PLANNING COMMISSION MEETING

TUESDAY, JULY 27, 2021 | 6 PM

The Planning Commission will meet at 6:00 p.m.
at the Mauldin City Hall at 5 East Butler Road
in the Council Chambers.

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

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

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

PLANNING COMMISSION AGENDA
July 27, 2021

1. **Call to Order** — Chairman, Jonathan Paulsen
2. **Roll Call** — Staff, David Dyrhaug
3. **Opening Remarks** — Chairman, Jonathan Paulsen
4. **Reading and Approval of Minutes**
   a. Planning Commission Meeting:
   May 25, 2021
5. **Old Business**

   None
6. **New Business**
   a. Docket: PC-2021-11-RZ
   227 E Butler Rd
   Rezone from R-12 to C-2
   b. Docket: PC-2021-12-RZ
   Arden Woods Outparcels
   Intersection of Ashmore Bridge Rd
   and Fork Shoals Rd
   Reconfigure C-2 and R-M zoning of 12.5 acres
7. **Other Business**
   a. Adoption of Rules of Procedure
   b. Election of Officers
8. **Adjourn**

MAULDIN PLANNING COMMISSION
MINUTES
May 25, 2021 6:00 P.M.

MEMBERS PRESENT: Jonathan Paulsen (Chair), Michael Forman, Dean Oang, Chris Paglialunga, Brian Sofield

MEMBERS ABSENT: Kaitlyn Woolard, Raj Reddy

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Paulsen called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

APRIL MEETING MINUTES

Mr. Forman moved to accept the April 27, 2021, Planning Commission minutes.

Mr. Sofield seconded the motion.

The motion to accept the April 27, 2021, Planning Commission minutes passed by unanimous vote, 5-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: **PC-2021-10-PP**
Location: At Log Shoals Road and Greenbriar Drive
Request: Revision to Preliminary Plat for Alston Chase Subdivision

Mr. Dyrhaug introduced a request for a revision to the preliminary plat for the Alston Chase subdivision. The revision consists of adding one additional lot to the preliminary plat thereby increasing the number of lots from 75 to 76 lots.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

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

Mr. Dyrhaug provided the staff report and staff findings.

Mr. Paglialunga asked about if this is in a floodplain and also inquired about what was adjusted to allow the addition of one more lot.

Michael MacNabb with Bluewater Civil Design, LLC, which is the civil engineering company for this project, indicated that there are not any floodplains on this site and responded that they were able to reduce the footprint of the stormwater detention pond in order to accommodate one additional lot.

Mr. Oang made a motion to conditionally approve the revision to the Alston Chase subdivision preliminary plat on the condition that the applicant still meet the conditions of the prior approval which, namely, is to satisfy the requirements provided by the Greenville County Subdivision Advisory Committee.

Mr. Paglialunga seconded the motion.

The motion to conditionally approve the revision to the Alston Chase subdivision preliminary plat passed by a vote of 5-0.

OTHER BUSINESS

Mr. Dyrhaug presented an update of demographic figures and development activity.

[Editor's note: This presentation is attached at the end of these minutes.]

No other business was discussed.

ADJOURNMENT

Mr. Forman moved to adjourn the meeting.

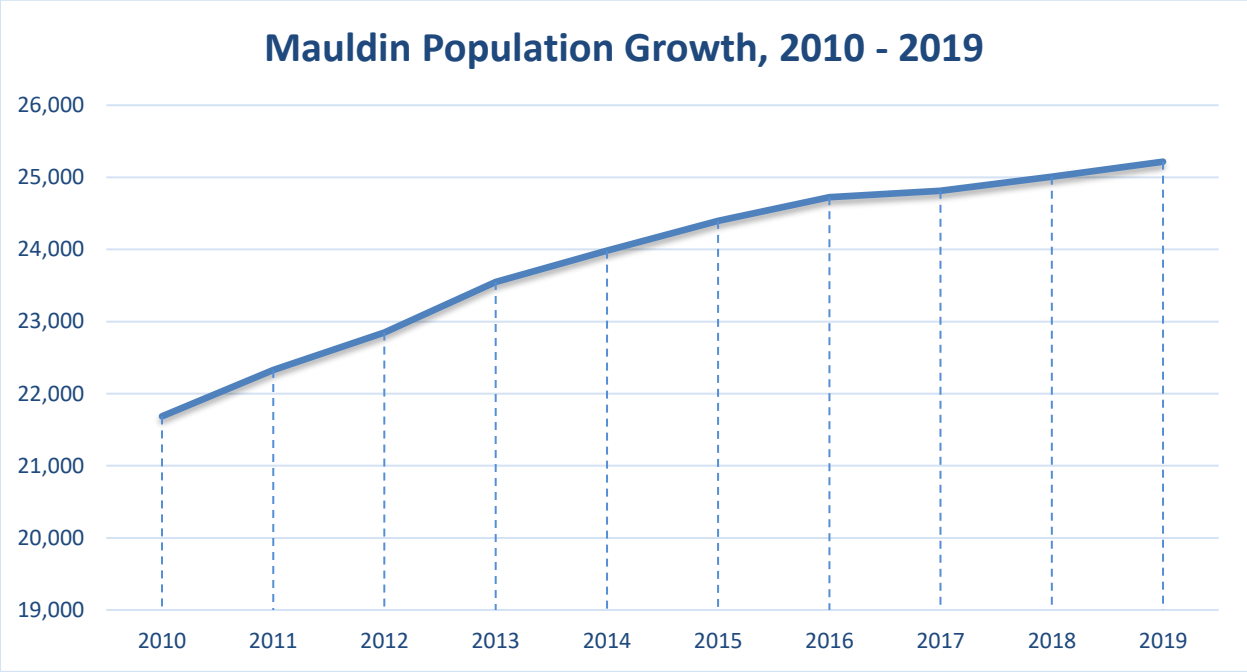
Mr. Oang seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 5-0.

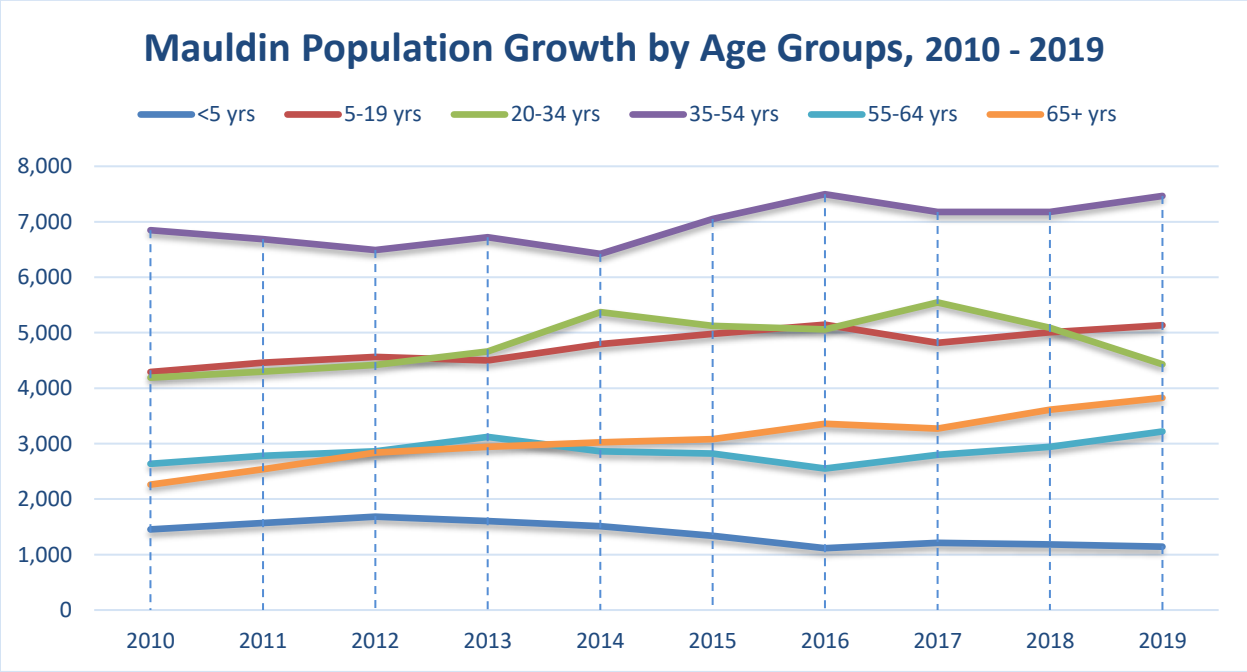
The Planning Commission meeting adjourned at 6:33 p.m.

CITY OF MAULDIN
DEMOGRAPHIC REPORT

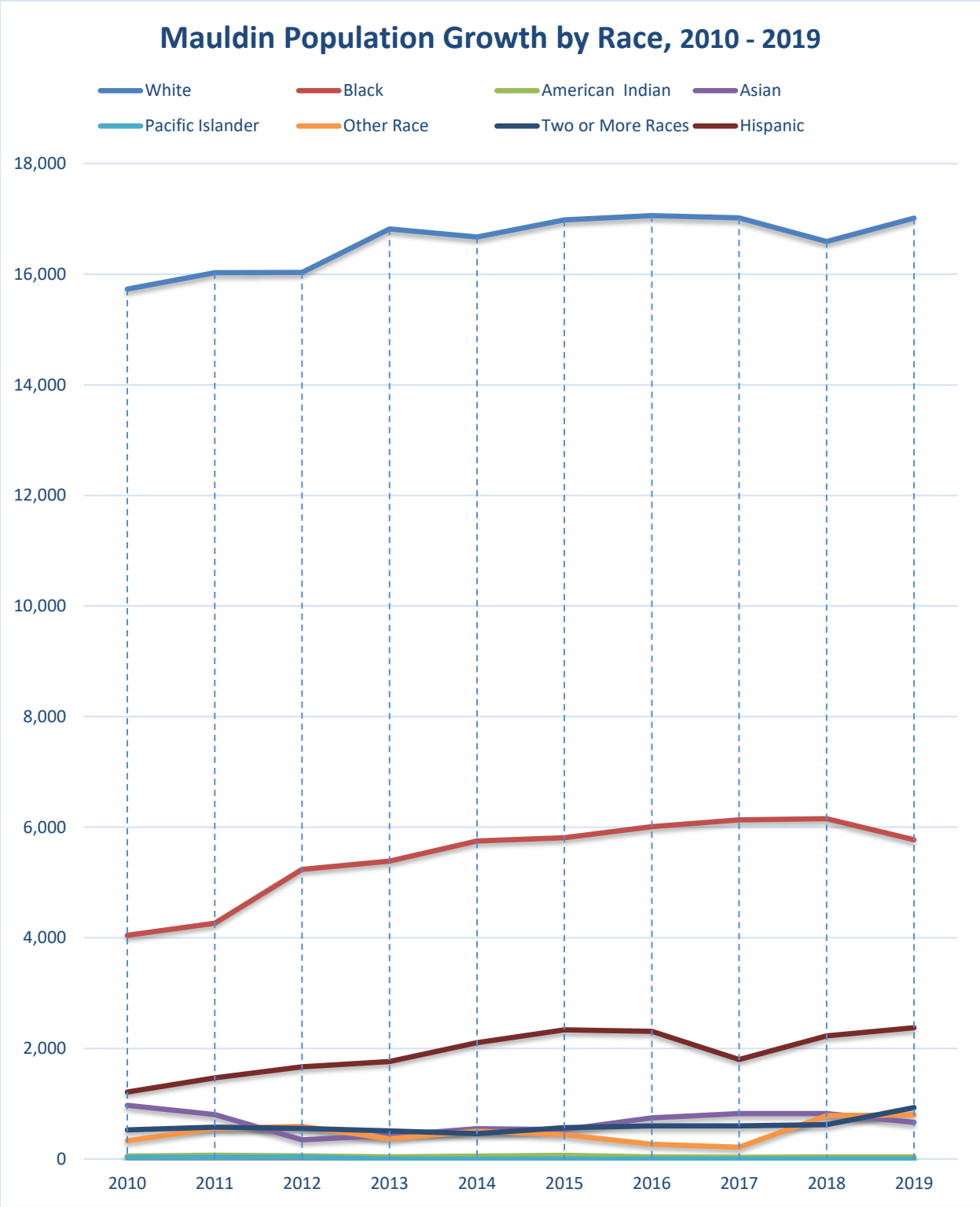
May 14, 2021



Source: U.S. Census Bureau, American Community Survey, 2010-2019



Source: U.S. Census Bureau, American Community Survey, 2010-2019



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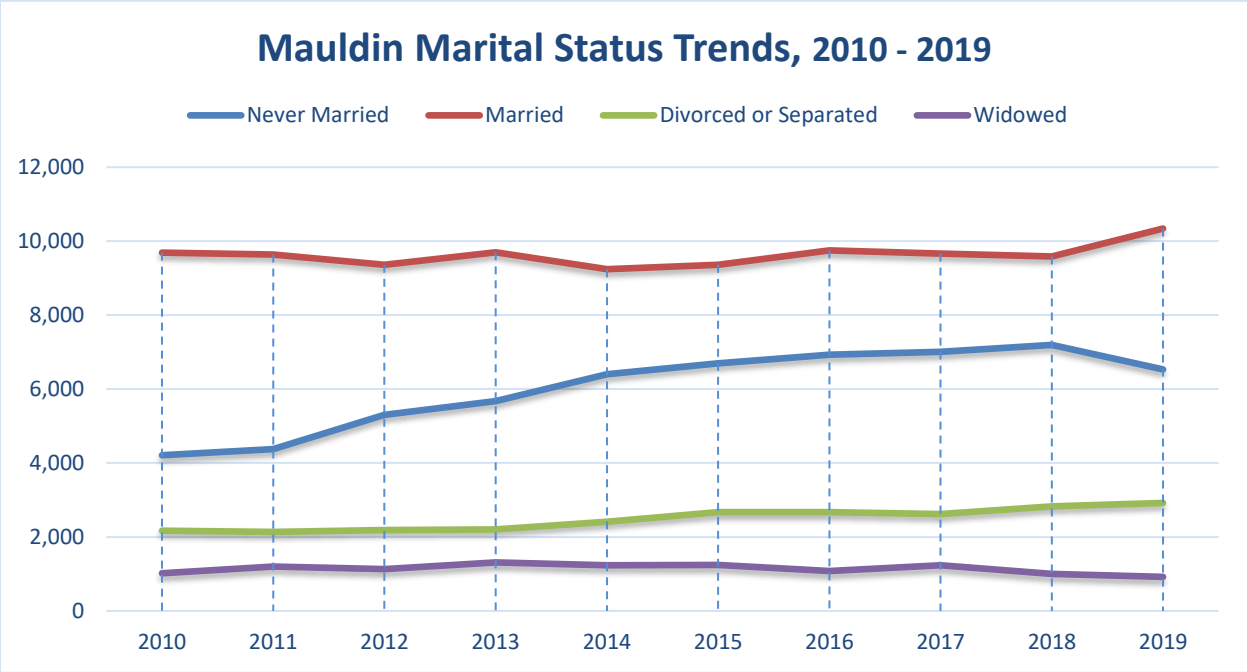
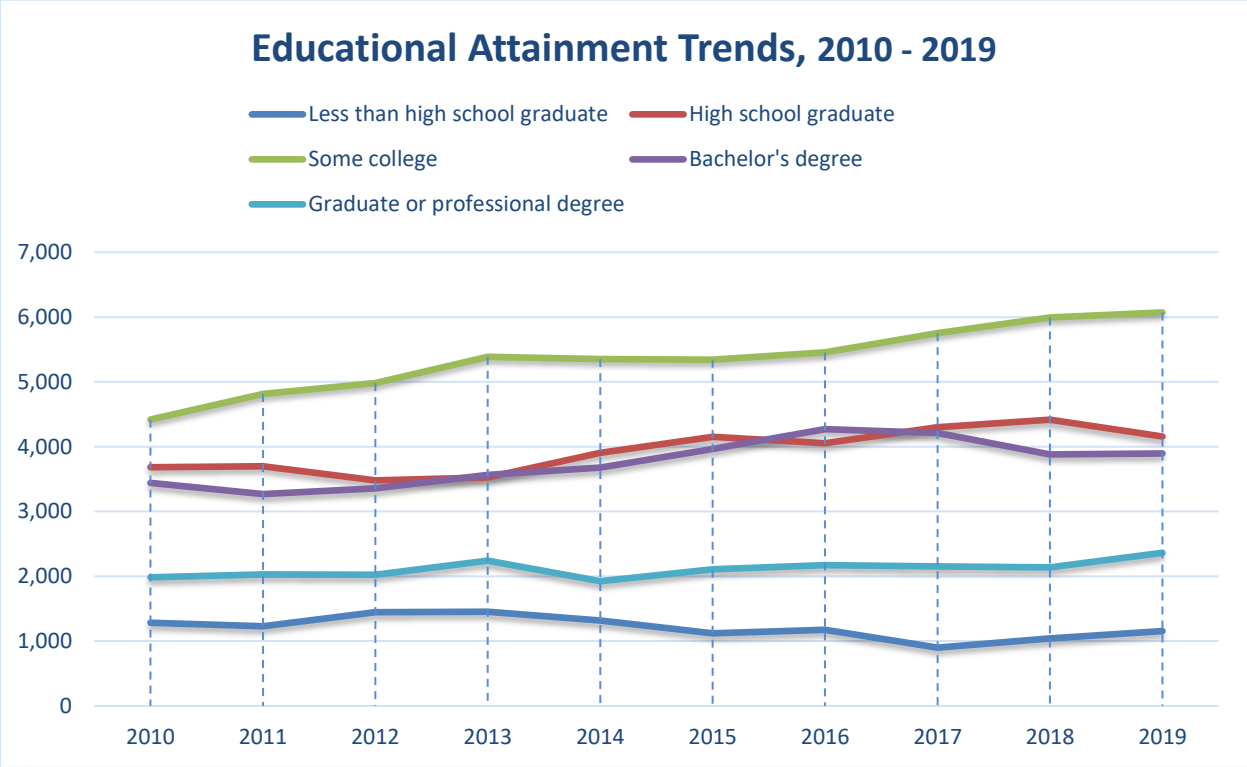
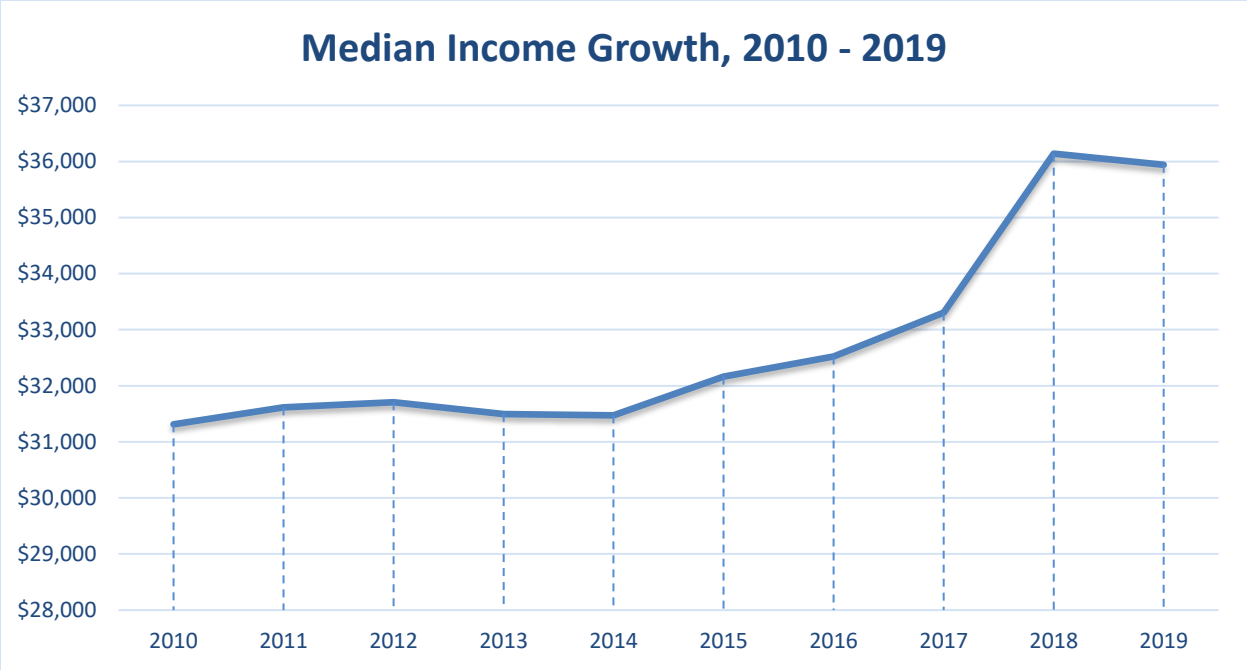


Source: U.S. Census Bureau, American Community Survey, 2010-2019



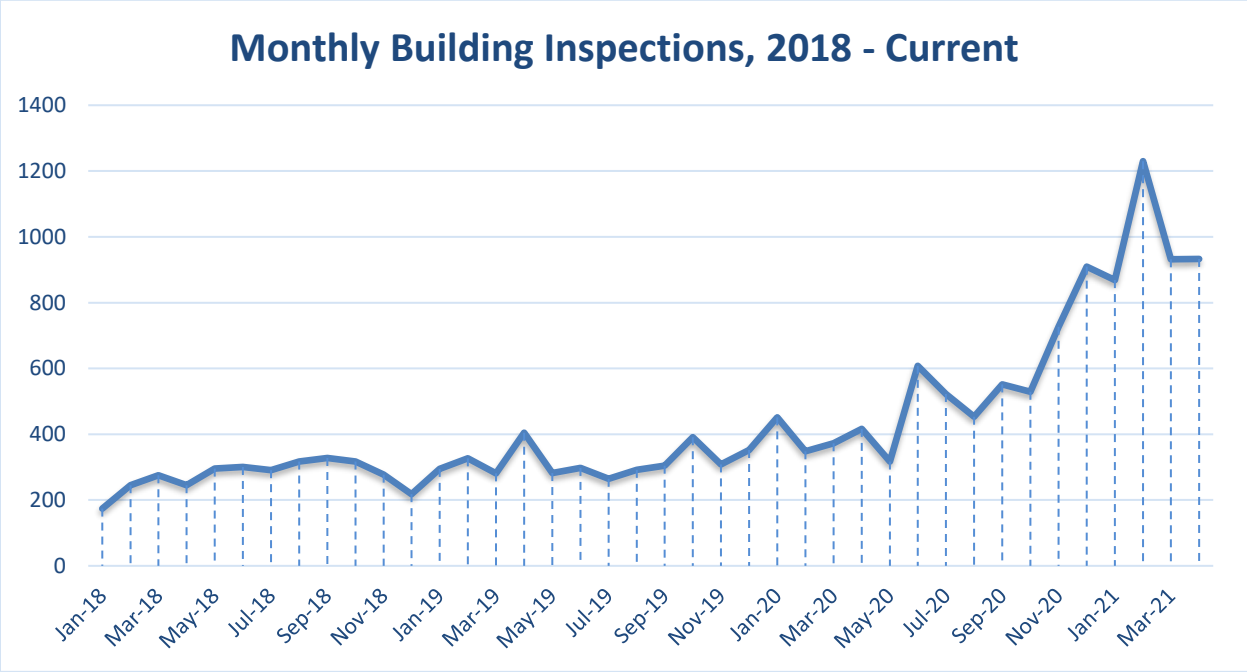
Source: U.S. Census Bureau, American Community Survey, 2010-2019



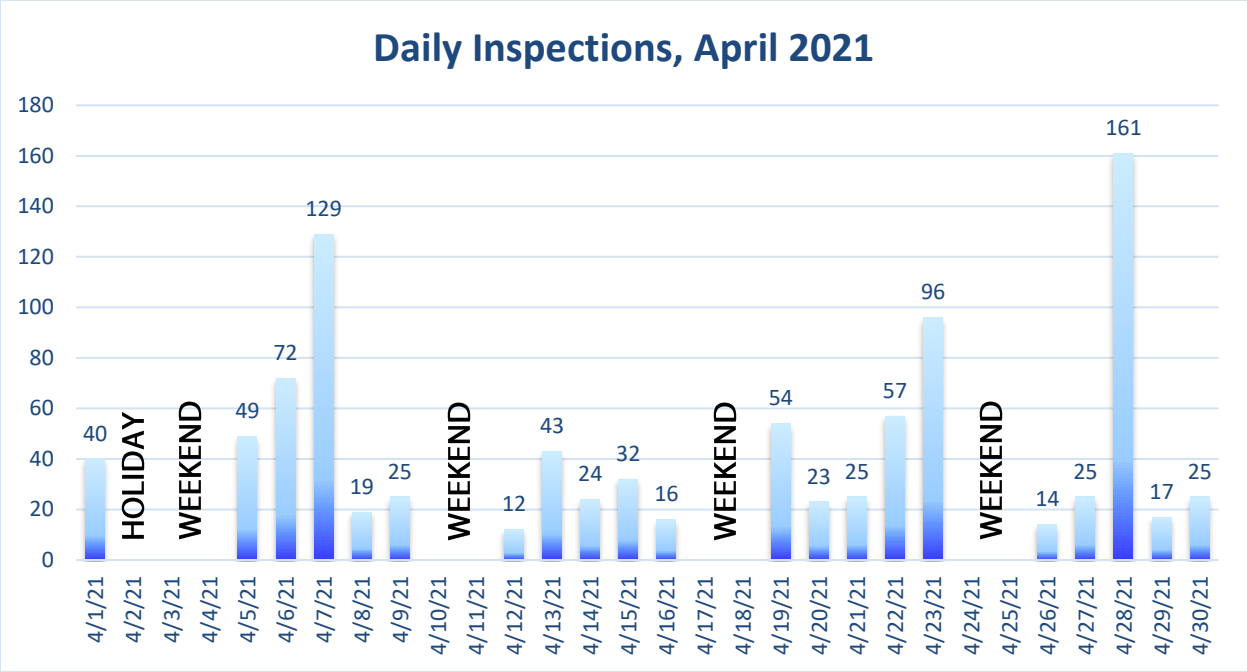
Source: U.S. Census Bureau, American Community Survey, 2010-2019

BUSINESS & DEVELOPMENT SERVICES
MONTHLY REPORT

May 13, 2021



Source: City of Mauldin, Business & Development Services Department



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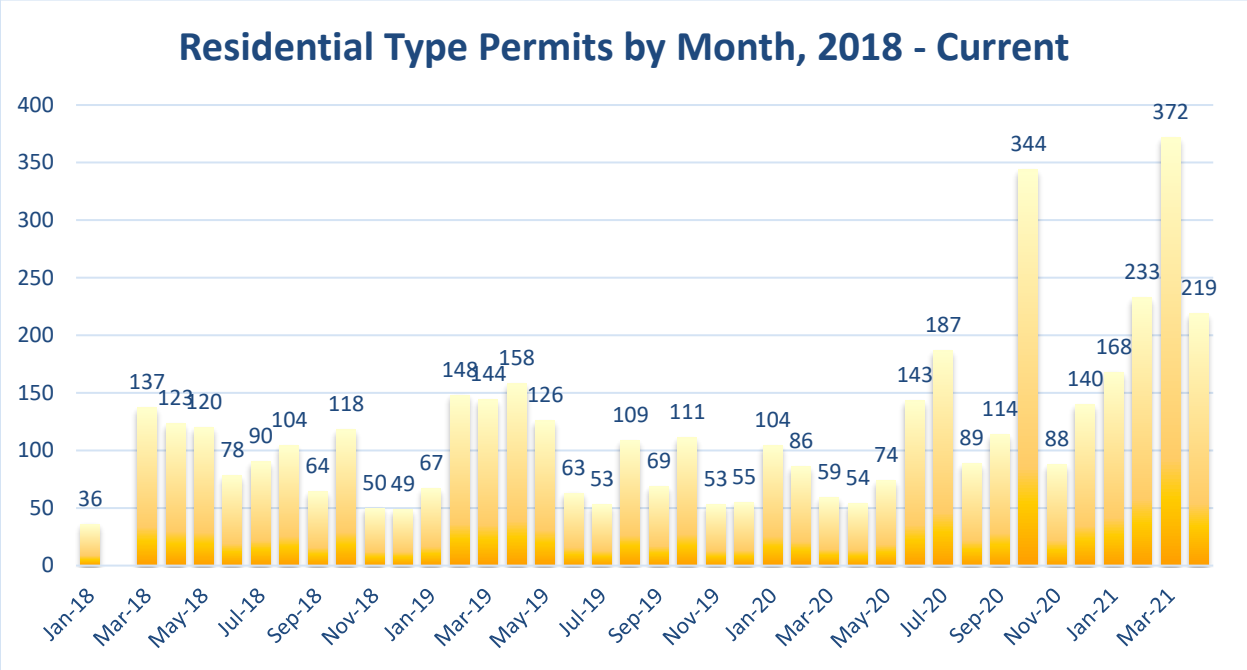

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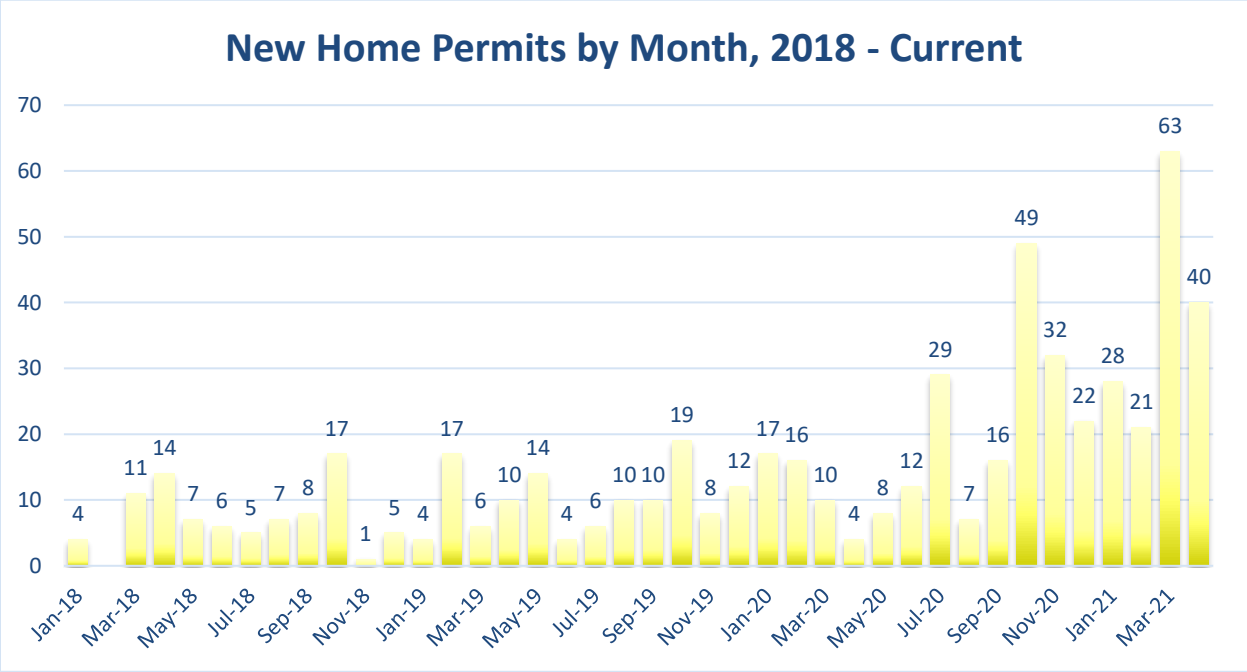

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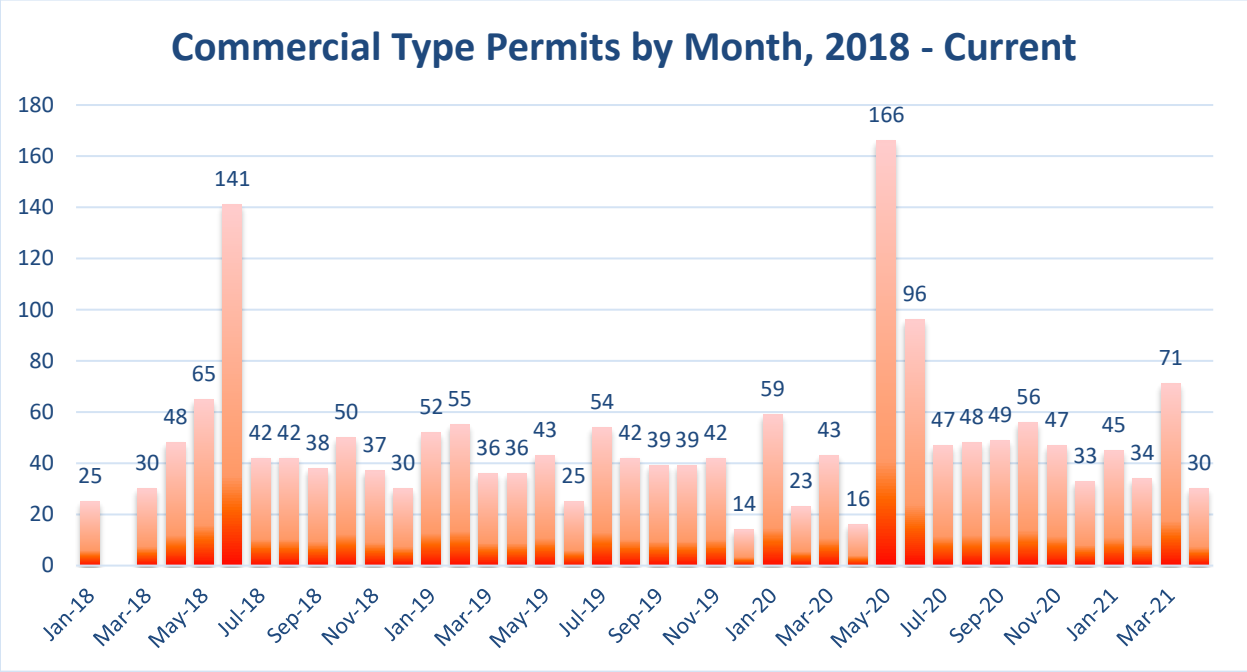

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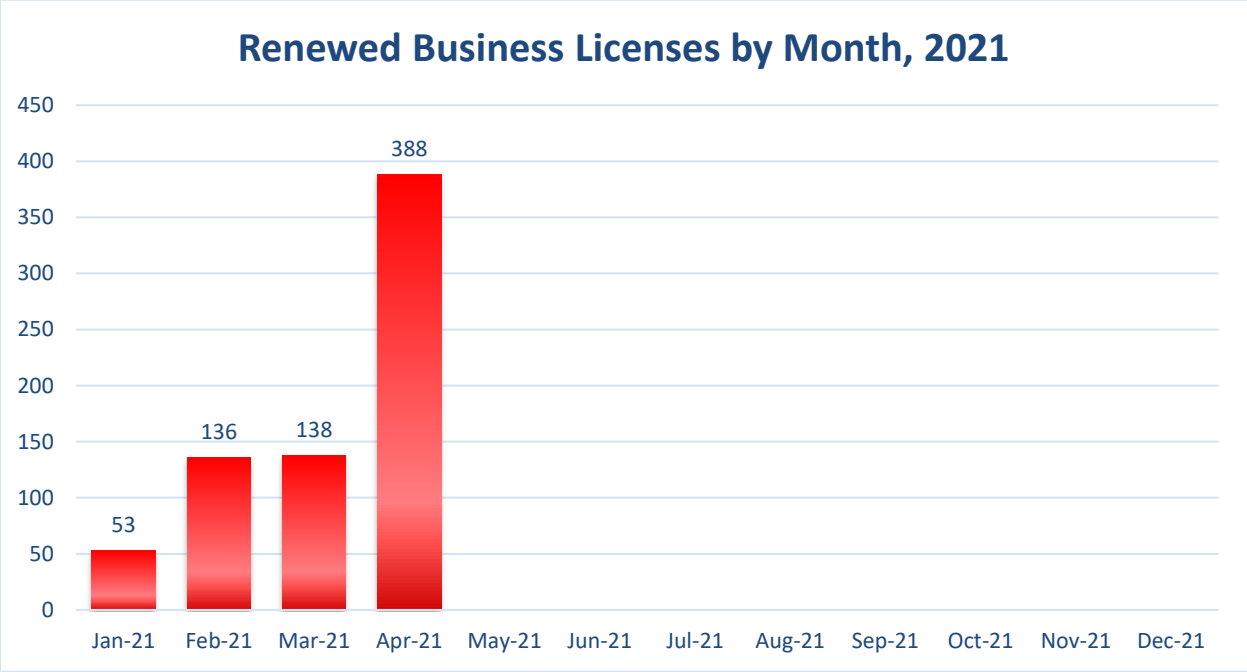


Source: City of Mauldin, Business & Development Services Department

New Businesses Opened in 2021 Inside the City

-- JANUARY --

Yandle Witherspoon Supply	at 45 Brookfield Oaks Dr, Ste 300
Areiannas Closet	(home business)
Moody Web Design	(home business)
Oshurys Management	(home business)
Rebecca Bolt	(home business)

-- FEBRUARY --

A & K Auto Sales	at 504 N Main St
Braids by Nessa	at 317 New Neely Ferry Rd, Ste 5
First Step Realty	at 308 E Butler Rd, Ste E
Popeyes	at 200 S Main St
Brighter Future	(home business)
Gemini Twins Travel	(home business)
Horizon Farms	(home business)

-- MARCH --

Cook Out	at 386 W Butler Rd
Madison Park Homes	at 225 Smith Hines Rd
Upstate Fitness Equipment	at 206 New Neely Ferry Rd, Ste B
H.E.R. Loads	(home business)
Odyssey by M	(home business)
Sonia Borges	(home business)
Tidal Ventures	(home business)
TLC Upstate	(home business)

-- APRIL --

Ampersand	at 623 N Main St
Dreamtream Trucking	at 105 Miller Rd, Ste C
Kartech Solutions	at 128 Millport Cir, Ste 200
Lucille Gilliam	at 401 N Main St
Luxor Scientific	at 1324 Miller Rd
Sabal Studio	at 107 Miller Rd, Ste E
Uni Beauty Braids N Locs	at 317 New Neely Ferry Rd, Ste 5
Hair That Shakes	(home business)
Hobnob & Heros	(home business)
Lafrance Sitter Service	(home business)

Mauldin
SOUTH CAROLINA

Recent & Upcoming Residential Projects
around the City of Mauldin

Construction Complete

1 – Belhaven Parc	26 homes
2 – Ardmore at the Park	305 apts.
3 – Townes at Cardinal Creek	24 homes
4 – Butler Parc	31 homes
7 – Miller Place Court	18 homes
9 – Village at Green Meadows	47 homes
10 – Townes at Brookwood	94 homes
11 – Whispering Pines	38 homes
14 – Maplebrook Terrace	130 apts.

Under Construction

5 – Hidden Lake Preserve	116 homes
6 – Indigo Pointe	316 homes
8 – The Retreat	44 homes
12 – The Cottages at Shoally Ridge	92 homes
16 – Hidden Lake Estates	111 homes
17 – Highland Chase	202 homes
18 – Holly Ridge	212 homes
19 – Madison Park	25 homes
20 – Redwood at Holly Ridge	97 apts.
21 – Whispering Meadows	91 homes
22 – Baldwin Chase	143 homes
23 – Parkland	340 homes
24 – Sunrise Duplexes	8 apts.
26 – Neely Village Townes	71 homes
27 – Meadow Springs	151 homes
31 – Chestnut Ridge	572 homes
32 – Camden Cottages	68 homes
33 – Arden Woods	806 homes
40 – Novo Multi-family	330 apts.
41 – Douglas Townes	50 homes
42 – Butler Townes	48 homes

Under Construction (continued)

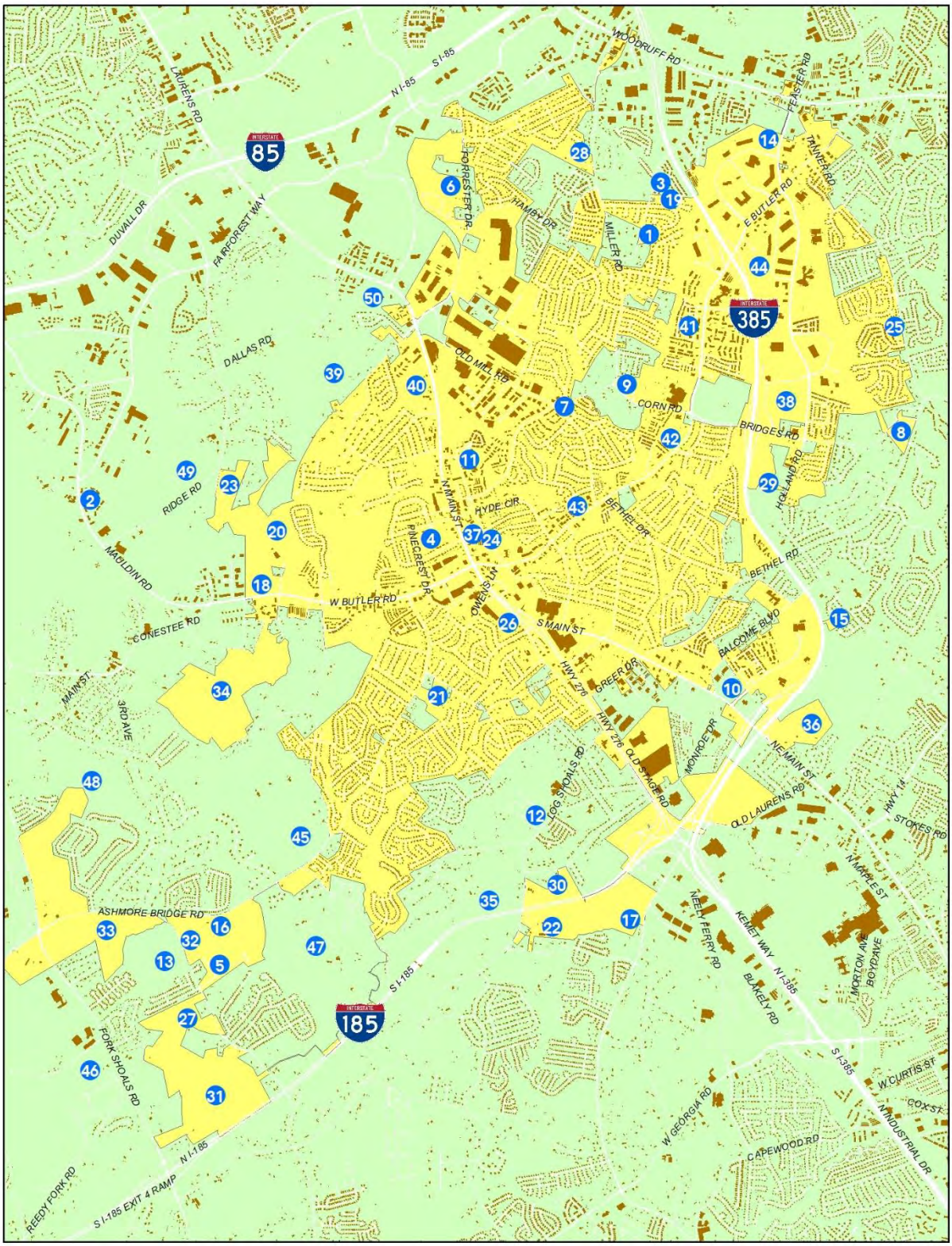
43 – Mercy Housing	46 apts.
46 – Harrington	610 homes
49 – Ridge Park	79 homes
50 – Chapel Green Townhomes	88 homes

Approved—Construction Coming Soon

15 – Carriage Run	25 homes
25 – Tanner Hall	17 homes
28 – Miller Park	106 homes
30 – Alston Chase	76 homes
44 – Parkside at Butler	72 apts.

Pre-submittal Process

34 – Planters Crossing	99 homes
36 – Highway 417 Village	405 homes/apts.
37 – City Center	50-100 apts.
38 – BridgeWay Station	308 apts.
45 – Ashmore Estates	266 homes
47 – Green Pine Estates	437 homes
48 – Sedona	167 homes


INTERSTATE 85
INTERSTATE 385
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S I-185 EXIT 4 RAMP
WOODRUFF RD
FEASTER RD
TANNER RD
E BUTLER RD
LAURENS RD
DUVALL DR
FAIRFOREST WAY
FORRESTER DR
HAMBY DR
MILLER RD
DALLAS RD
OLD MILL RD
CORN RD
BRIDGES RD
HOLLAND RD
RIDGE RD
MADDLIN RD
N MAIN ST
HYDE CIR
BETHEL DR
PINECREST DR
OWENS LN
W BUTLER RD
CONESTEE RD
S MAIN ST
BETHEL RD
BALCOME BLVD
HWY 276
GREER DR
MAIN ST
3RD AVE
MONROE DR
OLD STAGE RD
NE MAIN ST
OLD LAURENS RD
HWY 14
STOKES RD
LOG SHOALS RD
N MAPLE ST
ASHMORE BRIDGE RD
NEELY FERRY RD
KEMET WAY
BLAKELY RD
MORTON AVE
BOYD AVE
W CURTIS ST
COX ST
N INDUSTRIAL DR
W GEORGIA RD
CAPEWOOD RD
FORK SHOALS RD
REEDY FORK RD

ORDINANCE # _____

AN ORDINANCE TO REZONE PROPERTY CONSISTING OF APPROXIMATELY 1 ACRE LOCATED AT 227 E. BUTLER ROAD (TAX MAP PARCEL: M004.02-01-010.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Brenda Richter, on behalf of Mary Sue Barbrey, has petitioned the City of Mauldin to rezone +/- 1 acre from the R-12, Residential District to the C-2, Commercial 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-2021-11-RZ and Greenville County Tax Map Parcel M004.02-01-010.00 be rezoned from R-12, Residential, to C-2, Commercial.

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

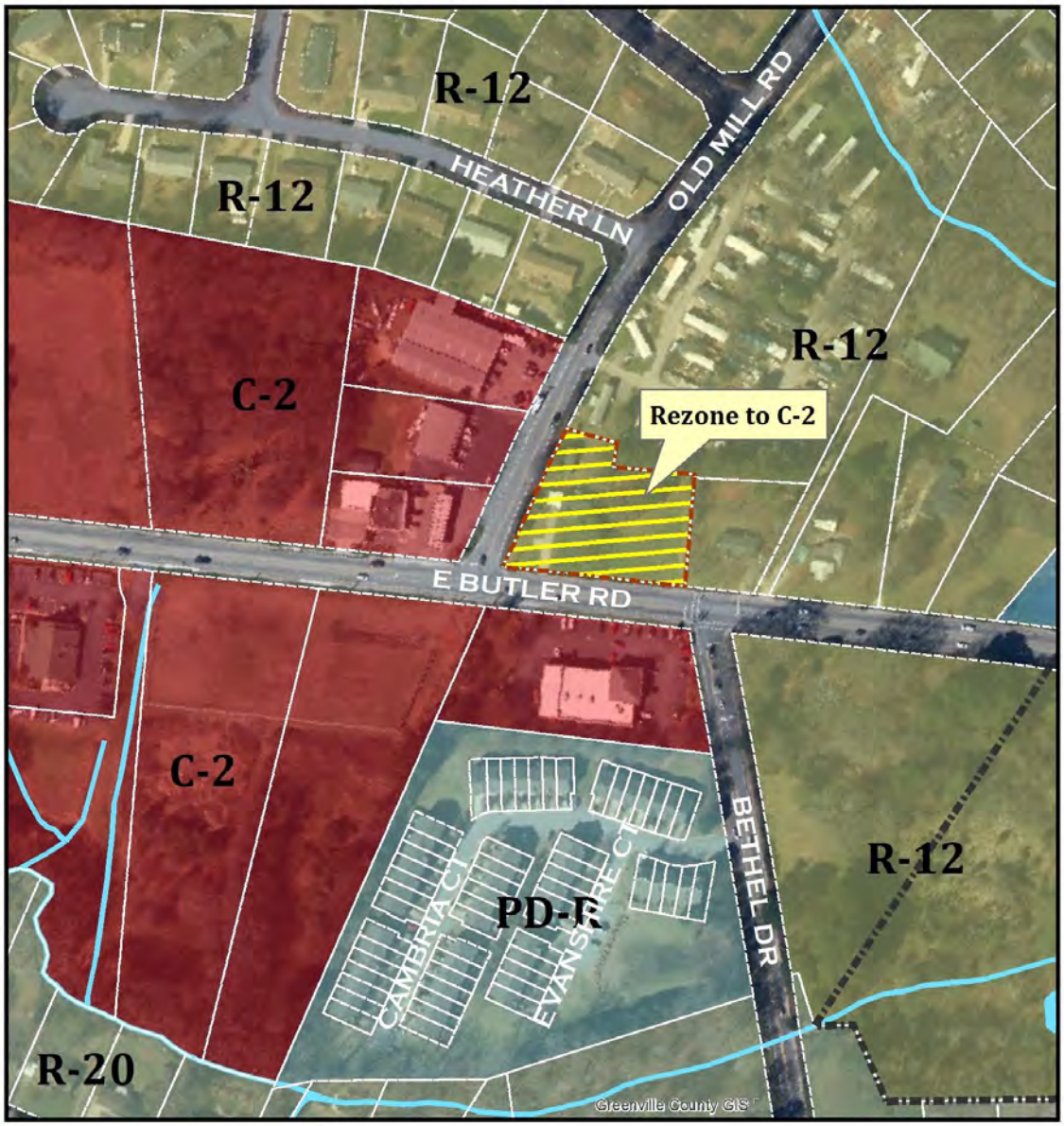
_____
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

_____
John Duggan, City Attorney

EXHIBIT 1

ZONING MAP



Legend

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

Feet
0 200

Created on July 15, 2021

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EXHIBIT 2

PROPERTY MAP

Legend

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

Feet
0 200

Created on July 15, 2021

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ORDINANCE # _____

AN ORDINANCE TO REZONE PROPERTY CONSISTING OF APPROXIMATELY 12.5 ACRES LOCATED AT ASHMORE BRIDGE ROAD AND FORK SHOALS ROAD (PORTIONS OF TAX MAP PARCEL: 0411.00-01-001.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Mark III Properties, LLC, has petitioned the City of Mauldin to reconfigure the R-M, Residential, and C-2, Commercial, zoning of +/- 12.5 acres; 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 zoning of property described in zoning docket PC-2021-12-RZ and Greenville County Tax Map Parcel 0411.00-01-001.00 be reconfigured by expanding the R-M zoning on the north side of Ashmore Bridge Road at Fork Shoals Road and expanding the C-2 zoning on the south side of Ashmore Bridge Road at Fork Shoals Road in accordance with the attached Exhibit 1, Zoning Map, hereby incorporated into this ordinance.

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

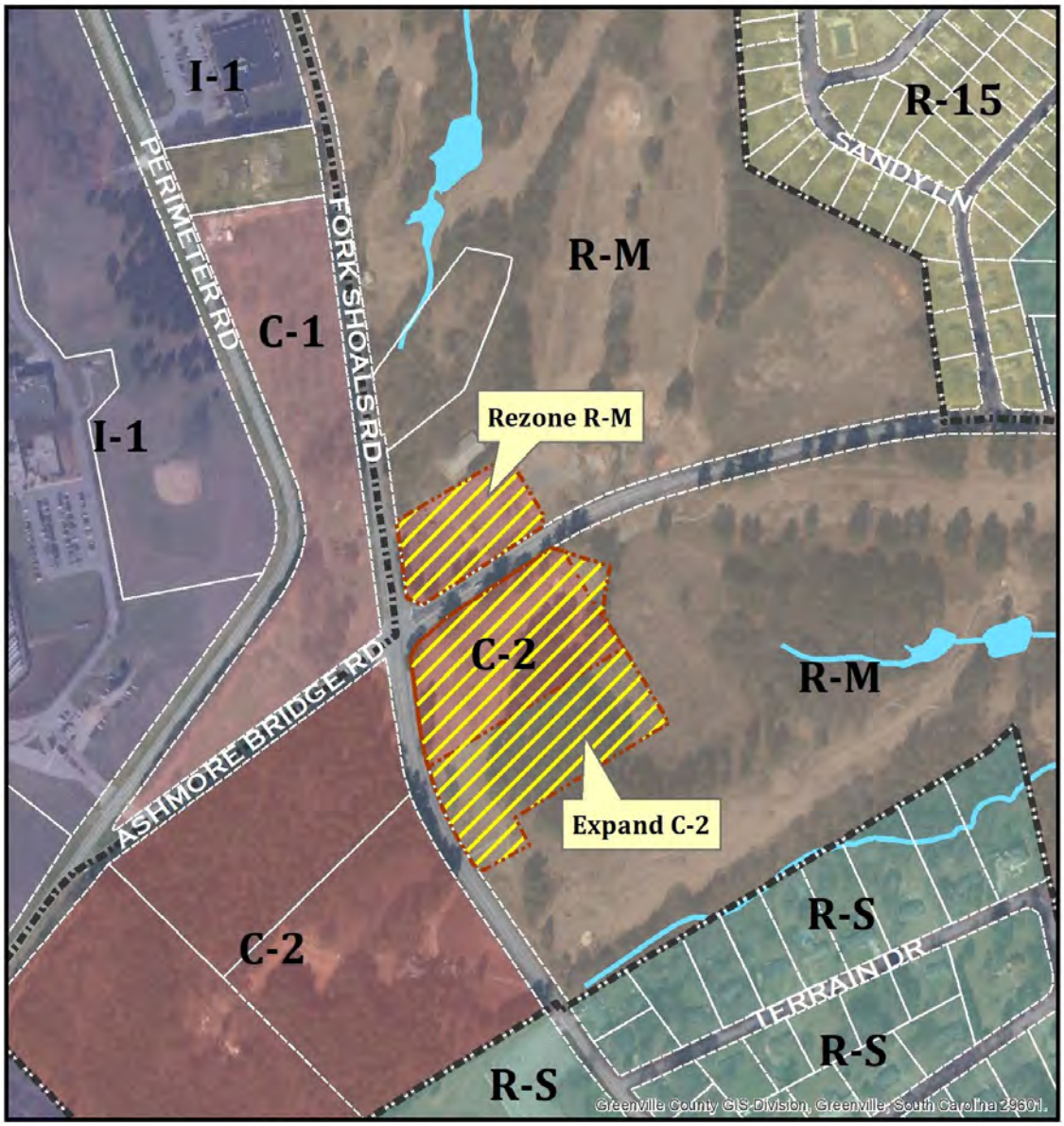
_____
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

_____
John Duggan, City Attorney

EXHIBIT 1

ZONING MAP



Legend

- Subject Tract
- City of Mauldin Boundary
- Stream or River
- Water Body

N

0 400 Feet

Created on July 15, 2021

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EXHIBIT 2

PROPERTY MAP

Legend

- Subject Tract
- City of Mauldin Boundary
- Stream or River
- Water Body

N

Feet
0 400

Created on July 15, 2021

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