

**MAULDIN PLANNING COMMISSION
MINUTES
August 27, 2019 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen (Chair), Michael Forman, Raj Reddy, Dean Oang, Ted Allison, Kaitlyn Woolard

MEMBERS ABSENT: Elizabeth Wiygul

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Paulsen called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

JULY MEETING MINUTES

Ms. Woolard moved to accept the July 16, 2019, Planning Commission minutes.

Mr. Allison seconded the motion.

The motion to accept the July 16, 2019, Planning Commission minutes passed by unanimous vote, 6-0.

NEW BUSINESS

Docket #: M-2019-11-PC
Location: 20-60 Centimeters Drive
Request: Rezoning from C-2 to R-M

Mr. Dyrhaug introduced a petition to rezone approximately 7 acres at Centimeters Drive from C-2, Commercial, to R-M, Multi-family Residential. The applicant intends to develop attached single-family residences at this site.

Mr. Paulsen opened the floor for public comments.

Hearing no comments, Mr. Paulsen closed the floor for public comments.

Mr. Dyrhaug presented staff's findings. Based on its findings, staff supports the applicant's request to rezone this property from C-2 to R-M.

Mr. Forman made a motion to recommend approval of the requested rezoning for these properties along Centimeters Drive.

Mr. Oang seconded the motion.

The motion to recommend approval of the requested rezoning for these properties along Centimeters Drive passed by unanimous vote, 6-0.

Docket #: M-2019-12-PC

Request: Text Amendment for Short-term Rentals

Mr. Dyrhaug introduced a text amendment that would provide regulations for the rental of residences for periods of less than 30 days.

Mr. Paulsen opened the floor for public comments.

Mr. Allen Jones of 31 Oak Glen Drive commented about regulations for the City of Greenville. He also commented about problems associated with the rental of an entire home and suggested that the homeowner should have to live at the house while renting it. He asked if you would want a short-term rental next door to your home.

Ms. Diane Kuzniar of 503 Knollwood Drive commented that short-term rentals should be located outside of neighborhoods. She discussed the advantages and disadvantages of short-term rentals. She suggested that the City should protect the character of the community and recommended that the City study the long-term effects of short-term rentals.

Mr. Leo Swartwood of 306 Mapleton Drive indicated that he owns short-term rentals in Pine Forest. He has been complimented on the maintenance of his rentals which is necessary to maintain high ratings. He commented that the negative remarks made about short-term rentals are perceptions and that these rentals help add to property values.

Ms. Laura Swartwood of 15 Clearfield Road commented that she already pays taxes for her short-term rentals. They invest a lot of money into these homes and properties. The issues associated with short-term rentals are no different from issues associated with other home rentals. She requested that the City remove the application fee from the proposed ordinance.

Hearing no other comments, Mr. Paulsen closed the floor for public comments.

Members of the Planning Commission discussed various aspects of the proposed ordinance and asked Mr. Dyrhaug questions about the ordinance.

Mr. Oang made a motion to recommend approval of the short-term rental ordinance with the following revisions:

- Eliminate the application fee for a short-term rental permit (retain the penalty fee);
- Allow for alternative proof of ownership documentation for properties being owner-financed; and
- Regarding HOA approval, allow for written confirmation from the association president or other person(s) authorized by the property owners' association.

Mr. Forman seconded the motion.

The motion to recommend approval of the short-term rental ordinance with revisions passed by unanimous vote, 6-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Ms. Woolard moved to adjourn the meeting.

Mr. Reddy seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 6-0.

The Planning Commission meeting adjourned at 7:10 p.m.