

**MAULDIN PLANNING COMMISSION  
MINUTES  
June 28, 2022 6:00 P.M.**

**MEMBERS PRESENT:** Jonathan Paulsen (Chair), Brian Sofield, Randy Eskridge, Kevin Greene, Chauncelynn Locklear, Lyon Bixler

**MEMBERS ABSENT:** Chris Paglialunga

**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.

**MAY MEETING MINUTES**

Mr. Greene moved to accept the May 24, 2022, Planning Commission minutes.

Mr. Eskridge seconded the motion.

The motion to accept the May 24, 2022, Planning Commission minutes passed by unanimous vote, 6-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2022-08-PP  
**Location:** Approximately 11 acres at Rose Circle  
**Request:** Preliminary Plat Approval for the Hawk Haven Subdivision

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Hawk Haven subdivision. The applicant is proposing to develop and subdivide this tract as a cluster development entailing 29 detached single-family homes on a 11.6-acre tract of land. The applicant is planning for this subdivision to be an age-targeted community for adults age 55 and up built by NewStyle Communities.

Mr. Austin Allen, with Arbor Land Design, introduced himself as the project engineer and made himself available for any 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.

Mr. Eskridge asked about what, if any, access will be provided between the Hawk Haven subdivision and the adjoining property known as the “Planters Crossing” property. Mr. Eskridge also asked if any access will be provided between the Hawk Haven subdivision and the recently approved Riley Trace subdivision.

Mr. Dyrhaug replied that the applicant has indicated that “Planters Crossing” property will be submitted at a future date as Phase 2 of the Hawk Haven subdivision. Subdivision amenities and accompanying parking area will straddle this initial phase and phase 2 of the Hawk Haven subdivision. The applicant is showing that one of the roads in this initial phase will be stubbed at the property line and will be extended into the “Planters Crossing” property when that phase 2 is developed on that property. The design and placement of any additional access for phase 2 is still being considered by the applicant.

Mr. Dyrhaug also replied that a pedestrian foot-bridge will be provided between the Hawk Haven subdivision and the Riley Trace subdivision so that the Riley Trace residents will have access to the amenities in the Hawk Haven subdivision. There will be no vehicular cross-access between the Hawk Haven subdivision and Riley Trace subdivision.

Mr. Eskridge made a motion to conditionally approve the preliminary plat for the Hawk Haven 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. No disturbance of any wetlands without appropriate permit issued by the Army Corps of Engineers.
4. The applicant shall provide a 25-foot building setback from the new right-of-way line after the dedication of additional right-of-way as required by Greenville County.

Mr. Sofield seconded the motion.

The motion to conditionally approve the preliminary plat for the Hawk Haven subdivision passed by a vote of 6-0.

## **OTHER BUSINESS**

No other business was discussed.

## **ADJOURNMENT**

Mr. Eskridge moved to adjourn the meeting.

Mr. Greene seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 6-0.

**The Planning Commission meeting adjourned at 6:24 p.m.**