

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

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

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.

MAY MEETING MINUTES

Mr. Oang moved to accept the May 25, 2021, Planning Commission minutes.

Mr. Forman seconded the motion.

The motion to accept the May 25, 2021, Planning Commission minutes passed by unanimous vote, 7-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2021-11-RZ
Location: 227 E. Butler Road
Request: Rezone from R-12 to C-2

Mr. Dyrhaug introduced a request to rezone a 1-acre property located at 227 E. Butler Road from R-12, Residential, to C-2, General Commercial. This property is currently occupied by a single-family dwelling. The owner's family is planning to market this property for commercial development. At present, there are no development prospects for this tract.

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. Forman inquired about the plans that SCDOT plans has for this intersection.

Mr. Dyrhaug replied that SCDOT is still in the design phase for the road improvements they plan at this intersection and have not yet released plans for public view.

Mr. Oang made a motion to recommend approval of this rezoning.

Mr. Paglialunga seconded the motion.

The motion to recommend approval of the requested rezoning at 227 E. Butler Road passed by a vote of 7-0.

Docket #: PC-2021-12-RZ
Location: Intersection of Ashmore Bridge Road and Fork Shoals Road
Request: Reconfigure the C-2 and R-M zoning of 12.5 acres

Mr. Dyrhaug introduced a request to reconfigure the current R-M, Residential, and C-2, General Commercial, zoning at a 12.5-acre tract located at the intersection of Ashmore Bridge Road and Fork Shoals Road. Specifically, the applicant would like to expand the R-M zoning on the north side of Ashmore Bridge Road at Fork Shoals Road to accommodate the amenity area for the Arden Woods subdivision. Additionally, the applicant would like to expand the C-2 zoning on the south side of Ashmore Bridge Road at Fork Shoals Road to better accommodate the marketability of the outparcel for a grocery store or small retail center. This proposed reconfiguration of the zoning at this tract would result in 9.67 acres zoned as C-2, yielding a net increase of about 1.67 acres of C-2 zoning at this intersection. To accommodate this expanded footprint of the C-2 zoning district, the number of lots in Arden Woods would be decreased by about 91 lots to 715 lots.

Mr. Sofield announced that he has a conflict of interest regarding this agenda item and recused himself from the discussion and action on this agenda item (see attached memo).

Mr. Paulsen opened the floor for public comments.

Ms. Marilyn Demarco of 24 Terrain Drive asked how this rezoning would impact properties at Terrain Drive.

No other 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. Dyrhaug also responded to Ms. Demarco's question and noted that the portion of the property being rezoned does not touch the properties at Terrain Drive and the main impact would be fewer homes on the portion adjacent to the Terrain Drive properties.

Ms. Woolard asked if the rezoning to R-M and the rezoning to C-2 would need to be done separately. She also asked about how the density would change for the Arden Woods project.

Mr. Dyrhaug replied that the rezoning would not need to be separated because the rezoning is occurring on the same property. Additionally, Mr. Dyrhaug remarked that the density of Arden Woods would decrease from 3.8 units per acre to 3.4 units per acre.

Ms. Woolard asked about the half-acre lot directly northeast of the C-2 tract.

Mr. Paul Harrison with Bluewater Civil Engineering, and representing the applicant, answered that this lot would be retained as open space and is the location of the cart path that runs under Ashmore Bridge Road. The plan is for this cart path to be preserved as a pedestrian crossing to the amenity area.

Mr. Paglialunga asked if a landscape buffer or easement would need to be provided between the commercial and residential development at Arden Woods.

Mr. Dyrhaug replied that landscape buffers are required by the City and would be provided as part of the commercial development of this tract.

Mr. Forman made a motion to recommend approval of this rezoning.

Mr. Barefoot seconded the motion.

The motion to recommend approval of the requested rezoning at the intersection of Ashmore Bridge Road and Fork Shoals Road passed by a vote of 6-0 with Mr. Sofield recused due to a conflict of interest.

OTHER BUSINESS

Adoption of Rules of Procedure

Mr. Forman made a motion to accept the current rules of procedure as presented by staff.

Ms. Woolard seconded the motion.

The motion to accept the rules of procedure passed by unanimous vote, 7-0.

Election of Chairperson

Mr. Paulsen open the floor for nominations for chairperson.

Mr. Oang nominated Mr. Paulsen to serve as chairperson.

Mr. Forman seconded the nomination.

No other nominations for chairperson were made.

The Planning Commission voted unanimously, 7-0, to elect Mr. Paulsen as chairperson.

Election of Vice-Chairperson

Mr. Paulsen opened the floor for nominations for vice-chairperson.

Mr. Oang nominated Mr. Forman to serve as vice-chairperson.

Mr. Paglialunga seconded the nomination.

No other nominations for vice-chairperson were made.

The Planning Commission voted unanimously, 7-0, to elect Mr. Forman as vice-chairperson.

No other business was discussed.

Resolution Regarding Thrift Stores

Mr. Dyrhaug introduced a resolution approved by the City Council on July 19, 2021, requesting the Planning Commission to consider amending the zoning ordinance to limit the number of thrift stores allowed in the City's commercial districts and to conduct a public hearing. Mr. Dyrhaug commented about the research he has begun and indicated that this public hearing is anticipated for August 24, 2021.

Mr. Forman asked if staff could research how Greenville County regulates thrift stores.

Mr. Sofield asked if staff could also research if any other cities in South Carolina have special regulations for thrift stores.

Mr. Barefoot asked how many thrift stores currently operate in the City of Mauldin.

No other business was discussed.

ADJOURNMENT

Mr. Forman moved to adjourn the meeting.

Mr. Sofield seconded the motion.

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

The Planning Commission meeting adjourned at 6:40 p.m.

memo

City of Mauldin Planning Commission

To: Chairman Paulsen
From: Sofield, Brian
CC: David Dyrhaug
Date: July 26, 2021
Re: Conflict of Interest regarding Docket PC-2021-12-RZ

Comments: Upon of review of Docket PC-2021-12-RZ, I have determined that I have a conflict of interest regarding this item. Due to my employment by the prospective home builder for this development project I must recuse myself from discussion of this item.