

**MAULDIN PLANNING COMMISSION
MINUTES
November 30, 2021 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen (Chair), Michael Forman, Dean Oang, Chris Paglialunga, Brian Sofield

MEMBERS ABSENT: Kaitlyn Woolard, Charles Barefoot

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.

OCTOBER MEETING MINUTES

Mr. Sofield moved to accept the October 26, 2021, Planning Commission minutes.

Mr. Paglialunga seconded the motion.

The motion to accept the October 26, 2021, Planning Commission minutes passed by unanimous vote, 5-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2021-17-RZ
Location: 0.5 acres at 301 E Butler Rd
Request: Rezone from R-12 to C-2

Mr. Dyrhaug introduced a request to rezone a tract of land including 0.5 acres located at 301 E Butler Road. The applicant has requested that this tract be rezoned from R-12, Residential, to C-2, General Commercial. This property is currently occupied by a single-family dwelling. The owner is planning to convert the home to an office for his real estate company.

Mr. Ron Clyde introduced himself as the applicant and the property owner and described his intent to convert the home to an office.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

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

Mr. Forman asked if the house will be demolished or reused. Mr. Clyde replied that he would be preserving and converting the existing house into an office space.

Mr. Sofield asked if this property and the home would be affected by the proposed improvements to E Butler Road. Mr. Dyrhaug replied that we do anticipate there will be some right-of-way acquisition that involves the frontage of this property but the full effect is still unknown because SCDOT is still working on the design for the road improvements.

Mr. Dyrhaug provided the staff report and staff findings.

Mr. Forman made a motion to recommend approval of the requested rezoning for this tract.

Mr. Oang seconded the motion.

The motion to recommend approval of the rezoning passed by a vote of 5-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Forman moved to adjourn the meeting.

Mr. Sofield seconded the motion.

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

The Planning Commission meeting adjourned at 6:15 p.m.