

**MAULDIN PLANNING COMMISSION  
MINUTES  
April 28, 2020 6:00 P.M.**

**MEMBERS PRESENT:** Jonathan Paulsen (Chair), Michael Forman, Chris Paglialunga, Raj Reddy, Dean Oang, Kaitlyn Woolard

**MEMBERS ABSENT:** Ted Allison

**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.

**FEBRUARY MEETING MINUTES**

Mr. Forman moved to accept the February 25, 2020, Planning Commission minutes.

Mr. Oang seconded the motion.

The motion to accept the February 25, 2020, Planning Commission minutes passed by unanimous vote, 6-0.

**NEW BUSINESS**

**Docket #:** PC-2020-06-PP  
**Name:** Parkland Group Development, Phases 1b, 2, and 3  
**Location:** At Loblolly Circle Extension and Laurel Drive  
**Request:** Preliminary Plat Review

Mr. Dyrhaug introduced a request to approve a preliminary plat for phases 1b, 2, and 3 of the Parkland Group Development subdivision. This proposal entails a 216-lot subdivision consisting of attached single-family homes on a 36.89-acre tract of land at Loblolly Circle Extension and Laurel Drive zoned R-M, Multi-Family Residential.

Mr. Jamie McCutchen, with Davis & Floyd, Inc., introduced himself as a representative for the applicant and the project engineer and made himself available for any questions. Mr. McCutchen commented about the traffic study and the traffic improvements they plan to undertake. Mr. Cutchen also commented about efforts to bring the Swamp Rabbit Trail to this area.

Mr. Paulsen opened the floor for public comments.

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

Members of the Planning Commission asked the applicant about the annexation history of these properties and their zoning prior to annexation. They also asked about the interest and comments expressed by neighbors at that time.

Members of the Planning Commission asked the applicant about the sidewalks and trails proposed for this project. They also asked about the secondary access at Laurel Drive.

Mr. Dyrhaug presented staff's findings. Staff has reviewed this preliminary plat and finds that it meets or exceeds all the minimum standards contained in the City of Mauldin's Land Development Regulations and Zoning Ordinance. Staff recommends approval of this preliminary plat be conditional on meeting the comments provided by the Greenville County Subdivision Advisory Committee.

Ms. Woolard made a motion to conditionally approve Phases 1b, 2, and 3 of the Parkland Group Development preliminary plat provided that the applicant meet the comments provided by the Greenville County Subdivision Advisory Committee.

Mr. Reddy seconded the motion.

The motion to conditionally approve Phases 1b, 2, and 3 of the Parkland Group Development preliminary plat passed by unanimous vote, 6-0.

## **OLD BUSINESS**

**Docket #:** PC-2020-03-TA

**Request:** Text Amendment regarding Types of Discount Stores

Mr. Dyrhaug introduced to the Planning Commission various dispersal standards, definitions, and other standards applied by communities that regulate discount stores and dollar stores. Mr. Dyrhaug highlighted standards used by Birmingham, Fort Worth, Kansas City, Mesquite, New Orleans, Oklahoma City, and Tulsa. Mr. Dyrhaug asked the Planning Commission for their feedback.

Mr. Oang asked whether the definition for discount stores used in the moratorium should be updated. Mr. Dyrhaug replied that for the purposes of the text amendment, the definition should be reviewed and perhaps updated.

Mr. Forman asked about whether the City can apply buffers to stores that are located outside the City limits of Mauldin. Mr. Dyrhaug indicated that he would inquire of the City Attorney.

Members of the Planning Commission expressed a general inclination to consider a one-mile buffer from existing stores inside and outside of the City limits. They also indicated an interest in considering incentives for grocery stores. There was some discussion about parking regulations and related aspects of parking.

No action was taken.

## **OTHER BUSINESS**

Mr. Dyrhaug indicated to the Planning Commission that the City Council is currently considering and acting on an ordinance to repeal term limits for members of the Planning Commission.

Mr. Paglialunga expressed a desire to set some goals together and establish a direction that the Planning Commission would like to follow as it strives to make Mauldin a better place for businesses and residents.

No other business was discussed.

## **ADJOURNMENT**

Mr. Oang moved to adjourn the meeting.

Mr. Forman seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 6-0.

**The Planning Commission meeting adjourned at 7:30 p.m.**