

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

**MEMBERS PRESENT:** Randy Eskridge, Kevin Greene, Chauncelynn Locklear, Lyon Bixler

**MEMBERS ABSENT:** Jonathan Paulsen, Brian Sofield

**CITY STAFF PRESENT:** David Dyrhaug

**CALL TO ORDER/OPENING REMARKS**

Mr. Dyrhaug called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

In the absence of Mr. Paulsen, Mr. Dyrhaug opened the floor to nominations to act as the chairperson for this meeting.

Ms. Locklear nominated Mr. Eskridge to act as the chairperson for this meeting.

Mr. Greene seconded the motion.

Mr. Eskridge was appointed to act as the chairperson for this meeting by a vote of 4-0.

**READING OF MINUTES**

Mr. Greene moved to accept the September 27, 2022, Planning Commission minutes.

Ms. Locklear seconded the motion.

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

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2022-15-RZ  
**Location:** Approximately 12 acres at Ranch Road and Ashmore Bridge Road  
**Request:** Preliminary plat for Ashmore Hills subdivision

Mr. Dyrhaug introduced the preliminary plat of the Ashmore Hills subdivision on approximately 12 acres located at Ranch Road and Ashmore Bridge Road. The applicant is proposing to develop and subdivide this tract as a cluster development entailing 90 attached single-family homes.

Mr. Alexander Zuendt introduced him as the project engineer. Mr. Zuendt provided updated plans to the Planning Commission.

Mr. Eskridge opened the floor for public comments.

Ms. Darlene Pace, address not specified, asked where this project is in relation to the Harrington subdivision in Greenville County. She also asked how much of the property is forested and if any traffic improvements will be made.

Ms. Mary Curry, at 308 Glinda Ann Court, indicated that this property is behind her home and expressed concerns about the project. She asked how much of the trees would be preserved and also asked how traffic will be addressed.

No other public comments were offered.

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

Mr. Zuendt responded to the questions that were asked. He indicated that a 50-foot-wide landscape easement would be provided along the edge of the property. He also indicated that they would install right-turn lanes on both Ashmore Bridge Road and on Ranch Road at the intersection of Ashmore Bridge Road and Ranch Road. Finally, he remarked that they are working with SCDOT on improvements that would mitigate the traffic generated by this project.

Mr. Dyrhaug provided the staff report and staff findings. Mr. Dyrhaug also commented that the staff review is based on the original plans submitted and not on the new plans submitted this evening.

Mr. Greene asked the applicant if they would agree to tabling this agenda item until next month so as to provide staff time to review the new plans submitted.

Mr. Zuendt indicated that they would agree to tabling this agenda item until next month.

Mr. Greene made a motion to table this agenda item until next month.

Mr. Bixler seconded the motion.

The motion to table this agenda item passed by a vote of 4-0.

**Docket #:** PC-2022-16-TA

**Request:** Text Amendment to the Zoning Ordinance regarding Drive-thru Facilities

Mr. Dyrhaug introduced an ordinance that would amend the Mauldin Zoning Ordinance by prohibiting new drive-thru facilities in the Central Redevelopment District and update general standards for drive-thru facilities in other parts of the City of Mauldin.

Mr. Eskridge opened the floor for public comments.

No public comments were offered.

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

Mr. Eskridge asked staff to describe the Central Redevelopment District. Mr. Dyrhaug provided a description of the location and intent of the Central Redevelopment District.

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

Mr. Greene made a motion to recommend approval of this ordinance.

Ms. Locklear seconded the motion.

The motion to wait passed by a vote of 4-0.

### **OTHER BUSINESS**

The Planning Commission discussed holding their November meeting on November 29 and holding their December meeting on December 20.

No other business was discussed.

### **ADJOURNMENT**

Mr. Bixler moved to adjourn the meeting.

Ms. Locklear seconded the motion.

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

**The Planning Commission meeting adjourned at 6:50 p.m.**