

**MAULDIN PLANNING COMMISSION
MINUTES
August 23, 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.

READING OF MINUTES

Mr. Eskridge moved to accept the July 26, 2022, Planning Commission minutes.

Mr. Greene seconded the motion.

The motion to accept the July 26, 2022, Planning Commission minutes passed by unanimous vote, 6-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: **PC-2022-11-RZ**

Location: Approximately 5.8 acres at 25 Old Mill Road

Request: Rezone from I-1 to S-1

Mr. Dyrhaug introduced a request to rezone a tract of land consisting of approximately 5.8 acres located at 25 Old Mill Road. The applicant is requesting this tract be rezoned from I-1, Industrial, to S-1, Trades and Commercial Services. The applicant would like the flexibility of additional uses allowed in the S-1 zoning district as they consider developing the remainder of the property.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

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

Mr. Eskridge asked if there are any immediate plans for this property.

Mr. Ron Allen, the applicant, answered that there are no immediate plans but that we would like to have the options that the S-1 zoning district provides.

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.

Ms. Locklear seconded the motion.

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

Docket #: **PC-2022-12-PD**

Location: Approximately 20 acres at 30 & 50 Tanner Road

Request: Planned Development

Mr. Dyrhaug introduced a request for a Planned Development (PD) at a tract of land consisting of approximately 20 acres located at 30 & 50 Tanner Road. The PD proposed by the applicant consists of the following:

- 4-story apartment buildings consisting of up to 365 apartment units
- 2- and 3-story townhomes consisting of up to 100 townhome units
- 2-story carriage homes consisting of up to 8 homes
- Ground floor work space units consisting of up to 14 units (these units will be connected to the residential units above the work space creating a live/work environment)
- Accessory garages and amenities

Mr. Tom Burr, with Fluornoy Development Group, introduced himself as the development and provided an overview of the planned development project.

Mr. David Graffius, with Gray Engineering Consultants, introduced himself as the project engineer and provided an overview of the proposed buffer and stormwater management design.

Mr. Allen Reid, with Impact Designs, introduced himself as the traffic engineer for the project and provided an overview of the traffic impact study.

Mr. Paulsen opened the floor for public comments.

Ms. Jane Lawrence, at 121 Ashgrove Lane, indicated that her questions and concerns have been addressed by the applicant and she has no further comment.

Ms. Peggy Garland, at 213 Louisville Drive, indicated that she is not opposed to the development of this tract but shared some concerns about the impact of the development on the adjacent Woodruff Crossing community. Her concerns included: (1) stormwater runoff that may affect

the upkeep of the existing retention pond at the Woodruff Crossing community, (2) the effect of additional sewer flow on the deteriorating sewer pipes that currently serve the Woodruff Crossing community, and (3) cut-through traffic from Tanner Road through the parking lots for the AAA Care Center to Hendrix Drive.

Mr. James Epling, at 115 Ashgrove Lane, submitted a letter that included the following concerns: (1) insufficient roadways to accommodate increasing traffic in the area, and (2) the effect of the proposed development on the property values in the Woodruff Crossing community.

No other public comments were offered.

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

Mr. Sofield asked the applicant how sewer would be provided.

Mr. Graffius provided an overview of two separate systems owned by MetroConnects. The applicant intends to split the sewer on the property and to tie part of the property into one system and to tie the other part of the property into the other system. In addition, they plan to make corresponding upgrades to the existing sewer systems.

Mr. Paulsen asked the applicant how the project will impact the existing pond at the Woodruff Crossing community.

Mr. Graffius replied that the project will not have any increased impact on the existing pond.

Mr. Sofield asked if an underground stormwater management system had been considered.

Mr. Graffius replied that an underground system is not able to provide as much volume as an above-ground pond.

Mr. Greene asked about the number of parking spaces will be provided overall and how many parking spaces will be provided for the work spaces.

Mr. Dyrhaug answered that 784 parking spaces are proposed for this development project. This includes 542 surface parking spaces for the apartments, 24 garage spaces for the apartments, 200 garage and driveway parking spaces for the townhomes, and 18 garage spaces for the carriage homes. This is consistent with the minimum parking requirements for the City of Mauldin.

Mr. Burr added that 542 surface parking spaces includes spaces that can be used by the work spaces. The peak demand for these spaces will be offset by the peak demand for the apartments. The parking demand for the work spaces will be able to be accommodated by the proposed surface parking spaces.

Mr. Greene asked if the work spaces were included in the traffic impact study.

Mr. Reid replied that they had not been included but they would have a negligible impact on the traffic study figures and findings.

Mr. Eskridge commented about the challenges associated with Woodruff Road congestion and asked what would happen about this.

Mr. Dyrhaug provided an overview of the Woodruff Road parallel road congestion relief project currently being designed by SCDOT and Greenville County transportation staff.

Mr. Sofield asked about the types of uses that could be permitted in the work spaces.

Mr. Dyrhaug answered that the statement of intent indicates that the spaces would be for entrepreneurs, small businesses, and professionals. Examples of businesses that may occupy these work spaces may include accountant, architect, artist/artisan, attorney, computer software and multimedia related professional, consultant, engineer, coffee shop, fashion designer, clothing boutique, graphic designer, interior designer, hair stylist, home-based office worker, insurance agent, real estate or travel agent, one-on-one instructor, photographer, and other similar occupations. The following would not be allowed: vehicle repair or maintenance, adult businesses, massage parlors, large commercial restaurants utilizing a commercial kitchen, and uses that create excessive noise, dust, heat, smoke, and odors that create a nuisance or other safety concerns.

Mr. Burr confirmed Mr. Dyrhaug's response.

Mr. Paulsen asked if the traffic will get worse as a result of this development project.

Mr. Reid replied that the traffic improvements recommended by the traffic study would help the traffic not get worse as a result of this project.

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 planned development contingent upon the following conditions:

1. Any conversion of work spaces to apartment units would require approval of a formal change to the Planned Development in accordance with City of Mauldin procedures.
2. The buffering, landscaping, and fencing proposed adjacent to the Woodruff Crossing community will be updated in the statement of intent to reflect what was presented at this meeting.
3. Traffic improvements and traffic mitigation measures will be installed or implemented as required and approved by SCDOT.

Mr. Bixler seconded the motion.

The motion to recommend conditional approval of the planned development passed by a vote of 6-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Eskridge 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 7:08 p.m.