

**MAULDIN PLANNING COMMISSION
MINUTES
January 25, 2022 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen (Chair), Kaitlyn Woolard, Chris Paglialunga, Brian Sofield

MEMBERS ABSENT: Michael Forman, Dean Oang

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. Paglialunga moved to accept the November 30, 2021, Planning Commission minutes.

Mr. Sofield seconded the motion.

The motion to accept the November 30, 2021, Planning Commission minutes passed by unanimous vote, 4-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2022-01-PP
Location: 33 acres at Fork Shoals Road and Union Church Road
Request: Chestnut Ridge Section III Preliminary Plat Approval

Mr. Dyrhaug introduced a request to approve the preliminary plat for Section III of the Chestnut Ridge subdivision located at Fork Shoals Road and Union Church Road. The applicant is proposing to develop and subdivide this tract as a cluster development entailing 141 detached single-family homes.

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. Dyrhaug provided the staff report and staff findings.

Ms. Woolard asked if there any plans yet for the commercial portion of this project.

Ms. Melanie Giles, with Bluewater Civil Design, responded that there are no plans yet.

Ms. Woolard made a motion to conditionally approve the preliminary plat for Section III of Chestnut Ridge with the following conditions:

1. The applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.
2. The applicant shall meet the recommendations provided in the traffic impact study prepared by Ramey Kemp & Associates, Inc.

Mr. Sofield seconded the motion.

The motion to recommend approval of the rezoning passed by a vote of 4-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Paglialunga 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 6:15 p.m.