



# BUILDING CODES COMMITTEE MEETING

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MONDAY, AUGUST 7, 2023 | 6 PM

3rd 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 Committee Meeting



**Building Codes (BDS) Committee AGENDA**  
**August 7, 2023**

Committee Members: Diane Kuzniar (Chair), Taft Matney, Frank Allgood

1. Call to Order Chairperson Diane Kuzniar
2. Public Comment Chairperson Diane Kuzniar
3. Reading and Approval of Minutes Chairperson Diane Kuzniar
  - a. Building Codes Committee Meeting:  
July 3, 2023 (Pages 3-4)
4. Reports or Communications from City Officers Chairperson Diane Kuzniar
  - a. BDS Department Report, David Dyrhaug
5. Unfinished Business Chairperson Diane Kuzniar

None
6. New Business Chairperson Diane Kuzniar
  - a. 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 (Pages 5-11)
  - b. Request to delay second reading of an ordinance to provided for the annexation of property owned by Charles Michael Hendrix and located at 2114 and 2118 Standing Springs Road. (Pages 12-23)
  - c. Appointment to the Planning Commission (Page 24)
7. Public Comment Chairperson Diane Kuzniar
8. Committee Concerns Chairperson Diane Kuzniar
9. Adjourn Chairperson Diane Kuzniar

Building Codes Committee Meeting



Minutes

Building Codes (BDS) Committee

July 3, 2023

4<sup>th</sup> Committee Meeting

Committee Members Present: Diane Kuzniar (Chair), Taft Matney, Frank Allgood  
Others present: Business and Development Services Director David Dyrhaug and City Administrator Seth Duncan

1. **Call to Order**- Chairwoman Kuzniar

2. **Public Comment**- None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: June 5, 2023

**Motion:** Councilman Matney made a motion to approve the minutes with Councilman Allgood seconding.

**Vote:** The vote was unanimous (3-0).

4. **Reports or Communications from City Officers**

a. BDS Department Report, David Dyrhaug

490 residential permits were issued last month.

5. **Unfinished Business**- None

6. **New Business**

a. An ordinance to provide for the annexation of property owned by Charles Michael Hendrix, and located at 2114 and 2118 Standing Springs Road (tax map parcels: 0583.02-01-009.02 and 0583.02-01-009.03) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property

The City of Mauldin has received a signed petition requesting the annexation of a tract of land consisting of two parcels pursuant to South Carolina Code of Laws Section 5-3-150. This petitions includes approximately 16.7 acres owned by Charles Michael Hendrix and is located at 2114 and 2118 Standing Springs Road. The parcels consist of approximately 16 acres.



The applicant has requested that this tract be zoned R-10, Residential, upon annexation into the City of Mauldin. SVN Blackstream is seeking to add this tract to their Chestnut Reserve subdivision development (previously known as Section II and Section III of Chestnut Ridge). With this additional tract, the developer is proposing to increase the open space at Chestnut Reserve and decrease the number of units from 351 detached single-family homes to 347 detached single-family homes. The developer is also intending to add a street connection between the Meadow Springs community and the Chestnut Ridge subdivision. At the time that Chestnut Ridge was approved by the Planning Commission in 2022, the developer indicated that homes would start in the high-\$200,000's. The website for the builder, D.H. Horton, currently lists homes from the low \$300,000's to high \$300,000's.

**Motion:** Councilman Matney made a motion to send this item to Council with Councilman Allgood seconding.

**Vote:** The vote was unanimous (3-0).

b. Appointment to the Planning Commission

There are currently two open seats on the Planning Commission. The City recently received an application from a former member of the Planning Commission, Raj Reddy. Mr. Reddy recently served on the Planning Commission for three years from 2018 to 2021. Mr. Reddy was a valuable member of the Planning Commission during his previous service. For this reason, staff fully supports and endorses Mr. Reddy's re-appointment to the vacancy for seat #2 of the Planning Commission, which current term expires June 30, 2025.

Because Mr. Reddy has already served on the Planning Commission and his reappointment is supported by Mr. Dyrhaug, he will not need to participate in the interview process.

**Motion:** Councilman Matney made a motion to send this item to Council with Councilman Allgood seconding.

**Vote:** The vote was unanimous (3-0).

7. **Public Comment-** None

8. **Committee Concerns-** None

9. **Adjourn-** Chairwoman Kuzniar adjourned the meeting at 6:59 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk



# BUILDING CODES COMMITTEE AGENDA ITEM

**MEETING DATE:** August 7, 2023

**AGENDA ITEM:** 6a

**TYPE OF ITEM:** Zoning Map Amendment

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**TO:** Building Codes Committee

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

**SUBJECT:** **Expand C-2 Zoning at Arden Woods Commercial Outparcel**

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<b>OWNER(S):</b>	<b>John Beeson • Mark III Properties, LLC</b>
<b>AUTHORIZED REP(S):</b>	Paul Harrison • Bluewater Civil Design, LLC
<b>TAX MAP NUMBER(S):</b>	0411.00-01-001.00, et. al.
<b>LOCATION:</b>	Ashmore Bridge Road and Fork Shoals Road
<b>CURRENT ZONING:</b>	R-M, Residential & C-2, Commercial
<b>REQUESTED ZONING:</b>	Expand the C-2 zoning
<b>SIZE OF PROPERTY:</b>	Approx. 6 acres affected

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## REQUEST

The City of Mauldin has received a signed petition requesting the expansion of the commercial zoning for a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes expanding the existing C-2, commercial, zoning at the Arden Woods commercial outparcel located at Fork Shoals Road and Ashmore Bridge Road by approximately 6 acres. This expansion will make way for the development of a grocery store yet to be disclosed.

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## HISTORY/BACKGROUND

This tract was annexed into the City of Mauldin on May 20, 2019. At that time approximately 8 acres was 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). The final design for this subdivision project included 715 lots (388 detached single-family homes and 327 attached single-family homes).

On December 20, 2021, a 3-acre tract on the north side of Ashmore Bridge Road at Arden Woods was rezoned from C-2 to R-M to accommodate the amenity area for the neighborhood. This rezoning brought



the commercial acreage down from 8 acres to 5 acres. That request at that time also initially included expanding the C-2 zoning on the south side of Ashmore Bridge Road at Arden Woods. However, at the request of the applicant, that portion was left off the final rezoning ordinance approved by City Council. The reason this was removed from petition was because it was somewhat premature at the time—the applicant had engaged in discussions with prospective commercial developers but did not know yet the precise amount of acreage that would be needed for the commercial development.

This current proposed expansion of the C-2 at the intersection of Fork Shoals Road and Ashmore Bridge Road will entail rezoning an additional 6 acres of land to the C-2 zoning district, bringing the amount of commercial area at Arden Woods back up to approximately 10.8 acres. To accommodate this commercial expansion, the number of lots in the Arden Woods subdivision will decrease by 17 townhome lots. This will lower the overall residential unit count at Arden Woods from 715 lots to 698 lots (388 detached single-family lots and 310 attached single-family lots).

## PUBLIC HEARING

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The Planning Commission held a public hearing on July 25, 2023. There were no public comments offered at this hearing.

## ZONING ANALYSIS

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### *Existing Zoning Classifications*

The ***R-M district*** is established to provide for a full range of medium- to high-density multi-family housing types along with single-family detached and attached residences. Other uses include recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. This district is intended to function as a transition between single-family residential districts and commercial districts where certain land uses may not be compatible.

The ***C-2 district*** is established to promote accessible and central concentrations of business activities and commercial establishments offering both retail goods and services to people from throughout the community. This district is intended to serve both pedestrians as well as people who travel by automobile. Therefore, this district is located along major roadways, and businesses are encouraged to locate in close proximity to one another. Where necessary, adjacent residential areas are protected through landscaping and site design.

### *Surrounding Development/Zoning*

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

Direction	Zoning District(s)	Existing Use(s)
North	R-M (City)	Arden Woods subdivision
South	R-M (City)	Arden Woods subdivision
East	R-M (City)	Arden Woods subdivision
West	C-2 (City)	Under construction for Spinx gas station

### *Comprehensive Plan Analysis*

This portion of the property fronting Fork Shoals Road is designated as a “community corridor” in the future land use map of the comprehensive plan. A community corridor is described in the comprehensive

plan as intended for commercial uses, including professional offices, office parks, mixed-use developments, restaurants, and small retail centers.

## REVIEW CRITERIA

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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

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Based on the above criteria, staff provides the following findings for consideration of the proposed request.

A. ***Comprehensive Plan Consistency***

The Comprehensive Plan supports the expansion of the C-2 zoning at this tract.

B. ***Suitability of the Site***

There are not any apparent floodplains, wetlands, or steep topography on this site. The site appears suitable for development.

C. ***Compatibility of the Development***

The Fork Shoals Road corridor is currently undergoing increasing residential development. This increased residential growth is starting to become attractive for commercial interests. This tract was planned since it was annexed to include commercial outparcels at the intersection of Ashmore Bridge Road and Fork Shoals Road.

D. ***Infrastructure Capacity***

All utilities, including water and sewer, are available on site.

E. ***Public Need***

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 for the growing population. This rezoning will help to provide additional commercial development opportunities in a growing area that currently lacks commercial opportunities.



## **TIMELINE**

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In June, 2023, the applicant made application to the City of Mauldin for this rezoning.

On July 25, 2023, the Planning Commission voted 4-0 to recommend approval of this rezoning.

## **STAFF RECOMMENDATION**

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Considering the amount of growth in the Fork Shoals Road and Ashmore Bridge Road areas, in City staff's opinion there is a great need for a grocery store and other commercial opportunities at this location. Therefore, staff fully supports and recommends approval of this rezoning.

## **PLANNING COMMISSION RECOMMENDATION**

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On July 25, 2023, the Planning Commission voted 4-0 to recommend approval of this rezoning.

## **ATTACHMENTS**

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Proposed Ordinance (map and boundary survey included therein)





**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




Greenville County GIS Division, Greenville, SC 29601

**Legend**



Mauldin City Limits



Expanded C-2 Zoning



0 200 Feet

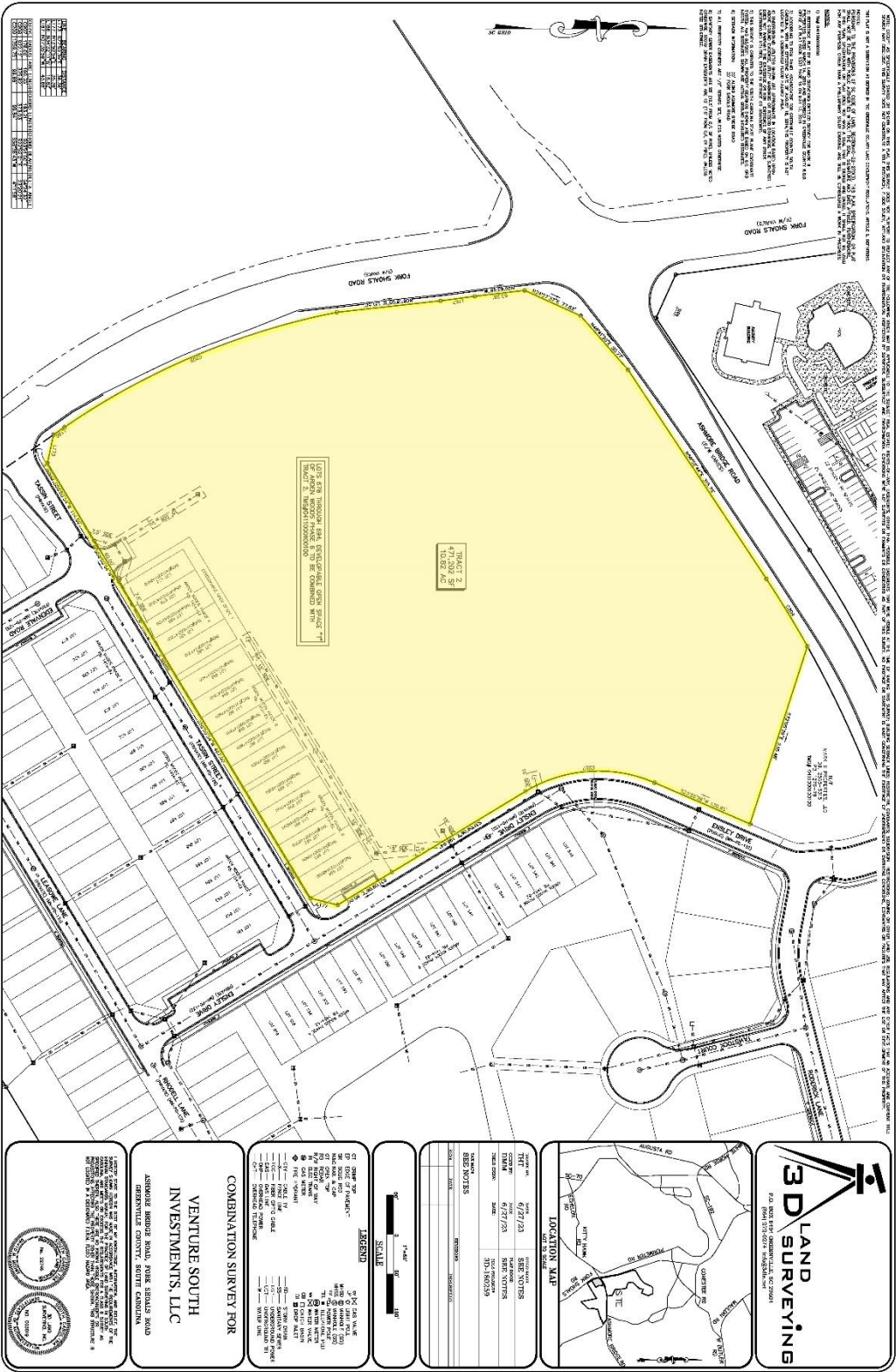
Created on July 13, 2023

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EXHIBIT 2







# BUILDING CODES COMMITTEE AGENDA ITEM

**MEETING DATE:** July 17, 2023  
**AGENDA ITEM:** 6b  
**TYPE OF ITEM:** Request to Delay 2<sup>nd</sup> Reading

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**TO:** Building Codes Committee  
**FROM:** Business & Development Services Director, David C. Dyrhaug  
**SUBJECT:** Request to Delay 2<sup>nd</sup> Reading for the  
Annexation of 2114-2118 Standing Springs Road

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<b>AUTHORIZED REP(S):</b>	Contender Development • Bluewater Civil Design, LLC
<b>OWNER(S):</b>	<b>Charles Michael Hendrix</b>
<b>TAX MAP #(S):</b>	0583.02-01-009.02 0583.02-01-009.03
<b>LOCATION:</b>	2114-2118 Standing Springs Road
<b>CURRENT ZONING:</b>	R-12 (County)
<b>REQUESTED ZONING:</b>	R-10, Residential
<b>SIZE OF PROPERTY:</b>	Approx. 16.7 acres
<b>CONTIGUITY:</b>	This tract touches the Meadow Springs community on Standing Springs Road and is also adjacent to the Chestnut Ridge/Chestnut Reserve subdivision development on Fork Shoals Road located in the City of Mauldin.

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## REQUEST

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On July 17, 2023, the City Council approved the annexation of 2114 and 2118 Standing Springs Road on first reading. Since that time, the applicant has requested that the second reading of this annexation be delayed from August 21 until September 18. The reason for this request is so that the annexation can better track with the closing date for the purchase of the property by Contender Development from Mr. Hendrix.

This annexation includes two parcels of land consisting of approximately 16.7 acres owned by Charles Michael Hendrix and located at 2114 and 2118 Standing Springs Road. The applicant has requested that this tract be zoned R-10, Residential, upon annexation into the City of Mauldin. This tract will be added to the Chestnut Reserve subdivision development (previously known as Section II and Section III of Chestnut Ridge). While this tract will add to the overall acreage of the Chestnut Reserve subdivision project, the applicant will not add any new homes to this project. In fact, the applicant is proposing to **reduce the number of homes** in Section II and Section III from 351 detached single-family homes to 347 detached

single-family homes. The developer is also intending to add a street connection between the Meadow Springs community and the Chestnut Ridge subdivision.

## UTILITIES AND SERVICES

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All utilities are available including water and sewer. The developer is extending sewer to this property via the sewer extension installed for the Chestnut Ridge development project. The sewer lines for Chestnut Ridge and Chestnut Reserve will be owned and maintained by MetroConnects.

The tract is currently located in the South Greenville Fire District. The South Greenville Fire District has a station located approximately ¼-mile from the Chestnut Reserve development project. 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. Upon annexation, this tract will be transferred into the Mauldin Fire District.

## PLANNING AND ZONING

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### *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 for detached single-family homes. Attached single-family homes and cluster housing developments can be developed at a maximum density of 4.4 units per acre.

### *Comprehensive Plan Analysis*

This tract 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-10 (City)	Meadow Springs subdivision
South	R-S (County) R-10 (City)	Rural residential Chestnut Ridge/Reserve subdivision
East	R-M20 (County)	Ashmore Springs subdivision
West	R-10 (City)	Chestnut Reserve subdivision

### *Property Values*

The homes in this project are projected to sell at a price starting in the \$300,000's. This is consistent or higher than the home sales in the surrounding area. See below.

## Building Codes Committee Meeting



Community	2022		2023	
	No. of Sales	Avg. Price	No. of Sales	Avg. Price
Ashmore Springs	13	\$249,415	1	\$187,000
Oak Knoll	5	\$256,800	1	\$277,000
River Run	4	\$237,750	2	\$268,500

### **TIMELINE**

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On June 6, 2023, staff received the signed petition for the annexation of this tract.

On July 3, 2023, the Building Codes Committee forwarded this matter to City Council with a recommendation of approval by a vote of 3-0.

On July 17, 2023, the City Council approved first reading of this annexation.

### **STAFF RECOMMENDATION**

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The addition of this tract to provide more open space will create for improved design and a better community at the proposed Chestnut Reserve subdivision project. For this reason, staff supports the annexation of this tract.

### **ATTACHMENTS**

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Letter requesting Delay of Second Reading  
Annexation Ordinance (maps and petitions attached therein)

## Building Codes Committee Meeting



July 26, 2023

City Of Mauldin – Office of the Mayor  
5 E. Butler Road | P.O. Box 249  
Mauldin, SC 29662

**RE: Annexation Ordinance for 2114 and 2118 Standing Springs Road**

Dear Mayor Merritt:

I write in my capacity as the General Counsel of Contender Development, Inc. with regard to an annexation petition currently under review with City Council for two (2) pieces of real property owned by Charles Michael Hendrix, and located at 2114 Standing Springs Road and 2118 Standing Springs Road. First Reading of Ordinance No. 1021 was held on July 17, 2023.

Contender has a development interest in the above-referenced property and we have a contractual agreement with Mr. Hendrix to close the purchase prior to any final zoning or annexation determination. Accordingly, we would respectfully request that Second Reading on the aforementioned Ordinance be held over to the City Council meeting on September 18<sup>th</sup>, so that we may have time to conduct a closing on the property as agreed with Mr. Hendrix..

Thank you in advance for your time and consideration of this request. Of course, please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael S. Pitts".

Michael S. Pitts, Esq.  
General Counsel

cc: Seth Duncan, City Administrator  
David Dyrhaug, Business & Development Services Director  
Diane Kuzniar, Building Codes Committee Chair  
Daniel Hughes, Esq. City Attorney

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Contender Development, Inc.  
5 Century Drive, Suite 210, Greenville, SC 29607

**ORDINANCE \_\_\_\_-2023**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CHARLES MICHAEL HENDRIX, AND LOCATED AT 2114 AND 2118 STANDING SPRINGS ROAD (TAX MAP PARCELS: 0583.02-01-009.02 AND 0583.02-01-009.03) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10, RESIDENTIAL, FOR SAID PROPERTY**

WHEREAS, Charles Michael Hendrix is the sole owner of record title of parcels of real property containing 16.7 acres, more or less, located at 2114 and 2118 Standing Springs 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 Charles Michael Hendrix 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, Charles Michael Hendrix constitute 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 Charles Michael Hendrix, 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 Standing Springs Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the aforementioned 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.

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Terry Merritt, Mayor

ATTEST:

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Cindy Miller, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to Form:

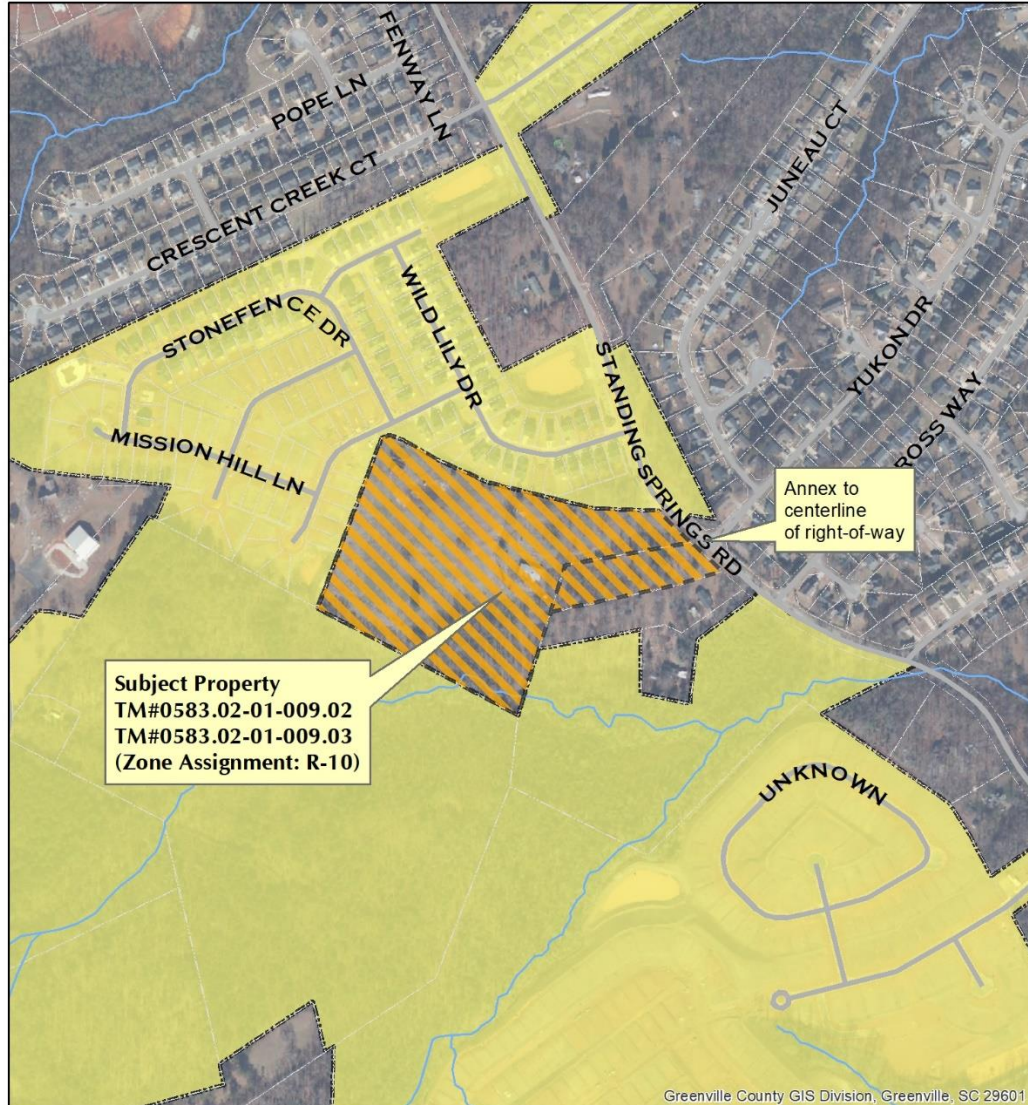
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City Attorney



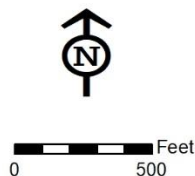
**EXHIBIT 1 – ANNEXATION MAP**

**2114-2118 Standing Springs Rd Annexation Map**



**Legend**

-  Subject Property
-  Mauldin



Created on June 28, 2023

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**EXHIBIT 2 – PETITION**

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED  
BY CHARLES MICHAEL HENDRIX, AND LOCATED AT 2114  
STANDING SPRINGS ROAD AND 2118 STANDING SPRINGS  
ROAD INTO THE CITY OF MAULDIN BY ONE HUNDRED  
PERCENT (100%) METHOD

Charles Michael Hendrix 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 two parcels of real property in Greenville County containing approximately 16.7 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 16.7 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 31 day of MAY, 2013 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.

May 31, 2013  
Date

Charles Michael Hendrix  
Charles Michael Hendrix

Helen Hendrix  
Witness

[Signature]  
Witness



# Building Codes Committee Meeting



## EXHIBIT A

### PROPERTY DESCRIPTION

All those certain pieces, parcels or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 11.50 acres on Standing Springs Road, upon a survey for Charles Michael Hendrix, dated July 26, 1985, prepared by Landrith Surveying, of record in the Office of the Register of Deeds for Greenville County, SC, in Plat Book 11V at Page 9;

-- AND --

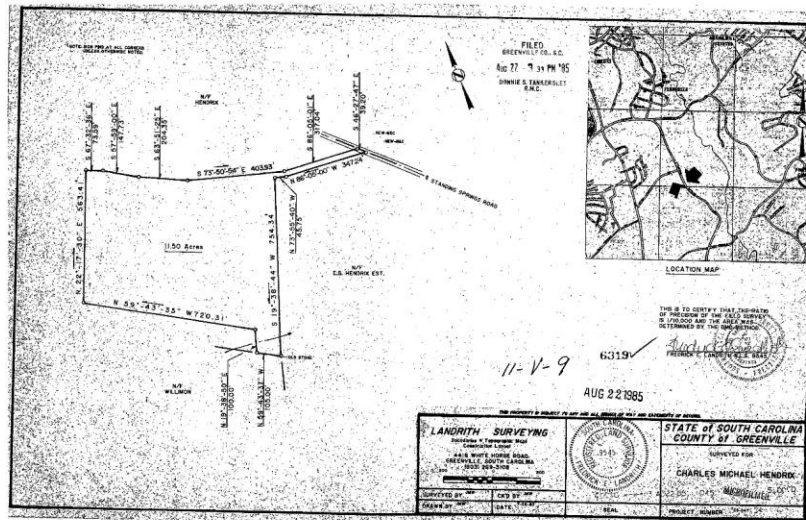
All those certain pieces, parcels or tracts of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Tract 1 and Tract 2, containing 2.21 acres, more or less, on Standing Springs Road, upon a survey for Charles Michael Hendrix, dated November 27, 2019, prepared by 3D Land Surveying, of record in the Office of the Register of Deeds for Greenville County, SC, in Plat Book 1355 at Page 27;

-- AND --

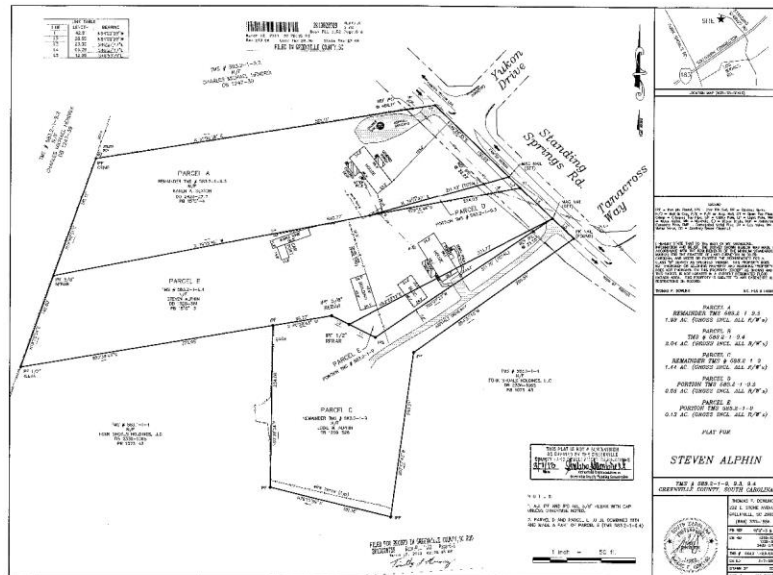
All those certain pieces, parcels or tracts of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Parcel A, containing 1.99 acres, more or less, on Standing Springs Road, upon a plat for Steven Alphin, dated March 7, 2013, prepared by Thomas P. Dowling, of record in the Office of the Register of Deeds for Greenville County, SC, in Plat Book 1152 at Page 6; reference to said plats being hereby made for a more complete metes and bounds description thereof.

**TAX MAP #0583.02-01-009.02**

**TAX MAP #0583.02-01-009.03**



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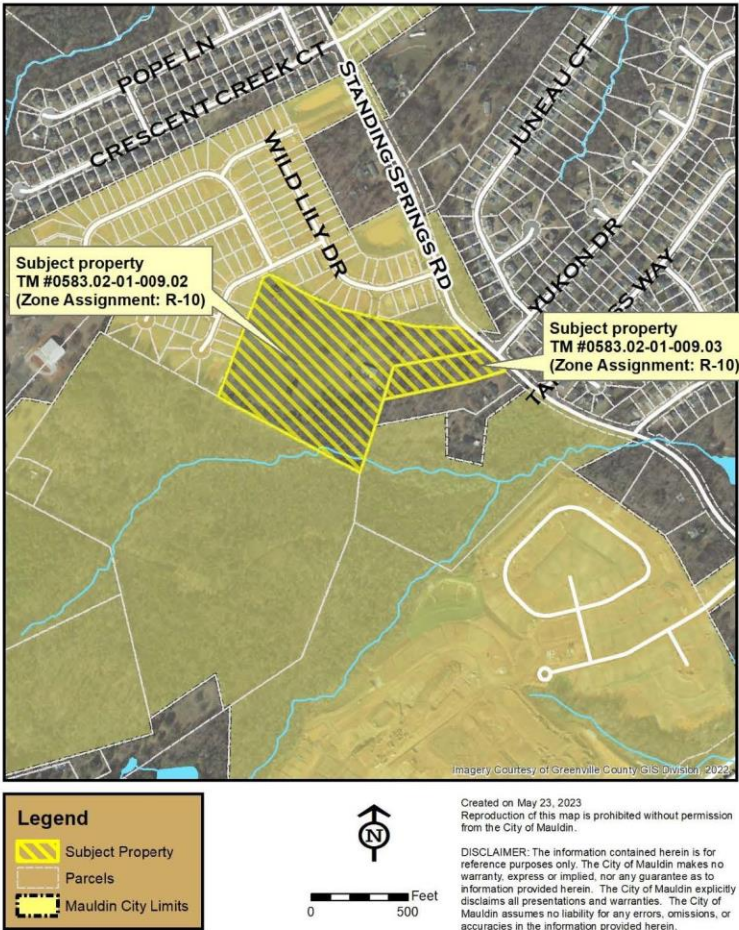


Building Codes Committee Meeting



EXHIBIT B

PROPERTY MAP



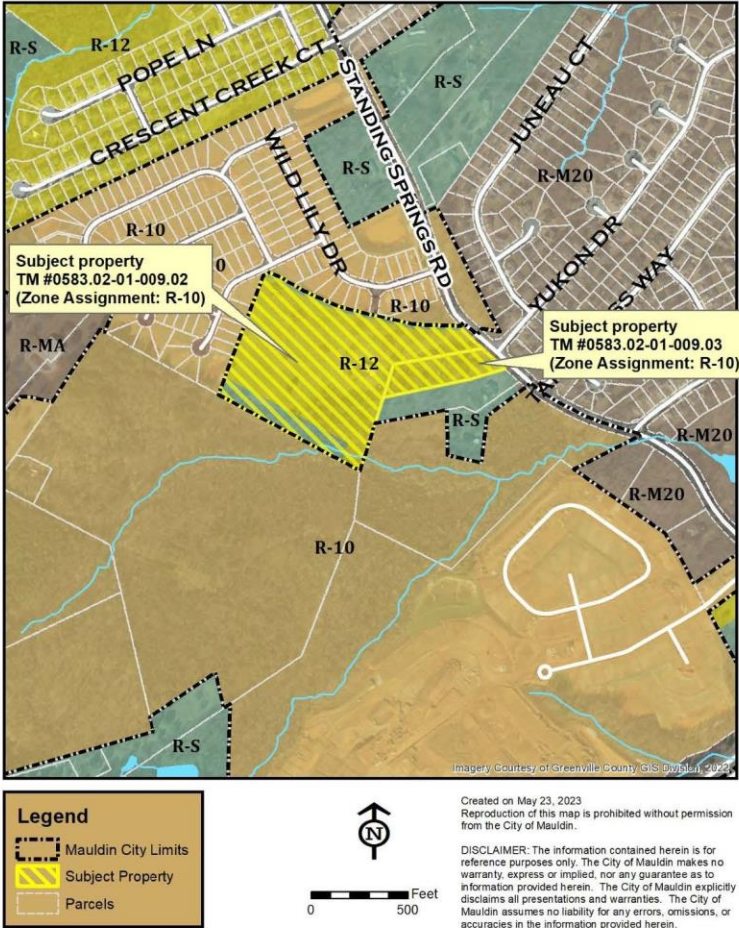


Building Codes Committee Meeting



EXHIBIT C

ZONING MAP





## BUILDING CODES COMMITTEE AGENDA ITEM

**MEETING DATE:** August 7, 2023

**AGENDA ITEM:** 6c

**TYPE OF ITEM:** Planning Commission Appointment

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**TO:** Building Codes Committee

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

**SUBJECT:** Appointment to Planning Commission

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### APPLICATION FOR PLANNING COMMISSION

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There is currently one open seat (Seat #5) on the Planning Commission. The City recently received two applications for your consideration for appointment to the Planning Commission: Jon Statom and James Chism. Mr. Statom is currently serving on the Zoning Board of Appeals. Mr. Chism has not yet served on a Mauldin board or commission. The Committee will be interviewing Mr. Statom on August 7. Mr. Chism was not available to interview with the Committee on this date.

In the event that the Committee wishes to move forward with any action after interviewing Mr. Statom, this matter will also be included on the agenda of its regular Committee meeting.