

**MAULDIN PLANNING COMMISSION
MINUTES
April 27, 2021 6:00 P.M.**

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

MEMBERS ABSENT: None

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.

FEBRUARY MEETING MINUTES

Mr. Paglialunga moved to accept the February 23, 2021, Planning Commission minutes.

Ms. Woolard seconded the motion.

The motion to accept the February 23, 2021, Planning Commission minutes passed by unanimous vote, 7-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2021-05-PD
Location: 356 Bridgeway Blvd
Request: Major Change to Centerpointe PD

Mr. Dyrhaug introduced a request for a major change to the Centerpointe Planned Development (PD). The change consists of amending the use description for 21.96 acres located at 356 Bridgeway Blvd. The applicant has requested to change this description from “Office Building” to “Office, Commercial, Institutional” to accommodate a prestigious charter school.

Ms. Theresa Rowe, with Hughes Investments, Inc., introduced herself as a representative for the applicant and made herself available for any questions.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

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

Mr. Dyrhaug provided the staff report and staff findings.

Mr. Reddy asked about what type of higher level review a charter school such as this goes through. Mr. Dyrhaug responded that there are some state level reviews that are conducted.

Ms. Woolard asked about what will happen to the parking areas which are not included in the highlighted areas. Mr. Dyrhaug responded that those parking areas will remain for future development opportunities.

Mr. Reddy made a motion to recommend approval of the major change to the Centerpointe Planned Development.

Mr. Forman seconded the motion.

The motion to recommend approval of the major change to the Centerpointe Planned Development passed by a vote of 7-0.

Docket #: PC-2021-09-PD
Location: 356 Bridgeway Blvd
Request: Final Development Plan Approval for Charter School

Mr. Dyrhaug introduced a final development plan for the charter school related to the major change to the Centerpointe Planned Development just reviewed by the Planning Commission. The school does not plan to alter the footprint of the existing facility or the parking. The only modifications to the site proposed at this time are the provision of outdoor athletic and physical educational areas and an outdoor playground. These areas will be enclosed by a fence.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

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

Mr. Dyrhaug provided the staff report and staff findings.

Ms. Woolard asked if the stormwater design for the property will be affected. Mr. Dyrhaug replied that as far as his understanding it will not be affected.

Mr. Oang made a motion to approve the final development plan for the charter school on the condition that the major change to the Centerpointe Planned Development is approved by Mauldin City Council.

Ms. Woolard seconded the motion.

The motion to conditionally approve the final development plan for the charter school on the passed by a vote of 7-0.

Docket #: PC-2021-06-RZ

Location: At S.C. Highway 417 and Interstate Highway 385

Request: Rezone property from C-2 to R-M

Mr. Dyrhaug introduced a request to rezone approximately 43 acres at S.C. Highway 417 and I-385 from the C-2, general commercial district to the R-M, multi-family residential district. This property is currently undeveloped, except for two older homes. TCC Venture plans to develop this site for attached single-family housing with possibly some multi-family housing along the interstate frontage.

Mr. Ron Johnson, with TCC Venture, identified himself as a representative for the applicant, and indicated that he is available for questions, if any.

Mr. Paulsen opened the floor for public comments.

Mr. Dyrhaug read comments sent earlier by Henry Siegel at 1306 NE Main Street. Mr. Siegel indicated concerns about the number of homes proposed and the increase in traffic. He also expressed concerns about clear-cutting the property and the lack of buffering next to the existing homes on adjacent properties. Mr. Siegel also expressed concerns about the access for the proposed development of this site, especially the problems it would create for residents of the Beechwood Hills subdivision. Mr. Siegel posed questions about the ownership of the old roadway that connects to Beechwood Drive. Mr. Siegel concluded that the proposed development of this site does not fit the infrastructure and surrounding community. He recommended that it would be more appropriate to develop 50 custom homes on this site.

Mr. Dyrhaug read comments sent earlier by Eric Van Splinter at 205 Beechwood Drive. Mr. Van Splinter expressed concern about the type of development proposed for this site. He commented on the current character of the Beechwood Hills neighborhood including its maturity and safety. He described it as an excellent place to live. Mr. Van Splinter also commented on the wildlife in this area and expressed concern about the potential habitat loss for this wildlife. He rhetorically asked why people want to move to this area and answered that it is for reasons such as southern charm, the existing community, and the beauty of the natural environment. Mr. Van Splinter recommended that this site be zoned for homes on large lots, perhaps ½- to ¾-acre lots.

Mr. Wayne Davenport at 109 Beechwood Drive stated that he agreed with the comments read from the two previous gentlemen. He also described the traffic problems at this site and expressed concerns about the traffic that would increase as a result of the proposed development of this site. Mr. Davenport also commented about the challenges of accessing S.C. Highway 417 from this site, especially leaving to turn left onto Highway 417. He asked the Planning Commission to not zone this property for multi-family housing.

Mr. Austin Allen at 103 Morgan Circle remarked that he lives off S.C. Highway 417. He expressed favor for rezoning this site to residential. He commented that the types of development allowed by the R-M zoning are preferable to the types of development allowed by the C-2 zoning. He commented that this is an appropriate rezoning for this site.

Mr. Joseph Barilovits at 117 Sandpiper Lane remarked that he used to live at 1310 NE Main Street. He expressed concerns about constructing a new road or drive that would tie into Beechwood Drive.

Ms. Laura Kopish at 1310 NE Main Street expressed concern about the narrowness of the old roadway that may be used as a road or drive to access the proposed development from Beechwood Drive. She questioned how this old roadway was sold and acquired by the applicant. She expressed concern about the possible stormwater runoff from any new road or drive constructed along this old roadway.

Ms. Caroline Richardson Mahaffey at 3706 E North Street provided some background on the ownership of the old roadway. She commented that after significant research, it was determined that the roadway was not in the inventory of the state or the county, nor was the roadway ever abandoned. Instead, the ownership of the old roadway had reverted back to the original property owner who was her grandmother and transferred to her heirs.

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

Ms. Woolard asked why the proposed road or drive connecting to Beechwood Drive is necessary.

Mr. Ron Johnson replied that the proposed road is not part of the rezoning application but the road satisfies a requirement from the Fire Marshal to have a secondary access based on the number of units that would be developed at this site. The road would be privately owned and fully maintained. Mr. Johnson also commented that their request at this time is to down-zone the property to something that is more complimentary of the surrounding community.

Ms. Woolard asked if the old roadway is a separate parcel. Mr. Johnson replied that the roadway is a separate parcel but has not been included at this time for this rezoning.

Mr. Paglialunga asked about the width of the old roadway. Mr. Johnson responded that it is 40 feet wide and that their intention is to create a 24-foot private drive there.

Ms. Woolard asked if the applicant has conducted a legal search regarding the ownership of the old roadway. Mr. Johnson responded that, yes, they had two different law firms search the deed history of the roadway.

Mr. Reddy asked about the mood at the neighborhood meeting.

Mr. Dyrhaug referred to the summary of the neighborhood meeting provided by the applicant and the write-up about the neighborhood meeting included in the staff report.

Mr. Paglialunga asked about the plans for the section of the old roadway on the opposite side of Beechwood Drive. Mr. Dyrhaug commented that he is not aware of any plans for that additional section of the old roadway.

Mr. Dyrhaug provided the staff report and staff findings.

Mr. Oang asked if any traffic studies would be conducted for the commercial development of this site should it be developed under the current zoning. Mr. Dyrhaug replied that traffic studies would not be required for the commercial development of the site.

Mr. Forman asked about the zoning of the site before it was annexed. Mr. Dyrhaug replied that he believed it was either R-S, R-12, or some combination thereof.

Mr. Oang made a motion to recommend approval of the requested rezoning for approximately 43 acres at S.C. Highway 417 and I-385.

Mr. Forman seconded the motion.

Ms. Woolard remarked that there will be future opportunities to review in more detail the proposed development of this site. While she sympathizes with the concerns that have been expressed during the public hearing, the best way to preserve open space and wildlife habitat is to promote high-density urban development in places that make sense. She agrees that rezoning this to multi-family residential is a much better fit for this site than commercial.

The motion to recommend approval of the rezoning of approximately 43 acres at S.C. Highway 417 and I-385 passed by a vote of 7-0.

Docket #: PC-2021-07-RZ
Location: At Service Bay Road
Request: Rezone property from C-2 to PD

Mr. Dyrhaug introduced a request to rezone approximately 6 acres at Service Bay Road from the C-2, general commercial district to a Planned Development (PD) district. This property is currently occupied by After School Plus, DanceArts, and Greenville Gymnastics. The property is also undergoing construction for the expansion of a new gymnastics facility and indoor soccer facility. Britt Real Estate plans to continue to develop this site for additional commercial, recreational, and self-service storage facilities.

Mr. Pat Britt, with Britt Real Estate, introduced himself and described his project as including storage, restaurants, and outdoor patio use among other uses.

Mr. Paulsen opened the floor for public comments.

Mr. Austin Allen of Arbor Engineering introduced himself as the civil engineer for this project and made himself available for any questions.

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

Ms. Woolard asked if there would be any challenges associated with providing an indoor soccer facility on the floor above indoor dining. Mr. Britt replied that there will be a floor used for indoor storage between the dining and the indoor soccer to act as a buffer.

Mr. Oang commented that he would like to encourage the applicant to provide sidewalks throughout the project to enhance the walkability of the site.

Ms. Woolard added that she would like to encourage the applicant to incorporate high caliper architectural design at this project.

Mr. Forman asked if the choice to rezone this site as a PD was because self-storage is not allowed in the C-2 zoning. Mr. Britt responded in the affirmative. Mr. Dyrhaug added that the only other zoning district that could allow for self-storage is the S-1, Trades and Commercial Services District, which could allow other uses not desirable at this location.

Mr. Reddy asked who are the companies involved with this development project. Mr. Dyrhaug responded that Langley and Associates is the project architect and Arbor Engineering is the project engineer—both companies based in Greenville.

Mr. Dyrhaug provided the staff report and staff findings.

Ms. Woolard made a motion to recommend approval of the requested rezoning for approximately 6 acres at Service Bay Road.

Mr. Reddy seconded the motion.

The motion to recommend approval of the rezoning of approximately 6 acres at Service Bay Road passed by a vote of 7-0.

Docket #: PC-2021-08-PP
Name: Chestnut Ridge Section II
Location: At Union Church Road
Request: Preliminary Plat Review

Mr. Dyrhaug introduced a preliminary plat for Section II of the Chestnut Ridge subdivision (formerly known as the Sunny Hill Cottages subdivision). This section entails 212 lots consisting of detached single-family homes on a 62.05-acre tract of land at Union Church Road zoned R-10, Residential.

Crissy Drake, with Bluewater Civil Design, LLC, introduced herself as a representative for the applicant and the project engineer and made herself available for any questions.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

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

Mr. Dyrhaug provided the staff report and staff findings. Staff recommends the following conditions for this project if it is approved:

1. The applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.
2. The applicant shall meet the recommendations provided in the traffic impact study prepared by Ramey Kemp & Associates, Inc.

Mr. Forman asked if Section II includes lots 363 through 374. Mr. Dyrhaug responded in the affirmative.

Ms. Woolard asked about the provision, or lack thereof, of buffers along this project. Mr. Dyrhaug replied that the R-10 zoning of this project does not require a buffer next to the multi-family residential zoning in the County that surrounds this project.

Mr. Forman made a motion to conditionally approve the preliminary plat for Section II of the Chestnut Ridge subdivision provided that (1) the applicant satisfies the applicable conditions provided by the Greenville County Subdivision Advisory Committee, and (2) the applicant meets the recommendations provided in the traffic impact study prepared by Ramey Kemp & Associates, Inc.

Mr. Oang seconded the motion.

The motion to conditionally approved the preliminary plat for Section II of the Chestnut Ridge subdivision passed by a vote of 7-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Ms. Woolard and Mr. Forman both moved to adjourn the meeting.

Mr. Reddy seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 7-0.

The Planning Commission meeting adjourned at 7:45 p.m.