

**MAULDIN PLANNING COMMISSION  
MINUTES  
February 28, 2023 6:00 P.M.**

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

**MEMBERS ABSENT:** None

**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**

Mr. Eskridge moved to accept the November 29, 2022, Planning Commission minutes.

Mr. Bixler seconded the motion.

The motion to accept the November 29, 2022, Planning Commission minutes passed by unanimous vote, 4-0. Mr. Greene arrived after the vote on the minutes.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2023-01-PP  
**Location:** Approximately 18 acres at 9 Green Street  
**Request:** Preliminary plat for Allston Townes subdivision

Mr. Dyrhaug introduced the preliminary plat for the Allston Townes subdivision on approximately 18 acres located at 9 Green Street. The applicant is proposing to develop and subdivide this tract for 99 attached single-family homes. This tract was rezoned by the City of Mauldin on September 19, 2022, with a zoning designation of R-M, Multi-family Residential. At that time, the applicant had described his intentions to develop this property for the project now being presented. This proposed community will include a half-acre central community area. Access to the subdivision will be via Green Street at the end of Murray Drive.

Mr. Paul Harrison, the project engineer, introduced himself and indicated that he would be available to answer questions at the appropriate time.

Mr. Paulsen opened the floor for public comments.

Mr. Donald Mercer, at 419 Cedar Bluff Way, expressed concerns about traffic and parking. He asked if there are any plans for additional roads.

Mr. Jim Comensoli, at 24 Endeavor Circle, expressed concerns about tree preservation, traffic and speeding, construction noise and dust, and inadequate access. He commented on the need for a traffic signal at the intersection of Main Street and Murray Drive. He encouraged the preservation of existing trees.

No other public comments were offered.

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

Mr. Harrison responded to the questions that were asked. He indicated that 48 visitor parking spaces would be provided in addition to the garage and driveway parking at each unit. He indicated that a central common area with amenities would be provided. Roadway access to the area dedicated to the City for a public park would be provided. He also indicated that they are willing to coordinate with the neighbors regarding the design of the buffer provided between this project and the Whispering Oaks community.

Mr. Eskridge asked about the construction of the public trail and if a rendering of the homes was available.

Mr. Spencer Elliott, part of the development team, indicated that they did not have renderings to show but remarked that these would be high-end homes.

Mr. Dyrhaug indicated that City officials and the developer were in the midst of discussing the particulars of the trail construction.

Mr. Eskridge asked about intersection improvements.

Mr. Dyrhaug explained that there will be improvements coming to the intersection of Miller Road, Murray Drive, and Hyde Circle. Additionally, the City and a separate developer are trying to get approval to signalize the intersection of Main Street and Murray Drive.

Mr. Bixler asked if the section of new street from Green Drive to the new traffic circle in this project could be made public to ensure public access.

Mr. Greene asked what would be done on the left over land at the entrance to this project. Mr. Harrison replied that it would be landscaped.

Mr. Greene asked about the specific design of the buffer next to the Whispering Oaks community.

Mr. Harrison replied that their first preference is to utilize the existing vegetation but that they would be glad to work with the neighbors on this design.

Mr. Bixler asked if buffering would be provided along the railroad tracks. Mr. Harrison responded that there would be some landscaping along that area.

Mr. Dyrhaug provided the staff report and staff findings.

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

Mr. Eskridge made a motion conditionally approve the preliminary plat for the Allston Townes development project 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. The first section of Stambourne Trail from Green Street to the traffic circle shall be made a public street dedicated to the City of Mauldin.

Ms. Locklear seconded the motion.

The motion to conditionally approve this preliminary plat 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 6:55 p.m.**