

**MAULDIN PLANNING COMMISSION
MINUTES
February 23, 2021 6:00 P.M.**

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

MEMBERS ABSENT: Dean Oang

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. Paglialunga moved to accept the January 26, 2021, Planning Commission minutes.

Mr. Forman seconded the motion.

The motion to accept the January 26, 2021, Planning Commission minutes passed by unanimous vote, 5-0.

Mr. Sofield joined the meeting after the minutes had been approved.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2021-01-PP
Name: Alston Chase Subdivision
Location: At Log Shoals Road and Greenbriar Drive
Request: Preliminary Plat Review

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Alston Chase subdivision. This proposals entails a 75-lot subdivision consisting of detached single-family homes on a 22.09-acre tract of land at Log Shoals Road and Greenbriar Drive zoned R-10, Residential.

Mr. Paul Harrison, with Bluewater Civil Design, LLC, 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.

Mimi Allen, of 234 Greenbriar Drive, asked how many homes would be located off of Greenbriar Drive.

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

Mr. Forman asked if ReWa had provided any comments yet since they were not included in the comments offered by the Greenville County Subdivision Advisory Committee.

Mr. Harrison responded that they have since received comments from ReWa and that the applicant will be performing some upgrades to the sewer line downstream.

Mr. Dyrhaug responded to the question asked during the public comments and indicated that 16 homes would be located off of Greenbriar Drive.

Mr. Reddy asked how many entrances would be provided.

Mr. Dyrhaug replied that the subdivision would have two separate entrances.

Ms. Woolard asked if there would be pedestrian connections and amenities between the two separate sections of this project.

Mr. Doug Hunt with RP&L, LLC, and the applicant for this project, indicated that there would be trails or sidewalks to connect the two separate sections and that he also anticipated providing other amenities.

Mr. Paglialunga asked about the buffers that would be provided.

Mr. Harrison replied that a 20-foot buffer would be provided along the perimeter of the project including adjacent to the existing homes and neighborhoods.

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.

Mr. Forman made a motion to conditionally approve the Alston Chase subdivision preliminary plat provided that the applicant satisfies the applicable conditions provided by the Greenville County Subdivision Advisory Committee.

Mr. Reddy seconded the motion.

The motion to conditionally approved the Alston Chase subdivision preliminary plat passed by a vote of 6-0.

Docket #: PC-2021-02-RZ
Location: 409 E. Butler Road
Request: Rezone property from R-12 to C-2

Mr. Dyrhaug introduced a request to rezone the property at 409 E. Butler Road from the R-12, Residential district to the C-2, Commercial district. A portion of this property is unincorporated and the property owner has recently petitioned the city to annex the remaining portion of his property into the City limits of Mauldin. This rezoning is meant to be considered simultaneously with the property owner's annexation petition.

Mr. Paulsen opened the floor for public comments.

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

Mr. Reddy asked if a traffic study would be required for the development of this property.

Mr. Dyrhaug replied that it would depend on what is proposed to be developed on this property since it is unknown at this time what would be developed there. However, he anticipates that this property would not be developed for a project that would require a traffic study.

Mr. Dyrhaug presented staff's findings. The C-2 district is consistent with the built environment and zoning along E. Butler Road. Based on its findings, staff supports the applicant's request to rezone this property from R-12, Residential, to C-2, Commercial.

Ms. Woolard made a motion to recommend approval of the requested rezoning for the property at 409 E. Butler Road.

Mr. Sofield seconded the motion.

The motion to recommend approval of the rezoning at 409 E. Butler Road passed by a vote of 6-0.

Docket #: PC-2021-03-ST
Request: Rename Centerpointe Blvd to Bridgeway Blvd

Mr. Dyrhaug introduced a request to rename Centerpointe Boulevard (a privately owned road) to Bridgeway Boulevard.

Mr. Paulsen opened the floor for public comments.

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

Mr. Forman asked if this would need to come back to the Planning Commission if the name changes.

Mr. Dyrhaug outlined the process for the renaming a street. State law requires the planning commission to authorize the renaming of a street. Additionally, the City of Mauldin has an ordinance that also requires the City Council to approve the renaming of a street. Once the renaming of the street has been approved by both the Planning Commission and the City Council, City staff will provide the Register of Deeds office with a certification to this effect signed by the Chairman of the Planning Commission. It would not come back to the Planning Commission after the Planning Commission votes to approve the renaming.

Mr. Paglialunga made a motion to approve the renaming of Centerpointe Boulevard to Bridgeway Boulevard.

Mr. Reddy seconded the motion.

The motion to approve the renaming of Centerpointe Boulevard to Bridgeway Boulevard passed by a vote of 6-0.

Docket #: PC-2021-04-TA

Request: Text Amendment to the Zoning Ordinance regarding Allowed Uses, Use Standards, and Building Design Standards

Mr. Dyrhaug introduced a draft ordinance that introduces a consolidated table of allowed uses, describes each of the use categories listed in the table, provides standards for conditional and special exception uses, and establishes general building design standards. Additionally, the draft ordinance relocates and rearranges a few sections of the zoning ordinance so that related regulations are grouped together and easier to find.

Mr. Paulsen opened the floor for public comments.

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

The Planning Commission briefly discussed if it was preferred to share comments now or to take more time to review the ordinance and e-mail comments to City staff. The Planning Commission decided to move forward with reviewing their comments during this present meeting.

Mr. Forman shared a couple of comments about the proposed ordinance. Included in his comments was a recommendation to strike the conditional standard that restricts outdoor music for bars, brew pubs, and drinking places.

Mr. Forman made a motion to recommend approval of this text amendment to the zoning ordinance with the modification of striking the conditional standard that restricts outdoor music for bars, brew pubs, and drinking places.

Ms. Woolard seconded the motion.

The motion to recommend approval of this text amendment to the zoning ordinance with a modification passed by a vote of 6-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Paglialunga moved to adjourn the meeting.

Mr. Sofield seconded the motion.

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

The Planning Commission meeting adjourned at 7:19 p.m.