Proposed Guiding Principles

Preface:

The 20,000 acres of Land Use property surrounding Clemson University’s campus are held by the University in a legacy of public trust. As public-use lands, the property has been heavily used to fulfill the University’s teaching, research and public service Land Grant missions. The property also has enhanced the lives of individual students and the public through access to greenspace, outdoor recreation, and wildlife management areas and through sanctuaries for personal revitalization and close connections with nature.

Over the decades of University stewardship much of the land has reached iconic status - these lands embody images no less important to Clemson alumni than Tillman Hall, Howard’s Rock and Bowman Field. Embedded in the legacy of public trust is a profound commitment to future generations. In an era of developmental pressure and urban sprawl, University stewardship must remain steadfast to the public-use mission of the lands.

Guiding Principles:

1) The letter and intent of all applicable regulations and laws will be followed in the use, preservation, management, development, exchange, and sale of Land Use properties. Under these regulations and laws, the University will protect the Land Use properties from commercial or private development (see References A and B).

2) The Education, Research and Service missions of the University will always have priority for use of University Land Use property.

3) In keeping with Clemson’s Top-20 aspirations, the University will demonstrate exemplary stewardship of its lands, and will develop world-class examples of land use that will be communicated to both the state and nation, thereby enhancing its teaching, research and public service missions.

4) Clemson University will establish an Advisory Committee for Land Use lands with campus-wide representation (and multi-year terms) and representatives from the surrounding communities. The Committee will review management policies and all proposals for the sale, development, exchange and lease of Clemson Land Use properties (as well as proposed modifications to these Guiding Principles) and make recommendations to the President.

5) The University will develop and maintain a well-publicized comprehensive plan for the short and long term use of University Land Use properties. Planning priority will be given to keeping the largest land holdings intact. The plan will be approved by the Board of Trustees.

6) To ensure that land will remain a valuable asset to fulfill the University's mission, the existing acreage of Land Use property will be maintained (approximately 20,000 acres), with emphasis on the acquisition of in-holdings.

7) All proceeds from the sale or exchange of Land Use lands shall be used by Clemson University for the acquisition of lands within the boundaries of the project or for the development or improvement of lands within the project. Sale of property will be the last resort.

8) To become a national leader in the making of sound, resource-based, land use decisions, Clemson University will initiate a program (inventory) to allow it to completely understand its Land Use properties.

Reference A: Bankhead Jones Farm Tenant Act

The Land Use property was transferred to Clemson University under this act. The Clemson University campus is not part of these lands (called the "project").

Section 1010. Land conservation and land utilization

*The secretary is authorized and directed to develop a program of land conservation and land utilization. In order thereby to correct maladjustments in land use, and thus assist in controlling soil erosion, reforestation, preserving natural resources, protecting fish and wildlife, developing and protecting recreational facilities, mitigating floods, preventing impairment of dams and reservoirs, developing energy resources, conserving surface and subsurface moisture, protecting
the watersheds of navigable streams, and protecting the public lands, health, safety, and welfare, but not to build industrial parks or establish private industrial or commercial enterprises."

Reference B: Public Law 84-237: This Public Law was created specifically for Clemson University to allow for sale or exchange of lands to consolidate the project by the acquisition of adverse inholdings within the project boundaries. Public Law 84-237 states that to accomplish this:
A) "... all proceeds from the sale or exchange of such lands shall be used by Clemson University for the acquisition of lands within the boundaries of the project or for the development or improvement of lands within the project, ...
B) "... any lands acquired by the sale or exchange of the lands covered by such agreement shall become a part of the project"
C) "... all proceeds from the sale, lease, or other disposition of the lands covered by such agreement shall be maintained by Clemson University in a separate fund...."
Public Law 84-237 contains a Reverter Clause (this is actually contained in the deed to the land)
D) "... land shall be used for public purposes and if (not) ... the estate ... shall immediately revert to ... the United States of America."