

**MAULDIN PLANNING COMMISSION
MINUTES
October 26, 2021 6:00 P.M.**

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

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.

AUGUST MEETING MINUTES

Mr. Forman moved to accept the August 24, 2021, Planning Commission minutes.

Mr. Sofield seconded the motion.

The motion to accept the August 24, 2021, Planning Commission minutes passed by unanimous vote, 6-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2021-15-RZ
Location: 5.6 acres at Knollwood Dr
Request: Rezone from R-15/C-2 to R-M1/C-2

Mr. Dyrhaug introduced a request to rezone a tract of land including 5.6 acres located at 513 North Main Street. The applicant has requested that the back portion of this tract be rezoned from R-15, Residential, and C-2, General Commercial, to R-M1, Residential while retaining the C-2, General Commercial, zoning on the front portion of the tract. The applicant is planning for a mixed use pedestrian-oriented development.

Mr. Sebastian Carter, with the Greyshell Group and representing the applicant, provided an overview of the development concepts they have for this tract.

Mr. Paulsen opened the floor for public comments.

Mr. Harold Moon, 112 Devon Drive, spoke in opposition to the rezoning. He expressed concerns about noise and traffic.

Mr. Richard Baker, 214 Anders Avenue, expressed support for the rezoning. He recommended that bicycle and walking paths be provided through the section of Knollwood Drive that will be closed for the realignment of the new intersection at N. Main Street.

Mr. Dick Thompson, 105 Wellington Drive, expressed both support and concern for the rezoning. His concern is that there is no guarantee that the property will be developed as shown or promised. He also agreed with concerns about noise, infrastructure, and stormwater.

No other public comments were offered.

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

Mr. Carter commented that they do plan to provide restrictions relating to the rental of the residential homes through deed restrictions.

Mr. Forman asked if a Planned Development (PD) District had been considered for this project. Mr. Dyrhaug commented that it had but that the split zoning of R-M1 and C-2 would provide better land use management standards for the project after it is developed.

Ms. Woolard asked if the split zoning would follow the parcel configuration. She also if conditional zoning would be appropriate. Mr. Dyrhaug replied that the split zoning would indeed follow the parcel configuration. Mr. Dyrhaug also commented that conditional zoning was not a zoning tool typically used by the City.

Mr. Paglialunga asked about the protections for the pond on the adjacent property. Mr. Carter replied that they would maintain a separation distance from the pond.

Mr. Forman asked for clarification about the changes proposed to Knollwood Drive. Mr. Dyrhaug replied that the intersection of Knollwood Drive at N. Main Street would be relocated to the south so that Knollwood Drive would align with Murray Drive and create a four-way intersection at N. Main Street. To accomplish this, Knollwood Drive would terminate at its intersection with Devon Drive and Devon Drive would be extended to align with Murray Drive creating this new four-way intersection. The section of Knollwood Drive between Devon Drive and the driveway into the Dollar Tree parking lot would be abandoned and replaced with green space.

Mr. Paglialunga asked about the ownership of the abandoned section of the roadway. Mr. Dyrhaug indicated that typically the ownership of the abandoned roadway would be split down the middle and revert to the property owners on each side of the abandoned roadway.

Mr. Paglialunga asked about the ownership of the new roadway. Mr. Dyrhaug indicated that the new roadway would be owned by the City of Mauldin.

Ms. Woolard asked about the location of guest parking. Mr. Carter replied that the commercial parking area would also be able to be used as guest parking.

Mr. Paglialunga asked about how the trash would be managed for this project. Mr. Carter replied that the commercial uses would use a dumpster served by a private company while the residences would use individual trash cans served by the Mauldin Sanitation Division.

Mr. Dyrhaug provided the staff report and staff findings.

Ms. Woolard made a motion to recommend approval of the requested rezoning for this tract.

Mr. Barefoot seconded the motion.

The motion to recommend approval of the rezoning passed by a vote of 6-0.

Docket #: PC-2021-16-PP
Name: Maverick Yards subdivision
Location: 6.5 acres at Jenkins Court
Request: Preliminary Plat review

Mr. Dyrhaug introduced a preliminary plat for the Maverick Yards subdivision. The applicant is proposing to develop and subdivide this tract at Jenkins Court for 45 attached single-family homes.

Mr. Drew Parker, the applicant, provided an overview of their development plans.

Mr. Paulsen opened the floor for public comments.

Mr. Walter McPhail, 2 Jenkins Court, expressed concerns about insufficient parking and the effect it may have on the parking for his business. He also requested that sidewalk not be installed along Jenkins Street.

No other public comments were offered.

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

Mr. Barefoot asked about the Jenkins Court improvements and who would be responsible for reviewing those improvements. Mr. Dyrhaug replied that the improvements were being managed by the City of Mauldin and designed by a project management team hired by the City. City Council will be responsible for approving the design of those improvements. Mr. Barefoot commented that he would not want to see the improvements on Jenkins Court negatively impact the existing businesses on Jenkins Court.

Mr. Barefoot asked about the size of the garages at Maverick Yards. Mr. Parker replied that each of the garages would be two-car garages, with some providing two-car parking in a stack configuration and others providing two-car parking in a side-by-side configuration.

Ms. Woolard encouraged the applicant to consider providing additional parking. Mr. Parker replied that they will look to see where they can add more guest parking spaces.

Mr. Barefoot expressed concern that the demand for parking may exceed the supply of parking being planned.

Mr. Forman asked about how they can influence the design of the improvements on Jenkins Court. Mr. Dyrhaug replied that talking to members of City Council might be the most appropriate opportunity.

Ms. Woolard asked if the Planning Commission will review this project again at the time of final plat. Mr. Dyrhaug replied that the Planning Commission only reviews the preliminary plat.

Mr. Sofield asked the applicant if they would be able to decrease the number of units in exchange for additional parking areas. Mr. Parker further explained how the parking will be arranged and managed and comments about some of the restrictions that will be in place.

Mr. Dyrhaug provided the staff report and staff findings. Mr. Dyrhaug recommended that any approval of this preliminary plat include the following conditions:

1. The applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.
2. The pedestrian trail adjacent to the railroad right-of-way shall be at least 12-14 feet wide.

Mr. Forman made a motion to conditionally approve the preliminary plat with the conditions recommended by staff.

Ms. Woolard seconded the motion.

The motion to conditionally approve the preliminary plat for Maverick Yards passed by a vote of 4-2, with Mr. Sofield and Mr. Barefoot casting the dissenting votes.

OTHER BUSINESS

Mr. Dyrhaug inquired if the Planning Commission would like to adjust their meeting dates for November and December.

After some discussion, the Planning Commission set their meeting dates for November and December on November 30 and December 21.

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, 6-0.

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