



BUSINESS & DEVELOPMENT SERVICES COMMITTEE MEETING

MONDAY, DECEMBER 2, 2024 | 6:00 PM

1st committee meeting

The Committee will meet in the Council Chambers
at Mauldin City Hall at 5 East Butler Road



Business & Development Services Committee AGENDA December 2, 2024

Committee Members: Mark Steenback (Chair), Taft Matney, and Frank Allgood

- | | |
|--|----------------------------|
| 1. <u>Call to Order</u> | Chairperson Mark Steenback |
| 2. <u>Public Comment</u> | Chairperson Mark Steenback |
| 3. <u>Reading and Approval of Minutes</u> | Chairperson Mark Steenback |
| a. Building Codes Committee Meeting:
November 4, 2024 (<i>Pages 2-4</i>) | |
| 4. <u>Reports or Communications from City Officers</u> | Chairperson Mark Steenback |
| a. BDS Department Report, David Dyrhaug | |
| 5. <u>Unfinished Business</u> | Chairperson Mark Steenback |
| a. An ordinance to rezone a 2-acre portion of a
property located at Fowler Circle (p/o Tax Map
Parcel #M007.03-01-013.00) and providing an
effective date (<i>Pages 5-12</i>) | |
| 6. <u>New Business</u> | Chairperson Mark Steenback |
| a. None | |
| 7. <u>Public Comment</u> | Chairperson Mark Steenback |
| 8. <u>Committee Concerns</u> | Chairperson Mark Steenback |
| 9. <u>Adjourn</u> | Chairperson Mark Steenback |

Business & Development Services Committee Meeting



Minutes

Building Codes (Business & Development Services) Committee

November 4, 2024

5th Committee Meeting

Committee Members present: Mark Steenback (Chair) and Taft Matney. Councilman Frank Allgood joined via Zoom.

Others present: Business and Development Services Director David Dyrhaug and City Administrator Seth Duncan

1. **Call to Order**- Chairman Mark Steenback

2. **Public Comment**- None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: August 5, 2024

Motion: Councilman Matney made a motion to approve the minutes with Councilman Allgood seconding.

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

4. **Reports or Communications from City Officers**

a. BDS Department Report, David Dyrhaug

Mr. Dyrhaug reported new home permits are on the rise this month. Adams Glen subdivision is being built as well as Holly View. Mr. Dyrhaug said the building inspectors are working with the contractors to help increase the inspection pass rate.

Rocco's restaurant is now open at Bridgeway Station.

5. **Unfinished Business**- None

6. **New Business**

a. An ordinance to rezone a 2-acre portion of a property located at Fowler Circle (p/o Tax Map Parcel #M007.03-01-013.00) and providing an effective date.

The City has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes



rezoning a 2-acre portion of a tract along Fowler Circle from the C-1 district to the RM district. The intent of the applicant is to develop this property for attached single-family homes.

This tract is a partially wooded undeveloped lot with a Goodwill donation trailer parked on part of the lot. The 2-acre portion of the lot subject to this petition is the rear portion of the lot that backs up to the Sunview Townhomes community along Fowler Circle.

The intent of the applicant is to develop this 2-acre portion of the tract for high quality townhomes. The design of this portion of the tract along with the front 2-acre commercial portion of the tract are intended to feature connectivity and walkability between the two.

In all, the applicant is planning to develop about 30 townhomes on the 2-acre portion subject to this provision. The initial concept is that the townhomes will front pedestrian walkways and will have rear-loading garages.

Red Oak will be the developer on the project.

On October 22, 2024, the Planning Commission conducted a public hearing. At this meeting, the Planning Commission voted 4-1 to recommend approval of this rezoning, with Mr. Dan Chism dissenting. One person was in attendance and spoke against the project due to traffic concerns.

Councilman Allgood had several questions on this item. He noticed that this is the second neighborhood meeting in a row that has no public attendance. He asked Mr. Dyrhaug if he had any thoughts on why this is. Mr. Dyrhaug said it could be because the notice that is mailed to all property owners within 200 feet of the property has a phone number to call with questions, so it could be they are calling with questions beforehand.

Councilman Allgood then asked why the dissenting voter on the Planning Commission voted against the property. Mr. Dyrhaug answered that Mr. Chism lives near the property and was concerned about the added traffic.

Councilman Allgood asked the developer about the buffer and if there were any thoughts on what on what the commercial part of the property may be developed as. Brad Skelton, owner of Red Oak Developers, said there is a 25-foot buffer. The standard they usually see is 15 feet.

Bill Rungy said his company has looked at the commercial piece and would like to keep it commercial.

Business & Development Services Committee Meeting



Councilman Allgood asked if there would be privacy fencing. Mr. Rungy said it would be a combination of fencing and a vegetative buffer.

Motion: Councilman Matney made a motion to send this to full Council. No second was given.

Councilman Matney asked Councilman Allgood if he would like this held in committee until questions are answered. The new developer just took over the project last week. Councilman Allgood said he would prefer to do that.

Motion: Councilman Matney withdrew his motion and made a motion to hold this item in committee. Councilman Allgood seconded the motion.

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

7. **Public Comment**

Megan Brock commented there was no opportunity for questions regarding the stadium or on the safety of the community. How were people supposed to be able to ask questions? The item was not listed on the agenda in a way people would know what was being discussed so they could ask questions.

8. **Committee Concerns-** None

9. **Adjourn-** Chairman Steenback adjourned the meeting at 7:13 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

MEETING DATE: December 2, 2024
DOCKET NUMBER: 5a
ITEM TYPE: Zoning Map Amendment

TO: Business & Development Services Committee
FROM: Business & Development Services Director, David C. Dyrhaug
SUBJECT: **Rezoning of 2-acre Property along Fowler Circle**

OWNER(S):	Dennis Godley • Lan-Sky-River Properties, LLC
DEVELOPER(S):	Red Oak Developers
TAX MAP NUMBER(S):	Part of M007.03-01-013.00
LOCATION:	Along Fowler Circle near W. Butler Road
CURRENT ZONING:	C-1, Light Commercial
REQUESTED ZONING:	RM, Multi-family Residential
SIZE OF PROPERTY:	Approx. 2 acres

REQUEST

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes rezoning a 2-acre portion of a tract along Fowler Circle from the C-1 district to the RM district. The intent of the applicant is to develop this property for attached single-family homes.

HISTORY/BACKGROUND

This tract is a partially wooded undeveloped lot with a Goodwill donation trailer parked on part of the lot. The 2-acre portion of the lot subject to this petition is the rear portion of the lot that backs up to the Sunview Townhomes community along Fowler Circle.

PROPOSED DEVELOPMENT

Update: As was noted at the November 4 Committee meeting, the prospective developer of this site was reassigned to Red Oak Developers (it was formerly assigned to the Parker Group at the time the rezoning petition was submitted to the City). While Red Oak Developers still plans to develop this 2-acre portion of the tract for high quality townhomes, some of the conceptual details have been amended from what the Parker Group had planned. At the time of this report, Red Oak Developers are planning for as many as 38 townhomes. They plan to provide a minimum 30-foot-wide buffer along the south side of the property adjacent to the Sunview Townhomes community. For context, the City's codes do not require any buffer



along this property line but merely require a 25-foot building setback. As of the date of this report, the applicant has not yet provided a conceptual layout of the townhome development. But they are currently working with Bluewater Civil Design on this and may have a conceptual plan to show at the Committee meeting.

The applicant does not yet know how the front 2-acre commercial portion of the tract will be developed, but it is still the intent that connectivity and walkability will be provided between the townhomes and this future commercial development.

NEIGHBORHOOD MEETING

In accordance with Section 4:3.3 of the Mauldin Zoning Ordinance, the applicant held a neighborhood meeting on September 23, 2024, at Mauldin Methodist Church. The meeting was advertised in accordance with City requirements. The only attendees at this meeting were the development team, the property owner, the real estate team, a City elected official, and a member of City staff. No other members of the public attended the meeting.

PUBLIC HEARING

The Planning Commission held a public hearing on October 22, 2024. There was one public comment at offered at this hearing:

- Cindy Jordan, 204 Fowler Circle (County resident), expressed her opposition to the development of this property. She shared concerns about traffic safety and speeding along Fowler Circle.

No other public comments were offered and no other members of the public attended the public hearing.

ZONING ANALYSIS

Existing Zoning Classifications

The ***C-1 district*** is a light commercial district intended to promote small-scale retail, service, and professional offices that provide goods and services at a neighborhood scale. This district is generally located in areas adjacent to residential districts.

The ***R-M district*** is established to provide for a full range of medium- to high-density multi-family housing types along with single-family detached and attached residences. Other uses include recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. This district is intended to function as a transition between single-family residential districts and commercial districts where certain land uses may not be compatible.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	C-2 (City)	Undeveloped/Goodwill donation trailer
South	R-M (City)	Sunview Townhomes
East	C-1 (City)	Undeveloped commercial property
West	R-20 (County)	Single-family home across the street



Comprehensive Plan Analysis

In the Comprehensive Plan, the front of this property is located along a “Regional Corridor.” The remainder of this property, including the portion that is the subject of this petition, is designated as “Residential Multifamily” in the future land use map of the comprehensive plan. This designation is intended to include apartment buildings, condominiums, and duplexes.

REVIEW CRITERIA

The Mauldin Zoning Ordinance does not contain any specified criteria that should be considered by the Planning Commission when reviewing requests for rezoning. However, the following criteria are typical of those used by other jurisdictions.

- A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Plan, recent development trends, and the general character of the area;
- B. Suitability of the site’s physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district;
- C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;
- D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising public health, safety or welfare; and
- E. Public need for the potential uses permitted in the requested zoning district.

STAFF FINDINGS

Based on the above criteria, staff provides the following findings for consideration of the proposed request.

- A. ***Comprehensive plan consistency.*** The portion of this tract that is being petitioned to be rezoned is designated for apartment buildings, condominiums, and duplexes in the Comprehensive Plan. This rezoning is entirely consistent with the Comprehensive Plan.
- B. ***Suitability of the site.*** There are not any apparent floodplains, wetlands, or steep topography on this site. The site appears suitable for development.
- C. ***Compatibility of the development.*** The intent to develop this property for townhomes is directly compatible with the adjacent Sunview Townhomes and the adjoining Parkside Villas community. This proposed development will provide a positive transition between these existing townhome communities and the allowed commercial development on the remainder of this property.
- D. ***Infrastructure capacity.*** All utilities, including water and sewer, are available for the site.
- E. ***Public need.*** As forecasted in the Comprehensive Plan, the City continues to see demand for low-maintenance and “missing middle” housing including townhomes. Missing middle housing includes a diverse range of housing options that are compatible in scale and form with detached single-family homes and are designed to create a walkable community. Typical middle housing types include multi-unit structures such as townhomes, duplexes, triplexes, fourplexes, and cottage courts.



Traffic discussion. During the Planning Commission meeting, the discussion centered around traffic. Below are some of staff’s findings regarding traffic as it relates to the rezoning and development of this site.

- Using traffic generation rates published by the Institute of Transportation Engineers (ITE), a rental townhome community consisting of 38 units would generate about 27 peak hour trips. A “for-sale” townhome community consisting of 38 units would generate about 17-20 peak hour trips. For townhome development projects, a traffic impact study is only required if the project is projected to generate at least 100 peak hour trips. This project is far below that threshold.
- For comparison, below is the peak hour trip generation of some common commercial development types that are allowed by the current zoning of this property.

Business Type	Typical Size	AM Peak Hour Trips	PM Peak Hour Trips
Bank	2,500 sq. ft.	30 vehicle trips	60 vehicle trips
Pharmacy	10,000 sq. ft.	34 vehicle trips	99 vehicle trips
Coffee Shop	2,000 sq. ft.	201 vehicle trips	85 vehicle trips
Fast Food Restaurant	3,000 sq. ft.	136 vehicle trips	97 vehicle trips
Office Park	N/A (based on acreage of site)	115 vehicle trips	127 vehicle trips
Daycare	12,000 sq. ft.	146 vehicle trips	148 vehicle trips
Grocery Store	40,000 sq. ft.	136 vehicle trips	379 vehicle trips

The development of a 38-unit townhome community will generate much less traffic than a typical commercial development project allowed by the current zoning of this property.

- Fowler Circle is not a project identified in the 2030 long-range transportation plan or the transportation improvement program for the Greenville-Pickens Area Transportation Study (GPATS). Note: GPATS is the Metropolitan Planning Organization (MPO) for the Greenville Urbanized Area. They are charged with allocating federal funding for transportation projects in our area.
- **Update:** The applicant is currently undertaking a traffic study for the prospective development of the commercial portion of this tract and what improvements will be needed at the intersection of W. Butler Road and Fowler Circle.

TIMELINE

On September 24, 2024, the applicant made application to the City of Mauldin for this rezoning.

On October 22, 2024, the Planning Commission conducted a public hearing. At this meeting, the Planning Commission voted 4-1 to recommend approval of this rezoning, with Mr. Dan Chism dissenting.

On November 4, 2024, the Building Codes (BDS) Committee voted 3-0 to hold this matter in committee while awaiting further information about the prospective development of this tract.

STAFF RECOMMENDATION

This project is entirely consistent with the Comprehensive Plan. Additionally, the proposed development of these two acres will provide a positive transition between the existing Sunview Townhomes and the allowed commercial development on the remnant of this tract. Finally, the intent of the applicant to develop an interconnected, pedestrian-oriented design in concert with the commercial development expected along the front of this tract supports the City’s vision for development. Based on these findings, staff supports the approval of this rezoning.



PLANNING COMMISSION RECOMMENDATION

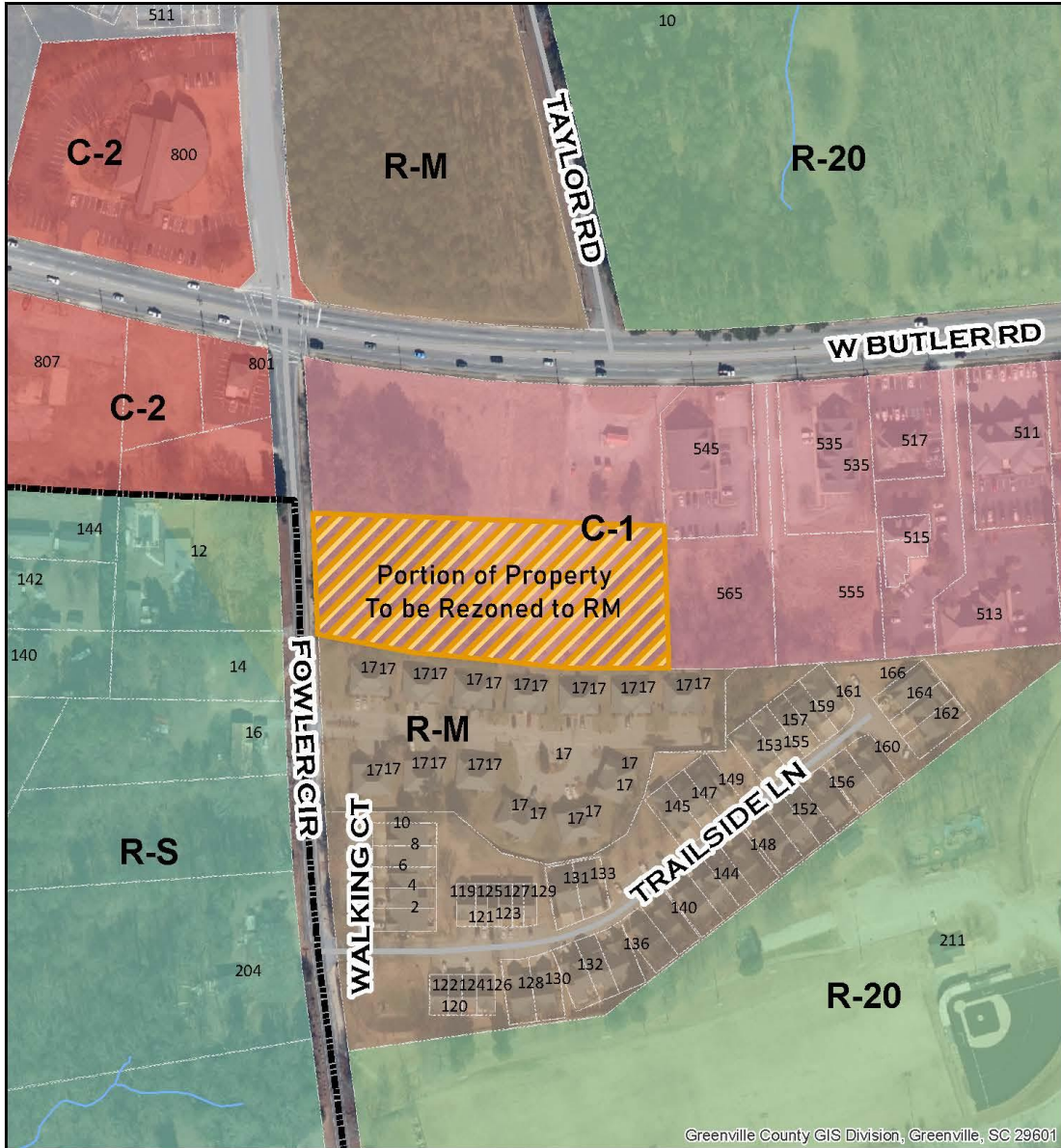
On October 22, 2024, the Planning Commission voted 4-1 to recommend approval of the rezoning, with Mr. Dan Chism dissenting. As part of their recommendation, the members of the Planning Commission commented that they are interested in seeing improvements made to the intersection of W. Butler Road and Fowler Circle, specifically to include a dedicated left turn lane on Fowler Circle.

ATTACHMENTS

Property Map
Proposed Ordinance (map and boundary survey included therein)





Parker Group Property on Fowler Circle REZONING MAP



Greenville County GIS Division, Greenville, SC 29601

Legend

-  Subject Property
-  Mauldin City Limits

Created on October 10, 2024

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ORDINANCE # _____

AN ORDINANCE TO REZONE A 2-ACRE PORTION OF A PROPERTY LOCATED AT FOWLER CIRCLE (P/O TAX MAP PARCEL #M007.03-01-013.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Lan-Sky-River Properties, LLC, has petitioned the City of Mauldin to rezone +/- 2 acres of their property from the C-1 District to the RM District; and

WHEREAS, a rezoning of the parcel is in keeping with the City of Mauldin 2014 Comprehensive Plan Update; and

WHEREAS, the site is suitable for the types of uses that could be developed under the new zoning district; and

WHEREAS, the potential uses permitted in the new zoning district meet a public need and are not detrimental to the public health, safety, and welfare; and

WHEREAS, the Mauldin Planning Commission has given favorable recommendation to the zoning application; and

NOW THEREFORE BE IT ORDAINED by the mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof

Section 1. That the property described in zoning docket PC-2024-11-RZ and part of Greenville County Tax Map Parcel M007.03-01-013.00 be rezoned from C-1 to RM, Multi-family Residential. The portion of the property to be rezoned is further identified on the attached exhibit, Exhibit 1, that is hereby incorporated into this ordinance.

Section 2. This ordinance shall become effective upon and after its final passage.

Passed on First Reading _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

ATTEST:

BY: _____
Terry Merritt, Mayor

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney



EXHIBIT 1

