

**MAULDIN PLANNING COMMISSION  
MINUTES  
February 25, 2020 6:00 P.M.**

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

**MEMBERS ABSENT:** Ted Allison, Kaitlyn Woolard

**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.

**JANUARY MEETING MINUTES**

Mr. Oang moved to accept the January 28, 2019, Planning Commission minutes.

Mr. Paglialunga seconded the motion.

The motion to accept the January 28, 2019, Planning Commission minutes passed by unanimous vote, 5-0.

**NEW BUSINESS**

**Docket #:** PC-2020-04-PP  
**Name:** Douglas Townes  
**Location:** At Centimeters Drive  
**Request:** Preliminary Plat Review

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Douglas Townes subdivision. This proposal entails a 57-lot subdivision consisting of attached single-family homes on a 5.99-acre tract of land at Centimeters Drive zoned R-M, Multi-Family Residential.

Mr. Paul Harrison, with Bluewater Civil Engineering, introduced himself as a representative for the applicant and the project engineer and made himself available for any questions.

Mr. Paulsen opened the floor for public comments.

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

Mr. Oang asked about trash collection to which Mr. Harrison replied that each individual home would have their own garbage can.

Mr. Dyrhaug presented staff's findings. Staff has reviewed this preliminary plat and finds that it meets or exceeds all the minimum standards contained in the City of Mauldin's Land

Development Regulations and Zoning Ordinance. Staff recommends approval of this preliminary plat be conditional on meeting the comments provided by the Greenville County Subdivision Advisory Committee.

Mr. Forman made a motion to conditionally approve the Douglas Townes preliminary plat provided that the applicant meet the comments provided by the Greenville County Subdivision Advisory Committee.

Mr. Reddy seconded the motion.

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

**Docket #:** PC-2020-05-PP  
**Name:** Tanner Hall  
**Location:** At 848 Tanner Road  
**Request:** Preliminary Plat Review

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Tanner Hall subdivision. This proposal entails a 17-lot subdivision consisting of detached single-family homes on a 5.73-acre tract of land at 848 Tanner Road zoned R-10, Residential.

Mr. Josh Baker, with Gray Engineering, introduced himself as a representative for the applicant and the project engineer and made himself available for any questions.

Mr. Paulsen opened the floor for public comments.

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

Mr. Oang asked about whether the landscape buffer would be provided on private property or on common area. Mr. Dyrhaug replied that either are acceptable methods by the City's standards. For this project, the landscape buffer would be in part on private property and part on common area.

Mr. Reddy asked if any comments about the existing house had been received. Both Mr. Baker and Mr. Dyrhaug indicated that no comments had been received.

Mr. Reddy also asked if a left turn lane would be required on Tanner Road. Mr. Dyrhaug replied that SCDOT has indicated that they will require a left turn lane on Tanner Road that could accommodate 1-2 cars.

Mr. Forman asked if detention ponds count towards open space. Mr. Dyrhaug responded that they City's standards for open space focus mostly on a certain percentage entailing developable land and a certain percentage consisting of areas usable for recreation.

Mr. Dyrhaug presented staff's findings. Staff has reviewed this preliminary plat and did note two outstanding comments:

- (1) The applicant shall provide a street tree for every 40 linear feet of street *frontage* (they have only provided a street tree for every linear feet of street); and
- (2) The evergreen plant material being provided along Tanner Road shall be at least 4 feet in height at the time of planting.

Staff finds that it meets or exceeds all the other minimum standards contained in the City of Mauldin's Land Development Regulations and Zoning Ordinance. Staff recommends approval of this preliminary plat be conditional on meeting the above comments from staff and the comments provided by the Greenville County Subdivision Advisory Committee.

Mr. Paglialunga made a motion to conditionally approve the Tanner Hall preliminary plat provided that the applicant meet the comments provided by staff and the Greenville County Subdivision Advisory Committee.

Mr. Oang seconded the motion.

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

## **OLD BUSINESS**

**Docket #:** PC-2020-03-TA

**Request:** Text Amendment regarding Types of Discount Stores

Mr. Dyrhaug updated the Planning Commission regarding the research it has conducted regarding dollar store regulation. So far he has found two different approaches: "formula business restrictions" and "dispersal restrictions." Formula business restrictions entail standards that are placed on all chain retailers and require them to be distinct from that chain's other outlets. Dispersal restrictions set limits on how close new dollar stores can be to one another.

Mr. Dyrhaug also noted other items that should be carefully considered when crafting an ordinance about dollar stores including: articulate a clear purpose, define dollar store, and incentivize better alternatives to dollar stores.

There was some discussion and questions about the two different regulatory approaches presented by Mr. Dyrhaug. The general comments provided by members of the planning commission indicated a preference to focus on dispersal restrictions which set distance limits between existing and new dollar stores.

There was some subsequent discussion about the appropriate distance to consider. Mr. Dyrhaug shared some of the various distances he found in his research some of the more common distances applied in other communities include 5,000 feet and one mile. Mr. Dyrhaug indicated

that he would create some maps that would help the planning commission take a closer look at how various distances would impact the City of Mauldin.

No action was taken.

## **OTHER BUSINESS**

Mr. Dyrhaug commented about the regulations and minimum standards the City of Mauldin currently applies to subdivisions. Some of the subdivision proposals that the City receives go above and beyond the normal standards. Mr. Dyrhaug asked if there are certain features and designs that we might consider incentivizing to encourage more developers to go above and beyond.

Mr. Paul Harrison, with Bluewater Civil Engineering, commented that Greenville County offers density bonuses for preserving trees, providing larger buffers, and using side loaded garages.

Members of the planning commission indicated interest in sustainable building structures, tree preservation, and larger landscape buffers.

Mr. Forman recommended that some of the considerations being discussed, such as streamlining the review process, might be appropriate to integrate with the City's upcoming comprehensive planning efforts.

Mr. Dyrhaug thanked the planning commission for their input.

No other business was discussed.

## **ADJOURNMENT**

Mr. Forman moved to adjourn the meeting.

Mr. Oang seconded the motion.

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

**The Planning Commission meeting adjourned at 7:05 p.m.**