PLANNING COMMISSION MEETING

TUESDAY, APRIL 27, 2021 | 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.

Please note that members of the public may attend this meeting in-person but are encouraged to participate remotely through Zoom. Please visit the City's website at https://cityofmauldin.org/your-government/meeting-minutes-agendas/ to access the meeting remotely.

In order to follow healthy and safe practices, please note that occupancy in the Council Chambers will be limited. Additionally, attendees may have their temperature checked by a non-contact infrared thermometer prior to entering the Chambers. Any person registering a fever (100.4° or higher) will not be permitted to enter the Chambers. Similarly, any person exhibiting or experiencing symptoms associated with COVID-19 or generally feeling unwell will not be permitted to enter the Chambers.

Any person with comments about a specific item on the agenda may e-mail their comments to the Mauldin Business & Development Services Director, David Dyrhaug, at DDyrhaug@MauldinCitySC.com. Comments about specific agenda items received prior to 4:00 p.m. on the day of the meeting will be shared during the Public Comment section of that agenda item.

PLANNING COMMISSION AGENDA
April 27, 2021

1. **Call to Order** — Chairman, Jonathan Paulsen
2. **Roll Call** — Staff, David Dyrhaug
3. **Opening Remarks** — Chairman, Jonathan Paulsen
4. **Reading and Approval of Minutes**
   a. Planning Commission Meeting: February 23, 2021
5. **Old Business**

   None
6. **New Business**
   a. Docket: PC-2021-05-PD
   Major Change to Centerpointe PD at 356 Bridgeway Blvd

   b. Docket: PC-2021-09-PD
   Final Development Plan Approval for 356 Bridgeway Blvd

   c. Docket: PC-2021-06-RZ
   Rezoning of 43 acres at Hwy 417 and I-385
   Rezone from C-2 to R-M

   d. Docket: PC-2021-07-RZ
   Rezoning of 6 acres at Service Bay Road
   Rezone from C-2 to PD

   e. Docket: PC-2021-08-PP
   Chestnut Ridge Section II
   62 acres at Union Church Road
   Preliminary Plat Review
7. **Other Business**
8. **Adjourn**

MAULDIN PLANNING COMMISSION
MINUTES
February 23, 2021 6:00 P.M.

MEMBERS PRESENT: Jonathan Paulsen (Chair), Michael Forman, Chris Paglialunga, Raj Reddy, Kaitlyn Woolard, Brian Sofield

MEMBERS ABSENT: Dean Oang

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.

JANUARY MEETING MINUTES

Mr. Paglialunga moved to accept the January 26, 2021, Planning Commission minutes.

Mr. Forman seconded the motion.

The motion to accept the January 26, 2021, Planning Commission minutes passed by unanimous vote, 5-0.

Mr. Sofield joined the meeting after the minutes had been approved.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: **PC-2021-01-PP**
Name: Alston Chase Subdivision
Location: At Log Shoals Road and Greenbriar Drive
Request: Preliminary Plat Review

Mr. Dyrhaug introduced a request to approve a preliminary plat for the Alston Chase subdivision. This proposals entails a 75-lot subdivision consisting of detached single-family homes on a 22.09-acre tract of land at Log Shoals Road and Greenbriar Drive zoned R-10, Residential.

Mr. Paul Harrison, with Bluewater Civil Design, LLC, introduced himself as a representative for the applicant and the project engineer and made himself available for any questions.

Mr. Paulsen opened the floor for public comments.

Mimi Allen, of 234 Greenbriar Drive, asked how many homes would be located off of Greenbriar Drive.

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

Mr. Forman asked if ReWa had provided any comments yet since they were not included in the comments offered by the Greenville County Subdivision Advisory Committee.

Mr. Harrison responded that they have since received comments from ReWa and that the applicant will be performing some upgrades to the sewer line downstream.

Mr. Dyrhaug responded to the question asked during the public comments and indicated that 16 homes would be located off of Greenbriar Drive.

Mr. Reddy asked how many entrances would be provided.

Mr. Dyrhaug replied that the subdivision would have two separate entrances.

Ms. Woolard asked if there would be pedestrian connections and amenities between the two separate sections of this project.

Mr. Doug Hunt with RP&L, LLC, and the applicant for this project, indicated that there would be trails or sidewalks to connect the two separate sections and that he also anticipated providing other amenities.

Mr. Paglialunga asked about the buffers that would be provided.

Mr. Harrison replied that a 20-foot buffer would be provided along the perimeter of the project including adjacent to the existing homes and neighborhoods.

Mr. Dyrhaug presented staff's findings. Staff has reviewed this preliminary plat and finds that it meets or exceeds all the minimum standards contained in the City of Mauldin's Land Development Regulations and Zoning Ordinance. Staff recommends the following conditions for this project if it is approved:

1. Satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.

Mr. Forman made a motion to conditionally approve the Alston Chase subdivision preliminary plat provided that the applicant satisfies the applicable conditions provided by the Greenville County Subdivision Advisory Committee.

Mr. Reddy seconded the motion.

The motion to conditionally approved the Alston Chase subdivision preliminary plat passed by a vote of 6-0.

Docket #: **PC-2021-02-RZ**
Location: 409 E. Butler Road
Request: Rezone property from R-12 to C-2

Mr. Dyrhaug introduced a request to rezone the property at 409 E. Butler Road from the R-12, Residential district to the C-2, Commercial district. A portion of this property is unincorporated and the property owner has recently petitioned the city to annex the remaining portion of his property into the City limits of Mauldin. This rezoning is meant to be considered simultaneously with the property owner's annexation petition.

Mr. Paulsen opened the floor for public comments.

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

Mr. Reddy asked if a traffic study would be required for the development of this property.

Mr. Dyrhaug replied that it would depend on what is proposed to be developed on this property since it is unknown at this time what would be developed there. However, he anticipates that this property would not be developed for a project that would require a traffic study.

Mr. Dyrhaug presented staff's findings. The C-2 district is consistent with the built environment and zoning along E. Butler Road. Based on its findings, staff supports the applicant's request to rezone this property from R-12, Residential, to C-2, Commercial.

Ms. Woolard made a motion to recommend approval of the requested rezoning for the property at 409 E. Butler Road.

Mr. Sofield seconded the motion.

The motion to recommend approval of the rezoning at 409 E. Butler Road passed by a vote of 6-0.

Docket #: **PC-2021-03-ST**
Request: Rename Centerpointe Blvd to Bridgeway Blvd

Mr. Dyrhaug introduced a request to rename Centerpointe Boulevard (a privately owned road) to Bridgeway Boulevard.

Mr. Paulsen opened the floor for public comments.

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

Mr. Forman asked if this would need to come back to the Planning Commission if the name changes.

Mr. Dyrhaug outlined the process for the renaming a street. State law requires the planning commission to authorize the renaming of a street. Additionally, the City of Mauldin has an ordinance that also requires the City Council to approve the renaming of a street. Once the renaming of the street has been approved by both the Planning Commission and the City Council, City staff will provide the Register of Deeds office with a certification to this effect signed by the Chairman of the Planning Commission. It would not come back to the Planning Commission after the Planning Commission votes to approve the renaming.

Mr. Paglialunga made a motion to approve the renaming of Centerpointe Boulevard to Bridgeway Boulevard.

Mr. Reddy seconded the motion.

The motion to approve the renaming of Centerpointe Boulevard to Bridgeway Boulevard passed by a vote of 6-0.

Docket #: **PC-2021-04-TA**
Request: Text Amendment to the Zoning Ordinance regarding Allowed Uses, Use Standards, and Building Design Standards

Mr. Dyrhaug introduced a draft ordinance that introduces a consolidated table of allowed uses, describes each of the use categories listed in the table, provides standards for conditional and special exception uses, and establishes general building design standards. Additionally, the draft ordinance relocates and rearranges a few sections of the zoning ordinance so that related regulations are grouped together and easier to find.

Mr. Paulsen opened the floor for public comments.

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

The Planning Commission briefly discussed if it was preferred to share comments now or to take more time to review the ordinance and e-mail comments to City staff. The Planning Commission decided to move forward with reviewing their comments during this present meeting.

Mr. Forman shared a couple of comments about the proposed ordinance. Included in his comments was a recommendation to strike the conditional standard that restricts outdoor music for bars, brew pubs, and drinking places.

Mr. Forman made a motion to recommend approval of this text amendment to the zoning ordinance with the modification of striking the conditional standard that restricts outdoor music for bars, brew pubs, and drinking places.

Ms. Woolard seconded the motion.

The motion to recommend approval of this text amendment to the zoning ordinance with a modification passed by a vote of 6-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

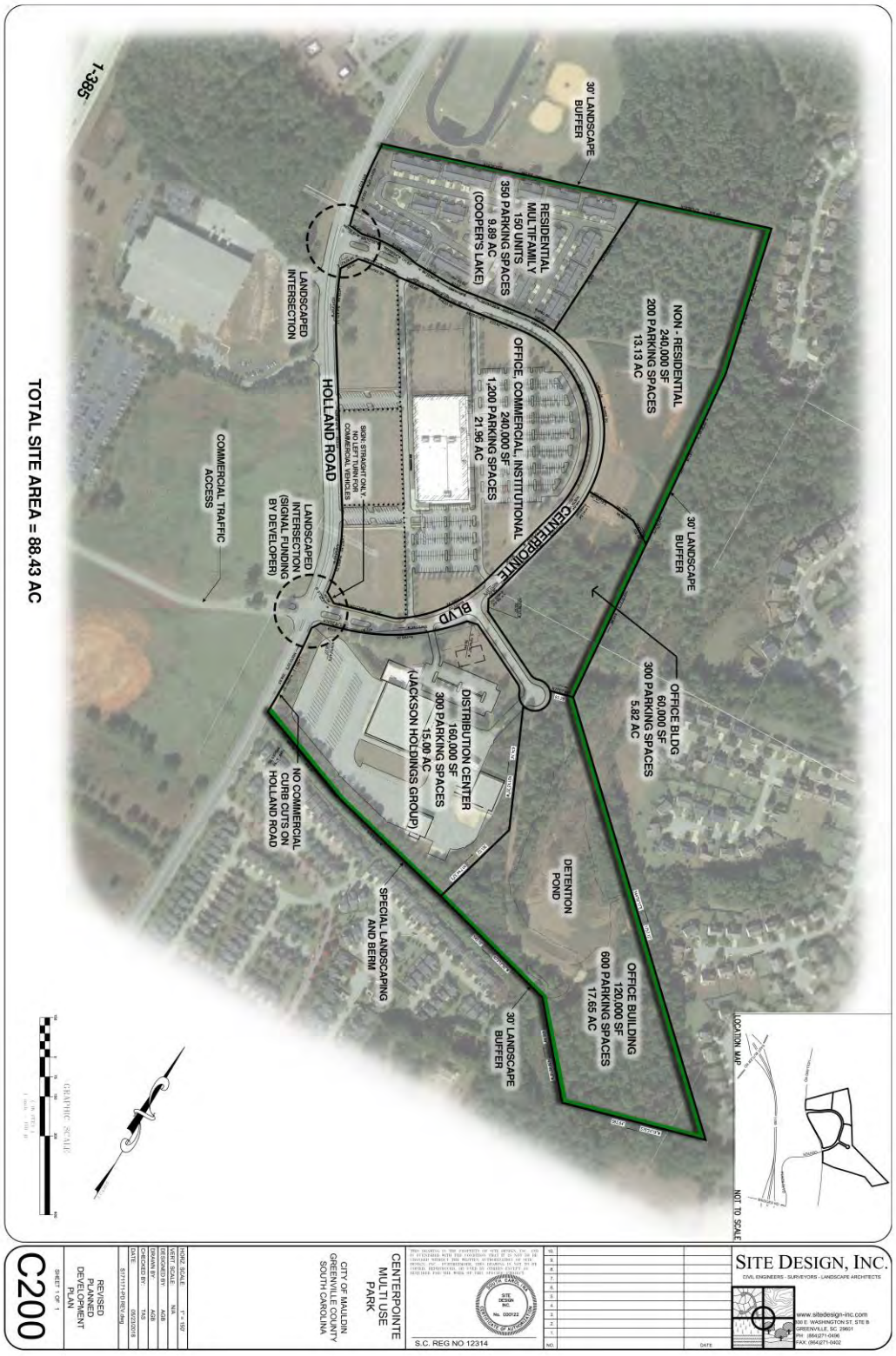
Mr. Paglialunga moved to adjourn the meeting.

Mr. Sofield seconded the motion.

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

The Planning Commission meeting adjourned at 7:19 p.m.

EXHIBIT C



TOTAL SITE AREA = 88.43 AC
1-385
30' LANDSCAPE BUFFER
RESIDENTIAL MULTIFAMILY
150 UNITS
350 PARKING SPACES
9.89 AC
(COOPER'S LAKE)
NON - RESIDENTIAL
240,000 SF
200 PARKING SPACES
13.13 AC
LANDSCAPED INTERSECTION
OFFICE, COMMERCIAL, INSTITUTIONAL
240,000 SF
1,200 PARKING SPACES
21.96 AC
HOLLAND ROAD
SIGN: STRAIGHT ONLY. NO LEFT TURN FOR COMMERCIAL VEHICLES
COMMERCIAL TRAFFIC ACCESS
LANDSCAPED INTERSECTION (SIGNAL FUNDING BY DEVELOPER)
CENTERPOINTE BLVD
30' LANDSCAPE BUFFER
OFFICE BLDG
60,000 SF
300 PARKING SPACES
5.82 AC
DISTRIBUTION CENTER
160,000 SF
300 PARKING SPACES
15.00 AC
(JACKSON HOLDINGS GROUP)
NO COMMERCIAL CURB CUTS ON HOLLAND ROAD
DETENTION POND
SPECIAL LANDSCAPING AND BERM
OFFICE BUILDING
120,000 SF
600 PARKING SPACES
17.65 AC
30' LANDSCAPE BUFFER
LOCATION MAP
NOT TO SCALE
GRAPHIC SCALE
CENTERPOINTE MULTI USE PARK
CITY OF MAULDIN
GREENVILLE COUNTY
SOUTH CAROLINA
S.C. REG NO 12314
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
www.sitedesign-inc.com
REVISED PLANNED DEVELOPMENT PLAN
C200

STATEMENT OF INTENT

Zoning Ordinance Section 5:11.12.B.2

The developer respectfully requests that the Planned Development – Commercial (PD-C) district known as CenterPointe be amended to change the use of the parcel located at 356 CenterPointe Blvd (tax map # 0542010102000) from office building to office, commercial and institutional. The developer submits the following as the Statement of Intent pursuant to section 5:11.12.B.2 of the City of Mauldin Zoning Ordinance:

1. The procedures of the CenterPointe Owners Association as described in the Declaration of Restrictive Covenants, Easements and Assessments for CenterPointe recorded at the Registry of Deeds Office for the County of Greenville in Book 1727, at Page 246. Generally a Development Review Committee examines all items of development for prior approval, including receiving appropriate governmental approval in accordance with the Planned Development-Commercial zoning. CenterPointe Owners Association, Inc., a non-profit corporation, was formed September 25, 1998. The Association is responsible for the maintenance of common areas, which include roads, landscaping, common signage, and other related improvements. The expense to maintain the common areas is raised by assessment of funds from the individual property owners within the CenterPointe Planned Development. No amendment is proposed to the Declaration.

2. The construction of CenterPointe Boulevard and Walwyn Court are complete. All utilities (water, sewer, electricity and gas) have been brought to CenterPointe. Construction of the Coca-Cola distribution center located at 1068 Holland Road was completed in 1998, and was renovated in 2018 for occupancy by Jackson Marketing, a branding and creative marketing firm. Cooper's Lake townhome community was completed in 1999. Charter Communications office building at 2 Digital Place was completed in 2002. Construction of the Samsung Electronics office and call center located at 356 CenterPointe Blvd. was completed in March 2009. Samsung will be vacating the building at the end of March 2021. A top ranking charter school focused on STEM advancement desires to occupy 356 CenterPointe Blvd. and establish a campus for K-12 school.

3. Marketing of the CenterPointe development is on-going. Full build-out of the development has taken longer than anticipated but should occur within 5 years, particularly as Bridgeway Station urban village across Holland Road continues to develop.

4. All of the on-site improvements proposed when the CenterPointe Planned Developement-Commercial was approved have been completed. The developer re-confirms its commitment to fund $17,500 for the installation of a traffic signal at the intersection of CenterPointe Blvd. and Holland Road. The developer donated land to the City of Mauldin along Holland Road in order for Holland Road to be widened to 5 lanes.

5. Statements of impact from public facilities and services were filed with the original Planned Development-Commercial application. All the public facilities and services have been installed.

6. The existing storm water detention pond was permitted and installed in 1998, and upgraded and revitalized in 2009 in order to meet County of Greenville and DHEC revised requirements. The detention pond is designed to manage all storm water for CenterPointe development east

of Holland Road. The Association maintains the detention pond in accordance with the Maintenance Schedule and Responsibility for Detention Basin approved by the County of Greenville.

7. Please see attached "Information and Description" document. As part of the approval process to establish a charter school, the site must be evaluated and approved by SC Department of Transportation and SC Department of Education to ensure compliance with SC Facilities Planning and Construction guide.

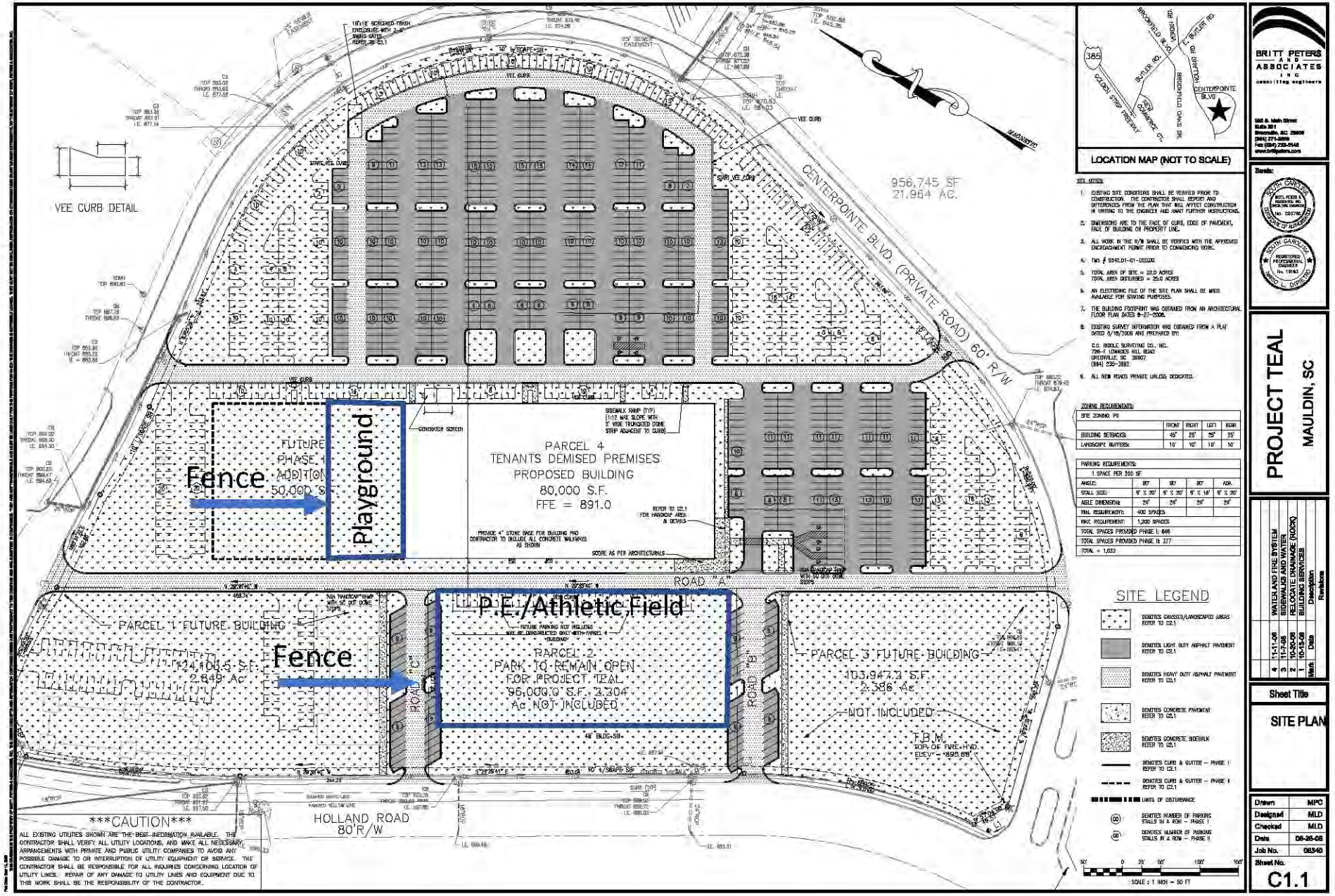
INFORMATION AND DESCRIPTION

This Planned Development shall consist of high quality buildings including corporate headquarters, general office, office distribution, small-scale assembly, research and development facility, retail, multi-family residential and ancillary uses. The streets have been constructed to meet or exceed County standards for heavy duty use, thus assuring low maintenance and long-term durability.

To assure quality and control, a "Declaration of Restrictive Covenants, Easements and Assessments for Centerpointe" has been placed on the property and are recorded at the Registry of Deeds Office for Greenville County in Book 1727, at Page 246. These Covenants create a Development Review Committee, as well as guidelines and overall requirements for development. Among many other items, these requirements include:

1) Long setbacks, particularly from residential or school property;
2) Required landscaping with extensive screening and strict guidelines;
3) Uniform signage;
4) Quality building materials with prior approval required and an extensive list of prohibited uses; Exterior wall surfaces visible from the street shall be constructed of permanent materials such as brick, concrete block, carefully designed and detailed cast-in-place concrete stone, glass, glass block, or stucco; Buildings shall include several detail elements such as columns, back inserts, bands, dentils, corbels, decorative trim, entry lights, benches, window arches and mullions, door panels, brick pavers, and decorative pedestrian lights;
5) Traffic control for commercial use; All parking are required to be paved;
6) Loading dock areas shall be set back, recessed or screened from neighboring properties or streets;
7) All lighting is to be shielded or directed so as not to cast spotlights or similar concentrated light or other unreasonable illumination on neighboring property;
8) Commitment to fund a traffic signal at Holland Road and CenterPointe Boulevard;
9) All outdoor refuse collection areas are to be visually screened from neighboring property or streets;
10) All mechanical equipment, utility meters, storage tanks, air-conditioning equipment, and similar items are to be screened with landscaping or attractive architectural features integrated into the buildings;
11) Required landscaped earth berm or fencing along certain areas to maximize the buffer/screening from the existing neighborhood;

In combination of the above factors, given the relative distance away from existing residential, it has been the intent of the developer to create a highly desirable development which is consistent with professional land use planning and quality community.


VEE CURB DETAIL
CENTERPOINTE BLVD. (PRIVATE ROAD) 60' R/W
956,745 SF
21.964 AC.
FUTURE PHASE I ADDITION 50,000 S.F.
Fence
Playground
PARCEL 4
TENANTS DEMISED PREMISES
PROPOSED BUILDING
80,000 S.F.
FFE = 891.0
ROAD "A"
P.E./Athletic Field
PARCEL 1 FUTURE BUILDING
124,103.5 S.F.
2.849 Ac
Fence
PARCEL 2
PARK TO REMAIN OPEN
FOR PROJECT TEAL
96,000.0 S.F. 2.204
Ac. NOT INCLUDED
ROAD "B"
ROAD "C"
PARCEL 3 FUTURE BUILDING
103,947.2 S.F.
2.386 Ac
NOT INCLUDED
T.B.M.
TOP OF FIRE HYD.
ELEV. = 893.58
HOLLAND ROAD
80' R/W
CAUTION
ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
LOCATION MAP (NOT TO SCALE)
SITE NOTES:
1. EXISTING SITE CONDITIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FROM THE PLAN THAT WILL AFFECT CONSTRUCTION IN WRITING TO THE ENGINEER AND AWAIT FURTHER INSTRUCTIONS.
2. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROPERTY LINE.
3. ALL WORK IN THE R/W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
4. TMS # 0342.01-01-020.00
5. TOTAL AREA OF SITE = 22.0 ACRES
TOTAL AREA DISTURBED = 25.0 ACRES
6. AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.
7. THE BUILDING FOOTPRINT WAS OBTAINED FROM AN ARCHITECTURAL FLOOR PLAN DATED 8-27-2008.
8. EXISTING SURVEY INFORMATION WAS OBTAINED FROM A PLAT DATED 8/18/2008 AND PREPARED BY:
D.O. RIDDLE SURVEYING CO., INC.
726-F LOWNDES HILL ROAD
GREENVILLE, SC 29607
(864) 235-2882
9. ALL NEW ROADS PRIVATE UNLESS DEDICATED.
ZONING REQUIREMENTS:
SITE ZONING: PS
BUILDING SETBACKS: FRONT 45' RIGHT 25' LEFT 25' REAR 25'
LANDSCAPE BUFFERS: 10' 10' 10' 10'
PARKING REQUIREMENTS:
1 SPACE PER 200 SF
ANGLE: 90° 90° 90° ADA
STALL SIZE: 9' X 20' 9' X 20' 9' X 18' 9' X 20'
AISLE DIMENSION: 24' 24' 24' 24'
MIN. REQUIREMENT: 400 SPACES
MAX. REQUIREMENT: 1,200 SPACES
TOTAL SPACES PROVIDED PHASE I: 646
TOTAL SPACES PROVIDED PHASE II: 377
TOTAL = 1,023
SITE LEGEND
DENOTES GRASSED/LANDSCAPED AREAS REFER TO C2.1
DENOTES LIGHT DUTY ASPHALT PAVEMENT REFER TO C2.1
DENOTES HEAVY DUTY ASPHALT PAVEMENT REFER TO C2.1
DENOTES CONCRETE PAVEMENT REFER TO C2.1
DENOTES CONCRETE SIDEWALK REFER TO C2.1
DENOTES CURB & GUTTER – PHASE I REFER TO C2.1
DENOTES CURB & GUTTER – PHASE II REFER TO C2.1
LIMITS OF DISTURBANCE
DENOTES NUMBER OF PARKING STALLS IN A ROW – PHASE I
DENOTES NUMBER OF PARKING STALLS IN A ROW – PHASE II
SCALE: 1 INCH = 50 FT
BRITT PETERS AND ASSOCIATES INC
consulting engineers
PROJECT TEAL
MAULDIN, SC
Revisions
Mark Date Description
4 11-11-08 WATER AND FIRE SYSTEM
3 11-7-08 SIDEWALKS AND WATER
2 10-30-08 RELOCATE DRAINAGE (ROCK)
1 10-13-08 BUILDING SERVICES
Sheet Title
SITE PLAN
Drawn MPC
Designed MLD
Checked MLD
Date 08-26-08
Job No. 08340
Sheet No.
C1.1


PE & Athletic Fields
School Building
80,000 SF
Playground
School Parking
500+ Spaces

ORDINANCE # _____

AN ORDINANCE TO REZONE PROPERTY CONSISTING OF APPROXIMATELY 43 ACRES LOCATED AT S.C. HIGHWAY 417 AND INTERSTATE HIGHWAY 385 (TAX MAP PARCELS: 0295.00-01-003.01, 0295.00-01-003.03, 0295.00-01-003.04, 0295.00-01-005.00, 0295.00-01-005.06, AND 0295.00-01-005.10) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Spinks Investments Inc. has petitioned the City of Mauldin to rezone +/- 43 acres from the C-2, Commercial District to the R-M, Multi-family Residential 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-2021-06-RZ and Greenville County Tax Map Parcels 0295.00-01-003.01, 0295.00-01-003.03, 0295.00-01-003.04, 0295.00-01-005.00, 0295.00-01-005.06, and 0295.00-01-005.10 be rezoned from C-2, Commercial, to R-M, Multi-family Residential.

The property is further identified on the attached exhibits that are hereby incorporated into this ordinance, including Exhibit 1, Zoning Map, and Exhibit 2, Property Map.

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

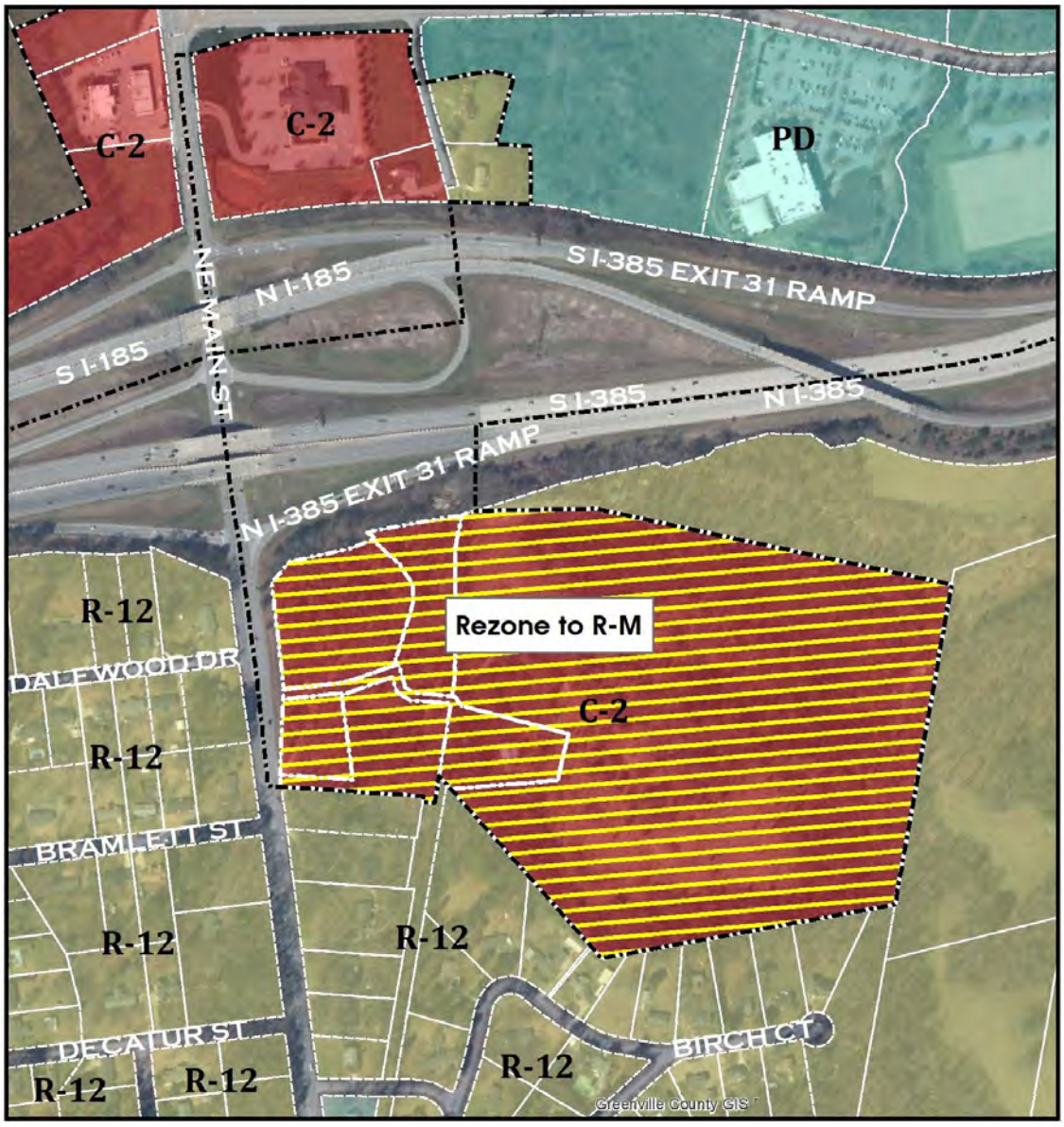
_____
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

_____
John Duggan, City Attorney

EXHIBIT 1

ZONING MAP



Legend

- City of Mauldin Boundary
- Subject Tract
- Parcels

0 400 Feet

Created on April 15, 2021

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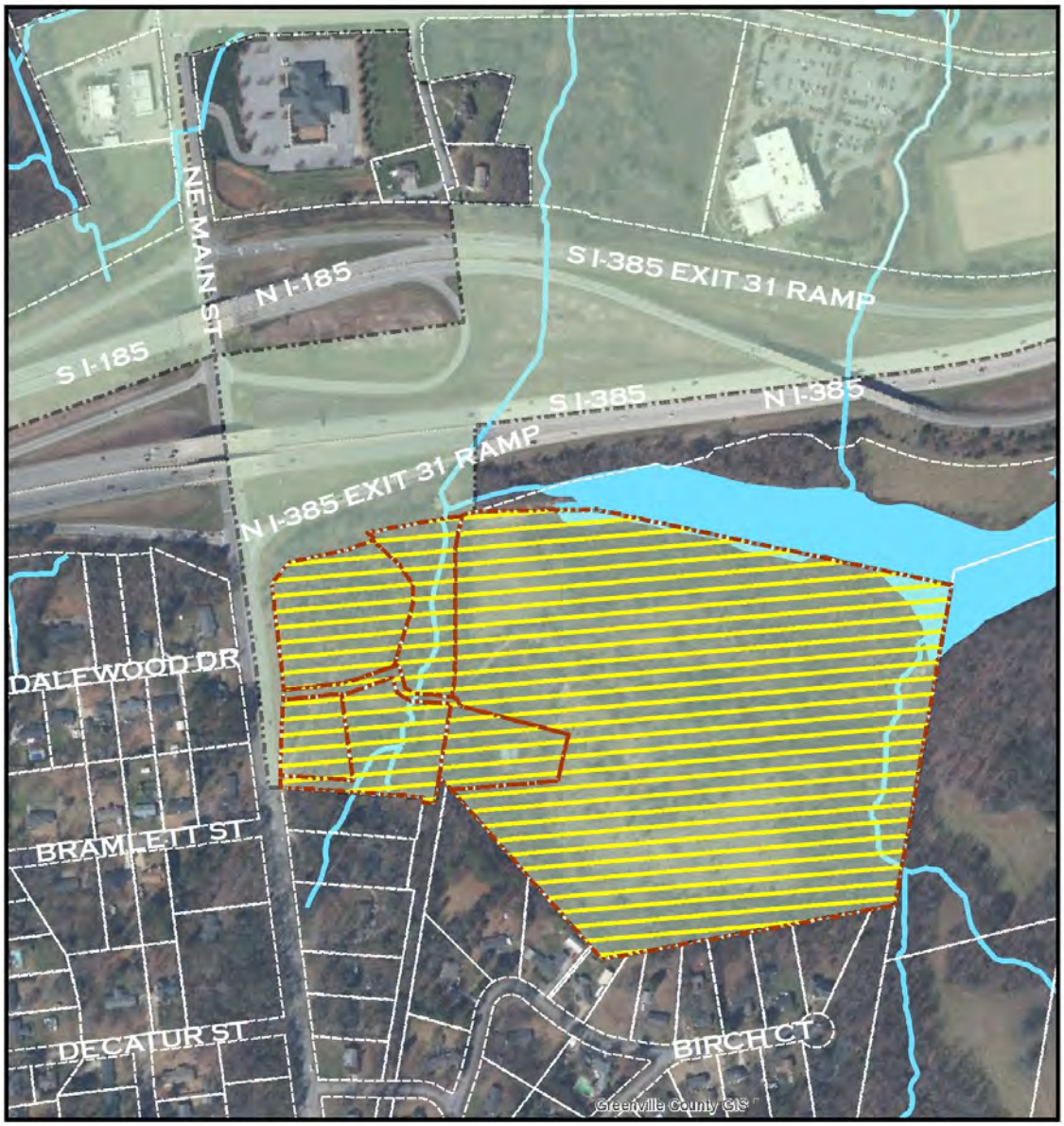
EXHIBIT 2

PROPERTY MAP



Legend

- Subject Tract
- City of Mauldin Boundary
- Parcels
- Water Body

0 400 Feet

Created on April 15, 2021

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ORDINANCE # _____

AN ORDINANCE TO REZONE PROPERTY CONSISTING OF APPROXIMATELY 6.1 ACRES LOCATED AT SERVICE BAY ROAD (TAX MAP PARCELS: M005.01-02-016.00, M005.01-02-016.03, M005.01-02-018.00, AND M005.01-02-018.01) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Britt Real Estate, LLC, has petitioned the City of Mauldin to rezone +/- 5.8 acres from the C-2, Commercial District to a PD, Planned Development; and

WHEREAS, Custom Signs, Inc., has petitioned the City of Mauldin to rezone +/- 0.3 acres from the C-2, Commercial District to a PD, Planned Development; 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-2021-07-RZ and Greenville County Tax Map Parcels M005.01-02-016.00, M005.01-02-016.03, M005.01-02-018.00, and M005.01-02-018.01 be rezoned from C-2, Commercial, to a PD, Planned Development.

The property is further identified on the attached exhibits that are hereby incorporated into this ordinance, including Exhibit 1, Zoning Map, and Exhibit 2, Property Map.

Section 2. That the Preliminary Development Plan and Statement of Intent for the property, attached hereto as Exhibit 3, be adopted for this Planned Development known as the Service Bay Road Planned Development.

Section 3. This ordinance shall become effective upon and after its final passage.

Passed on First Reading _____

Passed on Second Reading _____

(signature page follows)

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

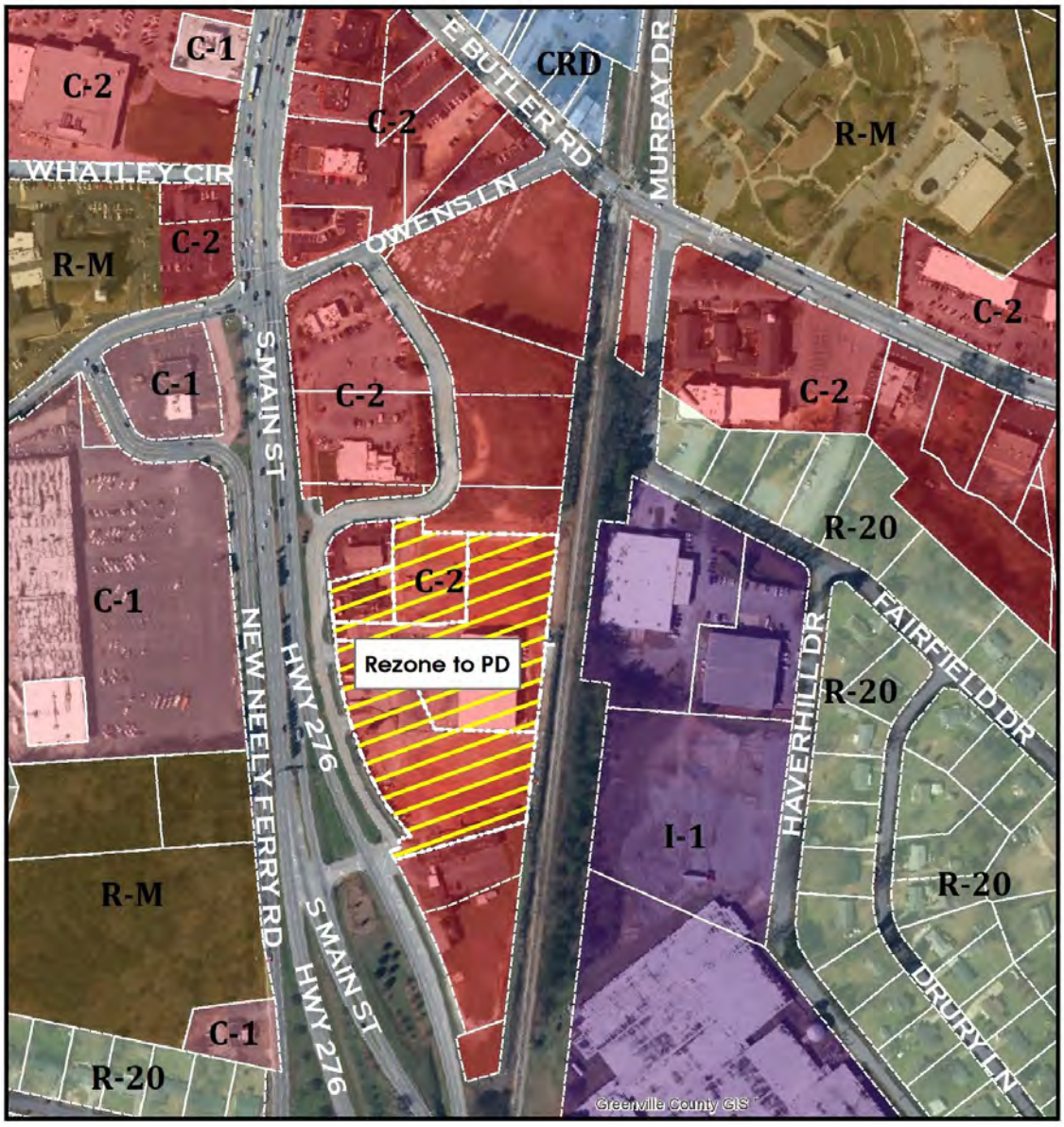
_____
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

_____
John Duggan, City Attorney

EXHIBIT 1

ZONING MAP



Legend

- City of Mauldin Boundary
- Subject Tract
- Parcels

N

0 300 Feet

Created on April 15, 2021

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EXHIBIT 2

PROPERTY MAP



Legend

- Subject Tract
- Parcels
- Water Body

N

0 300 Feet

Created on April 15, 2021

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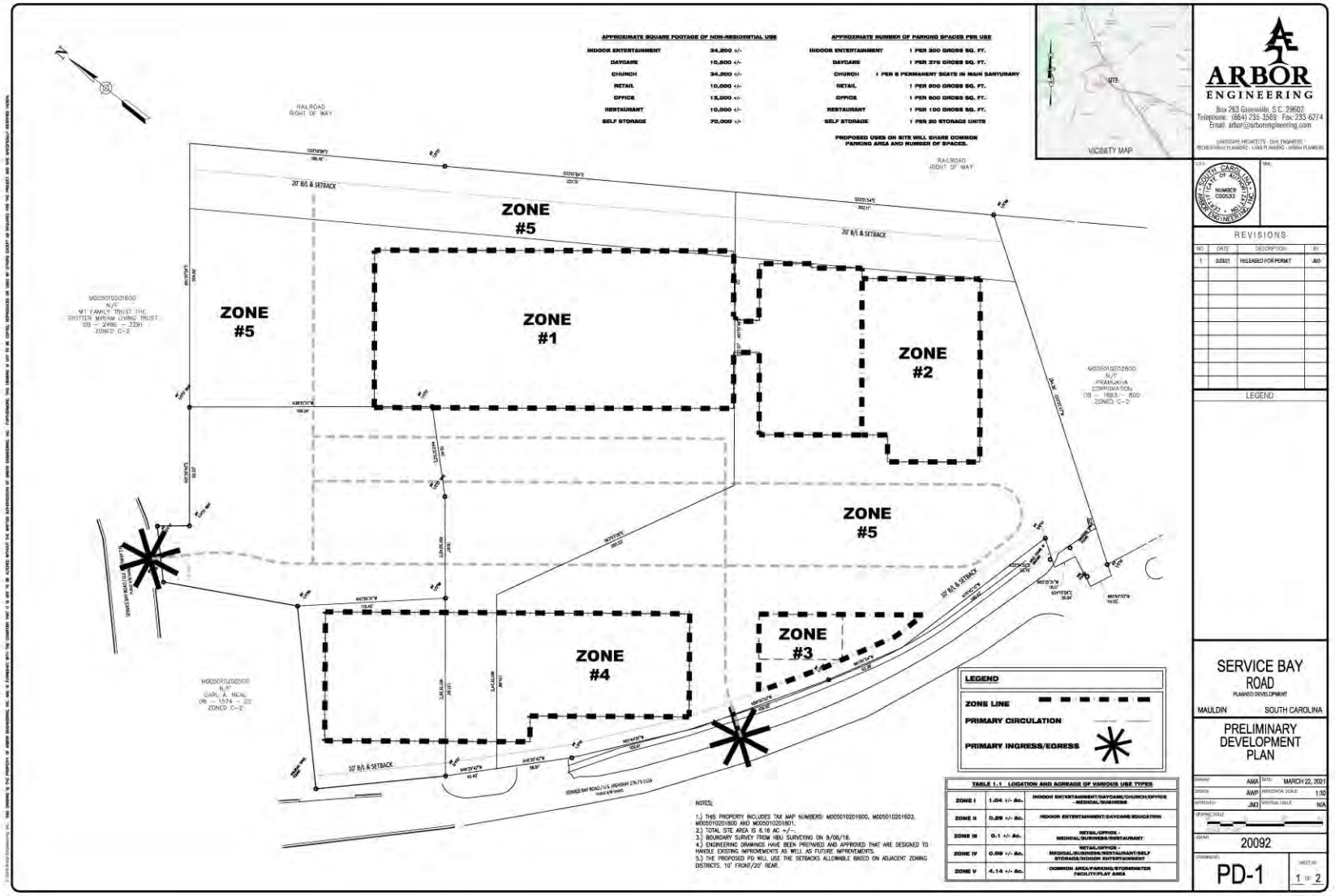
EXHIBIT 3


APPROXIMATE SQUARE FOOTAGE OF NON-RESIDENTIAL USE
INDOOR ENTERTAINMENT 34,200 +/-
DAYCARE 10,500 +/-
CHURCH 34,200 +/-
RETAIL 10,000 +/-
OFFICE 13,000 +/-
RESTAURANT 10,000 +/-
SELF STORAGE 70,000 +/-
APPROXIMATE NUMBER OF PARKING SPACES PER USE
INDOOR ENTERTAINMENT 1 PER 300 GROSS SQ. FT.
DAYCARE 1 PER 375 GROSS SQ. FT.
CHURCH 1 PER 6 PERMANENT SEATS IN MAIN SANTUARY
RETAIL 1 PER 800 GROSS SQ. FT.
OFFICE 1 PER 800 GROSS SQ. FT.
RESTAURANT 1 PER 100 GROSS SQ. FT.
SELF STORAGE 1 PER 20 STORAGE UNITS
PROPOSED USES ON SITE WILL SHARE COMMON PARKING AREA AND NUMBER OF SPACES.
VICINITY MAP
SITE
RAILROAD RIGHT OF WAY
20' B/L & SETBACK
ZONE #1
ZONE #2
ZONE #3
ZONE #4
ZONE #5
M005010201800 N/F MT FAMILY TRUST (THE TROTTEN MIRIAM LIVING TRUST DB – 2486 – 3291 ZONED C-2
M005010202600 N/F PRAMUKHA CORPORATION DB – 1863 – 800 ZONED C-2
M005010202500 N/F CARL A. NEAL DB – 1574 – 22 ZONED C-2
10' B/L & SETBACK
LEGEND
ZONE LINE
PRIMARY CIRCULATION
PRIMARY INGRESS/EGRESS
TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES
ZONE I 1.04 +/- ac. INDOOR ENTERTAINMENT/DAYCARE/CHURCH/OFFICE - MEDICAL/BUSINESS
ZONE II 0.29 +/- ac. INDOOR ENTERTAINMENT/DAYCARE/EDUCATION
ZONE III 0.1 +/- ac. RETAIL/OFFICE - MEDICAL/BUSINESS/RESTAURANT
ZONE IV 0.89 +/- ac. RETAIL/OFFICE - MEDICAL/BUSINESS/RESTAURANT/SELF STORAGE/INDOOR ENTERTAINMENT
ZONE V 4.14 +/- ac. COMMON AREA/PARKING/STORMWATER FACILITY/PLAY AREA
NOTES:
1.) THIS PROPERTY INCLUDES TAX MAP NUMBERS: M005010201600, M005010201603, M005010201800 AND M005010201801.
2.) TOTAL SITE AREA IS 6.16 AC +/–.
3.) BOUNDARY SURVEY FROM HBU SURVEYING ON 8/08/18.
4.) ENGINEERING DRAWINGS HAVE BEEN PREPARED AND APPROVED THAT ARE DESIGNED TO HANDLE EXISTING IMPROVEMENTS AS WELL AS FUTURE IMPROVEMENTS.
5.) THE PROPOSED PD WILL USE THE SETBACKS ALLOWABLE BASED ON ADJACENT ZONING DISTRICTS. 10' FRONT/20' REAR.
ARBOR ENGINEERING
Box 263 Greenville, S.C. 29602
Telephone: (864) 235-3569 Fax: 233-6274
Email: arbor@arborengineering.com
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - SITE PLANNERS - LAND PLANNERS - URBAN PLANNERS
SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NUMBER C00533
REVISIONS
NO. DATE DESCRIPTION BY
1 9/23/21 RELEASED FOR PERMIT AM3
SERVICE BAY ROAD
PLANNED DEVELOPMENT
MAULDIN SOUTH CAROLINA
PRELIMINARY DEVELOPMENT PLAN
DRAWN AMA DATE MARCH 22, 2021
CHECK AMP HORIZONTAL SCALE 1:30
APPROVED JIM3 VERTICAL SCALE N/A
DRAWING SCALE
JOB NO. 20092
DRAWING NO. PD-1
SHEET NO. 1 OF 2

Service Bay Road Development Plan

Rezoning to Planned Development - Commercial

1. Property Owner: Britt Real Estate, LLC
Address: **255 Service Bay Road, Mauldin, SC 29662**

Telephone Number: 864-915-1756

2. Applicant: **Pat Britt**

Address: **255 Service Bay Road, Mauldin, SC 29662**

Telephone Number: **864-228-2820**

3. Date: **March 29, 2021**

Description of the land uses and areas associated with each Zone:

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES		
ZONE I	1.04 +/- Ac.	INDOOR ENTERTAINMENT/DAYCARE/CHURCH/OFFICE - MEDICAL/BUSINESS
ZONE II	0.29 +/- Ac.	INDOOR ENTERTAINMENT/DAYCARE/EDUCATION
ZONE III	0.1 +/- Ac.	RETAIL/OFFICE - MEDICAL/BUSINESS/RESTAURANT
ZONE IV	0.59 +/- Ac.	RETAIL/OFFICE - MEDICAL/BUSINESS/RESTAURANT/SELF STORAGE/INDOOR ENTERTAINMENT
ZONE V	4.14 +/- Ac.	COMMON AREA/PARKING/STORMWATER FACILITY/PLAY AREA

Description of the approximate parking counts associated with each use:

APPROXIMATE NUMBER OF PARKING SPACES PER USE

INDOOR ENTERTAINMENT	1 PER 300 GROSS SQ. FT.
DAYCARE	1 PER 375 GROSS SQ. FT.
CHURCH	1 PER 6 PERMANENT SEATS IN MAIN SANTURARY
RETAIL	1 PER 500 GROSS SQ. FT.
OFFICE	1 PER 600 GROSS SQ. FT.
RESTAURANT	1 PER 100 GROSS SQ. FT.
SELF STORAGE	1 PER 20 STORAGE UNITS

PROPOSED USES ON SITE WILL SHARE COMMON PARKING AREA AND NUMBER OF SPACES.

Description of the approximate square footage of non-residential uses:

APPROXIMATE SQUARE FOOTAGE OF NON-RESIDENTIAL USE	
INDOOR ENTERTAINMENT	**34,200 +/-**
DAYCARE	**10,500 +/-**
CHURCH	**34,200 +/-**
RETAIL	**10,000 +/-**
OFFICE	**13,000 +/-**
RESTAURANT	**10,000 +/-**
SELF STORAGE	**70,000 +/-**

Statement of the responsibilities of established Property Owners Association:
It will be the responsibility of all property owners within the established Property Owners Associated to maintain all common areas within Zone 5 that include but are not limited to parking areas and stormwater facilities.

Development Schedule (Tentative)

Engineering/Permitting:	**July 2021 – April 2022 (within a year of rezone)**
Site Development:	**April 2022 – December 2022 (within 2 years of permitting)**
Building Construction:	**January 2023 (upon site completion)**
Project Closeout:	**December 2023 (determined by building construction)**

Engineering drawings and appropriate permits will be pursued immediately. The development will begin as soon as all permits have been issued.

Statement from the Public Utility Providers:

- **Sewer is currently available by City of Mauldin. Letter provided by City of Mauldin Sewer – March 25, 2021.**
- **Water service is provided by Greenville Water.**
- **Fire Service is provided by the Mauldin City Fire District.**

Statement regarding Public Improvements On/Off-Site:
The only public improvements that will be proposed on site are the service connections to both existing water and sewer lines. No utility mains will be extended to serve this project. Completion of these items will occur at a time best suiting for the proposed construction schedule.

There will be no proposed pond, lake or retention pond proposed within the development. There will be a stormwater detention pond on-site managed by the Property Owners Association. Currently there is no landscape proposed to buffer the pond.

Statement describing proposed Zones:

Zone 1

Zone 1 consists of approximately 1.04 acres and will be developed to include uses such as Indoor Entertainment, Daycare, Church as well as Medical and Business Offices.

Currently, Indoor Entertainment, Daycare and Church are existing uses within this zone.

Zone 1 will be serviced by a stormwater detention facility within Zone V and will be designed to meet and exceed state and local standards and will incorporate low impact design standards. This stormwater system will be owned and maintained by the Property Owners Association.

Pedestrian access to this zone will be through Zone V but could also come through Zone II.

Engineering drawings and appropriate permits will be pursued immediately. The development will begin as soon as all permits have been issued.

Zone 2

Zone 2 consists of approximately 0.29 acres and will be developed to include uses such as Indoor Entertainment, Daycare and Education.

Currently, this zone is vacant.

Zone 2 will be serviced by a stormwater detention facility within Zone V and will be designed to meet and exceed state and local standards and will incorporate low impact design standards. This stormwater system will be owned and maintained by the Property Owners Association.

Pedestrian access to this zone will be through Zone V but could also come through Zone I.

Engineering drawings and appropriate permits will be pursued immediately. The development will begin as soon as all permits have been issued.

Zone 3

Zone 3 consists of approximately 0.1 acres and will be developed to include uses such as Retail, Restaurant and Medical or Business Offices.

Currently, this zone is vacant.

Zone 3 will be serviced by a stormwater detention facility within Zone V and will be designed to meet and exceed state and local standards and will incorporate low impact design standards. This stormwater system will be owned and maintained by the Property Owners Association.

Pedestrian access to this zone will be through Zone V.

Engineering drawings and appropriate permits will be pursued immediately. The development will begin as soon as all permits have been issued.

Zone 4

Zone 4 consists of approximately 0.59 acres and will be developed to include uses such as Retail, Restaurant, Indoor Entertainment, Self-Storage and Medical or Business Offices.

Currently, this zone contains retail.

Zone 4 will be serviced by a stormwater detention facility within Zone V and will be designed to meet and exceed state and local standards and will incorporate low impact design standards. This stormwater system will be owned and maintained by the Property Owners Association.

Pedestrian access to this zone will be through Zone V.

Engineering drawings and appropriate permits will be pursued immediately. The development will begin as soon as all permits have been issued.

Zone 5

Zone 5 consists of approximately 4.14 acres and will be developed to include uses such as Common Area, Parkign, Stormwater Facility and Play Areas.

Currently, this zone contains parking, common area and the existing stormwater facility.

Zone 5 will contain the sites stormwater facility and will be designed to meet and exceed state and local standards and will incorporate low impact design standards. This stormwater system will be owned and maintained by the Property Owners Association.

Access to this zone will be off of Service Bay Road to the South and West.

Engineering drawings and appropriate permits will be pursued immediately. The development will begin as soon as all permits have been issued.

BUILDING DESCRIPTION (Zones I & II)

Style **The architectural style will be largely contemporary, single/multi-story commercial building units.**

Colors **Building colors will be of a muted or natural color or a mixture thereof.**

Textures **The buildings will be of a brick, stone, Hardi-Plank, metal or a combination of each.**

Roofing **The buildings may be roofed with a metal material. Typical roof style may be hipped, gabled or flat to allow for air conditioning to be located on top of the building.**

Use Layout:

All areas dedicated to self-storage will be located within Zone IV and will be located on the first floor and may occupy space up to 4 stories high.

Natural Features:

There are no natural features of concern on-site.

SITE DATA

TAX MAP NO.:	0583010100400, 0583020100800, 0583010100607, 0583020101003, 0583020101900 & P/O 0583020100801
LAND AREA:	±170.07 ACRES
ZONING:	R-10 (CLUSTER OPTION #1)
SETBACKS:	
EXTERIOR SETBACK:	25'
FRONT SETBACK:	20'
REAR SETBACK:	5'
SIDE SETBACK:	5'
TOTAL ROADWAY:	± 8,956 LF (24' PAVED & 46' PUBLIC R.O.W.) ± 9,088 LF (22' PAVED & 44' PUBLIC R.O.W.) ± 1,936 LF (20' PAVED & 42' PUBLIC R.O.W.) ±19,980 LF TOTAL
TOTAL LOTS:	529 LOTS (52' W X 125' D MIN. SFR) 43 TOWNHOME UNITS 572 LOTS/UNITS TOTAL (NOTE: LOTS 114 & 115 LOST FOR ROAD CONNECTION)
DENSITY ALLOWED:	4.4 UNITS/AC = 748 UNITS
PROPOSED DENSITY:	3.4 UNITS/AC = 572 UNITS
PARKING REQUIRED:	2 SPACES/LOT
PARKING PROVIDED:	2 SPACES/LOT (1 IN GARAGE/1 IN DRIVEWAY) 45 ADDITIONAL VISITOR SPACES (INCLUDES 5 VAN ACCESSIBLE SPACES)

OPEN SPACE TABLE:

	SECTION I	SECTION I	TOTAL
LAND AREA:	±108.02 AC	±62.05 AC	±170.07 AC
O.S. REQUIRED:	± 16.20 AC (15%)	± 9.31 AC. (15%)	± 25.51 AC (15%)
O.S. PROVIDED:	± 29.57 AC (27%)	±16.76 AC. (27%)	± 46.33 AC (27%)

OPEN SPACE PROVIDED DOES NOT INCLUDE STORM WATER PONDS/FEATURES

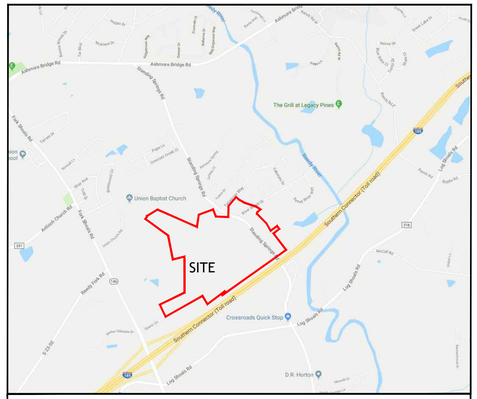
DEVELOPER

COMPANY: BLACKSTREAM DEVELOPMENT, LLC
ADDRESS: 20 OVERBROOK COURT, STE 400 GREENVILLE, SC 29607
PHONE: 864-901-4078
CONTACT: FORD ELLIOTT
EMAIL: FORD.ELLIOTT@SVN.COM

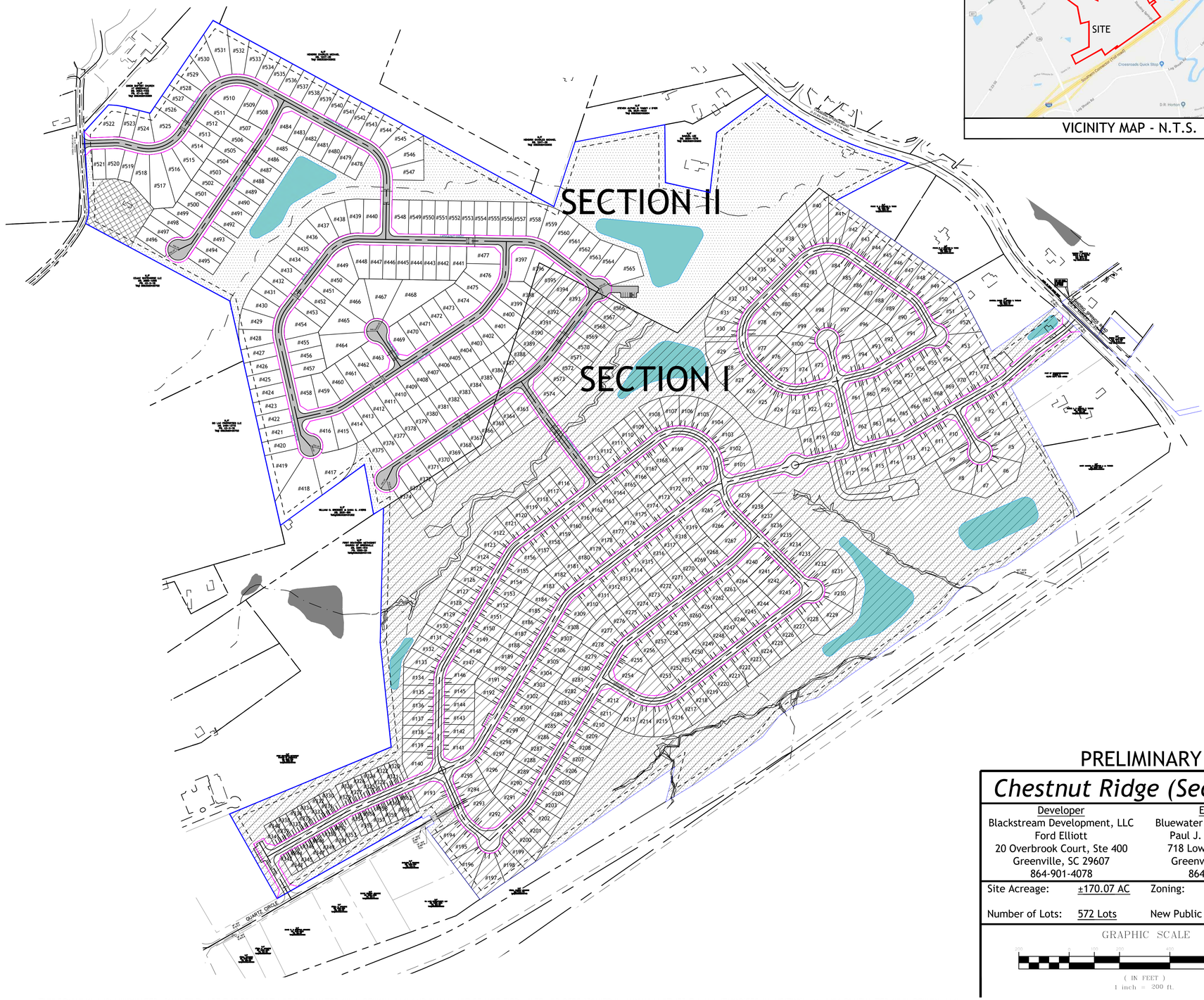
CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

N W E S



VICINITY MAP - N.T.S.



GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. PROPERTY IS LOCATED WITHIN FEMA ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA PANEL 45045C0477E & 45045C0476E EFF. DATE 08/18/2014
3. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:2 OF THE CITY OF MAULDIN ZONING ORDINANCE.
4. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
5. THE CITY OF MAULDIN IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
6. ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 42' (MIN.) R.O.W., ARE INTENDED TO BE PUBLIC STREETS, AND WILL BE DEEDED TO THE CITY OF MAULDIN FOR OWNERSHIP AND MAINTENANCE.
7. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
8. ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
9. PUBLIC WATER IS AVAILABLE ALONG UNION CHURCH ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
10. SANITARY SEWER WILL BE OWNED, OPERATED, & MAINTAINED BY CITY OF MAULDIN.
11. STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:3 OF THE MAULDIN ZONING ORDINANCE.
12. PUBLIC SANITATION SERVICES TO BE PROVIDED BY THE CITY OF MAULDIN.
13. SINGLE-FAMILY ATTACHED DEVELOPMENT TO MEET SECTION 10:7 OF CITY OF MAULDIN ZONING ORDINANCE.
14. ELECTRIC SERVICE TO BE PROVIDED BY DUKE ENERGY.
15. IF NATURAL GAS IS SELECTED AS AN ENERGY SOURCE, SERVICE TO BE PROVIDED BY PIEDMONT NATURAL GAS.
16. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
17. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION.

PRELIMINARY

Chestnut Ridge (Section II)

Developer	Engineer
Blackstream Development, LLC	Bluewater Civil Design, LLC
Ford Elliott	Paul J. Harrison, P.E.
20 Overbrook Court, Ste 400	718 Lowndes Hill Road
Greenville, SC 29607	Greenville, SC 29607
864-901-4078	864-326-4202

Site Acreage: ±170.07 AC Zoning: R-10

Number of Lots: 572 Lots New Public Road: ±19,980 LF

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

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Project Number: 5037
DWG Name: 2021-03-02 Willimon Tract OV-1.dwg
Drawing Scale: as noted
Date of Project: 09/2020
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

CHESTNUT RIDGE (SECTION II)
F.K.A. Sunny Hills Cottages
(SFR Subdivision - Preliminary)
Union Church Road & Standing Springs Road
Mauldin, SC

SOUTH CAROLINA
BLUEWATER CIVIL DESIGN, LLC
No. C04212
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 24224
03/09/2021
PAUL J. HARRISON

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	01/26/2021	Issued for Preliminary - Mauldin
B	02/02/2021	Road Names Added
C	02/03/2021	Issued for Preliminary - SAC
D	03/09/2021	Issued for Preliminary - Mauldin
....	....	....
....	....	....
....	....	....
....	....	....
....	....	....
....	....	....
....	....	....

OVERALL DEVELOPMENT

OV-1

SITE DATA

TAX MAP NO.:	0583010100400, 0583020100800, & P/O 0583020100801
LAND AREA:	±62.05 ACRES
ZONING:	R-10 (CLUSTER OPTION #1)
SETBACKS:	
EXTERIOR SETBACK:	25'
FRONT SETBACK:	20'
REAR SETBACK:	5'
SIDE SETBACK:	5'
TOTAL ROADWAY:	±5,365 LF (24' PAVED & 46' PUBLIC R.O.W.) ±1,165 LF (22' PAVED & 44' PUBLIC R.O.W.) ±1,010 LF (20' PAVED & 42' PUBLIC R.O.W.) ±7,540 LF TOTAL
TOTAL NEW LOTS:	210 LOTS (52' W X 125' D TYP.)
DENSITY ALLOWED:	4.4 UNITS/AC = 273 UNITS
PROPOSED DENSITY:	3.4 UNITS/AC = 210 UNITS
PARKING REQUIRED:	2 SPACES/LOT
PARKING PROVIDED:	2 SPACES/LOT (1 IN GARAGE/1 IN DRIVEWAY + 6 OFF-STREET SPACES - 1 VAN ACCESSIBLE)

OPEN SPACE TABLE:

TOTAL PARCEL:	±62.05 AC
O.S. REQUIRED:	± 9.31 AC. (15%)
*O.S. PROVIDED:	±16.76 AC. (27%)
O.S. DEVELOPABLE REQUIRED:	±5.87 (35%)
O.S. DEVELOPABLE PROVIDED:	±6.80 (41%)

*OPEN SPACE PROVIDED DOES NOT INCLUDE STORM WATER PONDS/FEATURES. OPEN SPACE DEVELOPABLE ACREAGE IS DETERMINED BY SECTION 8:2(4)(K) OF THE MAULDIN ZONING ORDINANCE.

DEVELOPER

COMPANY: BLACKSTREAM DEVELOPMENT, LLC
ADDRESS: 20 OVERBROOK COURT, STE 400 GREENVILLE, SC 29607
PHONE: 864-901-4078
CONTACT: FORD ELLIOTT
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CIVIL ENGINEER

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ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
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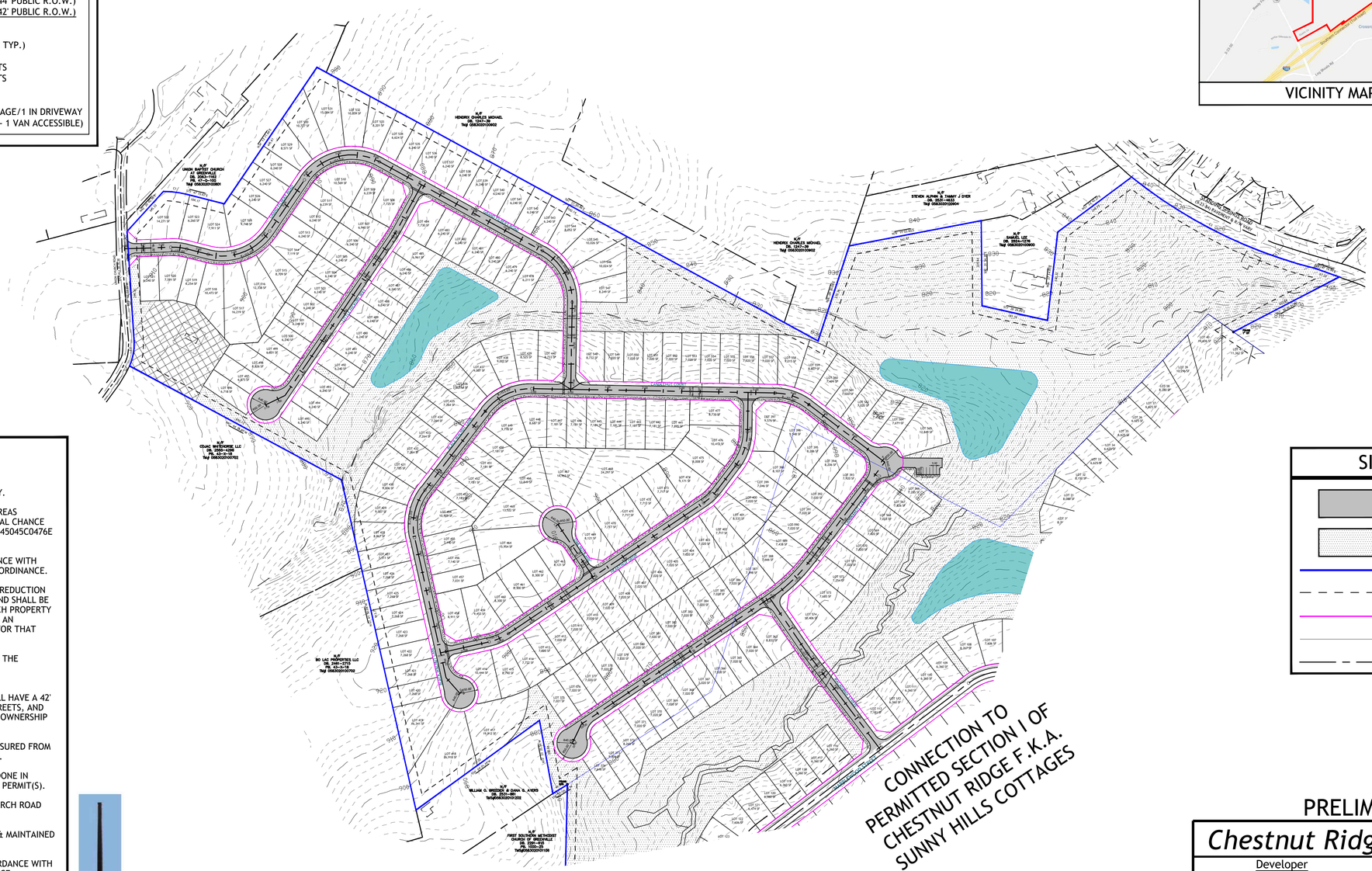
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM



VICINITY MAP - N.T.S.



SITE LEGEND

- ASPHALT PAVEMENT SECTION
- COMMON AREA / OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD

GENERAL NOTES

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12. PUBLIC SANITATION SERVICES TO BE PROVIDED BY THE CITY OF MAULDIN.
13. SINGLE-FAMILY ATTACHED DEVELOPMENT TO MEET SECTION 10:7 OF CITY OF MAULDIN ZONING ORDINANCE.
14. ELECTRIC SERVICE TO BE PROVIDED BY DUKE ENERGY.
15. IF NATURAL GAS IS SELECTED AS AN ENERGY SOURCE, SERVICE TO BE PROVIDED BY PIEDMONT NATURAL GAS.
16. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
17. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION.


STYLE A


DELUXE ACORN


Traditional

STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE THE "TRADITIONAL" STYLE LAMP WITH POLE STYLE "A". SEE THE EXAMPLE SHOWN. ANY EXTERIOR LIGHTING WILL NOT BE MOUNTED IN EXCESS OF 25 FEET ABOVE FINISHED GRADE AND WILL MEET ALL STANDARDS PER SECTION 6:3.1 OF THE MAULDIN ZONING ORDINANCE.

Curve Table			
Curve #	Length	Radius	Delta
C1	63.930	249.000	014°42'38"
C2	66.691	145.968	026°10'40"
C3	559.531	1292.830	024°47'50"

811 Know what's below. Call before you dig.

PRELIMINARY

Chestnut Ridge (Section II)

Developer	Engineer
Blackstream Development, LLC Ford Elliott 20 Overbrook Court, Ste 400 Greenville, SC 29607 864-901-4078	Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-326-4202

Site Acreage: ±62.05 AC Zoning: R-10

Number of Lots: 210 Lots New Public Road: ±7,540 LF

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

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Project Number: 2020-126
DWG Name: 2021-03-02 Willimon Tract PP-1.dwg
Drawing Scale: AS NOTED
Date of Project: 01/2021
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

CHESTNUT RIDGE (SECTION II)
F.K.A. Sunny Hills Cottages
(SFR Subdivision - Preliminary)
Union Church Road & Standing Springs Road
Mauldin, SC

SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC No. C04212 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 24224 03/09/2021 PAUL J. HARRISON

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	01/26/2021	Issued Preliminary Plat - Mauldin
B	02/02/2021	Added Road Names
C	02/03/2021	Issued Preliminary Plat - SAC
D	03/09/2021	Issued Revised Preliminary Plat - Mauldin
....	....	....
....	....	....
....	....	....
....	....	....
....	....	....
....	....	....

Preliminary Plat

PP-1A