

1. Agenda

Documents:

[2024_06_11EDACAGENDA.PDF](#)

2. Meeting Materials

Documents:

[SLOAN ST.PARKING-FINAL SITE PLAN \(6.6\) \(1\).PDF](#)
[2024_06_11RECOMMENDATION.PDF](#)
[BOND FOR COMMERCIAL.PDF](#)



City of Clemson

1250 Tiger Boulevard • Clemson, South Carolina 29631

**CITY OF CLEMSON ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
TUESDAY June 11, 2024
12:30PM
CLEMSON CITY HALL**

1. Call to order – Doug Zirbel
2. Roll Call/Establishment of Quorum – Doug Zirbel
3. Approval of Minutes: Apr 9, 2024

Discussion Item(s)

4. Council Update- John Ducworth
5. Parking Update-
 - o N Sloan Employee Parking- Nathan Hinkle, City Engineer
 - o Pay Stations- Rebekah Wilbanks, Office Manager, Planning and Development, Parking Services

Action Item(s)

6. Review Draft Ordinance for Conditional Use Standards in the C District- Jacob Peabody, Zoning and Codes Administrator
7. Recommendations to Council
 - o Approve Draft Recommendation to Council concerning the extension of parking enforcement hours

Old Business

New Business

Adjournment

“The mission of the economic development advisory committee shall be to study, report, and make recommendations to the city council in an effort to promote quality economic development, including commercial, small business, research, and light industry.”



Sloan Street Employee Parking

Final Site Plan

VERSION: 2.0

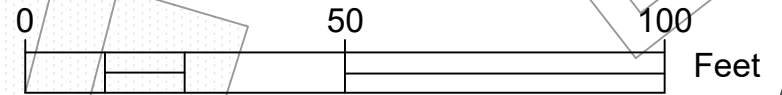
DESIGNED BY: NWH

DRAWN BY: NWH

DATE

1:50

PLOT DATE: 6/6/2024



Existing Private Parking to Remain

8" ribbon curb

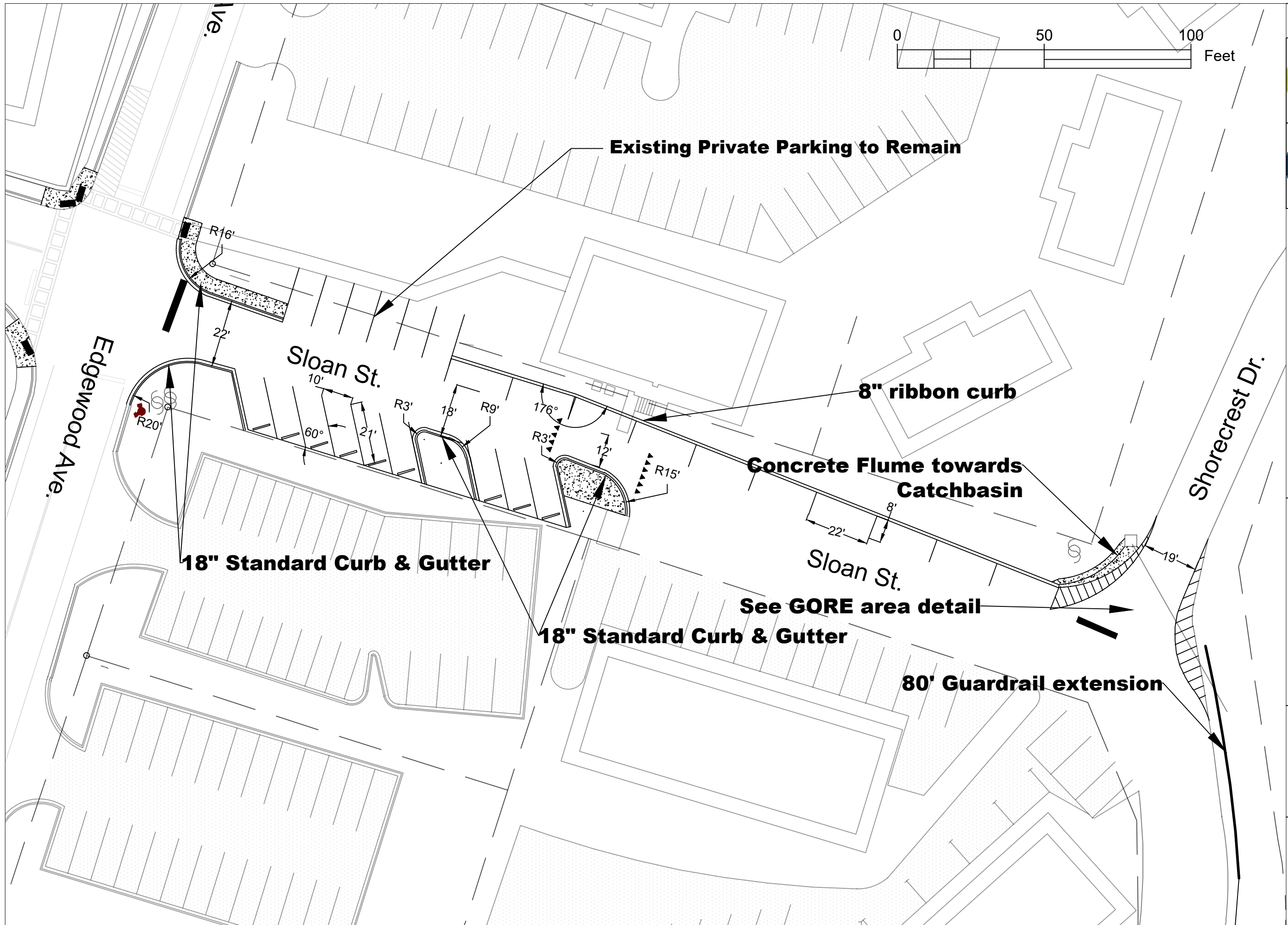
Concrete Flume towards Catchbasin

18" Standard Curb & Gutter

18" Standard Curb & Gutter

See GORE area detail

80' Guardrail extension



Edgewood Ave.

Sloan St.

Sloan St.

Shorecrest Dr.

RECOMMENDATION



To: Council

From: Economic Development Advisory Committee

Date: June 11 2024

Re: Extend Parking Enforcement

At the April 9, 2024 EDAC meeting, the Committee unanimously voted to recommend that Council consider extending daily parking enforcement hours and to add Saturday enforcement. EDAC would also recommend that Council allow staff to research the possibility of contracting enforcement, if necessary, in order to implement.

Doug Zirbel

Chairperson, Economic Development Advisory Committee

A. RESIDENTIAL USES

1. Residential Developments, Various

a. Mixed-use Structures

1. Conditional Use Standards *[C District Only]*

a. Principal use structure(s) that:

- i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the facade that abuts the street, sidewalk, or grade level with the exception of Addison Lane and Daniel Drive.
- ii. Principal use structure(s) that otherwise abut a public sidewalk, City of Clemson property or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the façade. On-site amenities may utilize the remaining frontage;
- iii. On-site leasing and/or on-site management offices, shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
- iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.

b. Of the required ground level commercial space, at least 50% of the frontage shall have a minimum depth of 50 feet. The remaining portion shall have a minimum depth of 35 feet. No commercial use shall be allowed to have a width of less than 15 feet.

c. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided.

d. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.

e. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property or property adjacent to shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers.

f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.

g. Balconies shall comply with the following:

- i. Shall not extend past the property line;
- ii. Shall not overhang any public or private sidewalks; and
- iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.

h. Dwelling units are permitted subject to the following:

- i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers other than for properties fronting Daniel Drive as noted in subparagraph a)i.;
- ii. For portions of a mixed use structure(s) not covered in subparagraph h)i., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the dwelling units shall be permitted along

the exterior of the building other than as provided by subparagraph (f). All structures must be mixed-use; and

- iii. Each dwelling unit shall have minimum floor area of 350 square feet.
- i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
- j. **Bond must be posted at time of CO of residential portion equal to 150% of the build out of the unfinished commercial space. This will be calculate buy average commercial build out cost in the area at that time as determined by the City**

2. Conditional Use Standards *[CM District Only]*

- a. Principal use structure(s) that:
 - i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the façade that abuts the street, sidewalk, or grade level with the exception of frontages along Addison Lane, Knox Lane and Hillcrest Drive;
 - ii. Principal use structure(s) that otherwise abut a public sidewalk, City of Clemson property or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the facade. On-site amenities may utilize the remaining frontage; and
 - iii. On-site leasing and/or on-site management offices shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. At least 50% of the required service, retail, or office uses shall occupy a space that has a minimum depth of 50 feet and the remaining portion shall occupy a space that has a minimum depth of 35', unless completely surrounding a public plaza as described in Section [19-404](#) Table 19-404-1 endnote 2.e. No commercial use shall be allowed to have a width of less than 15 feet.
- c. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
- d. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property, or shoreline frontages of Lake Hartwell property owned by the U.S. Army Corps of Engineers.
- e. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided.
- f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.
- g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;
 - ii. Shall not overhang any public or private sidewalks; and
 - iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
- h. Dwelling units are permitted subject to the following:

- i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way (except Addison Lane or Knox Lane) or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers;
- ii. For portions of a mixed use structure(s) not covered in subparagraph h)i., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph f). All structures must be mixed use; and
- iii. Each dwelling unit shall have minimum floor area of 350 square feet.
- i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
- j. **Bond must be posted at time of CO of residential portion equal to 150% of the build out of the unfinished commercial space. This will be calculate buy average commercial build out cost in the area at that time as determined by the City**

3. Conditional Use Standards *[CP-2 & CP-3 Districts Only]*

- a. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers;
 - ii. For portions of a mixed use structure(s) not covered in subparagraph a)i., dwelling units may be located within the principal use structures(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than a common entrance serving the interior of the structure(s). All structures must be mixed use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
- b. Frontage occupancy requirements for nonresidential uses in principal mixed-use structures that face Tiger Blvd (Hwy 123), Old Greenville Hwy (Hwy 93), Anderson Hwy (Hwy 76), Keowee Trail, Wall Street, or shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers shall meet the following requirements:
 - i. Shall have service, retail, or office uses along 100 percent of that facade at street or sidewalk level.
 - ii. At least 50% of the required service, retail, or office uses shall occupy a space that has a minimum depth of 50' and the remaining portion shall occupy a space that has a minimum depth of 35', unless completely surrounding a public plaza as described in Section [19-404](#) Table 19-404-1 endnote 2.e. No commercial use shall be allowed to have a width of less than 15 feet.
 - iii. On-site leasing and/or on-site management offices shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet;
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk; and
 - v. Site amenity facilities may be located along frontages of property owned by the City of Clemson or shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers but may not comprise more than 25% of said frontage.

- c. No more than one entrance, not exceeding 25 feet in width per street of frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided.
- d. Parking may be provided underneath principal use structures located within the interior of the lot provided the exterior façade is designed to hide the parking from the exterior. The architectural treatment shall be compatible with the facades of the other buildings on the site.
- e. **Bond must be posted at time of CO of residential portion equal to 150% of the build out of the unfinished commercial space. This will be calculate buy average commercial build out cost in the area at that time as determined by the City**