

**MAULDIN PLANNING COMMISSION  
MINUTES  
February 22, 2022 6:00 P.M.**

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

**MEMBERS ABSENT:** 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.

**JANUARY MEETING MINUTES**

Ms. Woolard moved to accept the January 25, 2022, Planning Commission minutes.

Mr. Paglialunga seconded the motion.

The motion to accept the January 25, 2022, Planning Commission minutes passed by unanimous vote, 4-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2022-02-PP  
**Location:** 12 acres at Hollyridge Ct  
**Request:** Holly View Preliminary Plat Approval

Mr. Dyrhaug introduced a request to approve the preliminary plat for the Holly View subdivision located at Hollyridge Court. The applicant is proposing to develop and subdivide this tract for 85 attached single-family homes.

Mr. Lynn Solesbee, with Bluewater Civil Design, introduced himself as the project engineer and expressed that he is available to answer questions.

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 about what, if any, buffers would be required. Mr. Dyrhaug responded that the approved PD documents for this tract do not indicate the requirement of any buffers. Mr. Solesbee also commented that the grade for the homes in Holly View will be significantly lower than the grade of the Laurel Heights Townhomes.

Mr. Sofield made a motion to conditionally approve the preliminary plat for Holly View with the following conditions:

1. The applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.
2. The full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

Ms. Woolard seconded the motion.

The motion to conditionally approve the preliminary plat passed by a vote of 4-0.

**Docket #:** PC-2022-03-TA

**Request:** Text Amendment to the Zoning Ordinance regarding Light Pole Banners

Mr. Dyrhaug introduced a proposal to amend the zoning ordinance to allow for the installation of banners on light poles and similar poles.

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.

The Planning Commission discussed a few questions and aspects of regulating banners on light poles including the types of poles banners could be displayed, what type of activities and events could display banners, how multiple events would coordinate the display of banners, branding on the banners, areas where these banners might be displayed, etc.

Mr. Paglialunga made a motion to recommend approval of the text amendment to allow for the installation of the banners on light poles and similar poles.

Mr. Sofield seconded the motion.

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

## **OTHER BUSINESS**

No other business was discussed.

## **ADJOURNMENT**

Ms. Woolard moved to adjourn the meeting.

Mr. Sofield seconded the motion.

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

**The Planning Commission meeting adjourned at 6:42 p.m.**