

**MAULDIN PLANNING COMMISSION  
MINUTES  
October 28, 2025 6:00 P.M.**

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

Ms. Locklear moved to accept the minutes for the August 26, 2025, Planning Commission meeting.

Mr. Eskridge seconded the motion.

The motion to accept the minutes for the August 26, 2025, Planning Commission meeting passed by unanimous vote, 6-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2025-10-PD  
**Request:** Final Development Plan approval for Phase 2 of the YMCA expansion at 550 Brookwood Point Place

Mr. Dyrhaug introduced a request to approve the final development plan for Phase 2 of the expansion at the YMCA at 550 Brookwood Point Place. This includes new athletic fields, walking trails, new parking, children's playground, airnasium, restroom building, enclosed outdoor pool, and splash pad.

Mr. Chism expressed that he may have a conflict of interest and thus excused himself from the discussion and voting for this business item.

Mr. John Schlansker, representing the YMCA, introduced their project and the history behind the plans being presented at this time.

Mr. Lynn Solesbee, the civil engineer for the applicant, introduced himself and indicated he would be available for questions.

Mr. Paulsen opened the floor to public comments.

Ms. Lynette Mappes, a resident at 762 Elmbrook Drive, expressed concerns about traffic and the removal of trees. She commented on the residential nature of the area.

Ms. Sharon Mayes, a resident at 601 Mount Sinai Lane, expressed support for the YMCA and recounted the positive effect it has had on her life. She also expressed interest in solutions for addressing traffic issues.

No other public comments were offered.

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

Mr. Solesbee expressed that the YMCA has been working on a traffic management plan and shared an overview of that plan.

Mr. Reddy asked if this project would require review by SCDOT. Mr. Dyrhaug responded that this project does not meet SCDOT or the City of Mauldin's criteria that would trigger the requirement for a traffic study.

Mr. Paulsen asked about what, if any, trees would be preserved. Mr. Solesbee described the areas where trees would be preserved.

Mr. Dyrhaug provided the staff report and recommendation. 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.
2. Any fencing along the front of the property shall be ornamental in design such as picket, wrought iron or aluminum fence; chain link fencing shall be strictly prohibited along the front of the property.

Mr. Greene made a motion to conditionally approve the final development plan in accordance with the recommendation of the City staff.

Mr. Reddy seconded the motion.

The motion to conditionally approve the final development passed by unanimous vote, 5-0.

**Docket #:** PC-2025-11-TA

**Request:** Text Amendment to the Zoning Ordinance to allow mobile food sales at specified places of entertainment

Mr. Dyrhaug introduced a text amendment to the zoning ordinance that would expand the types of temporary uses that would be allowed without a permit—specifically to allow regular mobile food sales at specified types of places of entertainment including family entertainment centers, sports club facilities, microbreweries, and microdistilleries.

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. Greene and Mr. Chism each shared comments and concerns about the impact food trucks may have on “brick-and-mortar” restaurants. Some discussion ensued on this topic.

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

Ms. Locklear seconded the motion.

The motion to recommend approval of this text amendment passed by a vote of 5-1, with Mr. Chism in dissent.

**Docket #:** PC-2025-12-TA

**Request:** Text Amendment to the Zoning Ordinance regarding accessory dwelling units

Mr. Dyrhaug introduced a text amendment to the zoning ordinance that would allow accessory dwelling units in all residential zoning districts and updates the standards for accessory dwelling units.

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 if this ordinance affected garages and sheds. Mr. Dyrhaug replied that it did not.

Mr. Greene expressed interest in all restricting the number of bathrooms allowed in an accessory dwelling unit.

Mr. Greene made a motion to recommend approval of this text amendment with the addition of standards the restrict the number of bathrooms.

Ms. Locklear seconded the motion.

The motion to recommend approval of this text amendment passed by unanimous vote, 6-0.

## **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, 6-0.

**The Planning Commission meeting adjourned at 7:05 p.m.**