

**MAULDIN PLANNING COMMISSION  
MINUTES  
May 26, 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.

**APRIL MEETING MINUTES**

Ms. Woolard moved to accept the April 28, 2020, Planning Commission minutes.

Mr. Forman seconded the motion.

The motion to accept the April 28, 2020, Planning Commission minutes passed by unanimous vote, 6-0.

**NEW BUSINESS**

**Docket #:** PC-2020-08-PP  
**Name:** Butler Townes Subdivision  
**Location:** At 501 E. Butler Road  
**Request:** Preliminary Plat Review

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Butler Townes subdivision. This proposal entails a 47-lot subdivision consisting of attached single-family homes on a 4.97-acre tract of land at 501 E. Butler Road zoned R-M, Multi-Family Residential.

Mr. Forman recused himself from participation on this item due to a conflict of interest.

Mr. Joe Waldron, with Mark III Properties, introduced himself as a representative for the applicant 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. 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.

Members of the Planning Commission asked about planned Butler Road improvements and the effect those designs may have on the design of this project. They also asked about what screening will be provided along the adjacent baseball fields.

Mr. Dyrhaug indicated that SCDOT has reviewed the project and has not indicated any concerns with this preliminary plat as it relates to their planned improvements along Butler Road. Mr. Dyrhaug also indicated that the project will include the preservation of trees and supplemental tree plantings along the adjacent baseball fields.

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

Ms. Woolard seconded the motion.

The motion to conditionally approve the Butler Townes preliminary plat passed by unanimous vote, 5-0, with Mr. Forman recused.

**Docket #:** PC-2020-09-PP  
**Name:** Baldwin Chase Subdivision  
**Location:** At 426 Baldwin Road and 628 Log Shoals Road  
**Request:** Preliminary Plat Review

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Baldwin Chase subdivision. This proposal entails a 147-lot subdivision consisting of detached and attached single-family homes on a 44.9-acre tract of land at 426 Baldwin Road zoned R-10, Medium-Density Residential.

Mr. Derrek Pulley, with Gray Engineering Consultants, 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.

Mr. Doug Breon, of 5 Baldwin Creek Way, expressed opposition to the project. His concerns include, but are not limited to, high traffic speeds along Baldwin Road and that the proposed townhomes are not compatible with the surrounding residential development. He also commented that this project had been turned down by Greenville County.

Mr. Dave Madry, of 3 Cedar Crest Court, expressed opposition to the project. His concerns include, but are not limited to, traffic and drainage issues. He also inquired about the location of required sewer improvements, the type of construction materials that will be used, and the timing of the traffic study.

Ms. Erica Grant, of 396 Baldwin Road, indicated that she would like to but unfortunately encountered technical difficulties which prevented the Planning Commission from hearing her. To convey Ms. Grant's presumed sentiment, Mr. Dyrhaug read an e-mail message from her dated May 4, 2020, at which time she expressed opposition to the project. Her concerns include, but are not limited to, that the small lots and townhomes are not consistent with the surrounding area, the placement of townhomes and a roadway behind her backyard, traffic and the lack of turn lanes on Baldwin Road, and the lack of a second entrance off of Log Shoals Road. She also commented about the history of this project being turned down by Greenville County.

Mr. Dyrhaug read a letter from Ms. Mary Ellen Dover, of 406 Baldwin Road, provided as public comment. The letter was dated May 26, 2020, and expressed opposition to the project. Her concerns include, but are not limited to, the high density of the project, lack of safe ingress/egress at Log Shoals Road, and traffic along Baldwin Road and East Standing Springs Road. She also commented about the history of this project being turned down by Greenville County.

Mr. Dyrhaug read a letter from Mr. Michael King, of 113 Montclair Road, provided as public comment. The letter was dated May 26, 2020, and expressed support for the project. He commented that he supports the project because it appears to be an ideal use of existing and underdeveloped land and it is an opportunity for the City to grow without massive sprawl.

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

Mr. Pulley responded to some of the questions raised during the public comments.

Members of the Planning Commission asked about items including floodplains, separation of uses, SCDOT comments, reasons for the denial by Greenville County, road improvements at the subdivision entrance, improvements at James Shaver Trail, on-street parking, the proposed emergency access, and the timing of when traffic counts were taken.

Mr. Pulley responded to the various questions asked by the Planning Commission. Mr. Roger Dyar, the traffic engineer who completed the traffic study for this project also responded to some of the questions. Mr. Dyrhaug also responded to questions that were not answered by Mr. Pulley or Mr. Dyar.

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 the following conditions for this project if it is approved:

1. Satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee;
2. Prior to final plat, satisfy any comments provided by SCDOT;
3. Prior to any land disturbance, obtain appropriate permitting from the Army Corps of Engineers; and

4. Make appropriate provisions along Ranier Way and Townson Lane to adequately accommodate guest and overflow parking.

Some of the members of the Planning Commission, including Ms. Woolard and Mr. Oang, indicated that they were comfortable with the density and the design of the project. However, they also expressed some concern that SCDOT has not yet approved the project.

Mr. Forman made a motion to conditionally approve the Baldwin preliminary plat provided that the applicant address the conditions provided by City staff.

Mr. Oang seconded the motion.

The motion to conditionally approve the Baldwin Chase preliminary plat passed by a vote of 5-1, with Ms. Woolard voting in dissent.

## **OLD BUSINESS**

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

**Request:** Text Amendment regarding Small Box Variety Stores

Mr. Dyrhaug introduced to the Planning Commission a draft ordinance containing standards for Small Box Variety Stores.

Members of the Planning Commission indicated that the ordinance captures the essence of the discussion to date on this issue. No other revisions to the draft ordinance were offered by the Planning Commission.

No action was taken.

## **OTHER BUSINESS**

Mr. Paglialunga suggested that the Planning Commission consider conducting a workshop to discuss goals and strategies for the Planning Commission. Members of the Planning Commission expressed support for this suggestion and directed staff to work on scheduling this.

No other business was discussed.

## **ADJOURNMENT**

Mr. Oang moved to adjourn the meeting.

Mr. Forman seconded the motion.

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

**The Planning Commission meeting adjourned at 8:30 p.m.**