

**Minutes  
Planning and Economic  
Development Committee  
January 4, 2011  
6:00 PM  
2<sup>nd</sup> meeting**

**Members present were Chairman Hunter, Committee members Patricia Gettys and James Kennedy. Peter Nomikos Building and Zoning Director and City Administrator Trey Eubanks were also present.**

1. Call to order- Chairman Hunter

Chairman Hunter made a comment that the only action committee will take tonight is to send this item to the council meeting. A meeting was held last Wednesday on this property and more information has been gathered. Chairman Hunter asked the citizens that were present to consider annexation so that they would have a louder voice and be better represented.

2. Public comment

3. Reading and approval of minutes

Councilman Kennedy made a motion to approve the minutes with Councilwoman Gettys seconding. The vote was unanimous (3-0).

4. Reports or communications from city officers

a. Budget Review

The department is running at 56% and is 6% under budget. Chairman Hunter asked if the attendance guidelines for the commissions are being observed. Mr. Nomikos answered yes, they were.

5. Unfinished business

a. Discussion on annexation and zoning of 1221 Miller road

Darren Lee, Sarah Neiman, Ken Blankenship, and Ginger Kimball from Prestwick Development and the managing company were present. Three main topics have been discussed- appearance, sustainability, and management .

This property is the gateway to the City of Mauldin and the City wants it to be a very nice development.

Mr. Lee talked about sustainability. There is a fund that is set aside for upkeep. 6 months of operating expenses is also required by the financing company, and \$250 per unit per month is placed in a reserve account for upkeep and maintenance. The financing agent monitors the property to make sure that the maintenance is done like it should be.

Several levels of oversight are used to make sure that the management is kept up. The management company is nationally recognized and a full-time residence manager and maintenance technician are on site. There is also a one year contract with the management company. If they do not do their job, another management company can be brought in.

Chairman Hunter asked if this was section 8 housing. Mr. Lee said it is not. They rent to blue collar workers whose median income is \$58,000. Section 8 properties are rent subsidized. The government does not provide subsidies to these apartments. Sarah Neiman brought in some demographic information. 30% of the population earns \$48,000 a year. Chairman Hunter said they would pay between 30-40% of their income for rent. Two examples of market rate apartments are the Vinings and the Arbors and are very similar to this project.

Chairman Hunter asked what a person has to do to be approved to rent. Mr. Lee said first they have to prove that they work. A criminal background check is performed and a credit check is done.

Councilwoman Gettys asked about the density. 64 units are proposed and that is a mix of 1,2, and 3 bedrooms. As far as traffic is concerned, the county traffic commission and DOT have been talked to. DOT recommends a left hand turn lane. Sidewalks will be added to the side of the property to help with foot traffic. Councilwoman Gettys asked how this property compares to the one on Augusta Road. Ms. Neiman said density-wise, they are very similar. It is 37 units. Mr. Lee said they have provided more input to Mauldin than they ever have, and he was glad to do it.

Edward Jordan- I am President of the Plantation Greene subdivision. When you reference your funding source, is it HUD?

Mr. Lee: No.

Mr. Jordan: Then, why are there so many restrictions on what you can do?

Mr. Lee: We do apply to a state agency for tax credits. The state housing authority. Back in 1986, Ronald Reagan created this program. We apply for housing tax credits and we take those credits and sell them to corporations and they use the money for tax relief and we use the money for our construction.

Mr. Jordan: If they bring a voucher to you, you have to rent to them. There are x number of vouchers issued.

Mr. Blankenship: The Greenville housing authority has a waiting list a mile long to get a voucher. The odds of someone coming in to this development with a voucher are slim to none, but the possibility is there. This is unlike Mauldin Gardens. It comes down to ownership and the landlord. If all they care about is the government funding the rent, then you will have prostitution, alcohol, and all the things that you do not want. If you have ownership committed to providing solid, secure, safe housing like we have, then you won't have those problems. Go look at the type of people we are leasing too. Not one is a section 8 voucher holder. And it wouldn't matter anyway. We want all of our residents to be good residents. The voucher has to be available.

That is key to the whole thing. There just are not any.

Mr. Lee: The housing authority waiting list is 3 years.

Mr. Jordan: Just to put this in perspective, you said you had a reserve fund. We spend about \$100,000 a year to maintain our homes.

Mr. Lee: The reserve is on top of the operating budget.

Mr. Jordan: Do you have a breakdown of the 1,2 and 3 bedrooms? What is the total population of residents if you rent out all units?

Mr. Lee: I don't know.

Mr. Jordan: I think it will be a lot of people. Has there been a traffic study done?

John Gardner: The traffic on Miller Road is modeled by Greenville County Planning Commission. A traffic study for this particular project has not been done. Traffic engineers talk about traffic as trip-ins. One round trip is two trip-ins. You are likely to see about 60 one way trips at a peak hour compared to about 1000 over peak hour on Miller Road. This will be about a 5-6% impact on traffic.

Mr. Jordan: Plantation Greene is continuing to build out and it is difficult to get out on Miller Road during peak hours. It would be nice to get some information on how many people would reside there in this new complex. Traffic is a major concern of ours. Will you keep this property or eventually sell it?

Mr. Lee: We are required to keep this property for at least 20 years.

Steve Green: I have a question. You said 64 units for phase 1. Is there going to be a phase two down the road?

He was answered no, not at this time.

Mr. Lee: Maybe 5, 10, 15 years. I don't know.

Ms. Neiman said there is an application process with the state and it is so difficult to get approved. It is a competitive process. The odds of a phase two coming in are so remote.

Steve Green: If you live in the area, you constantly have to maneuver around Woodruff Road. I don't see how an apartment is going to do. Most people will not turn left. They will have to go around Woodruff Road. There are a zillion ways to go. You have to go around Miller, around the drug store, and avoid Woodruff Road. That is a two lane highway that is not meant for this kind of traffic.

Ms. Neiman: I called DOT and they told me that Miller Road is scheduled for road improvements. A bike lane sidewalks, and a turn lane will be installed some time around 2011-2015.

John Gardner: That is accurate. I am not sure the dates are right. Depending on funding, everything is subject to change. Miller Road is pretty high up on the list for the upgrades. I can't promise how everything will transpire in the future, but there is plenty of room for a bike lane and a left turn lane in some locations.

Christina Hoffbaner: Isn't it sensible to build out the infrastructure before you build out the apartments? And then, the \$320,000 that comes in, we have \$420,000 houses down the street. If something goes wrong with my plumbing, that is \$10,000. I just don't see that being enough money to keep up with the maintenance to keep up with the appearances of the houses that are right there. Also, you are talking about phase 2, or 3, I don't want to see those single-family houses be destroyed for another phase of apartments. Our neighborhood has gone down, and I think we will take a hit on our property values. I am not sure this has been all thought out. I am worried.

My other question is why does it have to be low income? Your average income here is \$40,000. It has to be low income because of the money from the state housing authority. That answers my question. I bought my house knowing this is single-family residential, and now it is changing.

Jason Thacker: I used to live on Sycamore Drive. We live in an area that we consider single-family homes. We assumed townhomes that would be residential owned. Now, this is low income housing that has not been advertised. If you go out to Cardinal Creek, Forrester Woods, Forrester Heights, all of this is single family. This is not consistent. I don't know what is being planned, or what the hell this is. It was not very well advertised. That is my concern. You keep throwing out that you have done traffic as well

as other studies. I would love to see them. I want to see a real report done, not just an educated guess.

John Gardner: There has been traffic studies done. The typical trip generation from multi-family houses is 6.8 trip-ins per day per unit. There is a trip generation handbook at the library. You can verify it. I don't want to quibble, but you are implying that this has not been studied, and it has. These numbers are based on careful, professional studies.

Chairman Hunter: We have gone to Greenville Planning and asked them to provide us with a corridor study. Mr. Eubanks is getting this information for this project.

Leo Joyce: I am going to be quick. I heard 400 cars on Bridges Road about ten years ago. How many cars on Bridges Road today? Can anyone tell me? There are three schools now. 400 cars go to Miller Road. I am sorry, I don't believe it.

Plantation Greene resident: I am sure this is a nice development, but one of my concerns is that it is not what it looks like. What I have heard here concerning the traffic, the solution is a sidewalk and a bike lane. I have yet to see someone riding a bike to Woodruff Road. You can't get in and out in the afternoon. It seems like a nightmare. I think we are getting the cart before the house. We need answers before the approval of adding more traffic.

Plantation Greene resident: Has the City ever approved multifamily in a single-family area like this before?

Chairman Hunter: Not to my knowledge.

Resident: So, there is no precedent. In the middle of single-family homes.

Peter Nomikos: There was a single-family attached project that was approved which is Plantation Greene. It is a PDR, which is the same request we are hearing tonight. It came into the city as a PD.

Clearfield Road resident: I make turns on to Miller Road every day. It is hard for me to turn now, and I am very concerned about this. Someone has failed. That road 15-20 years ago has changed. How about a stop light? We have people coming from GE, the traffic there is horrible. Please relook at this from a traffic standpoint.

Chairman Hunter: We have requested help from the county.

Mayor Godbey: We are talking about development and annexation. If we don't annex, development will still happen, although the City would not have any control over it. Plantation Greene was at one time a pasture. Development is coming, and coming fast. We are looking at this committee forwarding this to council to be considered on first reading. There is also an opportunity for comment between that meeting and second reading. We

think it is healthy to have a lot of discussion on this. We are looking at the interest of our community as a whole. I encourage the PEDC to move this forward to council so we can consider it as a whole body.

Councilwoman Gettys made a motion to send this item to council with Councilman Kennedy seconding. The vote was unanimous (3-0).

6. New business
  - a. Discussion on amendment to Article 10 Municode – BL Appeals  
This item was tabled pending more discussion.
7. Public comment
8. Committee concerns
9. Adjournment- Chairman Hunter adjourned the meeting.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk

**NOTICE:** A majority or quorum of City Council may attend a committee meeting.