



BUILDING CODES COMMITTEE MEETING

TUESDAY, SEPTEMBER 7, 2021 | 6 PM

1st committee meeting

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the Council Chambers 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 REVISED AGENDA

September 7, 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:
August 2, 2021 (*Pages 2-4*)
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 to provide for the annexation of property owned by Bo Lac Properties, LLC, and located at 2001 Fork Shoals Road (Tax Map Parcel: 0583.02-01-007.05) by one hundred percent petition method; and to establish a zoning classification of R-10, residential, for said property (*Pages 5-21*)
 - b. An ordinance to provide for the annexation of property owned by Cojac Whitehorse, LLC, and located at Fork Shoals Road and Union Church Road (Tax Map Parcel: 0583.02-01-007.02) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, and C-2, Commercial, for said property (*Pages 5-21*)
 - c. An amendment to the Mauldin Zoning Ordinance establishing definitions and conditional use standards for thrift stores, consignment stores and like businesses and to establish the zoning districts for which they can locate (*Pages 22-35*)

7. **Public Comment**

The Honorable Diane
Kuzniar

8. **Committee Concerns**

The Honorable Diane
Kuzniar

9. **Adjourn**

The Honorable Diane
Kuzniar

Minutes
Building Codes (BDS) Committee
August 2, 2021
4th Committee Meeting

Committee Members: Diane Kuzniar (Chair) and Taft Matney. Councilman Dale Black was out of town.

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. Building Codes Committee Meeting: June 7, 2021

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

Vote: The vote was unanimous (2-0).

4. Reports or Communications from City Officers
 - a. BDS Director David Dyrhaug

Mr. Dyrhaug reported that the numbers of building permits and inspections are up.

5. Unfinished Business

There is no unfinished business.

6. New Business

- a. 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

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 1 acre located at 227 E Butler Road.

The applicant has requested that this tract be rezoned from R-12, Residential, to C-2, General Commercial. This property is currently occupied by a single-family dwelling. The owner's family is planning to market this property for commercial development. At present, there are no development prospects for this tract.

This property is located at the intersection of East Butler Road and Old Mill Road. This is located along the section of East Butler Road that is being considered by SCDOT for road improvements. Since there are currently no development prospects for this tract, it is expected that the future

commercial development of this tract will be able to accommodate the forthcoming road improvements being planned by SCDOT.

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

Vote: The vote was unanimous (2-0).

- b. 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

The City of Mauldin has received a signed petition requesting the reconfiguration of the zoning at a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes approximately 12.5 acres located at Ashmore Bridge Road and Fork Shoals Road.

The applicant has requested that current R-M, Residential, and C-2, Commercial zoning be reconfigured at this tract. Specifically, the applicant would like to expand the R-M zoning on the north side of Ashmore Bridge Road at Fork Shoals Road to accommodate the amenity area for the Arden Woods subdivision. Additionally, the applicant would like to expand the C-2 zoning on the south side of Ashmore Bridge Road at Fork Shoals Road to better accommodate the marketability of the outparcel for a grocery store or small retail center.

This tract was annexed into the City of Mauldin on May 20, 2019. At that time approximately 8 acres were zoned C-2 at the intersection of Ashmore Bridge Road and Fork Shoals Road, while the remainder of the property was zoned R-M. The preliminary plat for the Arden Woods subdivision was conditionally approved by the Planning Commission on November 19, 2019. This subdivision was approved for up to 806 lots (415 detached single-family homes and 391 attached single-family homes).

This proposed reconfiguration of the zoning at this tract would result in 9.67 acres zoned as C-2, yielding a net increase of about 1.67 acres of C-2 zoning at this intersection. To accommodate this expanded footprint of the C-2 zoning district, the number of lots in the Arden Woods subdivision would decrease by about 91 to 715 lots (388 detached single-family homes and 327 attached single-family homes).

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

Vote: The vote was unanimous (2-0).

- c. A resolution to adopt the Greenville County Natural Hazards Mitigation Plan Greenville County and its municipal jurisdictions are vulnerable to a wide range of natural hazards, including floods, winter storms, tornadoes/high winds, severe storms/thunderstorms, drought, wildfires, and earthquakes. Hazard mitigation planning aids in reducing the impacts that these hazards can have on the community.

Greenville County adopted its inaugural Hazard Mitigation Plan in 2005. This 2005 Plan was created to comply with the Disaster Mitigation Act of 2000. This plan is required to be updated every 5 years. Revisions to the Hazard Mitigation Plan were prepared in 2010, 2015, and 2020.

In 2010, the County converted the original plan to a multi-jurisdictional plan as it involved and included the cities of Mauldin, Greenville, Greer, Simpsonville, Fountain Inn, and Travelers Rest.

During the 2020 cycle, former Fire Chief Bill Stewart and former Streets Supervisor Bryan Thornton participated on the Disaster Mitigation Committee on behalf of the City of Mauldin. The Disaster Mitigation Committee helped to develop the 2020 Hazard Mitigation Plan. Participating in the Greenville County Multi-Jurisdictional Hazard Mitigation Plan enables a more comprehensive approach to mitigating the hazards that pose an equal threat to Greenville County, the City of Mauldin, and other participating jurisdictions.

FEMA requires a jurisdiction to have a current hazard mitigation plan when applying for certain types of non-emergency disaster assistance including various grants.

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

Vote: The vote was unanimous (2-0).

- d. Update on the Planning Commission review and consideration of amendments to City zoning ordinances relating to thrift stores

On July 19, 2021, the Mauldin City Council approved a resolution requesting the Planning Commission to consider amending the zoning ordinance to limit the number of thrift stores allowed in the City' commercial districts and to conduct a public hearing.

One of the findings in the resolution passed by City Council is that "additional thrift stores in the City of Mauldin may be inconsistent with the objectives of the zoning ordinance to protect the quality and appearance of the properties in commercial zoning districts."

While the public hearing on this matter has not been scheduled and advertised yet, the Planning Commission was introduced to the adopted resolution at their meeting on July 27, 2021. The Planning Commission was updated on the status of staff's research thus. In addition to the research that staff has already begun, the Planning Commission requested that staff also research Greenville County's standards for thrift stores if any other South Carolina communities have special standards for thrift stores, and the number of thrift stores that are currently located in the City of Mauldin. The Planning Commission anticipates holding a public hearing in August. This item was for information only.

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: September 7, 2021

AGENDA ITEM: 6a & 6b

TO: Building Codes Committee

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

SUBJECT: Annexation of Property at Fork Shoals Rd and Union Church Rd

	TRACT #1 (2001 Fork Shoals Rd)	TRACT #2 (corner of Fork Shoals Rd & Union Church Rd)
AUTHORIZED REP(S):	SVN Blackstream Bluewater Civil Design, LLC	SVN Blackstream Bluewater Civil Design, LLC
OWNER(S):	Bo Lac Properties, LLC	Cojac Whitehorse, LLC
TAX MAP NUMBER(S):	0583.02-01-007.05	0583.02-01-007.02
LOCATION:	2001 Fork Shoals Rd	Corner of Fork Shoals Rd & Union Church Rd
CURRENT ZONING:	R-S (County)	R-S (County)
REQUESTED ZONING:	R-10, Residential	R-10, Residential & C-2, Commercial
SIZE OF PROPERTY:	Approx. 16 acres	Approx. 16 acres
CONTIGUITY:	These tracts are directly contiguous to the Chestnut Ridge subdivision which was annexed into the City of Mauldin on February 18, 2019, with an additional 62 acres annexed into the City of Mauldin on January 19, 2021.	

REQUEST

The City of Mauldin has received signed petitions requesting the annexation of two tracts of land consisting of two parcels pursuant to South Carolina Code of Laws Section 5-3-150. These petitions include approximately 16 acres owned by Bo Lac Properties, LLC, located at 2001 Fork Shoals Road, and approximately 16 acres owned by Cjoac Whitehorse, LLC, located at the corner of Fork Shoals Road and Union Church Road. The applicant has requested that these tracts be zoned R-10 Residential, with a C-2 Commercial 2.8-acre outparcel upon annexation into the City of Mauldin.

The applicant plans to expand the Chestnut Ridge subdivision, which is currently under development, onto both of these tracts totaling approximately 32 acres. Chestnut Ridge is already approved for 529 single-

family detached homes, 43 single-family attached homes, and a commercial outparcel along Fork Shoals Road. This annexation will enable the applicant to improve the access to the Chestnut Ridge subdivision by creating a new entrance aligned at the intersection of Fork Shoals Road and Reedy Fork Road. This annexation will also enable the applicant to expand the Chestnut Ridge development project by adding approximately 139 single-family detached homes as well as a 2.8-acre commercial outparcel at the intersection of Forks Shoals Road and Union Church Road. The price-point for homes is expected to average in the high-\$200s and up.

UTILITIES AND SERVICES

All utilities are available including water and sewer. ReWa has a main line that runs along the Reedy River and the developer has already acquired the necessary easements to tie into this line. 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.

This tract is currently located in in the South Greenville Fire District. The South Greenville Fire District has a station located approximately ¼ from Union Church Road. This tract is currently outside the 5-mile driving distance to the nearest Mauldin fire station required for the City’s stellar ISO rating to be applied to homes that will be constructed on this tract. On February 18, 2019, the City Council approved an automatic aid agreement with the South Greenville Fire District that will trigger fire response to this tract from the South Greenville Fire District.

PLANNING AND ZONING

About the R-10 District

The R-10 zoning designation is a medium density residential district intended to provide single-family living and also encourage diverse functioning neighborhoods that may include various types of residential development with the purpose of providing a balanced and attractive residential area.

R-10 Zoning allows a minimum 10,000-square foot lot (comparable density of 4.4 units per acre)

Comprehensive Plan Analysis

This property is beyond the planning area delineated in the Future Land Use Map of the Comprehensive Plan. However, similar areas mingled among residential areas typically depict low- to medium-density residential future land uses.

Surrounding Development/Zoning

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

Direction	Zoning District(s)	Existing Use(s)
North	R-12 (County)	Undeveloped land
South	R-S (County)	Rural residential land
East	R-10 (City)	Chestnut Ridge subdivision
West	R-12 (County)	Harrington subdivision

Property Values

The homes in this project are projected to sell at an average in the high-\$200’s and up. This range will be consistent or above the average price of home sales in adjacent communities over the last couple of years. See below.

Community	2020		2021	
	No. of Sales	Avg. Price	No. of Sales	Avg. Price
Harrington*	104	\$233,550	111	\$261,017
Meadow Ridge	1	\$126,000	1	\$145,000
Lynndale†	1	\$89,900	1	\$58,500
Shoals Crossing	8	\$197,675	6	\$221,666

* Harrington is a brand new community that began selling homes in 2020

† Lynndale is a mobile home community

TIMELINE

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

FISCAL IMPACT

Based on the information available, staff projects that this addition to the Chestnut Ridge project, inclusive of this annexation, will have a positive fiscal benefit to the City (projected revenue of \$146,378 compared to a project cost of \$138,620). This analysis is based on the following factors:

- Net Addition of Homes: 139
- Average price-point: \$275,000 and up
- New streets: Publicly owned and maintained
- New sewer: Owned and maintained by the City of Mauldin

This analysis does not include the positive fiscal benefit expected for the commercial outparcel at the corner of Fork Shoals Road and Union Church Road. The commercial outparcel will bring additional revenue in terms of property taxes and business license fees, among other revenue.

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 BO LAC PROPERTIES, LLC, AND LOCATED AT 2001 FORK SHOALS ROAD (TAX MAP PARCEL: 0583.02-01-007.05) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10, RESIDENTIAL, FOR SAID PROPERTY**

WHEREAS, Bo Lac Properties, LLC, is the sole owner of record title of a parcel of real property containing 16 acres, more or less, located at 2001 Fork Shoals 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 Bo Lac Properties, LLC, 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, Bo Lac Properties, LLC, 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-10, 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 Bo Lac Properties, LLC, 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.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Fork Shoals Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned 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-10, Residential.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

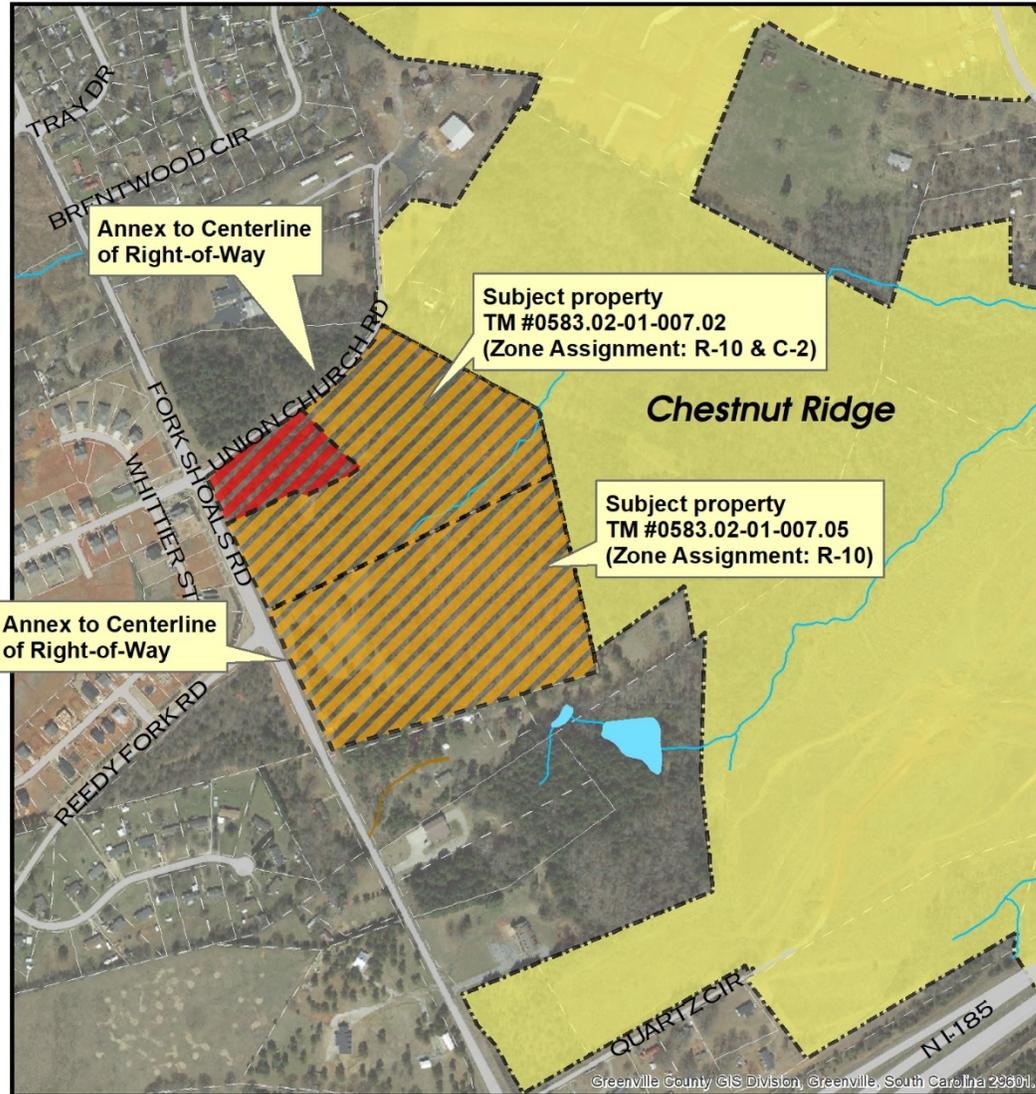
Second Reading: _____

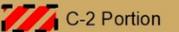
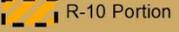
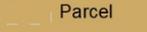
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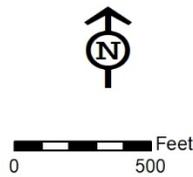
City Attorney

EXHIBIT 1 – ANNEXATION MAP

Fork Shoals Rd at Union Church Rd Annexation Map



Legend	
Subject Property	City Limits
 C-2 Portion	 MAULDIN
 R-10 Portion	 Parcel



Created on September 2, 2021

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EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED BY BO LAC PROPERTIES LLC, AND LOCATED AT 2001 FORK SHOALS ROAD INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioner, Bo Lac Properties LLC, is the sole owner [freeholder 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 16 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioner hereby petitions to annex their property consisting of 16 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of R-10, 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 12th day of August, 2021, before the first signature below is attached.

The Petitioner requests 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 tracts the zoning classification of R-10, Residential, as depicted in Exhibit C attached hereto.

August 12th, 2021
Date

BO LAC PROPERTIES, LLC

The undersigned represents that he/she has authority to bind this entity to this petition, and no other signatures are needed.

By: [Signature]
Name: ROBERT C COLLINS
Title: OWNER

[Signature] Witness
[Signature] Witness

EXHIBIT A

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract "C", containing 16.50 acres, more or less, on Fork Shoals Road, upon a plat of survey prepared for R.C. Collins, Jr., Richard Todd Collins, John Waldrop Collins, Tracey C. Jackson, Jeffrey Scott Collins, Robert Calhoun Collins, Samuel B. Rouse, Lois C. Rouse and Gary Linda Upchurch by Thomas P. Dowling, PLS, dated February 12, 2001, and recorded in the Office of the Register of Deeds for Greenville County, SC in Plat Book 43-X at Page 18; reference to said plat of survey being hereby made for a more complete metes and bounds description thereof.

TAX MAP #0583.02-01-007.05

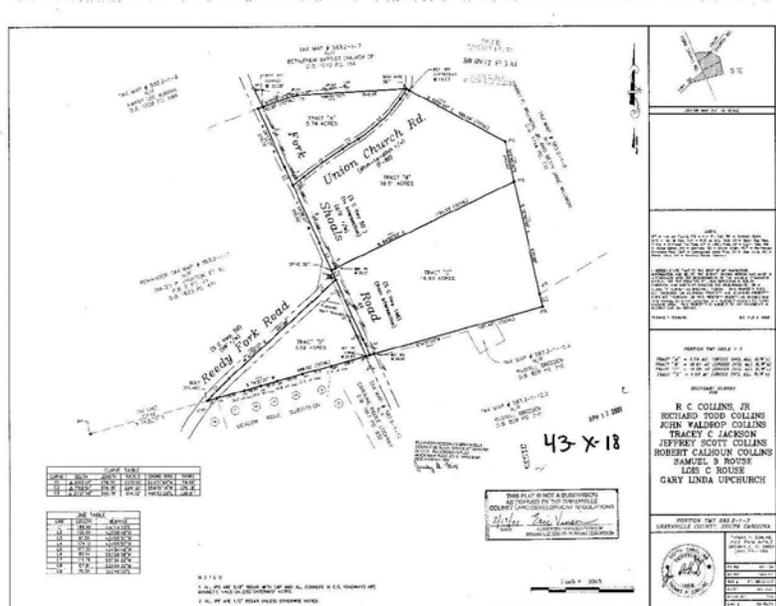
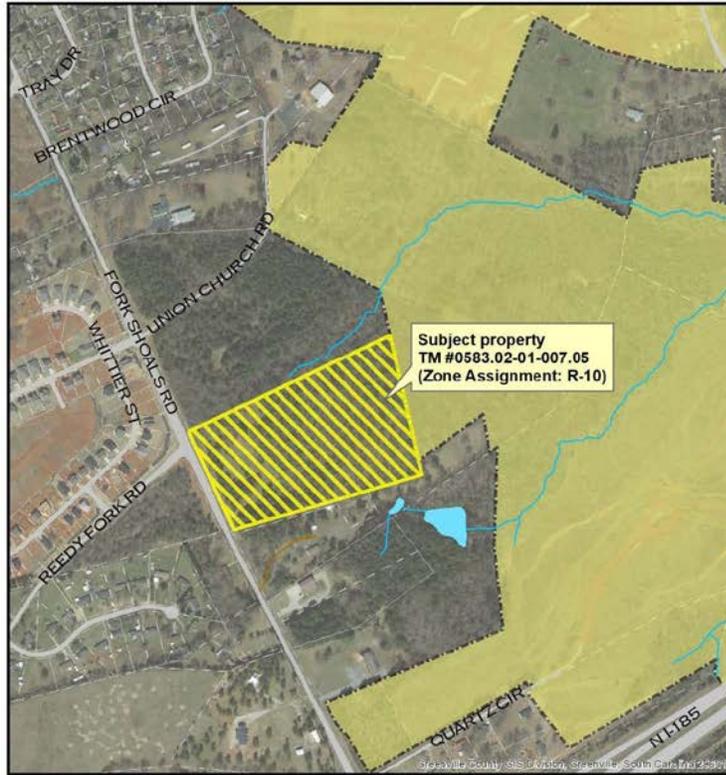


EXHIBIT B

PROPERTY MAP

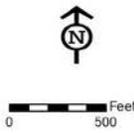


Legend

 Subject Property Parcel

City Limits

 MAULDIN



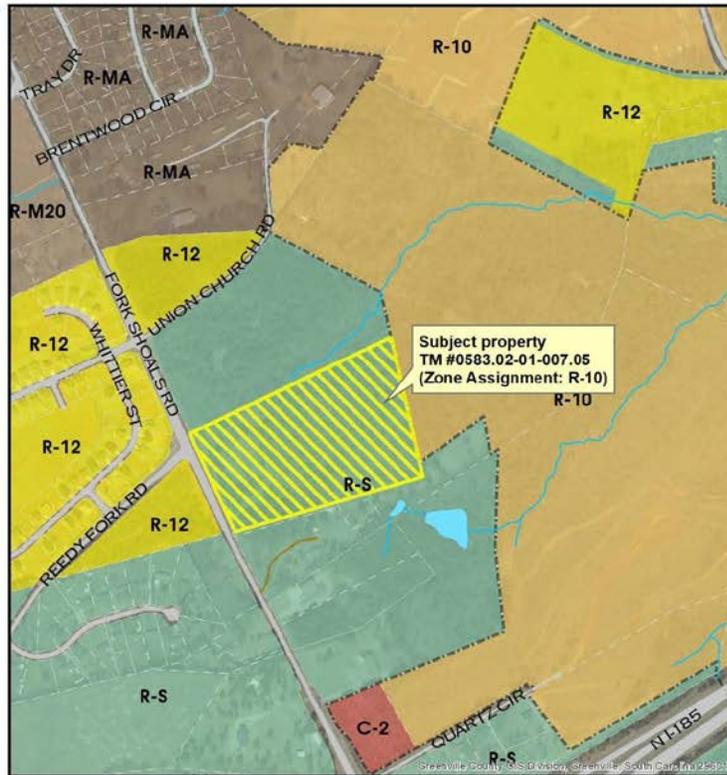
Created on August 6, 2021

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EXHIBIT C

ZONING MAP



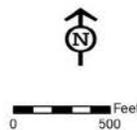
Legend

 Subject Property

 Parcel

City Limits

 MAULDIN



Created on August 6, 2021

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ORDINANCE _____-2021**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY COJAC WHITEHORSE, LLC, AND LOCATED AT FORK SHOALS ROAD AND UNION CHURCH ROAD (TAX MAP PARCEL: 0583.02-01-007.02) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10, RESIDENTIAL, AND C-2, COMMERCIAL, FOR SAID PROPERTY**

WHEREAS, Cojac Whitehorse, LLC, is the sole owner of record title of a parcel of real property containing 16 acres, more or less, located at the intersection of Fork Shoals Road and Union Church 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 Cojac Whitehorse, LLC, 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, Cojac Whitehorse, LLC, 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-10, Residential, and C-2, Commercial, 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 Bo Lac Properties, LLC, 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.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Fork Shoals Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned 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-10, Residential, and C-2, Commercial, as depicted in the attached petition.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

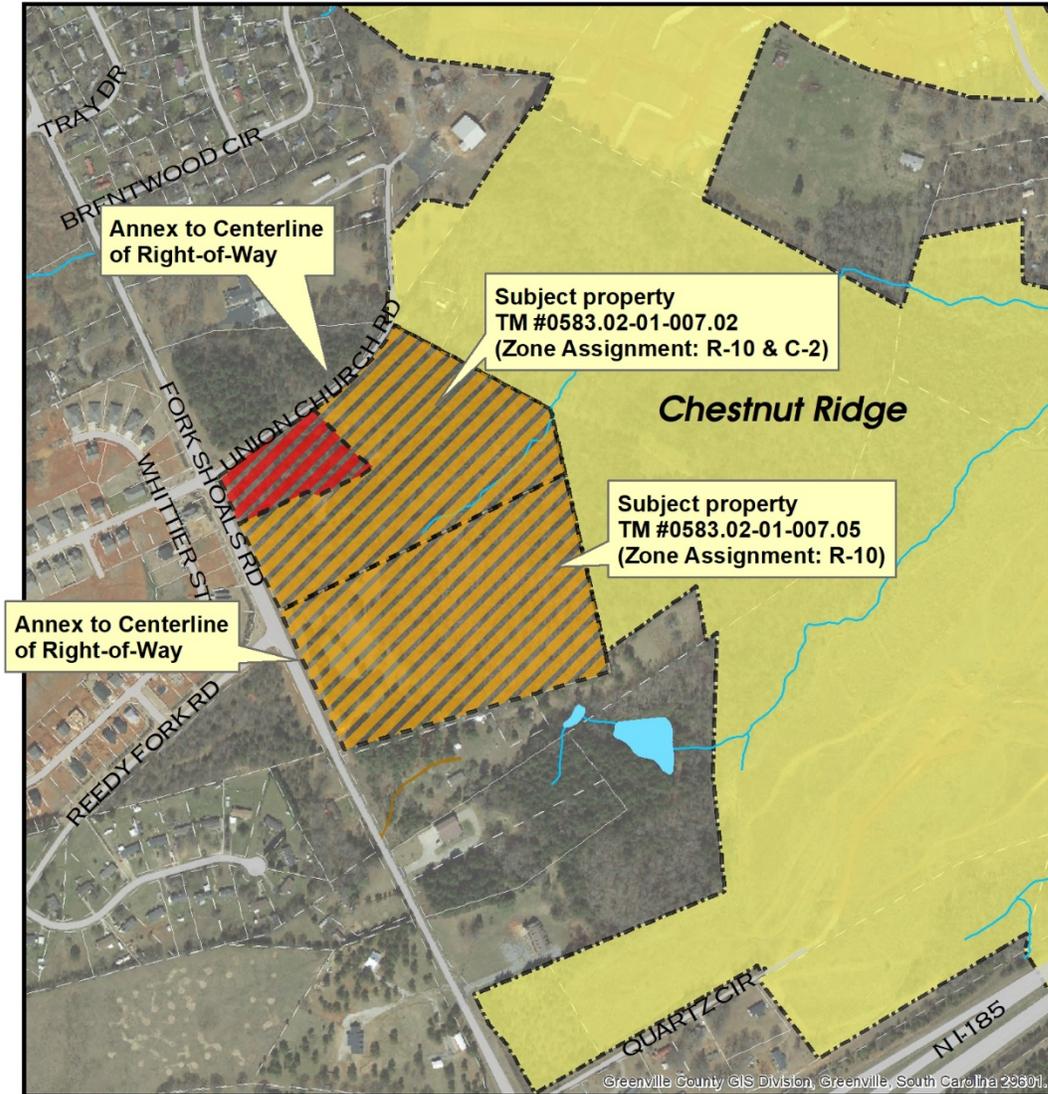
Second Reading: _____

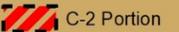
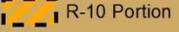
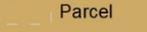
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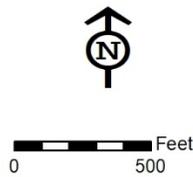
City Attorney

EXHIBIT 1 – ANNEXATION MAP

Fork Shoals Rd at Union Church Rd Annexation Map



Legend	
Subject Property	City Limits
 C-2 Portion	 MAULDIN
 R-10 Portion	 Parcel



Created on September 2, 2021

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EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED BY COJAC WHITEHORSE LLC, AND LOCATED AT THE SOUTHEAST CORNER OF FORK SHOALS ROAD AND UNION CHURCH ROAD INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioner, CoJac Whitehorse LLC, is the sole owner [freeholder 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 16 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioner hereby petitions to annex their property consisting of 16 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of R-10, Residential, and C-2, Commercial, 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 _____ day of _____, 20 __, before the first signature below is attached.

The Petitioner requests 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 tracts the zoning classification of R-10, Residential, and C-2, Commercial, as depicted in Exhibit C attached hereto.

_____, 20__
Date

COJAC WHITEHORSE, LLC

The undersigned represents that he/she has authority to bind this entity to this petition, and no other signatures are needed.

By: _____
Name: _____
Title: _____

_____ Witness

_____ Witness

EXHIBIT A

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract "B", containing 16.51 acres, more or less, on Fork Shoals Road, upon a plat of survey prepared for R.C. Collins, Jr., Richard Todd Collins, John Waldrop Collins, Tracey C. Jackson, Jeffrey Scott Collins, Robert Calhoun Collins, Samuel B. Rouse, Lois C. Rouse and Gary Linda Upchurch by Thomas P. Dowling, PLS, dated February 12, 2001, and recorded in the Office of the Register of Deeds for Greenville County, SC in Plat Book 43-X at Page 18; reference to said plat of survey being hereby made for a more complete metes and bounds description thereof.

TAX MAP #0583.02-01-007.02

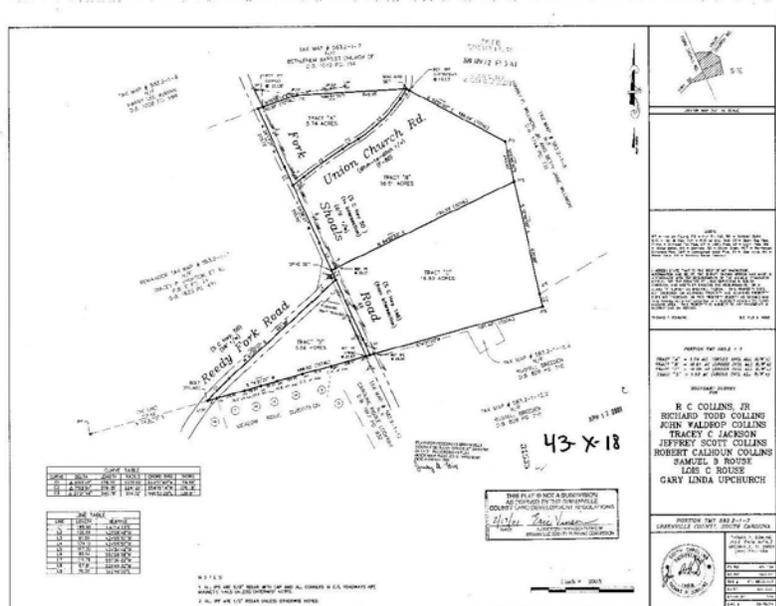
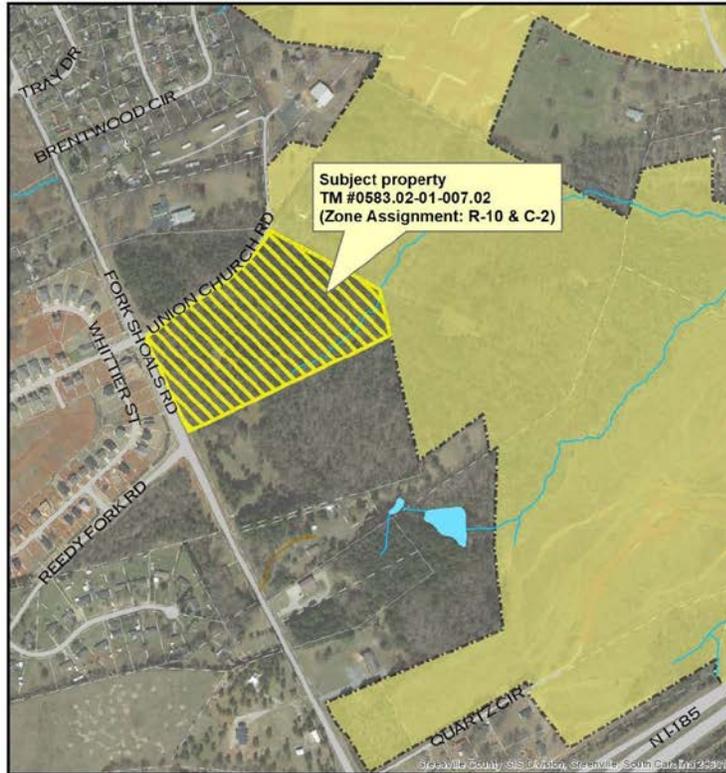


EXHIBIT B

PROPERTY MAP

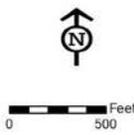


Legend

 Subject Property Parcel

City Limits

 MAULDIN



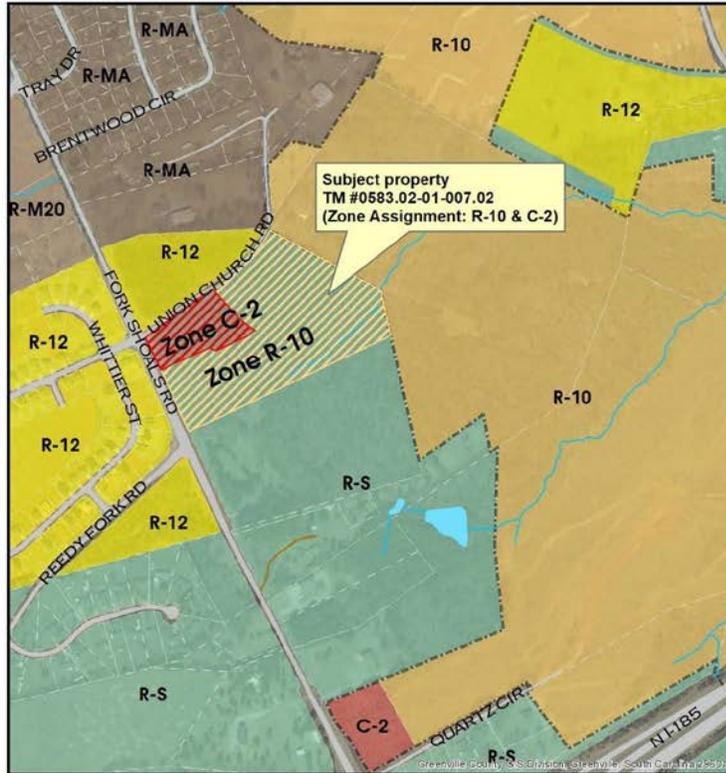
Created on August 6, 2021

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EXHIBIT C

ZONING MAP



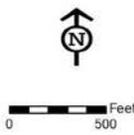
Legend

Subject Property

-  C-2
-  R-10

City Limits

-  MAULDIN



Created on August 6, 2021

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BUILDING CODE COMMITTEE AGENDA ITEM

MEETING DATE: September 7, 2021

AGENDA ITEM: 6c

TO: Building Codes Committee

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

SUBJECT: Text Amendment to Mauldin Zoning Ordinance
regarding Thrift and Consignment Stores

BACKGROUND

On July 19, 2021, the Mauldin City Council approved a resolution requesting the Planning Commission to consider amending the zoning ordinance to limit the number of thrift stores allowed in the City's commercial districts and to conduct a public hearing.

One of the findings in the resolution passed by City Council is that "additional thrift stores in the City of Mauldin may be inconsistent with the objectives of the zoning ordinance to protect the quality and appearance of the properties in commercial zoning districts."

CURRENT REGULATION

Currently, thrift stores and consignment stores are included in the general category of retail sales as provided in the Mauldin Zoning Ordinance. As such, they are allowed in the C-1 (light commercial), C-2 (general commercial), CRD (central redevelopment), and S-1 (trades and commercial services) districts. There are presently no special use standards for thrift stores and consignment stores outside of the general standards for parking, landscaping, signs, building design, and other general district standards.

Presently, staff has knowledge of 6 thrift or consignment stores in the City of Mauldin. These include:

- Miracle Hill Thrift Store @ 114 W. Butler Road
- Kids & More @ 206 New Neely Ferry Road, Ste. E
- Déjà vu @ 202 N. Main Street
- Rainbow Paints and Home Décor @ 102 E. Butler Road
- The Dress @ 103 E. Butler Road, Ste. D
- Blue and Gold Macaw @ 1601 Woodruff Road, Ste. D

Please note that the Salvation Army Family Store at 122 S. Main Street has permanently closed.

RESEARCH

City staff has searched for and reviewed a handful of communities across the nation that provide special regulation or standards for thrift stores and consignment stores. In South Carolina, staff only identified one community with special standards: the City of Florence. Staff has found and researched the following communities with special regulations or standards:

- Albertville, Minnesota
- Belleville, Illinois
- Burnsville, Minnesota
- Columbia Heights, Minnesota
- Escondido, California
- Florence, South Carolina
- Indian Trail, North Carolina
- Madison, Alabama
- Minneapolis, Minnesota
- Olathe, Kansas
- Pompano Beach, Florida
- Redondo Beach, California
- San Clemente, California

COMMUNITY FINDINGS

Below are the findings that some of the communities listed above have made in their study of thrift stores and consignment stores.

- ***Incompatible Operations.*** Some communities have found that thrift and secondhand goods stores operate in a manner that is not directly compatible with typical commercial establishments. Specifically, these communities find that the receipt of used goods, the processing of used goods, the warehousing and distribution of goods, and the disposal or recycling of non-saleable goods and materials is closer to industrial and waste-related land use characteristics than traditional retail characteristics. Some communities have expressed concerns that the operation of motorists waiting in line to donate items can have adverse effects on traffic circulation and congestion. (*see City of Albertville*)
- ***Adverse Aesthetic Impacts.*** Some communities have found that thrift and secondhand goods stores can have an adverse impact on the appearance of the community. This is primarily attributed to donations left outside, unsightly donation boxes, and the outdoor storage and/or display of merchandise. Some communities have expressed concerns that this adversely affects the City's ability to attract and retain businesses and shoppers. (*see City of Escondido, City of Madison, and City of San Clemente*)
- ***Variety of Business Types.*** Communities have found that thrift and secondhand goods store definitions generally encompass a broad variety of businesses including antique shops, consignment shops, pawnshops, collectibles, specialty thrift stores, and general merchandise secondhand stores. Definitions generally include both for-profit and non-profit establishments. (*see City of Albertville*).
- ***Growth of Industry.*** Thrift and secondhand goods stores are growing on a national scale, both in number and in popularity. Prior to COVID-19, this industry was growing at an annual rate of 7 percent. Additionally, the appeal of thrift store shopping is growing beyond low-income households to include middle- and upper-income households. Thrift store shopping has also increased in popularity with younger shoppers who not only find the lower prices to be sensible but are also attracted to the uniqueness and quality of the items sold. (*see City of Albertville*)

TYPES OF REGULATION

Below are the types of regulations that staff identified while researching various communities that intentionally regulate thrift and secondhand goods stores.

REGULATION TYPE	SPECIFIC STANDARDS	COMMUNITIES
<i>Prohibition in Certain Districts</i>	Thrift stores are prohibited in neighborhood commercial districts and downtown districts	<i>Escondido, Madison</i>
<i>Limitation on Number of Licenses</i>	The number of licenses is limited to no more than 10 licenses that can be issued throughout the entire city	<i>Burnsville</i>
<i>Separation Requirement</i>	New thrift stores must be located at least [750/1,000/3,000/5,280] feet from any existing thrift store	<i>Columbia Heights, Florence, Olathe, Redondo Beach</i>
<i>Separation from Residential Uses</i>	New thrift stores must be separated by at least 200 feet from any residential property	<i>Olathe</i>
<i>Location in Shopping Center</i>	The thrift store must be located in a building that contains spaces dedicated to at least two other non-thrift store businesses.	<i>Florence</i>
<i>Size Restriction</i>	Thrift stores are only permitted if they do not exceed 2,500 square feet	<i>Albertville</i>
<i>Prohibition of Outdoor Collection and Storage</i>	The outdoor receipt or storage of secondhand goods or donations is strictly prohibited. The receipt of goods, processing of goods, and disposal of unusable or unsaleable goods must be entirely conducted in an enclosed building or bay located at the rear of the store. Outdoor donation bins, collection boxes, or similar containers are prohibited.	<i>Albertville, Burnsville, Columbia Heights, Escondido, Indian Trail, Madison, Minneapolis, Pompano Beach, San Clemente</i>
<i>Prohibition of Outdoor Display or Sales</i>	The outdoor display and/or sale of merchandise is prohibited.	<i>Belleville, Madison, San Clemente</i>
<i>Warehousing Restrictions</i>	No more than 30 percent of the floor area may be utilized for receiving, sorting and storage of donated and traded goods.	<i>Escondido</i>
<i>Required Donation Procedures</i>	An appointment or set hours is required for the acceptance of consignment or donated merchandise.	<i>Columbia Heights, Escondido, Minneapolis</i>
<i>Directional Signage Required</i>	Adequate directional signage must be provided that directs the public about where to take consignment or donated merchandise.	<i>Burnsville, Escondido, Madison, Pompano Beach</i>
<i>Design Standards</i>	<ul style="list-style-type: none"> ▪ The view into ground floor windows and doors shall not be obscured or blocked ▪ Bars, chains, and similar security devices are prohibited when visible from a public street or sidewalk ▪ Adequate directional signage for donations shall be provided 	<i>Columbia Heights, Escondido, Florence, Minneapolis, Redondo Beach, San Clemente</i>

REGULATION TYPE	SPECIFIC STANDARDS	COMMUNITIES
<i>Required Drive-thru Lane</i>	<p>An accessory drive-thru service lane is required to receive and handle donations. Drive-thru lanes must meet the following requirements:</p> <ul style="list-style-type: none"> ▪ The drive-thru lane is prohibited in a front, side or rear yard adjacent to a street. ▪ The drive-thru lane must be separated from parking lot drive aisles. ▪ The drive-thru lane must provide stacking or queuing for at least 8 vehicles. ▪ The drive-thru lane must be entirely screened up to a height of at least 6 feet. ▪ Outdoor audio equipment is strictly prohibited in the drive-thru lane. 	<i>Burnsville</i>
<i>Drive-thru Lane Prohibited</i>	The use of drive-thru facilities for merchandise or donated goods drop-off is strictly prohibited.	<i>Indian Trail</i>
<i>Property Maintenance</i>	The property must be maintained free of trash and debris at all times. Store management shall also be responsible for the removal of litter that spills onto adjacent properties and streets.	<i>Columbia Heights, Escondido, Minneapolis</i>

DRAFT ORDINANCE

***** Please note that the draft ordinance presented at the public hearing differs from the draft ordinance recommended by the Planning Commission. The Planning Commission voted to strike the first two conditional standards that require a thrift store to be separated by at least 200 feet from residential properties and that require a thrift store to be located within a multi-tenant shopping center. Therefore, the draft ordinance currently for review by the Building Codes Committee is the version recommended by the Planning Commission that strikes through two conditional standards. The Building Codes Committee or the City Council may act to reinsert these standards or insert other standards if they choose.**

Please also note that the findings in the draft ordinance have been updated since the initial draft of the ordinance presented at the Planning Commission meeting.

The draft ordinance presented at the public hearing conducted by the Planning Commission represented a compilation of some of the standards listed above. That draft ordinance is summarized as follows:

1. The ordinance defines and categorizes consignment stores and thrift stores separately from antique shops and consignment boutique shops. NOTE: A consignment boutique shop is defined as a consignment store that is engaged in the sale of primarily only one type of used merchandise such as children’s apparel (e.g., Kids & More), furniture (e.g. Rainbow Paints and Home Décor), women’s clothing and fashion (e.g., Déjà Vu, Blue and Gold Macaw), or sporting goods (e.g., Play It Again Sports).

Consignment stores and thrift stores are permitted by right in the S-1, Trades and Commercial Services district and conditionally allowed in the C-2, General Commercial district subject to specific use standards.

Antique shops and consignment boutique shops are included as retail sales which are permitted by right in the C-1, Light Commercial district, C2, General Commercial district, CRD, Central Redevelopment district, and S-1, Trades and Commercial Services district.

2. The conditional use standards for thrift stores and consignment stores in the C-2 district include the following:
 - a. *Separation from residences.* A thrift store or consignment store shall not be closer than 200 feet from any residential use in a residential zoning district, as measured from lot line to lot line.
 - b. *Multi-tenant shopping center.* The store shall be located within a multi-tenant shopping center, or similar center, separately occupied by at least two other non-thrift and non-consignment stores.
 - c. *Outdoor collection and storage.* The outdoor receipt, processing, or storage of used goods or donations is strictly prohibited. The receipt of goods, processing of goods, and disposal of unusable or non-saleable goods must be entirely conducted within a completely enclosed principal structure or at a service bay located at the rear of the store that is entirely screened from any street or adjacent property. Outdoor donation bins, collection boxes, tractor trailers, shipping containers, or similar containers used for collection, storage, or processing shall be prohibited.
 - d. *Outdoor display and sales.* The outdoor display and/or sale of merchandise is strictly prohibited.
 - e. *Donation operations.* An appointment or set hours shall be in place for the acceptance of consigned or donated goods.
 - f. *Directional signage.* Sufficient directional signage shall be provided that directs the public about when and where to take consigned or donated goods. Signage shall be provided that expressly states that dropping off and leaving goods after business hours is prohibited.
 - g. *Loading and unloading.* Loading and unloading areas, including vehicle stacking or queuing areas, for consigned and donated goods shall not obstruct any parking areas or other traffic circulation on the site or on any adjacent streets.
 - h. *Windows and security devices.* The view into ground floor windows and doors shall not be obscured or blocked. The use of bars, chains, roll-down shutters, and similar security devices visible from a public street or sidewalk or adjacent property shall be prohibited.
 - i. *Property maintenance.* The property shall be maintained free of trash and debris at all times. Store management shall be responsible for the immediate removal of litter that spills over onto adjacent properties and streets.

The draft ordinance presented at the public hearing did NOT include limitations on the number of licenses, separation requirements from existing stores, restrictions on store size, or specific requirements for drive-thru lanes.

PUBLIC HEARING

The Planning Commission conducted a public hearing on the draft ordinance on August 24, 2021. The following is a summary of the remarks made during the public hearing.

- Monroe Free, President and CEO of Habitat for Humanity of Greenville County, requested that the Planning Commission remove the restriction that thrift stores cannot be located closer than 200 feet

of a residential property. He expounded on the mission of Habitat for Humanity, including the importance of the Habitat for Humanity Restore. He commented that the requirement to be separated from residential properties by 200 feet essentially restricts new thrift stores from opening in Mauldin and provides an unfair advantage for the lone thrift stores currently operating in Mauldin.

- Mark Steenback, Chief Resource Officer of Habitat for Humanity of Greenville County, described the setup and operations of Habitat for Humanity Restores as clean and professional. He described the benefits that Restores provide, including providing the community opportunities to get rid of unwanted items. He requested that the Planning Commission remove the proposed requirements that thrift stores be separated from residential properties by at least 200 feet and that they be located in multi-tenant shopping centers.
- Kimberly Long, Owner's Representative of the former Bi-Lo grocery store and shopping center at Butler Square, remarked that the Habitat for Humanity Restore would be good for the community. She indicated that Habitat for Humanity is working towards opening a Restore in the former Bi-Lo grocery store at Butler Square on West Butler Road. She explained how her group had been exclusively seeking a grocer tenant for this space since Bi-Lo closed but no grocery stores are interested. The response her group has received is that this site is no longer a suitable location for grocery stores.
- Randall Bentley, President of Lee & Associates Greenville, expressed his support for Habitat for Humanity. He remarked on the growth of thrift stores and how they are growing at 4% per year. He commented that thrift stores are not a warehousing or industrial activity but rather a retail activity similar to big retailers that store items. A lot of goods that come through thrift would otherwise normally go to a landfill. He also remarked that industrial zoning only requires a 50-foot buffer. He indicated that it is not uncommon for large retailers and grocers to have a lot of trash behind their stores.
- Taylor Martin, a real estate agent representing Habitat for Humanity of Greenville County, explained that Habitat for Humanity had tried to move into the former Bi-Lo grocery store some time ago but was told as the time that the owners' group was only focused on grocers at the time. He also commented about the problems that the proposed requirement for thrift stores to be located at least 200 feet from residential properties at this site and asked the Planning Commission to remove this requirement.
- Dennis Raines, V.P. of Finance of Habitat for Humanity of Greenville County, expressed that he thinks the City of Mauldin is trying to clean up operations. He indicated that the proposed Restore would meet all of the other requirements of the draft ordinance except for the 200-foot separation from residential properties. He expressed appreciation for the Planning Commission's consideration of allowing the Restore to come to the City of Mauldin.
- Norman Bunn, resident at 221 Yorkswell Lane in Greenville County, described his support for Habitat for Humanity. He commented that he is an upper-class citizen who enjoys going to Restores. He indicated that the light fixtures and the basement flooring in his home came from a Habitat for Humanity Restore. He remarked that Habitat fits the sustainable model that the country is moving toward. He has seen a lot of improvements at Habitat for Humanity Restores over the years.

PLANNING COMMISSION RECOMMENDATION

After the public hearing and considerable discussion, the Planning Commission voted 6-0 to recommend approval of the draft ordinance while striking conditional standards 1 and 2 under Section 10:37. Namely, the two standards stricken by the Planning Commission include the requirement that a thrift store be separated from residential properties by at least 200 feet and the requirement that a thrift store must be located within a multi-tenant shopping center.

These two standards appear as ~~stricken through~~ in the draft ordinance presented to the Committee and would not be included in the final ordinance unless specifically reinserted by the Committee or the Council. The Committee or the Council may also consider inserting other standards it deems appropriate.

ATTACHMENTS

Draft Ordinance

ORDINANCE # _____

AN AMENDMENT TO THE MAULDIN ZONING ORDINANCE
ESTABLISHING DEFINITIONS AND CONDITIONAL USE
STANDARDS FOR THRIFT STORES, CONSIGNMENT
STORES AND LIKE BUSINESSES AND TO ESTABLISH THE
ZONING DISTRICTS FOR WHICH THEY CAN LOCATE.

WHEREAS, on July 19, 2021, the Mauldin City Council approved a resolution requesting the Mauldin Planning Commission to consider amending the Mauldin Zoning Ordinance to limit the number of thrift stores allowed in the City of Mauldin’s commercial districts and to conduct a public hearing; and

WHEREAS, thrift and secondhand goods stores are growing on a national scale, both in number and in popularity¹; and

WHEREAS, the receipt of used goods, the processing of used goods, the warehousing and distribution of goods, and the disposal or recycling of non-saleable goods and materials are characteristic of some warehousing land uses; and

WHEREAS, the potentially adverse effects of thrift and secondhand goods stores are not isolated to the City of Mauldin as other cities in the nation have acted to regulate; and

WHEREAS, the City, by virtue of the police powers delegated to it by the State of South Carolina, is authorized to enact laws to promote the health, safety, and general welfare of its residents; and

WHEREAS, the City is engaged in ongoing efforts to update and refine the City’s master plan and zoning regulations; and

WHEREAS, a number of thrift and secondhand goods stores are already in operation in and around the City of Mauldin; and

WHEREAS, the City seeks to avoid an over-concentration of dealers in secondhand articles; and

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on August 24, 2021.

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 3:3, Definitions, of Article 3, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed*)

¹ NARTS: The Association of Resale Professionals, “Industry Statistics & Trends,” 2021; <https://www.narts.org/i4a/pages/index.cfm?pageid=3285>

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):

ARTICLE 3. – ZONING DISTRICTS, GENERAL STANDARDS, DEFINITIONS

Sec. 3:3 – Definitions

Antique shop. A business principally engaged in the sale or trading of articles which, because of age, rarity, or historical significance, have a monetary value greater than the original value or which, because of age, are recognized by the United States government as entitled to import duties less than those prescribed for similar new merchandise. Under this definition, antique shops do not receive donated goods from the public at the place of business.

Consignment boutique shop. A business principally engaged in the sale of primarily only one type of non-donated used merchandise where the merchandise is placed for sale with the business by the owner of the merchandise. An example may include a business that primarily sells used clothing and related accessories, or a business that primarily sells used children’s apparel, or a business that primarily sells used furniture and related home furnishings, or a business that primarily sells used sporting goods and sporting equipment. Upon sale of the merchandise, the purchase price is customarily divided between the business and the owner of merchandise. This use does not include businesses engaged in the sale of used guns, appliances, mattresses, or motor vehicles.

Consignment store. A business principally engaged in the sale of non-donated used merchandise where the merchandise is placed for sale with the business by the owner of the merchandise. Upon sale of the merchandise, the purchase price is customarily divided between the business and the owner of the merchandise. This use does not include businesses engaged in the sale of used guns, appliances, mattresses, or motor vehicles.

Thrift store. A business principally engaged in the sale of used merchandise usually obtained through bulk-purchases or through donations or gifts. Generally, the donor does not receive any value or profit upon the sale of such merchandise. This use does not include businesses engaged in the sale of used guns or motor vehicles.

Section 2 Amendment. Amend Article 7, Allowed Uses, 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*):

ARTICLE 7. – ALLOWED USES

Sec. 7:1 – Uses by Districts.

7:1.5 Table of Allowed Uses

	R-20, R-15, R-12	R-10, R-8, R-6, RM-1	R-M	R-O	O-D	C-1	C-2	CRD	S-1	I-1	Notes
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Commercial and Office Uses

Retail Sales	-	-	-	-	-	P	P	P	P	-	
—Big Box Retail Store	-	-	-	-	-	-	P	-	P	-	
—Grocery Store or Supermarket	-	-	-	-	-	P	P	P	-	-	
—Packaged Alcoholic Beverage Store	-	-	-	-	-	-	C	-	-	-	See standards in Sec. 10:35
—Small Box Variety Store	-	-	-	-	-	C	C	-	-	-	See standards in Sec. 10:36
<u>—Thrift Store or Consignment Store</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>C</u>	<u>—</u>	<u>P</u>	<u>—</u>	<u>See standards in Sec. 10:37</u>
Services to Buildings and Dwellings	-	-	-	-	-	-	-	-	P	P	

Sec. 7:2 – Use Classification Descriptions.

7:2.4 Description of Commercial and Office Uses.

O. Retail Sales

Establishments engaged in the selling or rental of goods or merchandise, generally to the general public for personal use or household consumption, and in rendering services incidental to the sale of such goods.

This classification includes establishments that retail or provide customary service directly related to any of the following product lines:

1. Art works and supplies.
2. Bicycles.
3. Books, magazines, music, videos, office supplies, and stationery.
4. Clothing, jewelry, luggage, shoes, etc.
5. Camera and photographic supplies and services.
6. Computers and software.
7. Electronics and appliances.
8. Flowers and floral arrangements.
9. Furniture or home furnishings.
10. Gifts, novelties, souvenirs, and similar small item miscellanea.
11. Health and personal care merchandise, including cosmetics, beauty supplies, perfume, optical goods, and health supplements.
12. Motor vehicle parts (except tires).
13. Pets and pet supplies.
14. Pharmacies or drug stores.
15. Specialty food items not for immediate consumption, including baked goods, meats and poultry, fish and seafood, coffee and tea, confectionery products, nuts, spices, dairy products and gourmet foods.
16. Sporting goods, toy and hobby, and musical instruments.
17. Tobacco products and supplies.
18. Used merchandise generally retailed in antique shops and ~~thrift stores~~ consignment boutique shops (consignment stores, thrift stores, pawn shops, and flea markets excluded).

This classification excludes other retail uses that are specifically referenced or described in other classifications provided in this Ordinance.

T. Thrift Store or Consignment Store

An establishment principally engaged in the sale of used merchandise. This includes consignment stores where non-donated used merchandise is placed for sale with the business by the owner of the merchandise, and the purchase price is customarily divided between the business and the owner of the merchandise upon the sale of the merchandise. This also include thrift stores where the used merchandise is usually obtained through bulk-purchases or through donations or gifts, and the donor does not generally receive any value or profit upon the sale of the merchandise.

This classification excludes pawn shops, fringe financial services including precious metal dealers, and businesses engaged in the sale of used guns, appliances, mattresses, or motor vehicles.

T U. Services to Buildings and Dwellings

An establishment primarily engaged in providing services such as pest control, janitorial activities, locksmith, landscaping, carpet and upholstery cleaning, packing and crating services, and other services for buildings and dwellings.

This classification excludes utility services.

Section 3 Amendment. Amend Article 10, Nonresidential Use Standards, by adding a new section 10:37, Thrift Store or Consignment Store, 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*):

ARTICLE 10. – NONRESIDENTIAL USE STANDARDS

Sec. 10:37 – Thrift Store or Consignment Store

A thrift store or consignment store is subject to the following standards:

1. *Separation from residences.* A thrift store or consignment store shall not be closer than 200 feet from any residential use in a residential zoning district, as measured from lot line to lot line.
2. *Multi tenant shopping center.* The store shall be located within a multi tenant shopping center, or similar center, separately occupied by at least two other non-thrift and non-consignment stores.
3. *Outdoor collection and storage.* The outdoor receipt, processing, or storage of used goods or donations is strictly prohibited. The receipt of goods, processing of goods, and disposal of unusable or non-saleable goods must be entirely conducted within a completely enclosed principal structure or at a service bay located at the rear of the store that is entirely screened from any street or adjacent property. Outdoor donation bins, collection boxes, tractor trailers, shipping containers, or similar containers used for collection, storage or processing shall be prohibited.
4. *Outdoor display and sales.* The outdoor display and/or sale of merchandise is strictly prohibited.
5. *Donation operations.* An appointment or set hours shall be in place for the acceptance of consigned or donated goods.
6. *Directional signage.* Sufficient directional signage shall be provided that directs the public about when and where to take consigned or donated goods. Signage shall be provided that expressly states that dropping off and leaving goods after business hours is prohibited.
7. *Loading and unloading.* Loading and unloading areas, including vehicle stacking or queuing areas, for consigned and donated goods shall not obstruct any parking areas or other traffic circulation on the site or on any adjacent streets.

8. Windows and security devices. The view into ground floor windows and doors shall not be obscured or blocked. The use of bars, chains, roll-down shutters, and similar security devices visible from a public street or sidewalk or adjacent property shall be prohibited.
9. Property maintenance. The property shall be maintained free of trash and debris at all times. Store management shall be responsible for the immediate removal of litter that spills over onto adjacent properties and streets.

Section 4. 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