

**MAULDIN PLANNING COMMISSION  
MINUTES  
October 24, 2023 6:00 P.M.**

**MEMBERS PRESENT:** Jonathan Paulsen, Chauncelynn Locklear, Kevin Greene, Raj Reddy, Dan Chism

**MEMBERS ABSENT:** Randy Eskridge, 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**

Mr. Chism moved to accept the July 25, 2023, Planning Commission minutes.

Mr. Reddy seconded the motion.

The motion to accept the July 25, 2023, Planning Commission minutes passed by unanimous vote, 5-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2023-06-PP  
**Location:** Approximately 113 acres at Fork Shoals Road and Union Church Road  
**Request:** Preliminary Plat Approval for Chestnut Reserve Subdivision

Mr. Dyrhaug introduced a request to approve the preliminary plat for the Chestnut Reserve subdivision located at Fork Shoals Road and Union Church Road. This subdivision will be on a 113-acre tract of land and will include 347 lots for detached single-family homes. This subdivision entails the tract of land that was previously approved for 351 lots for Section II and Section III of the Chestnut Ridge subdivision. The Chestnut Reserve subdivision will replace the previously approved subdivision on this tract.

Ms. Mackenzie Poston, with Bluewater Civil Design LLC, introduced herself as the project engineer and made herself available to answer any questions the Planning Commission members may have.

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 presented the staff report and a recommendation of conditional approval for this preliminary plat.

Mr. Chism asked if traffic will be managed by maintaining current ratios.

Ms. Poston explained the review by and coordination with SCDOT as it relates to the traffic management related to this project.

Mr. Chism asked if this project will come back to the Planning Commission.

Mr. Dyrhaug replied that after the project has received preliminary approval, it will not come back to the Planning Commission unless the applicant wish to substantially amend the subdivision.

Mr. Chism commented about and asked about the traffic delay expected at the intersection of Fork Shoals Road and Reedy Fork Road.

Mr. Reddy commented that it appears the traffic will be mitigated by the traffic improvements recommended in the traffic impact study and as required by SCDOT.

Mr. Greene asked if the detention ponds shown would also serve the future commercial development on the corner.

Ms. Poston responded that the detention ponds in the subdivision would not serve the commercial development but that the detention ponds would be adequate for the subdivision.

Mr. Paulsen asked for a motion.

Mr. Greene made a motion to conditionally approve the Preliminary Plat for the Chestnut Reserve subdivision. The conditions of this approval include:

1. The applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.
2. The applicant shall provide the road improvements recommended in the traffic impact study prepared by Ramey Kemp Associates.
3. The full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

Ms. Locklear seconded the motion.

The motion to conditionally approve the Preliminary Plat for the Chestnut Reserve subdivision passed by a vote of 5-0.

## **OTHER BUSINESS**

### **Rules of Procedure**

Mr. Dyrhaug introduced the existing rules of procedure for the Planning Commission and asked if the Planning Commission would like to make any changes to these rules at this time.

Mr. Greene made a motion to approve the rules of procedure as presented by staff.

Ms. Locklear seconded the motion.

Mr. Reddy asked if the Planning Commission members were subject to term limits.

Mr. Dyrhaug replied that the Planning Commission members are not subject to term limits.

The motion to approve the rules of procedure passed by a vote of 5-0.

### **Election of Officers**

Mr. Dyrhaug opened the floor to nominations for chairperson of the Planning Commission.

Ms. Locklear nominated Jonathan Paulsen for the position of chairperson.

Mr. Greene seconded the nomination.

Hearing no other nominations for chairperson, Mr. Dyrhaug closed the floor to nominations for chairperson.

The Planning Commission voted 5-0 to elect Jonathan Paulsen as the chairperson for the Planning Commission.

Mr. Dyrhaug opened the floor to nominations for vice-chairperson of the Planning Commission.

Ms. Locklear nominated Randy Eskridge for the position of vice-chairperson.

Mr. Reddy seconded the nomination.

Hearing no other nominations for vice-chairperson, Mr. Dyrhaug closed the floor to nominations for vice-chairperson.

The Planning Commission voted 5-0 to elect Randy Eskridge as the vice-chairperson for the Planning Commission.

### **December Meeting Date**

In the event that there is any business to review in December, Mr. Greene made a motion to move the December meeting date for the Planning Commission to December 19.

Ms. Locklear seconded the motion.

The motion to move the December meeting date for the Planning Commission to December 19 passed by a vote of 5-0.

No other business was discussed.

### **ADJOURNMENT**

Ms. Locklear 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 6:50 p.m.**