

**MAULDIN PLANNING COMMISSION
MINUTES
December 16, 2025 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen, Randy Eskridge, Kevin Greene, Chauncelynn Locklear, 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 minutes for the October 28, 2025, Planning Commission meeting.

Ms. Locklear seconded the motion.

The motion to accept the minutes for the October 28, 2025, Planning Commission meeting passed by unanimous vote, 7-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2025-13-PP

Request: Preliminary plat review for Goodwin Reserve at 500 Taylor Road

Mr. Dyrhaug introduced a request for preliminary approval of a plat for the Goodwin Reserve subdivision. The applicant is proposing to develop and subdivide this tract for 30 detached single-family homes on this 15.13-acre tract of land at 500 Taylor Road.

Mr. Paul Harrison introduced himself as the project engineer and indicated that he would be available to answer questions.

Mr. Paulsen opened the floor to public comments.

Mr. Marty McCormick, a resident at 206 Laurel Meadows Parkway, inquired about what type of buffer will be provided along the project.

No other public comments were offered.

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

Mr. Harrison remarked that they plan to improve Taylor Road. He also commented that the proposed subdivision plan is consistent with the City's zoning requirements and comprehensive plan. He indicated that the project will retain about 50 percent of the land as open space.

Mr. Dyrhaug asked how large the backyards of the proposed homes will be in addition to the 20-foot-wide buffer being offered. Mr. Harrison responded that the backyards will be at least 40 feet deep.

Mr. Greene asked what fencing and landscaping will be provided along the buffer. Mr. Harrison replied that they would keep the existing fence and would also keep some of the vegetation along the perimeter and supplement it as needed.

Mr. Chism asked why different size buffers are shown on the plans. Mr. Harrison responded that different size buffers are required along wetlands and streams.

Mr. Chism asked if there would be a homeowners' association for this new community. Mr. Harrison replied that there would.

Mr. Bixler asked if the current pond serves any functional purpose. He also asked who has the responsibility to maintain the existing pond. Mr. Brad Skelton, acting as the developer of the property, indicated that the HOA would bear responsibility for maintenance of the pond.

Mr. Dyrhaug provided the staff report and recommendation. 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. Prior to land disturbance, the applicant shall acquire any necessary easements to access sewer.
4. Prior to final plat, Taylor Road shall be widened to meet minimum City standards.
5. Provide a 20-foot-wide landscape buffer between the storm water pond and the Laurel Meadows community with plantings consistent with those typically required in a "Type A" buffer in section 6:2.8 of the Mauldin Zoning Ordinance.
6. Tie the sidewalk for this project into the sidewalk along Taylor Road constructed for The Estates at Mauldin project.

Mr. Reddy made a motion to conditionally approve the preliminary plat for Goodwin Reserve in accordance with the recommendation of the City staff.

Mr. Bixler seconded the motion.

The motion to conditionally approve the preliminary plat for Goodwin Reserve passed by a vote of 6-1, with Mr. Chism dissenting.

Docket #: PC-2025-14-PP

Request: Preliminary plat review for The Estates at Mauldin at 500 W. Butler Road

Mr. Dyrhaug introduced a request for preliminary approval of a plat for The Estates at Mauldin subdivision. The applicant is proposing to develop and subdivide this tract for 169 detached single-family homes on this 93.64-acre tract of land at 500 W. Butler Road.

Mr. Paul Harrison introduced himself as the project engineer and indicated that he would be available to answer questions.

Mr. Paulsen opened the floor to public comments.

Mr. Danny Day, a resident at 912 Fargo Street, commented that the City should wait for the SCDOT recommendation. He expressed concern that the City keeps adding traffic. He asked how this development matches up with the storm drainage study. He also asked if the sewer capacity had been looked at. And he asked if the tree ordinance applies.

Mr. Gunter Langston, a resident at 226 B Vesper Circle, remarked that this is the best design he has seen on this tract. He asked what changes to the topography will be made and what landscaping and fencing will be provided.

Mr. James Kliewer, a resident at 122 Laurel Meadows Parkway, asked if there will be a left turn arrow added to the traffic signal at W. Butler Road and Laurel Meadows Parkway. He also asked if trees will be cleared for the widening of Taylor Road.

Ms. Kris Langvile, a resident at 203 Park Grove Drive, asked questions about the traffic signal at Fower Circle and W. Butler Road. She commented that the tax revenue is not worth the addition of this project.

Mr. Marty McCormick, a resident at 206 Laurel Meadows Parkway, asked if this is the same developer as the previous project. He asked if the density can be changed to a higher density.

Mr. Dyrhaug read in a letter from Kristin Woodard, a resident at 202 Laurel Meadows Parkway. She expressed concerns about Taylor Road, including flooding, speeding, and lack of signalization. She also commented on how changes to Taylor Road may affect homeowners that back up to Taylor Road.

No other public comments were offered.

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

Mr. Harrison remarked that they have heard the message loud and clear to develop this property as it is currently zoned. SCDOT has begun reviewing the traffic impact analysis for this project. They anticipate that their access on W. Butler Road may be limited to right-in, right-out only. They plan to preserve as many trees as possible; the property will not be clear cut. Sewer capacity has already been approved for this project. And he commented on the stringent stormwater requirements for the City of Mauldin.

Mr. Chism asked questions and made comments about the traffic study.

Mr. Greene asked how they would manage the wetlands during construction. Mr. Harrison answered.

Mr. Bixler asked if this project would at all be responsible for the maintenance of the pond. He also asked if the ten lots on Taylor Road could be connected to the other lots. Mr. Harrison responded that topography constraints made this difficult.

Mr. Dyrhaug provided the staff report and recommendation. 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. Prior to final plat, Taylor Road shall be widened to meet minimum City standards. (Except that up to 30 lots accessed via W. Butler Road may be platted.)
4. In accordance with City of Mauldin standards, provide a 5-foot-wide sidewalk along Taylor Road.
5. Include a restriction/note on the plat that lots #158-169 must face Taylor Road unless Garcina Drive is constructed to the minimum standards for residential streets.

Mr. Chism made a motion to conditionally approve the preliminary plat for The Estates at Mauldin in accordance with the recommendation of the City staff.

Mr. Greene seconded the motion.

The motion to conditionally approve the preliminary plat for The Estates at Mauldin passed by a vote of 4-3, with Mr. Chism, Mr. Eskridge, and Mr. Reddy dissenting.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Reddy 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 7:30 p.m.