



BUILDING CODES COMMITTEE MEETING

THURSDAY, APRIL 29, 2021 | 6 PM

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the Courtroom at 6 p.m.

Please note that members of the public may attend this meeting in-person but are encouraged to participate remotely. The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.



Building Codes (BDS) Committee AGENDA
April 29, 2021

Committee Members: Diane Kuzniar (Chair), Dale Black, Taft Matney

1. **Call to Order** The Honorable Diane Kuzniar
2. **Public Comment** The Honorable Diane Kuzniar
3. **Reading and Approval of Minutes** The Honorable Diane Kuzniar
 - a. Building Codes Committee Meeting:
March 1, 2021 (*Pages 3-6*)
4. **Reports or Communications from City Officers** The Honorable Diane Kuzniar
 - a. BDS Director David Dyrhaug
5. **Unfinished Business** The Honorable Diane Kuzniar

None
6. **New Business** The Honorable Diane Kuzniar
 - a. An ordinance approving a major change to the Centerpointe Planned Development District (*Pages 7-22*)
 - b. 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, and 0295.00-01-005.06) and providing an effective date (*Pages 23-33*)
 - c. 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 (*Pages 34-50*)
 - d. An ordinance to provide for the annexation of property owned by David M. Adams, Sr., et. al., and located at Ashmore Bridge Road near Fowler Circle (Tax Map Parcel: M007.01-01-002.00) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property (*Pages 51-60*)
 - e. An ordinance to amend Section 21-4 and Section 21-41 in the Mauldin Municipal Code Chapter 21, Flood Damage Prevention (*Pages 61-64*)
 - f. Renaming of Bi-Lo Blvd (update and discussion only)

Building Codes Committee Meeting



- 7. Public Comment The Honorable Diane Kuzniar
- 8. Committee Concerns The Honorable Diane Kuzniar
- 9. Adjourn The Honorable Diane Kuzniar

Building Codes Committee Meeting



Minutes

Building Codes (BDS) Committee

March 1, 2021

2nd committee meeting

Committee Members: Diane Kuzniar (Chair), Dale Black, Taft Matney

Others Present: Business and Development Services Director David Dyrhaug and City Administrator Brandon Madden.

1. Call to Order - Chairwoman Kuzniar
2. Public Comment – None
3. Reading and Approval of Minutes
 - a. BDS Committee Meeting: February 1, 2021

Motion: Councilman Matney made a motion to approve the minutes with Councilman Black seconding.

Action: The vote was unanimous (3-0).

4. Reports or Communications from City Officers

- a. BDS Director David Dyrhaug

The department has 44% of its budget remaining. 34% is the ideal remaining percentage. Mr. Dyrhaug reported that the department is operating on a new deadline for calling in building inspections. The deadline is now 4:00 p.m. for an inspection on the following day.

5. Unfinished Business - None

6. New Business

- a. An ordinance to provide for the annexation of property owned by Tommy Steele Kay, and located at 409 E. Butler Road (Tax Map Parcel: #0546.01-01-032.00), by one hundred percent petition method: and to establish a zoning classification of C-2, commercial, for said property

This property is approximately 3.328 acres located at 409 E. Butler Road. Part of this property is not in the City and the applicant wishes to annex that remaining portion into the City limits of Mauldin. The applicant wishes to rezone the entire property, including the portion of the property already in the City limits and the portion of the property being annexed, to the C-2, Commercial, zoning district. This property is currently used for a single-family residence occupied by the owner. The owner



intends to market this property for commercial development. The Planning Commission recommends approval.

Motion: Councilman Matney made a motion to send this item to Council with Councilman Black seconding.

Councilman Black mentioned this property is across the street from the Pavan store.

Action: The vote was unanimous (3-0).

- b. A resolution to rename Centerpointe Boulevard to Bridgeway Boulevard

Centerpointe Boulevard is an existing street that begins at Bridges Road, crosses Holland Road, and terminates again at Holland Road at a separate intersection. This street is privately owned by Centerpoint Land Inc. This owner also owns all of the land that fronts on Centerpointe Boulevard for addressing purposes. Of all the property that primarily fronts on Centerpointe Boulevard, only one is developed (356 Centerpointe Blvd). This establishment is owned by the applicant and the occupant of that establishment will be vacating the facility by March 31, 2021.

The Planning Commission recently reviewed this petition to rename Centerpointe Boulevard to Bridgeway Boulevard in accordance with Section 6-29-1200 of the Code of Laws of South Carolina. This section of State law, adopted in 1994 and amended in 1997, provides that the local planning commission must authorize the re-naming of streets. In accordance with this provision, the Planning Commission voted 6-0 to approve the renaming of Centerpointe Boulevard to Bridgeway Boulevard.

In addition to the State law on renaming streets, there is a City ordinance, Section 36-1 of the Municipal Code, adopted in 1994, that provides “no person shall name any street or change the name of any street, except upon consent of the city council as authorized by resolution. Therefore, this request is being presented to the City Council in accordance with Section 36-1 of the Municipal Code.

Motion: Councilman Matney made a motion to send this item to Council with Councilman Black seconding.

Councilman Black asked who notifies E911 of the change in address. Mr. Dyrhaug said E911 has this request already. They have no concerns.

Action: The vote was unanimous (3-0).

- c. An ordinance to repeal Section 36-1, Council approval of street names or name changes, in the Mauldin Municipal Code Chapter 36, Streets, Sidewalks and Other public places

Building Codes Committee Meeting



Section 36-1 of the Mauldin Code of Ordinances requires the City Council to consent to the naming or renaming of streets. The intent of the request is to gauge the interest of the Building Codes Committee and the City Council for repealing Section 36-1 of the Mauldin Code of Ordinances so that the approval of naming and renaming streets fall solely under the authority of the planning commission in accordance with State law.

Councilman Matney said he does not support repealing our ordinance and would like the council and planning commission to continue to approve street names or changes.

Motion: Councilman Black made a motion to allow discussion on this item with Councilman Matney seconding.

Councilman Matney said something as serious as naming of streets should remain under the purview of council.

Action: Councilman Black agreed with Councilman Matney. This item was not approved and will not be forwarded to Council.

Motion: Councilman Matney made a motion to table this item in committee. Councilman Black seconded the motion.

Action: The vote was unanimous (3-0).

- d. An ordinance to amend the Mauldin zoning ordinance to introduce a table of allowed uses applicable to various zoning districts, provide descriptions of the uses allowed, provide additional standards for conditional and special exception uses, introduce general building design standards, amend the nonconforming use standards, and other related amendments

For years City Officials have shared a vision for improved development along Main Street and Butler Road. Plans and work on the redevelopment of City Center have contributed to this vision. However, various aspects of the zoning ordinance have not been updated to meet this vision. For example, the current zoning ordinance provides lists of allowed land uses that are rather outdated and do not meet the vision for Main Street, Butler Road, and City Center. Additionally, the zoning ordinance is extremely light on any building design standards that similarly contribute to the vision for the future of the City.

The draft ordinance 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. The comprehensive plan supports the proposed ordinance.

Building Codes Committee Meeting



Proposed changes include renaming some of our zoning districts and uses are added in one table. New building design standards are also proposed. The Planning Commission unanimously approved the changes.

Motion: Councilman Matney made a motion to send this item to Council with Councilman Black seconding.

Councilman Black asked for input from the rest of Council. Councilman Matney thanked Mr. Dyrhaug, his staff, and the Planning Commission for the work on this. Councilman Matney is glad a provision for outdoor music has been included in this draft. He also said he believes this ordinance allows for the continuation of non-conforming uses within these districts. He is happy this has been included as well to protect business owners if they want to pass the business down to their family members, as long as the use stays the same. Mr. Dyrhaug added that in those circumstances, they would be treated as a legal conforming use so they can continue to expand their business.

Action: The vote was unanimous (3-0).

7. Public Comment - None
8. Committee Concerns – None
9. Adjourn - Chairwoman Kuzniar adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: April 29, 2021

AGENDA ITEM: 6a

TO: Building Codes Committee

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Major Change to Centerpointe PD at 356 Bridgeway Blvd

OWNER(S):	Phil Hughes, Village Land Inc
AUTHORIZED REP(S):	N/A
TAX MAP NUMBER(S):	0542.01-01-020.00
LOCATION:	356 Bridgeway Blvd
CURRENT ZONING:	PD, Planned Development
SIZE OF PROPERTY:	Approx. 21.96 acres
REQUESTED CHANGE:	Change Description of Site from “Office Building” to “Office, Commercial, Institutional”

REQUEST

The City of Mauldin has received a request to make a change to the Centerpointe PD pursuant to Section 5:11.17 of the Mauldin Zoning Ordinance. The change consists of amending the use description for 21.96 acres located at 356 Bridgeway Blvd. The applicant has requested to change this description from “Office Building” to “Office, Commercial, Institutional” to accommodate a prestigious charter school. The school is proposing to move into the facility recently vacated by Samsung.

The school has also indicated that they are under a compressed timeline. They have requested special consideration for the City Council to hold an additional special called meeting during the month of May so that both readings of the ordinance for the change to this Planned Development can be completed in May.

BACKGROUND

The proposed charter school, which wishes to remain confidential at this stage, provides a K-12 curriculum. The school strives to be an engaging and innovative community that educates students while integrating enriched math and science curricula. One of the ways that this school stands out is that they also strive to develop an understanding of environmental sustainability, renewable energy, and technology to enhance students’ achievements.

Building Codes Committee Meeting



The school is proposing to undertake renovations to the facility. These renovations will entail creating 54 classrooms, art/music/science labs, a cafeteria and indoor gymnasium. The school does not plan to alter the footprint of the facility or the parking. The only modifications to the site proposed at this time are the provision of outdoor athletic and physical education areas and an outdoor playground. These areas will be enclosed by a fence. The school will have a capacity of 1,100 to 1,200 students (K-12). They anticipate opening in August 2022 and plan to begin construction of the renovations in June 2021.

PLANNED DEVELOPMENT PROCEDURES

Pursuant to Section 5:11.17 of the Mauldin Zoning Ordinance, any change or amendment to a planned development (PD) relating to the use of the property must be approved by City Council. The Planning Commission provides the City Council with a recommendation regarding the change or amendment. The Planning Commission also reviews the final development plan for approval.

REVIEW CRITERIA

The Mauldin Zoning Ordinance does not contain any specified criteria that should be considered by the Planning Commission when reviewing requests for rezoning or planned developments. However, the following criteria are typical of those used by other jurisdictions.

- A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Plan, recent development trends, and the general character of the area;
- B. Suitability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district;
- C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;
- D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising public health, safety or welfare; and
- E. Public need for the potential uses permitted in the requested zoning district.

STAFF FINDINGS

Based on the above criteria, staff provides the following findings for consideration of the proposed request.

A. ***Comprehensive Plan Consistency***

This change to the Centerpointe PD appears consistent with the Employment Center designation listed in the Comprehensive Plan.

B. ***Suitability of the Site***

There are no apparent floodplains, wetlands, or topographic constraints on the site. Staff is not aware of any issues pertaining to the suitability of the site.

C. ***Compatibility of the Development***

This property is located in a mixed use environment that includes distribution facilities, townhomes, offices, and other urban village uses coming to BridgeWay Station. Holland Road is also home to other educational facilities including Mauldin Middle School, Mauldin Elementary School, and the Golden Strip Career Center. It appears to be compatible with the surrounding area.

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D. *Infrastructure Capacity*

All utilities, including water and sewer, are available on site.

E. *Public Need*

This project will provide additional educational opportunities for families in Mauldin.

TIMELINE

On March 11, 2021, staff received the request to amend the Centerpointe PD.

On April 27, 2021, the Planning Commission is meeting to review this request and to provide a recommendation to the City Council.

RECOMMENDATION

Based on its findings, staff supports the applicants' request to amend the Centerpointe PD to allow for a charter school.

Recommended Motion: I move that the Committee forward this matter to City Council for review with a recommendation of approval and that consideration be provided for a special called meeting of City Council to accommodate the applicant's timing.

ATTACHMENTS

Proposed Ordinance (statement of intent and preliminary development plan contained therein)



ORDINANCE # _____

AN ORDINANCE APPROVING A MAJOR CHANGE TO THE
CENTERPOINTE PLANNED DEVELOPMENT DISTRICT

WHEREAS, in 1997, the City of Mauldin rezoned certain property known as Centerpointe, identified as a 88.43 site area as shown on the Development Plan attached hereto as Exhibit “A,” as a Planned Development District pursuant to a Statement of Intent attached hereto as Exhibit “B”; and

WHEREAS, according to the Statement of Intent attached hereto as Exhibit “B”, the Planned Development required Restrictive Covenants for Centerpointe, which were filed with the Greenville County Register of Deeds Office on November 14, 1997 in Deed Book 1727 at Page 246. The original Statement of Intent also called for “high quality buildings including Corporate Headquarters, General Office, Office Distribution, and Multi-Family Residential”; and

WHEREAS, to allow for a charter school facility, the Property Owner is requesting an amendment to the original Preliminary Development Plan and Statement of Intent that would allow for consideration of office, commercial and institutional uses for a certain tract of land within Centerpointe identified as a 21.96-acre tract (hereinafter referred to as “Property”); and

WHEREAS, the Property Owner submitted an Amended Preliminary Development Plan and Statement of Intent setting forth the change in use for the Property, copies of which are attached hereto and incorporated herein as Exhibit “C”; and

WHEREAS, according to Exhibit “C”, the design of the office, commercial and institutional uses will be consistent with the design guidelines set forth in the original Statement of Intent and the Restrictive Covenants; and

WHEREAS, according to the City of Mauldin Zoning Ordinance, Section 5:11.17(B), a change in use to a Planned Development is considered a Major Change; and

WHEREAS, pursuant to Section 5:11.17(B) of the Mauldin Zoning Ordinance, major changes to a Planned Development District may be approved by City Council; and

WHEREAS, an amendment to the original Statement of Intent to allow for the expansion of office, commercial and institutional uses on the Property will not be detrimental to the adjacent parcels or the immediate surrounding area.

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 Preliminary Development Plan and Statement of Intent for the Property be amended to allow for the expansion of office, commercial and institutional according to the requirements of Exhibit “C” attached hereto and the Restrictive Covenants covering the property.

Building Codes Committee Meeting



Section 2. This ordinance shall become effective upon second reading approval thereof.

Passed on First Reading _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

John Duggan, City Attorney

• • •
EXHIBIT B



• HUGHES •

COMMERCIAL REAL ESTATE DEVELOPMENT

APPLICATION FOR RE-ZONING

PLANNED DEVELOPMENT - COMMERCIAL

CENTERPOINTE

presented to The City of Mauldin

September, 1997

HUGHES INVESTMENTS, INC.

POST OFFICE BOX 1177 • GREENVILLE, SOUTH CAROLINA 29602

TELEPHONE (864) 242-2100

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INFORMATION AND DESCRIPTION 5:11.12 (2) (a) (9)

In accordance with 5:11.12, Section 2, (a), (9), this serves as a general description and information of the development.

This Planned Development shall consist of high quality buildings including Corporate Headquarters, General Office, Office Distribution and Multi-Family Residential. The streets will be 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" shall be placed on the property. These Covenants will create a Development Review Committee, as well as guidelines and overall requirements for development. Among many other items, these requirements shall include:

- 1) Usually 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;
- 5) Traffic control for commercial use;
- 6) Commitments to fund a traffic signal at Holland Road and CenterPointe Boulevard;
- 7) Commitment to offer off-site landscaping to increase existing and future screening of the property;
- 8) A required 6' high berm, plus 6' high landscaping on the berm, 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 developers to create a highly desirable development which is consistent with professional land use planning and quality community progress. The new access road, CenterPointe Boulevard, shall logically reduce all commercial traffic and direct through performing commercial activity. This new road, extensive setbacks, protective covenants and use restrictions, shall all combine together in this PD-C zone to create a Planned Development that is much needed for the continued quality growth of the Greenville area.

Letters expressing specific interest on this development for new facilities are available for review.

Multi-Family Housing

The multi-family housing shall consist of attached units of one to three bedrooms each. Parking shall meet current zoning code, estimated at 270 spaces.

350

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See M-97-22-PC

STATEMENT OF INTENT
5:11.12(2)(b) 1-6

In accordance with section 5:11. 12 PD Application And Preliminary Development Plan Approval, Paragraph "b", please allow this statement of intent to address the issues 1-6 as listed. In response to the 6 items, the descriptive statement of the characteristics for the proposed Planned Development are as follows:

1. The procedures of the proposed association are outlined in the "Declaration of Restrictive Covenants Easements and Assessments for Centerpointe" as generally found in the attached copy, to be filed in the RMC Office for the County of Greenville, SC. Generally, a Development Review Committee will examine all items of development for prior approval, including receiving the appropriate governmental approval in accordance with this Planned Development-Commercial zoning. The Association shall be responsible for the maintenance of common areas, which shall include the landscaped intersections, common signage, and other related improvements. The maintenance agreement shall provide for the assessment of funds from individual property owners.
2. The proposed development schedule includes construction of Centerpointe Boulevard from Bridges Road to Holland Road to be substantially complete within 6 to 9 months. Upon approval of all utility designs, the extensions of water, sewer, and gas will be completed as Centerpointe Blvd. is completed through the property in the following 9-12 months. Upon construction of each facility, the individual lateral lines will be completed. It is anticipated that construction of the first facility may begin within 3 to 6 months with completion within 9 to 12 months. The marketing aspect of the development shall begin immediately upon approval of this Planned Development and annexation, and it is anticipated, under current market conditions, build out should occur within 5 years.
3. The improvements on site are as shown on the Planned Development board presented herewith and primarily indicate CenterPointe Boulevard shall be a minimum of 30' wide with 18" formed concrete curb and gutter. In addition, the commitment is hereby made (and further defined in the Restrictive Covenants) to fund \$17,500 for the installation of a traffic signal at the intersection of CenterPointe Blvd. and Holland Road. In addition, the owner has committed to give, at no expense, a reasonable right of way as required for the widening of Holland Road up to 5 lanes plus sidewalks by the year 2001. In addition, off site public improvements shall be offered to be made along Bridges Road including the planting of 12 oak or maple trees and 24 pine or Ieland cypress, which is in addition to the existing, mature evergreen plantings which already provides a partial screen along Bridges Road next to the residential development.
4. The statements of impact from public facilities are attached hereto.
5. Existing ponds may be used for retention of run off water and the Association would be responsible for maintaining reasonable rules and regulations upon property owners for the proper maintenance. The Association shall have the authority to maintain them in a sightly condition in the event the owners fail to do so. It is anticipated these ponds may exceed current detention requirements.
6. Please see the attached "Information and Description" document.

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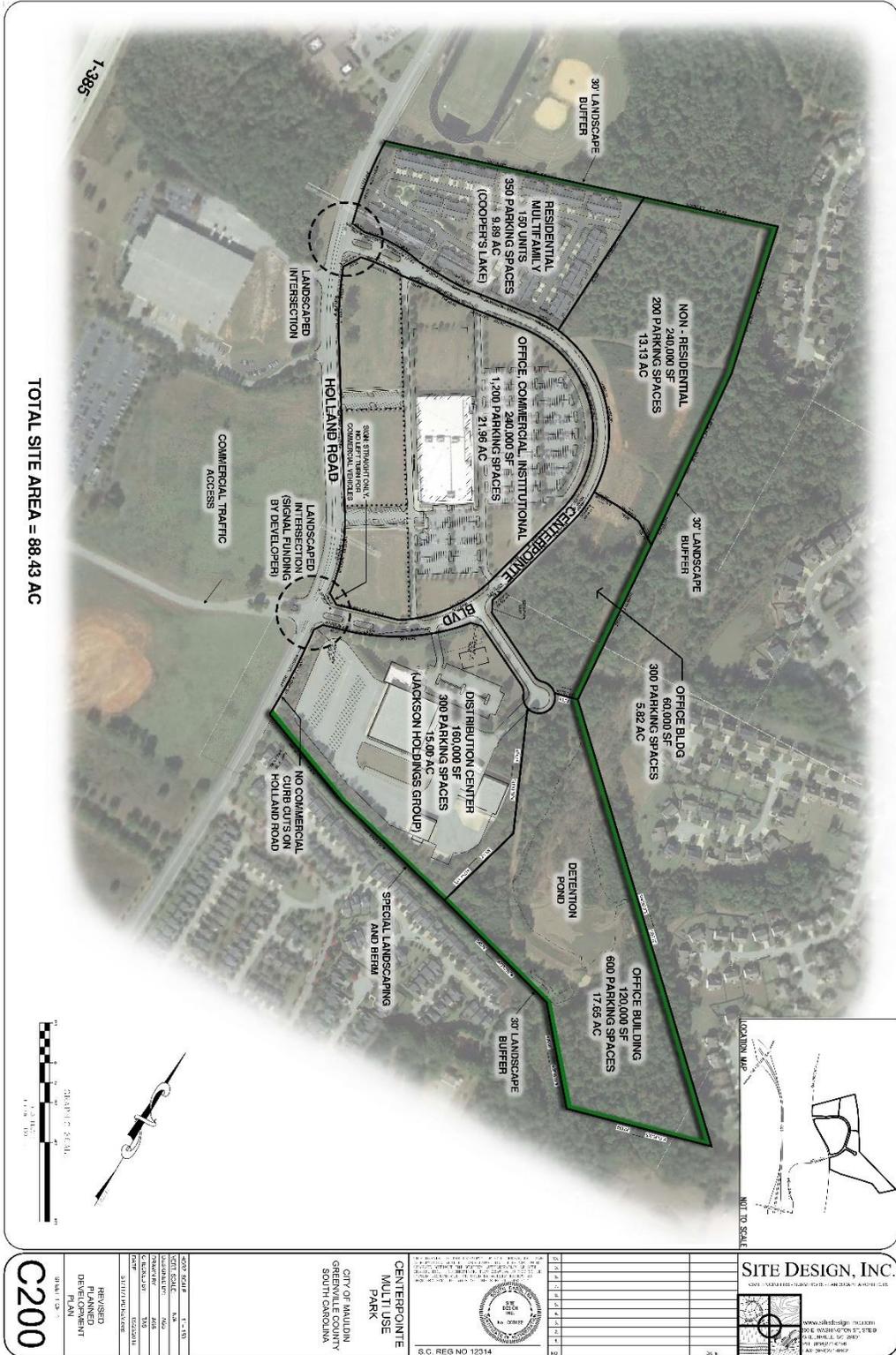
DECLARATION OF RESTRICTIVE COVENANTS EASEMENTS AND ASSESSMENTS FOR CENTERPOINTE

Quality control and development review will be governed by the "Declaration of Restrictive Covenants, Easements and Assessments for Centerpointe". These Covenants shall be made a part of the zoning application and shall also be recorded in the RMC Office for Greenville County, South Carolina.

The Covenants shall include, among other items, the following:

1. Establishment of an Owners Associations with voting and governance outlined therein.
2. Architectural approval of all buildings including plan review by the Development Review Committee.
3. Specific probation against undesirable uses and probation against nuisance and environmental hazards.
4. Controls on signage to assure quality and harmony through out the development.
5. Landscaping requirements with specific mandated landscaping and parking areas and specific screening of any loading or storage area.
6. The provision for establishing the allocation and collections of assessments for common area expenses.
7. The formation of utility easements and setbacks, including special setbacks and berms in certain areas and special setbacks for any development adjoining property zoned for residential or schools.
8. Requirement to fund up to \$17,500.00 for the installation of a traffic signal at the intersection of Holland Road and Centerpointe Blvd.
9. The description of road improvements to be constructed beginning at Bridges Road and running parallel to I-385 and turning toward Holland Road and intersecting Holland Road (about 1/3 of a mile from the intersection of Holland Road and Bridges Road), and continuing into the Cooper property.
10. The requirement that all commercial vehicles be prohibited in using Holland Road and the intersection of Holland Road and Bridges Road, to use instead the newly constructed Centerpointe Blvd., with penalty assessments for violations.
11. Commitment and description of the 6 foot berm for additional visual screening along a portion of the property closest to the existing subdivision of Riceland Springs.
12. Commitment to offer to improve off site landscaping along Bridges Road adjacent to Riceland Springs Subdivision.

EXHIBIT C



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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 Development-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

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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.

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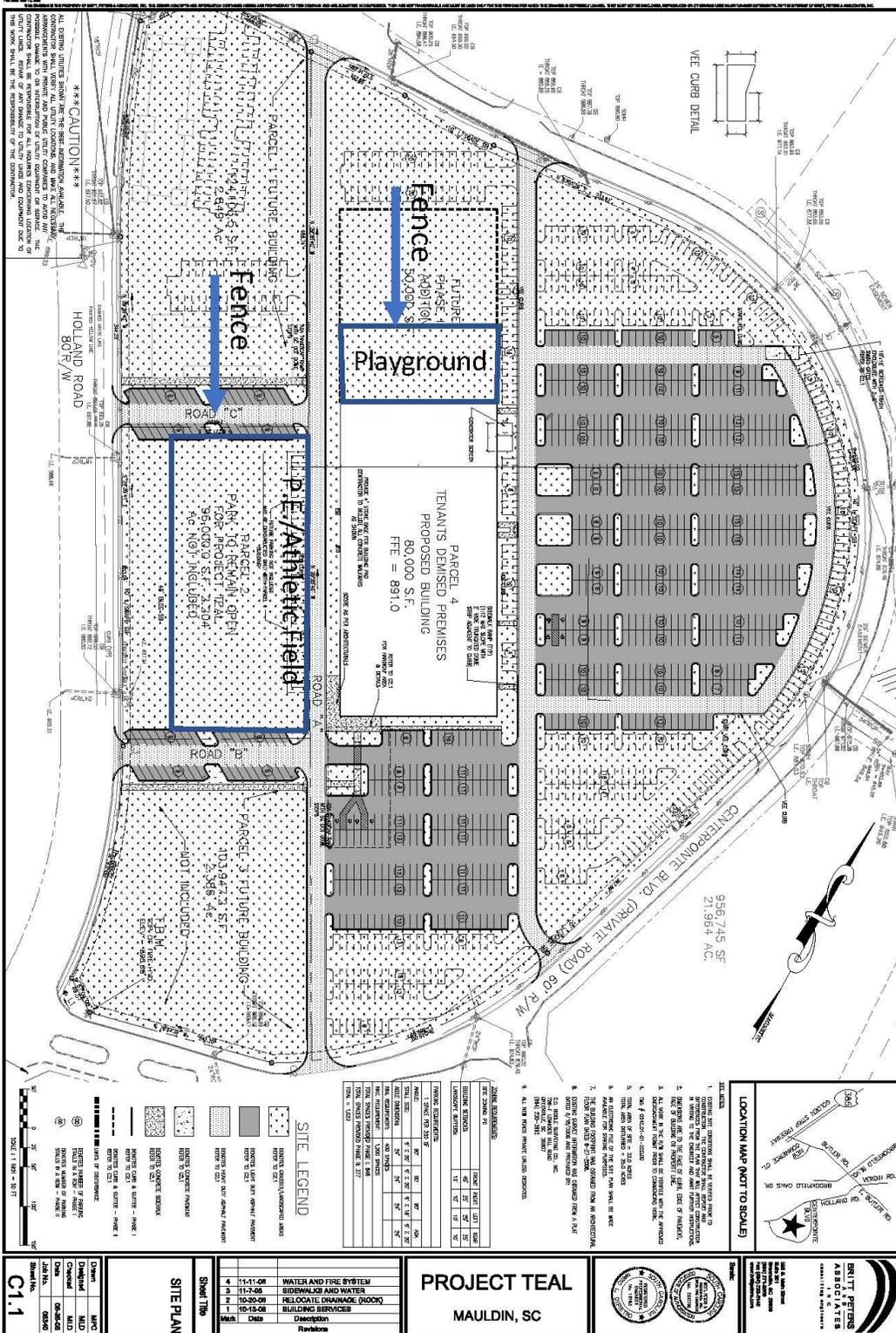
INFORMATION AND DESCRIPTION

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

VEE CURB DETAIL

956,745 SF
21,984 AC.

Centerpointe Blvd. (Private Road) 60' R/W

Holland Road 80' R/W

LOCATION MAP (NOT TO SCALE)

NOTES:

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
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7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.

SCALE: 1" = 100'

DATE: 11-11-08

PROJECT TEAL

MAULDIN, SC

REVISIONS:

Rev	Date	Description
1	11-11-08	WATER AND FIRE SYSTEM
2	11-17-08	SIDEWALK AND WATER
3	11-20-08	RELOCATE DRAINAGE (POCK)
4	11-20-08	BUILDING SERVICES

DRIVER: MJC

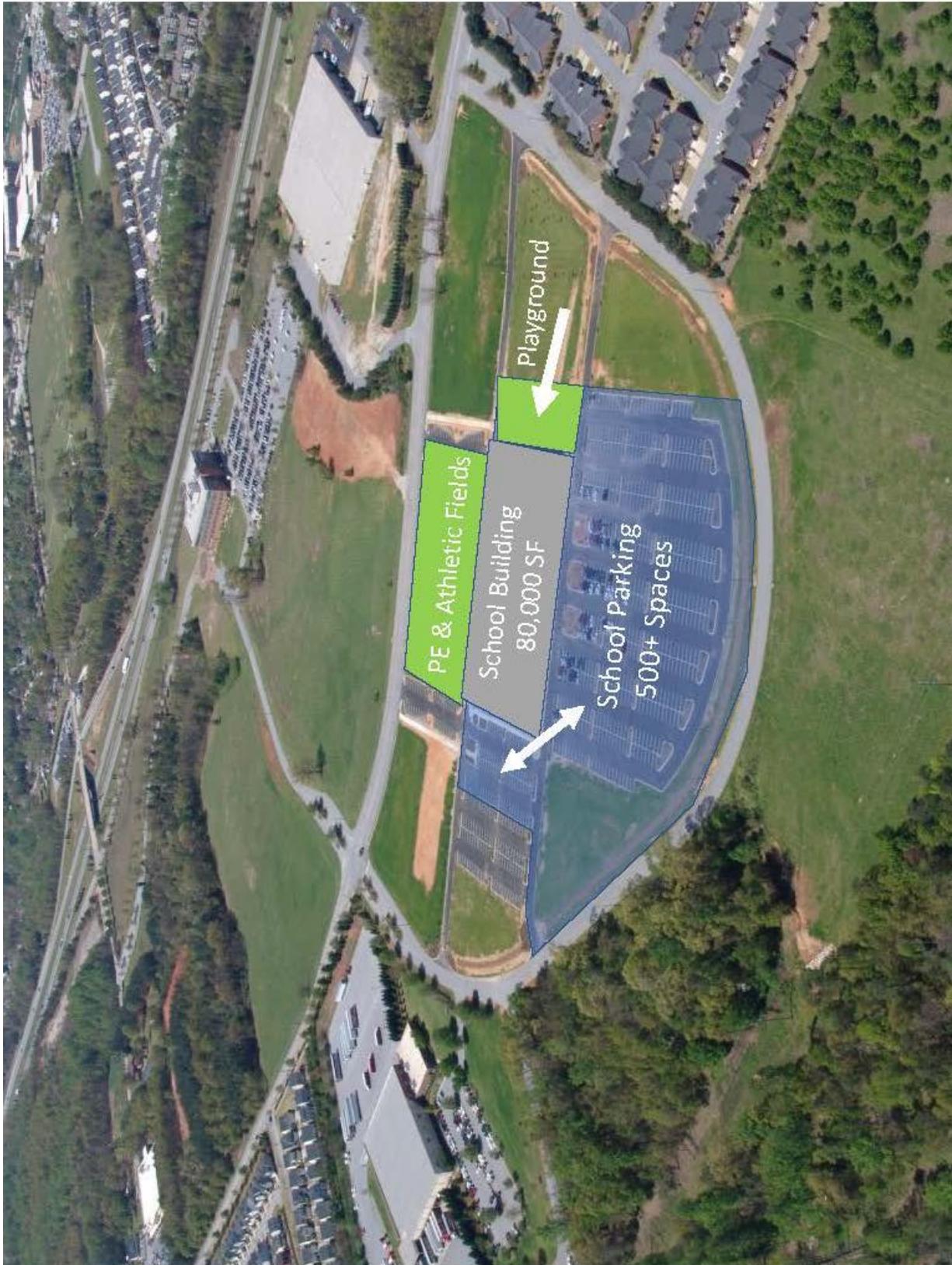
CHECKED: MJC

DATE: 08-26-08

JOB NO.: 08200

Sheet No.: C1.1

Building Codes Committee Meeting





BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: April 29, 2021

AGENDA ITEM: 6b

TO: Building Codes Committee
FROM: Business & Development Services Director, David C. Dyrhaug
SUBJECT: Rezoning at Hwy 417 and I-385

OWNER(S):	Spinks Investments Inc.
AUTHORIZED REP(S):	Eric Hedrick, TCC Venture • Ron Johnson, TCC Venture
TAX MAP NUMBER(S):	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, 0295.00-01-005.10
LOCATION:	Hwy 417 and I-385
CURRENT ZONING:	C-2, Commercial
REQUESTED ZONING:	R-M, Multi-family Residential
SIZE OF PROPERTY:	Approx. 43.9 acres

REQUEST

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes approximately 43.9 acres located at Hwy 417 and I-385.

The applicant has requested that this tract be rezoned from C-2, Commercial, to R-M, Multi-family Residential. This property is undeveloped with the exception of two old homes owned by the property owner. TCC Venture plans to develop this site for attached single-family housing with possibly some multi-family housing along the interstate frontage.

HISTORY/BACKGROUND

This site was annexed into the City of Mauldin on September 17, 2018. At the time the site was annexed it speculatively zoned commercial for marketing purposes. That zoning assignment was supported by the future land use map in the comprehensive plan which designated this area as a regional corridor. A regional corridor is described in the comprehensive plan as intended for the most intense commercial uses, including “big-box” retail, drive-through restaurants, large shopping centers, and automotive service centers.

Since that time, TCC Venture has been working towards a prospective residential development for this site. The primary focus of their proposed development will consist of attached single-family homes. They are also considering the development of multi-family housing along the interstate frontage. At the



neighborhood meeting, TCC Venture shared three separate conceptual drawings to depict the concepts they are considering for this site.

ZONING ANALYSIS

Existing Zoning Classification

The C-2 district is established to provide for the development of commercial establishments along major thoroughfares. Typically these establishments target customers and clients traveling by automobile. Establishments in this district typically provide goods and services for the traveling public and also for the convenience of local residents.

Proposed Zoning Classification

The R-M district is established to provide for a full range of medium- to high-density multi-family housing types along with single-family detached and attached residences. Other uses include recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. This district is intended to function as a transition between single-family residential districts and commercial districts where certain land uses may not be compatible.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	C-2 (County)	Thomas McAfee Funeral Home
South	R-12 (County)	Beechwood Hills subdivision
East	R-12 (County)	Rural residential
West	R-12 (County)	Dalewood Heights subdivision

Comprehensive Plan Analysis

The frontage of this property along Highway 417 is designated as a “regional corridor” in the future land use map of the comprehensive plan. A regional corridor is described in the comprehensive plan as intended for the most intense commercial uses, including “big-box” retail, drive-through restaurants, large shopping centers, and automotive service centers.

The portion of the property further away from Highway 417 is designated as “residential low density” in the future land use map of the comprehensive plan. This designation primarily includes single-family homes but may also include limited opportunities for churches, small professional offices, child care centers, and personal services such as hair salons.

NEIGHBORHOOD MEETING

On March 29, 2021, the applicant conducted a neighborhood meeting. Approximately 30 neighbors attended this meeting, not including city staff members and the applicant. Questions and concerns expressed at the meeting included topics such as annexation, access, desires for no development on this property, crime, traffic, wetlands, and an abandoned drive that runs from the subject property to the Beechwood Hills subdivision. The attached meeting summary contains more information about these discussions.



Much of the objection shared at the neighborhood seemed to be centered around the development of any kind on the property, with specific objection to the construction of any apartments, and also objection to the use of the abandoned drive that runs from the subject property to the entrance of the Beechwood Hills subdivision.

REVIEW CRITERIA

The Mauldin Zoning Ordinance does not contain any specified criteria that should be considered by the Planning Commission when reviewing requests for rezoning. However, the following criteria are typical of those used by other jurisdictions.

- A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Plan, recent development trends, and the general character of the area;
- B. Suitability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district;
- C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;
- D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising public health, safety or welfare; and
- E. Public need for the potential uses permitted in the requested zoning district.

STAFF FINDINGS

Based on the above criteria, staff provides the following findings for consideration of the proposed request.

A. *Comprehensive Plan Consistency*

The Comprehensive Plan supports the current C-2, commercial zoning of the tract. However, the requested downzoning to R-M is more consistent with the general residential character of the area, particularly if the proposed development consists primarily of attached single-family housing. Attached single-family housing and apartment homes are supported by the Comprehensive Plan which finds that the growth in the elderly population, the shift toward one- and two-person households, and general housing affordability issues have increased the demand for smaller housing.

B. *Suitability of the Site*

There are some floodplains and wetlands along the border of this tract. The applicant has commissioned a wetlands study of the site that will take place before development plans are submitted for their project. The floodplains and wetlands do not appear to impede the bulk of the tract and the tract is largely considered suitable for development.

C. *Compatibility of the Development*

This tract is situated between an interstate highway and single-family residential development. Development in similar locations are generally expected to form a buffer and transition for single-family housing from the hustle and bustle of interstate highway activity. The proposed development under the requested R-M zoning district appears to provide a more reasonable transition adjacent to the existing residential areas than would the type of development permitted under the current C-2 zoning district.

Building Codes Committee Meeting



During the neighborhood meeting, some of the neighboring residents expressed objections to the development of this tract and indicated that they do not believe the proposed development of this tract will be compatible with their single-family properties.

D. *Infrastructure Capacity*

All utilities, including water and sewer, are available on site. The applicant has performed a preliminary traffic study to evaluate access for the proposed development. The proposed development of the tract is anticipated to exceed the threshold for requiring a full traffic study. This study will need to be provided before development plans can be approved.

During the neighborhood meeting, neighboring residents expressed concerns about existing traffic levels on Highway 417 and also objected to the use of an abandoned drive as a secondary egress that connects to Beechwood Drive at the front of the Beechwood Hills subdivision.

E. *Public Need*

This area is experiencing increased demand for smaller, less-maintenance housing. This demand is largely stemming from affordability issues and demographic trends such as a growing elderly population and smaller households. This rezoning for the prospective development project will help to meet this increased housing demand.

TIMELINE

On March 29, 2021, the applicant conducted a neighborhood meeting.

On March 30, 2021, the applicant made application to the City of Mauldin for this rezoning.

On April 27, 2021, the Planning Commission is meeting to review this request and to provide a recommendation to the City Council.

ATTACHMENTS

Neighborhood Meeting Information
Proposed Ordinance (map contained therein)



Monday March 29, 2021

Highway 417 Neighborhood Meeting.

Sponsored by TCC Venture, LLC on behalf of Spinks Investments , Inc

Mauldin Cultural Center. 5-7pm

29 interested parties attended the meeting last night. Of the 16 people(residents within 200 feet of Richardson property boundaries) who received the invitation to attend, only 4 of those chose to attend.

Mauldin City Mayor Terry Merritt and David Dyrhaug , Mauldin Business and Development Director, were also in attendance.

TCC Venture, LLC, on behalf of Spinks Investments, Inc. held an informational meeting to discuss the proposed rezoning from a C-2 to a RM(Mixed Use Multi Family). TCC Members present who spoke were Ron Johnson and Eric Hedrick, both longtime Greenville County residents and active residential developers in good standing.

TCC shared with attendees the history of the Richardson property and how long they had been working with both the Richardson family as well as the current owners, Spinks Investments. TCC provided colored renderings of possible site plan developments for viewing that shows possible new apartments as well as attached single family homes for both rent and for sale. Attendees were told that the final determination of how the site will be developed will occur once the rezoning is approved.

TCC explained to the attendees to what uses could be put on the land now with the existing C-2 zoning, uses that residential communities generally abhor.

TCC explained that the requested downzoning to RM will remove the possibility of such unwanted commercial development in that area.

Major concerns raised by the people in attendance include the following:

- Neighbors were unaware that Spinks Investments Inc. had actually been annexed into the City of Mauldin and had requested and received C-2 zoning on its 45 acres. We confirmed that this rezoning had taken place and thus the reason for our community meeting to discuss a down zoning to RM.
- Couldn't understand how City of Mauldin City Limits were able to reach across I-385 to take in subject property.
- Will their homesteads then be annexed into Mauldin City Limits against their will ? Owners were assured that the City of Mauldin had no intention of any forced

Building Codes Committee Meeting



annexation to surrounding property owners and would only annex if the property owners asked to be included into the City of Mauldin jurisdictional limits.

- Some residents believed that the deeded private drive was an illegal taking as residents backing up to the private drive were told that the area immediately behind their houses facing H417 was part of their property. We explained that this particular private drive is owned by Spinks Investments, Inc., and that this deed in question could be viewed on Greenville County's website at the Register of Deeds.
- Why didn't developers consider being annexed into the Simpsonville City limits since neighbors in attendance all had Simpsonville mailing addresses ? We explained that this property did not border the City of Simpsonville , and then further discussed the annexation process.
- Why disturb the existing peaceful setting enjoyed by the surrounding neighborhoods--for 50+ years--ie., no new development ! We explained that it was unreasonable to expect this property to be left undeveloped , and that someone would in fact eventually develop this property if not us , in a manner that might be more intrusive than our development plan, particularly if left in a C-2 zoning capacity.
- Surrounding Neighbors in attendance don't understand or approve of TCC utilizing the formerly abandoned road bed(original Road to Simpsonville as shown from a plat from the early 1900's) to create a private drive to help handle ingress and egress of future traffic. We explained that we had worked with SC DOT on this issue on several occasions as well as Spinks Investment Inc. and had conducted a required traffic study to see what vehicular activity was occurring along H417 in front of the property. We had even approached the property owners of the houses facing H417 that abut the private drive, to see if any subject owners were interested in selling their house, in order to create an additional point of access; unfortunately, no property owner was willing to sell at an agreeable price. The private drive became our only other second access point available to meet the requirement.
- Beechwood Neighbors don't like the idea of sharing their sole road access to H417.. They said that it will create unnecessary traffic jams trying to enter onto H417 plus will allow unnecessary vehicular traffic driving in their neighborhood that otherwise wouldn't be there. We explained that that most of the future residents would be using the main entrance/exit from the subdivision on H417. We further offered that there would be no reason for vehicular traffic to increase in their neighborhood since there are no other outlets to use.
- Attendees present don't like the idea of creating a rental community abutting their neighborhoods. A point was raised that crime will increase in rental areas. We refused to answer that point as there is no statistical information to back up such a claim.
- Attendees present felt that the two access points were insufficient to handle expected vehicular traffic . Members of the Greer family who own the land next to the subject tract were present and reiterated their long standing position to not allow any of their property to be sold, which could provide another road access location. We further explained that we had tried to secure other possible access points but to no avail.

Building Codes Committee Meeting



- Some attendees had questions about the known wetlands and creeks on the property . We explained that we have commissioned a wetlands study for this site, and that we would be following all requirements identified in this study.

Building Codes Committee Meeting



Highway 417 Neighborhood Meeting

Date: March 29, 2021

Time: 5:00 PM

Place: Mauldin Cultural Center

* Please sign in so that we can record your attendance.

Name	Address	Email (optional)
Bill Austin	103 Birch Court	wra2@mindspring.com
Henry Siegel	1306 NE Main St	
Wayne + Diane Davenport	109 Beechwood Dr.	diane.davenport1@msn.com
Charles + Erika Leopard	106 Birch Court	eleopard2003@yahoo.com
Ron + Cathy Tredway	208 Beechwood Dr.	trimitab@bellsouth.net
JEAN COOPER	1302 NE MAIN ST.	
WANDA PARKER	1300 NE MAIN ST.	
ELIZABETH SEMMLER	106 BEECHWOOD DR	eli2926@olade.net
DOUG SEMMLER	106 BEECHWOOD DR	
Deborah Gray	107 Beechwood Dr	OLREBOS@yahoo
MIKE GRAY	102 BEECHWOOD DR	"
Margaret Bastoni	104 Birch Ct	msbastoni@gmail.com
Jonathan Bastoni		
Terry Merritt	214 Fairfield Dr.	Tmerritt@mauldinofsc.com
John Waits	107 Birch Court	
Ted & Suzie Ashley	103 Beechwood DR	obxashleys@gmail.com
Kyle Tredway	208 Beechwood Dr.	Kyle.j.tredway@gmail.com
David Greer	201 Central Ave	greed1499@gmail.com
Dana Greer	318 S. Main St.	Mauldin, greerdb@aol.com
Bud Greer	318 S. Main St.	greerdb@aol.com
Larry Eaddy	102 Beechwood Dr.	Simpsonville, SC
Darlene Eaddy	102 Beechwood Dr.	Simpsonville, SC
Chamberlain	241 Springdale Dr.	Simpsonville, SC 29681
Chip Willimon	247 Springdale Dr.	Simpsonville, SC 29681
Kristin Siegel	1306 NE Main St.	Kristin.candygir@gmail.com



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

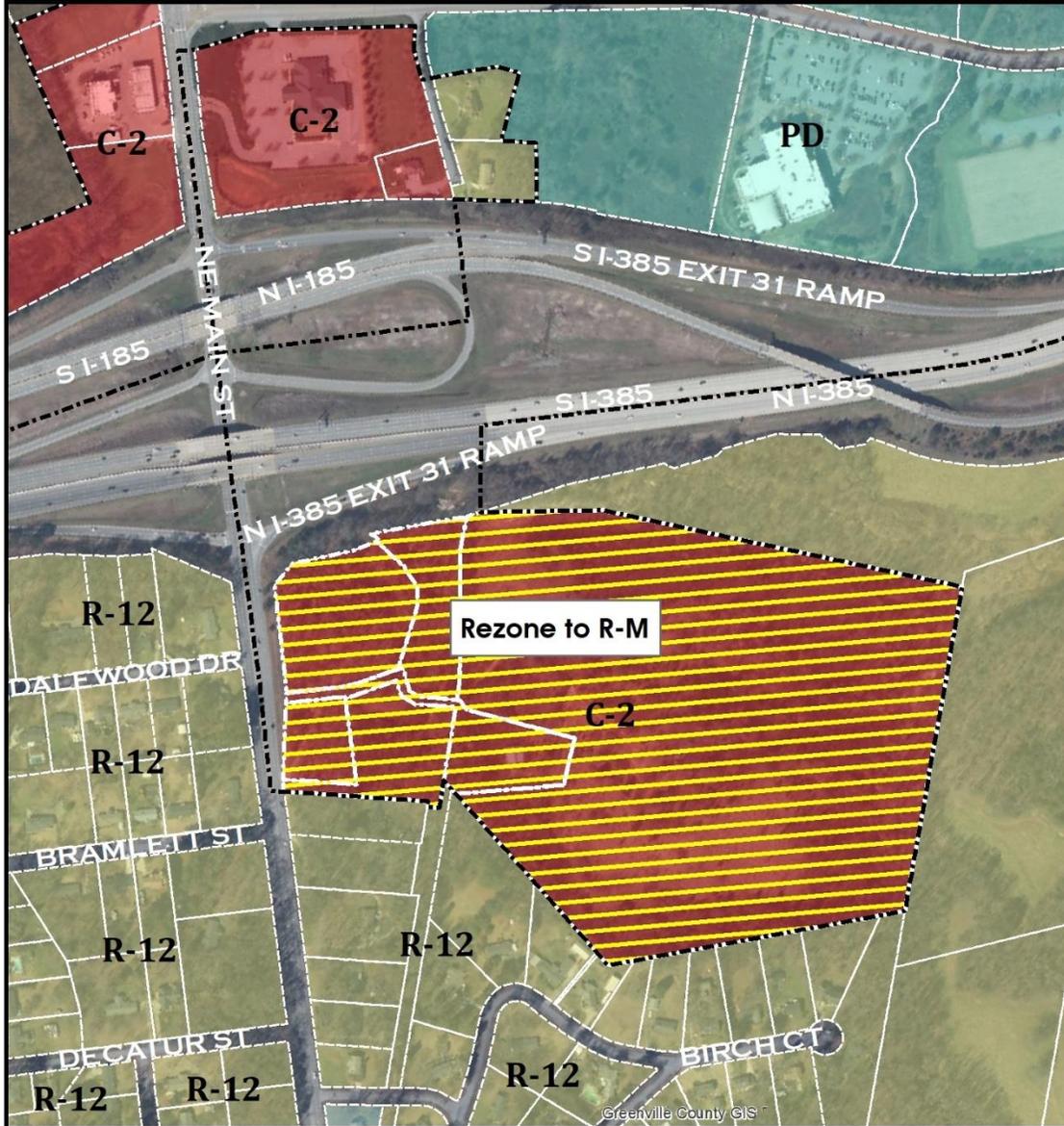
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

John Duggan, City Attorney

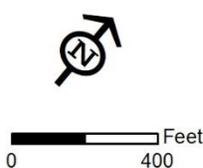
EXHIBIT 1

ZONING MAP



Legend

- City of Mauldin Boundary
- Subject Tract
- Parcels



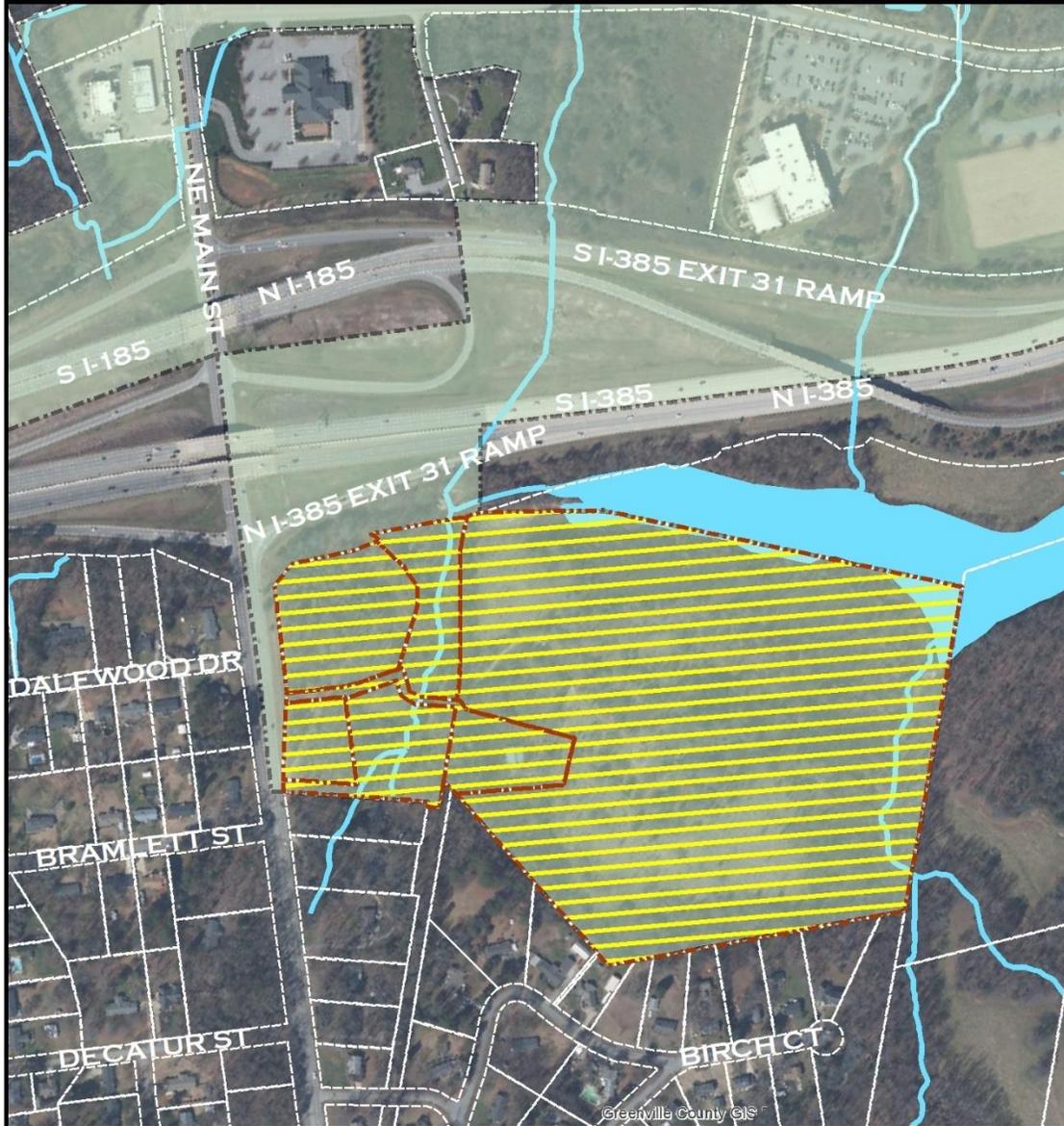
Created on April 15, 2021

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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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BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: April 29, 2021

AGENDA ITEM: 6c

TO: Building Codes Committee

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Rezoning at 215-255 Service Bay Road

OWNER(S):	Britt Real Estate LLC • Custom Signs Inc
AUTHORIZED REP(S):	Arbor Engineering, Inc.
TAX MAP NUMBER(S):	M005.01-02-016.00, M005.01-02-016.03, M005.01-02-018.00, and M005.01-02-018.01
LOCATION:	215-255 Service Bay Road
CURRENT ZONING:	C-2, Commercial
REQUESTED ZONING:	PD, Planned Development
SIZE OF PROPERTY:	Approx. 6.15 acres

REQUEST

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 and Section 5:11.12 of the Mauldin Zoning Ordinance. This petition includes approximately 6.15 acres located at 215 through 255 Service Bay Road.

The applicant has requested that this tract be rezoned from C-2, Commercial, to a Planned Development (PD). This property is currently occupied by After School Plus, DanceArts, and Greenville Gymnastics. The property is also undergoing construction for the expansion of a new gymnastics facility and indoor soccer facility. Britt Real Estate plans to continue to develop this site for additional commercial, recreational, and self-service storage facilities.

Most of the uses that the applicant intends on including in their prospective development are allowed under the current C-2 zoning. The primary interest in rezoning this property from C-2 to a PD is so that the applicant can include self-service storage facilities in the project.

ABOUT THE PROPOSED PD

The Planned Development proposed for this site has been broken into 5 zones. A description of each zone is included below.

Building Codes Committee Meeting



- Zone 1 – Described as indoor entertainment (recreation), daycare, church, office (medical/business) uses. This includes the existing facility used by After School Plus, DanceArts, and Greenville Gymnastics. This existing facility has recently been under construction for expansion of a new gymnastics facility and indoor soccer facility.
- Zone 2 – Described as indoor entertainment (recreation), daycare, and education uses. This zone represents an addition to the existing facility in Zone 1.
- Zone 3 – Described as retail, restaurant, and office (medical/business) uses. This zone is small (about 0.1 acres) and entails an outparcel opportunity along the front of Service Bay Road.
- Zone 4 – Described as retail, restaurant, office (medical/business), indoor entertainment (recreation), and self-service storage uses. This zone occupies most of the frontage along Service Bay Road.
- Zone 5 – Described as common area, parking, stormwater facilities, and outdoor play areas. This zone entails all of the outdoor spaces at the site.

The applicant has provided the following breakdown of the approximate square footage that will be occupied by the various uses listed above.

<i>Use</i>	<i>Square Footage</i>
Indoor entertainment (recreation)	± 34,200 sq. ft.
Daycare	± 10,500 sq. ft.
Church	± 34,200 sq. ft.
Retail	± 10,000 sq. ft.
Office (medical/business)	± 13,000 sq. ft.
Restaurant	± 10,000 sq. ft.
Self-service storage	± 70,000 sq. ft.

The architecture for this planned development is described as contemporary. The building exterior finish materials are listed as brick, stone, Hardi-Plank, metal, or a combination thereof. Conceptual architectural drawings have been provided although the applicant has commented that the final product may not include as many windows as what is depicted in the conceptual drawings.

ZONING ANALYSIS

Existing Zoning Classification

The C-2 district is established to provide for the development of commercial establishments along major thoroughfares. Typically these establishments target customers and clients traveling by automobile. Establishments in this district typically provide goods and services for the traveling public and also for the convenience of local residents.

Proposed Zoning Classification

The PD district is established to encourage innovative and creative design of residential and/or commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Building Codes Committee Meeting



Direction	Zoning District(s)	Existing Use(s)
North	C-2 (City)	Car Way Auto Service, Xtreme Customs & Cycle
South	C-2 (City)	Deluxe Inn
East	I-1 (City)	Carolina Fashions Costume Store, Wholesale Glass Distributors
West	C-1 (City)	Shopping Center (incl. Tractor Supply Co., Kids & More Family Consignment Store, Harrison’s Clothing Store, etc.)

Comprehensive Plan Analysis

This property is depicted as “city center” in the future land use map of the comprehensive plan. The city center classification defines the commercial area around Butler Road and Main Street. Retail stores, restaurants, hotels, business services (banks, print shops, etc.) and offices should be the predominant use in this area. Multi-level buildings should be encouraged as the area redevelops.

NEIGHBORHOOD MEETING

On March 29, 2021, the applicant conducted a neighborhood meeting. Aside from City officials and the applicant’s team, there were no members of the public that attended this meeting.

REVIEW CRITERIA

The Mauldin Zoning Ordinance does not contain any specified criteria that should be considered by the Planning Commission when reviewing requests for rezoning. However, the following criteria are typical of those used by other jurisdictions.

- A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Plan, recent development trends, and the general character of the area;
- B. Suitability of the site’s physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district;
- C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;
- D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising public health, safety or welfare; and
- E. Public need for the potential uses permitted in the requested zoning district.

STAFF FINDINGS

Based on the above criteria, staff provides the following findings for consideration of the proposed request.

A. Comprehensive Plan Consistency

With the exception of the self-service storage facility, the remaining uses described in the proposed PD appear to be consistent with the comprehensive plan. Only the building in Zone 4 is indicated to be a multi-story building. However, the existing facility in Zone 1 and Zone 2 does have a heightened roof line which helps give the appearance of multi-stories.



B. *Suitability of the Site*

Staff is not aware of any constraints that would make this site unsuitable for development.

C. *Compatibility of the Development*

This tract is nestled between U.S. Highway 276 and railroad tracks. Industrial-type uses are located on the opposite side of the railroad tracks. The surrounding development along Service Bay Road appears older and somewhat depressed. Overall, the prospective development for this proposed PD has the potential to lift up this area. Only the self-service storage facility is not allowed in the surrounding zoning along Service Bay Road. However, the applicant intends for the storage facility to look good and to limit the facility to indoor storage only.

D. *Infrastructure Capacity*

All utilities, including water and sewer, are available on site. Service Bay Road itself does not experience heavy traffic. However, there are times when it is difficult to turn left from Service Bay Road onto either Owens Lane or onto U.S. Highway 276/S.C. Highway 417.

E. *Public Need*

The public continues to express interest in retail, restaurants, recreation, daycare and offices. Staff continues to see interest in developing storage facilities. It is reasonable to assume that consumer demand for self-service storage is increasing.

TIMELINE

On March 29, 2021, the applicant conducted a neighborhood meeting.

On March 30, 2021, the applicant made application to the City of Mauldin for this rezoning.

On April 27, 2021, the Planning Commission is meeting to review this request and to provide a recommendation to the City Council.

ATTACHMENTS

Neighborhood Meeting Information

Proposed Ordinance (preliminary development plan and statement of intent contained therein)

Building Codes Committee Meeting



Neighborhood Meeting Summary

Date: April 14, 2021

To: David Dyrhaug
5 E. Butler Road
Mauldin, S.C. 29662
P: 864-289-8979

Regarding: Service Bay Road PD
Service Bay Road
Mauldin, South Carolina
Arbor Job No. 20092
Tax Map. No. M005010201600, M005010201603, M005010201800, M005010201801

The neighborhood meeting for the Service Road PD was held on March 29, 2021. The only attendees to this meeting were City staff member David Dyrhaug and Mayor Terry Merritt. There were no other members of the public that attended this meeting.

Austin M. Allen
864-235-3589

ARBOR ENGINEERING

[box 263 greenville sc 29602 • telephone 864 235 3589 • facsimile 864 233 6274 • arborengineering.com]



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)

Building Codes Committee Meeting



CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

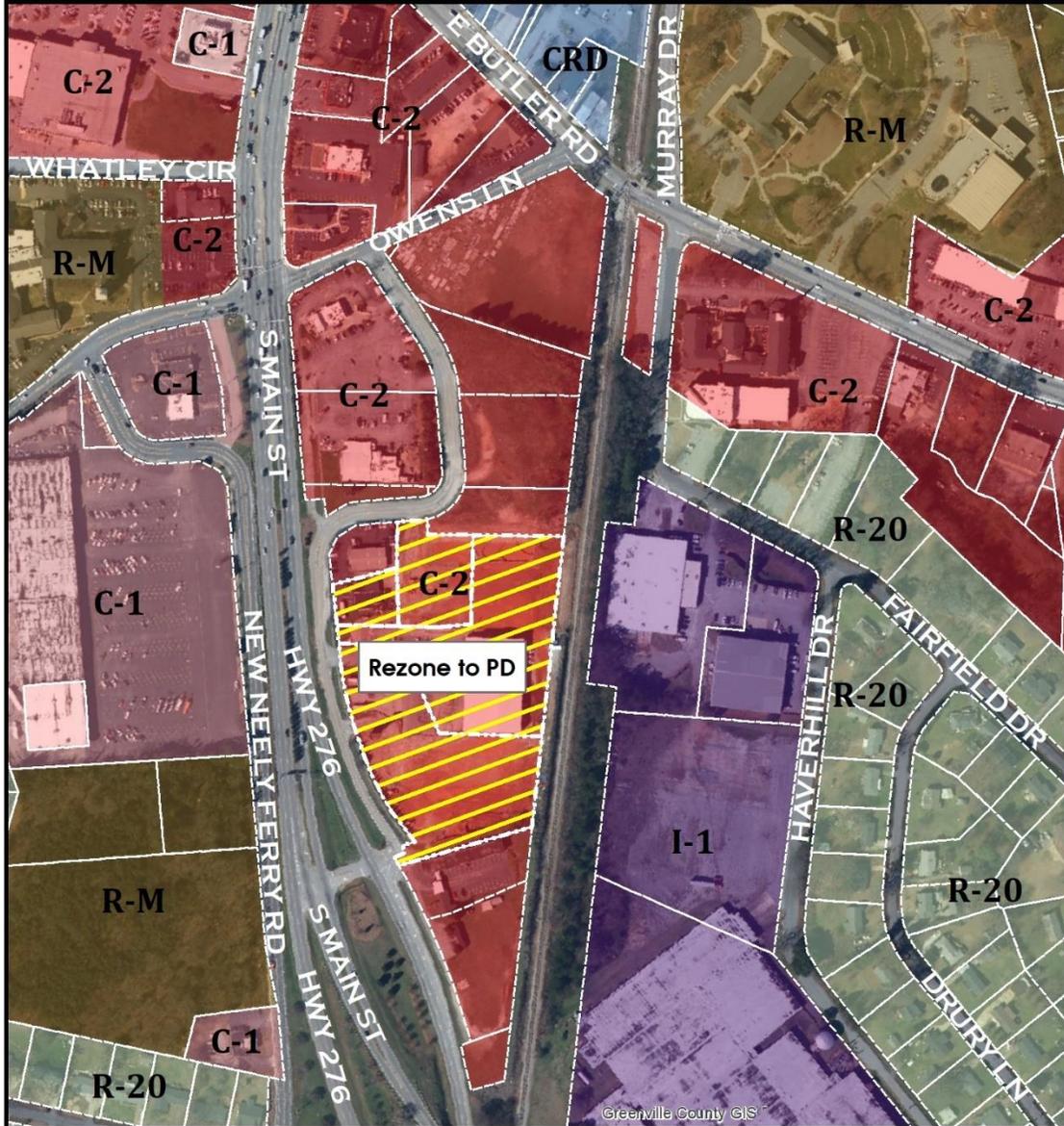
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

John Duggan, City Attorney

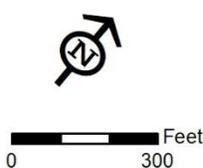
EXHIBIT 1

ZONING MAP



Legend

- City of Mauldin Boundary
- Subject Tract
- Parcels



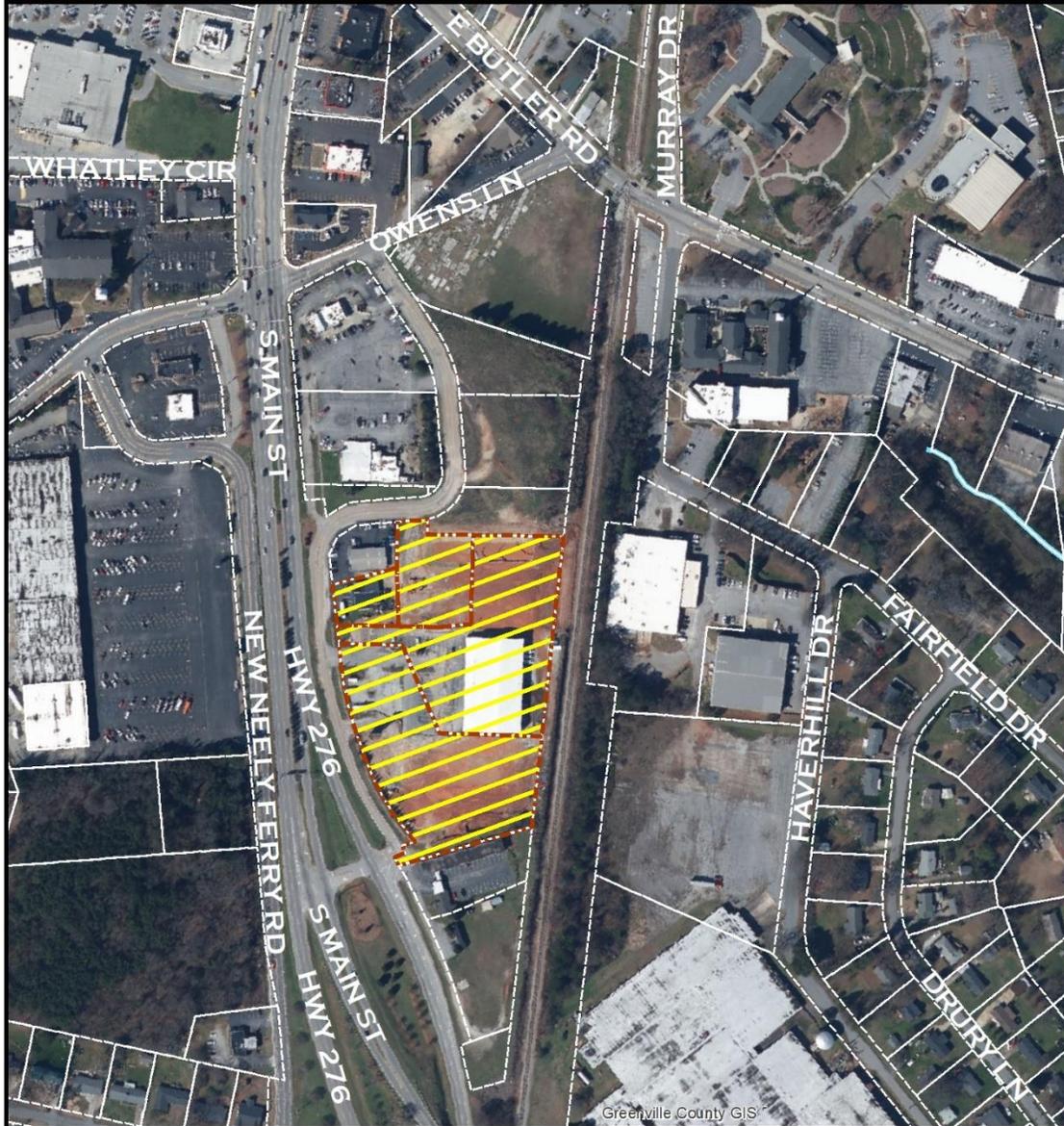
Created on April 15, 2021

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EXHIBIT 2

PROPERTY MAP



Legend

-  Subject Tract
-  Parcels
-  Water Body

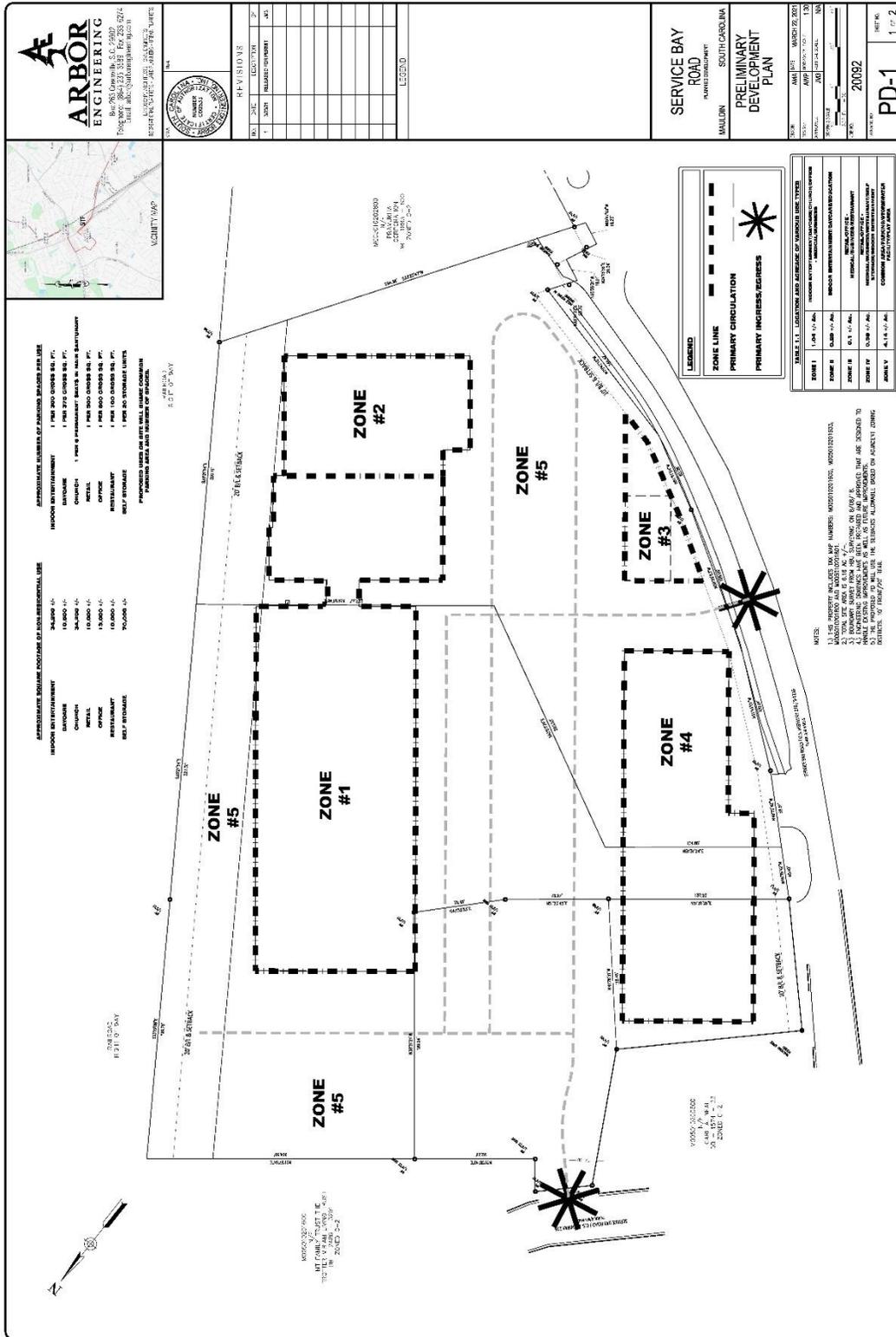



Created on April 15, 2021

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EXHIBIT 3





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 Association 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.

Building Codes Committee Meeting



6

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.



BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: April 29, 2021

AGENDA ITEM: 6d

TO: Building Codes Committee

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Annexation of Adams Family Property at Ashmore Bridge Rd

AUTHORIZED REP(S):	D.R. Horton Bluewater Civil Design, LLC
OWNER(S):	David M. Adams, Sr. David M. Adams, Jr. William P. Adams, Sr. Mary Margaret A. Bannister
TAX MAP #(S):	M007.01-01-002.00
LOCATION:	At Ashmore Bridge Road (near Fowler Circle)
CURRENT ZONING:	R-S (County)
REQUESTED ZONING:	R-15, Residential
SIZE OF PROPERTY:	Approx. 99.9 acres
CONTIGUITY:	This tract is directly contiguous to the Maple Grove subdivision located in the City of Mauldin.

REQUEST

The City of Mauldin has received a signed petition requesting the annexation of a tract of land consisting of one parcel pursuant to South Carolina Code of Laws Section 5-3-150. This petitions includes approximately 100 acres owned by members of the Adams family and is located at Ashmore Bridge Road.

The applicant has requested that this tract be zoned R-15, Residential, upon annexation into the City of Mauldin. D.R. Horton intends to develop approximately 266 detached single-family homes on this tract. The price-point for homes is expected to average in the mid- to high-\$300s.

UTILITIES AND SERVICES

The applicant is currently working out a sewer line extension to the ReWa main line along the Reedy River. The City of Mauldin anticipates owning and maintaining new sewer lines constructed as part of any development project on these tracts. Approvals for sewer will be required before any proposed development is approved. All other utilities are available.



This tract is currently located in in the Mauldin Fire Service Area. The City of Mauldin will continue to provide fire protection services to this tract upon annexation.

PLANNING AND ZONING

About the R-15 District

The R-10 zoning designation is a low density residential district intended to provide single-family living and related facilities such as recreational, religious, and educational facilities.

R-15 Zoning allows a minimum 15,000-square foot lot (comparable density of 2.6 units per acre)

Comprehensive Plan Analysis

The designation of this tract in the Future Land Use Map of the Comprehensive Plan calls for low-density residential consisting of single-family homes in this area. The applicant’s intent to develop single-family homes are consistent with the Comprehensive Plan.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	R-S (County) / R-MA (County)	Rural residential
South	PD (City)	Maple Grove subdivision
East	R-S (County)	Rural residential
West	R-S (County)	Braemor subdivision

Property Values

The homes in this project are projected to sell at an average in the mid- to high-\$300’s. This range will be above the average price of home sales in adjacent communities over the last couple of years, except for Braemor (which is a high end community developed by D.R. Horton). See below.

Community	2019		2020		2020	
	No. of Sales	Avg. Price	No. of Sales	Avg. Price	No. of Sales	Avg. Price
Maple Grove	14	\$178,842	12	\$196,908	2	\$181,500
The Grove	9	\$206,833	14	\$214,542	3	\$240,166
Deer Ridge	1	\$168,000	3	\$174,166	1	\$200,400
Braemor	4	\$425,875	2	\$679,650	1	\$585,000

TIMELINE

In April, 2021, staff received the signed petition for the annexation of this tract.



FISCAL IMPACT

Based on the information available, staff projects that the development of this tract will have a positive fiscal benefit to the City (projected revenue of \$328,415 compared to a project cost of \$260,332). This analysis is based on the following factors:

- Number of Homes: 266
- Average price-point: about \$350,000
- New streets: Publicly owned and maintained
- New sewer: Owned and maintained by the City of Mauldin

RECOMMENDATION

Forward this matter to City Council for consideration.

ATTACHMENTS

Annexation Ordinance (maps and petitions attached therein)



ORDINANCE _____-2021

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY DAVID M. ADAMS, SR., ET. AL., AND LOCATED AT ASHMORE BRIDGE ROAD NEAR FOWLER CIRCLE (TAX MAP PARCEL: M007.01-01-002.00) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-15, RESIDENTIAL, FOR SAID PROPERTY

WHEREAS, David M. Adams, Sr., David M. Adams, Jr., William P. Adams, Sr., and Margaret A. Bannister are the sole owners of record title of a parcel of real property containing 99.9 acres, more or less, located at Ashmore Bridge Road, which property is contiguous to the City of Mauldin and is more particularly illustrated in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin by David M. Adams, Sr., et. al., requesting that the aforementioned property be annexed into the City of Mauldin; and,

WHEREAS, the property to be annexed is contiguous to the City of Mauldin, and is more particularly depicted in Exhibit 1 attached hereto; and,

WHEREAS, David M. Adams, Sr., David M. Adams, Jr., William P. Adams, Sr., and Margaret A. Bannister constitutes one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of R-15, Residential, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

1. ANNEXATION: The real property owned by David M. Adams, Sr., David M. Adams, Jr., William P. Adams, Sr., and Margaret A. Bannister, and more particularly depicted in the map attached hereto marked as Exhibit 1, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

Building Codes Committee Meeting



2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Ashmore Bridge Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the aforementioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-15, Residential.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

Second Reading: _____

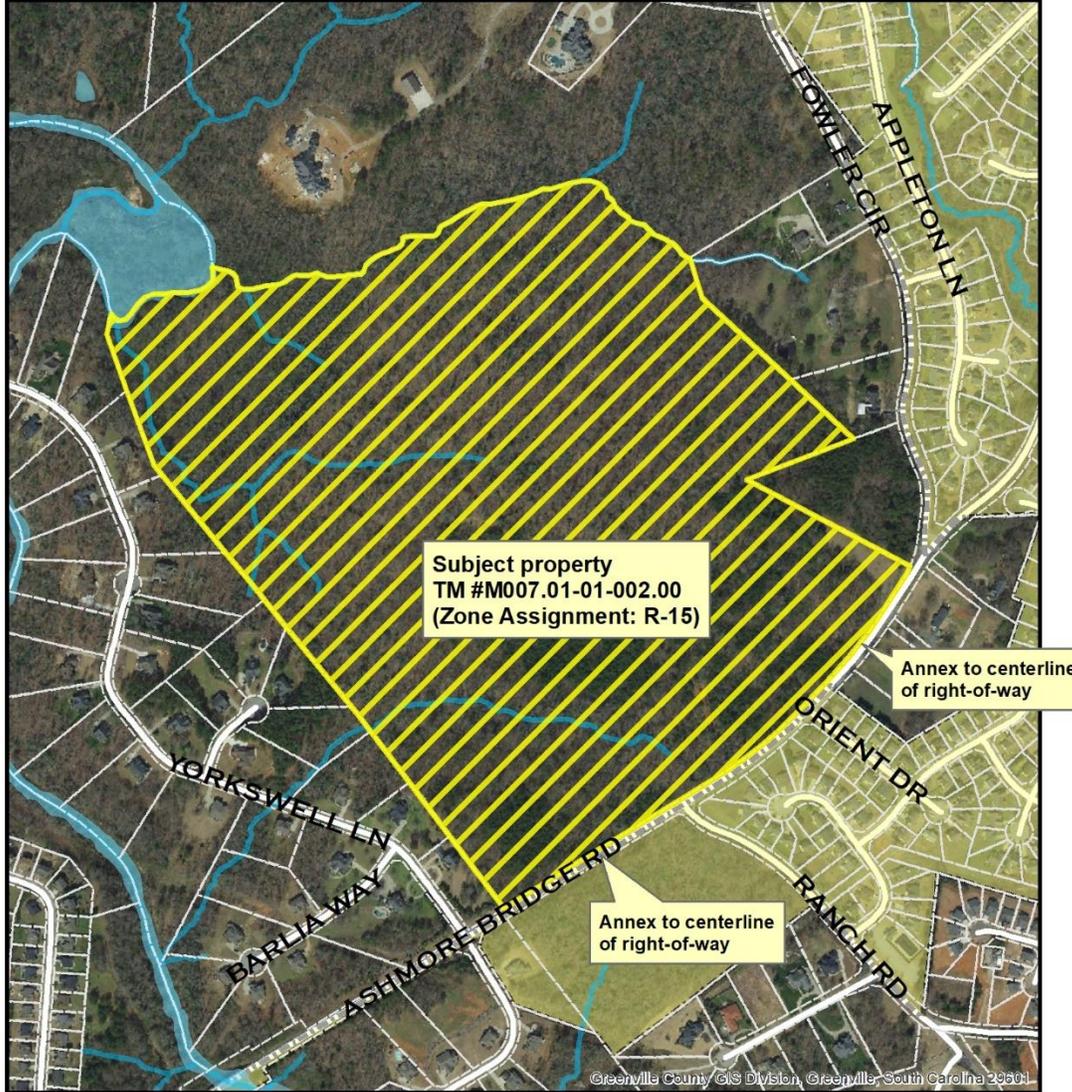
Approved as to Form:

City Attorney



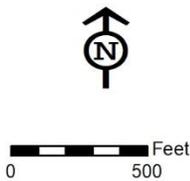
EXHIBIT 1 – ANNEXATION MAP

Adams Family Tract Annexation Map



Legend

- Subject Property
- Mauldin City Limits



Created on April 22, 2021

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Building Codes Committee Meeting



EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED BY DAVID M. ADAMS, SR., ET. AL., AND LOCATED AT ASHMORE BRIDGE ROAD INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioners, David M. Adams, Sr., et. al., are the sole owners [freeholders owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a parcel of real property in Greenville County containing approximately 99.93 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioners hereby petition to annex their property consisting of 99.93 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioners also hereby petition to assign their property the zoning classification of R-15, Residential, as depicted in Exhibit C attached hereto, on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

This Petition is dated this 6th day of April, 2021, before the first signature below is attached.

The Petitioners request that the tract described above and shown on the attached Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the tract the zoning classification of R-15, Residential, as depicted in Exhibit C attached hereto.

April 6th, 2021
Date

By: [Signature] [Signature]
David M. Adams, Sr. Witness

By: [Signature] [Signature]
David M. Adams, Jr. Witness

By: [Signature] [Signature]
William P. Adams, Sr. Witness

By: [Signature] [Signature]
Mary Margaret A. Bannister Witness

Building Codes Committee Meeting

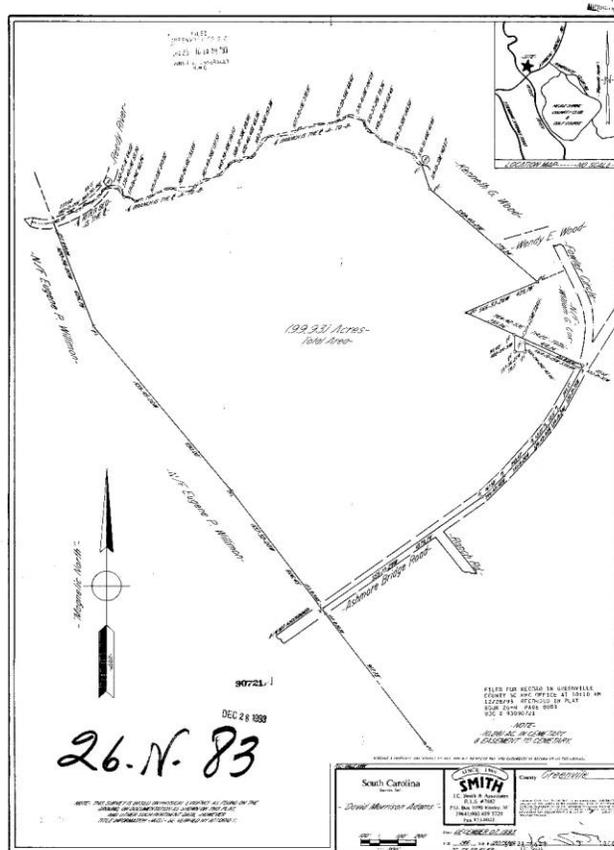


EXHIBIT A

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, as will more fully appear by reference to a plat prepared by J.C. Smith, RLS, dated December 7, 1993, which plat is recorded in the Office of the Clerk of Court for Greenville County in Plat Book 26-N at Page 83. According to said plat the within property contains 99.93 acres and fronts on the northern side of Ashmore Bridge Road.

TAX MAP #M007.01-01-002.00

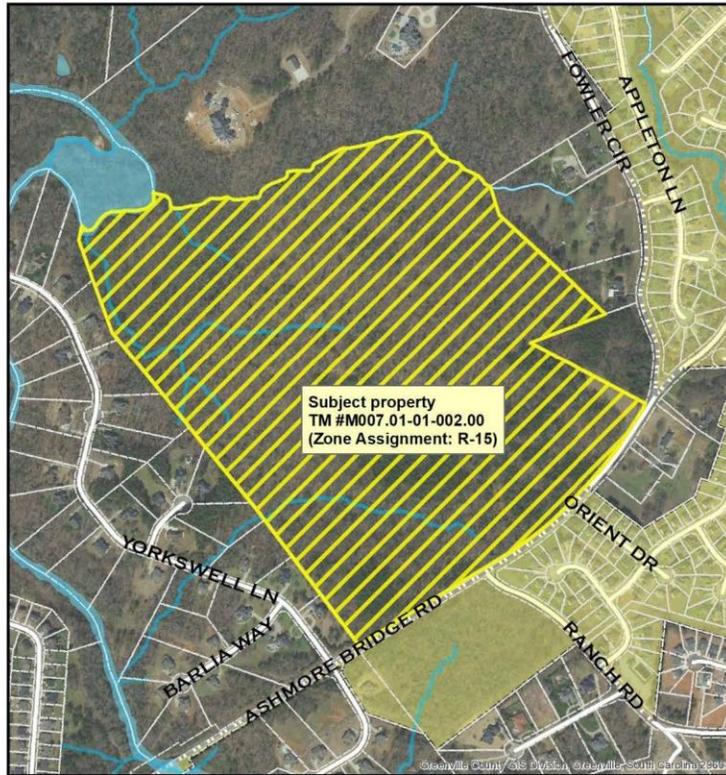


Building Codes Committee Meeting



EXHIBIT B

PROPERTY MAP



Legend

-  Subject Property
-  Mauldin City Limits



Created on April 6, 2021

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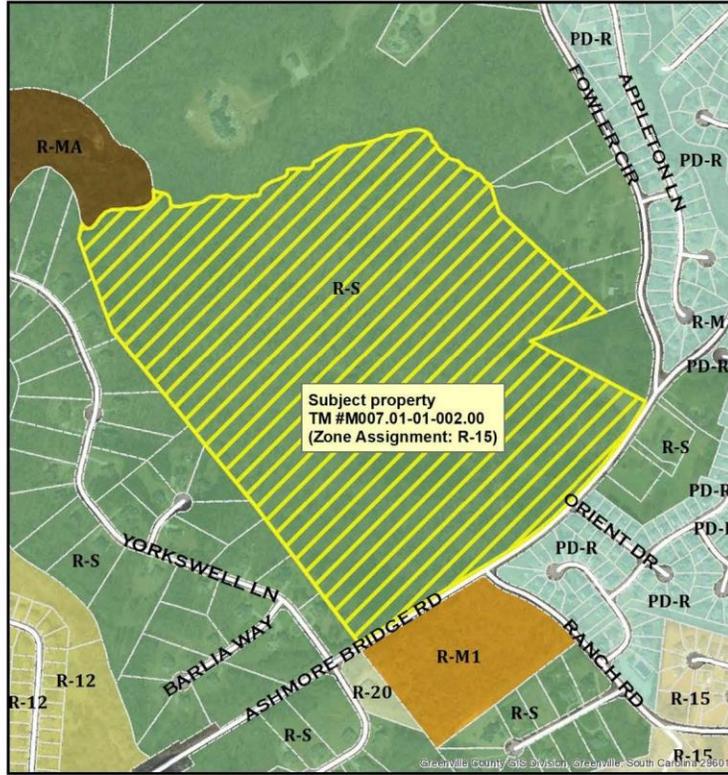
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EXHIBIT C

ZONING MAP



Created on April 6, 2021

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Legend

 Subject Property





BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: April 29, 2021

AGENDA ITEM: 6e

TO: Building Codes Committee

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Text Amendment to the Flood Damage Prevention Ordinance

BACKGROUND

On March 30, 2021, the Flood Mitigation Specialist for the South Carolina Department of Natural Resources (SCDNR) met with the City's Floodplain Administrator, Steven Woods, for the reviewing the City's implementation and administration of the local floodplain management program and to evaluate the City of Mauldin's status as a participant in the National Flood Insurance Program (NFIP).

During the meeting, a complete review of the City's floodplain management program was conducted. The SCDNR representative indicated that City staff was very knowledgeable in the practice of sound floodplain management. Upon review of the City's flood damage prevention ordinance, the SCDNR noted two minor adjustments needed to the ordinance. These adjustments include:

1. Change the Flood Insurance Study date in Section 21-4 to May 4, 2021.
2. Add "Reasonably Safe from Flooding – Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding" to Section 21-41.

REQUEST

Consider forwarding this ordinance to City Council for review.

ATTACHMENTS

Ordinance



ORDINANCE # _____

AN ORDINANCE TO AMEND SECTION 21-4 AND SECTION 21-41 IN THE MAULDIN MUNICIPAL CODE CHAPTER 21, FLOOD DAMAGE PREVENTION.

WHEREAS, the Federal Emergency Management Agency (FEMA) has issued an updated Flood Insurance Study, effective May 4, 2021, reflecting flood hazard determinations within the city of Mauldin; and

WHEREAS, the South Carolina Department of Natural Resources has asked the City to add specific language pertaining to the review of proposed building sites for reasonable safety from flooding.

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 that the Mauldin Municipal Code be amended as follows:

Section 1 Amendment. Amend Section 21-4, Lands to which this chapter applies, of Chapter 21, Flood Damage Prevention, Article I, In General, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

Sec. 21-4. – Lands to which this chapter applies.

This chapter shall apply to all parcels of land that lie either wholly or partially within, or immediately adjacent to, areas of special flood hazard within the jurisdiction of the City of Mauldin, South Carolina, as identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study, dated ~~August 18, 2014~~ May 4, 2021, with accompanying maps and other supporting data that are hereby adopted by reference and declared to be a part of this chapter.

Upon annexation any special flood hazard areas identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study for the unincorporated areas of Greenville County, with accompanying map and other data are adopted by reference and declared part of this chapter.

Section 2 Amendment. Amend Section 21-41, General standards, of Chapter 21, Flood Damage Prevention, Article III, Provisions for Flood Hazard Reduction, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

Sec. 21-41. – General standards.

Development may not occur in the special flood hazard area (SFHA) where alternative locations exist due to the inherent hazards and risks involved. Before a permit is issued,



the applicant shall demonstrate that new structures cannot be located out of the area of special flood hazard area (SFHA) and that encroachments onto the SFHA are minimized. In all areas of special flood hazard the following provisions are required:

- (1) *Anchoring.* All new construction and substantial improvements shall be anchored to prevent flotation, collapse, and lateral movement of the structure.
- (2) *Reasonably some from flooding.* Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.
- ~~(2)~~(3) *Flood-resistant materials and equipment.* All new construction and substantial improvements shall be constructed with flood-resistant materials and utility equipment resistant to flood damage in accordance with Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency.
- ~~(3)~~(4) *Minimize flood damage.* All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.
- ~~(4)~~(5) *Critical facilities and development* shall be elevated to the 500-year flood elevation or be elevated to the highest known historical flood elevation (where records are available), whichever is greater. If no data exists establishing the 500-year flood elevation or the highest known historical flood elevation, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates 500-year flood elevation data.
- ~~(5)~~(6) *Utilities.* Electrical, ventilation, plumbing, heating and air conditioning equipment (including ductwork), and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, and at a minimum of four feet above the base flood elevation (BFE). This requirement does not preclude the installation of outdoor faucets for shower heads, sinks, hoses, etc. as long as cut off devices and back flow devices are installed to prevent contamination to the service components and thereby minimize any flood damages to the building.
- ~~(6)~~(7) *Water supply systems.* All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- ~~(7)~~(8) *Sanitary sewage systems.* New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

Building Codes Committee Meeting



~~(8)~~(9) *Gas or liquid storage tanks.* All gas or liquid storage tanks, either located above ground or buried, shall be anchored to prevent ~~floatation~~ flotation and lateral movement resulting from hydrodynamic and hydrostatic loads.

~~(9)~~(10) *Alteration, repair, reconstruction, or improvements.* Any alteration, repair, reconstruction, or improvement to a structure must be in compliance with the provisions of this chapter, and shall meet the requirements of “new construction” as contained in this chapter. This includes post-FIRM development and structures.

~~(10)~~(11) *Non-conforming buildings or uses.* Non-conforming buildings or uses may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this chapter.

~~(11)~~(12) *American with Disabilities Act (ADA).* A building must meet the specific standards for floodplain construction outlined in section 21-42, as well as any applicable ADA requirements. The ADA is not justification for issuing a variance or otherwise waiving these requirements. Also, the cost of improvements required to meet the ADA provisions shall be included in the costs of the improvements for calculating substantial improvement.

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

Passed on First Reading: _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

John Duggan, City Attorney