

**MAULDIN PLANNING COMMISSION  
MINUTES  
August 25, 2020 6:00 P.M.**

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

**MEMBERS ABSENT:** Raj Reddy

**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.

**JULY MEETING MINUTES**

Ms. Woolard moved to accept the July 28, 2020, Planning Commission minutes.

Mr. Forman seconded the motion.

The motion to accept the July 28, 2020, Planning Commission minutes passed by unanimous vote, 5-0.

**OLD BUSINESS**

**Discussion of Planning Commission Vision and Goals**

At the July 28, 2020, Planning Commission meeting, the Planning Commission engaged in a general discussion about the Planning Commission's vision and goals for the City of Mauldin. On July 28, the Planning Commission expressed interest in a joint planning workshop with the City Council, discussed recent and upcoming comprehensive planning efforts, and commented on community identity and rebranding.

The Planning Commission continued this discussion from the previous month. They discussed scheduling for the joint planning workshop with the City Council. They also talked more about the comprehensive plan, and specifically discussed the comprehensive plan adopted by Greenville County earlier in the year. The Planning Commission began to consider ideas for public engagement.

**NEW BUSINESS**

**Discussion of Unified Land Development Code**

Mr. Dyrhaug shared an update on the progress he is making towards a draft unified land development which would combine the regulations and procedures from both the zoning ordinance and the land development regulations into one concise code.

Mr. Dyrhaug shared some comments about how the draft code is being organized, taking 15 chapters from the zoning ordinance and 9 chapters from the land development regulations, and consolidating them into just 8 chapters in the new code. Mr. Dyrhaug is also preparing to propose that the number of zoning districts be consolidated from 21 districts into approximately 13 districts. This effort on drafting a unified land development code will also feature an updated “allowed uses” matrix which will make it easier to understand what type of land use activity will be allowed in each of the zoning districts.

The Planning Commission received this update as information and also expressed interest in updated design standards among other standards.

### **OTHER BUSINESS**

No other business was discussed.

### **ADJOURNMENT**

Mr. Oang moved to adjourn the meeting.

Mr. Paglialunga seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 5-0.

**The Planning Commission meeting adjourned at 7:07 p.m.**