



# BUILDING CODES COMMITTEE MEETING

---

MONDAY, MARCH 4, 2024 | 6:00 PM

3rd committee meeting

The Committee will meet in the Council Chambers  
at Mauldin City Hall at 5 East Butler Road

Building Codes Committee Meeting



**Building Codes (BDS) Committee AGENDA**  
**March 4, 2024**

1. Call to Order Chairperson Mark Steenback
2. Public Comment Chairperson Mark Steenback
3. Reading and Approval of Minutes Chairperson Mark Steenback
  - a. Building Codes Committee Meeting:  
February 5, 2024 (Pages 2-4)
4. Reports or Communications from City Officers Chairperson Mark Steenback
  - a. BDS Department Report, David Dyrhaug
5. Unfinished Business Chairperson Mark Steenback
  - a. An Amendment to Section 5:6.16 of the  
Mauldin Zoning Ordinance regarding drive-thru  
facilities in the Central Redevelopment District  
(Pages 5-11)
6. New Business Chairperson Mark Steenback
  - a. An Ordinance to provide for the annexation of  
property owned by Andrew and Alexandria  
Smith and located at 325 Bridges Road (Tax  
Map Parcel: 0542.01-01-021.11) by one  
hundred percent petition method; and to  
establish a zoning classification of R-15,  
residential, for said property (Pages 12-25)
  - b. An Ordinance to provide for the annexation of  
property owned by Jason and Tina Styron and  
located at 315 Bridges Road (Tax Map Parcel:  
0542.01-01-021.10) by one hundred percent  
petition method; and to establish a zoning  
classification of R-15, residential, for said property  
(Pages 12-25)
  - c. Institutional uses in the S-1 and I-1 zoning districts  
(Pages 26-27)
7. Public Comment Chairperson Mark Steenback
8. Committee Concerns Chairperson Mark Steenback
9. Adjourn Chairperson Mark Steenback

## Building Codes Committee Meeting



### Minutes

Building Codes (BDS) Committee

February 5, 2024

4<sup>th</sup> Committee Meeting

Members present were Chairman Mark Steenback, Committee members Frank Allgood and Taft Matney.

Others present were: David Dyrhaug, Business and Development Services Director and Seth Duncan, City Administrator

1. **Call to Order-** Chairman Steenback

2. **Public Comment-** None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: January 2, 2024

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

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

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

a. BDS Department Report, David Dyrhaug

Annual Department Report

The City is growing. The department has been busy with increasing numbers of permits and inspections.

5. **Unfinished Business**

a. Drive-thru standards in the Central Redevelopment District

Presently, the City of Mauldin prohibits new drive-thru facilities in the Central Redevelopment District. Existing drive-thru facilities in this district may remain but cannot be expanded or enlarged. Additionally, existing drive-thru facilities are not allowed to create vehicular access to new streets constructed in the Central Redevelopment District provided that the facility is still accessible via existing streets.

These restrictions were adopted primarily to support the pedestrian focus of the Central Redevelopment District and to minimize motorist-pedestrian conflicts.

At the direction of the Building Codes Standing Committee, staff has drafted a modified version of these standards that would allow drive-thru facilities in the CRD at properties that operated a drive-thru at any point in time between January 1, 2022, and December 31, 2023. This essentially would allow for drive-thru operations to continue or be established at Sully's Steamers, Tropical Grille, the former BB&T building, and Dairy Queen. While these draft modified standards would allow for a drive-thru facility at these properties, the queuing lanes for these drive-thru facilities would not be allowed to be directly accessed by any new streets in the Central Redevelopment District, including the Jenkins Court extension.

The next step in the process would be to send it to the Planning Commission.

Councilman Allgood asked if this could be interpreted as a change for Sully Steamers. Could they have a true drive-thru instead of just a pick-up window? Mr. Dyrhaug said it would allow for a completed drive-thru window, but there is not a current configuration for a queue that would work. Mr. Duncan added the parking lot is owned by the City.

Councilman Matney said this property was slated for a drive-thru on a previous project. At the same time, Council was intentional in not having drive-thrus in the CRD. He does not oppose this going to Council for more discussion.

Councilman Allgood asked if the old fire headquarters could have a drive-through if it becomes a restaurant. Mr. Dyrhaug answered no because it has not been established as a drive-thru in the past.

Chairman Steenback agreed with Councilman Matney and said he wants to make sure everyone gets the same treatment.

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

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

## 6. New Business

- a. An ordinance to amend the Mauldin Zoning Ordinance establishing regulations for temporary uses and structures.

City leaders and staff have received comments about the challenges associated with holding events at businesses and operating food trucks. Staff has been asked to review and consider updates to the City's food truck and temporary use regulations provided in

## Building Codes Committee Meeting



the Mauldin Zoning Ordinance. At its meeting on November 6, 2023, the Building Codes Standing Committee of City Council discussed this issue and provided input on the City's food truck and temporary use regulations. Based on this input, City staff drafted an ordinance amending the City's temporary use regulations. This ordinance was reviewed by the Planning Commission at its meeting on January 23, 2024.

Corporate business leaders and food truck owners are excited about the proposed changes to make it easier to bring food trucks onto their property.

Councilman Allgood asked if the prohibition of food trucks within 250 feet of a restaurant was still applicable. Mr. Dyrhaug answered no, and there has never been a problem with any of our restaurants.

Councilman Allgood asked about the provision that talks about the maximum number of food trucks allowed is one. Mr. Dyrhaug answered that section is intended for a place of business that is bringing a food truck in for their employees.

In Section 7:37, number 6, the wording says "he", referring to the Mauldin Police Chief. Councilman Allgood would like that changed to he or she.

Chairman Steenback said he wants to make sure the process is easy and is concerned about the application being signed by the Police Chief and inspected by the Fire Department. My Dyrhaug said that is what is happening now and it has not been an issue. The food truck owners know the requirements.

**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-** Chairman Steenback adjourned the meeting at 8:01z p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# BUILDING CODES COMMITTEE AGENDA ITEM

**MEETING DATE:** March 4, 2024

**ITEM:** 5a

---

**TO:** Building Codes Committee

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

**SUBJECT:** Drive-thru Standards in the Central Redevelopment District

---

## BACKGROUND

---

On December 19, 2022, the Mauldin City Council adopted standards to amend the City's zoning ordinance to prohibit the establishment of new drive-thru facilities in the Central Redevelopment District, commonly referred to as City Center. On January 2, 2024, Pintail Properties requested that the Building Codes Standing Committee consider an amendment to this ordinance that would provide some allowance for new drive-thru facilities in the Central Redevelopment District. Pintail Properties has a potential coffee shop client, Summer Moon, interested in moving into the vacant suite at 110 N. Main Street. Summer Moon has indicated that drive-thru operations are vital to the success of their business. 110 N. Main Street is the former BB&T building that has recently been renovated and is now partly occupied by the Mauldin Station Vet Clinic. On February 6, 2024, the Building Codes Standing Committee referred this matter to the Planning Commission for review and recommendation.

## CURRENT MAULDIN STANDARDS

---

Presently, the City of Mauldin prohibits new drive-thru facilities in the Central Redevelopment District. Existing drive-thru facilities in this district may remain but cannot be expanded or enlarged. Additionally, existing drive-thru facilities are not allowed to create vehicular access to new streets constructed in the Central Redevelopment District provided that the facility is still accessible via existing streets. These restrictions were adopted primarily to support the pedestrian focus of the Central Redevelopment District and to minimize motorist-pedestrian conflicts.

## PROSPECTIVE MODIFIED STANDARDS

---

According to the discussion regarding this issue, staff has drafted an ordinance that would modify the approach of how drive-thru facilities in the CRD are "grandfathered." This modified "grandfather" approach would expand the ability to continue the operation of a drive-thru in the CRD to properties that operated a drive-thru at any point in time between January 1, 2022, and December 31, 2023. In addition to the Sully's Steamers, Tropical Grille, and Dairy Queen (which currently operate a drive-thru), the ordinance would expand this opportunity to the former BB&T property as well. While these draft modified standards would allow for a drive-thru facility at these properties, the queuing lanes for these drive-thru facilities would not be allowed to be directly accessed by any new streets in the Central Redevelopment District, including the Jenkins Court extension.

## Building Codes Committee Meeting



### **PUBLIC HEARING**

---

The Planning Commission held a public hearing on February 27, 2024. Stuart Wyeth with Pintail Properties and Charles Garcia with Summer Moon Coffee spoke in support of the ordinance. No other public comments were offered at the public hearing.

### **TIMELINE**

---

On January 2, 2024, Stuart Wyeth with Pintail Properties appeared before the Building Codes Committee to request consideration to allow a drive-thru facility at 110 N. Main Street (the former BB&T building) for Summer Moon Coffee.

On February 5, 2024, the Building Codes Committee reviewed a draft ordinance that would modify the allowance for a drive-thru facility in the Central Redevelopment District and forwarded this ordinance to the Planning Commission for their review and recommendation.

On February 27, 2024, the Planning Commission held a public hearing and voted 7-0 to recommend approval of the ordinance.

### **STAFF RECOMMENDATION**

---

The attached ordinance modifies the allowance for a drive-thru facility in the Central Redevelopment District in a minimal way that does not impact other properties aside from 110 N. Main Street.

### **PLANNING COMMISSION RECOMMENDATION**

---

In the course of their discussion on February 27, members of the Planning Commission expressed support for the manner in which the ordinance would minimally allow drive-thru facilities. They additionally supported restricting driveway access from drive-thru facilities onto the Jenkins Court extension. The Planning Commission voted 7-0 to recommend approval of the ordinance.

### **ATTACHMENTS**

---

Draft ordinance  
Concepts provided by Pintail Properties

**ORDINANCE # \_\_\_\_\_**

AN AMENDMENT TO SECTION 5:6.16 OF THE MAULDIN  
ZONING ORDINANCE REGARDING DRIVE-THRU  
FACILITIES IN THE CENTRAL REDEVELOPMENT  
DISTRICT.

**WHEREAS**, the Mauldin Comprehensive Plan establishes “City Center” areas that promote pedestrian-oriented development; and

**WHEREAS**, the purpose and intent of the Central Redevelopment District is to encourage the redevelopment of the central area of the City in a manner that promotes pedestrian activity and safety; and

**WHEREAS**, drive-thru facilities prioritize vehicular orientation over pedestrian orientation; and

**WHEREAS**, this Ordinance is intended to minimize drive-thru facilities in areas where pedestrian orientation is integral to the character of the district; and

**WHEREAS**, this Ordinance is intended to provide standards that will promote pedestrian safety in areas where drive-thru facilities may be appropriate; and

**WHEREAS**, the City is engaged in ongoing efforts to update and refine the City’s master plan and zoning regulations; and

**WHEREAS**, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on February 27, 2024.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin Municipal Code be amended as follows:

**Section 1 Amendment.** Amend Section 5:6, CRD, Central Redevelopment District, of Article 5, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and \*\*\* represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 5. – ZONING DISTRICT REGULATIONS

\*\*\*

Sec. 5:6 – CRD, Central Redevelopment District.

\*\*\*



Building Codes Committee Meeting



5:6.16 Drive-thru Facilities.

~~Drive thru facilities shall be strictly prohibited within this district. Existing drive thru facilities may remain but shall not be expanded or enlarged. Additionally, existing drive thru facilities shall not be allowed vehicular access to new streets constructed within this district where the facility will still be accessible via existing streets.~~

New drive-thru facilities are generally prohibited within this district. Properties that had a drive-thru facility at any time between January 1, 2022, and December 31, 2023, may continue to have a drive-thru facility provided that the drive-thru lanes are not accessible by a direct driveway connection to any new public streets planned or constructed in the Central Redevelopment District such as Jenkins Court.

\*\*\*

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

Passed on First Reading: \_\_\_\_\_

Passed on Second Reading \_\_\_\_\_

CITY OF MAULDIN, SOUTH CAROLINA

BY: \_\_\_\_\_

Terry Merritt, Mayor

ATTEST:

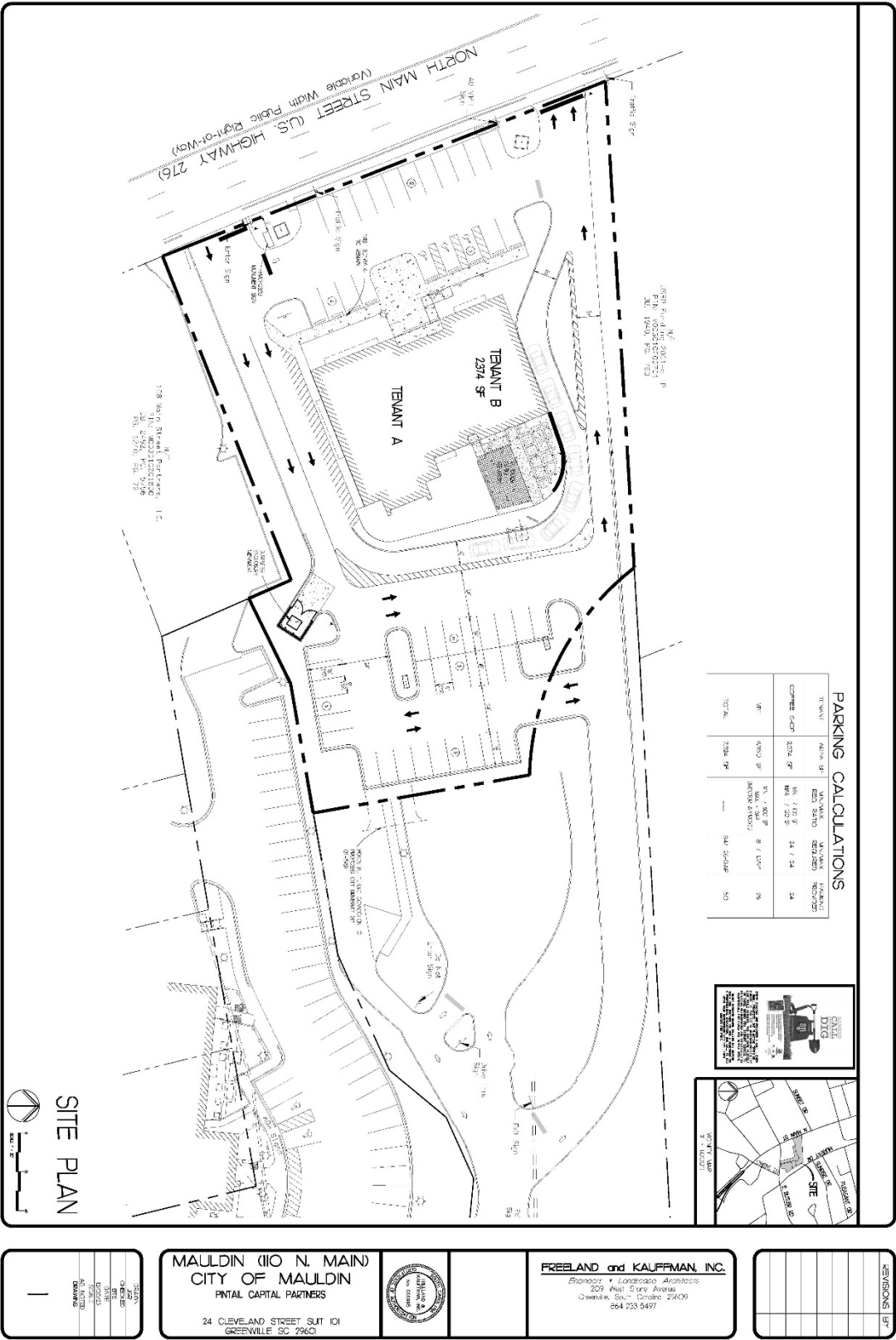
\_\_\_\_\_  
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

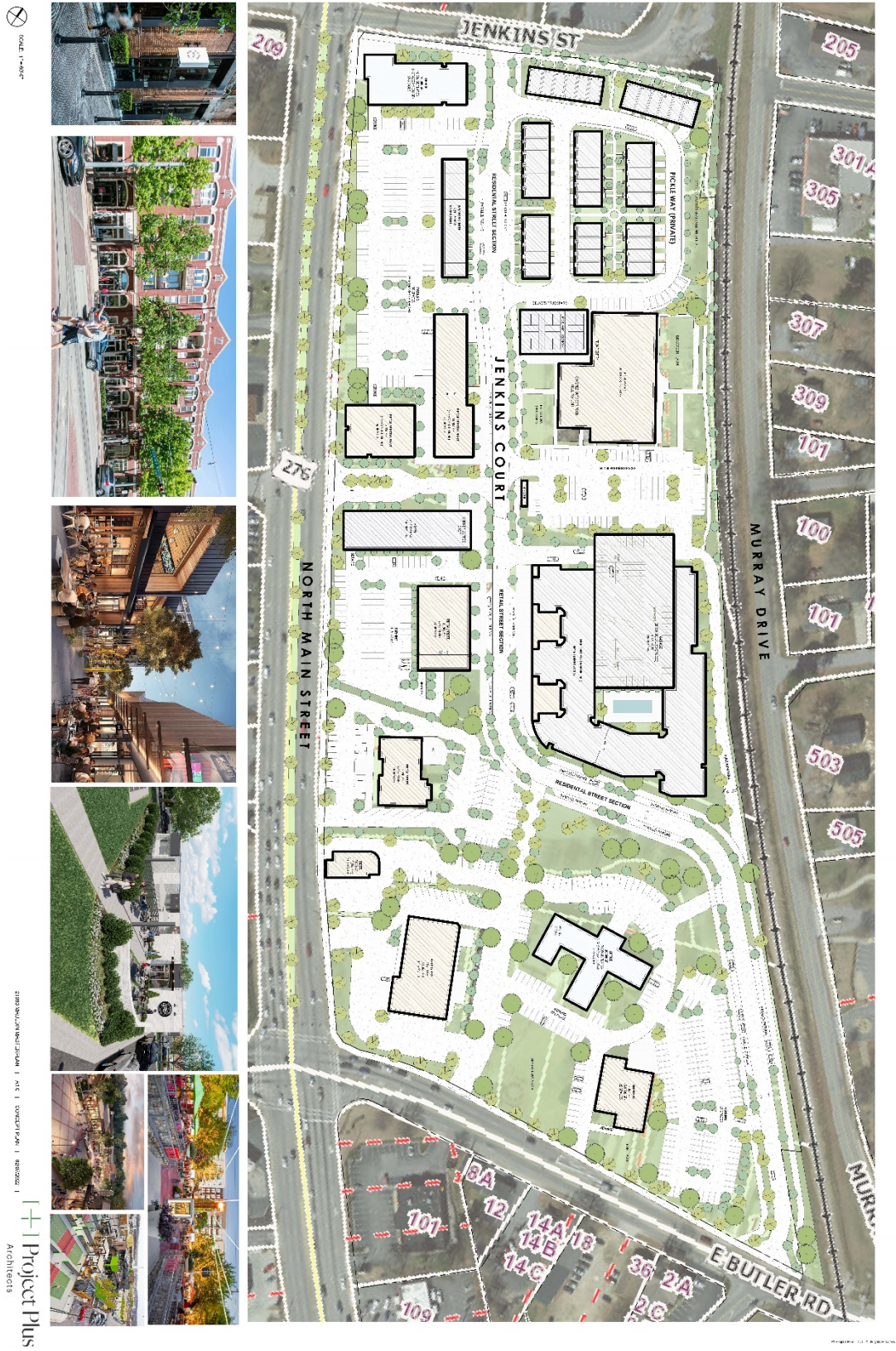
\_\_\_\_\_  
Daniel Hughes, City Attorney

## Building Codes Committee Meeting











# BUILDING CODES COMMITTEE AGENDA ITEM

**MEETING DATE:** March 4, 2024

**AGENDA ITEM:** 6a & 6b

---

**TO:** Building Codes Committee

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

**SUBJECT:** Annexation of 315 & 325 Bridges Road

---

<b>OWNER(S):</b>	<b>Jason &amp; Tina Styron</b>	<b>Andrew &amp; Alexandria Smith</b>
<b>TAX MAP #(S):</b>	0542.01-01-021.10	0542.01-01-021.11
<b>LOCATION:</b>	315 Bridges Road	325 Bridges Road
<b>CURRENT ZONING:</b>	R-S (County)	R-S (County)
<b>REQUESTED ZONING:</b>	R-15, Residential	R-15, Residential
<b>SIZE OF PROPERTY:</b>	Approx. 0.8 acres	Approx. 4.8 acres
<b>CONTIGUITY:</b>	The tract at 325 Bridges Road touches the Bridges Crossing located in the City of Mauldin. The 315 Bridges Road property would be contiguous through the 325 Bridges Road property upon annexation of that property.	

---

## REQUEST

The City of Mauldin has received signed petitions requesting the annexation of two tracts of land (two parcels) pursuant to South Carolina Code of Laws Section 5-3-150. These petitions include approximately 0.8 acres at 315 Bridges Road owned by Jason & Tina Styron and approximately 4.8 acres at 325 Bridges Road owned by Andrew & Alexandria Smith.

The homeowners at 315 Bridges Road had supposed that their home was served by a septic tank system only to discover that their home was illegally tapped into a City of Mauldin sewer line by prior homeowners. The City of Mauldin has a policy that only properties inside the City limits are allowed to connect to City-owned sewer lines. The purpose of this annexation petition is to rectify this situation and to make the sewer connection legal.

## PLANNING AND ZONING

---

### *About the R-15 District*

The R-15 zoning designation is a low-density residential district intended to provide single-family living. R-15 zoning allows a minimum 15,000-square foot lot for detached single-family homes.

### *Comprehensive Plan Designation*

This tract is designated for medium-density residential on the Future Land Use Map in the Comprehensive Plan. This designation in the Comprehensive Plan is described as appropriate for small-lot single family homes, patio homes and townhomes. The R-15 zoning district represents a much lower density district and does not currently allow for small-lot single-family homes, patio homes and townhomes.

### *Surrounding Development/Zoning*

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

Direction	Zoning District(s)	Existing Use(s)
North	PD (City)	Bridges Crossing subdivision
South	R-15 (County)	Ricelan Creek subdivision
East	R-S (County)	Undeveloped rural property
West	R-S (County)	Mobile home on rural property

### *Summary*

Although the R-15 zoning district is a much lower density district than the designation in the Comprehensive Plan, this district is consistent with the current single-family character of each of these two properties and matches the zoning of the Ricelan Creek subdivision across the street on Bridges Road.

## TIMELINE

---

On February 26, 2024, staff received the signed petitions for the annexation of these two parcels.

## STAFF RECOMMENDATION

---

The annexation of these two properties rectifies the sewer situation. For this reason, staff supports the annexation of these tracts.

## ATTACHMENTS

---

Annexation Ordinance (maps and petitions attached therein)



**ORDINANCE \_\_\_\_-2024**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ANDREW AND ALEXANDRIA SMITH, AND LOCATED AT 325 BRIDGES ROAD (TAX MAP PARCEL: 0542.01-01-021.11) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-15, RESIDENTIAL, FOR SAID PROPERTY**

WHEREAS, Andrew and Alexandria Smith are the sole owners of record title of a parcel of real property containing 4.8 acres, more or less, located at 325 Bridges 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 Andrew and Alexandria Smith, 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, Andrew and Alexandria Smith 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-15, 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 Andrew and Alexandria Smith, 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 Bridges Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.

Building Codes Committee Meeting



3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-15, Residential.

---

Terry Merritt, Mayor

ATTEST:

---

Cindy Miller, Municipal Clerk

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

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

Approved as to Form:

---

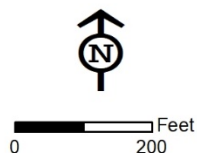
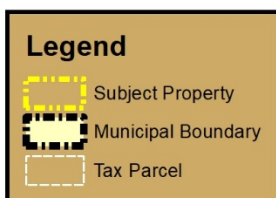
City Attorney





**EXHIBIT 1 – ANNEXATION MAP**

**Annexation at 325 Bridges Road**



Created on January 8, 2024

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.

Building Codes Committee Meeting

• • •

**EXHIBIT 2 – PETITION**

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED  
BY ANDREW & ALEXANDRIA SMITH, AND LOCATED AT  
325 BRIDGES ROAD INTO THE CITY OF MAULDIN BY ONE  
HUNDRED PERCENT (100%) METHOD

Petitioners, Andrew and Alexandria Smith, are the sole owners [freeholders owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a parcel of real property in Greenville County containing approximately 4.808 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 4.808 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-15, Single-Family Residential 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 8th day of January, 2024, 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 tract the zoning classification of R-15, Single-Family Residential.

January 8, 2024  
Date

  
Andrew S. Smith  
  
Alexandria J. Smith

  
Witness  
  
Witness

• • •

## EXHIBIT A

## PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot "B", containing 4.808 acres, more or less, on Bridges Road, upon a plat of survey entitled "Summary Plat for Andrew S. and Alexandria J. Smith", prepared by Jeffry M. Wallace, dated July 20, 2020 and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1375, at Page 35. Reference to said plat hereby made for a metes and bounds description thereof.

COURSE	START	BEARING	DISTANCE	COURSE	START	BEARING	DISTANCE
1	257° 17' 15"	25.47	12.00	11	171° 17' 15"	25.87	12.00
2	272° 17' 15"	25.47	12.00	12	171° 17' 15"	25.87	12.00
3	272° 17' 15"	25.47	12.00	13	171° 17' 15"	25.87	12.00
4	272° 17' 15"	25.47	12.00	14	171° 17' 15"	25.87	12.00
5	272° 17' 15"	25.47	12.00	15	171° 17' 15"	25.87	12.00
6	272° 17' 15"	25.47	12.00	16	171° 17' 15"	25.87	12.00
7	272° 17' 15"	25.47	12.00	17	171° 17' 15"	25.87	12.00
8	272° 17' 15"	25.47	12.00	18	171° 17' 15"	25.87	12.00
9	272° 17' 15"	25.47	12.00	19	171° 17' 15"	25.87	12.00
10	272° 17' 15"	25.47	12.00	20	171° 17' 15"	25.87	12.00
11	272° 17' 15"	25.47	12.00	21	171° 17' 15"	25.87	12.00
12	272° 17' 15"	25.47	12.00	22	171° 17' 15"	25.87	12.00
13	272° 17' 15"	25.47	12.00	23	171° 17' 15"	25.87	12.00
14	272° 17' 15"	25.47	12.00	24	171° 17' 15"	25.87	12.00
15	272° 17' 15"	25.47	12.00	25	171° 17' 15"	25.87	12.00
16	272° 17' 15"	25.47	12.00	26	171° 17' 15"	25.87	12.00
17	272° 17' 15"	25.47	12.00	27	171° 17' 15"	25.87	12.00
18	272° 17' 15"	25.47	12.00	28	171° 17' 15"	25.87	12.00
19	272° 17' 15"	25.47	12.00	29	171° 17' 15"	25.87	12.00
20	272° 17' 15"	25.47	12.00	30	171° 17' 15"	25.87	12.00
21	272° 17' 15"	25.47	12.00	31	171° 17' 15"	25.87	12.00
22	272° 17' 15"	25.47	12.00	32	171° 17' 15"	25.87	12.00
23	272° 17' 15"	25.47	12.00	33	171° 17' 15"	25.87	12.00
24	272° 17' 15"	25.47	12.00	34	171° 17' 15"	25.87	12.00
25	272° 17' 15"	25.47	12.00	35	171° 17' 15"	25.87	12.00
26	272° 17' 15"	25.47	12.00	36	171° 17' 15"	25.87	12.00
27	272° 17' 15"	25.47	12.00	37	171° 17' 15"	25.87	12.00
28	272° 17' 15"	25.47	12.00	38	171° 17' 15"	25.87	12.00
29	272° 17' 15"	25.47	12.00	39	171° 17' 15"	25.87	12.00
30	272° 17' 15"	25.47	12.00	40	171° 17' 15"	25.87	12.00
31	272° 17' 15"	25.47	12.00	41	171° 17' 15"	25.87	12.00
32	272° 17' 15"	25.47	12.00	42	171° 17' 15"	25.87	12.00
33	272° 17' 15"	25.47	12.00	43	171° 17' 15"	25.87	12.00
34	272° 17' 15"	25.47	12.00	44	171° 17' 15"	25.87	12.00
35	272° 17' 15"	25.47	12.00	45	171° 17' 15"	25.87	12.00
36	272° 17' 15"	25.47	12.00	46	171° 17' 15"	25.87	12.00
37	272° 17' 15"	25.47	12.00	47	171° 17' 15"	25.87	12.00
38	272° 17' 15"	25.47	12.00	48	171° 17' 15"	25.87	12.00
39	272° 17' 15"	25.47	12.00	49	171° 17' 15"	25.87	12.00
40	272° 17' 15"	25.47	12.00	50	171° 17' 15"	25.87	12.00
41	272° 17' 15"	25.47	12.00	51	171° 17' 15"	25.87	12.00
42	272° 17' 15"	25.47	12.00	52	171° 17' 15"	25.87	12.00
43	272° 17' 15"	25.47	12.00	53	171° 17' 15"	25.87	12.00
44	272° 17' 15"	25.47	12.00	54	171° 17' 15"		



Building Codes Committee Meeting



EXHIBIT B

Annexation at 325 Bridges Road



**Legend**

- Subject Property
- Municipal Boundary
- Tax Parcel

Created on January 8, 2024

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.

**ORDINANCE \_\_\_\_-2024**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JASON AND TINA STYRON, AND LOCATED AT 315 BRIDGES ROAD (TAX MAP PARCEL: 0542.01-01-021.10) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-15, RESIDENTIAL, FOR SAID PROPERTY**

WHEREAS, Jason and Tina Styron are the sole owners of record title of a parcel of real property containing 0.8 acres, more or less, located at 315 Bridges 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 Jason and Tina Styron, 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, Jason and Tina Styron 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-15, 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 Jason and Tina Styron, 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 Bridges Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.

Building Codes Committee Meeting



3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-15, Residential.

---

Terry Merritt, Mayor

ATTEST:

---

Cindy Miller, Municipal Clerk

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

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

Approved as to Form:

---

City Attorney



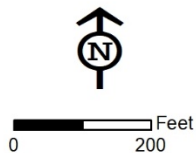
**EXHIBIT 1 – ANNEXATION MAP**

**Annexation at 325 Bridges Road**



**Legend**

- Subject Property
- Municipal Boundary
- Tax Parcel



Created on January 8, 2024

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.



Building Codes Committee Meeting

• • •

**EXHIBIT 2 – PETITION**

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED  
BY JASON & TINA STYRON, AND LOCATED AT 315  
BRIDGES ROAD INTO THE CITY OF MAULDIN BY ONE  
HUNDRED PERCENT (100%) METHOD

Petitioners, Jason and Tina Styron, are the sole owners [freeholders owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a parcel of real property in Greenville County containing approximately 0.861 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

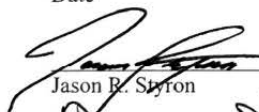
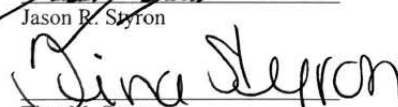
Petitioner hereby petitions to annex their property consisting of 0.861 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of R-15, Single-Family Residential on the Official 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 8th day of January, 2024, 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-15, Single-Family Residential.

January 8, 2024  
Date

  
Jason R. Styron  
  
Tina M. Styron

  
Witness  
  
Witness  



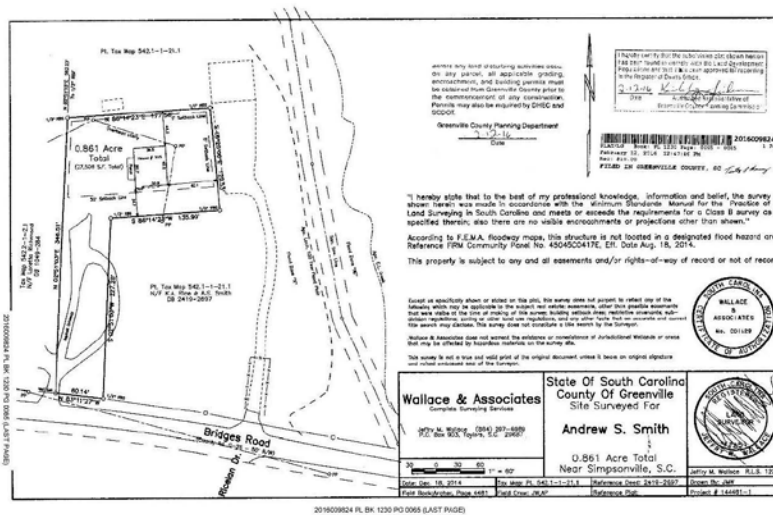

# Building Codes Committee Meeting



## EXHIBIT A

### PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying, and being in the State of South Carolina, County of Greenville, containing 0.861 acres, more or less, on Bridges Road, shown upon a plat of survey for Andrew S. Smith, prepared by Wallace & Associates, dated December 18, 2014 and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1230 at Page 65. Reference to said plat hereby made for a metes and bounds description thereof.



Building Codes Committee Meeting



EXHIBIT B

Annexation at 315 Bridges Road



# BUILDING CODES COMMITTEE AGENDA ITEM

**MEETING DATE:** March 4, 2024

**AGENDA ITEM:** 6c

---

**TO:** Building Codes Committee

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

**SUBJECT:** Institutional Uses in S-1 and I-1 Districts

---

## BACKGROUND

---

This agenda item is being presented for review and discussion of the City of Mauldin's allowances for institutional uses in S-1 and I-1 zoning districts.

Employment centers, such as the Brookfield Office Park and the industrial corridor along Old Stage Road and SC Highway 417, have historically been vital to the success and fiscal well-being of the community. These centers provide great access to job opportunities and are a vital portion of the City's tax base. The City is beginning to see more interest from institutional uses in vacant spaces at these centers. This includes a private school that has already moved in to the Brookfield Office Park and a charter school approved by the Zoning Board of Appeals earlier this year to open in the Brookfield Office Park.

As institutional uses such as schools, churches, and other non-profit organizations purchase property and occupy space in these centers, the City loses much of its opportunity for business license revenue and even property tax revenue.

## CURRENT MAULDIN STANDARDS

---

The **S-1 zoning district** is intended primarily for trades and commercial services. This district generally allows: (1) commercial uses which are service related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties. Some of the notable areas in the City that are zoned S-1 include: Brookfield Office Park, Brookfield South flex space district, the former Bi-Lo distribution center area now occupied by Ahold Delhaize, the Elwood Court warehouse district, and the Murray Drive corridor north of Miller Road.

The **I-1 zoning district** is intended primarily for manufacturing plants, assembly plants, and warehouses. Some of the notable areas in the City that are zoned I-1 include: Access Point Industrial Park, industrial corridor along Old Stage Road and SC Highway 417, the Sauer Brands manufacturing plant and surrounding businesses, the Old Mill Road corridor north of Miller Road, the McDougall Court warehouse district, and the International Court warehouse district.

## Building Codes Committee Meeting



Presently, the following institutional and social uses are allowed in either the S-1 and/or I-1 zoning district.

USE or BUSINESS TYPE	ALLOWED IN S-1	ALLOWED IN I-1
Cemetery	✓	
Day Care Center	✓	
Funeral Home	✓	
Assisted Living	✓	
Nursing Home	✓	
Hospital	✓	
Outpatient Healthcare	✓	
Church	✓	
College or University	✓*	✓*
Grade School	✓*	
Social Assistance Services	✓	

\*Approval by the Zoning Board of Appeals is required

### REQUEST

---

Staff is seeking direction from the Committee and/or City Council as to whether there is interest in adjusting some or all of the institutional and social services allowed in the S-1 and I-1 districts.

### ATTACHMENTS

---

None