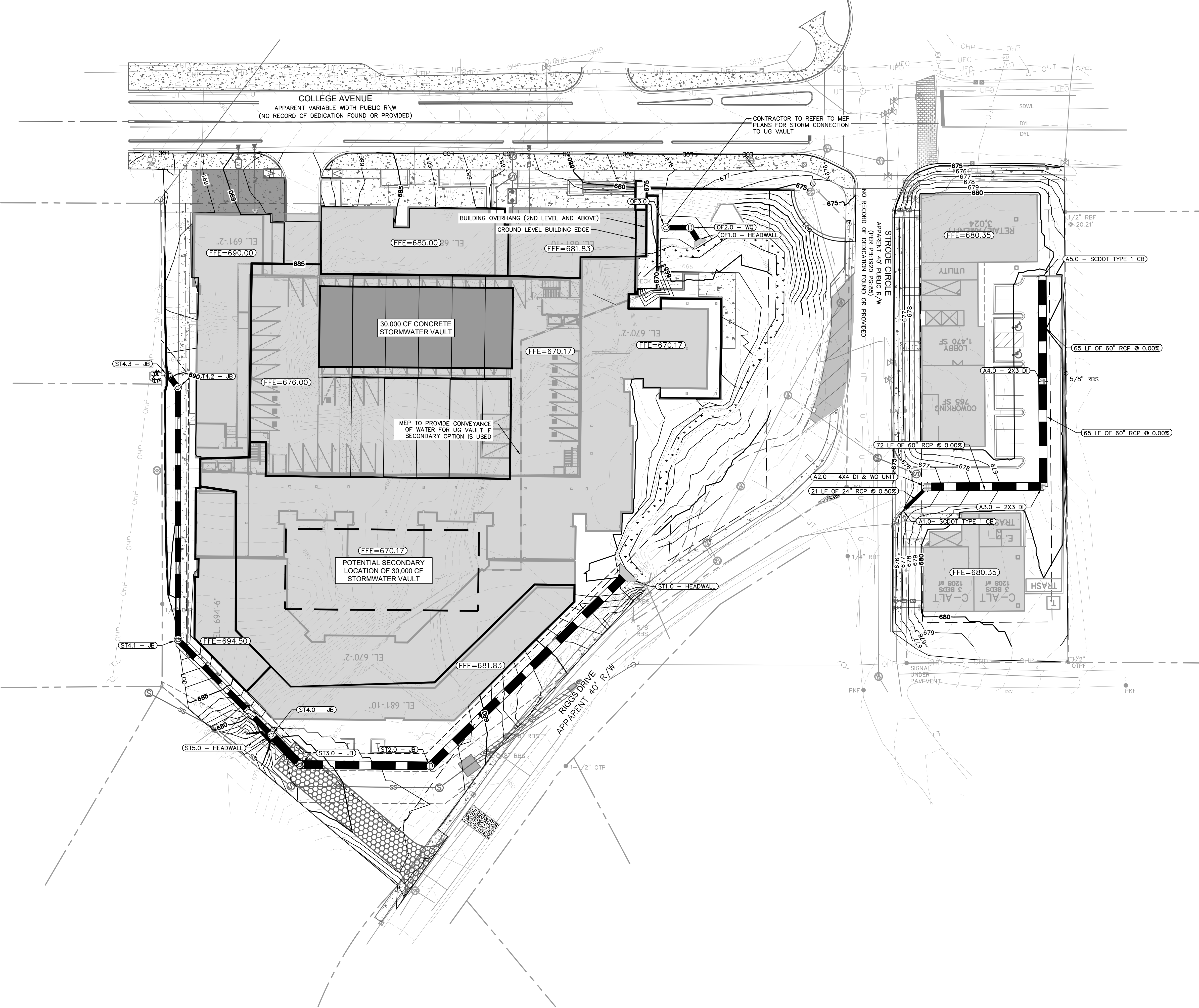


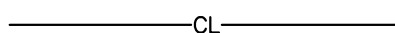
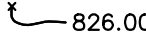






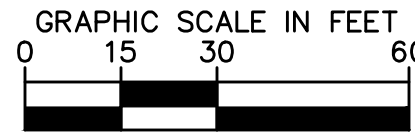
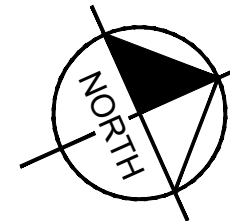




|                                                                                     |                                 |
|-------------------------------------------------------------------------------------|---------------------------------|
|  | PROPERTY LINE                   |
|  | TEMPORARY CONSTRUCTION EASEMENT |
|  | STORM DRAIN ( $\geq 12$ INCH)   |
|  | STORM DRAIN ( $< 12$ INCH)      |
|  | ROOF DRAIN                      |
|  | UNDER DRAIN                     |
|  | CURB AND GUTTER                 |
|  | SPILL CURB AND GUTTER           |
|  | CLEARING LIMITS                 |
|  | EXISTING CONTOUR                |
|  | PROPOSED CONTOUR                |
|  | SPOT ELEVATION                  |
|  | CATCH BASIN (CB)                |
|  | MANHOLE (SDMH)                  |
|  | CLEANOUT (SDCO)                 |
|  | DROP INLET (DI)                 |
|  | AREA DRAIN (AD)                 |
|  | CONTROL STRUCTURE (CS)          |
|  | FLARED END SECTION (FES)        |
|  | CONCRETE HEADWALL (HW)          |
|  | RIP-RAP APRON                   |
|  | FLOW ARROW                      |
| TW                                                                                  | TOP OF WALL (GRADE ELEV.)       |
| BW                                                                                  | BOTTOM OF WALL (GRADE ELEV.)    |
| TP                                                                                  | TOP OF PAVEMENT (GRADE ELEV.)   |
| TC                                                                                  | TOP OF CURB (GRADE ELEV.)       |
| TC/TP                                                                               | FLUSH CURB (GRADE ELEV.)        |
| WT                                                                                  | WATER TIGHT JOINTS (WT)         |

## FINE GRADING NOTES

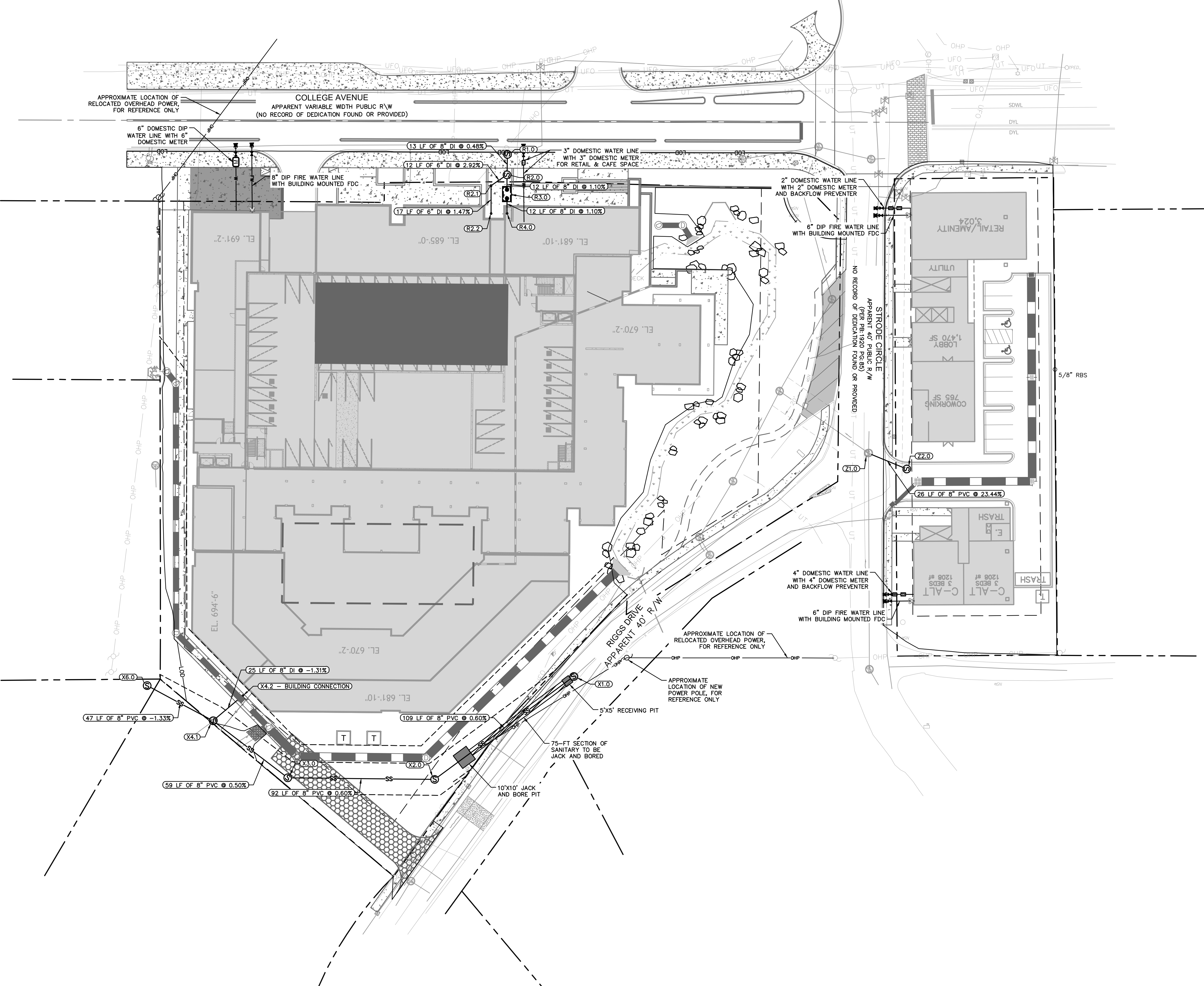
1. SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE.
2. PEDESTRIAN CROSSWALKS TO HAVE MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% LONGITUDINAL SLOPE WITHIN STRIPED AREA.
3. ADA COMPLIANT AREAS TO HAVE ACCESSIBLE LOADING AREAS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
4. SIDEWALK INTERSECTIONS AND RAMP LANDINGS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
5. THE PURPOSE OF THIS PLAN IS TO CONVEY DESIGN INTENT. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SLOPES TO ENSURE POSITIVE DRAINAGE IN THE FIELD AND IS RESPONSIBLE FOR ALL COORDINATION WITH THE LOCAL JURISDICTION AND SCOTD INSPECTORS.
6. CONTRACTOR TO ENSURE A SMOOTH GRADE IS MAINTAINED ALONG ALL NEW CURB AND GUTTER AND SHALL ENSURE POSITIVE DRAINAGE ACROSS ALL PAVED AREAS.

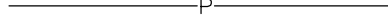
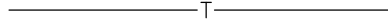
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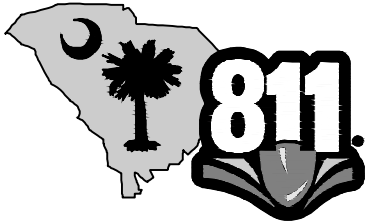
**PRELIMINARY: NOT FOR CONSTRUCTION**



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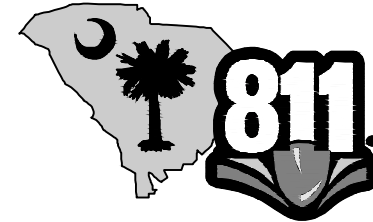
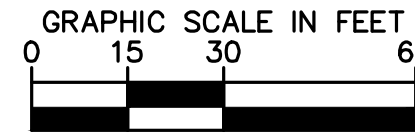
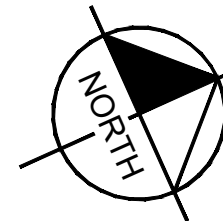
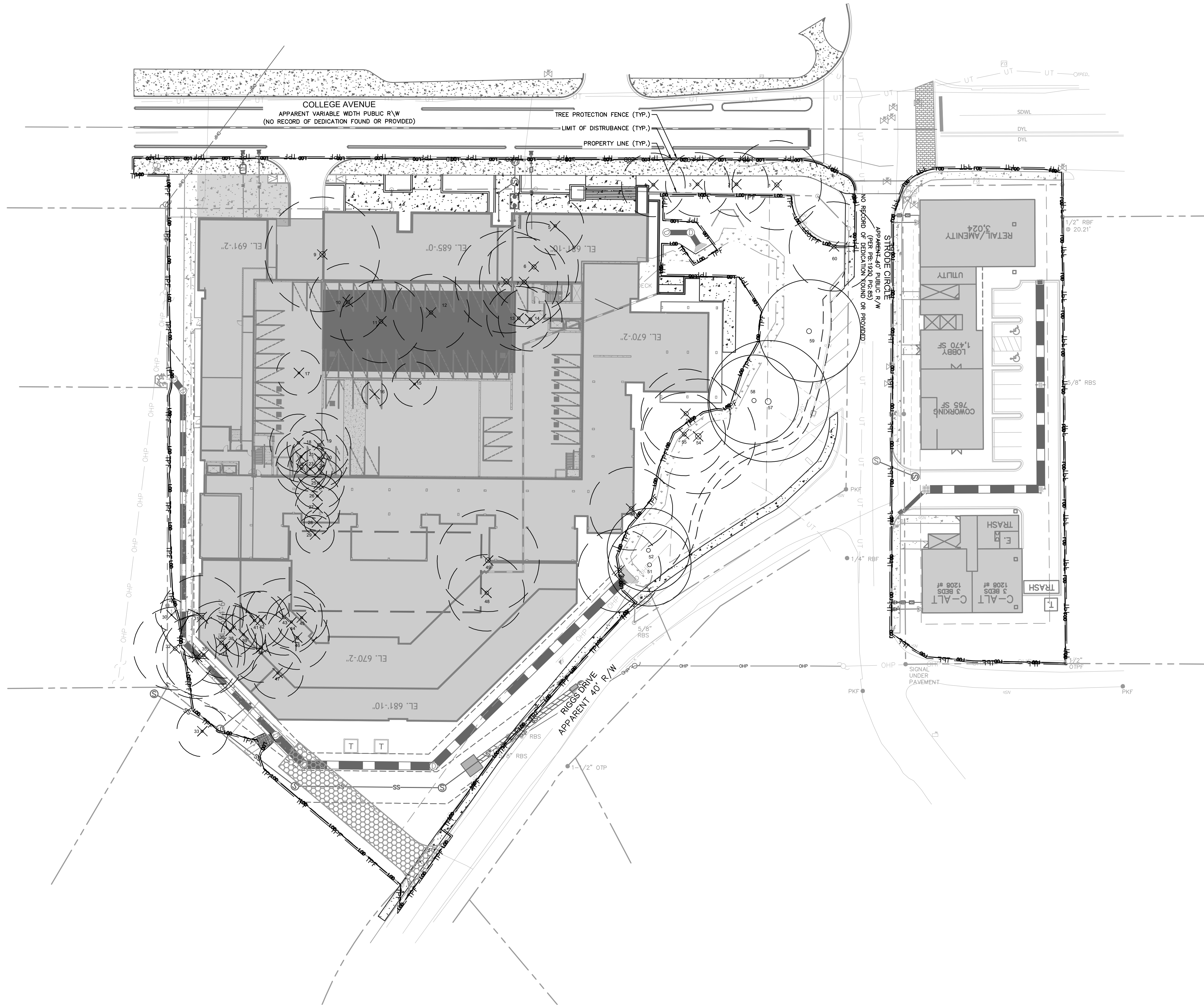
|                                                                                     |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
|  | PROPERTY LINE                    |
|  | WATER LINE                       |
|  | FIRE LINE                        |
|  | SANITARY SEWER LINE              |
|  | ELECTRIC                         |
|  | FIBER OPTIC                      |
|  | GAS                              |
|  | POWER                            |
|  | TELECOMMUNICATION                |
|  | CABLE                            |
|  | LIGHT POLE                       |
|  | WATER METER                      |
|  | GATE VALVE                       |
|  | POINT OF CONNECTION              |
|  | BACKFLOW PREVENTOR               |
|  | PIPE TEE/BENDS                   |
|  | REDUCER                          |
|  | FIRE HYDRANT (FH)                |
|  | FIRE DEPARTMENT CONNECTION (FDC) |
|  | SANITARY SEWER CLEANOUT (SSCO)   |
|  | SANITARY SEWER MANHOLE (SSMH)    |
|  | SANITARY SEWER GREASE TRAP       |



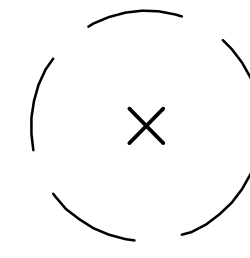
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----------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| PROJECT:<br>LV COLLECTIVE CLEMSON COLLEGE AVE | CITY OF CLEMSON | DATE<br>08/22/2025 | PROJECT NO.<br>069294105 | SHEET NUMBER<br>C6-00 | <div>LV COLLECTIVE<br/>801 CONGRESS AVE, SUITE 200<br/>AUSTIN, TX 78701</div> <div>SC<br/>CITY OF CLEMSON</div> | <div>LV COLLECTIVE<br/>801 CONGRESS AVE, SUITE 200<br/>AUSTIN, TX 78701</div> <div>SC<br/>CITY OF CLEMSON</div> | <div>LV COLLECTIVE<br/>801 CONGRESS AVE, SUITE 200<br/>AUSTIN, TX 78701</div> <div>SC<br/>CITY OF CLEMSON</div> | <div>LV COLLECTIVE<br/>801 CONGRESS AVE, SUITE 200<br/>AUSTIN, TX 78701</div> <div>SC<br/>CITY OF CLEMSON</div> | <div>LV COLLECTIVE<br/>801 CONGRESS AVE, SUITE 200<br/>AUSTIN, TX 78701</div> <div>SC<br/>CITY OF CLEMSON</div> | <div>LV COLLECTIVE<br/>801 CONGRESS AVE, SUITE 200<br/>AUSTIN, TX 78701</div> <div>SC<br/>CITY OF CLEMSON</div> | <div>LV COLLECTIVE<br/>801 CONGRESS AVE, SUITE 200<br/>AUSTIN, TX 78701</div> <div>SC<br/>CITY OF CLEMSON</div> | <div>LV COLLECTIVE<br/>801 CONGRESS AVE, SUITE 200<br/>AUSTIN, 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**PRELIMINARY: NOT FOR CONSTRUCTION**

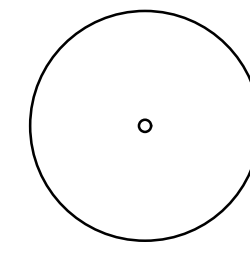




## TREE PROTECTION LEGEND



TREE TO BE REMOVED



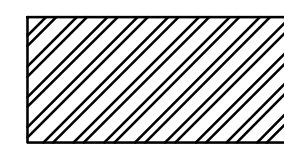
TREE TO BE PROTECTED

— TPF —

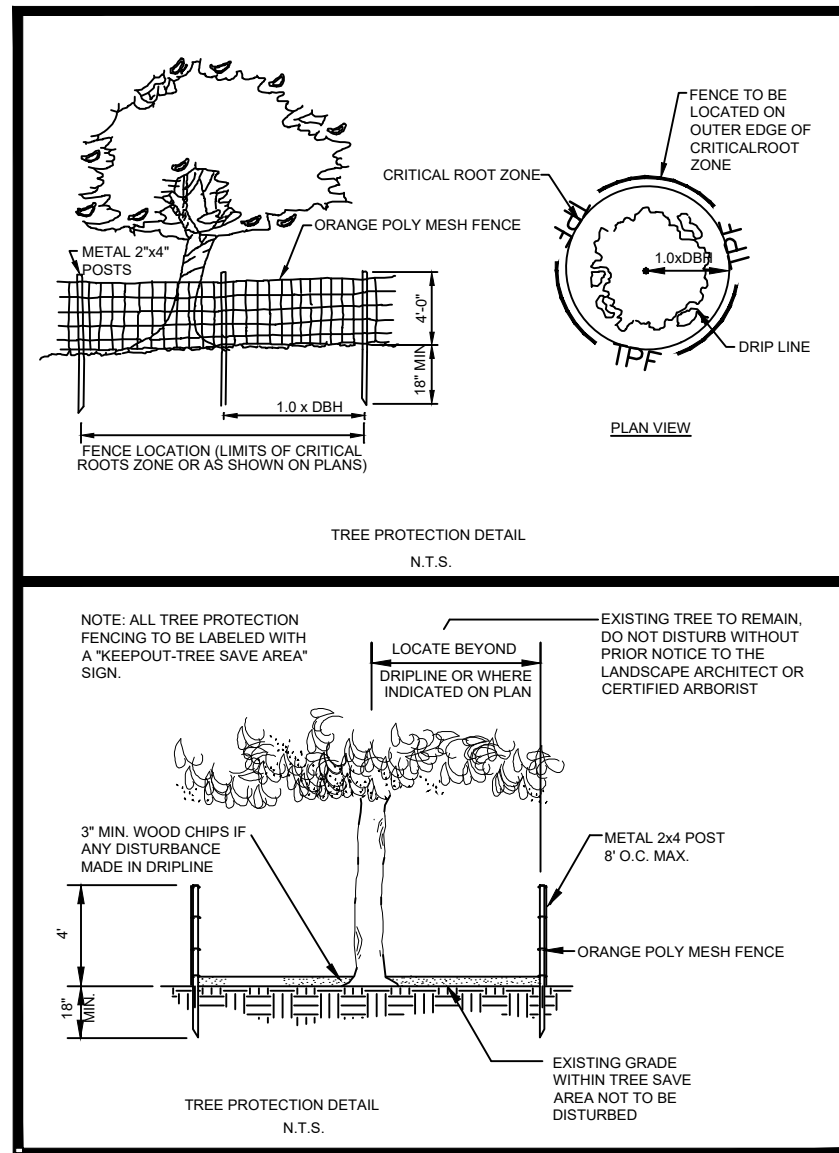
TREE PROTECTION FENCE

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## LIMITS OF DISTURBANCE

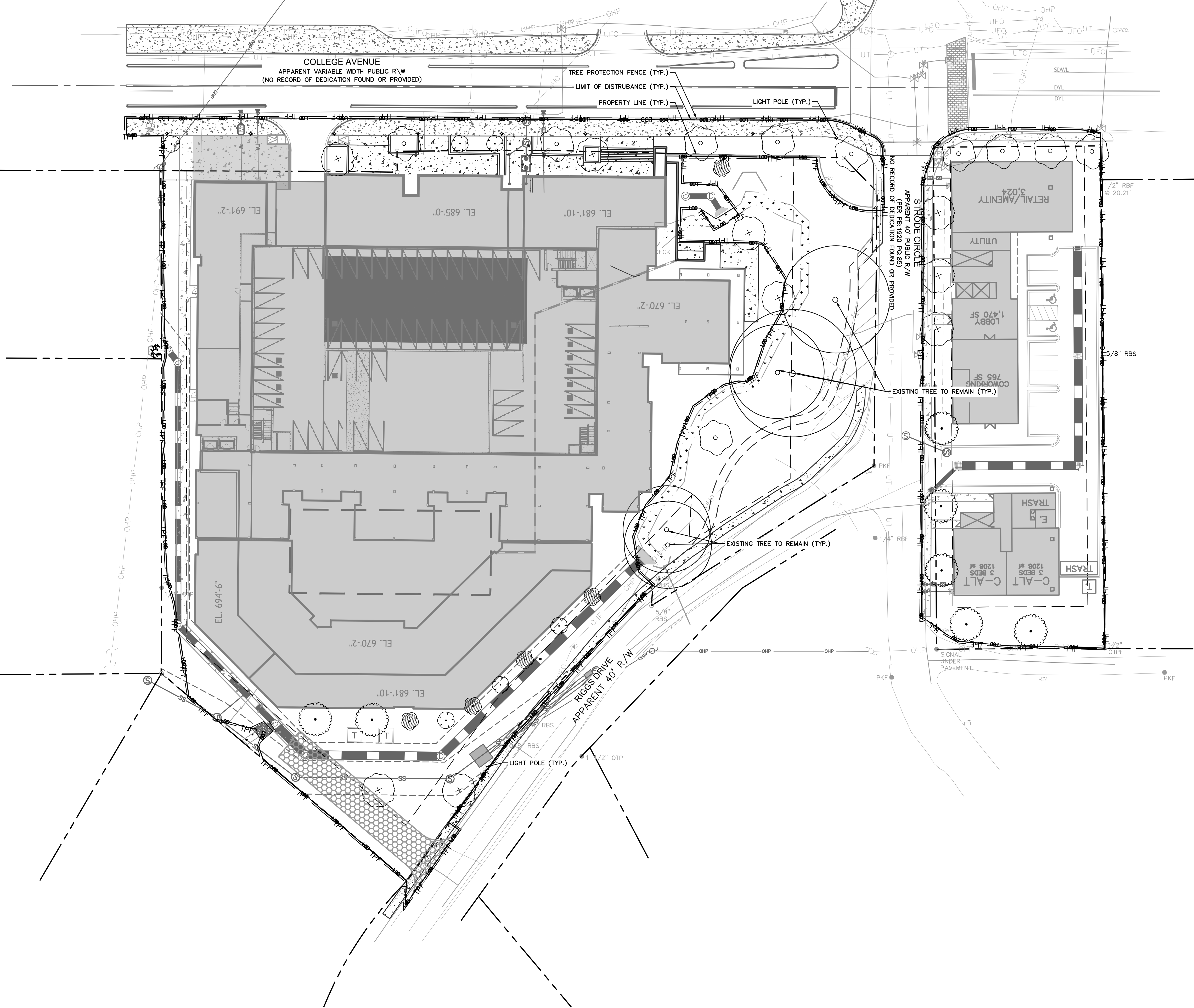


CRZ IMPACT

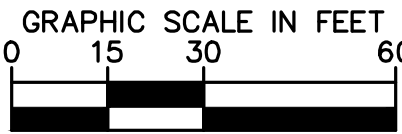


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|-----------------------------------------------|--|-----------------------------------------------------------------------------|--|-----------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|--|
| PROJECT:<br>LV COLLECTIVE CLEMSON COLLEGE AVE |  | CLIENT:<br>LV COLLECTIVE<br>801 CONGRESS AVE, SUITE 200<br>AUSTIN, TX 78701 |  | SCALE: AS SHOWN       |  | SOUTH CAROLINA<br>KIMLEY-HORN<br>AND ASSOCIATES,<br>INC.<br>No. C00166<br>REGISTERED PROFESSIONAL ENGINEER<br>EXPIRATION DATE: 06/30/2027 |  | Kimley»Horn<br>© 2025 KIMLEY-HORN AND ASSOCIATES, INC.<br>550 S. MAIN STREET, SUITE 300,<br>GREENVILLE, SC 29601<br>PHONE (704) 333-9331<br>WWW.KIMLEY-HORN.COM |  | BY        |  |
| TITLE:<br>CITY OF CLEMSON SC                  |  | DRAWN BY:<br>KHA                                                            |  | DESIGNED BY:<br>KHA   |  | CHECKED<br>ST:                                                                                                                            |  | WITH                                                                                                                                                            |  | DATE      |  |
| DATE<br>08/22/2025                            |  | PROJECT NO.<br>069294105                                                    |  | SHEET NUMBER<br>L0-00 |  | TREE PROTECTION PLAN                                                                                                                      |  | No.                                                                                                                                                             |  | REVISIONS |  |





MAP-TR2      TRIDENT MAPLE



|                                                                                              |  |                                                                                                                                                |                              |  |
|----------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--|
| PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE                                                   |  | DATE<br>08/22/2025                                                                                                                             | SHEET NUMBER<br><b>L1-00</b> |  |
| TITLE: CITY OF CLEMSON SC                                                                    |  | PROJECT NO.<br>069294105                                                                                                                       |                              |  |
| PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE                                                   |  | SHEET NUMBER                                                                                                                                   |                              |  |
| CLIENT: LV COLLECTIVE                                                                        |  | SCALE: AS SHOWN                                                                                                                                |                              |  |
| 801 CONGRESS AVE, SUITE 200<br>AUSTIN, TX 78701                                              |  | DRAWN BY: KHA                                                                                                                                  |                              |  |
| DESIGNED BY: KHA                                                                             |  | CHECKED BY: WTH                                                                                                                                |                              |  |
| KIMLEY-HORN AND ASSOCIATES, INC.<br>1319 SOUTH CAROLINA<br>AUSTIN, TEXAS 78701<br>No. C00166 |  | © 2025, KIMLEY-HORN AND ASSOCIATES, INC.<br>950 S. MAIN ST., SUITE 300,<br>GREENVILLE, SC 29601<br>PHONE (704) 333-5131<br>WWW.KIMLEY-HORN.COM |                              |  |
| Kimley»Horn                                                                                  |  | No. REVISIONS                                                                                                                                  |                              |  |
|                                                                                              |  | DATE                                                                                                                                           |                              |  |
|                                                                                              |  | BY                                                                                                                                             |                              |  |













**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)

Bill Carraway will present the PRACT Committee recommendation on operating hours for the pickleball courts.

Agenda Item Detail: (expand as necessary for clarification)





**CITY OF CLEMSON**  
**AGENDA ITEM REQUEST FORM**

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

First Reading of a Proposed Text Amendment regarding bufferyard standards.

Agenda Item Detail: (expand as necessary for clarification)

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

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

The Planning Commission approved the draft amendment on May 12, 2025, and a public hearing was held on September 2, 2025.

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



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

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

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

## **CODE OF ORDINANCES**

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### **CHAPTER 19 ZONING (1)**

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#### **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      |
| <b>Multi-family</b> Duplex and Patio/Zero Lot Line developments with shared parking or Tract Developments.                  | Single-family/Two Household (Zoned R-20, R-12)          | <b>15' 20' C</b> |
|                                                                                                                             | Single-family/Two Household (Zoned R -7. RM-1, or RM-2) | <b>10' C</b>     |



## 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)          | <del>15'</del> 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)       | <ul style="list-style-type: none"> <li>• 25' 30" C - within R-20, R-12, RM-1 &amp; RM-2 Districts;</li> <li>• 15' C - within RM-3, RM-3.5, &amp; RM-4 Districts;</li> <li>• 5' A - along Vehicle Use Areas within all Non-residential Districts</li> </ul> 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                          | <ul style="list-style-type: none"> <li>• 25' C - within R-20, R-12, R-7 RM-1 &amp; RM-2 Districts;</li> <li>• 15' C - within RM-3, RM-3.5, &amp; RM-4 Districts;</li> <li>• 5' A - along Vehicle Use Areas within all Non-residential Districts</li> </ul>                                                                                |
|                                                                     | 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<br>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;<br>Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u><br>36" min. to 48" max. in <u>height</u> or;<br>Continuous earthen <u>berm</u> 36" min. to 48" max. in <u>height</u><br>with live <u>ground cover</u>                                                                                             |
| B                                                               | 4                | Upper story (Canopy) Trees                                                                                                                                                                                                                                                                                                                             |
|                                                                 | 30               | Shrubs or;<br>Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u><br>36" min to 48" max in <u>height</u> or;<br>Continuous earthen berm 36" min to 48" max in <u>height</u><br>with live ground cover                                                                                                               |
| C                                                               | 4                | Upper story (Canopy) Trees                                                                                                                                                                                                                                                                                                                             |
|                                                                 | 1                | 6 to 8 foot high wall or solid fence or <del>6ft berm within 12 inches of property line;</del><br>finished side facing adjacent property; <del>landscape materials will be equally</del><br><del>distributed on both sides of the fence or berm. Fences or walls greater than 50</del><br><del>feet in length shall have a column every 50 feet.</del> |
|                                                                 | 4                | Understory Trees                                                                                                                                                                                                                                                                                                                                       |
|                                                                 | 40               | Shrubs                                                                                                                                                                                                                                                                                                                                                 |
| D                                                               | <del>40</del> 4  | Upper Story (Canopy) Trees                                                                                                                                                                                                                                                                                                                             |
|                                                                 | 5                | Understory trees                                                                                                                                                                                                                                                                                                                                       |
|                                                                 | 30 40            | Shrubs <del>or</del> ;<br><del>6 to 8 foot high wall or solid fence within 12 inches of property line;</del><br><del>finished side facing adjacent property</del>                                                                                                                                                                                      |
|                                                                 | 1                | 6ft tall berm with<br>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 <del>and;</del><br>6 to 8 foot high wall, berm or solid fence within 12 inches of property line;<br><del>finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm</del>                 |
|                                                                 | 1     | 6 to 8 foot high masonry wall or 8ft berm;<br>finished side of fence facing adjacent property; landscape materials will be<br>equally distributed on both sides of the fence or berm. Walls greater than 50 feet<br>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<br>both sides of the fence or berm. Walls greater than 50 feet in length shall have a<br>column every 50 feet.                                                                 |
|                                                                 | 2     | Understory Trees                                                                                                                                                                                                                                                 |
|                                                                 | 30    | Shrubs                                                                                                                                                                                                                                                           |
| 1 Subject to visibility standards in ARTICLE VI Section 19-606. |       |                                                                                                                                                                                                                                                                  |

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

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





**CITY OF CLEMSON**  
**AGENDA ITEM REQUEST FORM**

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

First Reading of a proposed text amendment regarding arterial frontage fences.

Agenda Item Detail: (expand as necessary for clarification)

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

The Planning Commission approved the draft amendment on May 12, 2025, and a public hearing was held on September 2, 2025.

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



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

## **CODE OF ORDINANCES**

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### **CHAPTER 19 ZONING (1)**

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#### **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 <sup>2</sup>: See Section 19-305, Endnote 2



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

Approved by the Planning Commission May 12, 2025

Proposed changes shown in RED font

### 11. Fences and Walls

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

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





**CITY OF CLEMSON**  
**AGENDA ITEM REQUEST FORM**

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

Resolution to authorize the Mayor to execute a letter of certification that the City of Clemson property tax millage rate calculations during this reassessment year comply with SC Code 12-43-2855 (A) (for millage rate limits) and SC Code 12-37-251(E) (for calculation of Rollback Millage requirements).

Agenda Item Detail: (expand as necessary for clarification)

The Pickens County Auditor has provided the City of Clemson with the new property tax assessed values for real and personal property within the City's corporate limits. During the City's FY 2026 budget process, the City approved the millage rate to be set at 95 mills. After the reassessment, the County Auditor determined that the rollback millage rate for FY 2026 equals 92.9 mills. After the reassessment and before the growth and assessable transfer of interest transactions (ATI's), the reassessed value of a mill was calculated to be \$137,139.



STATE OF SOUTH CAROLINA     )

COUNTY OF PICKENS             )

RESOLUTION R-2025-03

CITY OF CLEMSON                )

**A RESOLUTION TO ADOPT THE ROLLBACK MILLAGE DETERMINED AFTER REASSESSMENT**

**WHEREAS**, the City Council adopted Ordinance CC-2025-08 entitled “City of Clemson South Carolina Ordinance to Raise Revenue and Adopt a Budget, Fiscal Year Ending June 30, 2026”; and

**WHEREAS**, in 2025, Pickens County conducted a countywide property tax reassessment, pursuant to Section 12-43-217, Code of Laws of South Carolina; and

**WHEREAS**, pursuant to Section 6-1-320, Code of Laws of South Carolina, in the year in which a reassessment program is implemented, the rollback millage (calculated by dividing the prior year property taxes levied as adjusted by abatements and additions by the adjusted new reassessment value times CPI & Growth), must be used in lieu of the previous year’s millage rate; and

**WHEREAS**, at this time reassessment has been completed by Pickens County and the rollback millage rate has been determined to be 92.9 mills;

**WHEREAS**, the Capital Asset Policy will establish capitalization thresholds and asset disposal procedures;

**NOW, THEREFORE**, Clemson City Council resolves to approve the millage rate for FY 2026 to be 92.9 mills: Eighty-nine point thirty-four mills (89.34 mills) of said tax shall be for the operations of the General Fund, point thirty-two mills (0.32 mills) of said tax is hereby designated for the purpose of park land acquisition and development in the said municipality, and held in the Park Land Fund, and three point two mills (3.2 mills) of said tax is hereby designated for debt service, and therefore, held in the Debt Service Fund.

**AND IT IS SO RESOLVED** this 15th day of September 2025.

---

Mayor Robert Halfacre

(seal)

Attest:

---

Jeremiah Jackson, City Clerk



City of Clemson

|                                       |                    |
|---------------------------------------|--------------------|
| REAL PROPERTY                         | 142,215,830        |
| LESS NEW GROWTH AND ATI'S             | (20,943,520)       |
| BOATS & MOTORS                        | 469,720            |
| AIRCRAFT                              | 1,610              |
| 539 -STATE ASSESSED BUSINESS PERSONAL | 3,758,190          |
| 639- MANUFACTURING PERSONAL PROPERTY  | 0                  |
| 639 -MANUFACTURING REAL PROPERTY      | 0                  |
| 739- UTILITY PROPERTY                 | 4,890,190          |
| 839- RAILROAD PROPERTY                | 33,920             |
| INDUSTRIAL ABATEMENTS (639 & 739)     | 0                  |
| TOTAL ASSESSMENT                      | <u>130,425,940</u> |

|                   |         |
|-------------------|---------|
| % COLLECTION 100% | 100.00% |
|-------------------|---------|

|                                |             |
|--------------------------------|-------------|
| TOTAL REAL & PERSONAL PROPERTY | 130,425,940 |
|--------------------------------|-------------|

|                             |                  |
|-----------------------------|------------------|
| EST. VEHICLE ASSESSMENT     | 6,847,000        |
| LESS NEW VEHICLE ASSESSMENT | (134,060)        |
| TOTAL VEHICLE ASSESSMENT    | <u>6,712,940</u> |

|                        |             |
|------------------------|-------------|
| ASSESSMENT GRAND TOTAL | 137,138,880 |
|------------------------|-------------|

|                 |         |
|-----------------|---------|
| VALUE OF A MILL | 137,139 |
|-----------------|---------|

|                   |      |
|-------------------|------|
| 2024 MILLAGE RATE | 95.0 |
|-------------------|------|

|                                  |                     |
|----------------------------------|---------------------|
| PRIOR YEAR PROPERTY TAXES LEVIED | <u>\$12,736,534</u> |
| DIVIDED BY TOTAL ASSESSED VALUE  | <u>137,138,880</u>  |

|                                 |      |
|---------------------------------|------|
| ROLLBACK MILLAGE RATE 2025/2026 | 92.9 |
|---------------------------------|------|

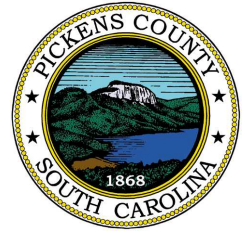
|                         |       |
|-------------------------|-------|
| MILLAGE CAP PERCENTAGES | 6.74% |
|-------------------------|-------|

|                                          |      |
|------------------------------------------|------|
| 2025/2026 MAX MILLAGE ALLOWED PER SC LAW | 99.1 |
|------------------------------------------|------|



# **PICKENS COUNTY AUDITOR**

**222 McDaniel Avenue B-7  
Pickens SC 29671**



**Office (864) 898-5895  
Fax (864) 898-5846**

**Email: [brents@pickenscountysc.gov](mailto:brents@pickenscountysc.gov)**

**County Auditor  
R. Brent Suddeth**

**This letter hereby certifies that we have met the requirements of SC Code 12-43-285 (A) which states in part that the governing body of a political subdivision shall certify in writing to the County Auditor that the millage rate levied is in compliance with laws limiting the millage rate imposed by that political subdivision.**

**The taxing entity of the City of Clemson on September 15, 2025 having complied with all statutes, guidelines, and laws applicable in calculating the Rollback millage, hereby certifies the millage of 92.9 to be levied against the properties located within the district for the 2025 tax year per SC Code 12-37-251 (E).**

---

**Authorized Signature**





**CITY OF CLEMSON**  
**AGENDA ITEM REQUEST FORM**

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

Consider authorizing the City Administrator to enter into a contract with Cobb County Tractor for the purchase of an aerial lift.

Agenda Item Detail: (expand as necessary for clarification)

Consider authorizing the City Administrator to enter into a contract with Cobb County Tractor for the purchase of an CMC 60HD+aerial lift for \$123995.00.

This aerial lift was budgeted for in the FY 2026 annual budget for Urban Land Management. ITB 2025-08-002 was issued for this and the City received two bids. In reviewing the low bid, it was determined that the submittal did not meet the required specifications outlined in the ITB.

While the bid price was over the budgeted amount, there were savings in another line item due to the mower being less than budgeted.

It is staff's recommendation that the bid be awarded to Cobb County Tractor for the CMC 60HD+ for \$123995.00.









# CMC 60HD+ARBOR PRO

TECHNICAL DATA SPECSHEET







## AERIAL | STANDARD

- 62' working height
- Up to 38' of lateral side reach
- Proportional controls allow up to 2 functions at once at full speed
- Turret rotation +/- 720°
- Lower pantograph
- Upper articulating boom with two telescopic extensions
- Hydraulic hoses and control cables inside booms for complete protection, with easy service access
- Telescoping boom sections with hydraulic cylinders and leaf drive chains
- Radio remote control and fixed platform control station



## POWER | STANDARD

- Kubota Z602 diesel, 16.8 HP, vertical 4-Cycle liquid cooled diesel engine
- 12V Battery backup electric pump (intermittently use the 12V battery to operate all functions)



## PLATFORM | STANDARD

- Fixed single man aluminum basket with rounded outer corners for better versatility. Size is 31.5" L x 27.5" W x 43.3" H
- Ability to raise basket up out of the way while driving the tracks



## OUTRIGGERS | STANDARD

- Ability to setup on up to 27° or 50% grade
- Automatic outrigger leveling, with individual manual hydraulic override controls
- 4 hydraulic outriggers with the ability to vary the positioning based on work zone requirements: wide, narrow, wide and narrow.
- Waterproof safety switches placed in well protected positions
- Dual lock valves on all hydraulic cylinders
- Outrigger feet with articulating pad made of special anti-slip polymetric plastic to ensure safety



## OTHER | STANDARD

- 1 & 3 years warranty. 1 yr "bumper to bumper" and 3 yrs on certain components. Unlimited use hours
- Two (2) lithium batteries and built in charger for radio remote control
- Detailed owners maintenance and use manual, including parts and service diagrams
- Four (4) specially designed sliding outrigger pads
- One (1) Fall arrest safety harness



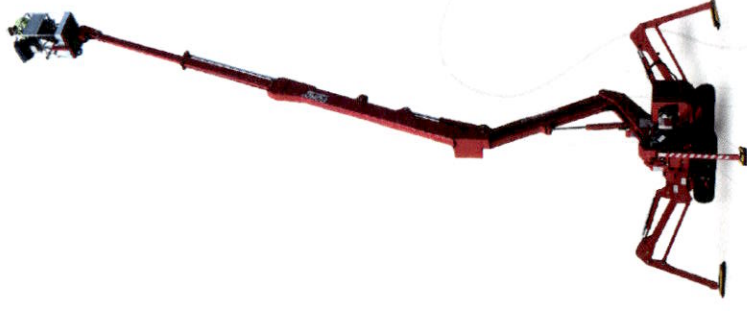
## CHASSIS | STANDARD

- Radio remote control storage box and built in battery charger for radio remote lithium batteries
- Automatic outrigger self-leveling



## TRACKS | STANDARD

- Black rubber tracks (set)
- Horizontal hydraulically adjustable tracks 34" to 50" wide







## CHASSIS | OPTIONAL

- Travel alarm
- Warning light
- 1 Custom paint color: Choice of more than 200 colors. \*No fluorescent or metallic colors\*
- 2 Custom paint colors: Choice of more than 200 colors. \*No fluorescent or metallic colors\*



## TRACKS | OPTIONAL

- Non-marking grey tracks (replaces the standard black tracks)
- Track socks



## POWER | OPTIONAL

- Full lithium battery power (160A 48V) with built in electric charger (replaces Honda gasoline engine). We strongly recommend that you pair this with option 0000110
- Hybrid: Honda gas engine (GX390) + 160ah lithium batteries. Kubota diesel is removed
- Full lithium battery power with built in battery charger. Should be paired with option 0000110. Kubota diesel is removed
- Auxiliary 120V 20A plug in electric motor with charger for 12V battery. This is not a battery system. With this system, you can plug the machine in and use it on 100% AC electric power. This is in addition to the combustion engine



## PLATFORM | OPTIONAL

- Hydraulic Tool Outlet in basket
- High pressure air/water hoses routed internally from the ground to the basket - 2900PSI
- 120V Electric outlet in basket with extension cord through the booms
- One-man fiberglass basket sized 31.5" L x 23.6" W x 43.3" H (replaces the standard aluminum one man basket)
- Two-man fiberglass basket sized 47.2" L x 23.6" W x 43.3" H (replaces the standard aluminum single man basket)
- 180° Basket rotation +/- 90° each way, not recommended for single-man basket



## OTHER | OPTIONAL

- Biodegradable hydraulic fluid (non-toxic, natural fluid. For extreme cold or sensitive locations)
- Ratchet straps (each. 4 are already included)
- Additional fall arrest aerial lift harness and lanyard kit including storage bag
- Additional set of keys (2 sets already included)
- Specially designed outrigger pads (each) (4 are already included)
- Set of 4 cavity outrigger pads
- Double Travel Speed



### LITHIUM ION BATTERIES



### NON-MARKING TRACKS



### HYDRAULIC TOOL OUTLET



### CUSTOM PAINT COLORS







## TECHNICAL SPECIFICATIONS

### PERFORMANCE

|                                                   |              |
|---------------------------------------------------|--------------|
| Maximum working height.....                       | 62'          |
| Maximum side reach at 200 lbs.....                | 38'          |
| Maximum side reach at 250 lbs.....                | 35'          |
| Maximum side reach at 485 lbs.....                | 33'          |
| Maximum weight load with standard basket.....     | 485 lbs      |
| Moveable Jib articulating range.....              | 90°          |
| Turret rotation range.....                        | +/-720°      |
| Basket rotation range.....                        | +/- 90°      |
| Maximum slope to stabilize (deployment).....      | 27° (50%)    |
| Height / Width tracks adjustment.....             | 34" - 50"    |
| Maximum slope approach angle (front, engine)..... | 31° (58%)    |
| Maximum slope approach angle (rear, basket).....  | 28° (55%)    |
| Gradeability -- max. travel angle / slope*.....   | 19° (34%)    |
| Maximum crawler travel speed**.....               | 0 - 1.3 ft/s |

\*This is the standard setting. The standard setting can be overridden to: 31° (60.1%)

\*\*3 speeds: Slow, Slow with Torque, Fast

### DIMENSIONS

|                                                    |             |
|----------------------------------------------------|-------------|
| Basket height.....                                 | 43"         |
| Basket width.....                                  | 32"         |
| Basket length.....                                 | 25"         |
| Total length.....                                  | 15' 6"      |
| Height in transport position.....                  | 78"         |
| Total width (without basket, tracks in).....       | 35"         |
| Total width (without basket, tracks extended)..... | 51"         |
| Free height from the ground.....                   | 7"          |
| Tracks (LxW).....                                  | 69" x 10"   |
| Track extension.....                               | 34 ½" - 50" |
| Outrigger spread length in narrow position.....    | 13' 6"      |
| Outrigger spread width in narrow position.....     | 8' 9"       |
| Outrigger spread length in wide position.....      | 11' 6"      |
| Outrigger spread width in wide position.....       | 11' 6"      |
| Outrigger foot diameter.....                       | 7"          |

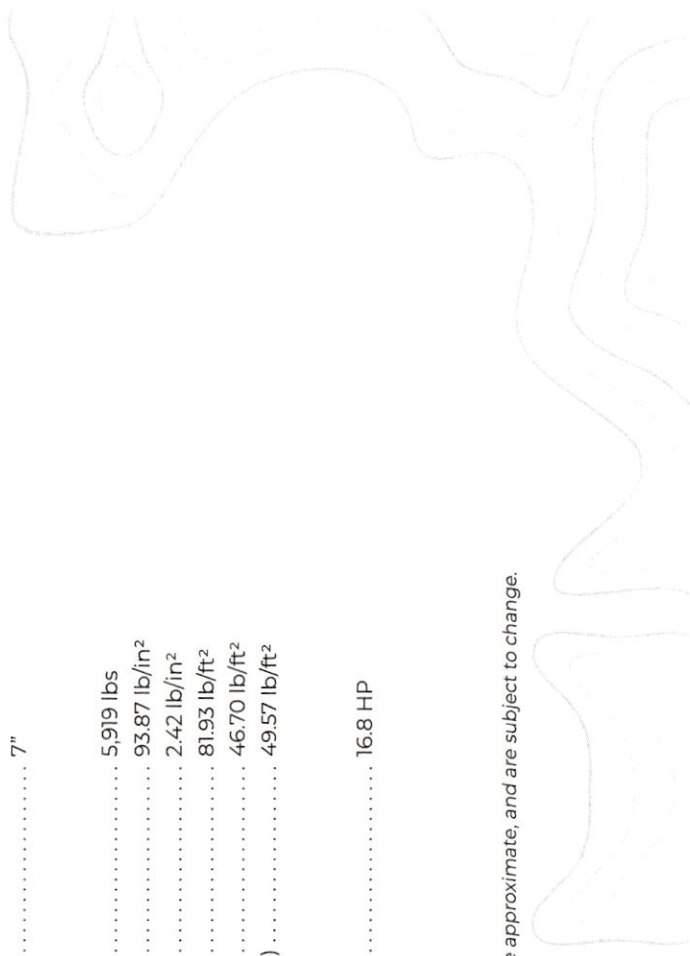
### WEIGHT

|                                                        |                          |
|--------------------------------------------------------|--------------------------|
| Total weight.....                                      | 5,919 lbs                |
| Maximum outrigger foot pressure.....                   | 93.87 lb/in <sup>2</sup> |
| Maximum track pressure.....                            | 2.42 lb/in <sup>2</sup>  |
| Maximum pressure in travel.....                        | 81.93 lb/ft <sup>2</sup> |
| Maximum pressure in work (wide outrigger setup).....   | 46.70 lb/ft <sup>2</sup> |
| Maximum pressure in work (narrow outrigger setup)..... | 49.57 lb/ft <sup>2</sup> |

### POWER

|                                            |         |
|--------------------------------------------|---------|
| Kubota Z602 diesel engine.....             | 16.8 HP |
| 120V 20A plug in electric motor (optional) |         |
| Lithium ion batteries (optional)           |         |

\*Technical specifications are non-binding, in some cases are approximate, and are subject to change.

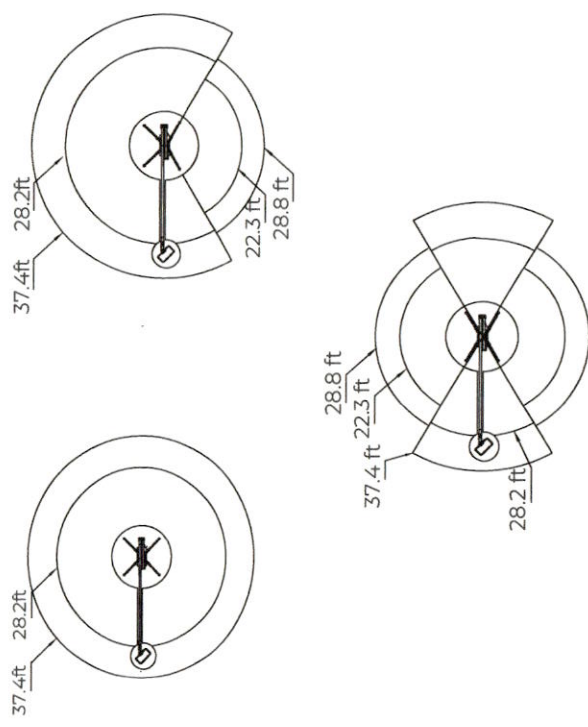
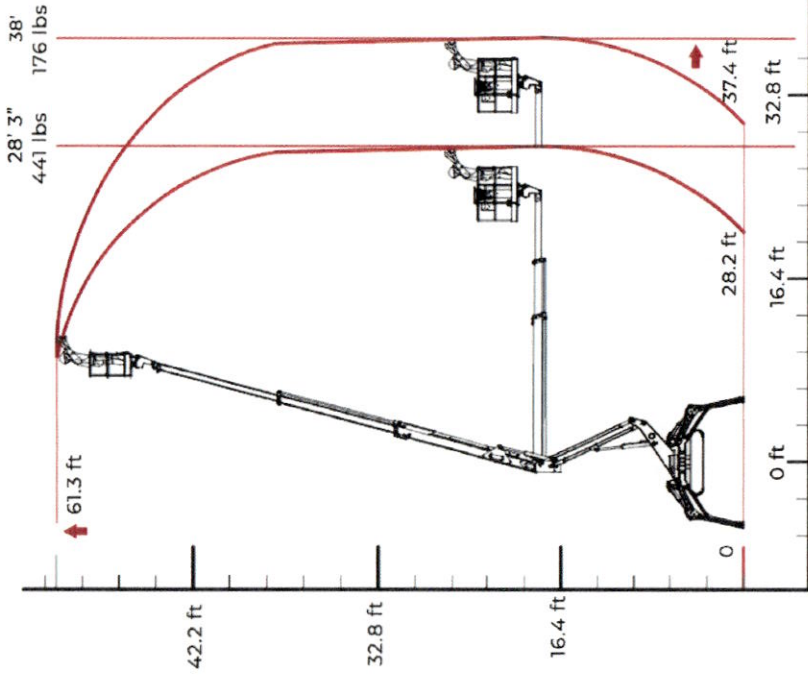
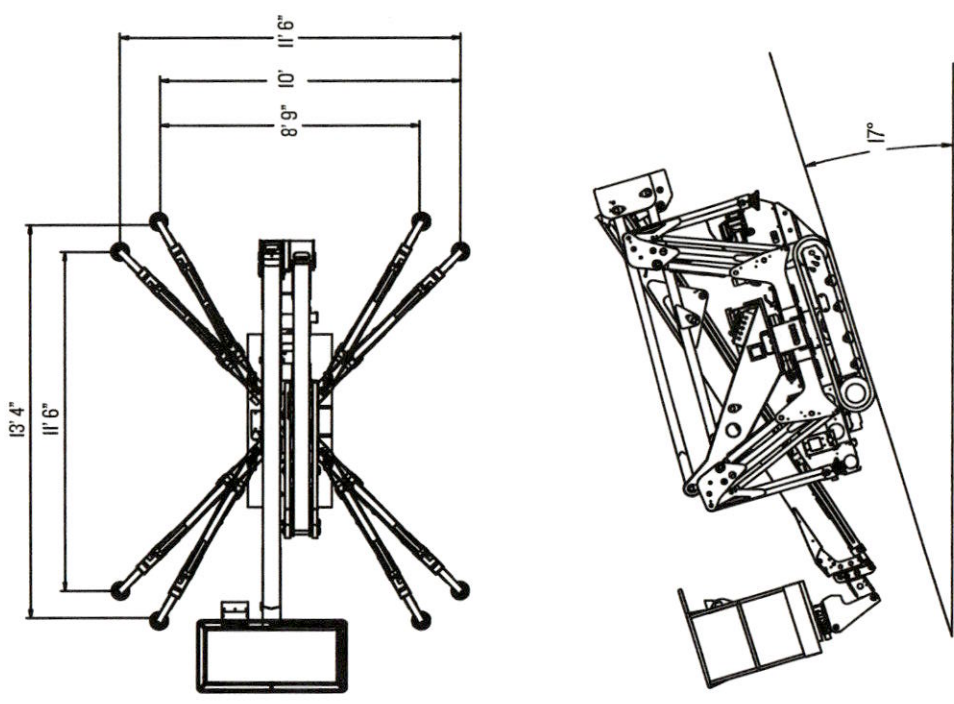
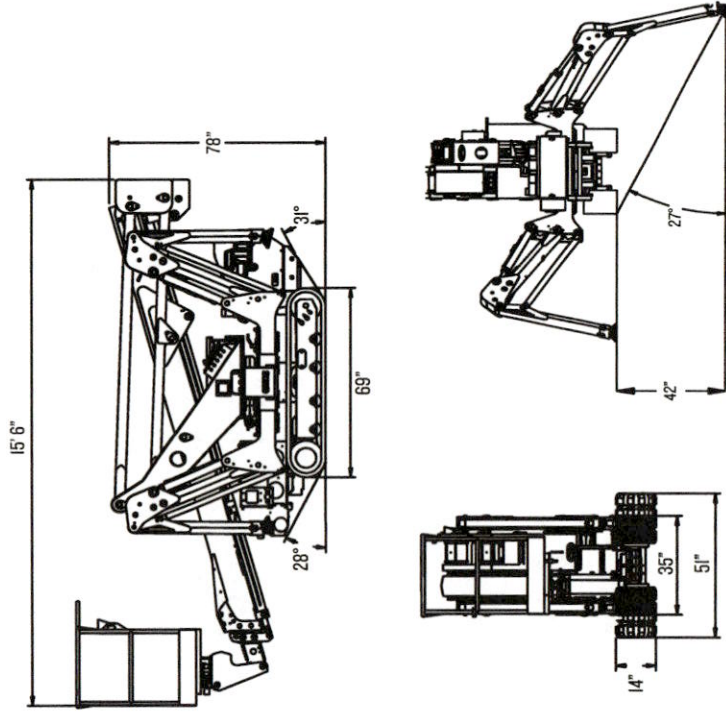






## DIAGRAMS

\*Measurements are in feet and inches



\*Technical specifications are non-binding, in some cases are approximate, and are subject to change.





GALLERY







**CITY OF CLEMSON**  
**AGENDA ITEM REQUEST FORM**

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

Agenda Item Detail: (expand as necessary for clarification)





# CITY OF CLEMSON

## Request for Budget Adjustment

Date: 9/15/2025

### I. REASON FOR BUDGET ADJUSTMENT:

Property Tax Reassessment, IPRB bond issue & associated project updates, payroll changes, professional development, zoning rewrite, jail renovations,

Town of Pendleton WWTP debt payments, and design manual department change.

### II. FINANCIAL INFORMATION:

| Account Number   | Account Name                        | Account Type | Beg Balances | Amount Change | Ending Balances | Reason                       |
|------------------|-------------------------------------|--------------|--------------|---------------|-----------------|------------------------------|
| 100-0000-3111000 | PROPERTY TAXES REAL                 | Rev          | (10,048,000) | 18,300        | (10,029,700)    | Property Tax Reassessment    |
| 100-0000-3112000 | PROPERTY TAXES DELINQUENT           | Rev          | (62,800)     | (700)         | (63,500)        | Property Tax Reassessment    |
| 100-0000-3113000 | PROPERTY TAXES PERSONAL             | Rev          | (325,600)    | (696,600)     | (1,022,200)     | Property Tax Reassessment    |
| 100-0000-3131000 | LOCAL OPTION SALES TAX              | Rev          | (3,006,700)  | (238,600)     | (3,245,300)     | Property Tax Reassessment    |
| 100-0000-3910401 | TRANSFERS FROM HOSPITALITY FEE FUND | Rev          | (5,410,900)  | (3,200,000)   | (8,610,900)     | IPRB-Abernathy & Streetscape |
| 100-0000-3990000 | USE OF RESERVES-BUDGET PURPOSES     | Rev          | (4,264,900)  | 200,300       | (4,064,600)     | Reduction to Use of Reserves |
| 100-1110-5212000 | PROFESSIONAL SERVICES               | Exp          | 195,000      | 100,000       | 295,000         | Zoning Rewrite               |
| 100-1500-5111000 | SALARIES                            | Exp          | 638,400      | 63,900        | 702,300         | Payroll Changes              |
| 100-1500-5122000 | FICA                                | Exp          | 39,600       | 4,000         | 43,600          | Payroll Changes              |
| 100-1500-5123000 | MEDICARE                            | Exp          | 9,300        | 1,000         | 10,300          | Payroll Changes              |
| 100-1500-5124000 | RETIREMENT CONTRIBUTION             | Exp          | 118,400      | 11,900        | 130,300         | Payroll Changes              |
| 100-1500-5212000 | PROFESSIONAL SERVICES               | Exp          | 1,600        | 40,000        | 41,600          | Professional Development     |
| 100-1565-5222400 | BUILDING REPAIRS & MAINT            | Exp          | 429,300      | 90,000        | 519,300         | Jail Renovations             |
| 100-1575-5212000 | PROFESSIONAL SERVICES               | Exp          | 55,000       | 65,000        | 120,000         | Design Manual                |
| 100-4200-5414000 | INFRASTRUCTURE                      | Exp          | 3,809,200    | (250,000)     | 3,559,200       | IPRB-Streetscape             |
| 100-6100-5412000 | LAND IMPROVEMENTS                   | Exp          | 5,785,400    | 3,807,600     | 9,593,000       | IPRB-Abernathy               |
| 100-7400-5111000 | SALARIES                            | Exp          | 744,800      | 38,700        | 783,500         | Payroll Changes              |
| 100-7400-5122000 | FICA                                | Exp          | 46,200       | 2,400         | 48,600          | Payroll Changes              |
| 100-7400-5123000 | MEDICARE                            | Exp          | 10,800       | 600           | 11,400          | Payroll Changes              |
| 100-7400-5124000 | RETIREMENT CONTRIBUTION             | Exp          | 135,100      | 7,200         | 142,300         | Payroll Changes              |
| 100-7400-5212000 | PROFESSIONAL SERVICES               | Exp          | 615,800      | (65,000)      | 550,800         | Design Manual                |
| 305-0000-3990000 | USE OF RESERVES-BUDGET PURPOSES     | Exp          | (20,894,700) | (48,600)      | (20,943,300)    | Pendleton debt payments      |
| 305-4335-5710010 | INTERGOVT PENDLETON CLEMSON         | Exp          | 448,300      | 48,600        | 496,900         | Pendleton debt payments      |
| 401-0000-3930000 | PROCEEDS DEBT SERVICE               | Exp          | (15,600,000) | 600,000       | (15,000,000)    | IPRB                         |
| 401-9800-6110100 | TRANSFERS TO GENERAL FUND           | Exp          | 5,594,500    | 3,200,000     | 8,610,900       | IPRB-Abernathy & Streetscape |
| 401-9800-6110100 | TRANSFERS TO GENERAL FUND           | Exp          |              | (183,600)     |                 | Correction                   |
| 401-9800-6110531 | TRANSFERS TO ARTS & CAAAM BLDG FUND | Exp          | 5,000,000    | 250,000       | 5,250,000       | IPRB-Arts Center             |
| 401-9800-6110536 | TRANSFERS TO NETTLES PARK           | Exp          | 4,200,000    | (4,200,000)   | -               | IPRB-Correction              |
| 401-9800-6110537 | TRANSFERS TO CLEMSON PARK FUND      | Exp          | 1,000,000    | 250,000       | 1,250,000       | IPRB-Clemson Park            |
| 401-9900-5791000 | RESERVE-FUTURE PROJECTS-BUDGET ONLY | Exp          | 100,000      | 83,600        | 183,600         | Increase in Reserves         |
| 406-0000-3111000 | PROPERTY TAXES REAL                 | Rev          | (42,300)     | 2,600         | (39,700)        | Property Tax Reassessment    |
| 406-0000-3113000 | PROPERTY TAXES PERSONAL             | Rev          | (1,400)      | (2,700)       | (4,100)         | Property Tax Reassessment    |
| 406-0000-3131000 | LOCAL OPTION SALES TAX              | Rev          | (12,800)     | (400)         | (13,200)        | Property Tax Reassessment    |
| 406-9900-5791000 | RESERVE-FUTURE PROJECTS-BUDGET ONLY | Exp          | 56,800       | 500           | 57,300          | Property Tax Reassessment    |
| 531-0000-3910401 | TRANSFERS FROM HOSPITALITY FEE FUND | Rev          | (5,000,000)  | (250,000)     | (5,250,000)     | IPRB-Arts Center             |
| 531-1565-5413000 | BUILDINGS                           | Exp          | 8,130,000    | 250,000       | 8,380,000       | IPRB-Arts Center             |
| 536-0000-6110401 | TRANSFERS FROM HOSPITALITY FEE FUND | Rev          | (4,200,000)  | 4,200,000     | -               | IPRB-Correction              |
| 536-9900-5791000 | RESERVE-FUTURE PROJECTS-BUDGET ONLY | Exp          | 4,200,000    | (4,200,000)   | -               | IPRB-Correction              |
| 537-0000-6110401 | TRANSFERS FROM HOSPITALITY FEE FUND | Rev          | (1,000,000)  | (250,000)     | (1,250,000)     | IPRB-Clemson Park            |
| 537-6100-5412000 | LAND IMPROVEMENTS                   | Exp          | 2,237,000    | 250,000       | 2,487,000       | IPRB-Clemson Park            |
| 601-0000-3111000 | PROPERTY TAXES REAL                 | Rev          | (379,900)    | 26,300        | (353,600)       | Property Tax Reassessment    |
| 601-0000-3112000 | PROPERTY TAXES DELINQUENT           | Rev          | (2,400)      | 100           | (2,300)         | Property Tax Reassessment    |
| 601-0000-3113000 | PROPERTY TAXES PERSONAL             | Rev          | (12,500)     | (24,100)      | (36,600)        | Property Tax Reassessment    |
| 601-0000-3131000 | LOCAL OPTION SALES TAX              | Rev          | (115,400)    | (700)         | (116,100)       | Property Tax Reassessment    |
| 601-9900-5792000 | RESERVE FOR FUTURE-BUDGET ONLY      | Exp          | 17,800       | (1,600)       | 16,200          | Property Tax Reassessment    |

Net Change:

-





**CITY OF CLEMSON**  
**AGENDA ITEM REQUEST FORM**

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

Consider authorizing the City Administrator to enter into a contract with Tiger Wash for car washing services.

Agenda Item Detail: (expand as necessary for clarification)

Consider authorizing the City Administrator to enter into a contract with Tiger Wash for car washing services.

The City issued RFP 2025-07-006 and hand delivered the solicitation to local businesses. Of our fleet 129 passenger vehicles were eligible. Only one proposal was received. The proposal did not meet the scope of the RFP nor was the price within expectations (\$240,000).

Tiger Wash was approached and offered a fleet program for \$25 per vehicle per month. This would be valid at all Tiger Wash locations. Tiger Wash would bill the city monthly on the actual number of washes. This would be an estimated \$39,000 per year. After the first 3 months the actual use would be reviewed, therefore an opportunity for savings could occur.

It is staffs recommendation that a contract be awarded to Tiger Wash NTE \$39,000.





August 28, 2025

To whom it may concern:

We are writing to offer the City of Clemson a fleet program for its 120-130 vehicles. We would limit the frequency to once per week per vehicle at a rate of \$25 per month per car. We would be able to make exceptions if/when needed. You would receive our \$27 wash known as our **“Simon’s Xtreme Graphene with Ceramic”**. This wash is normally a \$39.99 monthly package, and you would be able to use at all our locations. Additionally, should you require a single monthly bill, we can accomplish this as well. To discuss further please feel free to contact me at [tal@tigerexpresswashcompanies.com](mailto:tal@tigerexpresswashcompanies.com) or you may contact me at 864-650-1008.

Tal Slann  
Operating Partner  
Tiger Express Wash Companies





**CITY OF CLEMSON**  
**AGENDA ITEM REQUEST FORM**

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

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

Consider authorizing the City Administrator to enter into a contract with GT Molecular Inc for Microbial Source Testing.

Agenda Item Detail: (expand as necessary for clarification)

Consider authorizing the City Administrator to enter into a contract with GT Molecular Inc for Microbial Source Testing. This testing will allow the city to monitor impaired waters and determine the actual source of contamination. Determination of source will help us with compliance with the State.

RFP 2025-08-003 was issued to solicit proposals for testing. While this generated a large amount of interest, only one proposal was received.

GT Molecular Inc submitted a proposal and was reviewed by staff. The proposal meets the requirements of the solicitation and is within the budget.

Staff recommends awarding a contract with GT Molecular Inc for \$12,000.