

**MAULDIN PLANNING COMMISSION  
MINUTES  
May 28, 2024 6:00 P.M.**

**MEMBERS PRESENT:** Jonathan Paulsen, Randy Eskridge, Chauncelynn Locklear, Kevin Greene, 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 April 23, 2024, Planning Commission minutes.

Ms. Locklear seconded the motion.

The motion to accept the April 23, 2024, Planning Commission minutes passed by unanimous vote, 7-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2024-09-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 72 attached single-family homes.

Mr. Paulsen opened the floor to public comments.

Ms. Darlene Pace, at 545 Polyanna Drive, expressed opposition to this proposed development. She commented on issues with D.R. Horton, drainage issues, the amount of development in the area and traffic issues.

Ms. Lori Hamacher, at 302 Glinda Ann Court, expressed opposition to this proposed development. She commented on alleged clearing activities already taking place on the property, lack of communication with her neighborhood, concern on the compatibility of this development with her neighborhood, safety on Ranch Road, and issues of overdevelopment.

Mr. Norman Bunn, at 221 Yorkswell Lane, expressed opposition to this proposed development. He commented on concerns about the detention pond, traffic issues, the loss of natural habitat and the displacement of wildlife.

Ms. Nancy Chandler, at 303 Glinda Ann Court, expressed opposition to this proposed development. She commented on overdevelopment in the area and concerns about traffic.

Mr. Dan Martin, at 217 Yorkswell Lane, expressed opposition to this proposed development and commented about concerns for traffic. He also stated that he agreed with all of the other concerns and comments shared.

No other public comments were offered.

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

Mr. Paul Harrison, with Bluewater Civil Design and the civil engineer for this project, stated that he and his team made concessions in this new proposal based on the comments received at previous meetings. He stated that the plan being proposed complies with the underlying zoning and is well above the minimum requirements. They have addressed concerns about buffers, parking, connectivity, and road improvements. There has been no construction or clearing on the site to date except to dig test pits.

Mr. Eskridge asked about the schedule of road improvements that will be constructed.

Mr. Harrison replied by listing the road improvements that have already been completed and listing the road improvements that will be proposed to be constructed.

Mr. Eskridge asked if the applicant is aware if any trees had been cut down.

Mr. Harrison responded that the only trees that have been cut down are those necessary to dig pits to test for rock.

Mr. Chism asked is the applicant had studied and considered the construction of a roundabout.

Mr. Jeff Ingham, with Access Engineering and the traffic engineer for this project, replied that the already constructed improvements preclude the installation of a roundabout. These improvements have been directed by SCDOT and go above and beyond the normal improvements that would typically be required for a project of this size.

Mr. Greene asked about the style and look of the townhomes being proposed.

Mr. Harrison described the design of the townhomes and commented that this design has been balanced with affordability.

Mr. Bixler asked about the impact of traffic outside the traffic study area.

Mr. Ingham replied that the proposed project will have a minimal effect on intersections two miles away and also commented that the study area and scope of the traffic study follows what has been set by SCDOT.

Mr. Bixler asked what is included in the parking calculations.

Mr. Harrison replied that the parking provisions include driveways, garages, and visitor parking areas.

Mr. Reddy asked if the applicant had undertaken a cost-benefit analysis to determine the appropriate type and number of homes.

Ms. Trina Montalbano, with D.R. Horton, talked about how they determine the type and number of homes they plan and commented about how they strive to provide attainable home ownership.

Mr. Dyrhaug provided the staff recommendation. In accordance with the criteria provided in the City's land development regulations, staff recommends conditional approval of this preliminary plat 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. Any "bare" or "thin" areas (as determined by the Mauldin Business & Development Services Director) in the undisturbed vegetative buffers shown on the preliminary plat shall be supplemented with additional landscape plantings in accordance with the City's transition buffer requirements at the discretion and direction of the Mauldin Business & Development Services Director).
4. The following road improvements shall be installed prior to final plat approval:
  - a. The installation of a northbound right turn lane on Ranch Road at Ashmore Bridge Road;
  - b. The installation of an eastbound right turn lane on Ashmore Bridge Road at Ranch Road; and
  - c. The signalization of the intersection at Ashmore Bridge Road and Ranch Road.

Mr. Bixler made a motion to conditionally approve the preliminary plat for the Ashmore Hills subdivision with the conditions recommended by staff and one additional condition: "At the advisement of the Planning Commission, the applicant shall consider ways to interact and collaborate with interested neighbors as it relates to the design of the project."

Mr. Greene seconded the motion.

The motion to conditionally approve the preliminary plat for Ashmore Hills passed by a vote of 7-0.

The preliminary plat for Ashemore Hills was conditionally approved.

### **OTHER BUSINESS**

No other business was discussed.

### **ADJOURNMENT**

Mr. Eskridge moved to adjourn the meeting.

Ms. Locklear seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 7-0.

**The Planning Commission meeting adjourned at 7:20 p.m.**