

**MAULDIN PLANNING COMMISSION
MINUTES
May 24, 2022 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen (Chair), Kaitlyn Woolard, Randy Eskridge, Kevin Greene

MEMBERS ABSENT: Chris Paglialunga, Brian Sofield

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.

APRIL MEETING MINUTES

Mr. Eskridge moved to accept the April 27, 2022, Planning Commission minutes.

Mr. Greene seconded the motion.

Mr. Greene noted that his name was misspelled on page 2 of the minutes.

The motion to accept the April 27, 2022, Planning Commission minutes passed by unanimous vote, 4-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2022-07-PP
Location: Approximately 10 acres at Fowler Circle
Request: Preliminary Plat Approval for the Riley Trace Subdivision

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Riley Trace subdivision. The applicant is proposing to develop and subdivide this tract as a cluster development entailing 29 detached single-family homes on a 10-acre tract of land.

Mr. Jay Martin, with Arbor Land Design, introduced himself as the project engineer, introduced the project as an age-targeted community, and made himself available for any questions.

Mr. Eskridge asked how the age restriction would work in this community.

Mr. Martin replied that not all the occupants would need to meet an age requirement; rather, the community is targeted toward a specific age.

Mr. Paulsen opened the floor for public comments.

Ms. Kathy Linberg, 8 Appleton Lane, asked if the community would be gated.

No other public comments were offered.

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

Mr. Martin added some remarks including a response that the community would not be gated. Mr. Martin also explained the location of the pump station and commented about extra landscaping they would provide as a buffer to the property on the south side.

Ms. Woolard asked if this community would include any amenities. Mr. Martin replied that the community would share amenities with a development project on an adjacent tract. There will be a foot bridge that will connect the adjacent development project.

Mr. Paulsen asked if they had examined the traffic impact and if any road improvement considerations were needed. Mr. Martin replied that due to the low number of homes and the targeted age of the homebuyer, this project will only generate a low amount of traffic.

Mr. Dyrhaug provided the staff report and staff findings.

Mr. Eskridge made a motion to conditionally approve the preliminary plat for the Bethel Townes subdivision 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.
3. An enhanced landscape buffer shall be provided along the south property line in accordance with the landscape plan exhibit submitted by Arbor Land Design at the planning commission meeting.

Mr. Greene 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

Ms. Woolard moved to adjourn the meeting.

Mr. Eskridge seconded the motion.

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

The Planning Commission meeting adjourned at 6:26 p.m.