



PLANNING COMMISSION MEETING

TUESDAY, MAY 28, 2024 | 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.

Mauldin Planning Commission Meeting



PLANNING COMMISSION AGENDA
MAY 28, 2024

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 23, 2024
6. Old Business

None
7. New Business
 - a. Docket: PC-2024-09-PP
±12 acres at Ranch Rd & Ashmore Bridge Rd
ASHMORE HILLS SUBDIVISION
Preliminary Plat Review
8. Other Business

None
9. Adjourn

**MAULDIN PLANNING COMMISSION
MINUTES
April 23, 2024 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen, Randy Eskridge, Chauncelynn Locklear, Lyon Bixler, Raj Reddy

MEMBERS ABSENT: Kevin Greene, Dan Chism

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Paulsen called the meeting to order at 6:02 P.M. Mr. Dyrhaug held roll call.

READING OF MINUTES

Mr. Eskridge moved to accept the March 26, 2024, Planning Commission minutes.

Mr. Bixler seconded the motion.

The motion to accept the March 26, 2024, Planning Commission minutes passed by unanimous vote, 5-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2024-07-RZ

Request: Rezone ±3.3 acres at Miller Road (Tax Map #M002.01-02-002.00) from S-1 (Trades and Commercial Services) to RM (Multi-family Residential)

Mr. Dyrhaug introduced a request received by the City to rezone a 3.3-acre tract of land along Miller Road from the S-1 district to the RM district. The intent of the applicant is to develop this property for attached single-family homes.

Mr. Barrett Wood, the applicant, introduced his request and commented that in his opinion the highest and best use of the property is for high-end townhomes.

Mr. Paulsen opened the floor to public comments.

No public comments were offered.

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

Mr. Dyrhaug provided the staff report including a staff recommendation of approval.

Mr. Reddy asked if there were any reasons to be concerned about the traffic the prospective development would generate.

Mr. Dyrhaug replied that the low unit count of the intended development is far below the threshold set by the City to require a traffic study and that he is not aware of any reason to be concerned about the prospective development of this property.

Mr. Eskridge made a motion to recommend approval of the requested rezoning from S-1 to RM.

Ms. Locklear seconded the motion.

The motion to recommend approval of the rezoning passed by unanimous vote, 5-0.

Docket #: PC-2024-08-TA

Request: Text Amendment to the Land Development Regulations regarding Subdivision Procedures

Mr. Dyrhaug introduced an ordinance that amends the first five articles of the land development regulations. This amendment is intended to establish greater clarity in the procedures and criteria administered in the review of the subdivision of land. Foremost among amendments in this ordinance is the inclusion of criteria by which the Planning Commission can review the preliminary plats for new subdivisions.

Mr. Paulsen opened the floor to public comments.

Mr. Barrett Wood, who happened to be in attendance for another agenda item, expressed support for the proposed text amendment.

No other public comments were offered.

Hearing no other comments, Mr. Paulsen closed the floor to public comments.

Mr. Bixler asked if the criteria included in this ordinance would allow for the Planning Commission to request enhanced buffers when reviewing preliminary plats for new subdivisions.

Mr. Dyrhaug replied that the criteria is worded such that if the Planning Commission determines that an enhanced buffer is necessary to meet the intent of the City's landscape ordinances and regulations, then it would be able to request such.

Mr. Bixler asked how they would determine the availability of education and emergency response services when reviewing preliminary plats for new subdivisions.

Mr. Dyrhaug replied that we would rely on the school district's comments as part of the Greenville County Subdivision Advisory Committee review. Staff already includes the Fire

Marshal as part of the staff review process. Staff would additionally begin to include the Police Chief in this process.

Mr. Reddy asked if the City ever receives requests for minor subdivisions.

Mr. Dyrhaug responded that it does.

Mr. Reddy made a motion to recommend approval of this text amendment ordinance.

Mr. Bixler seconded the motion.

The motion to recommend approval of the text amendment ordinance passed by a vote of 7-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Eskridge moved to adjourn the meeting.

Mr. Reddy seconded the motion.

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

The Planning Commission meeting adjourned at 6:39 p.m.

SITE DATA

TAX MAP NO.:	M007010100302
SITE AREA:	±12.38 AC
DEED BOOK/PAGE:	2672/5984
ZONING:	R-M1
SETBACKS	
ASHMORE BRIDGE ROAD:	30'
RANCH ROAD:	30'
EXTERIOR:	25'
PROPOSED ROADWAY:	±1,501 LF (44' PUBLIC ROW)
PROPOSED UNITS:	72 UNITS (22' X 60' TYP.)

DENSITY & OPEN SPACE TABLE

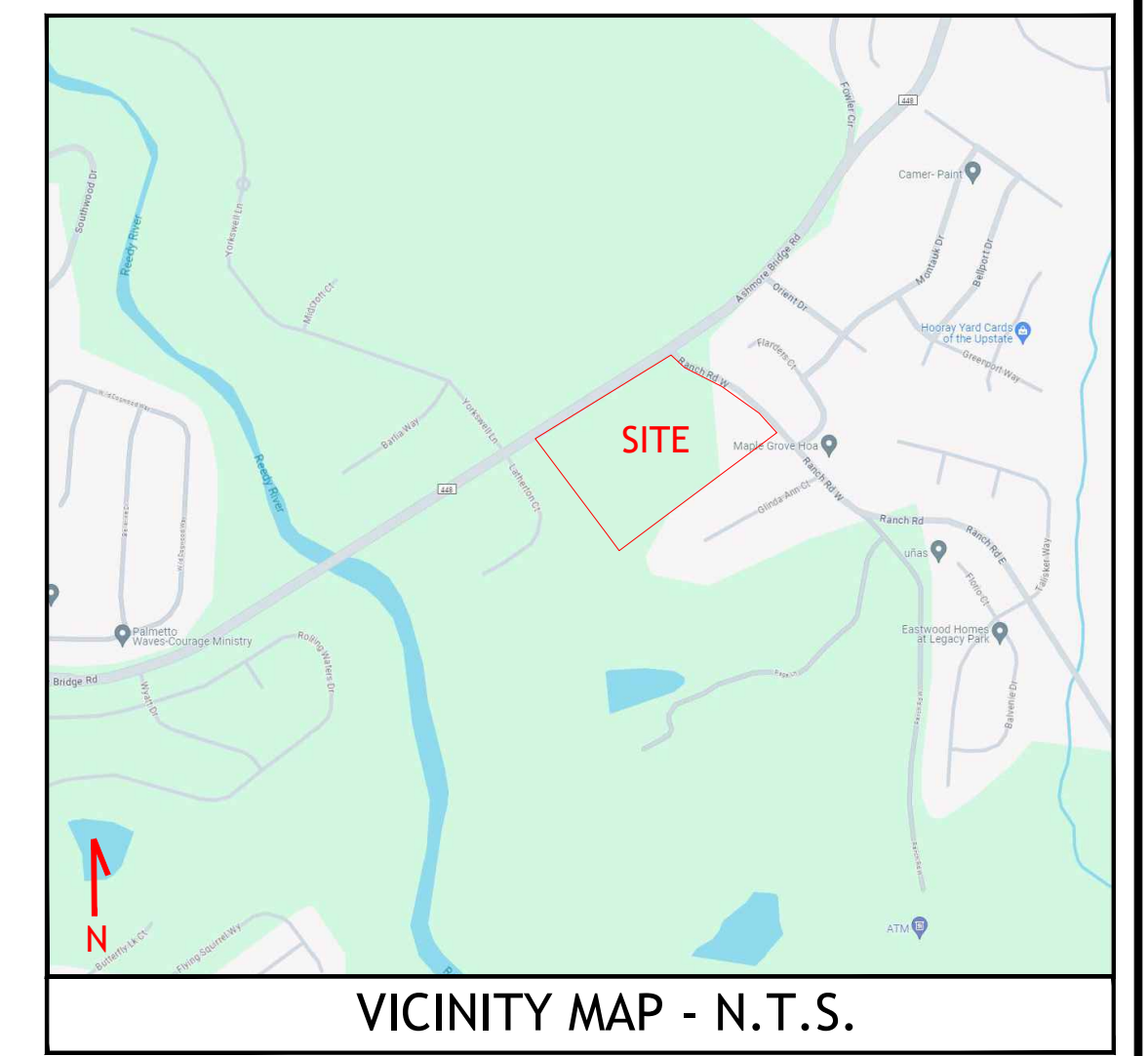
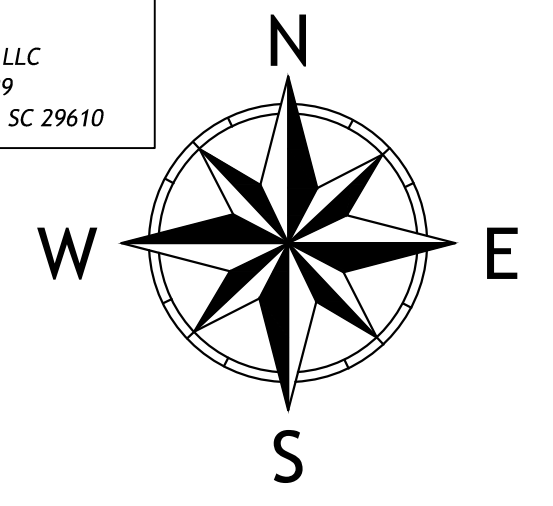
TOTAL ACRES:	±12.38 AC
ZONING:	R-M1
NO. OF UNITS PROVIDED:	72 (5.81 UNITS/AC)
MIN. OPEN SPACE REQUIRED:	±1.86 AC (15%)
*MIN. OPEN SPACE PROVIDED:	±1.86 AC (15%)
**PROVIDED OPEN SPACE:	±5.00 AC (40%)
TRACT A (DEVELOPABLE):	±1.37 AC
TRACT B (DEVELOPABLE):	±0.31 AC
TRACT C (DEVELOPABLE):	±2.81 AC
TRACT D (UNDEVELOPABLE, STEEP SLOPES):	±0.50 ACRES (10%)
COMMON AREA:	
TRACT E:	±0.08 AC
TRACT F:	±0.61 AC

*EXACT ACREAGE OF OPEN SPACE TO BE FINALIZED DURING DESIGN/PERMITTING PROCESS.
 **OPEN SPACE CALCULATIONS DO NOT INCLUDE COMMON AREA AND/OR STORMWATER PONDS. ALL OPEN SPACE AND COMMON AREA WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL A HOA IS ESTABLISHED. OPEN SPACE TRACT D IS CONSIDERED "UNDEVELOPABLE" DUE TO STEEP SLOPES. COMMON AREA "E" WILL BE RESERVED FOR THE MAIL CENTER. COMMON AREA "F" WILL BE USED FOR STORM WATER MANAGEMENT.

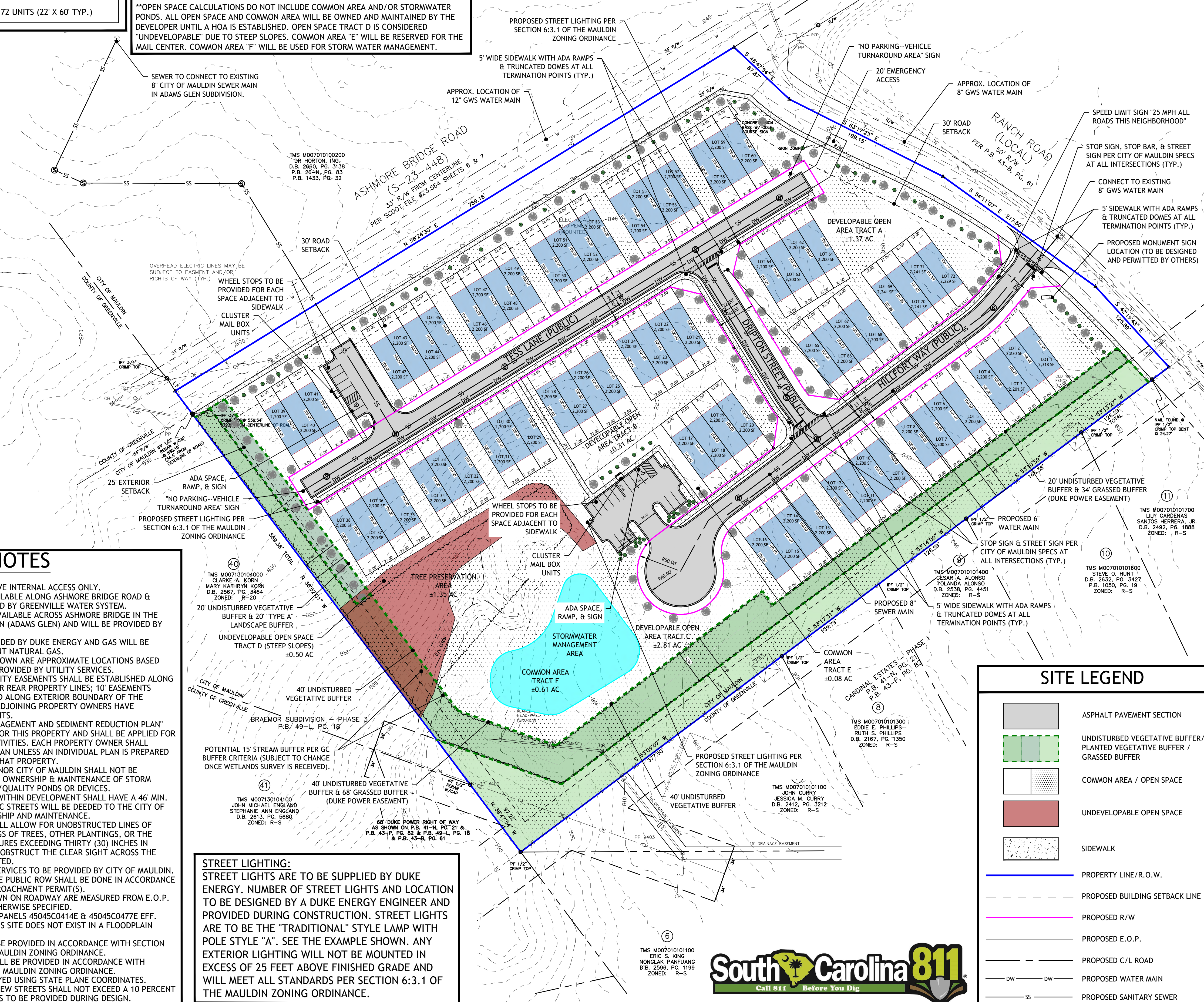
DEVELOPER	CIVIL ENGINEER	SURVEYOR	OWNER
COMPANY: D.R. HORTON ADDRESS: 100 VERDAE BLVD., SUITE 401 GREENVILLE, SC 29607 PHONE: 864-417-2519 CONTACT: JEFF SCOTT EMAIL: JDCSCOTT@DRHORTON.COM	COMPANY: BLUEWATER CIVIL DESIGN, LLC ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607 PHONE: 864-735-5068 CONTACT: PAUL HARRISON, P.E. EMAIL: PAUL@BLUEWATERCIVIL.COM	COMPANY: E.A. WALCHER SURVEYING ADDRESS: 101 HIAWATHA DRIVE GREENVILLE, SC 29615 PHONE: 864-979-8700 CONTACT: ERIC A. WALCHER, PLS EMAIL: EA.WALCHERSURVEYING@YAHOO.COM	COMPANY: ONIX HOMES LLC ADDRESS: PO BOX 15089 GREENVILLE, SC 29610

PARKING REQUIREMENTS:

REQUIRED PARKING:	148 SPACES (2 SPACES/UNIT)
PARKING PROVIDED:	2 SPACES/UNIT (1 IN GARAGE AND 1 IN DRIVEWAY) +23 OFF-STREET VISITOR PARKING SPACES (2 ADA SPACES) 171 TOTAL SPACES



Project Number: 2024-004
 DWG Name: Ashmore Hills PP-1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 04/2024
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina P.E.# 24224
 North Carolina P.E.# 03371
bluewater
 civil design
 bluewatercivil.com
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com



GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG ASHMORE BRIDGE ROAD & RANCH ROAD PROVIDED BY GREENVILLE WATER SYSTEM. SANITARY SEWER IS AVAILABLE ACROSS ASHMORE BRIDGE IN THE ADJACENT SUBDIVISION (ADAMS GLEN) AND WILL BE PROVIDED BY CITY OF MAULDIN.
- POWER WILL BE PROVIDED BY DUKE ENERGY AND GAS WILL BE PROVIDED BY PIEDMONT NATURAL GAS.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- GREENVILLE COUNTY NOR CITY OF MAULDIN SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 46' MIN. PUBLIC R.O.W.. PUBLIC STREETS WILL BE DEEDED TO THE CITY OF MAULDIN FOR OWNERSHIP AND MAINTENANCE.
- SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
- PUBLIC SANITATION SERVICES TO BE PROVIDED BY CITY OF MAULDIN.
- ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ACCORDING TO FEMA PANELS 45045C0414E & 45045C0472E EFF. DATE 08/18/2014, THIS SITE DOES NOT EXIST IN A FLOODPLAIN AREA.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:2 OF THE CITY OF MAULDIN ZONING ORDINANCE.
- STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:2.1 OF THE MAULDIN ZONING ORDINANCE.
- SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.
- MAXIMUM GRADE OF NEW STREETS SHALL NOT EXCEED A 10 PERCENT SLOPE. ROAD PROFILES TO BE PROVIDED DURING DESIGN.

STREET LIGHTING:

STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE THE "TRADITIONAL" STYLE LAMP WITH POLE STYLE "A". SEE THE EXAMPLE SHOWN. ANY EXTERIOR LIGHTING WILL NOT BE MOUNTED IN EXCESS OF 25 FEET ABOVE FINISHED GRADE AND WILL MEET ALL STANDARDS PER SECTION 6:3.1 OF THE MAULDIN ZONING ORDINANCE.

SITE LEGEND

	ASPHALT PAVEMENT SECTION
	UNDISTURBED VEGETATIVE BUFFER / PLANTED VEGETATIVE BUFFER / GRASSED BUFFER
	COMMON AREA / OPEN SPACE
	UNDEVELOPABLE OPEN SPACE
	SIDEWALK
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED R/W
	PROPOSED E.O.P.
	PROPOSED C/L ROAD
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER

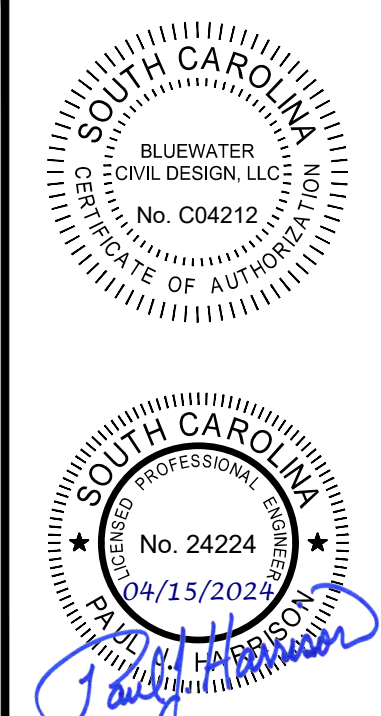
PRELIMINARY (PP-2024-016)

Ashmore Hills

Developer D.R. Horton Jeff Scott 100 Verdae Blvd., Ste. 401 Greenville, SC 29607 864-417-2519	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-735-5068
Total Acreage: ±12.38 AC	Existing Zoning: R-M1
Number of Lots: 72 Lots	New Public Road: ±1,501 LF

GRAPHIC SCALE
 1 inch = 60 ft.

ASHMORE HILLS
 (TH Subdivision - Preliminary)
 Ashmore Bridge Road & Ranch Road
 City of Mauldin, SC 29607



REVISION	ISSUE DATE	ISSUE COMMENT
A	02/27/2024	Issued Preliminary Plat
B	03/06/2024	Revised Preliminary Plat
C	04/15/2024	Revised Preliminary Plat

