Mauldin
SOUTH CAROLINA

PLANNING COMMISSION MEETING

TUESDAY, JUNE 24, 2025 | 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.

PLANNING COMMISSION AGENDA
JUNE 24, 2025

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 27, 2025
6. **Old Business**

   None
7. **New Business**
   a. PC-2025-05-TA, An amendment to the Mauldin Zoning Ordinance updating the standards and allowed uses in the O-D zoning district
8. **Other Business**

   None
9. **Adjourn**

ORDINANCE # _____

AN AMENDMENT TO THE MAULDIN ZONING ORDINANCE UPDATING THE STANDARDS AND ALLOWED USES IN THE O-D ZONING DISTRICT.

WHEREAS, the Mauldin City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and

WHEREAS, the City of Mauldin desires to amend its zoning ordinance to add standards to the O-D zoning district that protect the character of adjacent residential communities; and

WHEREAS, the City of Mauldin finds certain uses, including businesses that provide services and instruction to improve the safety and/or health of its citizens, are appropriate for the O-D, Office District, zoning district; and

WHEREAS, the City of Mauldin finds that the following amendment to the zoning ordinance promotes the health, safety, and welfare of the citizens and residents of the City of Mauldin; and

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on June 24, 2025.

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 Article 5, Zoning District Regulations, 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

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Sec. 5:13 – O-D, Office District.

~~This district is established to provide an office district for the convenience of local residents. The uses permitted in this district are limited to office and research facilities and shall not include any use engaged in retail sales or the stocking and storage of goods or merchandise. No use shall be permitted in this district which will be detrimental to the development of the district as an office research park.~~

5:13.1 Purpose and Findings.

The Office District (O-D) is established to promote and accommodate professional services to the public which typically do not materially detract from nearby residential areas. This district is characterized primarily by office and/or institutional establishments as well as related services. This district is intended to provide a transition between more intensive commercial areas and residential areas.

5:13.~~1~~2 Uses Allowed.

See the Table of Allowed Uses provided in Article 7.

5:13.3 Reserved.

5:13.4 Height Limitation.

No structure shall exceed a height of forty-five (45) feet except as provided in Section 3:8.

5:13.5 Bulk and Dimensional Requirements.

A. Minimum Setback Requirements

1. *Front Setback.* All buildings and structures shall be set back from all street right-of-way lines not less than twenty-five (25) feet. ~~All outside merchandise on display shall be set back not less than fifteen (15) feet from property lines.~~

2. *Side Setback.* None is required except on corner lots and lots adjacent to any residential district, in which case all commercial buildings~~,~~ and structures~~, and merchandise on display~~ shall be set back not less than ~~fifteen (15)~~ twenty (20) feet from property lines. When a side yard is provided, it shall not be less than five (5) feet in width.

3. *Rear Setback.* No building shall be located closer than twenty (20) feet to a rear lot line. ~~All outside merchandise on display shall be set back not less than fifteen (15) feet from property lines.~~

B. Bulk Requirements

No building on a lot adjacent to a residential neighborhood street shall have a gross floor area exceeding ten thousand (10,000) square feet.

5:13.6 Screening.

A wall, fence, dense hedge, or other permanent year-round foliage, or a combination thereof, which provides a solid, opaque, visual barrier at least six (6) feet in height shall be provided along the side and rear lot lines where any nonresidential use in this district is adjacent to a residential district. Such screening shall also prohibit, for safety reasons, passage by children and/or other pedestrians. Screening design shall visually compliment

the surrounding residential district. Additionally, maintenance shall be performed to ensure that the screen continues to meet the provisions set forth herein. ~~Strict enforcement of these provisions shall be in accordance with subsection 4:1.1.1 of this Ordinance.~~

A wall or opaque fence at least six (6) feet in height shall be provided along the entire front of the property for the length that abuts any residential neighborhood street, except openings for driveways and/or accessibility routes. A landscape buffer at least twenty (20) feet wide shall be provided between the entire length of the wall/fence and the right-of-way line of the residential neighborhood street. The landscape plantings required in this buffer shall be in accordance with the minimum number, size, and type of landscape plantings required for a "Type A" Transition Buffer Yard in Section 6:2.8 of this Ordinance. No wall, fence, tree, or shrub shall be placed in any sight visibility triangle area.

5:13.7 Off-Street Parking.

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:1 of this Ordinance. On corner lots that have frontage on a residential neighborhood street, driveway access to the off-street parking is prohibited from the residential neighborhood street where an alternative location for driveway access is permissible.

5:13.8 Drainage.

~~A complete drainage plan of the entire site meeting the requirements as prescribed in the Mauldin City Drainage Ordinance shall be provided.~~ Detailed drainage plans, including sediment and erosion control plans and pond plans, must conform to the standards and requirements established by Greenville County.

5:13.9 Outdoor Fencing.

Fencing shall be confined to the side and rear yards of the site and not located closer to the street than the leading edge of the ~~principle~~ principal structure, except for fencing associated with screening and buffering provisions along the street as may be otherwise required herein.

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Section 2 Amendment. Amend Article 7, Allowed Uses, 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 7. – ALLOWED USES

Sec. 7:1 – Uses by Districts.

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7:1.5 Table of Allowed Uses

	R-20, R-15, R-12	R-10, R-8, R-6, RM-1	R-M	R-O	O-D	C-1	C-2	C R D	S-1	I-1	Notes
***											
Institutional and Social Uses											
Cemetery	-	-	-	-	-	-	C	-	-	-	See Ch. 12 in Code of Ordinances
Day Care Center (Adult or Children)	-	-	C	C	C	C	C	C	C	-	See standards in Sec. 10:10 and 10:11
Day Care Home (Adult or Children)	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 10:12 and 10:13
Funeral Home	-	-	-	-	-	P	-	-	-	-	
Health Care Service—Assisted Living	-	-	P	-	-	P	-	-	P	-	
Health Care Service—Hospital	-	-	-	-	-	-	P	-	P	-	
Health Care Service—Nursing Home	-	-	-	-	-	P	-	-	P	-	
Health Care Service—Outpatient	-	-	-	-	C	P	P	P	P	-	See standards in Sec. 10:20
Health Care Service—Residential Care Facility	-	-	C	C	-	-	-	-	-	-	See standards in Sec. 10:14
Library	S	S	S	P	P	P	P	P	-	-	See standards in Sec. 10:15
Meeting or Assembly Hall	-	-	-	-	P	P	P	-	P	-	
Public Administration Building	-	-	-	-	-	P	P	P	P	-	
Public Safety Facility	S	S	S	P	P	P	P	P	P	P	
Public Works Facility	-	-	-	-	-	-	-	-	P	P	
Religious Institution	C	C	C	C	P	P	P	-	-	-	See standards in Sec. 10:16
School—College or University	-	-	-	S	-	S	S	-	-	-	See standards in Sec. 10:17
School—Grade	S	S	S	S	S	S	-	-	-	-	See standards in Sec. 10:18
School—Technical, Trade or Other Specialty	-	-	-	-	C	C	C	C	C	C	See standards in Sec. 10:19
School—Other Indoor Recreational Instruction	-	-	-	-	P	P	P	P	P	-	

Social Assistance Services	-	-	-	P	P	P	P	P	-	-	

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Sec. 7:2 – Use Classification Descriptions.

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7:2.3 Description of Institutional and Social Uses.

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S. School—Other Indoor Recreational Instruction.

An establishment that primarily offers indoor instruction in recreational and athletic activities such as swimming, dance, martial arts, and gymnastics.

This classification excludes centers, clubs, gymnasiums, and other establishments that feature exercise or other active physical fitness conditioning, provide space for athletic events and competitions, feature games and amusement activities, or provide space for recreational events such as parties and celebrations.

~~S~~T. Social Assistance Services.

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Section 3 Amendment. Amend Article 10, Nonresidential Use Standards, 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 10. – NONRESIDENTIAL USE STANDARDS

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Sec. 10:19 – Technical, Trade, or Other Specialty School.

A technical, trade, or other specialty school is subject to the following standards:

1. *Location.* ~~Any such facility shall be located along an arterial or collector street.~~ No such facility shall be permitted on a property adjacent to a residential neighborhood street where single-family homes are located directly across the street of the property.

2. *Operations.* All instructional activities shall be performed inside a building.

3. *Activities.* Training shall not be permitted in any activity that is not otherwise permitted within the underlying zoning district. Notwithstanding, training or

certification in hair, nail, skin care, massage therapy, and similar personal care services is permissible in the O-D district.

Sec. 10:20 – Outpatient Health Care Services.

No such facility shall be permitted on a property adjacent to a residential neighborhood street where single-family homes are located directly across the street of the property.

Sec. 10:~~20~~21—10:29 – Reserved.

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Section 4 Severage Provision. It is hereby declared to be the intention of the governing authority of this municipality that the sections, paragraphs, sentences and clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subjection, or section of this Ordinance shall be declared to be invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

Section 5. 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