



PLANNING COMMISSION MEETING

TUESDAY, APRIL 25, 2023 | 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 or remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting remotely.

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

PLANNING COMMISSION AGENDA

APRIL 25, 2023

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:
February 28, 2023
6. **Old Business**

None
7. **New Business**
 - a. Docket: PC-2023-02-RZ
±2 acres at 307 E. Butler Road
Rezone from R-12 to C-1
 - b. Docket: PC-2023-03-PD
±20 acres at 30 Tanner Rd & 50 Tanner Rd
Final Development Plan for Tanner Road PD
8. **Other Business**

None
9. **Adjourn**

**MAULDIN PLANNING COMMISSION
MINUTES
February 28, 2023 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen, Randy Eskridge, Kevin Greene, Chauncelynn Locklear, Lyon Bixler

MEMBERS ABSENT: None

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.

READING OF MINUTES

Mr. Eskridge moved to accept the November 29, 2022, Planning Commission minutes.

Mr. Bixler seconded the motion.

The motion to accept the November 29, 2022, Planning Commission minutes passed by unanimous vote, 4-0. Mr. Greene arrived after the vote on the minutes.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2023-01-PP

Location: Approximately 18 acres at 9 Green Street

Request: Preliminary plat for Allston Townes subdivision

Mr. Dyrhaug introduced the preliminary plat for the Allston Townes subdivision on approximately 18 acres located at 9 Green Street. The applicant is proposing to develop and subdivide this tract for 99 attached single-family homes. This tract was rezoned by the City of Mauldin on September 19, 2022, with a zoning designation of R-M, Multi-family Residential. At that time, the applicant had described his intentions to develop this property for the project now being presented. This proposed community will include a half-acre central community area. Access to the subdivision will be via Green Street at the end of Murray Drive.

Mr. Paul Harrison, the project engineer, introduced himself and indicated that he would be available to answer questions at the appropriate time.

Mr. Paulsen opened the floor for public comments.

Mr. Donald Mercer, at 419 Cedar Bluff Way, expressed concerns about traffic and parking. He asked if there are any plans for additional roads.

Mr. Jim Comensoli, at 24 Endeavor Circle, expressed concerns about tree preservation, traffic and speeding, construction noise and dust, and inadequate access. He commented on the need for a traffic signal at the intersection of Main Street and Murray Drive. He encouraged the preservation of existing trees.

No other public comments were offered.

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

Mr. Harrison responded to the questions that were asked. He indicated that 48 visitor parking spaces would be provided in addition to the garage and driveway parking at each unit. He indicated that a central common area with amenities would be provided. Roadway access to the area dedicated to the City for a public park would be provided. He also indicated that they are willing to coordinate with the neighbors regarding the design of the buffer provided between this project and the Whispering Oaks community.

Mr. Eskridge asked about the construction of the public trail and if a rendering of the homes was available.

Mr. Spencer Elliott, part of the development team, indicated that they did not have renderings to show but remarked that these would be high-end homes.

Mr. Dyrhaug indicated that City officials and the developer were in the midst of discussing the particulars of the trail construction.

Mr. Eskridge asked about intersection improvements.

Mr. Dyrhaug explained that there will be improvements coming to the intersection of Miller Road, Murray Drive, and Hyde Circle. Additionally, the City and a separate developer are trying to get approval to signalize the intersection of Main Street and Murray Drive.

Mr. Bixler asked if the section of new street from Green Drive to the new traffic circle in this project could be made public to ensure public access.

Mr. Greene asked what would be done on the left over land at the entrance to this project. Mr. Harrison replied that it would be landscaped.

Mr. Greene asked about the specific design of the buffer next to the Whispering Oaks community.

Mr. Harrison replied that their first preference is to utilize the existing vegetation but that they would be glad to work with the neighbors on this design.

Mr. Bixler asked if buffering would be provided along the railroad tracks. Mr. Harrison responded that there would be some landscaping along that area.

Mr. Dyrhaug provided the staff report and staff findings.

Hearing no more questions, Mr. Paulsen asked for a motion.

Mr. Eskridge made a motion conditionally approve the preliminary plat for the Allston Townes development project with the following conditions:

1. The applicant shall satisfy the applicable conditions provided by the Greenville County Subdivision Advisory Committee.
2. The full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.
3. The first section of Stambourne Trail from Green Street to the traffic circle shall be made a public street dedicated to the City of Mauldin.

Ms. Locklear seconded the motion.

The motion to conditionally approve this preliminary plat passed by a vote of 5-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Eskridge moved to adjourn the meeting.

Mr. Greene seconded the motion.

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

The Planning Commission meeting adjourned at 6:55 p.m.

ORDINANCE # _____

AN ORDINANCE TO REZONE TWO PROPERTIES CONSISTING OF APPROXIMATELY 2 ACRES LOCATED AT 307 E. BUTLER ROAD (TAX MAP PARCEL #M004.02-01-009.01 AND TAX MAP PARCEL #M004.02-01-009.02) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Bennie Pettit and Brenda Wilson have petitioned the City of Mauldin to rezone +/- 2 acres from the R-12, Residential District, to the C-1, Light 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-2023-02-RZ and Greenville County Tax Map Parcels M004.02-01-009.01 and M004.02-01-009.02 be rezoned from R-12 to C-1, Light Commercial. The property is further identified on the attached exhibit that is hereby incorporated into this ordinance, including Exhibit 1, Zoning & 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

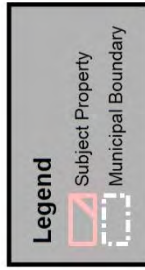
EXHIBIT 1



307 E Butler Rd Zoning & Property Map



Feet
0 300



Created on April 13, 2023

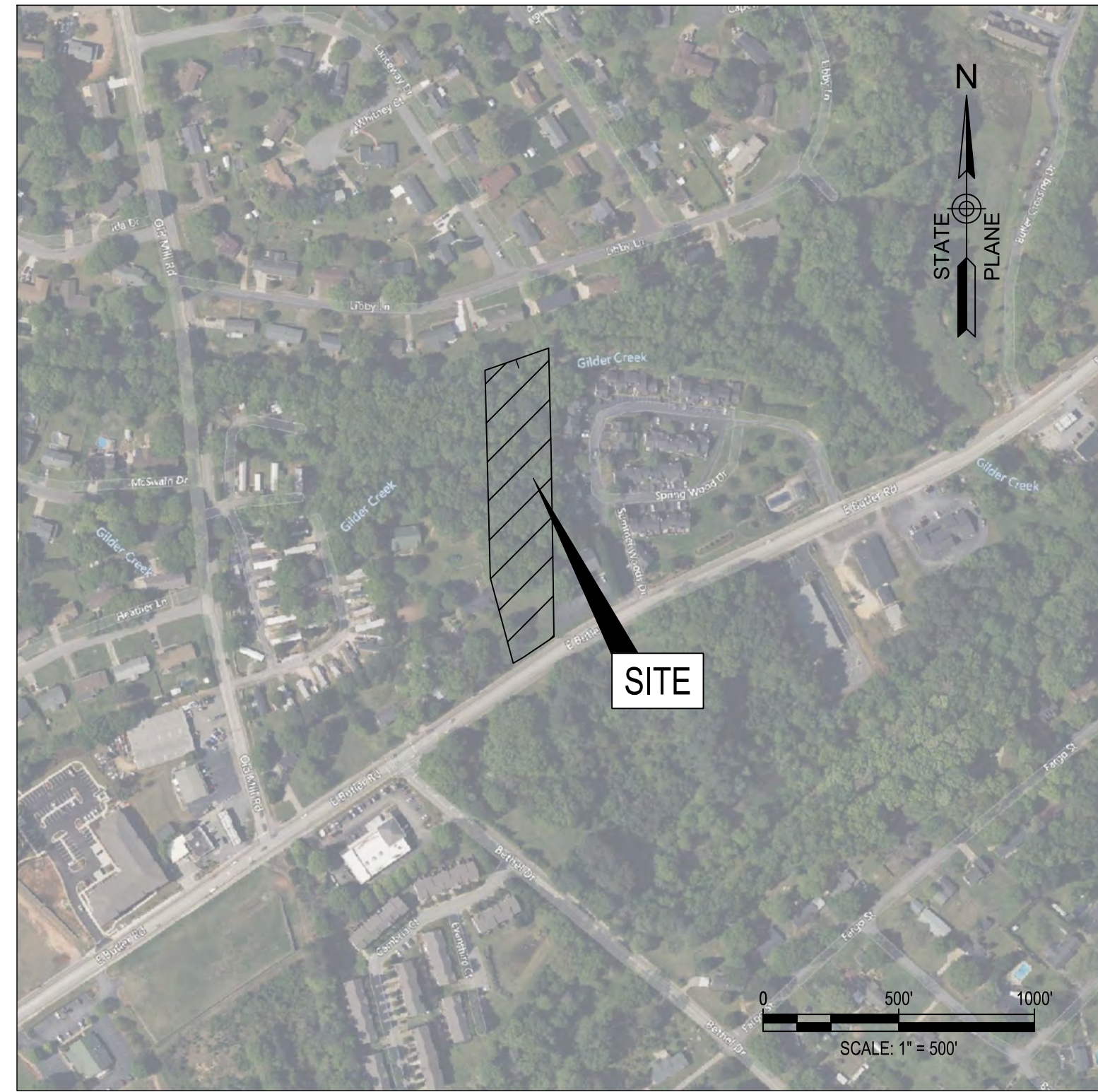
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CONCEPTUAL ARCHITECTURAL ELEVATIONS



VICINITY MAP:



PROJECT NAME: CAROLINA SPORTS CLUB BADMINTON AND PICKLE BALL CENTER
PROJECT ADDRESS: 307 E. BUTLER RD, MAULDIN, SC 29662

TAX MAP PARCEL INFORMATION:
TMSF: M004020100901 & M004020100902
OWNER: BENNIE M. PETTIT & BRENDA M. WILSON
ADDRESS: 2486 CHESWICK LANE, MOUNT PLEASANT, SC 29466

SITE ZONING:
CURRENT: RESIDENTIAL DISTRICT (R-12)
PROPOSED: COMMERCIAL DISTRICT (C-1)

ADJACENT ZONING:
NORTH: RESIDENTIAL DISTRICT (R-12)
EAST: RESIDENTIAL MULTIFAMILY DISTRICT (R-M) / OFFICE DISTRICT (O-D)
SOUTH: E. BUTLER ROAD
WEST: RESIDENTIAL DISTRICT (R-12)

SITE INFORMATION:
SITE ACRES: 1.98-ACRES

BUILDING SETBACKS:
FRONT: 25' (FROM STREET R/W)
SIDE: 0' (20' FROM RESIDENTIAL DISTRICT)
REAR: 20'

PARKING REQUIREMENTS
COMMERCIAL, INDOOR ENTERTAINMENT FACILITY - 1 PER 300 SF = 15,000 SF/ 300 = 50 SPACES
TOTAL REQUIRED = 37 SPACES (2 ACCESSIBLE SPACES)

PROPOSED: 41 SPACES (2 ACCESSIBLE SPACES)

FEMA INSURANCE MAP NO.:
FLOODPLAINS ARE LOCATED ON THE NORTHERN PORTION OF THE SITE AS SHOWN ON FEMA FIRM MAP NO. 45045C0416E WITH EFFECTIVE DATE 8/18/2014.

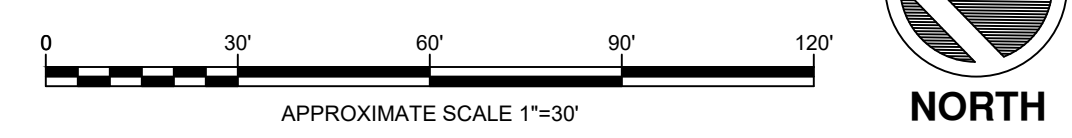
LANDSCAPE REQUIREMENTS
STREET TREES
REQUIREMENT: 1 TREE / 40' LF OF FRONTAGE
FRONTAGE: 108-LF
STREET TREES REQUIRED: 3 TREES

LANDSCAPING FOR PARKING LOT
REQUIREMENT: 1 TREE & 3 SHRUBS / 2,500-SF OF PARKING AREA
PARKING AREA: 23,500-SF
LANDSCAPING REQUIRED: 10 TREES AND 30 SHRUBS

- NOTES:
- SITE BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY BY SITE DESIGN, INC. DATED 03/28/05 AND GREENVILLE COUNTY GIS.
 - FEMA FLOODPLAIN INFORMATION AND LIMITS PER FIRM MAP 45045C0416E DATED 08/18/2014.



****CAUTION****
ALL INFORMATION SHOWN HAS BEEN LOCATED BY OTHERS. ISOMER PROJECT GROUP HAS NOT PHYSICALLY LOCATED THE PROPERTY BOUNDARIES OR FLOODPLAINS AND MAKES NO GUARANTEE THAT THE INFORMATION SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA. ISOMER PROJECT GROUP FURTHER DOES NOT WARRANT THAT THE BOUNDARIES OR FLOODPLAINS ARE IN THE LOCATION INDICATED. ALTHOUGH ISOMER PROJECT GROUP DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



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ISOMER PROJECT GROUP
115 WELBORN ST., SUITE A
GREENVILLE, SC 29601
www.isomer.group

C	07APR23	ISSUED FOR INFORMATION				SMP	DPD	DPD	
B	09MAR23	ISSUED FOR INFORMATION				SMP	DPD	DPD	
A	06MAR23	ISSUED FOR INFORMATION				SMP	DPD	DPD	
REV	DATE	REVISION & ISSUE HISTORY				DES	CHK	APP	


PRELIMINARY

STAMP / SEAL

SCALE AS NOTED



CAROLINA SPORTS CLUB BADMINTON AND PICKLE BALL CENTER
307 E. BUTLER ROAD
MAULDIN, SC 29662
CITY OF MAULDIN



DOCUMENT TITLE
CIVIL EXHIBIT
CONCEPTUAL SITE LAYOUT

PROJECT NO. CSC2301	DRAWING NO. CV-EXH-0001	REV. C
------------------------	----------------------------	-----------



A
B
C
D
E
F

Verdin Rd & Tanner Rd Planned Development Map



0 400 Feet

Legend

-  Subject Property
-  Municipal Boundary

Created on April 13, 2023

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VICINITY MAP

SITE INFORMATION

TOTAL SITE AREA (APPROX.) : 20.9 AC
PROPOSED ZONING : PD

LEGEND

MULTIFAMILY
(M) 4 STORY (TYPE VA)
TOTAL UNITS : 365 (MAXIMUM)
AVG. NUMBER OF BEDS PER UNIT : 1.3 - 1.4 (APPROX.)
TOTAL PARKING : 566 SPACES (INCLUDING GARAGES)

AMENITIES
(C1) PROPOSED MULTIFAMILY CLUB / LEASING
TOTAL : 12,000 SF (APPROX.)
(C2) PROPOSED MAINTENANCE / DOG WASH
TOTAL : 950 SF (APPROX.)

WORK SPACE
(W) GROUND FLOOR WORK SPACE :
14 UNITS (MAXIMUM)
TOTAL : 16,000 SF (APPROX.)

TOWNHOMES
(TH) 2 & 3 STORY TOWNHOMES :
100 UNITS (MAXIMUM)
AVG. NUMBER OF BEDS PER UNIT :
2.2 - 2.4 (APPROX.)
SERVED BY 1 CAR GARAGE & TANDEM SPACE

GARAGES
(G) 6 BAY GARAGES
NO. OF GARAGES : 4
TOTAL GARAGE PARKING : 24 SPACES

CARRIAGE HOMES
(CH) 2 STORY UNITS ABOVE 6 BAY GARAGES :
8 UNITS (MAXIMUM)
AVG. NUMBER OF BEDS PER UNIT : 2.0 (APPROX.)
TOTAL GARAGE PARKING : 18 SPACES

TOTAL UNITS : 473 (MAXIMUM)

AN ON-SITE STORMWATER MANAGEMENT FACILITY WILL BE DESIGNED TO MEET GREENVILLE COUNTY STANDARDS AND SHALL ATTENUATE PEAK FLOW RATES FROM THE DEVELOPMENT TO LESS THAN PRE-DEVELOPMENT CONDITIONS.



LAND USE TABLE		
LAND USE	AREA (SF)	AREA (AC.)
BUILDINGS	163,321 ±	3.75 ±
PARKING	331,769 ±	7.62 ±
SIDEWALKS/ OPEN SPACE	419,234 ±	9.62 ±
TOTAL SITE AREA	914,324 ±	20.99 ±

- CITY OF MAULDIN NOTES:**
1. ALL SIGNAGE (EXCEPT TRAFFIC SIGNS) SHALL BE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
 2. PRIVATE ROADWAYS AND DRIVEWAYS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MAULDIN TO MAINTAIN.
 3. STORMWATER MANAGEMENT FACILITIES SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MAULDIN TO MAINTAIN.
 4. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
 5. WHERE APPLICABLE, LANDSCAPED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH S.C. LAWS AND STANDARDS.

- SPECIAL GRAY ENGINEERING NOTES:**
1. SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTED. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
 2. SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
 3. NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
 4. FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTERED LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
 5. ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
 6. A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WOS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MARKING DEVICES TO ENSURE THE BUFFER AREA(S) ARE VISIBLE.
 7. SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
 8. ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROOF ROLLED (20K PUMP TRUCK).
 9. ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTED AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING. SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.



PAVEMENT-LEGEND

[Symbol]	HEAVY DUTY PAVEMENT STRUCTURE (1.5" SURFACE, 1.5" BINDER, 6" ABC (> 6") OR 5" BASE COURSE (< OR = 6"))
[Symbol]	LIGHT DUTY PAVEMENT STRUCTURE (2" SURFACE, 6" ABC)
[Symbol]	NORMAL 3,000 PSI BRUSHED CONCRETE SIDEWALK
[Symbol]	HEAVY DUTY 4,000 PSI REINFORCED CONCRETE AT COMPACTOR AREA

BUILDING UNIT/ROOM DATA TABLE:

TOTAL NEW UNITS: 371 UNITS & 13 LIVE/WORK (L-W) UNITS

APARTMENT UNIT BREAKDOWN (20 NEW APT. BLDGS):

BLDG NO.	DESCRIPTION	APT. UNITS	L-W UNITS
1000	4-STORY SLAB w L-W	60	4
2000	4-STORY SLAB w L-W	60	3
3000	4-STORY SLAB w L-W	60	4
4000	4-STORY SLAB w L-W	60	2
5000	4-STORY SLAB w L-W	125	0
100	2-STORY GARAGE SLAB (CARRIAGE)	2	0
200	2-STORY GARAGE SLAB (CARRIAGE)	2	0
300	2-STORY GARAGE SLAB (CARRIAGE)	2	0
SUB-TOTAL		371	13
TOTALS		371	13

BREAKDOWN:

BLDG	1-BDR	1-BDR (LW)	2-BDR	2-BDR (LW)	3-BDR	UNITS	LW	BEDS
BLDG 1000	36	2	24	2	0	60	4	84
BLDG 2000	36	2	24	1	0	60	3	84
BLDG 3000	36	2	24	2	0	60	4	84
BLDG 4000	36	1	24	1	0	60	2	84
BLDG 5000	98	0	27	0	0	125	0	152
BLDG 100	0	0	2	0	0	2	0	4
BLDG 200	0	0	2	0	0	2	0	4
BLDG 300	0	0	2	0	0	2	0	4
SUB-TOTAL	242	7	129	6	0	371	13	500

BREAKDOWN:

T-1 (E)	0x0=0	0	4x1=4	0	0x0=0	4	0	8
T-2 (J,I)	0x0=0	0	4x2=8	0	2x2=4	12	0	28
T-3 (F,G,H,K)	0x0=0	0	4x4=16	0	4x4=16	32	0	80
T-4 (A,B,C,D)	0x0=0	0	6x4=24	0	2x4=8	32	0	72
T-5 (L)	0x0=0	0	4x1=4	0	6x1=6	10	0	26
SUB-TOTAL	0	0	56	0	34	90	0	214

TOTAL: 242 7 185 6 34 461 13 714
PERCENTAGE: 52.5% 40.1% 7.4%

SITE DATA TABLE:

SETBACKS (PD-R):

FRONT: 15' (TANNER ROAD)
FRONT: 15' (VERDIN ROAD)
SIDE: 15' (SOUTH PROPERTY LINE)
SIDE: 25' (WEST PROPERTY LINE)
MAXIMUM BUILDING HEIGHT = NO MAXIMUM (2-4 STORIES IN HEIGHT)

OFF-STREET PARKING:

CITY CODE PARKING REQUIRED:

REQUIRED (PER APT. UNIT): 1.5 PER UNIT = 1.5 X 461 UNITS = 692 SPACES
REQUIRED (PER LIVE/WORK): 2.0 PER UNIT + 1 ACC = 2.0 X 13 UNITS + 1 ACC = 27 SPACES
MINIMUM REQUIRED (TOTAL): 719 SPACES

PARKING PROVIDED:

PROVIDED (STANDARD 9'X16'): 509 SPACES
PROVIDED (ACCESSIBLE STD.): 9 SPACES
PROVIDED (ACCESSIBLE VAN): 5 SPACES
PROVIDED (STANDARD GARAGES): 41 SPACES
PROVIDED (ACCESSIBLE GARAGES): 1 SPACES
PROVIDED (TH GARAGES): 90 SPACES
PROVIDED (TH DRIVEWAY SPACES): 90 SPACES
TOTAL PROVIDED: 745 SPACES

TANNER RD MIXED USE DEV.

PROPOSED ZONING: PLANNED DEVELOPMENT
(PRELIMINARY SITE PLAN)

TYPE OF DEVELOPMENT: PD MIXED USE DEVELOPMENT

TAX MAP #S: 0547030104300, 0547030104301, 0547030104302

NO. OF ACRES:	20.99 ± ACRES	NEW ROAD:	N/A (ALL PRIVATE ROADS)		
NO. OF LOTS/UNITS:	1 PARCEL / 473 MAX UNITS	DATE:	08/09/2022		
DEVELOPER/APPLICANT:	FLOURNOY DEVELOPMENT GROUP RYAN FOSTER 1100 BROOKSTONE CENTRE PKWY COLUMBUS, GA 31904 706-243-9403	ENGINEER:	GRAY ENGINEERING DAVID J. GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR:	ED HOLMES & ASSOCIATES LAND SURVEYORS, PA JAMES CLINCHARD 496 GARLINGTON RD, SUITE B GREENVILLE, SC 29615 864-627-8067

REVISION

NO.	DATE	BY	DESCRIPTION
A	08-09-22	DIG	ISSUED TO CITY OF MAULDIN - PRELIMINARY SITE PLANS
B	08-17-22	DIG	PRELIMINARY PLANS ISSUED TO PROJECT TEAM
C	01-23-23	DIG	PLANS ISSUED TO COUNTY LID AND OWNER FOR REVIEW
D	02-21-23	DIG	PLANS ISSUED TO TEAM FOR SD AND CITY FOR FOP REVIEW
E	04-04-23	DIG	PLANS ISSUED TO TEAM FOR DD AND CITY FOR FOP REVIEW

Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: 864-297-3027
WWW.GRAYENGINEERING.COM

SC C.O.A.# C00060 - NC C.O.A.# C1217 - GA C.O.A.# PE001941 - TN C.O.A.# 0410813

Professional Engineer Seal for David J. Gray, No. 29606, State of South Carolina, expires 04-04-23.

TANNER ROAD MIXED USE DEVELOPMENT

CV-1

0 50 100 Feet

SCALE: 1" = 50'

PROJECT MANAGER: DIG

DRAWN BY: DIG

PROJECT DATE: 08/09/22

JOB NO.: 2022045

PLOT DATE: 4/4/23

SHEET



MULTIFAMILY BUILDING

** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY

BYN **MIK** **DESIGN**

BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

LANIER ROAD
CITY OF MAULDIN, SC 29607

900 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904

PROJECT NUMBER: FDC2022-02

TANNER ROAD

FLOURNOY
Development Group

[illegible]

TITLE:

ARCHITECTURAL
RENDERINGS

SHEET NUMBER:

AR-01

© COPYRIGHT 2022 DYNAMIK DESIGN



DYNAMIK DESIGN

5901 PEACHTREE DUNWOODY RD.
BUILTING.C. SUITE 250

[illegible]

20

TANNER ROAD
CITY OF MAULDIN, SC 29607

900 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904

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