

**MAULDIN PLANNING COMMISSION
MINUTES
January 28, 2020 6:00 P.M.**

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

MEMBERS ABSENT: 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.

DECEMBER MEETING MINUTES

Mr. Forman moved to accept the December 19, 2019, Planning Commission minutes with one revision: in the first paragraph under old business, replace “it would be appropriate to consider changes to the Comprehensive Plan” with “it would be appropriate to consider review of the Comprehensive Plan”.

Mr. Oang seconded the motion.

The motion to accept the December 19, 2019, Planning Commission minutes with the noted revision passed by unanimous vote, 6-0.

NEW BUSINESS

Docket #: PC-2020-01-RZ
Name: Rezoning at 317 Miller Road
Location: At 317 Miller Road
Request: Rezoned from R-12 to S-1

Mr. Dyrhaug introduced the rezoning petition for 317 Miller Road. The request is to rezone this tract from R-12, Residential, to S-1, Services. This tract entails approximately 1 acre. The applicant also owns the property at 25 Ellwood Court immediately behind 317 Miller Road and is requesting the same zoning for 317 Miller Road as his adjacent property.

Mr. Marc Aleksinas introduced himself as the applicant and expressed that he purchased this property at 317 Miller Road for the land. This property will allow him to expand the paved area at his adjacent property at 25 Ellwood Court. He also remarked about the existing home on the property and the liability it represents for him due to health and safety risks.

Mr. Paulsen opened the floor for public comments.

Ms. Anna Marie Smith, 505 Miller Road, expressed her interest in seeing the existing house at 317 Miller Road saved from demolition. She asked the applicant to consider splitting the property and donating or selling the front portion of the property with the house to the City of Mauldin. She commented about the age and the history of this house.

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

Mr. Aleksinas stated that the house is available for free to anyone who would like to move the home from the property. He indicated that he has been able to show the home to a few interested parties so far and will continue to show the home to others who might consider moving it. But he reiterated that home will ultimately need to be removed because it is a liability for him.

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

Members of the Planning Commission discussed at length the prospects for saving the house and asked the applicant and staff several questions relating to the house. The Planning Commission expressed their sympathies for the age and history of the house and stated their desire to see the house saved. They encouraged the applicant and staff to continue to seek opportunities for the house to be saved and removed to another property if possible. It was noted that the preservation of the house is a separate issue from the rezoning.

Ms. Woolard made a motion to recommend approval of the requested rezoning for the property at 317 Miller Road.

Mr. Reddy seconded the motion.

The motion to recommend approval of the requested rezoning for the property at 317 Miller Road passed by unanimous vote, 6-0.

Docket #: PC-2020-02-TA

Request: Text Amendment regarding Multi-Family Housing in C-1, C-2, and S-1

Mr. Dyrhaug introduced a text amendment that would amend the conditional standards for multi-family housing in the C-1, C-2, and S-1 zoning districts. These amendments have the intent of further strengthening the ability to encourage mixed-use development that will facilitate pedestrian activity and opportunity while protecting the City's employment centers from infiltration by multi-family housing.

Mr. Paulsen opened the floor for public comments.

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

Members of the Planning Commission asked staff some questions about different design aspects for multi-family housing including the location of parking, the design of the sidewalk and the

provision of a planting strip, the definition of “primary right-of-way” as used in the ordinance, and how this ordinance relates to the phenomenon known as the “missing middle housing.”

Mr. Forman made a motion to recommend approval of this text amendment regarding multi-family housing in the C-1, C-2, and S-1 zoning districts with the following revisions:

- Prohibit off-street parking between multi-family structures and the right-of-way;
- Add a definition for “primary right(s)-of-way”; and
- Add a requirement for a planting strip/amenity zone between the edge of the street and the sidewalk.

Ms. Woolard seconded the motion.

The motion to recommend approval of the text amendment with revisions passed by unanimous vote, 6-0.

Docket #: PC-2020-03-TA

Request: Text Amendment regarding Types of Discount Stores

Mr. Dyrhaug introduced some background information about the rapid growth of chain dollar stores and the concerns expressed by other communities associated with this proliferation. Mr. Dyrhaug also indicated that the Mauldin City Council is currently enacting a moratorium on new dollar store development so that this issue can be studied and reviewed.

Mr. Paulsen opened the floor for public comments.

Mr. Terry Thompson, 120 Gail Drive, questioned the moratorium being enacted by City Council and expressed opposition to the moratorium.

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

Mr. Reddy made a motion to direct staff to further study this issue and consider appropriate regulation.

Ms. Woolard seconded the motion.

The motion to direct staff to study this issue passed by unanimous vote, 6-0.

OTHER BUSINESS

Mr. Dyrhaug proposed specific dates for planning commission meetings during 2020.

Mr. Forman made a motion to accept the planning commission meeting schedule presented by staff.

Mr. Paglialunga seconded the motion.

The 2020 planning commission meeting schedule presented by staff was approved by unanimous vote, 6-0.

Mr. Dyrhaug also inquired if the Planning Commission would like to consider any changes to the rules of procedures or officers of the Planning Commission.

No changes were requested or discussed.

No other business was discussed.

ADJOURNMENT

Ms. Woolard moved to adjourn the meeting.

Mr. Oang seconded the motion.

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

The Planning Commission meeting adjourned at 7:15 p.m.