

**MAULDIN PLANNING COMMISSION
MINUTES
April 23, 2024 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen, Randy Eskridge, Chauncelynn Locklear, Lyon Bixler, Raj Reddy

MEMBERS ABSENT: Kevin Greene, Dan Chism

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Paulsen called the meeting to order at 6:02 P.M. Mr. Dyrhaug held roll call.

READING OF MINUTES

Mr. Eskridge moved to accept the March 26, 2024, Planning Commission minutes.

Mr. Bixler seconded the motion.

The motion to accept the March 26, 2024, Planning Commission minutes passed by unanimous vote, 5-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2024-07-RZ

Request: Rezone ±3.3 acres at Miller Road (Tax Map #M002.01-02-002.00) from S-1 (Trades and Commercial Services) to RM (Multi-family Residential)

Mr. Dyrhaug introduced a request received by the City to rezone a 3.3-acre tract of land along Miller Road from the S-1 district to the RM district. The intent of the applicant is to develop this property for attached single-family homes.

Mr. Barrett Wood, the applicant, introduced his request and commented that in his opinion the highest and best use of the property is for high-end townhomes.

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. Dyrhaug provided the staff report including a staff recommendation of approval.

Mr. Reddy asked if there were any reasons to be concerned about the traffic the prospective development would generate.

Mr. Dyrhaug replied that the low unit count of the intended development is far below the threshold set by the City to require a traffic study and that he is not aware of any reason to be concerned about the prospective development of this property.

Mr. Eskridge made a motion to recommend approval of the requested rezoning from S-1 to RM.

Ms. Locklear seconded the motion.

The motion to recommend approval of the rezoning passed by unanimous vote, 5-0.

Docket #: PC-2024-08-TA

Request: Text Amendment to the Land Development Regulations regarding Subdivision Procedures

Mr. Dyrhaug introduced an ordinance that amends the first five articles of the land development regulations. This amendment is intended to establish greater clarity in the procedures and criteria administered in the review of the subdivision of land. Foremost among amendments in this ordinance is the inclusion of criteria by which the Planning Commission can review the preliminary plats for new subdivisions.

Mr. Paulsen opened the floor to public comments.

Mr. Barrett Wood, who happened to be in attendance for another agenda item, expressed support for the proposed text amendment.

No other public comments were offered.

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

Mr. Bixler asked if the criteria included in this ordinance would allow for the Planning Commission to request enhanced buffers when reviewing preliminary plats for new subdivisions.

Mr. Dyrhaug replied that the criteria is worded such that if the Planning Commission determines that an enhanced buffer is necessary to meet the intent of the City's landscape ordinances and regulations, then it would be able to request such.

Mr. Bixler asked how they would determine the availability of education and emergency response services when reviewing preliminary plats for new subdivisions.

Mr. Dyrhaug replied that we would rely on the school district's comments as part of the Greenville County Subdivision Advisory Committee review. Staff already includes the Fire

Marshal as part of the staff review process. Staff would additionally begin to include the Police Chief in this process.

Mr. Reddy asked if the City ever receives requests for minor subdivisions.

Mr. Dyrhaug responded that it does.

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

Mr. Bixler 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

Mr. Eskridge moved to adjourn the meeting.

Mr. Reddy seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 5-0.

The Planning Commission meeting adjourned at 6:39 p.m.