

**MAULDIN PLANNING COMMISSION  
MINUTES  
March 26, 2024 6:00 P.M.**

**MEMBERS PRESENT:** Jonathan Paulsen, Randy Eskridge, Kevin Greene, Chauncelynn Locklear, Lyon Bixler, Raj Reddy, Dan Chism

**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 February 27, 2024, Planning Commission minutes.

Ms. Locklear seconded the motion.

The motion to accept the February 27, 2024, Planning Commission minutes passed by unanimous vote, 7-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2024-04-PP

**Request:** Preliminary plat approval for the Ashmore Hills subdivision at Ranch Road and Ashmore Bridge Road

Mr. Dyrhaug introduced a request to approve the preliminary plat for the Ashmore Hills subdivision at Ranch Road and Ashmore Bridge Road. The applicant is proposing to develop and subdivide this 12-acre tract for 74 attached single-family homes.

Ms. Lexi Chickoree, with Bluewater Civil Design, introduced herself as a representative for the project. She provided some annexation and zoning background for the property and also provided an overview of the traffic impact analysis and the road improvements associated with this development project.

Mr. Paulsen opened the floor to public comments.

Ms. Lori Hamacher, at 302 Glinda Ann Court, expressed opposition to this proposed development. She commented on the number of homes, traffic, septic tanks, and trees being taken down.

Mr. Norman Bunn, at 221 Yorkswell Lane, expressed opposition to this proposed development. He commented on density, traffic and road concerns, trees being taken down, and how there is too much development.

Mr. Dan Martin, at 217 Yorkswell Lane, expressed opposition to this proposed development and commented about concerns for traffic.

Ms. Darlene Pace, at 545 Polyanna Drive, expressed opposition to this proposed development. She commented on the amount of development in the area and the trees and habitat that are being destroyed.

Mr. Will Gregg, at 10 Midcroft Court, expressed opposition to this proposed development and asked if there was an new SCDOT report.

No other public comments were offered.

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

Ms. Chickoree commented on how this proposed development is consistent with the zoning for the property. She is not aware of any clearing activity on the property. However, it is possible trees had been taken down in association with test digs on the property. She clarified that there will not be any septic tanks in this development. Instead, sewer will tie into the sewer at the Adams Glen subdivision on the other side of Ashmore Bridge Road. She compared this current proposal to the previous development project proposed at this tract. She also commented that residents in this development project will have access to the amenities in the Adams Glen subdivision.

Mr. Chism shared comments about the traffic report. He also asked questions about stormwater, wetlands, and parking.

Mr. Eskridge asked about the commitments to install the traffic improvements along Ashmore Bridge Road and Ranch Road.

Ms. Chickoree outlined the commitments indicated in the e-mail message from SCDOT.

Mr. Reddy asked about the comments from ReWa and the comments from Greenville County about stormwater.

Mr. Eskridge asked if this would come back to the Planning Commission if the preliminary plat is approved. Mr. Dyrhaug replied that it would not.

Ms. Brandy Blake, with D.R. Horton, introduced herself as a representative of the applicant, and explained the arrangements for how the traffic signal would be installed. She committed that the traffic signal would be installed before the final plat is approved.

Mr. Greene asked about considerations to decrease the density and also if a detailed buffer plan could be provided.

Ms. Blake explained that 74 homes is about their lowest number of units to make the project viable. She also commented that they would leave the buffers undisturbed as much as possible.

Mr. Greene commented that he would like to receive more details and information about the buffers and traffic improvements.

Mr. Chism made a motion to conditionally approve the preliminary plat with the conditions recommended by staff as well as the condition that the traffic signal at Ranch Road and Ashmore Bridge Road will be installed prior to final plat approval.

Ms. Locklear seconded the motion.

The motion to conditionally approve the preliminary plat for Ashmore Hills failed by a vote of 2-4, with only Ms. Locklear and Mr. Reddy voting in favor.

Mr. Chism made a motion to deny the preliminary plat for reasons of insufficient roads to support traffic.

Mr. Eskridge seconded the motion.

The motion to deny the preliminary plat for Ashmore Hills passed by a vote of 4-3, with Mr. Paulsen, Ms. Locklear, and Mr. Reddy in dissent.

The preliminary plat for Ashmore Hills was denied.

**Docket #:** PC-2024-05-TA

**Request:** Text Amendment to the Zoning Ordinance regarding Institutional Uses in the S-1 and I-1 zoning districts

Mr. Dyrhaug introduced an ordinance that proposes to eliminate cemeteries, funeral homes, religious institutions, grade schools, colleges, universities, and social assistance services as allowed uses in the S-1 and I-1 zoning districts.

Mr. Paulsen opened the floor to public comments.

No public comments were offered.

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

Mr. Bixler asked about eminent domain concerns.

Mr. Reddy asked about how much revenue was lost from institutional uses currently located in business parks.

Mr. Eskridge made a motion to recommend approval of this text amendment ordinance.

Mr. Greene seconded the motion.

The motion to recommend approval of the text amendment ordinance passed by a vote of 7-0.

**Docket #:** PC-2024-06-TA

**Request:** Text Amendment to the Zoning Ordinance regarding Nonconformities

Mr. Dyrhaug introduced an ordinance that replaces the City's current standards for nonconformities, including nonconforming uses, sites, lots, structures, and signs, with stronger and clearer provisions.

Mr. Paulsen opened the floor to public comments.

Mr. Norman Bunn, at 221 Yorkswell Lane, expressed support for the ordinance particularly as it helps properties along E. Butler Road as they are impacted by the SCDOT project along E. Butler Road.

No other public comments were offered.

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

Mr. Bixler made a motion to recommend approval of this text amendment ordinance.

Mr. Greene seconded the motion.

The motion to recommend approval of the text amendment ordinance passed by a vote of 7-0.

## **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, 7-0.

**The Planning Commission meeting adjourned at 7:30 p.m.**