

**MAULDIN PLANNING COMMISSION
MINUTES
April 27, 2022 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen (Chair), Kaitlyn Woolard, Chris Paglialunga, Brian Sofield, Randy Eskridge, Kevin Greene

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.

FEBRUARY MEETING MINUTES

Mr. Paglialunga moved to accept the February 22, 2022, Planning Commission minutes.

Ms. Woolard seconded the motion.

The motion to accept the February 22, 2022, Planning Commission minutes passed by unanimous vote, 5-0, with Mr. Eskridge abstaining.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2022-04-RZ
Location: 711 & 713 N Main Street
Request: Rezone from C-2/R-20 to R-M

Mr. Dyrhaug introduced a request to rezone approximately 8 acres at 711 & 713 N. Main Street from the C-2 and R-20 zoning districts to the R-M zoning district. The applicant is planning for a townhome-style rental community.

Mr. Scott Gillespie, with Deep River South Development, introduced himself as the developer for the planned project and gave a brief overview of the project.

Mr. Paulsen opened the floor for public comments.

Ms. Diane Kuzniar, 503 Knollwood Drive, spoke in support of the rezoning but also expressed concern that SCDOT may restrict the access from N. Main Street to the proposed development.

Mr. Steve Pillon, 206 Devon Drive, spoke in opposition to the rezoning and expressed concerns pertaining to traffic and stormwater drainage. He also expressed a preference for restaurants that residents could walk to.

Ms. Anna Pillon, 206 Devon Drive, spoke in opposition to the rezoning and expressed concerns that the proposed development will be for renters and not homeowners. She also expressed a preference for shops, restaurants and/or owner-occupied homes.

No other public comments were offered.

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

Mr. Gillespie added some remarks including that they will continue to appeal to SCDOT to grant a full entrance at N. Main Street.

Ms. Woolard asked how the rental units would be managed. Mr. Gillespie responded that a 1st class professional management company would manage the property.

Mr. Green asked if a mixed-use project was considered for this tract. Mr. Gillespie responded that they only considered a multi-family development project for this tract. A mixed-use project would add to many angles of complexity.

Mr. Gillespie also added that each unit would include about 1,500 square feet of living space and that the average rent would be about \$2,000 per month.

Mr. Dyrhaug provided the staff report and staff findings.

Mr. Eskridge made a motion to recommend approval of the requested rezoning.

Ms. Woolard seconded the motion.

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

Docket #: PC-2022-05-PD
Location: 315 Bridgeway Blvd
Request: Major Change to Centerpointe PD

Mr. Dyrhaug introduced a request for a major change to approximately 13 acres at the Centerpointe PD. The applicant is planning for a senior living facility on approximately 7 acres of this tract.

Mr. Jim Lindsay, with Bovermo Investments, introduced himself as the developer for the planned project and gave a brief overview of the project.

Mr. Paulsen opened the floor for public comments.

Bill Lang, 143 Dove Haven Drive (Cooper's Lake resident) spoke in opposition to the PD change, expressing concerns about traffic and that the proposed development is out of character for the area.

Bill Getha, 501 Garden Spring Drive (Cooper's Lake resident) spoke in opposition to the PD change, expressing concerns about traffic, the building height, and the noise and activity of cars from the drive proposed along the edge of the Cooper's Lake subdivision.

Andrea Hammond, 301 Dove Haven Drive (Cooper's Lake resident) spoke in opposition to the PD change, expressing concerns about stormwater and the loss of trees on this property.

Bill Wais, 210 Devon Drive (Knollwood resident) spoke in opposition to the PD change, expressing that this is not a good location for a senior living facility.

Debbie Donohue, 512 Garden Spring Drive (Cooper's Lake resident) spoke in opposition to the PD change, expressing concerns about traffic, building height, and the suitability of the existing stormwater retention pond.

No other public comments were offered.

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

Mr. Lindsay added some remarks including a comment that the proposed project is an improvement over what was previously planned and currently accepted at this tract.

Ms. Woolard asked how many staff would be employed at this facility. Mr. Lindsay responded that 3 to 4 staff members would be employed at this facility.

Ms. Woolard asked for clarity on the buffer requirements and asked if the applicant would try to preserve much of the existing trees. Mr. Lindsay replied that they would try to save what trees they can.

Mr. Greene asked if a 3-story building would be feasible. Mr. Lindsay replied that it would not be feasible without drastically increasing the rents for the units.

Ms. Woolard asked about the traffic improvements. Mr. Paulsen also asked for an explanation of the traffic study comments provided.

Mr. Nicholas Burns, the applicant's traffic engineer, explained that the senior living project would generate as much as 60% less traffic than a general office development would generate.

Mr. Paglialunga asked if there are other senior living facilities in Mauldin. Mr. Dyrhaug replied that he was only aware of the Maplebrook Terrace facility on Verdin Road. Mr. Lindsay explained that they provided an assisted living model associated with services and rents that are very different from the product they are proposing.

Mr. Dyrhaug provided the staff report and staff findings.

Mr. Eskridge made a motion to recommend approval of the requested major change to the Centerpointe PD.

Mr. Sofield seconded the motion.

The motion to recommend approval of the major change to the PD passed by a vote of 6-0.

Docket #: PC-2022-06-PP

Location: Approximately 18 acres at Bethel Road

Request: Preliminary Plat Approval for the Bethel Townes Subdivision

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Bethel Townes subdivision. The applicant is proposing to develop and subdivide this tract as a cluster development entailing 78 attached single-family homes on an 18.8-acre tract of land.

Mr. Sofield indicated that he has a conflict of interest regarding this agenda item and recused himself from the discussion and the vote on this item.

Mr. Christian Crear, with Arbor Land Design, introduced himself as the project engineer and made himself available for any questions.

Mr. Paulsen opened the floor for public comments.

Ms. Gina Dill, 1922 Bethel Road, commented that she is not opposed to housing but has concerns about traffic. She stated that the road infrastructure needs to be improved.

Ms. Ali Webber, 8 Circle Slope Court, spoke in opposition to the subdivision and expressed concerns pertaining to tree removal, school overcrowding, and morning traffic.

Ms. Rebecca Smith, 108 Sycamore Drive, spoke in opposition to the subdivision and expressed concerns about traffic.

No other public comments were offered.

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

Mr. Crear added some remarks including that they will be preserving much of the existing greenspace and trees, particular on the back part of the property.

Ms. Woolard asked if this project comes close to meeting the threshold for the requirement of a traffic impact study. Mr. Dyrhaug replied that it does not.

Mr. Eskridge asked if detached single-family homes would be an option instead of attached single-family homes. Mr. Crear replied that they are not an option.

Mr. Dyrhaug provided the staff report and staff findings.

Ms. Woolard made a motion to conditionally approve the preliminary plat for the Bethel Townes subdivision with the following conditions:

1. The applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.
2. No disturbance of any wetlands without appropriate permits issued by the Army Corps of Engineers.
3. The full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

Mr. Greene seconded the motion.

The motion to recommend approval of the rezoning passed by a vote of 5-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Eskridge moved to adjourn the meeting.

Ms. Woolard seconded the motion.

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

The Planning Commission meeting adjourned at 7:50 p.m.