

**MAULDIN PLANNING COMMISSION
MINUTES
July 22, 2025 6:00 P.M.**

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

MEMBERS ABSENT: Lyon Bixler, Dan Chism

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 June 24, 2025, Planning Commission meeting.

Mr. Greene seconded the motion.

The motion to accept the minutes for the June 24, 2025, Planning Commission meeting passed by unanimous vote, 5-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2025-06-RZ
Request: Rezone ±2.4 acres at New Neely Ferry Road from C-2 to S-1

Mr. Dyrhaug introduced a request to rezone a 2.4-acre tract at New Neely Ferry Road from the C-2, General Commercial, district to the S-1, Trades and Commercial Services, district.

Mr. Kevin Brady, representing Jake Holdings LLC, introduced himself as one of the applicants and explained their intent to develop this property for industrial flex space buildings.

Mr. Paulsen opened the floor to public comments.

No public comments were offered.

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

Mr. Eskridge asked about the possibility of changing the allowed uses without changing the zoning. Mr. Dyrhaug commented that staff had not yet explored how this approach might affect other properties.

Mr. Dyrhaug provided the staff report and recommendation.

Mr. Paulsen asked how many residents showed up at the neighborhood information meeting. Mr. Dyrhaug replied that the applicant's summary of that meeting indicated that there were about 8 residents.

Ms. Locklear commented that she had wished that some of the residents from the Meadowood community would have shared their thoughts during the public comments for this agenda item.

Mr. Reddy asked if we know if the comprehensive plan would affect this property. Mr. Dyrhaug replied that we do not yet know that.

Mr. Greene made a motion to recommend denial of the rezoning citing concerns about incompatibility of uses in the S-1 district with some of the surrounding community as well as inconsistency with the City's comprehensive plan.

Ms. Locklear seconded the motion.

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

Docket #: PC-2025-07-RZ

Request: Rezone ±2.0 acres at 1123 E. Butler Road from S-1 to C-2

Mr. Dyrhaug introduced a request to rezone a 2-acre tract at 1123 E. Butler Road from the S-1, Trades and Commercial Services, district to the C-2, General Commercial, district.

Mr. Brandon White, with Kimley-Horn, introduced himself as a representative for the applicant and explained their intent to develop this property for a new bank.

Mr. Paulsen opened the floor to public comments.

Ellen Williams, a City of Greenville resident of the Laurel Woods Apartments at 350 Fairforest Way, asked how the developer will prevent left turns from and onto E. Butler Road.

No other public comments were offered.

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

Mr. White commented that they will install a "pork chop" in the E. Butler Road entrance that will restrict left turns.

Mr. Dyrhaug provided the staff report and recommendation.

Mr. Reddy asked if there are any transformer poles at this property. Mr. White responded that he is not aware of any transmission lines, only ordinary overhead electric utility lines.

Mr. Greene asked if underground stormwater detention is planned for this project. Mr. White replied that the stormwater management has not been designed yet but it is unlikely to be underground.

Mr. Reddy made a motion to recommend approval of the rezoning.

Mr. Eskridge seconded the motion.

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

Docket #: PC-2025-08-RZ

Request: Rezone ±25.8 acres at Fork Shoals Road and Ashmore Bridge Road from C-2 to R-M

Mr. Dyrhaug introduced a request to rezone a 25.8-acre tract at Fork Shoals Road and Ashmore Bridge Road from the C-2, General Commercial, district to the R-M, Multifamily Residential, district.

Mr. Frank Warren, with HMF-Americana LLC, introduced himself as a representative for the applicant and explained their intent to develop this property for a mixed housing residential community.

Mr. Paulsen opened the floor to public comments. The following offered comments during this hearing.

Opposition

- Gladys Duvall, a county resident at 326 Pollyanna Drive in the Harrington subdivision, expressed opposition to this rezoning. She commented on the size of the public meeting signs, rental homes in the Harrington subdivision, and traffic on Fork Shoals Road.
- Ted Turiano, a county resident at 4 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on traffic on Fork Shoals Road and the number of new housing developments.
- Darlene Pace, a county resident at 545 Pollyanna Drive in the Harrington subdivision, expressed opposition to this rezoning. She commented on the amount of development already in the area.
- Ellen Williams, a Greenville City resident at the Laurel Woods Apartments at 350 Fairforest Way, expressed opposition to this rezoning. She commented on the traffic congestion at the intersection of Fork Shoals Road and Ashmore Bridge Road.
- Tom Bacola, a county resident at 212 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on the rental homes in the Harrington subdivision and traffic on Fork Shoals Road.
- David Kraft, a county resident at 209 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on the amount of development and traffic on Fork Shoals Road.
- Matthew Tenuto, a county resident at 329 Whitter Street in the Harrington subdivision, expressed opposition to this rezoning. He commented on misfit of residential development for this area.

Support

- Josh Trammell, a pastor at Take Heart Church at 1330 Fork Shoals Road, expressed support for this rezoning. He commented on the church's enthusiastic support for this project and appreciated the opportunity this project will provide for others to move to this great community, just as those who have just spoken have recently enjoyed.

No other public comments were offered.

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

Mr. Dyrhaug provided the staff report and recommendation.

Mr. Greene asked if conditions could be placed on this rezoning. Mr. Dyrhaug replied that State law does not generally allow for this. However, Mr. Dyrhaug commented that the current property owner has

placed conditions on the sale of this property to the developer such that if the sale and the development falls through that they will ask the City to revert the zoning of this back to C-2.

Mr. Paulsen asked Mr. Dyrhaug about his observations of traffic in this area.

Mr. Reddy asked what road and traffic improvements that the developer is planning to construct and if they had been recommended by SCDOT. Mr. Warren reviewed the various improvements being planned by the developer and directed by SCDOT.

Mr. Eskridge made a motion to recommend approval of the rezoning.

Mr. Greene seconded the motion.

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

Docket #: PC-2025-09-TA

Request: A text amendment to the Mauldin Zoning Ordinance to modify the conditional standards for bars, brew pubs, and drinking places

Mr. Dyrhaug introduced a text amendment to the Maulding Zoning Ordinance to modify the conditional standards for bars, brew pubs, and drinking places. Specifically, this text amendment clarifies that the conditional standard requiring a 300-foot separation between drinking places and residences will be measured “pursuant to the methods of measurement used for proximity to schools, churches, and playground provided in Title 61, Chapter 6, of the S.C. Code of Laws and as further clarified in Chapter 7 of the S.C. Code of Regulations.

Mr. Paulsen opened the floor to public comments.

No public comments were offered.

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

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

Mr. Greene seconded the motion.

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

OTHER BUSINESS

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, 5-0.

The Planning Commission meeting adjourned at 7:40 p.m.