

Minutes
Building Codes (BDS) Committee August 1, 2022
4th committee meeting

Committee Members present: Diane Kuzniar (Chair) and Frank Allgood. Taft Matney joined via Zoom.

Others present: Business and Development Services Director David Dyrhaug and Interim City Administrator Rebecca Vance

1. Call to Order- Chairwoman Kuzniar

2. Public Comment- None

3. Reading and Approval of Minutes

a. Building Codes Committee Meeting: July 5, 2022

Motion: Councilman Allgood made a motion to approve the minutes with one spelling correction. Councilman Matney seconded the motion.

Vote: The vote was unanimous (3-0).

4. Reports or Communications from City Officers

a. BDS Director David Dyrhaug

The budget looks good.

Mr. Dyrhaug reported Duke Energy has been contacted regarding the lighting ordinance and staff will meet with them soon for feedback.

Applications are being taken for openings on the Planning Commission and Board of Zoning Appeals.

5. Unfinished Business- None

6. New Business

a. An ordinance to rezone property consisting of approximately 23 acres located at North Main Street (portion of tax map parcel: #M008.04-01-004.00) and providing an effective date

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land including approximately 23 acres located along N. Main Street between Kellett's Korner/Tommy's Snack Bar at 602 N. Main Street and the C.F. Sauer manufacturing facility at 728 N. Main Street. Specifically, this rezoning includes the portion of the property on the east side of the railroad tracks. The applicant has requested that this tract be rezoned from I-1, Industrial, to R-M, Multi-Family Residential. The applicant is planning to develop a townhome community on approximately 15 acres of this tract. This community would consist of high-end townhomes with projected price points around \$320,000 to \$340,000. The community would also include a half-acre central community area.

The developer is proposing to dedicate approximately 6.7 acres for a future park constructed by the

City of Mauldin and an additional 1.5 acres for an entrance road into the future park. Additionally, the developer is proposing to reserve a 21-foot easement along the edge of the property next to the railroad right-of-way for future pedestrian and bicycle trail construction.

The current setback is 25 feet, but the townhomes could be pushed back. The buffer between the project and Whispering Oaks will be dense.

Motion: Councilman Matney made a motion to send this item to Council with Councilman Allgood seconding.

Vote: The vote was unanimous (3-0).

- b. An ordinance to rezone property consisting of approximately 5 acres located at West Butler Road and Laurel Meadows Parkway (tax map parcel: #M008.02-01-003.00) and providing an effective date

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land including approximately 5 acres located along W. Butler Road between Taylor Road and Laurel Meadows Parkway. The applicant has requested that this tract be rezoned from C-2, Commercial, to R-M, Multi-Family Residential. The applicant is planning to develop a townhome community.

At present, Arbor Land Design is proposing to develop a 57-unit townhome community on this 5-acre tract. This community would consist of townhomes with projected price points starting at \$300,000. The conceptual drawings for the proposed development do not depict any amenities but do include just under one acre of open space.

Mr. Dyrhaug reached out to SCDOT as one of the concerns raised by residents is the lack of a left turn signal coming from Laurel Meadows Parkway and is waiting to hear back. The Planning Commission voted to approve this rezoning. The applicant was encouraged by the commission to reconsider the lack of amenities to the community.

Mr. Allen was available from Arbor Land Design. Councilman Allgood asked if he knows how the residents may access the pool across from this proposed development. Mr. Allen said he does not know how to police this. Councilman Allgood then asked about the setback. Mr. Allen answered it is 25 feet.

Councilman Allgood asked if the proposed open space was going to be clear-cut. Mr. Allen said .4 acres in the back should be preserved; that is their plan. There are a lot of trees in that area and can be used towards tree credits.

Councilman Allgood asked why we do not see circular cul-de-sacs anymore. Mr. Allen said they take up too much space.

Chairwoman Kuzniar asked why a pool was not being considered. Mr. Allen said a builder has not been selected, so that may be reconsidered. He agrees it makes sense to put one in.

Motion: Councilman Allgood made a motion to send this item to Council with Councilman Matney seconding.

Chairwoman Kuzniar said she is conflicted on this project. A lot of C2 land is being used and rezoned for homes which does not allow for businesses to come in. The Laurel Meadows community have said they would rather have this than a commercial project, but it gives her pause.

Councilman Allgood asked if it is possible to pull a study together on what properties have changed from C2 to residential and if the commercial inventory is dwindling.

Chairwoman Kuzniar said a lot of these developments are clear cutting trees. Mauldin is a Bird Sanctuary. The trees are being removed and the birds have no place. The wildlife is being pushed out.

Vote: The vote was unanimous (3-0).

- c. An ordinance to provide for the annexation of property owned by W. Earl Jones and Nancy L. Jones, and located at 30 Tanner Road (tax map parcel: 0547.03-01-043.01 & 0547.03-01-043.02) by one hundred percent petition method; and to establish a zoning classification of PD, Planned Development, for said property

The following two items will be considered together.

The City of Mauldin has received signed petitions requesting the annexation of two tracts of land consisting of three parcels including approximately 13 acres owned by Lynn Farmer and Elaine Ayscue located at 50 Tanner Road, and approximately 7.6 acres owned by Earl Jones and Nancy Jones located at 30 Tanner Road. The applicant has requested that these tracts be zoned PD, Planned Development upon annexation into the City of Mauldin. Flournoy Development Group is planning to develop a planned development. This proposal includes up to 473 residential units, approximately 16,000 square feet of workspace, 548 parking spaces (24 garage spaces and 524 surface parking spaces), a 12,000-square foot clubhouse, and 950-square foot maintenance/dog wash space. All workspaces and residential units, including apartments, townhome units, and carriage homes, will be for rent only. The entire project will be owned and managed as one property. The applicant is proposing three access points, subject to review and approval by SCDOT. This will include one driveway at Tanner Road and two driveways at Verdin Road. Sidewalks will be installed along Tanner Road and Verdin Road in order to promote walkability and connectivity.

A traffic impact study has been done. The report acknowledges that the northbound traffic on Verdin Road at the Woodruff Road intersection and the southbound traffic on Feaster Road at the Woodruff Road intersection both currently operate at a level F during both morning and evening peak hours. The conditions at this signalized intersection are expected to worsen with this project. The traffic impact study recommends that the traffic signal be adjusted to allow longer green lights for Verdin Road and Feaster Road.

The applicant is requesting these two items be sent to the Planning Commission for their thoughts on the project.

Chairwoman Kuzniar asked if there would be a dedicated right turn lane into the property and was answered that DOT determined a dedicated turn lane was not warranted.

Councilman Allgood asked about the ground floor workspace. Mr. Foster answered there is an upstairs and downstairs with an internal stairway that could be closed off if needed. Councilman Allgood asked about the comprehensive plan. Ryan Foster answered there will be a co-working space with units designed with internal offices. There will also be a business center that people can walk to.

Councilman Allgood asked Allen Reid about the traffic produced from the project. Mr. Reid said the timing of the signal at Woodruff and Verdin would help with the traffic. There is also an improvement at the south end near Butler planned in the form of a recommended right turn overlap.

Councilman Allgood then asked about the setback for the property. The engineer answered he believes it is 20 feet all the way around.

Chairwoman Kuzniar said there are three schools across from the proposed development on Holland Road. She knows it will be hard to guess, but how many families move into developments like this? She is thinking about the extra strain on schools. Mr. Foster said it varies, but he can get data on similar locations.

Chairwoman Kuzniar asked what the price point is for the townhomes and apartments. Mr. Foster said the apartments would start at \$1300 and the townhomes would go to \$2500 per month. The square footage of the apartments would be 700-1200.

Councilman Matney joined in chambers during this discussion.

Motion: Councilman Matney made a motion to send this item to the Planning Commission for input. Councilman Allgood seconded the motion.

Councilman Matney said this looks like a nice project with a live/work environment that transitions very well to C2.

Vote: The vote was unanimous (3-0).

- d. An ordinance to provide for the annexation of property owned by C. Lynn Farmer and Elaine F. Ayscue, and located at 50 Tanner Road (tax map parcel: 0547.03-01-043.00) by one hundred percent petition method; and to establish a zoning classification of PD, Planned Development for said property.- This item was included in the previous discussion.

7. Public Comment- None

8. Committee Concerns- None

Mr. Dyrhaug asked for clarification that the motion to send the Tanner Road item to the Planning Commission was for all three properties.

Motion: Councilman Matney made a motion to reconsider the motion and send both items with all three properties to the Planning Commission for input. Councilman Allgood seconded the motion.

Vote: The vote was unanimous (3-0).

9. Adjourn- Chairwoman Kuzniar adjourned the meeting at 7:46 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk