PLANNING COMMISSION MEETING

TUESDAY, MAY 23, 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
MAY 23, 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:
      April 25, 2023
6. **Old Business**
   a. Docket: PC-2023-02-RZ
      ±2 acres at 307 E. Butler Road
      Rezone from R-12 to C-1
7. **New Business**

   None
8. **Other Business**

   None
9. **Adjourn**

MAULDIN PLANNING COMMISSION
MINUTES
April 25, 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 February 28, 2023, Planning Commission minutes.

Mr. Greene and Ms. Locklear simultaneously seconded the motion.

The motion to accept the February 28, 2023, Planning Commission minutes passed by unanimous vote, 5-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: **PC-2023-02-RZ**
Location: Approximately 2 acres at 307 E. Butler Road
Request: Rezone from R-12 to C-1

Mr. Dyrhaug introduced the application to rezone approximately 2 acres located at 307 E. Butler Road from R-12 to C-1. The applicant is planning to develop an indoor facility/gymnasium for badminton and pickleball.

Ms. Lisa Williams, of Klue Real Estate, introduced herself the representative for the applicant. She explained the reasons her client is attracted to this location and the appeal of this community. She also talked about the proposed facility and what her client hopes it becomes.

Mr. Paulsen opened the floor for public comments.

Ms. Brenda Thompson, at 113 Summer Woods Drive, stated that this project is just about money. She shared her concern about how close the project will be to her back door. She also

expressed her concern about bringing people into Mauldin from outside the community. She is also concerned about noise that may be generated from the parking lot.

Mr. Dennis Raines, at 305 E. Butler Road, asked for clarification if this facility will be used for badminton only or if it will be used for both badminton and pickleball (up to this point he had heard both concepts). He expressed some concerns about the buffering and asked if the buffering will include a wall or fence. He commented that he is generally alright with the C-1 zoning and asked if it would allow beer or alcohol to be served at the premises.

Mr. Tom Newton, at 505 Summer Woods Drive, introduced himself as the president of the Summer Woods HOA. He commented that he is not opposed to a business on this property but would like to see it pushed closer to the road. He also asked about the stormwater facilities for this project and commented that he would like to see a detention pond included instead of underground detention. Finally, he too commented that he would like to see a fence or wall constructed along the property line.

No other public comments were offered.

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

Ms. Williams responded to the comments and questions asked during the public hearing. She indicated that her client has become part of the community and has an office located in Mauldin. She indicated that this facility will primarily be used for badminton but that it would be able to accommodate pickleball. She commented that her client is open to installing a fence if that is a requirement of Mauldin. The plans that have been shared this evening a still just conceptual and certainly can be adjusted. There will be no food or drinks served at this facility. Her client could install either a standard detention pond or underground detention, depending on the final layout of the site. If this business ever closes at this location, the facility would be able to be converted to office use.

Mr. Greene asked about the building setbacks, why it is 20 feet on one side and 30 feet on the other side. He asked if they would consider a larger setback on the side of the Summer Woods community. He also indicated that he would prefer underground detention if it resulted in less land disturbance and more tree preservation. And he asked if a decision had been made yet as to whether the buffering will consist of landscaping or fencing.

Ms. Williams replied that her client will probably install underground detention and move the building a little further back in order to appropriately design the required number of parking spaces. She also indicated that her client will install a fence if the City tells her to.

Mr. Dyrhaug provided the staff report and findings.

Mr. Dyrhaug also replied that the reason for the difference setback requirements on each side of the property is because the zoning is different on each side of the property and the City prescribes different buffer requirements depending on the adjacent zoning classification.

Mr. Greene asked if it can be stipulated the zoning change back to R-12 after a certain time frame if the project doesn't proceed. Mr. Dyrhaug replied that generally there is not such a stipulation but the City Council can consider changing the zoning back if it wishes if nothing proceeds on this property.

Mr. Eskridge commented that he likes the concept for this business but he is not sure that this particular property is the best location for this business. He is concerned with what else could open at this facility if this business were to close.

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

Mr. Eskridge made a motion to recommend denial of the rezoning.

No second was offered for this motion. Therefore, the motion failed.

Mr. Greene commented that he is struggling with some of the unknowns about the future development of this property. He would like to receive more information about the plans for stormwater detention and installing a fence.

Mr. Greene made a motion to table this item until such additional information is received.

Ms. Locklear remarked that it sounds to her that the applicant will not be able to determine some of their design until after the property is rezoned. She also commented that she is excited about this business. With all the new housing that the City is adding, she sees a great need to have more recreation opportunities like this business.

Mr. Eskridge seconded the motion to table this item.

The motion to table this item passed by a vote of 3-2, with Mr. Paulsen and Ms. Locklear voting in opposition to the motion.

NOTE: During the vote, Ms. Locklear cast an "aye" vote. After the vote, Ms. Locklear indicated that she was confused by the motion and intended to vote against the motion to table to motion. Therefore, her vote has been corrected in the minutes as a "nay" vote against tabling this item.

Docket #: **PC-2023-03-PD**
Location: Approximately 20 acres at 30 Tanner Road and 50 Tanner Road
Request: Final Development Plan for Tanner Road PD

Mr. Dyrhaug introduced the final development plan submitted for consideration and approval by the Planning Commission. The applicant is proposing to develop a rental community consisting of apartments, townhomes, and live-work units for a total of 461 residential units and 13 workspace units.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

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

Mr. Dyrhaug provided the staff report and findings.

Mr. Bixler asked about the timeframe for SCDOT's independent improvements on Verdin Road. Mr. Dyrhaug replied that they have provided no timeframe for these improvements.

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

Mr. Greene moved to conditionally approve the final development plan with the following condition recommended by staff:

1. The full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

Ms. Locklear seconded the motion.

The motion to conditionally approve the final development plan passed by a vote of 5-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Ms. Locklear moved to adjourn the meeting.

Mr. Eskridge seconded the motion.

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

The Planning Commission meeting adjourned at 6:53 p.m.

PLANNING COMMISSION
AGENDA ITEM

MEETING DATE: May 23, 2023
DOCKET NUMBER: PC-2023-02-RZ
TYPE OF AGENDA ITEM: Zoning Map Amendment

TO: Planning Commission

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

SUBJECT: **Rezoning at 307 E Butler Road**

OWNER(S):	**Bennie Pettit & Brenda Wilson**
AUTHORIZED REP(S):	Lisa Williams • Klue Real Estate Advisors Carolina Sports Club, LLC
TAX MAP NUMBER(S):	#M004.02-01-009.01 & #M004.02-01-009.02
LOCATION:	307 E. Butler Road
CURRENT ZONING:	R-12, Residential
REQUESTED ZONING:	C-1, Light Commercial
SIZE OF PROPERTY:	Approx. 2.1 acres

REQUEST

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes approximately 2 acres located at 307 E. Butler Road. The applicant has requested that this tract be rezoned from R-12, Residential, to C-1, Light Commercial. The applicant is planning to develop an indoor facility/gymnasium for badminton and pickleball.

HISTORY/BACKGROUND

This tract is currently undeveloped and is wooded at the back portion of the tract. This property has been listed for sale for a while.

***MAY 11, 2023, UPDATE:** At the April 25th Planning Commission meeting, this item was tabled for the purpose of receiving more information, particularly as it relates to the design of the stormwater management system and the provision of a fence. Since the April 25th meeting, the applicant has submitted a revised conceptual drawing for this project. The revised drawing provides a better depiction of the buffers that will be provided including the installation of a six-foot tall wood privacy fence in each buffer. In order

to accommodate the buffers, the parking lot has been redesigned and the building pushed further back on the property. The stormwater will be managed by an underground detention system.

PROPOSED DEVELOPMENT

Carolina Sports Club, LLC intends to construct an indoor facility/gymnasium approximately 12,000 to 15,000 square feet. The facility would include approximately 9 indoor courts for badminton and pickleball. The facility would used by members of the club, individuals receiving lessons, and would also host quarterly tournaments. Carolina Sports Club also has a broader vision of introducing badminton programs to the Greenville County School District.

NEIGHBORHOOD MEETING

In accordance with Section 4:3.3 of the Mauldin Zoning Ordinance, the applicant held a neighborhood meeting on March 13, 2023. Based on the sign-in sheet, it appears that approximately 14 neighbors attended the meeting, most of whom either lived nearby on E. Butler Road or in the Summer Woods townhome/condo community.

According to the meeting summary provided by the applicant, questions and concerns covered topics including: building size, building setbacks, building design, stormwater drainage, parking, lighting, hours of operation, patrons, membership model, and wildlife habitat, among other questions and discussion. Attached is the applicant's summary of the neighborhood meeting.

PUBLIC HEARING

The Planning Commission held a public hearing on April 25, 2023. The following citizens provided public comments at this hearing.

- Ms. Brenda Thompson, at 113 Summer Woods Drive, stated that this project is just about money. She shared her concern about how close the project will be to her back door. She also expressed her concern about bringing people into Mauldin from outside the community. She is also concerned about noise that may be generated from the parking lot.
- Mr. Dennis Raines, at 305 E. Butler Road, asked for clarification if this facility will be used for badminton only or if it will be used for both badminton and pickleball (up to this point he had heard both concepts). He expressed some concerns about buffering and asked if the buffering will include a wall or fence. He commented that he is generally alright with the C-1 zoning and asked if it would allow beer or alcohol to be served at the premises.
- Mr. Tom Newton, at 505 Summer Woods Drive, introduced himself as the president of the Summer Woods HOA. He commented that he is not opposed to a business on this property but would like to see it pushed closer to the road. He also asked about the stormwater facilities for this project and commented that he would like to a detention pond included instead of underground detention. Finally, he too commented that he would like to see a fence or wall constructed along the property line.

ZONING ANALYSIS AND STANDARDS

Existing Zoning Classification

The R-12 district is a low density residential district intended to provide single-family living and related facilities such as recreational, religious, and educational facilities. The R-12 district allows for 12,000-square foot residential lots or a comparable density of 3.6 units per acre.

Proposed Zoning Classification

The C-1 district is a light commercial district intended to promote small-scale retail, service, and professional offices that provide goods and services at a neighborhood scale. This district is generally located in areas adjacent to residential districts.

The types of uses and businesses allowed in the C-1 district include the following:

- Day care center
- Funeral home
- Assisted living
- Nursing home
- Outpatient health care services (physicians, dentists, chiropractors, etc.)
- Library
- Meeting or assembly hall
- Public administration building
- Public safety facility
- Religious institution
- Technical or trade school
- Social assistance services
- Catering services
- Communication or information services (publishing, broadcasting, recording studio, etc.)
- Dry cleaning and laundry services
- Financial establishment (banks, credit unions, etc.)
- Health and personal care services (hair, nail, skin care, massage, sauna, etc.)
- Office and professional services
- Pet and animal care services
- Restaurant
- Retail sales
- Grocery store or supermarket
- Small box variety store
- Amusement or games facility
- Event center or banquet hall
- Fitness/sports club
- Exhibition facility
- Public park or recreation area
- Theater

Development Standards

This proposal to develop an indoor facility/gymnasium for badminton and pickleball at this particular property will be subject to the following development standards:

Min. front building setback:	25 feet from the street right-of-way line
Min. front streetscape buffer:	10-foot-wide landscape buffer
Min. buffer adjacent to 305 E. Butler Rd:	30-foot-wide landscape buffer
Min. buffer adjacent to Summer Woods:	20-foot-wide landscape buffer
Min. bldg setback next to 309 E. Butler Rd:	5 feet from the property line
Min. number of parking spaces:	The City of Mauldin does not have specific parking requirements for a sports center, gymnasium, or indoor recreation facility. However, the American Planning Association publishes a Parking Standards manual that contains the following model parking standards: • Indoor Rec. Facility: 1 space per 50 – 300* sq ft. • Commercial Indoor Rec. Facility: 1 space per 250 sq ft. • Gymnasium: 1 space per 100 – 400* sq ft. • Racquetball Court: 2 – 4* spaces per court * Number varies by community
Max. building height	45 feet^

(measured to the cornice line):	^ Maximum height may be increased to 50 feet if the project meets the prescribed design standards
Primary façade materials required on the front and side of the building:	Brick or brick veneer Natural or manufactured stone
Acceptable façade materials allowed on the rear of the building:	Brick or brick veneer Natural or manufactured stone Cementitious siding (fiber cement) Split-face block
Max. light level at the property line:	0.5 foot-candles

Comprehensive Plan Analysis

This property is designated as a "neighborhood corridor" in the future land use map of the comprehensive plan. This designation is intended for the limited application of commercial uses, such as small-scale offices and retail, and is consistent with the C-1, Light Commercial District.

Surrounding Development/Zoning

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

Direction	Zoning District(s)	Existing Use(s)
North	R-12 (City)	Hillsborough community
South	R-12 (City/County)	10-acre residential property
East	O-D (City)/ R-M (City)	Real estate office Summer Woods townhome/condo community
West	R-12 (City)	1.7-acre residential property

REVIEW CRITERIA

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

A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Plan, recent development trends, and the general character of the area;

B. Suitability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district;

C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;

D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising public health, safety or welfare; and

E. Public need for the potential uses permitted in the requested zoning district.

STAFF FINDINGS

The analysis below includes staff findings pertaining to each criterion.

CRITERIA	STAFF FINDINGS
1. Consistency with the Comprehensive Plan or, if conditions have changed, consistency with the overall intent of the Plan, recent development trends, and the general character of the area;	This property is designated as a "neighborhood corridor" in the future land use map of the comprehensive plan. This designation is intended for the limited application of commercial uses, typically small-scale offices and retail. The C-1, Light Commercial District is consistent with this designation in the Comprehensive Plan. Additionally, in the last couple of years, the properties at 227 E. Butler Road and 301 E. Butler Road have been rezoned to commercial zoning districts. These properties are approximately 250-300 feet to the west along East Butler Road.
2. Suitability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed	There is a floodplain located at the back of this property. The applicant is not planning to disturb the floodplain.
3. Compatibility of the potential uses allowed with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values	The potential uses allowed in the C-1, Light Commercial District are intended to entail commercial uses that would have relatively less impact on adjacent residences as compared to the types of uses allowed in the general commercial district. Considering the nature of their indoor operations, the proposed business is expected to have a low impact on the adjacent residences.
4. Capacity of public infrastructure and services to sufficiently accommodate potential uses allowed without compromising public health, safety, or welfare	All utilities, including water and sewer, appear to be available at this tract. There is a ReWa sewer line available at the rear of the property and a City of Mauldin sewer line available at the front of the property. The proposed business is not expected to generate significant traffic. Generally, racquet clubs are associated with approximately 3.8 PM peak hour trips per court. For the nine courts anticipated in this facility, the business would generate about 34 PM peak hour trips which is well below the threshold of 100 peak hour trips that would trigger the requirement for a traffic impact study. Therefore, a traffic impact study would not be required for this project.

CRITERIA	STAFF FINDINGS
5. Public need for the potential uses permitted	As the population continues to grow in and around the City of Mauldin, there is an increased need for businesses that provide commercial products and services, as well as recreational opportunities, for the growing population.

TIMELINE

On March 13, 2023, the applicant met with interested neighbors to review their proposal and to seek questions and comments.

On March 15, 2023, staff received the request to rezone this tract.

On April 25, 2023, the Planning Commission voted, 3-2, to table this matter until additional information is received.

STAFF RECOMMENDATION

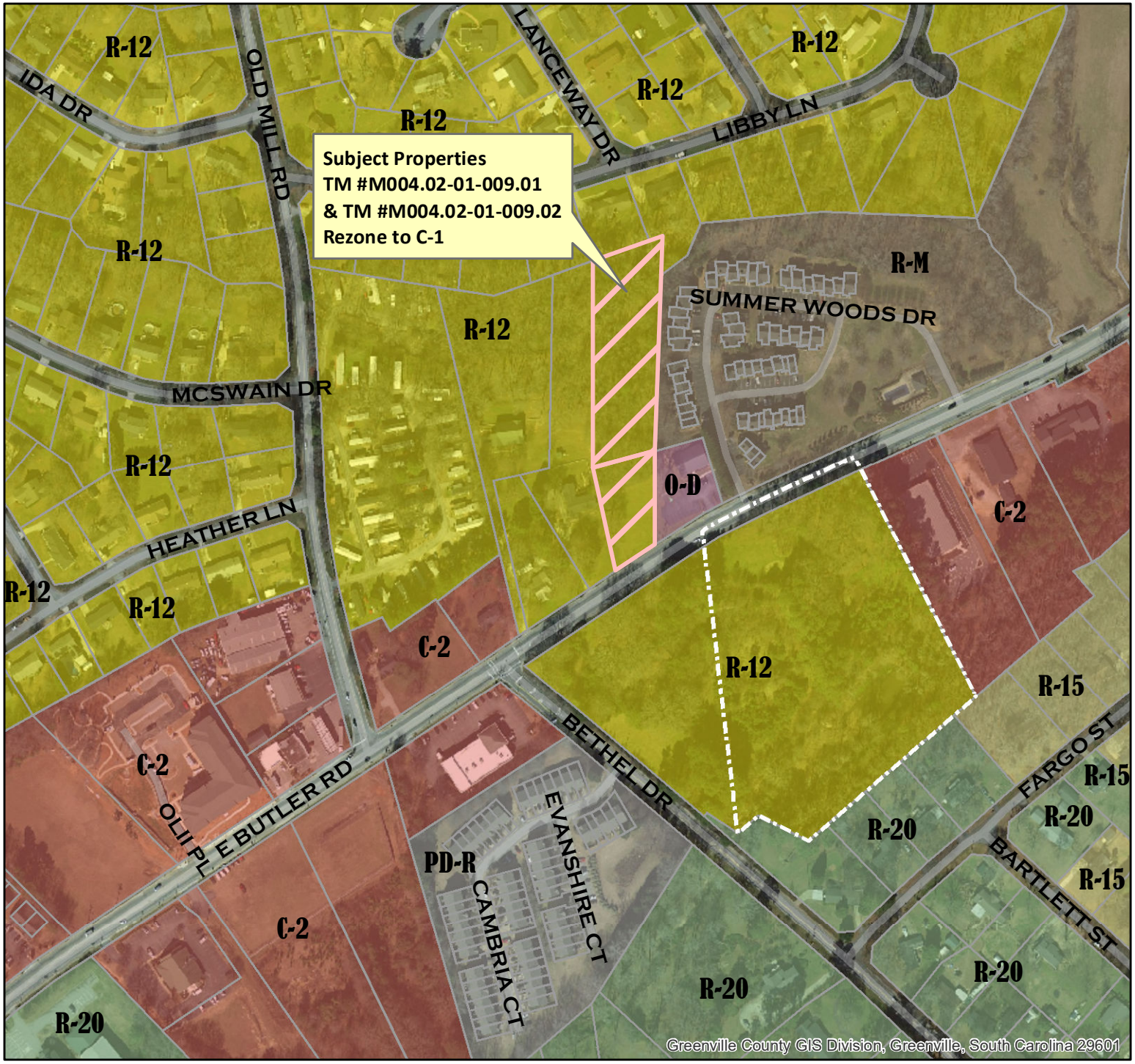
In staff's opinion, the C-1 zoning district that has been requested is consistent with the future land use map provided in the City's Comprehensive Plan. Additionally, it is staff's opinion that the impacts of the proposed indoor badminton and pickleball club will be relatively minor and will benefit the community by providing more recreational opportunities.

Ultimately, the Planning Commission and the City Council will need to make a judgment on whether (1) this rezoning is consistent with the vision for the future of this area, (2) the rezoning is compatible with the surrounding uses, and (3) any other factors that they deem pertinent.

ATTACHMENTS

Proposed ordinance (maps included therein)
Neighborhood meeting information
Conceptual drawing(s)

307 E Butler Rd Zoning & Property Map



N

0 Feet 300

Legend

- Subject Property
- Municipal Boundary

Created on April 13, 2023

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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

_____

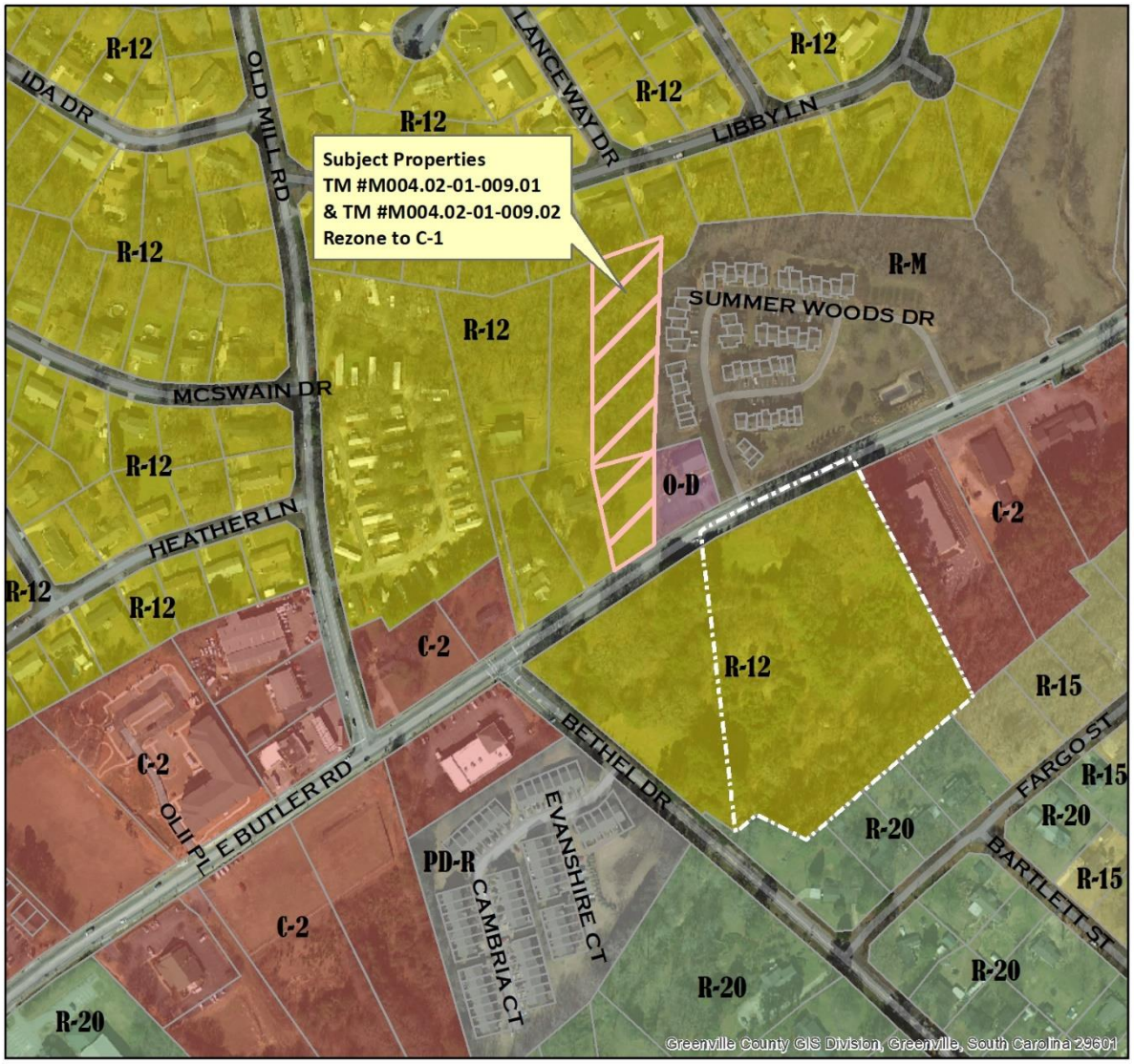
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

_____

John Duggan, City Attorney

307 E Butler Rd Zoning & Property Map





Legend

- Subject Property
- Municipal Boundary

Created on April 13, 2023

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EXHIBIT 1

KLUE
REAL ESTATE ADVISORS

March 15, 2023

Mauldin Planning Commission
City of Business and Development Services
5 East Butler Road
Mauldin, SC 29662

REF: Proposed re-zoning of 307 E Butler Road, Mauldin

Dear Sirs:

Carolina Sports Club, LLC is seeking the rezoning of 307 E Butler Road, Mauldin, SC with tax map number M004020210090 which is currently zoned residential. Carolina Sport Club, LLC would like to see a C-1 zoning which would allow for an indoor badminton/pickleball facility to be built on the referenced property. Carolina Sports Club plans to have up to 9 courts that would be reserved in advance which can house up to a maximum amount of 36 people at one time.

It is noted that the property to the right of 307 E Butler Road is Joy Real Estate which is commercial and the property to the left is a residential home.
307 E Butler Road is a busy road where there is a combination of residential homes and commercial properties located on the same street. There is a combination of churches, gas stations and a retail pharmacy located within 2/10 of a mile of the specified property proposed for rezoning. Carolina Sports Club knows that Mauldin would be a great city to open up their facility due to the growing population in the Mauldin/Simpsonville area and in addition being conveniently located close to 385 and 85.

Carolina Sports Club has several forms of revenue streams. The continuous income stream would be monthly memberships that are expected to be around $100 a month for an individual. Family memberships will also be available. Another income stream would be individual or group badminton lessons that would available for those who are 6 or older. Finally, quarterly badminton tournaments would allow for a team to sign up and participate for a fee. Carolina Sports Club, LLC will be modeling their business concept and building after similar clubs. Triangle Badminton Club, Triangle Badminton Table Tennis and the Atlanta Badminton Club are the models that Carolina Sports Club, LLC will be using when designing and modeling their business plan after. The Mauldin Planning Commission is encouraged to look up these facilities and groups to see the potential that Carolina Sports Club, LLC has in the Upstate of SC.

P.O. Box 925
Simpsonville, SC 29681
www.KlueRealEstateAdvisors.com

Carolina Sports Club would also like to eventually integrate badminton into the Greenville County School system. Currently, the South Carolina High School league does not recognize badminton as a sport. The city of Mauldin could potentially train the first badminton athletes to integrate into the Greenville County School system.

For further information, please contact Lisa Williams, from Klue Real Estate, representing the buyer of 307 E Butler Road at 864-414-2943.

P.O. Box 925
Simpsonville, SC 29681
www.KlueRealEstateAdvisors.com

Rezoning Meeting Notes from 3/13/2023, Mauldin Library 6pm

Items that were discussed:

Size of building to be built
Setbacks on the building
Drainage plans
Parking lot lights
Hours of operation
Clientele anticipated
Impact on wildlife
Aesthetics of the building
How many other existing facilities does Carolina Sports Club own
Cost of membership
Reservations for courts
Tournaments to be held at facility
Can't people play badminton somewhere else
C-1 or C-2 zoning
Stormwater concerns
Integrating badminton into the school system as a sport

The neighbors, Dennis and Cathy Raines at 305 Butler Road expressed their concerns about noise, traffic, and the clientele that will be coming and going. They were not happy that it would operate 7 days a week and would be open from 6am to 10pm with majority of the clientele arriving from 5-8pm. Cathy Raines said multiple times that she didn't want to live next to a Sports complex.

The rebuttal was that the facility at its maximum capacity would only hold 36 players and maybe 2 workers. The courts would be reserved in advance. The noise shouldn't be an issue since all courts are inside. The parking lot only has 41 spots.
The building would be 200 feet off the road. The cost of a membership would be around $100 a month. This would be much quieter than a multi-family development.

Brenda Thompson at 113 Summer Woods Drive had the most to say at the meeting. She had an objection to everything that was said and discussed.
She is most concerned about noise, water run off, aesthetics of the building and increased traffic. Brenda brought up everything from the deer being disturbed, to teenagers using the parking lot as a hang out spot to do drugs and congregate, to increased water run off issues. She made it clear multiple times that she did not want anyone else in Mauldin and Mauldin doesn't need more people. They already have enough problems with traffic. Brenda was also concerned that a sign would be displayed with the name of the facility which is Carolina Sports club. Brenda also told Lisa that she was confused her by talking about a similar badminton development in Raleigh which is how Carolina Sports Club is using as their model.

The only other place to play badminton in Greenville County is at the Pavilion in Taylors 2 times a week on Tuesday and Thursday night between 6-8pm on 3 courts and they are constantly full. There is currently a group of 176 badminton players at the Pavilion that play on a regularly basis.

Lisa also indicated that Carolina Sports Club, LLC has a meeting set up with the Mauldin Planning Commission on 3/27/2023 to discuss the type of Commercial zoning that would be allowed, either a C-1 or C-2.

Joy Bailey of Joy Real Estate asked why we couldn't go down the street and build this where there is a land lease. Lisa told Mrs. Bailey that Carolina Sports Club was not interested in a land lease as this is a cost that will never end and can increase over time.
Joy Bailey also asked why Carolina Sports Club couldn't go purchase the property closer to the interstate. Lisa told Mrs. Bailey that that property is over $1 Million dollars and Carolina Sports Club is only going to break even in the first initial years due to increased building cost.

Other questions asked by various people pertained to the new Buildabetterbutler project and the new road medians. David Dyrhaug and Mayor Terry Merritt answered questions pertaining to the newest drawings of the road widening project.

The Carolina Sports Club investors shared with the group that their vision is to build a facility for the community. A safe place where people of ages 6-adult can come and play badminton, receive lessons and participate in quarterly tournaments. Carolina Sports Club's vision is to reach the schools and have this sport integrated into the recreational sports offered in our community. Badminton has been an Olympic Sport since 1992. It is also noted that the size of a badminton court is the same size of a pickle ball court. Therefore, both games could be played at Carolina Sports Club. It should be recognized that the Sport's and Fitness Industry Association, pickleball is the fastest growing sport in America, has grown over 40% from 2019 to 2021, and there are over 6 million pickleball players.
It was also discussed with the attendees at the meeting that Carolina Sports Club would like to eventually integrate badminton into the school systems and have this recognized as a sport.

CONCEPTUAL ARCHITECTURAL ELEVATIONS

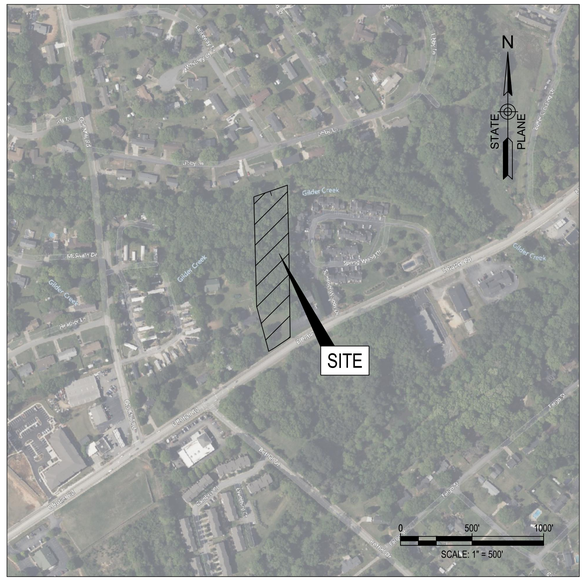








VICINITY MAP:



PROJECT NAME: CAROLINA SPORTS CLUB BADMINTON AND PICKLE BALL CENTER

PROJECT ADDRESS: 307 E. BUTLER RD, MAULDIN, SC 29662

TAX MAP PARCEL INFORMATION:
- TMS#: 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 = 12,000 SF/ 300 = 40 SPACES
- TOTAL REQUIRED = 40 SPACES (2 ACCESSIBLE SPACES)
- PROPOSED: 37 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: 19,500-SF
- LANDSCAPING REQUIRED: 8 TREES AND 24 SHRUBS

NOTES:

1. SITE BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY BY SITE DESIGN, INC. DATED 03/28/05 AND GREENVILLE COUNTY GIS.
2. 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.

0 30' 60' 90' 120'
APPROXIMATE SCALE 1"=30'

NORTH

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

REV	DATE	REVISION & ISSUE HISTORY	DES	CHK	APP
E	03MAY23	ISSUED FOR INFORMATION	SMP	DPD	DPD
D	18APR23	ISSUED FOR INFORMATION	SMP	DPD	DPD
C	07APR23	ISSUED FOR INFORMATION	SMP	DPD	DPD
B	09MAR23	ISSUED FOR INFORMATION	SMP	DPD	DPD
A	06MAR23	ISSUED FOR INFORMATION	SMP	DPD	DPD

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.	DRAWING NO.	REV.
CSC2301	CV-EXH-0001	E

ARCH D-24x36