



PLANNING COMMISSION MEETING

TUESDAY, JULY 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

JULY 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:
May 23, 2023
6. **Old Business**

None
7. **New Business**
 - a. Docket: PC-2023-04-RZ
±6 acres at Arden Woods at Fork Shoals Road
and Ashmore Bridge Road
Rezone from R-M to C-2
 - b. Docket: PC-2023-05-PD
±1.8 acres at 900 W. Butler Road
Final Development Plan Review for Oasis
Animal Hospital
8. **Other Business**

None
9. **Adjourn**

**MAULDIN PLANNING COMMISSION
MINUTES
May 23, 2023 6:00 P.M.**

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

MEMBERS ABSENT: Lyon Bixler

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

Ms. Locklear moved to accept the April 25, 2023, Planning Commission minutes.

Mr. Eskridge seconded the motion.

The motion to accept the April 25, 2023, Planning Commission minutes passed by unanimous vote, 4-0.

OLD 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 updated the Commission regarding the additional information and materials provided by the applicant.

Mr. Paulsen opened the floor for public comments.

Ms. Brenda Thompson, at 113 Summer Woods Drive, clarified her previous statements about bringing people into Mauldin, that is, to say, about people coming into the community who will not be living in Mauldin, paying taxes in Mauldin, or supporting other businesses in Mauldin. She stated that some residents were not made aware of the meeting. She also stated that the character of this proposed facility is for more than just neighborhood use. She expressed concerns that there will not be enough parking for this facility, it will change the character of the area, and that it will contribute to flooding.

Mr. Jeff Moore, at 130 Brookbend Road, expressed concern that stormwater from this project will end up in the backyard of his home in the Holly Springs subdivision. He asked the Planning Commission to ensure that there will be enough stormwater control and management for this project.

Ms. Maria Johnston, at 301 Summer Woods Drive, indicated that she bought her home because of the woods behind her home. She expressed concern that her property value would go down as a result of this project.

Mr. Tom Newton, at 505 Summer Woods Drive, asked if there has been any study about the removal of trees on this property and how it would affect stormwater runoff and flooding. He also indicated that he has been told by real estate agents that his property values will decrease as a result of this project. He wishes the building would be positioned closer to the road.

Ms. Melinda Hoffman, at 420 E. Butler Road, urged the City to preserve its natural spaces such as what exists on this property.

No other public comments were offered.

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

Ms. Lisa Williams, of Klue Real Estate, responded to the comments and questions asked during the public hearing. She indicated that they followed the City's required procedures for the notice of the neighborhood meeting in March. She also commented that Mauldin has higher standards for stormwater management than all other communities in Greenville County. In addition, the South Carolina Department of Transportation will be incorporating stormwater improvements as part of the Butler Road improvements project. She commented that recreation is one of the better opportunities for this property. This property is not likely to be developed for just one single-family home.

Ms. Locklear asked about the current badminton membership at the Pavilion. The applicant replied that they have 120 active members at the Pavilion.

Ms. Locklear commented that it appeared that the applicant is doing all they can to meet the City's flood and stormwater management requirements.

Mr. Greene asked if there are advantages of underground stormwater detention as is being proposed for this project. Mr. Dyrhaug replied that underground is associated with less land disturbance, less erosion, and improved aesthetics.

Mr. Eskridge commented that he likes the business and the concept but does not like the location.

Mr. Paulsen asked if there are concerns that the City's meeting notice requirements were not followed. Mr. Dyrhaug replied that it appears the requirements were followed.

Mr. Greene asked what would be the parking requirements for this facility. Mr. Dyrhaug replied that this type of business is not an exact fit with any of the categories in the parking standards table in the City's zoning ordinance. Therefore, they would undertake a special study to determine the appropriate minimum amount of parking required. However, what has been shown so far appears to be in the range of what some other communities require.

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

Mr. Greene made a motion to recommend approval of the rezoning.

Ms. Locklear seconded the motion.

The motion to recommend approval of this rezoning passed by a vote of 3-1, with Mr. Eskridge voting in opposition to the motion.

NEW BUSINESS

No new business was discussed.

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, 4-0.

The Planning Commission meeting adjourned at 6:35 p.m.

ORDINANCE # _____

AN ORDINANCE TO REZONE PROPERTY CONSISTING OF APPROXIMATELY 6 ACRES LOCATED AT ASHMORE BRIDGE ROAD AND FORK SHOALS ROAD (PORTIONS OF TAX MAP PARCEL: 0411.00-01-001.00 AND ALL OF LOTS 678 THRU 694 OF ARDEN WOODS PHASE 6) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Mark III Properties, LLC, has petitioned the City of Mauldin to expand the C-2, Commercial, zoning by +/- 6 acres; and

WHEREAS, a rezoning of the parcel is in keeping with the City of Mauldin 2014 Comprehensive Plan Update; and

WHEREAS, the site is suitable for the types of uses that could be developed under the new zoning district; and

WHEREAS, the potential uses permitted in the new zoning district meet a public need and are not detrimental to the public health, safety, and welfare; and

WHEREAS, the Mauldin Planning Commission has given favorable recommendation to the zoning application; and

NOW THEREFORE BE IT ORDAINED by the mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof

Section 1. That the zoning of property described in zoning docket PC-2023-04-RZ and a portion of Greenville County Tax Map Parcel 0411.00-01-001.00 and all of lots 678 thru 694 of Arden Woods Phase 6 be rezoned by expanding the C-2 zoning on the south side of Ashmore Bridge Road at Fork Shoals Road in accordance with the attached Exhibit 1 and 2 hereby incorporated into this ordinance.

Section 2. This ordinance shall become effective upon and after its final passage.

Passed on First Reading _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

ATTEST:

BY: _____
Terry Merritt, Mayor

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT 1

Arden Woods Commercial Outparcel Rezoning Map



Legend

- Mauldin City Limits
- Expanded C-2 Zoning



0 200 Feet

Created on July 13, 2023

Reproduction of this map is prohibited without permission from the City of Mauldin.

DISCLAIMER: The information contained herein is for reference purposes only. The City of Mauldin makes no warranty, express or implied, nor any guarantee as to information provided herein. The City of Mauldin explicitly disclaims all presentations and warranties. The City of Mauldin assumes no liability for any errors, omissions, or inaccuracies in the information provided herein.

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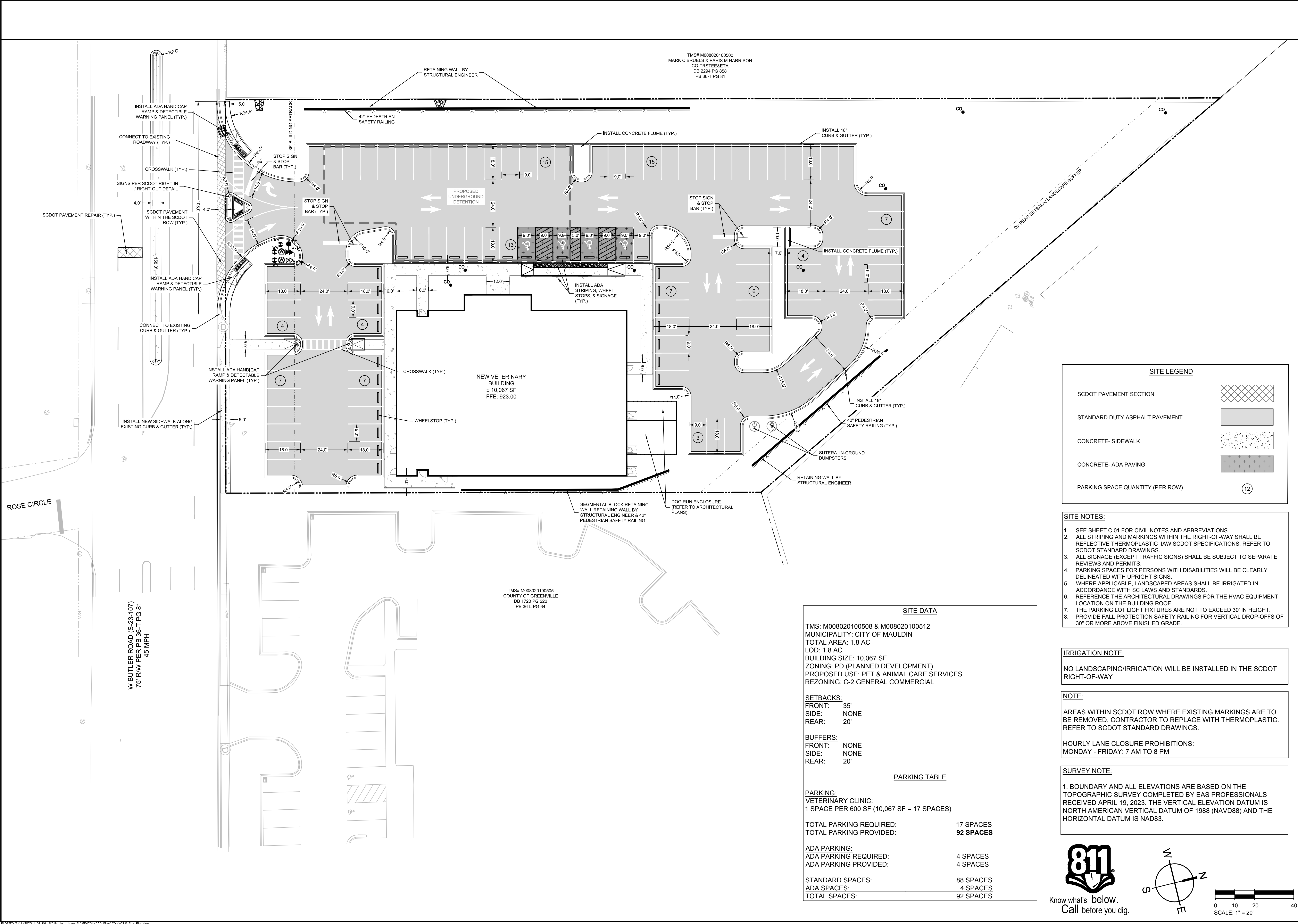
OASIS ANIMAL HOSPITAL – ARCHITECTURAL ELEVATIONS



FRONT ELEVATION



VIEW FROM PARKING LOT



TMS# M008020100500
MARK C BRUELS & PARIS M HARRISON
CO-TRSTEE&ETA
DB 2294 PG 858
PB 36-T PG 81

TMS# M008020100505
COUNTY OF GREENVILLE
DB 1720 PG 222
PB 36-L PG 64

SITE DATA

TMS: M008020100508 & M008020100512
MUNICIPALITY: CITY OF MAULDIN
TOTAL AREA: 1.8 AC
LOD: 1.8 AC
BUILDING SIZE: 10,067 SF
ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: PET & ANIMAL CARE SERVICES
REZONING: C-2 GENERAL COMMERCIAL

SETBACKS:
FRONT: 35'
SIDE: NONE
REAR: 20'

BUFFERS:
FRONT: NONE
SIDE: NONE
REAR: 20'

PARKING TABLE

PARKING:
VETERINARY CLINIC:
1 SPACE PER 600 SF (10,067 SF = 17 SPACES)

TOTAL PARKING REQUIRED: 17 SPACES
TOTAL PARKING PROVIDED: 92 SPACES

ADA PARKING:
ADA PARKING REQUIRED: 4 SPACES
ADA PARKING PROVIDED: 4 SPACES

STANDARD SPACES: 88 SPACES
ADA SPACES: 4 SPACES
TOTAL SPACES: 92 SPACES

SITE LEGEND

- SCDOT PAVEMENT SECTION
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE- SIDEWALK
- CONCRETE- ADA PAVING
- PARKING SPACE QUANTITY (PER ROW)

SITE NOTES:

- SEE SHEET C-01 FOR CIVIL NOTES AND ABBREVIATIONS.
- ALL STRIPING AND MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE REFLECTIVE THERMOPLASTIC IAW SCDOT SPECIFICATIONS. REFER TO SCDOT STANDARD DRAWINGS.
- ALL SIGNAGE (EXCEPT TRAFFIC SIGNS) SHALL BE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- WHERE APPLICABLE, LANDSCAPED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH SC LAWS AND STANDARDS.
- REFERENCE THE ARCHITECTURAL DRAWINGS FOR THE HVAC EQUIPMENT LOCATION ON THE BUILDING ROOF.
- THE PARKING LOT LIGHT FIXTURES ARE NOT TO EXCEED 30' IN HEIGHT.
- PROVIDE FALL PROTECTION SAFETY RAILING FOR VERTICAL DROP-OFFS OF 30' OR MORE ABOVE FINISHED GRADE.

IRRIGATION NOTE:

NO LANDSCAPING/IRRIGATION WILL BE INSTALLED IN THE SCDOT RIGHT-OF-WAY

NOTE:

AREAS WITHIN SCDOT ROW WHERE EXISTING MARKINGS ARE TO BE REMOVED, CONTRACTOR TO REPLACE WITH THERMOPLASTIC. REFER TO SCDOT STANDARD DRAWINGS.

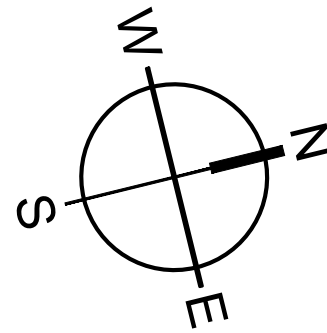
HOURLY LANE CLOSURE PROHIBITIONS:
MONDAY - FRIDAY: 7 AM TO 8 PM

SURVEY NOTE:

1. BOUNDARY AND ALL ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY EAS PROFESSIONALS RECEIVED APRIL 19, 2023. THE VERTICAL ELEVATION DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE HORIZONTAL DATUM IS NAD83.



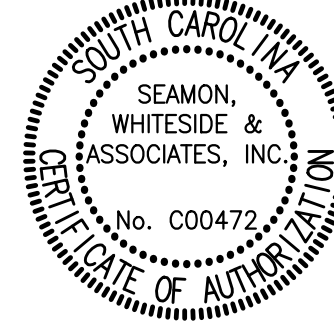
Know what's below.
Call before you dig.



0 10 20 40
SCALE: 1" = 20'



MOUNT PLEASANT, SC 29464
GREENVILLE, SC 29601
SUMMERVILLE, SC 29585
SPARTANBURG, SC 29583
CHARLOTTE, NC 28202
WWW.SEAMONWHITESIDE.COM



OASIS ANIMAL HOSPITAL

W BUTLER RD.
MAULDIN, SC

SW+ PROJECT: GR4234
DATE: 7/11/2023
DRAWN BY: BL
CHECKED BY: ES

REVISION HISTORY
A - BID SET - 05/26/2023
B - PERMIT SET - 07/11/2023

SITE PLAN

C2.0