

**MAULDIN PLANNING COMMISSION
MINUTES
December 19, 2019 6:00 P.M.**

MEMBERS PRESENT: Michael Forman (Vice-Chair), Raj Reddy, Dean Oang, Kaitlyn Woolard

MEMBERS ABSENT: Jonathan Paulsen, Ted Allison

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Forman called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

NOVEMBER MEETING MINUTES

Ms. Woolard moved to accept the November 19, 2019, Planning Commission minutes.

Mr. Reddy seconded the motion.

The motion to accept the November 19, 2019, Planning Commission minutes passed by unanimous vote, 4-0.

NEW BUSINESS

Docket #: M-2019-17-PC
Name: Meadow Springs
Location: At Standing Springs Road
Request: Preliminary Plat Review

Mr. Dyrhaug introduced the preliminary plat application for Meadow Springs located at Standing Springs Road. This tract was annexed by the City of Mauldin on July 15, 2019. This tract entails approximately 43.5 acres. The applicant is proposing to develop a 149-lot cluster housing subdivision consisting of detached single-family homes.

Mr. Daniel Chewing, with Gray Engineering Consultants, introduced herself as a representative for the applicant. He remarked on the project and indicated that he is available to answer any questions.

Mr. Forman opened the floor for public comments.

Mr. Ronald Soden and Mrs. Deborah Soden, 209 Crescent Creek Court, each asked about the buffer that will be provided adjacent to the Crescent Creek subdivision.

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

Mr. Chewing remarked that the project would be providing a 25-foot setback adjacent to the Crescent Creek subdivision consistent with the requirements of Mauldin's regulations.

Mr. Dyrhaug provided the staff report. City staff has reviewed this preliminary plat for compliance with the City of Mauldin's Land Development Regulations and Zoning Ordinance. There are two outstanding comments for the applicant to address. These entail the provision of crosswalks and the provision of a landscape buffer along the detention pond and the amenity area adjacent to the Crescent Creek subdivision. Staff has found that this development proposal meets or exceeds all other minimum standards of the City. Staff recommends that approval of this preliminary plat be conditional upon satisfying these outstanding comments and the applicable conditions provided by the Greenville County Subdivision Advisory Committee.

Mr. Dyrhaug commented that in light of the public comments heard this evening that the Planning Commission has some latitude to require additional buffering adjacent to the Crescent Creek subdivision.

Discussion ensued about the difference in grade between Meadow Springs and Crescent Creek and the various forms of buffering that could be considered including fencing and landscaping.

Mr. Reddy made a motion to conditionally approve the preliminary plat for Meadow Springs provided that the applicant shall: (1) satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee; (2) provide crosswalks and curb ramps in accordance with the Mauldin Land Development Regulations; (3) provide a "Type A" buffer yard along the detention pond and amenity area adjacent to the Crescent Creek subdivision; and (4) provide a comparable visual buffer along the backside of lots 46 thru 67 adjacent to the Crescent Creek subdivision.

Ms. Woolard seconded the motion.

The motion to conditionally approve the Meadow Springs preliminary plat passed by unanimous vote, 4-0.

OLD BUSINESS

Mr. Dyrhaug introduced a resolution regarding the Planning Commission's review of the Comprehensive Plan. This resolution states that, after reviewing the 2014 Comprehensive Plan during the course of the year, that the Planning Commission finds that no additions or amendments to the Comprehensive Plan are necessary at this time. However, it would be appropriate to consider review of the Comprehensive Plan after the Greenville County Comprehensive Plan is adopted and the 2020 Census figures are released.

Ms. Woolard made a motion to approve the Comprehensive Plan resolution.

Mr. Oang seconded the motion.

The motion to approve the Comprehensive Plan resolution passed by unanimous vote, 4-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Reddy moved to adjourn the meeting.

Ms. Woolard seconded the motion.

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

The Planning Commission meeting adjourned at 6:40 p.m.