

**MAULDIN PLANNING COMMISSION
MINUTES
August 24, 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.

JULY MEETING MINUTES

Mr. Paglialunga moved to accept the July 27, 2021, Planning Commission minutes.

Mr. Barefoot seconded the motion.

The motion to accept the July 27, 2021, Planning Commission minutes passed by unanimous vote, 7-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2021-13-PP
Name: Adams Glen Subdivision
Location: 101 acres at Ashmore Bridge Road
Request: Preliminary Plat Review

Mr. Dyrhaug introduced a preliminary plat for the Adams Glen subdivision. This subdivision entails 273 lots consisting of detached single-family homes on a 101-acre tract of land at Ashmore Bridge Road zoned R15, Residential.

Mr. Paulsen opened the floor for public comments.

Mr. Norman Bunn, 221 Yorkswell Lane, expressed concerns about the density of the proposed development. He commented about three creeks on the property that drain to the Reedy River and the wildlife which are prolific on the property. He expressed concerns about the lack of buffers and the traffic that the development would add.

Mr. John Kawalchuk, 2 Barlia Way, expressed concerns about wildlife displacement and the deficiency of Ashmore Bridge Road to handle additional traffic.

Mr. James Lowe, 2 Yorkswell Lane, expressed concerns about the watershed and the traffic along Ashmore Bridge Road. He commented that he agrees with the previous concerns expressed.

Mr. Dan Martin, 217 Yorkswell Lane, commented that he agrees with the previous concerns expressed and added his own concerns about traffic on Ashmore Bridge Road, lack of buffering, and clear-cutting the property.

No other public comments were offered.

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

Mr. Paul Harrison, the project engineer, provided some information in response to some of the public comments provided. He talked about the traffic study that has been conducted for this project, the improvements that will be made to Ashmore Bridge Road, and the setback that will be applied along the edge of this project next to the Braemor subdivision.

Mr. Oang asked about the improvements that will be made to Ashmore Bridge Road.

Mr. Harrison discussed the turn lanes that will be installed at the intersections along Ashmore Bridge Road in front of this project.

Mr. Forman asked about the intersection at Ashmore Bridge Road and Ranch Road—if this intersection would be signalized and if Ranch Road is a state road.

Mr. Harrison responded that SCDOT is not currently requiring a signal based on the traffic counts projected in the traffic study. Mr. Harrison also indicated that Ranch Road is a county road.

Mr. Sofield asked about the drainage patterns of the project, particularly the northwest corner of the property.

Mr. Harrison answered that the lots would drain through easements that would lead to the stormwater detention pond.

Mr. Barefoot asked about the threshold of traffic counts that would trigger the requirement for a traffic signal.

Mr. Harrison indicated that the project does not reach the threshold set by SCDOT but he also commented about the dialogue he has had with SCDOT about the intersection of Ashmore Bridge Road and Ranch Road and that SCDOT has indicated that they would install a traffic signal when those thresholds are met.

Ms. Woolard asked if a traffic circle had been considered in place of a traffic signal.

Mr. Harrison answered that there is not sufficient right-of-way for the installation of a traffic circle.

*** Ms. Woolard left the meeting due to a previously scheduled engagement.

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. and as required by SCDOT.
3. No disturbance of any wetlands without appropriate permit issued by the Army Corps of Engineers.

Mr. Forman made a motion to conditionally approve the preliminary plat for the Adams Glen subdivision provided that the applicant follow the conditions recommended by staff.

Mr. Oang seconded the motion.

The motion to conditionally approve the preliminary plat for the Adams Glen subdivision passed by a vote of 6-0.

Docket #: PC-2021-14-TA

Request: Text Amendment to the Zoning Ordinance regarding Thrift Stores

Mr. Dyrhaug introduced a draft ordinance that establishes thrift stores as a conditional use in the C-2 zoning district.

Mr. Paulsen opened the floor for public comments.

Monroe Free, President and CEO of Habitat for Humanity of Greenville County, requested that the Planning Commission remove the restriction that thrift stores cannot be located closer than 200 feet of a residential property. He expounded on the mission of Habitat for Humanity, including the importance of the Habitat for Humanity Restore. He commented that the requirement to be separated from residential properties by 200 feet essentially restricts new thrift stores from opening in Mauldin and provides an unfair advantage for the lone thrift stores currently operating in Mauldin.

Mark Steenback, Chief Resource Officer of Habitat for Humanity of Greenville County, described the setup and operations of Habitat for Humanity Restores as clean and professional. He described the benefits that Restores provide, including providing the community opportunities to get rid of unwanted items. He requested that the Planning Commission remove

the proposed requirements that thrift stores be separated from residential properties by at least 200 feet and that they be located in multi-tenant shopping centers.

Kimberly Long, Owner's Representative of the former Bi-Lo grocery store and shopping center at Butler Square, remarked that the Habitat for Humanity Restore would be good for the community. She indicated that Habitat for Humanity is working towards opening a Restore in the former Bi-Lo grocery store at Butler Square on West Butler Road. She explained how her group had been exclusively seeking a grocer tenant for this space since Bi-Lo closed but no grocery stores are interested. The response her group has received is that this site is no longer a suitable location for grocery stores.

Randall Bentley, President of Lee & Associates Greenville, expressed his support for Habitat for Humanity. He remarked on the growth of thrift stores and how they are growing at 4% per year. He commented that thrift stores are not a warehousing or industrial activity but rather a retail activity similar to big retailers that store items. A lot of goods that come through thrift would otherwise normally go to a landfill. He also remarked that industrial zoning only requires a 50-foot buffer. He indicated that it is not uncommon for large retailers and grocers to have a lot of trash behind their stores.

Taylor Martin, a real estate agent representing Habitat for Humanity of Greenville County, explained that Habitat for Humanity had tried to move into the former Bi-Lo grocery store some time ago but was told as the time that the owners' group was only focused on grocers at the time. He also commented about the problems that the proposed requirement for thrift stores to be located at least 200 feet from residential properties at this site and asked the Planning Commission to remove this requirement.

Dennis Raines, V.P. of Finance of Habitat for Humanity of Greenville County, expressed that he thinks the City of Mauldin is trying to clean up operations. He indicated that the proposed Restore would meet all of the other requirements of the draft ordinance except for the 200-foot separation from residential properties. He expressed appreciation for the Planning Commission's consideration of allowing the Restore to come to the City of Mauldin.

Norman Bunn, resident at 221 Yorkswell Lane in Greenville County, described his support for Habitat for Humanity. He commented that he is an upper-class citizen who enjoys going to Restores. He indicated that the light fixtures and the basement flooring in his home came from a Habitat for Humanity Restore. He remarked that Habitat fits the sustainable model that the country is moving toward. He has seen a lot of improvements at Habitat for Humanity Restores over the years.

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.

The Planning Commission discussed some of the conditional standards included in the draft ordinance, including the requirement that thrift stores in the C-2 district must be separated from residential properties by at least 200 feet and the requirement that thrift stores in the C-2 district must be located within a multi-tenant shopping center.

Mr. Barefoot made a motion to recommend approval of this text amendment to the zoning ordinance with the modification of striking the conditional standards requiring the separation from residential properties and requiring location in a multi-tenant shopping center.

Mr. Forman seconded the motion.

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

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Oang moved to adjourn the meeting.

Mr. Paglialunga seconded the motion.

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

The Planning Commission meeting adjourned at 7:49 p.m.