

**MAULDIN PLANNING COMMISSION
MINUTES
July 26, 2022 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen (Chair), Brian Sofield, Randy Eskridge, Kevin Greene, Chauncelynn Locklear, Lyon Bixler

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. Eskridge moved to accept the June 28, 2022, Planning Commission minutes.

Ms. Locklear seconded the motion.

The motion to accept the June 28, 2022, Planning Commission minutes passed by unanimous vote, 6-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2022-09-RZ
Location: Approximately 23 acres at N. Main Street
Request: Rezone from I-1 to R-M

Mr. Dyrhaug introduced a request to rezone a tract of land consisting of approximately 23 acres located along N. Main Street between Kellet's Korner at 602 N. Main Street and the Sauer Brands manufacturing facility at 728 N. Main Street. The applicant is requesting this tract be rezoned from I-1, Industrial, to R-M, Multi-Family Residential. The applicant is planning to develop a townhome community on this tract.

Mr. Brian Sofield recused himself from the discussion and action of this agenda citing a conflict of interest due to potential involvement of his company with the proposed development project at this tract.

Mr. Barrett Wood, with the Parker Group, introduced himself as the applicant and introduced the development project he is considering at this tract.

Mr. Paulsen opened the floor for public comments.

Mr. Sam Davis, with Upstate Greenways & Trails Alliance, spoke in support of the project highlighting that the proposed establishment of a trail easement as part of the development project on this property will help in the expansion of the Swamp Rabbit Trail from CU-ICAR to Mauldin.

No other public comments were offered.

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

Mr. Eskridge asked about how the Swamp Rabbit Trail will connect to the Bridgeway Station project along I-385. Mr. Davis replied that SCDOT will be constructing a multi-use path along E. Butler Road.

Mr. Bixler asked about the timing of approving the park and trail development on this tract of property. Mr. Dyrhaug replied that this would be separately reviewed and approved as part of a development agreement with the City of Mauldin.

Mr. Dyrhaug provided the staff report and staff findings.

Hearing no more questions, Mr. Paulsen asked for a motion.

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

Mr. Greene seconded the motion.

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

Docket #: PC-2022-10-RZ
Location: Approximately 5 acres at W. Butler Road
Request: Rezone from C-2 to R-M

Mr. Dyrhaug introduced a request to rezone a tract of land consisting of approximately 5 acres located along W. Butler Road between Taylor Road and Laurel Meadows Parkway. The applicant is requesting this tract be rezoned from C-2, Commercial, to R-M, Multi-Family Residential. The applicant is planning to develop a townhome community on this tract.

Mr. Austin Allen, with Arbor Land Design, introduced himself as representing the applicant and introduced the development project being considering at this tract.

Mr. Paulsen opened the floor for public comments.

Mr. Joe Hanson, at 512 Laurel Meadows Parkway, expressed support for rezoning this property from commercial but also shared some concerns about the proposed development of the site. His concerns include: (1) traffic at the intersection of Laurel Meadows Parkway and W. Butler Road

and the lack of a dedicated left-turn arrow at the traffic signal for drivers on Laurel Meadows Parkway, (2) the challenge that Laurel Meadows has of other uninvited communities using the Laurel Meadows community pool, and (3) the displacement of wildlife.

No other public comments were offered.

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

Mr. Allen responded to the concerns expressed by Mr. Hanson.

Ms. Locklear asked how the developer might be able to protect against the unauthorized use of the Laurel Meadows community pool. Mr. Allen responded that they have no plan for how to do that.

Mr. Sofield noted that the applicant has not depicted the provision of any amenities yet and urged the applicant to consider the inclusion of amenities. Mr. Allen replied that when a builder is selected they may be able to better explore the provision of amenities.

Mr. Greene asked about retaining a portion of the property as commercial. Mr. Allen replied that the property has had little to no interest for commercial development and presumes interest would be even less for a smaller portion of the property.

Mr. Paulsen allowed Ms. Jane Triplett, at 3 Kalmia Creek Drive, to provide additional public comment about the project. She indicated that she does not believe that the property and location is viable for commercial development. She commented that there is a curve along W. Butler Road that causes visibility issues at the intersection of Laurel Meadows Parkway and W. Butler Road. She also commented that the additional development along Ashmore Bridge Road has resulted in increased traffic along Fowler Circle placing additional pressure on the signalized intersection at Laurel Meadows Parkway and W. Butler Road.

Mr. Dyrhaug provided the staff report and staff findings.

Hearing no more questions, Mr. Paulsen asked for a motion.

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

Mr. Bixler seconded the motion.

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

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Eskridge moved to adjourn the meeting.

Ms. Locklear seconded the motion.

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

The Planning Commission meeting adjourned at 6:56 p.m.