

**MAULDIN PLANNING COMMISSION  
MINUTES  
September 27, 2022 6:00 P.M.**

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

**MEMBERS ABSENT:** 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.

**READING OF MINUTES**

Ms. Locklear moved to accept the August 23, 2022, Planning Commission minutes.

Mr. Greene seconded the motion.

The motion to accept the August 23, 2022, Planning Commission minutes passed by unanimous vote, 5-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2022-13-RZ  
**Location:** Approximately 94 acres at 500 W. Butler Road  
**Request:** Rezone from R-20 to R-M/R-15

Mr. Dyrhaug introduced a request to rezone a tract of land consisting of approximately 94 acres located at 500 W. Butler Road. The applicant is requesting this tract be rezoned from R-20, Single-family Residential, to R-M, Multifamily Residential, and R-15, Single-family Residential. The applicant is planning to develop a combination of apartments, townhomes, and detached single-family homes.

Mr. Greene recused himself from participating and voting on this agenda item due to a conflict of interest.

Mr. Paulsen opened the floor for public comments.

Ms. Lillian Fournier, at 302 Daniel Court, expressed concerns about traffic, school overcrowding, and stated that she does not wish to see the property change.

Ms. Pam Nugent, at 107 McSwain Drive, expressed concerns about traffic, school overcrowding, and asked about the buffering that would be provided.

Ms. Diane Kuzniar, at 503 Knollwood Drive, read a letter submitted by Anne Dawes of 202 Bel Arbor Lane. Ms. Dawes shared concerns about inadequate infrastructure, commute times, school overcrowding, and emergency care.

Ms. Pam Childers, at 600 Laurel Meadows Parkway, expressed concerns about infrastructure, including streets, traffic, school overcrowding, and asked about the size of the homes.

Mr. Robert Clary, at 131 Wood Creek Court, asked if a traffic study had been completed yet and stated that a traffic study should be reviewed before the property is rezoned.

Dwayne Goodwin, at 500 Taylor Road, expressed concerns about the difficulty of making left-turns onto West Butler Road as well as the substandard conditions of Taylor Road. He also commented that he has not heard nor seen any revisions to the plan for developing this property after the applicant received plentiful input at the neighborhood meeting.

Ms. Mary Bennett, at 519 Waterbrook Drive, asked when the Planning Commission would vote on this matter and also asked if the members of the Planning Commission lived near this property.

Ms. Amie Goodwin, at 500 Taylor Road, expressed concerns about trash compactors potentially being located next to Taylor Road. She also expressed concerns about voting on this rezoning before the traffic has been studied as well as about the effect of traffic on emergency response times.

Ms. Renee Eron, at 926 Goldendale Court, expressed concerns about the loss of green space, changes to Taylor Road, traffic, and how City services would be impacted by a large number of homes.

Mr. Manuel Curcio, at 109 Muirwood Drive, expressed concerns about traffic, pedestrian safety, stormwater runoff, environmental impacts, and how the property would be landscaped.

Ms. Lisa Foley, at 116 Muirwood Drive, expressed concerns about stormwater runoff, loss of habitat for wildlife, and also how the development would affect the pond on her property.

Mr. Bill Wais, at 210 Devon Drive, expressed concerns about traffic including that the Sunset Heights and Woodcreek neighborhoods may experience more cut-through traffic.

Ms. Patty Harris, at 700 Laurel Meadows Parkway, expressed concerns about the size of the development project, access (especially at Taylor Road), and reminded the Planning Commission that there is another townhome project in the works next to this property.

Mr. Bill Snyder, at 116 Muirwood Drive, asked that if this rezoning is approved that the developer leave trees and don't fill up the pond on his property with mud.

No other public comments were offered.

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

Mr. Dyrhaug provided the staff report and staff findings.

Hearing no questions, Mr. Paulsen asked for a motion.

Mr. Eskridge made a motion to recommend denial of the requested rezoning.

Mr. Bixler seconded the motion.

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

**Docket #:** PC-2022-14-TA

**Request:** Text Amendment to the Zoning Ordinance regarding Board of Appeals Membership

Mr. Dyrhaug introduced an ordinance that would amend the Mauldin Zoning Ordinance by reducing the number of members appointed to the Board of Appeals from 7 members to 5 members. Currently there are only three active members serving on the Board of Appeals and the City has not received any applications to serve on the Board so far this year.

Mr. Paulsen opened the floor for public comments.

Mr. Terry Merritt, at 214 Fairfield Drive, shared a concern that reducing the number of members that serve on the Board of Appeals would place the power of the Board in a smaller group of people in a city that is experiencing growth.

No other public comments were offered.

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

Ms. Locklear asked about how vacancies on the Board are advertised, how often, and for how long. Mr. Dyrhaug replied that the City Clerk works with the City's Marketing Coordinator to announce and advertise openings on the City's website and social media pages. Multiple advertisements have been made this year. Ms. Locklear commented that she had not seen any.

Mr. Eskridge asked if a citizen could serve on both the Board of Appeals and the Planning Commission. Mr. Dyrhaug said that the City Attorney had said this would not be an appropriate practice.

Mr. Paulsen asked how often the Board of Appeals meets. Mr. Dyrhaug replied that it is as needed. It may be a few times a year or even no times in the year.

Seeing additional interest in providing comments, Mr. Paulsen reopened the floor for public comments.

A gentleman who did not disclose his name asked if the City would consider appointing members who own land but do not reside in the City.

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

Mr. Greene asked if the number of seats on the Board of Appeals could be changed as a temporary measure. Mr. Dyrhaug was not sure about if it could be done where the number seats automatically reverts back by a specified date, but at a minimum the City Council could amend the ordinance again at any time to increase the number of seats on the Board of Appeals

Hearing no more questions, Mr. Paulsen asked for a motion.

Mr. Greene made a motion to hold this item and wait to see if applications are received.

Mr. Eskridge seconded the motion.

The motion to wait passed by a vote of 5-0.

## **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, 5-0.

**The Planning Commission meeting adjourned at 7:11 p.m.**