

Economic Development Advisory Committee

Minutes: April 9, 2024

Members Present: Bryon Leggett, Ric Ware, Jeff Bennett, Doug Zirbel, Cameron Farish, Brittany Chapman, Anna Dukes, Jason Beaty,

Others in attendance: Neil Burton, Bryan Lee

Approval of Minutes: February 6, 2024 Minutes were unanimously approved

Discussion Items:

Council Update: The first annual Clemson Music Fest will take place April 19 and 20. On the Ave events will resume on May 14th and will be held every Tuesday evening through the end of June. The City is awaiting the final results from the environmental impact study for the downtown revitalization project and expects to award the contract to a contractor in the next few weeks.

Parking Update: Lindsey Newton reported that the City held a public informational meeting concerning the North Sloan employee parking project on March 19th. Based on the outcome of that meeting, the project has been expanded to include some Shorecrest Drive improvements and the city is going to research the viability of reversing the initial proposed direction of the one way.. Members of EDAC discussed planning a work session to discuss the feasibility of extending enforcement hours. A date for that was not set.

Mixed Use Developments: Jacob Peabody and Nathan Woods had a very engaging dialogue with EDAC commissioners concerning Mixed-Use developments and vacant commercial space. Peabody and Woods began by explaining the difference between straight zoning and Planned Developments. Planned Developments are a negotiation between the developer, the planning department and council, concessions to zoning requirements can be made under a Planned Development. A structure built that adheres strictly to the building requirements of the zone where the structure is being built is Straight Zoning. Both Straight Zoning and Planned Developments have their benefits and draw backs. Peabody and Woods noted that adding “warm shell” to the conditional use standards or requiring a certain amount to be put in escrow for every sq ft of commercial space to be used to help offset the costs of final upfits may be a way to address the issue through straight zoning. Along with the discussion on how to encourage developers to fill vacant commercial space, the commissioners also stressed that the parking requirements for such developments whether through Straight Zoning or Planned Developments were woefully short. The Commission scheduled a work session to discuss this topic further on May 21st at 12:30 at the Dockside location of Your Pie.

Action Items:

Recommendation to Council: Commission recommends to council to schedule a work session to discuss extending parking enforcement hours and within that discussion to look at the possibility of contracting out the enforcement piece. Affirmative vote by all

Old Business/ New Business:

Meeting Adjourned: 1:40pm

Next meeting: June 11th at 12:30 in Council Chambers.