

Mauldin Planning Commission

Minutes

February 26, 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.

Michael Forman motioned to approve the January 8th minutes with changes to a few scrivener errors. Rachel Davis seconded. Vote was unanimous.

Docket #: M-2019-4-PC
Request: Rezone from the R-20 District to the C-2 District
Location: 711 North Main Street
Applicant: Tara Leary representing Louise J. Carrere Trust B

David Dyrhaug provided the staff introduction. The applicant has requested that this property at 711 N. Main Street be rezoned from R-20, Residential, to the C-2, Commercial. The applicant intends to market this property for commercial development. At this time, there are no development plans for the property.

Lynn Solesbee, Bluewater Civil Design, stated he was available if the Commission had any questions.

Mr. Dyrhaug provided his recommendation. Based on the criteria and findings provided in the staff report his recommendation was to move that the Commission recommend approval of the requested rezoning. Mrs. Wiygul asked Ms. Leary about the neighborhood meeting and if there were any deed restrictions. Ms. Leary replied that Knollwood residents had asked about deed restrictions. There are currently no restrictions at this time but they will not allow anything on the property that does not blend well with residential. Ms. Woolard asked if buffering would be required. Mr. Dyrhaug told her it would be.

Michael Forman motioned to approve the request based on the staff report and forward to City Council. Dean Oang seconded. Vote was unanimous.

Docket #: M-2019-5-PC
Request: Preliminary Plan Review
Location: Hidden Lake Estates, Ashmore Bridge near Standing Springs Rd
Applicant: Gray Engineering representing Hidden Lake Preserve SC, LLC

Mr. Dyrhaug presented the background information. This tract was annexed into the City of Mauldin on January 22, 2019, with the zoning of R-M1. This project was formally approved as a Planned Development (PD) in Greenville County. The applicant is seeking preliminary plan approval for the proposed subdivision of this tract of land. The applicant is proposing to develop a 111-lot **cluster housing** subdivision consisting of **detached single-family homes** on this 56.77-acre tract of land. This represents a density of 1.96 units per acre. Lots will range in size from 7,700 to 30,470 square feet. He also discussed the preliminary plan and zoning requirements.

Alex Converse, Gray Engineering, stated that he was available for questions.

Ms. Woolard asked Mr. Dyrhaug if he could elaborate a little more as to why this phase of the project was located within the city. He stated that staff had been working with the developer but

the city was not contiguous until now. The developer has already sold a portion (phase I) of the property to Adams Homes. This review is for phase II and IV. The intent is to share amenities.

Mr. Dyrhaug completed the staff report and recommended that the Commission conditionally approve the plan provided that the applicant satisfies the applicable requirements provided by the Greenville County Subdivision Advisory Committee.

Mr. Forman asked about road connectivity. Mr. Dyrhaug answered that there was no road connection. Mrs. Wiygul asked if there was connectivity within the development. Mr. Dyrhaug replied there was. It would be connected by the walking path around the pond. Mrs. Wiygul asked about the statement that says GC will not be responsible for the stormwater and asked if Mauldin has something comparable. Ms. Woolard asked if a traffic study had been completed. Alex. Converse told her one had been completed a left turn lane was requested. It has already been permitted through SCDOT. She also asked about buffer along Ashmore Bridge Road. Mr. Converse told her that they were required to provide r-o-w on the plan. She asked if it was future dedicated r-o-w. He answered that it was.

Rachel Davis motioned to approve the plan. Mrs. Wiygul second with the condition that they meet the SAC requirements. Vote was unanimous for approval.

Docket #: M-2019-6-PC
Request: Rezone from the R-20 District to the C-2 District
Location: 721 North Main Street
Applicant: Jack Snedigar, representing Robert Hartzell

Mr. Dyrhaug introduced the item. The applicant has requested that this property at 721 N. Main Street be rezoned from R-20, Residential, to the C-2, Commercial. The applicant intends to market this property for commercial and/or mixed use development. There has been interest from a group called Bainbridge to develop luxury apartments on this property with commercial parcels along the front. However, there are not yet any commitments by Bainbridge to do this project.

Mr. Snedigar, Spectrum Commercial Properties, told the Commission he was available for comments.

Mr. Dyrhaug presented the remainder of the staff report and announced his findings and recommendation. He moved that the Commission recommend approval of the request to rezone the property to the C-2 zoning district.

Mr. Reddy commented that it was nice to see that the city has options for capacity issues. Ms. Woolard asked why the neighborhood meeting information was submitted for 711 North Main but not for 721 North Main. Mr. Dyrhaug replied that there was one neighborhood meeting for both parcels. Mr. Snedigar responded by stating the meeting went well and the main concern was buffering. Ms. Woolard then asked if they were affiliated to which Mr. Dyrhaug responded that they were not. She said it could be developed as one. She then asked if Mr. Dyrhaug was aware of any sewer capacity increase. He replied that the sewer was at capacity and he was not aware of any upgrades or rehab plans.

Dean Oang motioned to approve the request. Raj Reddy seconded. Vote was unanimous for approval.

Kaitlyn Woolard motioned to adjourn. Rachel Davis seconded. Meeting adjourned.