

**MAULDIN PLANNING COMMISSION  
MINUTES  
May 23, 2023 6:00 P.M.**

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

**MEMBERS ABSENT:** Lyon Bixler

**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 April 25, 2023, Planning Commission minutes.

Mr. Eskridge seconded the motion.

The motion to accept the April 25, 2023, Planning Commission minutes passed by unanimous vote, 4-0.

**OLD BUSINESS**

**Docket #:** PC-2023-02-RZ  
**Location:** Approximately 2 acres at 307 E. Butler Road  
**Request:** Rezone from R-12 to C-1

Mr. Dyrhaug updated the Commission regarding the additional information and materials provided by the applicant.

Mr. Paulsen opened the floor for public comments.

Ms. Brenda Thompson, at 113 Summer Woods Drive, clarified her previous statements about bringing people into Mauldin, that is, to say, about people coming into the community who will not be living in Mauldin, paying taxes in Mauldin, or supporting other businesses in Mauldin. She stated that some residents were not made aware of the meeting. She also stated that the character of this proposed facility is for more than just neighborhood use. She expressed concerns that there will not be enough parking for this facility, it will change the character of the area, and that it will contribute to flooding.

Mr. Jeff Moore, at 130 Brookbend Road, expressed concern that stormwater from this project will end up in the backyard of his home in the Holly Springs subdivision. He asked the Planning Commission to ensure that there will be enough stormwater control and management for this project.

Ms. Maria Johnston, at 301 Summer Woods Drive, indicated that she bought her home because of the woods behind her home. She expressed concern that her property value would go down as a result of this project.

Mr. Tom Newton, at 505 Summer Woods Drive, asked if there has been any study about the removal of trees on this property and how it would affect stormwater runoff and flooding. He also indicated that he has been told by real estate agents that his property values will decrease as a result of this project. He wishes the building would be positioned closer to the road.

Ms. Melinda Hoffman, at 420 E. Butler Road, urged the City to preserve its natural spaces such as what exists on this property.

No other public comments were offered.

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

Ms. Lisa Williams, of Klue Real Estate, responded to the comments and questions asked during the public hearing. She indicated that they followed the City's required procedures for the notice of the neighborhood meeting in March. She also commented that Mauldin has higher standards for stormwater management than all other communities in Greenville County. In addition, the South Carolina Department of Transportation will be incorporating stormwater improvements as part of the Butler Road improvements project. She commented that recreation is one of the better opportunities for this property. This property is not likely to be developed for just one single-family home.

Ms. Locklear asked about the current badminton membership at the Pavilion. The applicant replied that they have 120 active members at the Pavilion.

Ms. Locklear commented that it appeared that the applicant is doing all they can to meet the City's flood and stormwater management requirements.

Mr. Greene asked if there are advantages of underground stormwater detention as is being proposed for this project. Mr. Dyrhaug replied that underground is associated with less land disturbance, less erosion, and improved aesthetics.

Mr. Eskridge commented that he likes the business and the concept but does not like the location.

Mr. Paulsen asked if there are concerns that the City's meeting notice requirements were not followed. Mr. Dyrhaug replied that it appears the requirements were followed.

Mr. Greene asked what would be the parking requirements for this facility. Mr. Dyrhaug replied that this type of business is not an exact fit with any of the categories in the parking standards table in the City's zoning ordinance. Therefore, they would undertake a special study to determine the appropriate minimum amount of parking required. However, what has been shown so far appears to be in the range of what some other communities require.

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

Mr. Greene made a motion to recommend approval of the rezoning.

Ms. Locklear seconded the motion.

The motion to recommend approval of this rezoning passed by a vote of 3-1, with Mr. Eskridge voting in opposition to the motion.

#### **NEW BUSINESS**

No new business was discussed.

#### **OTHER BUSINESS**

No other business was discussed.

#### **ADJOURNMENT**

Ms. Locklear 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 6:35 p.m.**