



# PLANNING COMMISSION MEETING

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**TUESDAY, OCTOBER 22, 2024 | 6 PM**

The Planning Commission will meet at 6:00 p.m.  
at the Mauldin City Hall at 5 East Butler Road  
in the Council Chambers.



**PLANNING COMMISSION AGENDA  
OCTOBER 22, 2024**

1. **Call to Order** Chairman,  
Jonathan Paulsen
2. **Roll Call** Staff, David Dyrhaug
3. **Pledge of Allegiance**
4. **Opening Remarks** Chairman,  
Jonathan Paulsen
5. **Reading and Approval of Minutes**
  - a. Planning Commission Meeting:  
September 24, 2024
6. **Old Business**

None
7. **New Business**
  - a. Docket: PC-2024-11-RZ  
±2 acres at Fowler Cir  
Rezone from C-1 to RM
8. **Other Business**

None
9. **Adjourn**

**MAULDIN PLANNING COMMISSION  
MINUTES  
September 24, 2024 6:00 P.M.**

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

**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**

Mr. Eskridge moved to accept the minutes for the May 28, 2024, Planning Commission meeting.

Ms. Locklear seconded the motion.

The motion to accept the minutes for the May 28, 2024, Planning Commission meeting passed by unanimous vote, 6-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2024-10-PD

**Request:** Final Development Plan approval for the YMCA expansion at 550 Brookwood Pointe Place

Mr. Dyrhaug introduced a request to approve the final development plan for the YMCA at 550 Brookwood Pointe Place. This expansion will include one standard size gym, three classrooms for afterschool and summer camp programs, two offices, a small conference room, restrooms, and storage.

Mr. Lynn Solesbee, with Bluewater Civil Design, introduced that he is here to represent the applicant and will be available to answer questions at the appropriate time.

Mr. Paulsen opened the floor to public comments.

Ms. Lynette Mappes, at 726 Elmbrook Drive, asked about the environmental impact and asked to know which trees will be removed.

No other public comments were offered.

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

Mr. Solesbee pointed out on the plans where the trees will be removed and where new trees will be planted.

Mr. Chism asked if they anticipate needing additional parking.

Mr. Solesbee replied that the site already had excess parking over what is required. The net loss of parking will be seven spaces and the site will still comply with the minimum parking required by the City of Mauldin.

Mr. Chism asked if a traffic study is required.

Mr. Solesbee replied that a traffic study is not required.

Mr. Reddy asked staff if the new trees planted need to be same type and size as those that will be removed.

Mr. Dyrhaug replied that the City has minimum size requirements for new trees planted and the City also has an approved list of tree types. The new trees planted do not need to be the same size and type as what is removed but they do need to meet the size requirements and type prescribed in the City's zoning ordinance.

Mr. Dyrhaug provided the staff recommendation. The City staff have reviewed this final development plan and find it to be in compliance with the City's codes and ordinances. Staff recommends conditional approval of this final development plan with the following conditions:

1. The full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

Mr. Chism made a motion to conditionally approve the final development plan on the condition recommended by staff.

Mr. Reddy seconded the motion.

The motion to conditionally approve the final development plan for the YMCA expansion passed by a vote of 6-0.

The final development plan for the YMCA expansion was conditionally approved.

## **OTHER BUSINESS**

Mr. Dyrhaug presented the Planning Commission's current rules of procedure and asked if any member of the Planning Commission would like to recommend any revisions at this time.

Mr. Eskridge made a motion to adopt the current rules of procedure with no revisions.

Ms. Locklear seconded the motion.

The motion to adopt the rules of procedure passed by a vote of 6-0.

Mr. Dyrhaug opened the floor to nominations for the office of chair.

Mr. Eskridge nominated Mr. Paulsen for the office of chair.

Mr. Chism seconded the nomination.

No other nominations were made.

Mr. Dyrhaug closed the floor to nominations for the office of chair.

By a vote of 6-0, the Planning Commission elected Mr. Paulsen to serve in the office of chair.

Mr. Dyrhaug opened the floor to nominations for the office of vice-chair.

Ms. Locklear nominated Mr. Eskridge for the office of vice-chair.

Mr. Greene seconded the nomination.

No other nominations were made.

Mr. Dyrhaug closed the floor to nominations for the office of vice-chair.

By a vote of 6-0, the Planning Commission elected Mr. Eskridge to serve in the office of vice-chair.

Mr. Dyrhaug discussed the meeting schedule for the next 12 months. Mr. Dyrhaug recommended that the meeting date tentatively scheduled for December 24 be moved to December 17.

The Planning Commission presented no objection to moving the December meeting to December 17 should there be business to review in December.

No other business was discussed.

## **ADJOURNMENT**

Ms. Locklear moved to adjourn the meeting.

Mr. Reddy seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 6-0.

**The Planning Commission meeting adjourned at 6:25 p.m.**

**ORDINANCE # \_\_\_\_\_**

**AN ORDINANCE TO REZONE A 2-ACRE PORTION OF A PROPERTY  
LOCATED AT FOWLER CIRCLE (P/O TAX MAP PARCEL #M007.03-01-  
013.00) AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Lan-Sky-River Properties, LLC, has petitioned the City of Mauldin to rezone +/- 2 acres of their property from the C-1 District to the RM District; and

WHEREAS, a rezoning of the parcel is in keeping with the City of Mauldin 2014 Comprehensive Plan Update; and

WHEREAS, the site is suitable for the types of uses that could be developed under the new zoning district; and

WHEREAS, the potential uses permitted in the new zoning district meet a public need and are not detrimental to the public health, safety, and welfare; and

WHEREAS, the Mauldin Planning Commission has given favorable recommendation to the zoning application; and

NOW THEREFORE BE IT ORDAINED by the mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof

**Section 1.** That the property described in zoning docket PC-2024-11-RZ and part of Greenville County Tax Map Parcel M007.03-01-013.00 be rezoned from C-1 to RM, Multi-family Residential. The portion of the property to be rezoned is further identified on the attached exhibit, Exhibit 1, that is hereby incorporated into this ordinance.

**Section 2.** This ordinance shall become effective upon and after its final passage.

Passed on First Reading \_\_\_\_\_

Passed on Second Reading \_\_\_\_\_

CITY OF MAULDIN, SOUTH CAROLINA

ATTEST:

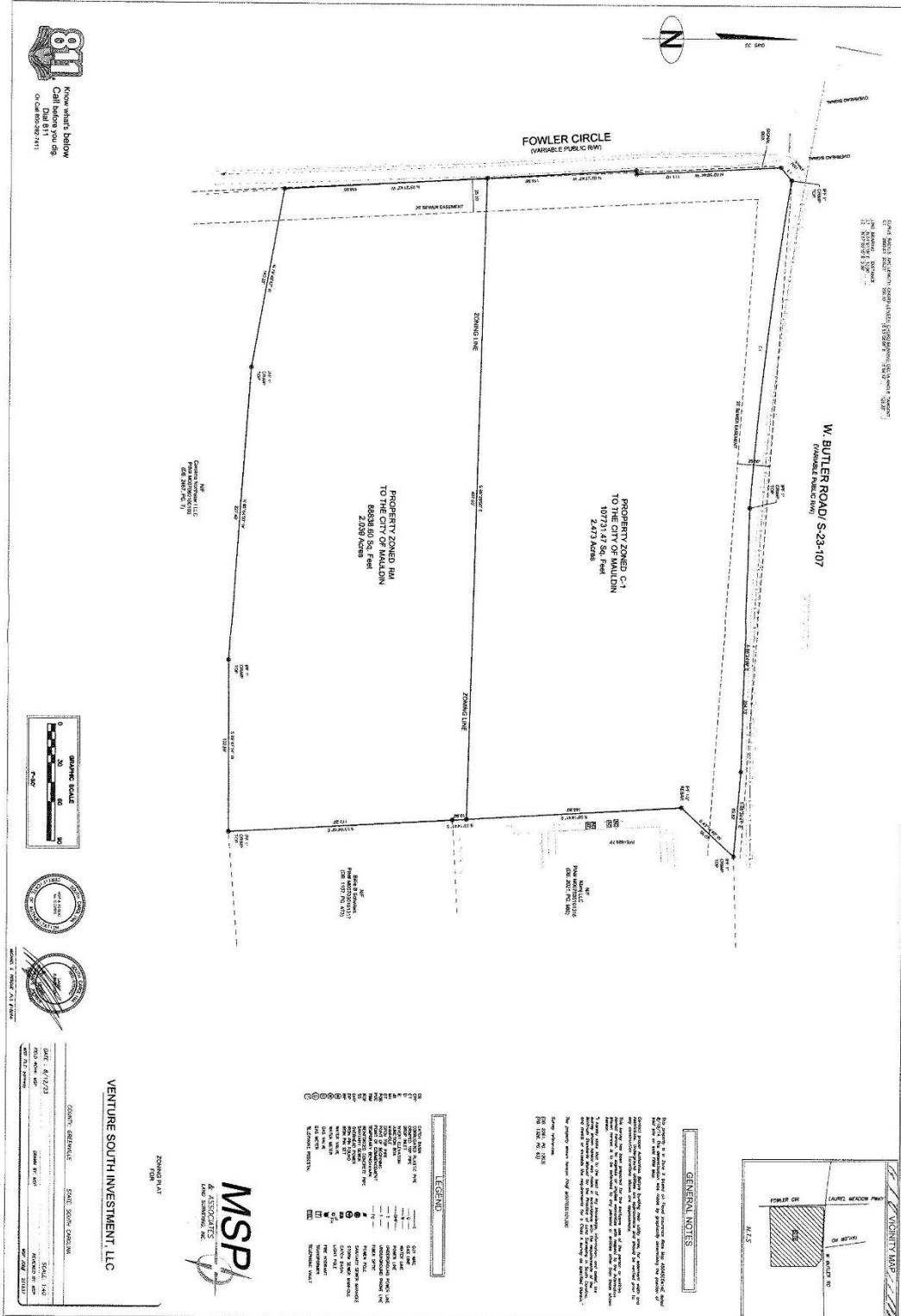
BY: \_\_\_\_\_  
Terry Merritt, Mayor

\_\_\_\_\_  
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Daniel Hughes, City Attorney

# EXHIBIT 1



Know what's below  
Call before you dig  
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0-888-486-4844



**VENTURE SOUTH INVESTMENT, LLC**

**MSP**

4. ASSOCIATES

DATE: 6/12/23

SCALE: 1"=40'

PROJECT: FOWLER CIRCLE AND W. BUTLER ROAD

PROJECT NO: 2023-001

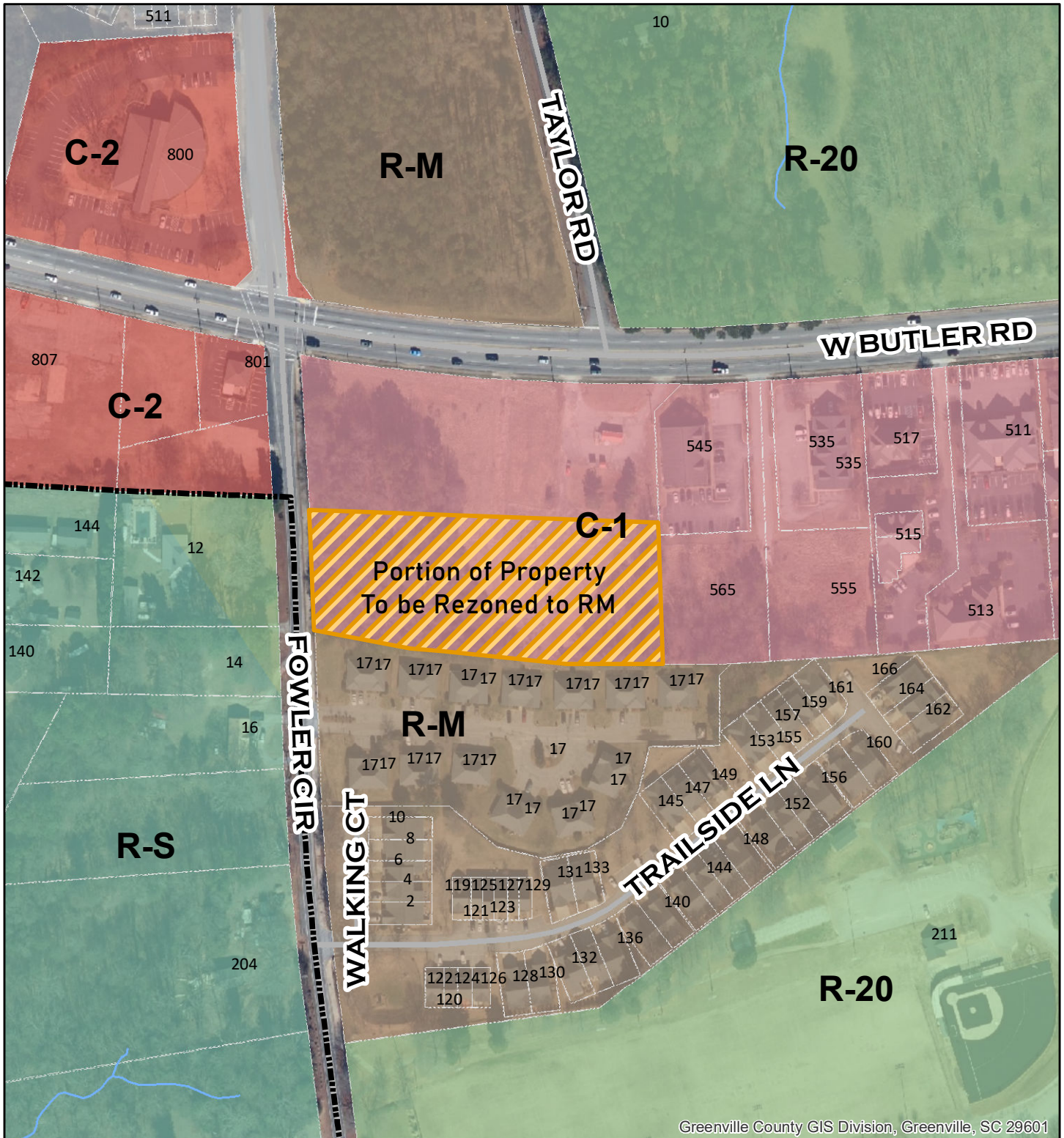
REVISION: 1.0

BY: [Signature]

CHECKED: [Signature]

DATE: 6/12/23

# Parker Group Property on Fowler Circle REZONING MAP



Greenville County GIS Division, Greenville, SC 29601

Created on October 10, 2024

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**Legend**

-  Subject Property
-  Mauldin City Limits

