MAULDIN PLANNING COMMISSION
MINUTES
September 24, 2019 6:00 P.M.

MEMBERS PRESENT: Jonathan Paulsen (Chair), Michael Forman, Dean Oang, Ted Allison

MEMBERS ABSENT: Elizabeth Wiygul, Raj Reddy, Kaitlyn Woolard

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.

AUGUST MEETING MINUTES

Mr. Allison moved to accept the August 27, 2019, Planning Commission minutes.

Mr. Forman seconded the motion.

The motion to accept the August 27, 2019, Planning Commission minutes passed by unanimous vote, 4-0.

NEW BUSINESS

Docket #: M-2019-13-PC
Name: Neely Village Towns
Location: At New Neely Ferry Road
Request: Preliminary Plat Review

Mr. Dyrhaug introduced the preliminary plat application for Neely Village Towns located at New Neely Ferry Road. This tract was rezoned by the City of Mauldin to R-M on May 20, 2019. This tract entails approximately 7.77 acres. The applicant is proposing to develop a 69-lot cluster housing subdivision consisting of attached single-family homes.

Mr. Paulsen opened the floor for public comments.

Ms. Waverly Wilkes, with Gray Engineering Consultants, introduced herself as a representative for the applicant. She indicated that is available to answer any questions.

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

Mr. Dyrhaug presented staff’s findings. Staff finds that the preliminary plat complies with the City of Mauldin’s Land Development Regulations and Zoning Ordinance.
Mr. Forman made a motion to conditionally approval the preliminary plat for Neely Village Towns provided that the applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.

Mr. Oang seconded the motion.

The motion to recommend conditional approval of the Neely Village Towns preliminary plat passed by unanimous vote, 4-0.

Docket #: M-2019-14-PC
Name: Sunny Hill Cottages
Location: At Quartz Circle and Standing Springs Road
Request: Preliminary Plat Review

Mr. Dyhrbaugh introduced the preliminary plat application for Sunny Hill Cottages located at Quartz Circle and Standing Springs Road. This tract was annexed by the City of Mauldin in stages on February 18, 2019, March 18, 2019, and June 17, 2019. This tract entails approximately 108.02 acres. The applicant is proposing to develop a 379-lot cluster housing subdivision consisting of both detached and attached single-family homes.

Mr. Paulsen opened the floor for public comments.

Ms. Lynette Mappes of 762 Elmbrook Drive inquired about if traffic impact studies are performed for new developments.

Mr. Paul Harrison, with Bluewater Civil Design, introduced himself as a representative for the applicant. He responded to the question about traffic impact studies by indicating that a traffic study had been performed for this development and that the developer is obligated by SCDOT to install the improvements recommended in the traffic impact study.

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

Mr. Dyhrbaugh presented staff’s findings. Staff finds that the preliminary plat complies with the City of Mauldin’s Land Development Regulations and Zoning Ordinance.

Mr. Oang made a motion to conditionally approval the preliminary plat for Neely Village Towns provided that the applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.

Mr. Allison seconded the motion.

The motion to recommend conditional approval of the Sunny Hill Cottages preliminary plat passed by unanimous vote, 4-0.
OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Forman moved to adjourn the meeting.

Mr. Oang seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 4-0.

The Planning Commission meeting adjourned at 6:30 p.m.