Regular Council Meeting
October 6th, 2025
Council Chamber-Clemson City Hall

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

Invocation and Pledge of Allegiance: Council Member Sherrill

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

Absent: None

Notification emailed: October 2, 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 Robert Howell, 121 Poole Lane, regarding the skate park. MyCivic comment from Ric Ware, 100 Holiday West, regarding development. Stephanie Platt, Mountain View Lane, regarding the Town of Calhoun sign. Bob Healy, 140 Folger Street, regarding recycling. Brady Craig, 415 Lindsey Road, regarding the skate park. Brandon Cruz, 217 Camelot Road, regarding the skate park. Abir Ahsan, 155 Anderson Highway Apartment 833, regarding the skate park. Rosa Grayden, 101 Cantrell Drive Unit 1 in Central, regarding Rotary Park. Joshua Watt, Perimeter Road, regarding the skate park. James Stiff, 402 Lilly Court in Seneca, regarding the skate park. Linda Davis, 502 Goldman Street, regarding Goldman Street sidewalks.

Approval of Minutes: Minutes from the Regular Council Meeting September 15, 2025 were approved as presented.

Reports/Discussion

Consider a request from Healing Bridges Counseling to use Free Clinic facilities to operate a counseling center. – Community Engagement Coordinator Lindsey Newton introduced Hack Trammel from Healing Bridges. Sandy Smith with the Free Clinic has provided a letter of support for the project. They are a 501c 3 organization and would like to operate 3 days per week in the Free Clinic building. Lindsey will work with the organizations to develop a lease to bring to City Council for approval at a future meeting.

Consider Accommodations Tax Committee Recommendations for ATAX Grants. – Finance Director Leslie Wilder explained about how ATAX funding works. ATAX Chairman Bill Harley presented the recommendations. Stringent State guidelines must be followed as part of this program. The recommendations include the following: The Clemson Area Chamber of Commerce for $62,200. The T. Ed Garrison Arena for $10,000. The City of Clemson Tourism Department for $177,100. The

Foothills Area YMCA for $10,500. The Brooks Center for Performing Arts for $30,000. The South Carolina Theatre Association for $8,250.

Staff Reports

Deputy City Administrator Alli Gantte: Alli will send out an update regarding the Clemson Park project tomorrow. The next PCMA meeting is on 10/21 at 6:45 pm in Norris. The next Abernathy Park Community Meeting will be on 10/27 in Council Chambers from 4pm to 6pm. Trick or Treat will be downtown on 10/28 from 5pm to 7pm. Pumpkin Palooza will be at the Arts Center on 10/24 from 6pm to 8pm. Senior Bingo is at CCRC on 10/16 from 11:45am to 1:00 pm. Morgan Robinson started as the new CAAAM Director.

Policy Action

Ordinances

Consider 2nd reading of a proposed text amendment regarding buffer yard standards. Zoning and Codes Administrator Jacob Peabody presented there were no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 2nd reading of a proposed text amendment regarding buffer yard standards. Vote on this motion was unanimous.

Consider 2nd reading of a proposed text amendment regarding arterial frontage fences. – Zoning and Codes Administrator Jacob Peabody presented there were no changes since the last meeting. Rupert McGinty, 206 North Clemson Avenue, regarding fence height. Council Member Scott made a motion, seconded by Council Member Evans, to approve a proposed text amendment regarding arterial frontage fences. Vote on this motion was unanimous.

Consider 1st reading of a proposed Planned Development (398 College Avenue). – Assistant City Administrator Nathan Woods presented and gave the timeline of the project. City Administrator Andy Blondeau was asked for his recommendation. He explained his reasoning and recommended the project. Brittani Sanders and Mauricio Visbal from LV Collective presented changes including a reduction of 20 beds in the North parcel and an increase in 20 beds in the South parcel. The number of smaller bedroom units were increased. The presentation compared this project to other area student housing projects. Also highlighted was the link between 150 parking spaces being needed to enact the downtown streetscape improvements that will remove some parking. For the proposed grocery space, the developer is offering 1 year of free rent and a $220,000 tenant improvement credit for a total value of $300,000. The proposal also includes a $250,000 donation to be allocated by the City of Clemson to support community initiatives. Katie Healy, 140 Folger Street, in opposition. Gay Eitenmiller, 137 Honeycomb Lane in Central, in opposition. Allen Hodges, 100 Strode Circle, in opposition. Paul Bowen, 215 Strawberry Lane, in opposition. Pete Matsko, 118 Cambridge Drive, in favor. Rosa Grayden, 101 Cantrell Drive Unit 1 in Central, in favor. Rupert McGinty, 206 North Clemson Avenue, in opposition. Shawn Haney, 211 Riggs, in opposition. Bob Healy, 140 Folger Street, in opposition. Shevy Wright, 114 Poole Lane, in opposition. Stephanie Platt, 103 Mountain View Lane, in opposition. Shannon Sharkey, 101 Poole Lane, in opposition. MyCivic comment from Robert Howell, 121 Poole Lane, in opposition. MyCivic comment from Martha Ervin, 108 Riggs Drive, in opposition. MyCivic comment from Cheryl Combs, 101 Riggs Drive, in opposition. MyCivic comment from Bob Brookover, 254 Riggs Drive, in opposition. MyCivic comment from Elaine Richardson 301 Edgewood Avenue, in opposition. Council Member Fulmer made a motion, seconded by Council Member Jones, to approve 1st reading of a proposed Planned Development (398 College Avenue). Council Member Fulmer spoke about the need for a parking garage and streetscape. Council Member Sherrill spoke about the general development process. Council Member Evans spoke about the strong demand of growth in the area. Mayor Halfacre spoke about the increased benefits versus straight zoning. Council Member Scott highlighted the Army Corps of Engineers oversight and input from residents. Council Member Smith spoke about affordable housing and student housing enrollment. Council Member Jones spoke about the project fitting the comprehensive plan. Council Members Evans, Fulmer, Jones, and Scott and Mayor Halfacre in support. Council Members Sherrill and Smith in opposition. Motion passed 5 to 2 in favor.

<u>Consider 1st reading of a proposed zoning map amendment on parcels located on Cochran Road.</u> – Zoning and Codes Administrator Jacob Peabody presented this change is consistent with the comprehensive plan and was approved by the planning commission. Stephanie Platt, 103 Mountain View Lane, in opposition. Council Member Scott made a motion, seconded by Council Member Fulmer to approve. Vote on this motion was unanimous.

Other Policy Items

<u>Consider authorizing the City Administrator to enter into a contract with Amick Equipment for the purchase of a TYMCO Model 435 street sweeper in the amount of $235,971.</u> – Public Works Director Cody Lingefelt presented that this is larger than the sweeper we currently have. It is immediately available on the lot and is currently in the budget. Council Member Fulmer made a motion, seconded by Council Member Jones, to authorize the City Administrator to enter into a contract with Amick Equipment for the purchase of a TYMCO Model 435 street sweeper in the amount of $235,971. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Mayor Halfacre: Saturday was a day of service for Pickens County and many students volunteered.

Council Member Scott: The 12 and under girls soccer team is going to the State Playoffs in November.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:55 p.m.

Respectfully submitted,

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Jeremiah Jackson, MBL

Approved

By: ________________________________

G. Robert Halfacre, Mayor