

## Save Clemson Candidate Survey – John Crolley

### Q1: Why are you running?

I have been part of this community for over 2 decades as a student, a resident, and as a parent. As Clemson inevitably grows, I want to help make sure that the city does not lose the sense of community and quality of life that makes it such a special place. My background and experience with land use and regulation, problem solving, and collaborative negotiation will allow me to be a positive force as a member of City Council. I will strive to make tomorrow's Clemson even more special to the next generation than it is to me.

### Q2: What have you personally done to improve the lives of Clemson residents? Be specific

I have served as a member of the Planning Commission for the last three years. During this time, I've helped to negotiate the inclusion of new workforce housing units in recent development projects.

### Q3: If you were on council when the HUB was voted on, how would you have voted?

Opposed

### Q4: What did you personally do to support or oppose the HUB? Be specific.

As a member of the Planning Commission, I reviewed the HUB ordinance as it was presented to the Planning Department and the Planning Commission. I directly raised concerns with parking, the claimed public benefits of developing the property, and the amount of stated public space. After considering the overall design and impact of the HUB vs. the proposed benefits it would provide, I voted against recommending that the City Council approve the project.

### Q5: If elected what would you do to support the creation of additional affordable workforce housing in Clemson?

Building more workforce housing is going to require collaborative partnerships. The fastest way to create more workforce housing in Clemson is to make it clear that "planned development" projects which lack this type of housing are not going to be a priority consideration for the City. Long term, workforce housing projects in Clemson will need to include public private partnerships, either through direct land contributions or tax incentives, to make the projects attractive to the right builders.

Q6: If elected, what would you do (be specific) to get Clemson University to house a greater portion of their students on campus?

The fact that Clemson University is its own municipality and is not part of the City of Clemson poses many unique challenges. The City has no authority to dictate what the University does with its land or what percentage of the student population they choose to house on campus. As a city, the best option is to provide data driven presentations of the positive benefits that increasing on-campus housing can provide to students, the University, and the overall community. The City will also need to make it clear to the University that it will no longer simply “rubber stamp” large student housing developments that only provide a benefit to the University by handling its over-enrollment.

Q7: If elected what actions would you take to limit the growth of student housing in the city if negotiations with the university are not successful? Be specific.

Current City of Clemson zoning regulations allow for the building of what is considered “student-oriented housing” in a few zoning districts. Any person wishing to build “student-oriented housing”, on a parcel of property where current zoning regulations permit that use, is legally allowed. However, I believe that any person seeking to rezone a property, either through upzoning or applying for a planned development, will have to present a very strong benefit to the City, and specifically to the residents of Clemson. Regardless of tax revenue increases from a development, which can be argued as a general benefit for the City, the lack of significant specific tangible benefit to the residents will result in a vote to not approve the project from me.

Q8: Do you plan to accept campaign contributions from apartment or home developers?

No

Q9: Please provide your name, phone number and candidate website (if available)

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