

# PLANNING COMMISSION MEETING

TUESDAY, FEBRUARY 28, 2023 | 6 PM

The Planning Commission will meet at 6:00 p.m. at the Mauldin City Hall at 5 East Butler Road in the Council Chambers.

Please note that members of the public may attend this meeting in-person or remotely through Zoom. Please visit the City's website at <a href="https://cityofmauldin.org/your-government/meeting-minutes-agendas/">https://cityofmauldin.org/your-government/meeting-minutes-agendas/</a> to access the meeting remotely.

Any person with comments about a specific item on the agenda may e-mail their comments to the Mauldin Business & Development Services Director, David Dyrhaug, at <a href="mailto:DDyrhaug@MauldinCitySC.com">DDyrhaug@MauldinCitySC.com</a>. Comments about specific agenda items received prior to 4:00 p.m. on the day of the meeting will be shared during the Public Comment section of that agenda item.

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### PLANNING COMMISSION AGENDA FEBRUARY 28, 2023

1. <u>Call to Order</u> Chairman, Jonathan Paulsen

2. Roll Call Staff, David Dyrhaug

3. Pledge of Allegiance

**4.** Opening Remarks Chairman, Jonathan Paulsen

5. Reading and Approval of Minutes

a. Planning Commission Meeting: November 29, 2022

6. Old Business

None

#### 7. New Business

a. Docket: PC-2023-01-PP±18 acres at 9 Green StreetPreliminary Plat for Allston Townes subdivision

8. Other Business

None

9. Adjourn

#### MAULDIN PLANNING COMMISSION MINUTES November 29, 2022 6:00 P.M.

MEMBERS PRESENT: Jonathan Paulsen, 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 October 25, 2022, Planning Commission minutes.

Mr. Greene seconded the motion.

The motion to accept the October 25, 2022, Planning Commission minutes passed by unanimous vote, 5-0.

#### **OLD BUSINESS**

**Docket #:** PC-2022-15-PP

Location: Approximately 12 acres at Ranch Road and Ashmore Bridge Road

Request: Preliminary plat for Ashemore Hills subdivision

Mr. Dyrhaug introduced the preliminary plat of the Ashemore Hills subdivision on approximately 12 acres located at Ranch Road and Ashmore Bridge Road. The applicant is proposing to develop and subdivide this tract as a cluster development entailing 90 attached single-family homes. Mr. Dyrhaug commented that the traffic improvements that will be required by SCDOT do not match up to the traffic improvements recommended in the traffic impact study and so there is some question about who will install the traffic improvements recommended by the study. He also commented that it still has not been worked out who will be the sewer provider for this development project.

Mr. Alexander Zuendt, the project engineer, provided an update since the last Planning Commission meeting.

Mr. Paulsen opened the floor for public comments.

Mr. David Flint, at 407 Flanders Court, expressed concerns if there would be open burning of vegetative debris. He also commented that he was glad to see their would be traffic

improvements at the intersection of Ashmore Bridge Road and Ranch Road. He asked if bike lanes could be added.

Ms. Darlene Pace, at 545 Pollyanna Drive, expressed concerns about traffic as well as concerns about the unresolved status of the sewer. She encouraged the commission to be considerate of the environment and nature and asked if the trees would be preserved at the road.

Mr. Dan Martin, at 217 Yorkswell Lane, expressed concerns about traffic and traffic safety along Ashmore Bridge Road.

Ms. Lori Hamacher, at 302 Glinda Ann Court, asked what a lift station is. She also expressed concerns about traffic and safety.

Ms. Nancy Chandler, at 303 Glinda Ann Court, asked how this project would affect property values. She expressed that Ashmore Bridge Road is bad in terms of traffic.

No other public comments were offered.

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

Mr. Zuendt responded to the questions that were asked. He remarked that sidewalk will be added along the front of the property next to Ashmore Bridge Road and Ranch Road. They have provided a comprehensive traffic analysis. They will provide street lights, preserve about two acres of existing trees, and provide buffers next to the existing communities. He also explained what a sewer lift station is.

Mr. Bixler asked if a lift station is required. Mr. Zuendt responded that it is the most cost-effective sewer solution that they identified.

Mr. Eskridge expressed concerns that there are still questions about the traffic and sewer.

Mr. Greene asked if they had considered developing a lower density community at this site. Mr. Zuendt responded that this proposal is already less than what the zoning allows and less than what was originally considered.

Mr. Eskridge asked if this preliminary plat were denied by the Planning Commission, how long would they have to wait until they could reapply. Mr. Dyrhaug responded that there is no required minimum wait period.

Mr. Greene asked what the property was zoned before it was annexed into the City of Mauldin. Mr. Dyrhaug responded that it was zoned R-S, Residential Suburban in the County.

Mr. Eskridge made a motion to deny this preliminary plat.

Mr. Greene seconded the motion.

The motion to deny this preliminary plat passed by a vote of 5-0.

#### **NEW BUSINESS**

**Docket #:** PC-2022-17-PP

Location: Approximately 8 acres at 711 and 713 N. Main Street

Request: Preliminary plat for Amaris subdivision

Mr. Dyrhaug introduced the preliminary plat of the Amaris subdivision on approximately 8 acres located at 711 and 713 N. Main Street. The applicant is proposing to develop and subdivide this tract as a cluster development entailing 90 attached single-family homes.

Mr. Scott Gillespie, the developer, introduced the development project.

Mr. Paulsen opened the floor for public comments.

Ms. Sheryl Price, at 204 Devon Drive, asked if a fence would be installed along the back of the project.

Mr. Edward Price, at 204 Devon Drive, asked what are the plans for Edgewood Drive.

Ms. Diane Croft, at 205 Edgewood Drive, asked if a traffic signal would be installed at the intersection of N. Main Street and Edgewood Drive.

Mr. Josh Johnson, at 100 Devon Drive, commented that it can take a long time to turn left from Edgewood Drive onto N. Main Street.

No other public comments were offered.

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

Mr. Gillespie responded to the questions that were asked. He commented that he has been and continues to be willing to provide whatever screen or transition along the back of the property that the neighbors want, whether that be a fence or landscaping. He also remarked that they performed a traffic impact study and were successful in receiving approval from SCDOT for a full entrance on N. Main Street, which should help development project not generate traffic on Edgewood Drive. He also commented that they would save a lot of perimeter trees, including the trees along Edgewood Drive.

Mr. Greene asked if there would be a right turn lane on N. Main Street into the development project. Mr. Gillespie responded that SCDOT did not want a turn lane there.

Mr. Greene asked if a traffic signal would be provided at N. Main Street and Edgewood Drive. Mr. Gillespie responded that SCDOT would not allow a traffic signal at that intersection because it does not meet the traffic warrant standards.

Mr. Greene asked if some lots would be owned occupied while others retained by a management company and rented. Mr. Gillespie responded that this would not happen. If the community were to converted to owner-occupied units, this would happen for all of the properties at once.

Mr. Dyrhaug provided the staff recommendation which is that 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 full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

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

Ms. Lockleaer seconded the motion.

The motion to conditionally approve this preliminary plat passed by a vote of 5-0.

#### **Docket #: PC-2022-18-TA**

Request: Text Amendment to the Zoning Ordinance regarding nonconforming sale and rental of moving trucks, trailers, containers, and portable storage units.

Mr. Dyrhaug introduced an ordinance that would amend the Mauldin Zoning Ordinance regarding the nonconforming sale and rental of moving trucks, trailers, containers, and portable storage units. This ordinance rescinds the cessation period for these businesses in the C-2 district and establishes a new two-year cessation period for such businesses in the CRD district and other districts outside the C-2 and S-1 districts. Additionally, this ordinance will require that such businesses in the C-2 district provide a screened area for storing such trucks and trailers.

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. Bixler made a motion to recommend approval of this ordinance.

Mr. Greene seconded the motion.

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

#### OTHER BUSINESS

Mr. Dyrhaug presented rules of procedure for the Planning Commission to operate by. These are largely the same rules the Planning Commission has been following with only minor revisions.

Mr. Greene made a motion to approve the rules of procedure as presented.

Mr. Eskridge seconded the motion.

The rules of procedure were adopted by a vote of 5-0.

Mr. Dyrhaug opened the floor for nominations for the election of a chairperson for the Planning Commission.

Mr. Eskridge nominated Jonathan Paulsen to serve as the chairperson for the Planning Commission.

Ms. Locklear seconded the nomination.

Hearing no other nominations, Mr. Dyrhaug closed the floor for chairperson nominations.

Jonathan Paulsen was elected as the chairperson for the Planning Commission by a vote of 5-0.

Mr. Dyrhaug opened the floor for nominations for the election of a vice-chairperson for the Planning Commission.

Mr. Greene nominated Randy Eskridge to serve as the vice-chairperson for the Planning Commission.

Ms. Locklear seconded the nomination.

Hearing no other nominations, Mr. Dyrhaug closed the floor for vice-chairperson nominations.

Randy Eskridge was elected as the vice-chairperson for the Planning Commission by a vote of 5-0.

No other business was discussed.

#### **ADJOURNMENT**

Mr. Eskridge moved to adjourn the meeting.

Mr. Greene seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 5-0.

The Planning Commission meeting adjourned at 7:20 p.m.

# SITE DATA

TAX MAP NO.: P/O M008040100400 & P/O M002010201004

DEED BOOK/PAGE: 2594 / 693 & 2645 / 5338

±18.72 AC

ZONING:

SETBACKS **GREEN STREET:** 30' EXTERIOR:

PROPOSED ROADWAY: ±3,046 LF (46' PRIVATE ROW)

99 TH UNITS (24' X 100' TYP.) PROPOSED UNITS: (WITH 29' WIDE END CAPS)

PROPOSED DENSITY: 5.3 UNITS/AC

PARKING REQUIREMENTS:

REQUIRED PARKING: 198 SPACES (2 SPACES/UNIT)

PARKING PROVIDED: 2 SPACES/UNIT (1 IN GARAGE AND 1 IN DRIVEWAY) +48 ON-STREET VISITOR PARKING SPACES (3 ADA SPACES)

246 TOTAL PARKING SPACES

# **GENERAL NOTES**

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY. PUBLIC WATER IS AVAILABLE ALONG GREEN ST PROVIDED BY GREENVILLE WATER SYSTEM.
- SANITARY SEWER IS AVAILABLE ALONG ON THE PROPERTY AND WILL BE PROVIDED BY REWA.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED
- EASEMENTS. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT
- CITY OF MAULDIN SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 46' MIN. PRIVATE R.O.W.
- SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED. ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN
- ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S). ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ACCORDING TO FEMA PANEL 45045C0416E EFF. DATE 08/18/2014, A PORTION OF THIS SITE EXISTS IN A FLOODPLAIN ZONE AE AREA.
- SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.
- MAXIMUM GRADE OF NEW STREETS SHALL NOT EXCEED A 10 PERCENT SLOPE. ROAD PROFILES TO BE PROVIDED DURING

	Line	Table
Line #	Length	Direction
L1	18,262	S81° 05′ 34,96″E
L2	35.792	\$78° 32′ 25.13″E
L3	36.795	S66° 36′ 36.10″E
L4	36.790	S82° 40′ 16,28″E
L5	24.638	S69° 02′ 35.88″E
L6	29,988	S82° 49′ 19,69″E
L7	33.117	S84° 21′ 52.69″E
L8	37.276	S83° 15′ 29.50″E
L9	38.792	S76° 27′ 42.11″E
L10	13.024	\$27° 02′ 06.93″E
∟11	15.671	N51° 09′ 16.61″E
L12	24.309	N47° 22′ 38.43″E
L13	29,445	N74° 25′ 14.84″E
L14	37.069	N61° 44′ 18.23″E
L15	29,206	N70° 01′ 59.35″E
L16	27.943	N64° 37′ 44.23″E
L17	42.718	N55° 11′ 39.22″E
L18	16.723	\$73° 58′ 22.38″E
L19	18.915	S63° 44′ 19.64″E
L20	21.716	S52° 47′ 14.67″E

OPEN SPACE TABLE

OPEN SPACE CALCULATIONS DO NOT INCLUDE COMMON

AREA AND/OR STORM WATER PONDS. ALL OPEN SPACE AND

COMMON AREA WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED. COMMON AREA

"C" WILL BE RESERVED FOR THE MAIL CENTER, COMMUNITY AREA, POTENTIAL DOG PARK & PAVILION. COMMON AREA

"D" WILL BE USED FOR STORM WATER MANAGEMENT.

±18.72 AC

±2.08 AC

15% (2.81 AC)

±6.89 AC (37%)

±6.30 AC

±0.59 AC

±0.58 AC

±1.50 AC

**TOTAL ACRES:** 

**OPEN SPACE REQUIRED:** 

OPEN SPACE PROVIDED:

TRACT A:

TRACT B:

TRACT C:

TRACT D:

COMMON AREA:

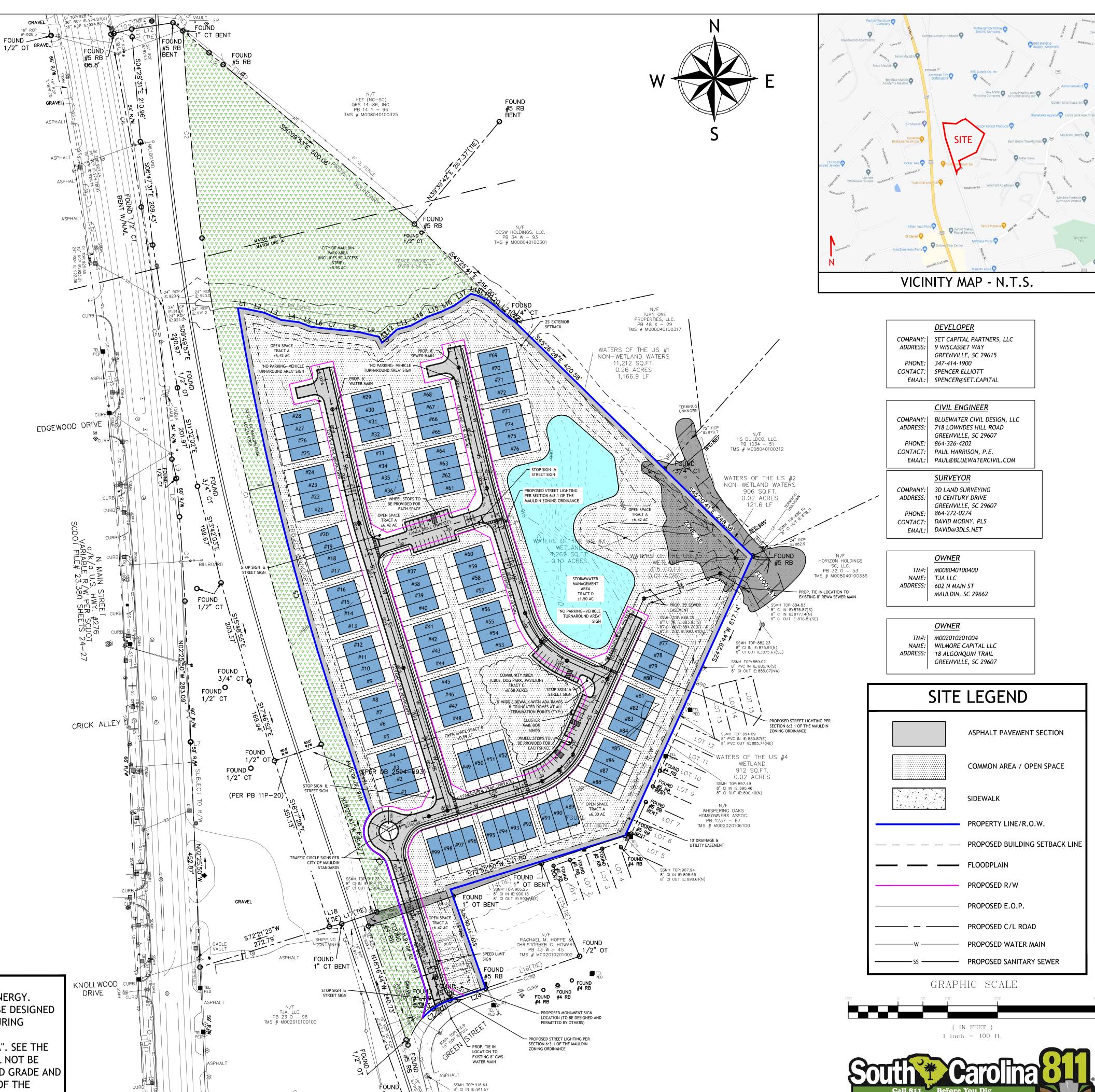
**ZONING:** 

	Line Table		
Line #	Length	Direction	
L21	33,527	S49° 32′ 29.76″E	
L22	15.457	S55° 47′ 31.93″E	
L23	0.702	S45° 25′ 41.09″E	
L24	75,654	S71° 38′ 26.63″W	
L25	42.221	N15° 16′ 45.98″E	

Curve Table					
Length	Radius	Delta			
38.444	127.719	017.2464			
28.055	127.719	012.5857			
30.771	40,429	043.6084			
93.806	50,010	107.4721			
888,804	5505,106	009,2505			
	Length  38.444  28.055  30.771  93.806	Length     Radius       38.444     127.719       28.055     127.719       30.771     40.429       93.806     50.010			

# STREET LIGHTING:

STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE THE "TRADITIONAL" STYLE LAMP WITH POLE STYLE "A". SEE THE EXAMPLE SHOWN. ANY EXTERIOR LIGHTING WILL NOT BE MOUNTED IN EXCESS OF 25 FEET ABOVE FINISHED GRADE AND WILL MEET ALL STANDARDS PER SECTION 6:3.1 OF THE MAULDIN ZONING ORDINANCE.



SITE AREA:

Paul J. Harrison, P.E. South Carolina PE# 24224 North Carolina PE# 038371

Project Number: 2022-156

Drawing Scale: as noted Date of Project: 02/2023

DWG Name: Allston Townes PP-1.dwg

Certificates of Authorization SC C04212 - GA PEF005865 NC P0868 - AL CA4065E



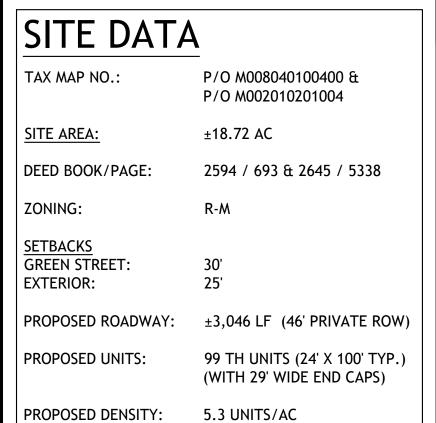


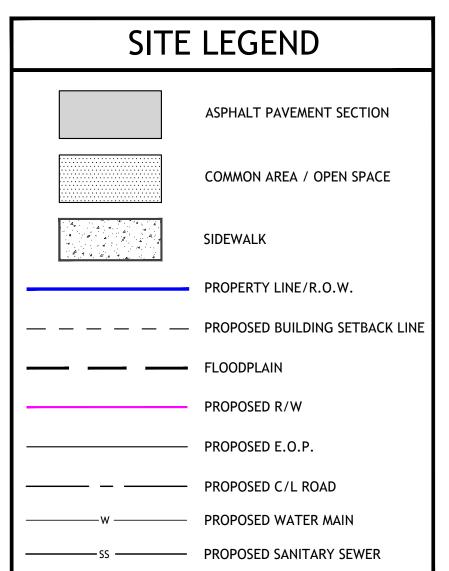
ubdivision

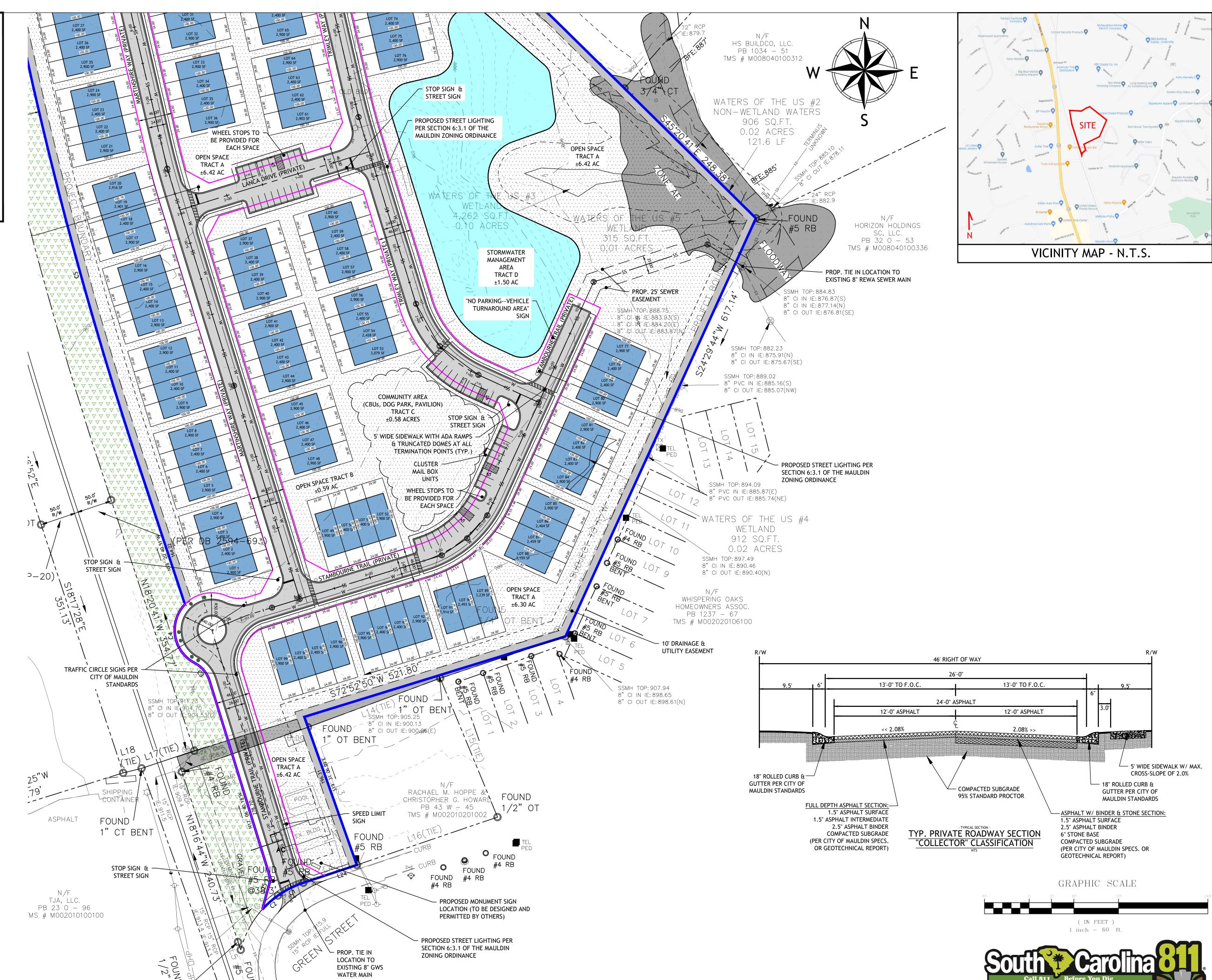
Preliminary Plat











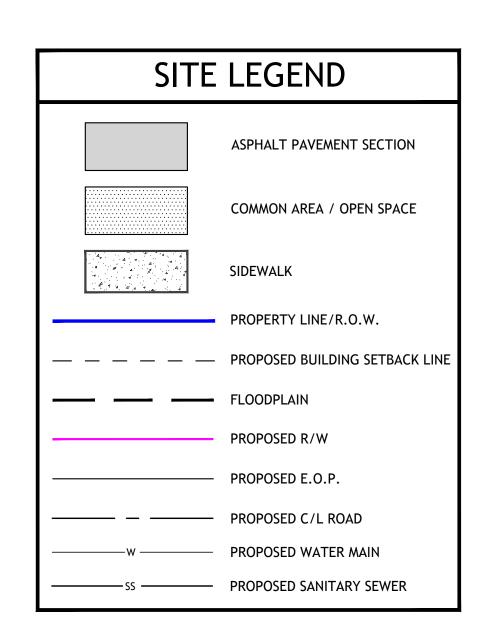
Project Number: 2022-156 DWG Name: Allston Townes PP-1.dwg Drawing Scale: as noted Date of Project: 02/2023 Paul J. Harrison, P.E. South Carolina PE# 24224 North Carolina PE# 038371 Certificates of Authorization: SC C04212 - GA PEF005865 NC P0868 - AL CA4065E Subdivision ALL

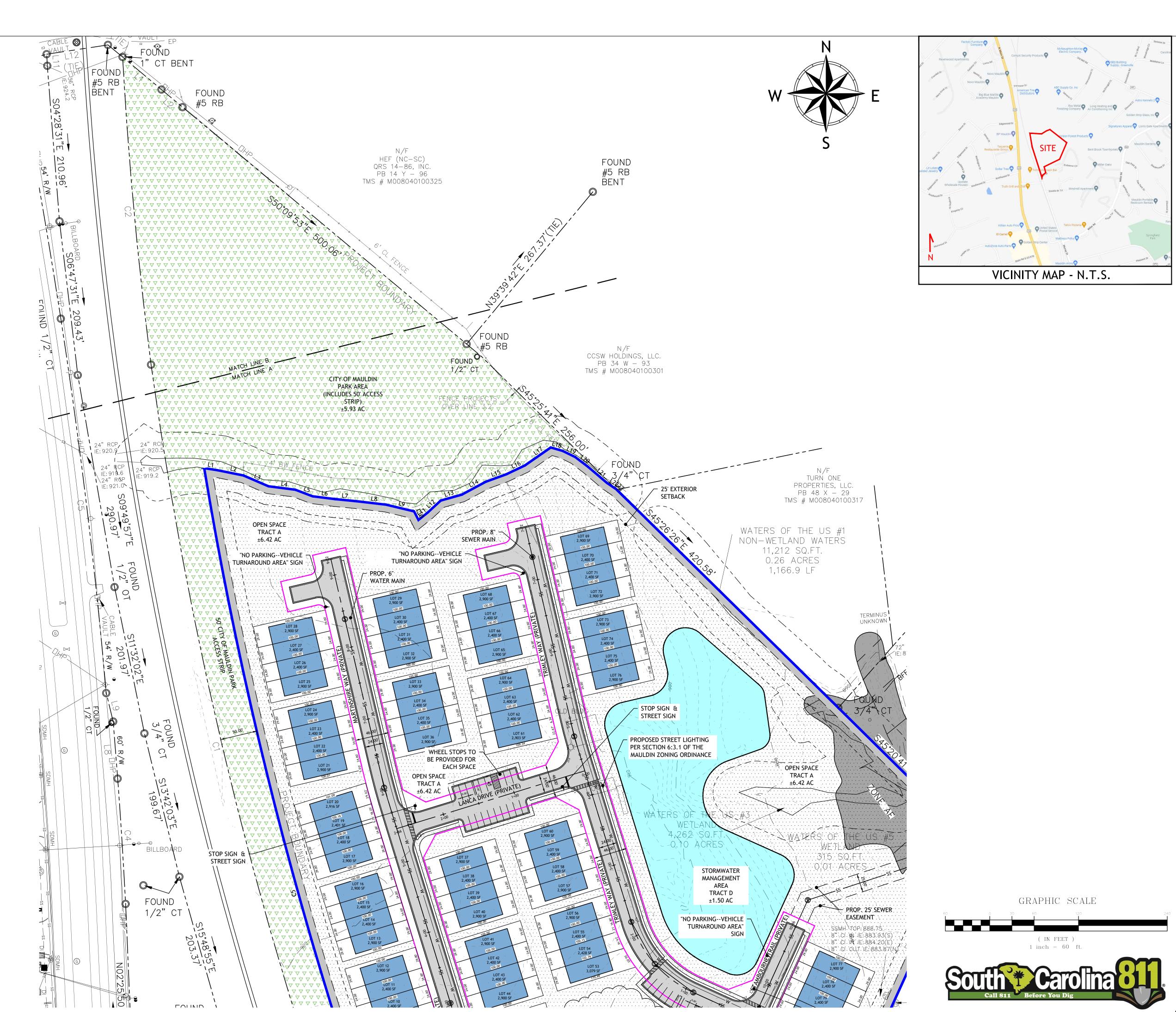
Preliminary Plat

| PP-1A

## SITE DATA TAX MAP NO.: P/O M008040100400 & P/O M002010201004 SITE AREA: ±18.72 AC DEED BOOK/PAGE: 2594 / 693 & 2645 / 5338 ZONING: SETBACKS GREEN STREET: EXTERIOR: PROPOSED ROADWAY: ±3,046 LF (46' PRIVATE ROW) PROPOSED UNITS: 99 TH UNITS (24' X 100' TYP.) (WITH 29' WIDE END CAPS)

PROPOSED DENSITY: 5.3 UNITS/AC





Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

Certificates of Authorization: SC C04212 - GA PEF005865 NC P0868 - AL CA4065E

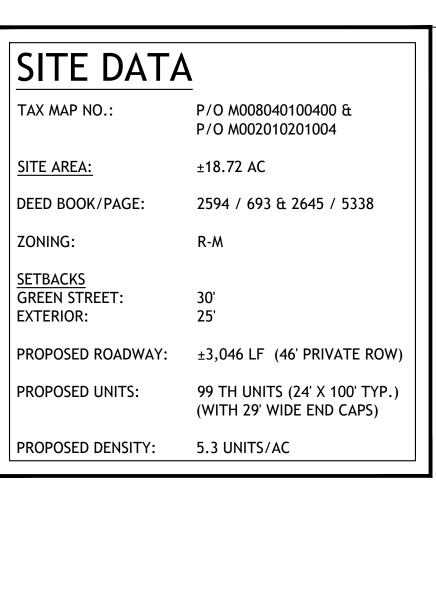


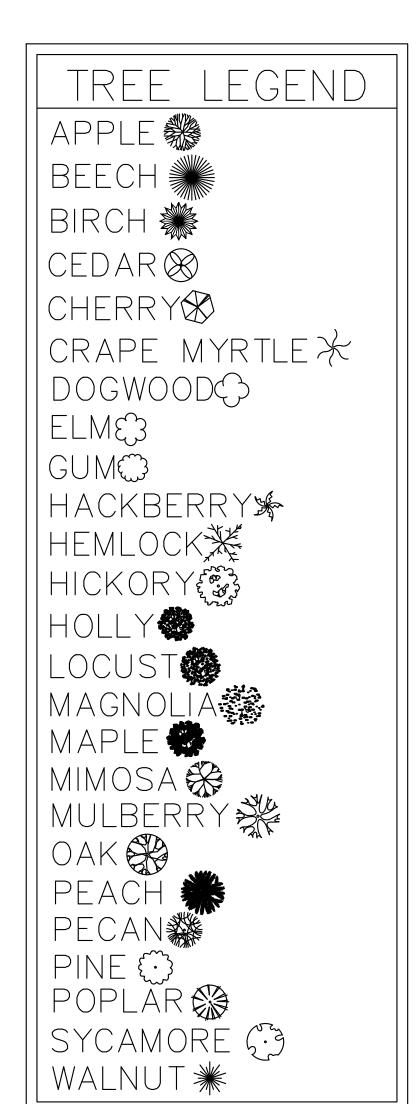


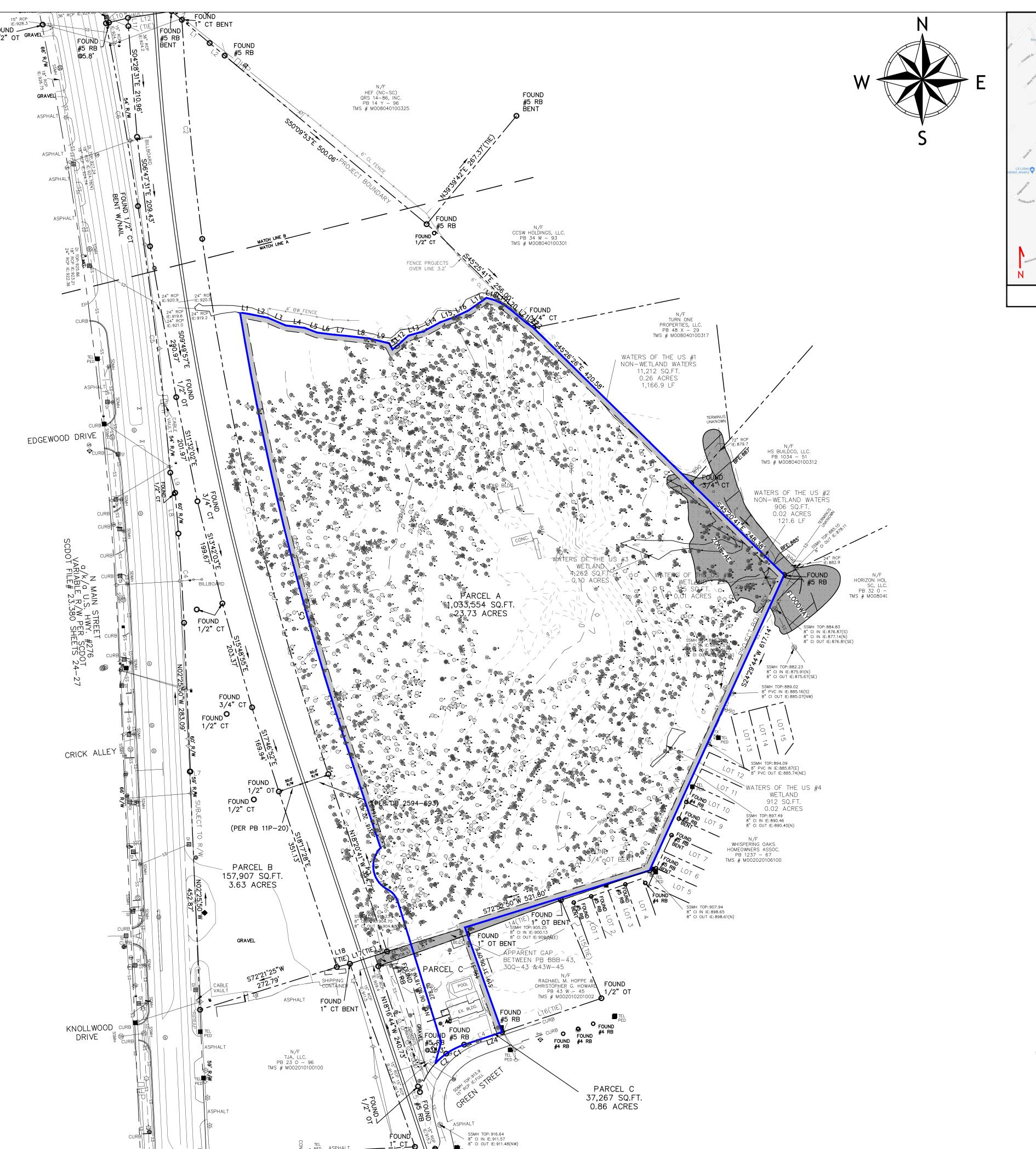
**ALLSTON** 

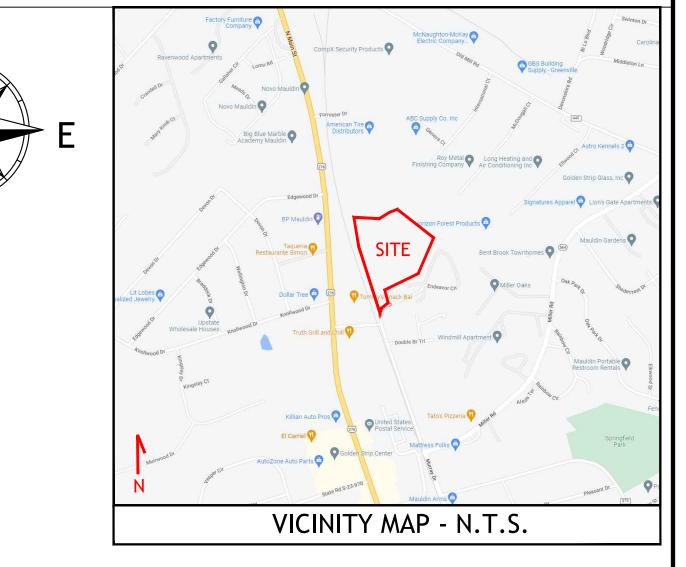
Subdivision

Preliminary Plat









GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

ALLSTON TOWNES (TH Subdivision - Preliminary)

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

Certificates of Authorization: SC C04212 - GA PEF005865 NC P0868 - AL CA4065E

Tree Survey

LS-

## SITE DATA TAX MAP NO.: P/O M008040100400 & P/O M002010201004 SITE AREA: ±18.72 AC DEED BOOK/PAGE: 2594 / 693 & 2645 / 5338 ZONING: SETBACKS GREEN STREET: 30' EXTERIOR: PROPOSED ROADWAY: ±3,046 LF (46' PRIVATE ROW) 99 TH UNITS (24' X 100' TYP.) PROPOSED UNITS: (WITH 29' WIDE END CAPS)

# LANDSCAPING PLAN NOTE:

LANDSCAPING PLANS FOR ENTRANCE MONUMENTS AND SCREENING ALONG EXISTING ROAD AND PROPOSED ROADS WILL BE IN COMPLIANCE WITH SECTION 6.4 AND 9.8 OF THE MAULDIN ZONING ORDINANCE AND LDR, RESPECTIVELY AND WILL BE SUBMITTED TO THE CITY OF MAULDIN AT A LATER DATE.

PROPOSED DENSITY: 5.3 UNITS/AC

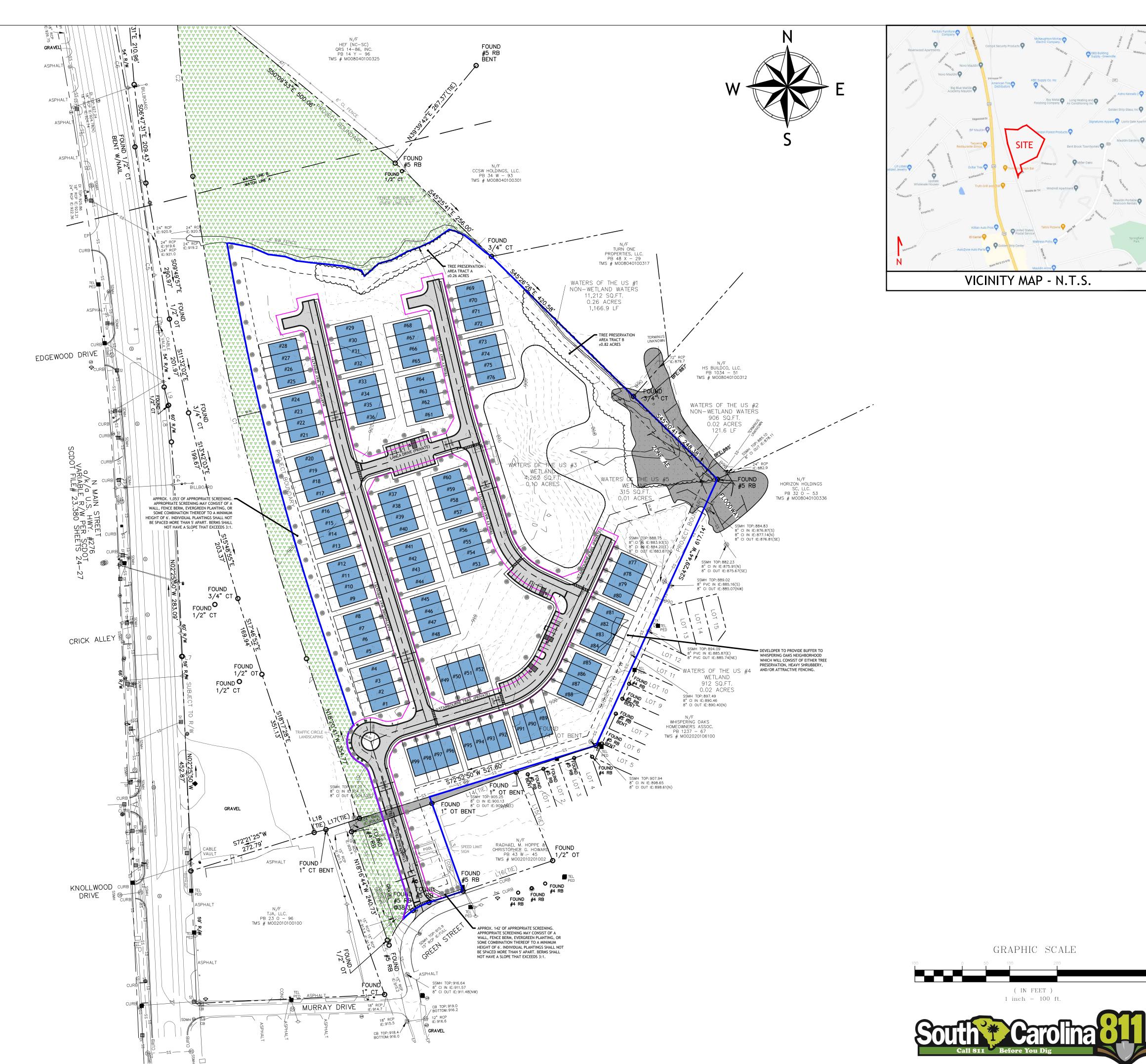
\*TREE PRESERVATION TABLE: TRACT A - 0.26 AC. TRACT B - 0.82 AC.

\*THE TREE PRESERVATION AREAS DENOTE WHERE TREES AND VEGETATION WILL NOT BE DISTURBED PER SECTION 6:2.11 OF THE MAULDIN ZONING ORDINANCE.

A MINIMUM OF 15 TREE CREDITS PER ACRE IS REQUIRED PER SECTION 6:2.4 OF THE MAULDIN ZONING ORDINANCE.

EXISTING STREET TREE REQUIREMENT TABLE: 1 STREET TREE / 40 LF OF ROAD \* WHERE LOTS ABUT STREET TREE CREDITS REQUIRED: TOTAL LF OF ROAD FRONTAGE: GREEN STREET: 50' PARK R/W: TOTAL TREES REQUIRED: GREEN STREET: 142/40 = <u>4 STREET TREES</u>  $1,053/40 = \underline{27 \text{ STREET TREES}}$ 50' PARK R/W: TOTAL TREES PROVIDED: 4 STREET TREES 27 STREET TREES \*31 TREES TOTAL GREEN STREET: 50' PARK R/W:

PROPOSED STREET TREE REQUIREMENT TABLE: 1 STREET TREE / 40 LF OF ROAD \* WHERE LOTS ABUT STREET TREE CREDITS REQUIRED: TOTAL LF OF ROAD FRONTAGE: STAMBOURNE TRAIL: MARTINSHIRE WAY: TRIMLEY WAY: LANCA DRIVE: TOTAL TREES REQUIRED:  $(1,086 \times 2)/40 = 55 \text{ STREET TREES}$ STAMBOURNE TRAIL:  $(922 \times 2)/40 = 46 \text{ STREET TREES}$ MARTINSHIRE WAY:  $(772 \times 2)/40 = 39 \text{ STREET TREES}$ TRIMLEY WAY:  $(266 \times 2)/40 = \frac{14 \text{ STREET TREES}}{1}$ LANCA DRIVE: TOTAL TREES PROVIDED: STAMBOURNE TRAIL: 55 STREET TREES MARTINSHIRE WAY: 46 STREET TREES TRIMLEY WAY: 39 STREET TREES 14 STREET TREES \*154 TREES TOTAL LANCA DRIVE:



Project Number: 2022-156 DWG Name: Allston Townes PP-1.dwg Drawing Scale: as noted

Date of Project: 02/2023

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

Certificates of Authorization:

SC C04212 - GA PEF005865 NC P0868 - AL CA4065E





ubdivision

Landscaping Plan