

**MAULDIN PLANNING COMMISSION
MINUTES
June 23, 2020 6:00 P.M.**

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

MEMBERS ABSENT: N/A

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.

MAY MEETING MINUTES

Mr. Paglialunga moved to accept the May 26, 2020, Planning Commission minutes.

Ms. Woolard seconded the motion.

The motion to accept the May 26, 2020, Planning Commission minutes passed by unanimous vote, 6-0.

NEW 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. This ordinance defines a “small box variety store” and allows this type of store as a conditional use in the CRD, C-1, and C-2 zoning districts provided that the new store will meet the dispersal standard of one mile from any existing small box variety store.

Mr. Paulsen opened the floor for public comments.

Mr. William Swent, of the Fox Rothschild Law Firm, representing its client Dollar General, spoke in opposition to the ordinance. Mr. Swent explained Dollar General’s business model and highlighted how Dollar General is a positive resource for the community. He expressed concerns about the basis of the ordinance and asserted that the ordinance does not provide equal protection to his client.

Mr. Scott Westberg, District Manager of Family Video, spoke in opposition to the ordinance. Mr. Westberg commented that Family Video will not be able to continue to operate and that they are fortunate that Dollar General is considering leasing their space and retaining their employees. Mr. Westberg also commented that Dollar General will make the property look great.

Mr. Jason Kraeling, 234 Devin Drive, spoke in favor of the ordinance. Mr. Kraeling remarked that it is time for the City of Mauldin to examine what type of community it wants to be. Mr. Kraeling also commented that citizen access to dollar stores does not appear to be deficient in Mauldin.

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

Mr. Forman made a motion to forward this ordinance to the Mauldin City Council with a recommendation of approval.

Mr. Oang seconded the motion.

The motion to forward this ordinance to the Mauldin City Council with a recommendation of approval passed by unanimous vote, 6-0.

Docket #: PC-2020-07-PP
Name: Miller Park Group Development Subdivision
Location: At Miller Road and Legacy Lane
Request: Preliminary Plat Review

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Miller Park group development subdivision. This proposal entails a 106-lot subdivision consisting of attached single-family homes on a 14.96-acre tract of land at Miller Road and Legacy Lane zoned R-M1, Mixed Residential.

Mr. Neal Fogleman, with Fant, Reichert, & Fogleman, Inc., 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. Dyrhaug shared some e-mailed comments he received from various residents in the vicinity of the project, most of which reside in the Plantation Green community. These residents expressed concern about the traffic in the area and commented that they are concerned that the roads cannot accommodate additional traffic.

Mr. Dyrhaug also shared e-mailed comments from a property owner that resides across the street from the project site and requested that consideration be made to preserve as many trees as possible, utilize the existing location of Legacy Lane for access, set back the homes away from Miller Road, and construct large, high quality, connected homes.

Mr. Fogleman remarked about the plans for tree preservation. Mr. Fogleman also explained that they have been unable to conduct a traffic study to date due to the shutdown associated with COVID-19 and because school is not in session. He indicated that they anticipate that the most

that the traffic study may require is left-turn lanes along Miller Road and they are prepared to install these improvements if required.

Members of the Planning Commission asked about items including the existing homes on the site, emergency access, guest parking, and buffering. It was also asked if the Planning Commission can require traffic improvements and if there will be space to accommodate the expansion of a bike path or multi-use path in the right-of-way. Mr. Dyrhaug, with the help of Mr. Fogleman, responded to these questions.

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 any land disturbance, provide a traffic impact study and obtain SCDOT approval for the warranted traffic mitigation, or, in the absence of a traffic impact study, obtain SCDOT for the traffic mitigation solutions.

Ms. Woolard made a motion to conditionally approve the Miller Park group development preliminary plat provided that the applicant address the conditions provided by City staff.

Mr. Paglialunga seconded the motion.

The motion to conditionally approve the Baldwin Chase preliminary plat passed by a vote of 4-2, with Mr. Oang and Mr. Forman voting in dissent.

OTHER BUSINESS

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, 6-0.

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