



PLANNING COMMISSION MEETING

TUESDAY, FEBRUARY 22, 2022 | 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
February 22, 2022

1. Call to Order Chairman, Jonathan Paulsen
2. Roll Call Staff, David Dyrhaug
3. Pledge of Allegiance
4. Opening Remarks Chairman, Jonathan Paulsen
5. Reading and Approval of Minutes
 - a. Planning Commission Meeting:
January 25, 2022
6. Old Business

None
7. New Business
 - a. Docket: PC-2022-02-PP
Holly View Subdivision
12 acres at Hollyridge Ct
Preliminary Plat Review
 - b. Docket: PC-2022-03-TA
Text Amendment to the Zoning Ordinance
Regarding Light Pole Banners
8. Other Business

None
9. Adjourn

SITE DATA

TAX MAP NO.: M008020100507

LAND AREA: ±12.40 AC

ZONING: PD

SETBACKS:
 HOLLY RIDGE COURT: 30'
 EXTERIOR: 25'

PROPOSED ROADWAY: ±1,273 LF (26' PAVED W/ 46' PRIVATE R.O.W.)
 ±315 LF (24' PAVED W/ 44' PRIVATE R.O.W.)
 ±1,588 LF TOTAL

PROPOSED LOTS: 85 UNITS (20' X 90' TYP.)
 PROPOSED DENSITY: 6.85 UNITS/ACRE

OPEN SPACE PROVIDED: ±6.03 ACRES (48.6%)
 (OPEN SPACE PROVIDED DOES NOT INCLUDE STORM WATER PONDS/FEATURES)

PARKING REQUIRED: 2 SPACES/UNIT = 170 SPACES
 PARKING PROVIDED: 175 SPACES
 2 SPACES/UNIT
 5 ADDITIONAL SPACES

DEVELOPER
 COMPANY: WHITELANE AQUISITIONS, LLC
 ADDRESS: PO BOX 1552, GREENVILLE, SC 29602
 PHONE: 770-596-5370
 CONTACT: CHRIS LANEY, CHRIS@SOUTHERNID.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWNDES HILL ROAD, GREENVILLE, SC 29607
 PHONE: 864-326-4207
 CONTACT: LYNN A. SOLESBEE, P.E., LYNN@BLUEWATERCIVIL.COM

SURVEYOR
 COMPANY: FREELAND & ASSOCIATES, INC.
 ADDRESS: 323 WEST STONE AVE., GREENVILLE, SC 29609
 PHONE: 864-271-4924
 CONTACT: JAMES R. FREELAND, P.E., P.L.S., JIMMYF@FREELANDSC.COM

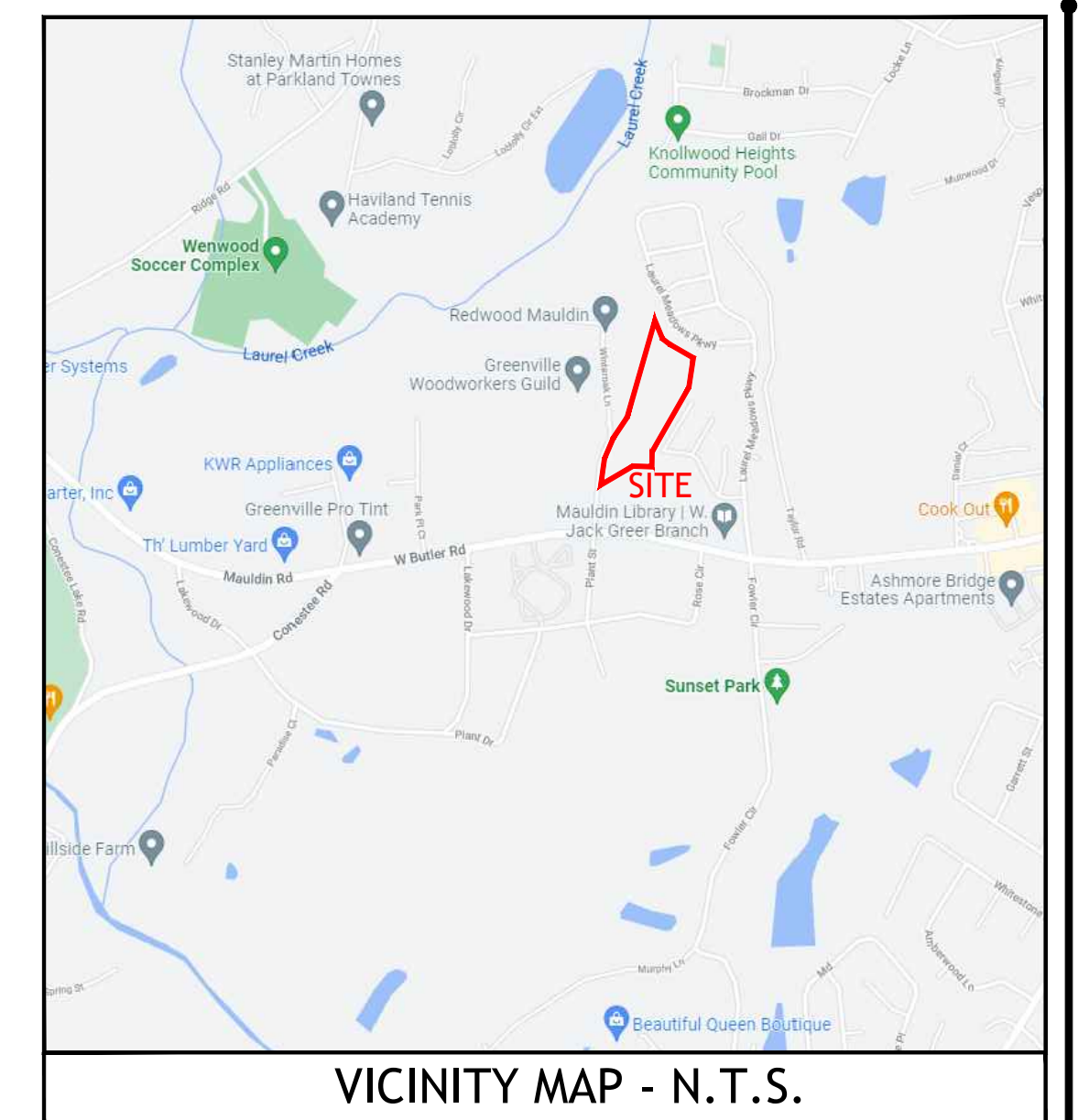
SURVEYOR NOTE:
 PLEASE ALLOW ROOM FOR ADDRESSES AND TAX MAP NUMBERS ON THE FINAL PLAT.

GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG HOLLY RIDGE COURT. ACCORDING TO FEMA PANEL 45045C0414E EFF. DATE 08/18/2014, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AREA.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:2 OF THE CITY OF MAULDIN ZONING ORDINANCE. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- THE CITY OF MAULDIN IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 46' AND 44' (MIN.) R.O.W.'S, AND ARE INTENDED TO BE PRIVATE STREETS.
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P., UNLESS OTHERWISE SPECIFIED.
- ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
- PUBLIC WATER IS AVAILABLE ALONG HOLLY RIDGE COURT PROVIDED BY GREENVILLE WATER SYSTEM.
- SANITARY SEWER WILL BE OWNED, OPERATED, & MAINTAINED BY CITY OF MAULDIN.
- STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:3 OF THE MAULDIN ZONING ORDINANCE.
- PUBLIC SANITATION SERVICES TO BE PROVIDED BY THE CITY OF MAULDIN.
- SINGLE-FAMILY ATTACHED DEVELOPMENT TO MEET SECTION 10:7 OF CITY OF MAULDIN ZONING ORDINANCE.
- ELECTRIC SERVICE TO BE PROVIDED BY DUKE ENERGY.
- IF NATURAL GAS IS SELECTED AS AN ENERGY SOURCE, SERVICE TO BE PROVIDED BY PIEDMONT NATURAL GAS.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION.
- SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.

SITE LEGEND

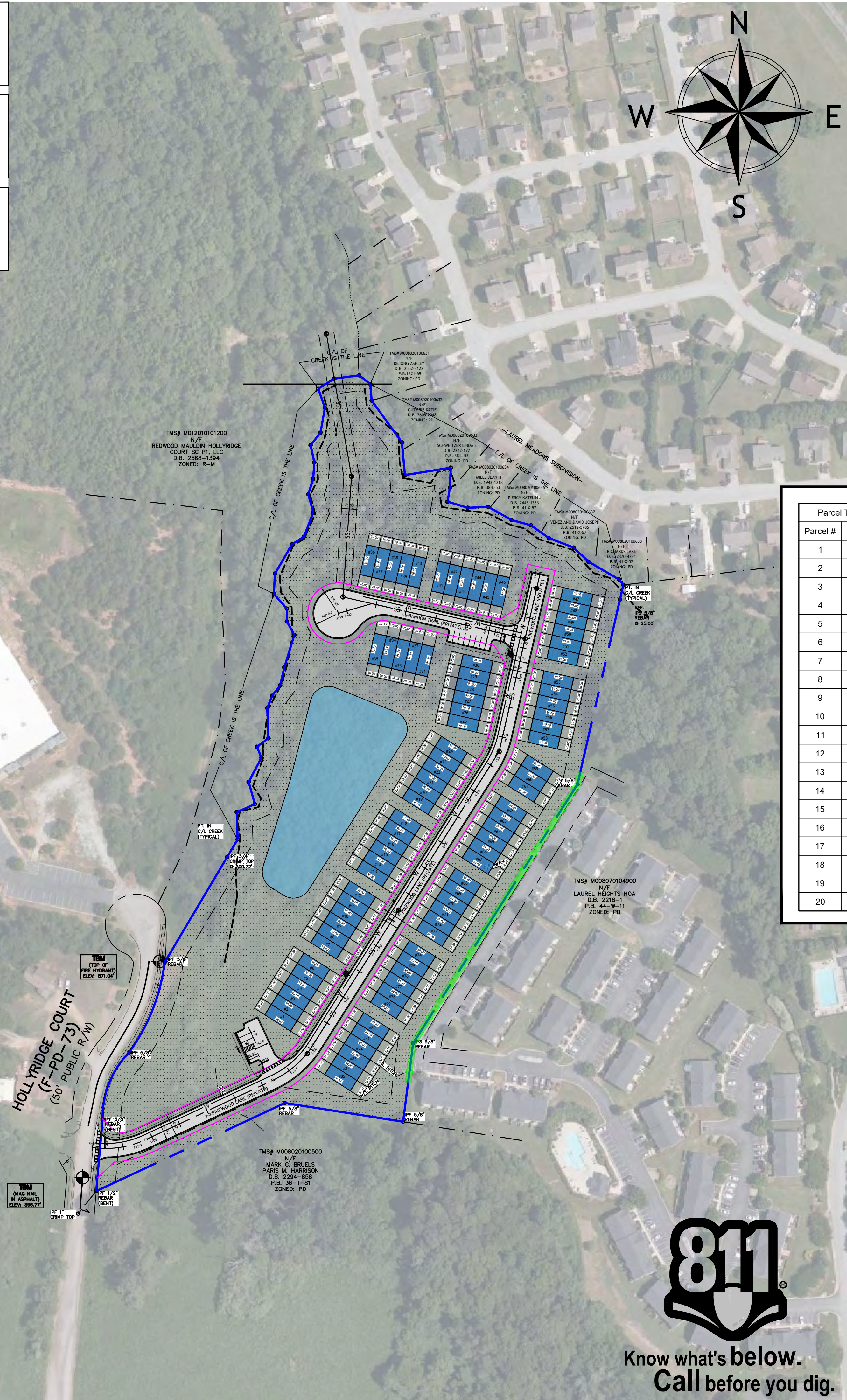
- ASPHALT PAVEMENT SECTION
- COMMON AREA / OPEN SPACE
- SIDEWALK
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER



Project Number: 2021-136
 DWG Name: Holly View PP-1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 01/2022
 Engineer of Record:
 Lynn A. Solesbee, P.E.
 South Carolina P.E.#1557
 North Carolina P.E.#03285

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

Certificates of Authorization:
 SC C04212 - GA PEF005865
 NC P0868 - AL CA40656



Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	1800 SF	21	1800 SF	41	1800 SF	61	1781 SF	81	1780 SF
2	1800 SF	22	1800 SF	42	1800 SF	62	1780 SF	82	1780 SF
3	1800 SF	23	1800 SF	43	1800 SF	63	1780 SF	83	1780 SF
4	1800 SF	24	1800 SF	44	1800 SF	64	1780 SF	84	1783 SF
5	1800 SF	25	1800 SF	45	1800 SF	65	1780 SF	85	1803 SF
6	1800 SF	26	1800 SF	46	1800 SF	66	1780 SF		
7	1800 SF	27	1800 SF	47	1780 SF	67	1780 SF		
8	1800 SF	28	1800 SF	48	1780 SF	68	1780 SF		
9	1800 SF	29	1800 SF	49	1780 SF	69	1780 SF		
10	1800 SF	30	1800 SF	50	1780 SF	70	1780 SF		
11	1800 SF	31	1887 SF	51	1780 SF	71	1780 SF		
12	1800 SF	32	1887 SF	52	1780 SF	72	1780 SF		
13	1800 SF	33	1887 SF	53	1780 SF	73	1780 SF		
14	1800 SF	34	1887 SF	54	1780 SF	74	1780 SF		
15	1800 SF	35	1861 SF	55	1780 SF	75	1780 SF		
16	1800 SF	36	1800 SF	56	1780 SF	76	1780 SF		
17	1800 SF	37	1800 SF	57	1780 SF	77	1780 SF		
18	1800 SF	38	1800 SF	58	1780 SF	78	1780 SF		
19	1800 SF	39	1800 SF	59	1860 SF	79	1780 SF		
20	1800 SF	40	1800 SF	60	1799 SF	80	1780 SF		

PRELIMINARY
 PP-2022-003

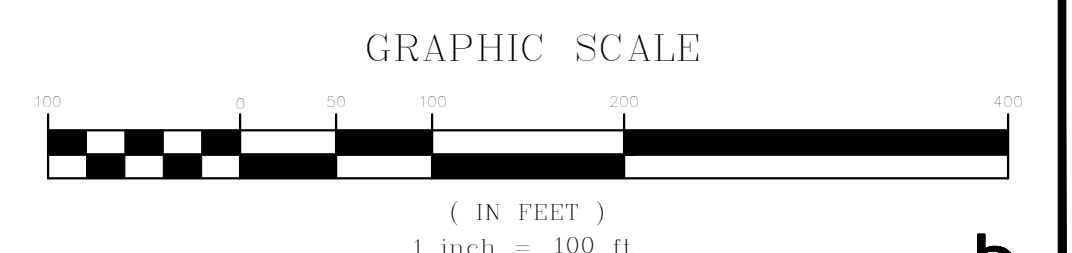
HOLLY VIEW SUBDIVISION

Developer
 Whitelane Aquisitions, LLC
 Chris Laney
 PO Box 1552
 Greenville, SC 29602
 770-596-5370

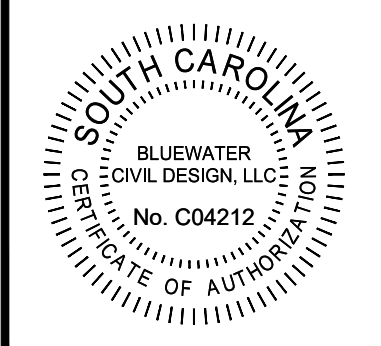
Engineer
 Bluewater Civil Design, LLC
 Lynn A. Solesbee, P.E.
 718 Lowndes Hill Road
 Greenville, SC 29607
 864-326-4207

Total Acreage: 12.40 Ac. Existing Zoning: PD

Number of Units: 85 Units New Roadway: 1,588 LF



HOLLY VIEW
 (TH Subdivision - Preliminary)
 Holly Ridge Court & W Butler Road
 Mauldin, SC



PLAT REVISION	ISSUE DATE	ISSUE COMMENT
A	01/04/2022	Issued Preliminary Plat
B	01/25/2022	Mauldin Preliminary Plat
C	02/07/2022	Mauldin Planning Commission Submittal

Preliminary Plat
 Overall - Aerial

OVR-A

ORDINANCE # _____

AN AMENDMENT TO SECTION 6:4, SIGNS, OF THE MAULDIN ZONING ORDINANCE TO PROVIDE STANDARDS FOR THE INSTALLATION OF BANNERS ON LIGHT POLES AND SIMILAR POLES

WHEREAS, the Mauldin City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and

WHEREAS, the City of Mauldin recognizes the need to regulate signs to maintain aesthetic standards, and promote public safety; and

WHEREAS, the City of Mauldin desires to amend its zoning ordinance to allow for light pole banners which promote cultural and civic events while preserving and improving the aesthetics of city streets and rights-of-way; and,

WHEREAS, the City of Mauldin desires to promote and improve aesthetic standards by allowing for colorful and appealing graphic art impressions to be attached to light poles; and

WHEREAS, the City of Mauldin finds that the following amendment to the sign ordinance promotes the health, safety, and welfare of the citizens and residents of the City of Mauldin; and

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on February 22, 2022.

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 6:4.1.13, Special Provisions for Non-Residential Signs, 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. 6:4.1.13. Special Provisions for Non-Residential Signs.

The following signs shall be permitted in accordance with the following standards but require the issuance of a sign permit prior to display of such sign(s):

E. Light Pole Banners. Banners may be installed on light poles or similar poles only in accordance with the following standards.

- 1) Intent. The purpose of allowing banners to be installed on light poles or similar poles is to describe and notify citizens of local community services; announce

cultural, education, major sporting and civic events, including City-sponsored and co-sponsored events; and provide information concerning available services or programs sponsored by the City and local non-profit groups. It is also the intent of these provisions to produce a festive appearance along streets in the promotion of cultural and civic events and community pride. This is generally accomplished through the display of multiple banners along the street in a coordinated and consistent manner.

2) Eligibility.

- a. The City of Mauldin, local public agencies, local non-profit groups, City-sponsored and co-sponsored events, and events permitted by the City of Mauldin are eligible to display banners on light poles or similar poles in accordance with the standards herein. Banners must promote an activity, event, program, or facility located within the city limits of Mauldin.
- b. Banners which promote political or social advocacy organizations or messages, including banners that contain campaign messages that endorse or oppose a candidate for election to public office or which endorse or oppose any ballot issue, are not eligible for this type of signage.
- c. Banners which have the purpose or effect of endorsing specific religious beliefs or advertise religious worship services or similar religious activities are not eligible for this type of signage.

3) Permissions.

- a. Banners shall only be placed with the permission of the entity, company, or agency that owns the pole where the banner will be placed.
- b. Banners shall only be placed on private property with the permission of the owner of that property.

4) Prohibitions.

- a. Banners shall not be placed or displayed in a manner that interferes with the visibility of traffic signals or signs.
- b. Banners shall not attempt to direct or influence street traffic in any way.
- c. Banners shall not be installed on poles that support traffic control signals or pedestrian-crossing signals.
- d. Banners shall not be reflective or emit light.

5) Size, design, and material.

- a. Banners shall not exceed a width of more than 30 inches.
- b. Banners shall not exceed a length of more than 72 inches.
- c. Sponsorship and corporate name and logo recognition(s) shall not exceed more than 20 percent of the banner size.

- d. Banner material shall be at least two-ply 12-ounce vinyl banner sheeting sewn together with a minimum 1-1/2 inch border hem, or a commercial heat sealed hem. Comparable or better material which is durable, fade- and weather-resistant, and will not stretch or distort out of shape, may be considered.

6) Placement and installation.

- a. Only one banner shall be displayed on any light pole at a time. Notwithstanding, two banners may be displayed on the same light pole provided that the banners are identical in size and dimensions and placed at the same height on the pole on exact opposite sides of the pole. See illustration below.



- b. Banners shall be displayed vertically, meaning that the longest edge of the banner shall be parallel to the pole and perpendicular to the ground.
- c. Banners shall maintain a minimum clearance of at least 8 feet between the bottom of the banner and the grade of the land immediately below the sign. Notwithstanding, if the banner is within 18 inches of the face of any street curb, the banner shall maintain a minimum clearance of at least 16 feet between the bottom of the banner and the grade of the land immediately below the sign.
- d. Banners shall be positioned at least 24 inches above any existing sign on the same pole.
- e. Banners shall be positioned at similar heights as other light pole banners in the vicinity.
- f. Banners shall maintain a similar orientation in relation to the street as other light pole banners in the vicinity.
- g. Banners shall be attached to the light pole by a mounting structure or hardware that, at a minimum, shall secure the top and the bottom of the banner. The mounting hardware shall be a similar color to the light pole and shall be positioned below the light arm or light fixture.

7) Location and display period.

- a. Banners which advertise specific events or activities may be displayed for up to 30 days. Banners must be located on the property where the event will be held or in the portion of the right-of-way directly in front of the property where the event will be held.
- b. Banners which provide community information, promote public facilities, or promote civic pride may be permitted for one year at a time. Banners must be located on the property of the agency or organization displaying the banners, or in the portion of the right-of-way directly in front of the property of the agency or organization.
- c. Banners displayed by the City of Mauldin are exempt from these location and display period restrictions.
- d. Nothing herein shall exclude or prevent the Mauldin City Council from approving the display of light pole banners in rights-of-way that are not directly adjacent to the subject property.

8) Maintenance. Banners shall be maintained in good condition, clean, free of holes, tears, fraying, sagging, or other damage or deterioration. Should a banner become loose or begin to fall, develop holes, become excessively faded, become torn or frayed, or otherwise become defaced, damaged or impaired during its display, the banner shall be removed within 48 hours upon notice from the City. If the banner is not removed within 48 hours, the City may remove and discard the banner. The City shall not be held liable for any damages to a banner that occur during the removal process. If there is time remaining for the permitted display period, the applicant may be allowed to replace the banner for the remainder of the permitted display period.

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

BY: _____
Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

John Duggan, City Attorney