

**MAULDIN PLANNING COMMISSION
MINUTES
April 25, 2023 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 February 28, 2023, Planning Commission minutes.

Mr. Greene and Ms. Locklear simultaneously seconded the motion.

The motion to accept the February 28, 2023, Planning Commission minutes passed by unanimous vote, 5-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2023-02-RZ
Location: Approximately 2 acres at 307 E. Butler Road
Request: Rezone from R-12 to C-1

Mr. Dyrhaug introduced the application to rezone approximately 2 acres located at 307 E. Butler Road from R-12 to C-1. The applicant is planning to develop an indoor facility/gymnasium for badminton and pickleball.

Ms. Lisa Williams, of Klue Real Estate, introduced herself the representative for the applicant. She explained the reasons her client is attracted to this location and the appeal of this community. She also talked about the proposed facility and what her client hopes it becomes.

Mr. Paulsen opened the floor for public comments.

Ms. Brenda Thompson, at 113 Summer Woods Drive, stated that this project is just about money. She shared her concern about how close the project will be to her back door. She also

expressed her concern about bringing people into Mauldin from outside the community. She is also concerned about noise that may be generated from the parking lot.

Mr. Dennis Raines, at 305 E. Butler Road, asked for clarification if this facility will be used for badminton only or if it will be used for both badminton and pickleball (up to this point he had heard both concepts). He expressed some concerns about the buffering and asked if the buffering will include a wall or fence. He commented that he is generally alright with the C-1 zoning and asked if it would allow beer or alcohol to be served at the premises.

Mr. Tom Newton, at 505 Summer Woods Drive, introduced himself as the president of the Summer Woods HOA. He commented that he is not opposed to a business on this property but would like to see it pushed closer to the road. He also asked about the stormwater facilities for this project and commented that he would like to see a detention pond included instead of underground detention. Finally, he too commented that he would like to see a fence or wall constructed along the property line.

No other public comments were offered.

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

Ms. Williams responded to the comments and questions asked during the public hearing. She indicated that her client has become part of the community and has an office located in Mauldin. She indicated that this facility will primarily be used for badminton but that it would be able to accommodate pickleball. She commented that her client is open to installing a fence if that is a requirement of Mauldin. The plans that have been shared this evening are still just conceptual and certainly can be adjusted. There will be no food or drinks served at this facility. Her client could install either a standard detention pond or underground detention, depending on the final layout of the site. If this business ever closes at this location, the facility would be able to be converted to office use.

Mr. Greene asked about the building setbacks, why it is 20 feet on one side and 30 feet on the other side. He asked if they would consider a larger setback on the side of the Summer Woods community. He also indicated that he would prefer underground detention if it resulted in less land disturbance and more tree preservation. And he asked if a decision had been made yet as to whether the buffering will consist of landscaping or fencing.

Ms. Williams replied that her client will probably install underground detention and move the building a little further back in order to appropriately design the required number of parking spaces. She also indicated that her client will install a fence if the City tells her to.

Mr. Dyrhaug provided the staff report and findings.

Mr. Dyrhaug also replied that the reason for the difference setback requirements on each side of the property is because the zoning is different on each side of the property and the City prescribes different buffer requirements depending on the adjacent zoning classification.

Mr. Greene asked if it can be stipulated the zoning change back to R-12 after a certain time frame if the project doesn't proceed. Mr. Dyrhaug replied that generally there is not such a stipulation but the City Council can consider changing the zoning back if it wishes if nothing proceeds on this property.

Mr. Eskridge commented that he likes the concept for this business but he is not sure that this particular property is the best location for this business. He is concerned with what else could open at this facility if this business were to close.

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

Mr. Eskridge made a motion to recommend denial of the rezoning.

No second was offered for this motion. Therefore, the motion failed.

Mr. Greene commented that he is struggling with some of the unknowns about the future development of this property. He would like to receive more information about the plans for stormwater detention and installing a fence.

Mr. Greene made a motion to table this item until such additional information is received.

Ms. Locklear remarked that it sounds to her that the applicant will not be able to determine some of their design until after the property is rezoned. She also commented that she is excited about this business. With all the new housing that the City is adding, she sees a great need to have more recreation opportunities like this business.

Mr. Eskridge seconded the motion to table this item.

The motion to table this item passed by a vote of 3-2, with Mr. Paulsen and Ms. Locklear voting in opposition to the motion.

NOTE: During the vote, Ms. Locklear cast an "aye" vote. After the vote, Ms. Locklear indicated that she was confused by the motion and intended to vote against the motion to table to motion. Therefore, her vote has been corrected in the minutes as a "nay" vote against tabling this item.

Docket #: PC-2023-03-PD
Location: Approximately 20 acres at 30 Tanner Road and 50 Tanner Road
Request: Final Development Plan for Tanner Road PD

Mr. Dyrhaug introduced the final development plan submitted for consideration and approval by the Planning Commission. The applicant is proposing to develop a rental community consisting of apartments, townhomes, and live-work units for a total of 461 residential units and 13 workspace units.

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. Dyrhaug provided the staff report and findings.

Mr. Bixler asked about the timeframe for SCDOT's independent improvements on Verdin Road. Mr. Dyrhaug replied that they have provided no timeframe for these improvements.

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

Mr. Greene moved to conditionally approve the final development plan with the following condition recommended by staff:

1. The full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

Ms. Locklear seconded the motion.

The motion to conditionally approve the final development plan passed by a vote of 5-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Ms. Locklear moved to adjourn the meeting.

Mr. Eskridge seconded the motion.

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

The Planning Commission meeting adjourned at 6:53 p.m.