MAULDIN PLANNING COMMISSION
MINUTES
September 22, 2026 6:00 P.M.

MEMBERS PRESENT: Jonathan Paulsen, Kevin Greene, Randy Eskridge, 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.

READING OF MINUTES

Mr. Chism moved to accept the minutes for the August 25, 2026, Planning Commission meeting.

Ms. Locklear seconded the motion.

The motion to accept the minutes for the August 25, 2026, Planning Commission meeting passed by unanimous vote, 7-0.

BUSINESS/ACTION ITEMS

Docket #: **PC-2026-02-RZ**
Request: Rezone ±5 acres at West Butler Road and Laurel Meadows Pkwy from R-M to C-2

Mr. Dyrhaug introduced a request received by the City of Mauldin to rezone a 5-acre located at the intersection of W. Butler Road and Laurel Meadows Parkway from R-M (Multifamily Residential) back to C-2 (General Commercial), which was the zoning of this tract prior to 2022.

Mr. Paulsen opened the floor to public comments.

Marilyn Haddle, a resident in the Laurel Meadows neighborhood at 200 Laurel Meadows Parkway, expressed opposition to zoning this property for commercial use and cited concerns about traffic.

Linda McGohon, a resident in the Parkland neighborhood at 200 Timber Falls Drive, expressed opposition to zoning this property for commercial use and cited concerns about traffic.

No other public comments were offered.

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

Sung Choi, the owner of the property, presented a history of his ownership of the property and his vision for the property.

Mr. Eskridge asked about the commercial development planned for the property. Mr. Choi talked about the international food market he planned to construct.

Mr. Bixler asked about the proposal to utilize a stormwater pond at the Estates at Mauldin development.

Mr. Greene asked Mr. Choi if he is planning to develop this property himself, to which Mr. Choi responded that he is.

Mr. Dyrhaug provided the staff report and recommendation to approve the rezoning.

Mr. Chism commented on the traffic generation of multifamily development (R-M) compared to commercial development (C-2), recognizing that different types of commercial development generate different amounts of traffic.

Mr. Chism also commented about the positive benefits of the stormwater from this property being directed to the Estates at Mauldin.

Mr. Eskridge made a motion to recommend approval of rezoning this property.

Mr. Bixler seconded the motion.

The motion to recommend approval of this rezoning passed by unanimous vote, 7-0.

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, 7-0.

The Planning Commission meeting adjourned at 6:40 p.m.