

Mauldin Planning Commission

Minutes

January 8, 2019

Call to order. Roll was called. Members in attendance were Chairman Jonathan Paulsen, Michael Forman, Raj Reddy, Elizabeth Wiygul, Dean Oang, Rachel Davis and Kaitlyn Woolard. David Dyrhaug, Economic Development Planner, and Paula Foltz, Secretary to the Commission were also in attendance. The Commission Pledged Allegiance.

December hearing minutes: Rachel Davis was omitted from the roll call. She made a motion to approve the minutes with the condition that her name be added. Kaitlyn Woolard seconded. Vote was unanimous for approval.

Docket #: M-2019-1-PC
Request: Preliminary Plat Approval
Location: 599 East Standing Springs Rd
Subdivision: Pleasant Springs
Applicant: Bluewater Civil Design for Mark III Properties, Inc.

Mr. Dyrhaug presented the staff report. The subject property is in the R-M1 zoning district. The applicant is proposing to develop a 202-lot subdivision on the 56.32 tract of land. The lots will range in size from 6,360 to 14,239 square feet. Staff has completed the technical review and provided a list of conditions. Staff did receive a written statement from one of the attendees at the hearing. Mr. Dyrhaug passed out the letter.

Paul Harrison, Blue Water Civil Design, spoke on behalf of the property owner. He asked that he be able to address the Commission after the public in hopes that he may be able to answer additional questions.

Surrounding resident concerns – Traffic, current infrastructure, stormwater

Paul Harrison, Blue Water Civil Design, spoke on behalf of the property owner. Mr. Harrison stated that traffic concerns come up at every meeting. The county would allow 700 units in the R-M1 district. The applicant is only requesting 202. A traffic study is currently being conducted and a recommendation will be on the report. The developer will comply with the recommendation on the report. He also stated that we live in an environment that can not be expected to keep up the roads.

Mr. Harrison stated that he had met with Metropolitan Sewer. They already have sewer approval for 150 homes and are aware of the upgrades that will be needed for the remaining homes and are already addressing the issues. He also addressed the stormwater concern. The City of Mauldin has the most stringent requirement around requiring that sites have to meet the 100-year storm. In the county, with the current I-1 zoning, they would have to build a detention pond and only have to meet the 25-year storm requirements.

Dean Oang asked about a traffic study. Mr. Dyrhaug said it is required by SCDOT. Mrs. Davis asked if SCDOT would encourage them to do other improvements on the road. Chairman Paulsen asked about the 25 and 100-year storm. Mr. Harrison explained that when you put in asphalt you increase the stormwater run-off.

Elizabeth Wiygul stated that Mr. Harrison had said Metropolitan sewer had approved 150 homes. Wouldn't it make more sense for them to fix the issues then come back for approval? Mr. Harrison commented that Metro was okay with 202 lots but they can build 150 homes before an upgrade is required. She then asked if staff was suggesting that everything will have to be addressed before or during building. Mr. Dyrhaug replied, "Both". She then asked if it was immediate or down the road? He

responded that conditions 1-14 were immediate and the last four comments were standard. Mrs. Woolard asked if a buffer would be required at the Southern Connector to which Mr. Dyrhaug said It is not required. Mr. Forman asked if Mauldin has any input on SC DOT and if E. Standing Springs Rd is in the GPATC long range plan. Mr. Dyrhaug replied no to input to SC DOT and said it was not under the TIP but he was not sure about the long range plan.

Mr. Dyrhaug told the Commission that staff recommends approval of the subdivision plan with the conditions as listed in the staff report. Commissioners asked about the 14 plus conditions. Mr. Dyrhaug told them the plan would not change substantially. Rachel Davis made the motion to conditionally approve the Preliminary Plat to which no one seconded. Elizabeth Wiygul made the motion to table until more information is provided. Michael Forman seconded. Vote was 5 to 2 with Chairman Paulsen and Rachel Davis opposing.

Docket #: M-2019-2-PC
Request: Preliminary Plat Approval
Location: Ashmore Bridge and Adams Mill Road
Subdivision: Whispering Meadows
Applicant: Bluewater Civil Design for HPS Development, LLC

Mr. Dyrhaug provided the staff report. The applicant is proposing to develop 56 Single-family detached lots and 35 single-family attached lots on this +/-21.67-acre tract of land. The lots will range in size from 6,600 square feet to 13,933 square feet, not including 35 attached lots which will be smaller. Staff conducted a technical review and recommends approval of the subdivision plan be conditional on satisfying the comments provided.

Several residents spoke in opposition. The concerns were traffic, safety, decreased home values of the existing homes that will adjoin the proposed townhomes, stormwater, existing road conditions, and buffers. A couple of residents requested a traffic study be completed.

Paul Harrison, Bluewater Civil Design, spoke on behalf of the developer. He stated for the record that he was not the developer. His job is to try to even out the demand of the client with the codes. His client is currently building in the city limits and is going above and beyond the requirements of the code. They will not be adding additional stormwater then what is currently there. Matter of fact they will probably taking some of the water off so it is flowing into adjacent creek.

Mr. Harrison also added that this is a growing area and traffic was always going to be a concern. They are providing sidewalks on Adams Mill Road for approximately 1,000-feet. Although it is not required, they are in the process of having a traffic study completed. Whatever the recommendation is the developer will do it. He added that there was not a lot of difference in the price of the townhomes from the single-family detached homes. There will be some difference because not everyone can afford to buy a single-family detached that Rosewood Homes builds.

Mr. Foreman asked about the sewer. Mr. Dyrhaug stated it would be Metro. Staff has reviewed the plat per the land development and recommends conditional approval. He knows there are concerns regarding traffic and stormwater. The reality is that if the project doesn't happen the stormwater and traffic will not be addressed. Once the project goes in SCDOT will have to look at the roads. They will decide that this is an opportunity for them to have the developer help with the road improvements. Greenville County will also see that this is a chance for the developer to help with stormwater run-off. The projects are presented to make this better than before. The issues will continue to exist if nothing happens out there.

Comments regarding the home values had been made. Mr. Dyrhaug told the Commission that the city looks at all that information before they annex. The attached single-family homes will be in the price

range of \$215,000. - \$225,000, and the detached homes will be even higher so the range will be from \$275,000. - \$325,00, and maybe higher depending on the add-ons that the buyer chooses. He also spoke on the proposed zoning. It is consistent with the developments in the area. Staff recommends approval with the revisions.

Kaitlyn Woolard made the motion to approve. Motion was seconded. Vote was unanimous.

Docket #: M-2019-3-PC
Request: Preliminary Plat Approval
Location: Forrester Drive
Subdivision: Indigo Pointe Phase II
Applicant: Gray Engineering for IBI Forrester, LLC

David Dyrhaug presented the staff report. This is phase II of the project. Phase I was approved over a year ago. The applicant is proposing to develop a 209-lot subdivision on this 57.7-acre tract of land. The lots will range in size from 5,375 square feet to 38,841 square feet, not including 56 attached lots which will be smaller. A quarter of the property will maintain open space. He will wait until the end to complete his report.

Resident concerns – Traffic (300 cars within 15 minutes), traffic study request, need to repair road, price of homes, street parking

Waverly Wilkes and Derek Pulley with Gray Engineering represent IBI Forrester, LLC. They pointed out that this is phase II of the development. Phase I was previously approved by the city so the sewer and water are not an issue. They understand traffic is a big issue. A traffic study was completed during phase I approval. The traffic study did require a turn lane. The subdivision will still have 3 access points with phase I going to a right-in right-out only upon completion of phase II. The entire section will be widened to improve the entire road. Derek Pulley stated that SCDOT could put a light in if they chose to but they would have to condemn a property because they are not interested in selling. Ms. Wilkes added that they have exhausted every avenue.

The developer, Larry McNair said the homes will be valued in the \$260,000 - \$500,000. price range and Mungo Homes will be the builder. Phase I has pump station and water lines next will be curbing.

Mr. Dyrhaug has completed the technical review and has only found minor comments that need to be addressed. He is recommending approval with the conditions listed in the staff report. Staff is working with SCDOT on straightening out the road. He was not aware that lighting was an issue. He will contact Duke Energy. This is an opportunity to get some improvements done.

Motion was made by Mr. Foreman to approve the plat. Mrs. Wiygul seconded. Vote was unanimous. Meeting adjourned.