

**MAULDIN PLANNING COMMISSION
MINUTES
November 19, 2019 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen (Chair), Elizabeth Wiygul, Raj Reddy, Dean Oang, Kaitlyn Woolard

MEMBERS ABSENT: Michael Forman, Ted Allison

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.

AUGUST MEETING MINUTES

Mr. Oang moved to accept the September 24, 2019, Planning Commission minutes.

Ms. Woolard seconded the motion.

The motion to accept the September 24, 2019, Planning Commission minutes passed by unanimous vote, 3-0. Ms. Wiygul and Mr. Reddy abstained from the vote.

NEW BUSINESS

Docket #: M-2019-15-PC
Name: Rezoning at 501 E. Butler Road
Location: At 501 E. Butler Road
Request: Rezone from C-1 to R-M

Mr. Dyrhaug introduced the rezoning petition for 501 E. Butler Road. The request is to rezone this tract from C-1, Commercial, to R-M, Multi-family Residential. This tract entails approximately 5 acres. The applicant intends to develop attached single-family residences at this site.

Ms. Waverly Wilkes, with Gray Engineering Consultants, introduced herself as a representative for the applicant. She explained their request to rezone this property and indicated that she is available to answer any questions.

Mr. Paulsen opened the floor for public comments.

Mr. Joe Waldron, with Mark III Properties, introduced himself as a representative for the application. He provided a summary about the neighborhood meeting.

Mr. Bill Misiaveg, 1911 Hartness Drive, introduced himself as a representative for the Project Hope Foundation and indicated support for the rezoning petition.

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

Mr. Dyrhaug presented staff's findings. Staff finds that the proposed rezoning is more consistent with the comprehensive plan than the current zoning and that the proposed rezoning is compatible with the surrounding development.

Ms. Woolard made a motion to recommend approval of the requested rezoning for the property at 501 E. Butler Road.

Ms. Wiygul seconded the motion.

The motion to recommend approval of the requested rezoning for the property at 501 E. Butler Road passed by unanimous vote, 5-0.

Docket #: M-2019-16-PC
Name: Arden Woods
Location: At Ashmore Bridge Road and Fork Shoals Road
Request: Preliminary Plat Review

Mr. Dyrhaug introduced the preliminary plat application for Arden Woods located at Ashmore Bridge Road and Fork Shoals Road. This tract was annexed by the City of Mauldin on May 20, 2019. This tract entails approximately 207.9 acres. The applicant is proposing to develop a 806-lot cluster housing subdivision consisting of both detached and attached single-family homes.

Ms. Melanie Giles, with Bluewater Civil Engineering, introduced herself as a representative for the applicant. She explained the project and indicated that she is available to answer any questions.

Mr. Joe Waldron, with Mark III Properties, introduced himself as a representative for the application and also indicated that he is available to answer any questions.

Mr. Paulsen opened the floor for public comments.

Ms. Patricia Jones, 196 Birkhall Circle, asked about the natural barriers that will be preserved.

Mr. Stanley Howard Schwartz, 11 Terrain Drive, expressed concerns about traffic and safety.

Ms. Donna Williams, 116 Tar Boulevard, expressed concerns about infrastructure deficiency, traffic, tree preservation, and the need to widen the road.

Mr. Charles Laucks, 39 Terrain Drive, expressed concerns about the number of homes, traffic, road deficiencies, school crowding, need for police and fire, and the narrowness of the proposed lots.

Mr. James Rousey, 1301 Standing Springs Road, expressed concerns about the traffic on Ashmore Bridge Road.

Ms. Jane Triplett, 3 Kalmia Creek Drive, expressed concerns about traffic, roads, and safety.

Mr. David Millard, 125 Sandy Lane, asked about open space and any requirements to dedicate parks.

Ms. Melissa Millard, 125 Sandy Lane, expressed disappointment about the annexation process and the lack of publicity.

Mr. Jerry Tufo, 16 Brockmore Drive, expressed concerns about roads and asked for clarity about what properties had been annexed into the City of Mauldin.

Ms. Patricia Jones, 196 Birkhall Circle, asked if a water table study had been undertaken.

Ms. Donna Vandiver, 42 Terrain Drive, expressed concerns about this project destroying their way of life.

Ms. Tarina Ziggers, 196 Birkhall Circle, expressed concerns about traffic including traffic on Fork Shoals Road.

Ms. Nancy Rienzo, 9 Otago Place, expressed concerns about traffic and asked if a traffic study had been undertaken.

Mr. Larry Adamec, 11 Nicklaus Drive, asked about what properties had been annexed into the City of Mauldin and expressed that a traffic signal is needed at the intersection of Ashmore Bridge Road and Standing Springs Road.

Ms. Donna Clark, 6 Hillcrest Court, asked about the fire service for this area.

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

Mr. Paul Harrison, with Bluewater Civil Design, and Mr. Waldron, introduced earlier, responded to many of the questions and comments shared by the public. They discussed the buffers, trees and open space that would be preserved, the pond and walking trails that would be preserved. They talked about the traffic study that had been performed and the road improvements that they will provide in accordance with the traffic study.

Mr. Dyrhaug also addressed some of the questions asked by the public such as about annexation, the staffing of police and fire, and the coordination with other agencies such as the school district and SCDOT. Mr. Dyrhaug presented staff's findings. Staff finds that the preliminary plat complies with the City of Mauldin's Land Development Regulations and Zoning Ordinance.

Mr. Oang made a motion to conditionally approval the preliminary plat for Arden Woods provided that the applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.

Mr. Reddy seconded the motion.

The motion to conditionally approve the Arden Woods preliminary plat passed by unanimous vote, 5-0.

OTHER BUSINESS

Mr. Dyrhaug expressed the need to hold the December Planning Commission meeting on a different date from the scheduled date. Mr. Dyrhaug with coordinate the scheduling of this meeting with the Planning Commission.

No other business was discussed.

ADJOURNMENT

Mr. Oang moved to adjourn the meeting.

Ms. Woolard seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 5-0.

The Planning Commission meeting adjourned at 8:00 p.m.