



# BUSINESS & DEVELOPMENT SERVICES COMMITTEE MEETING

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**TUESDAY, SEPTEMBER 2, 2025 | 6:00 PM**

1<sup>st</sup> committee meeting

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



## **Business & Development Services Committee AGENDA September 2, 2025**

Committee Members: Mark Steenback (Chair), Taft Matney, and Frank Allgood

- 1. Call to Order** Chairperson Mark Steenback
- 2. Public Comment** Chairperson Mark Steenback
- 3. Reading and Approval of Minutes** Chairperson Mark Steenback
  - a. Business & Development Services Committee Meeting: August 4, 2025 (*Pages 2-5*)
- 4. Reports or Communications from City Officers** Chairperson Mark Steenback
  - a. BDS Department Report, David Dyrhaug
- 5. Unfinished Business** Chairperson Mark Steenback
  - a. An ordinance to rezone a 25.8-acre tract located at Fork Shoals Road and Ashmore Bridge Road (tax map parcels #0412.00-01-002.01, and portions of #0412.00-01-003.02 & #0412.00-01-003.03) from the C-2 district to the R-M district, and providing an effective date (*Pages 6-23*)
  - b. An ordinance to provide for the annexation of a 7.2-acre portion of property owned by Take Heart Church Inc. and located at 1330 Fork Shoals Road (part of tax map parcel #0412.00-01-002.00) by one hundred percent petition method; and to establish a zoning classification of R-M, Multifamily Residential, for said tract (*Pages 24-32*)
- 6. New Business** Chairperson Mark Steenback
  - a. An ordinance to provide for the annexation of property owned by Donald W. Gilliland and Ann G. Burroughs, and located at 314 Hamby Drive (tax map parcel #M009.02-01-007.00) by one hundred percent petition method; and to establish a zoning classification of R-12, Residential, for said property (*Pages 33-40*)
- 7. Public Comment** Chairperson Mark Steenback
- 8. Committee Concerns** Chairperson Mark Steenback
- 9. Adjourn** Chairperson Mark Steenback



## Minutes

Business & Development Services Committee

August 4, 2025

3<sup>rd</sup> Committee Meeting

Committee Members present: Taft Matney (Acting Chair) and Frank Allgood. Chairman Mark Steenback was out of town.

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

1. **Call to Order**- Acting Chairman Taft Matney

2. **Public Comment**

- a. Gladys Duvall of 326 Pollyanna Drive in Harrington subdivision. She spoke on the proposed development, Cottage Green. She would like to see the traffic studies that have been done and asked how developments are being approved without road improvements.
- b. David Kraft of 209 Dodd Trail in Harrington subdivision. He says there has been misinformation given by the developer. This is an out of state developer that will suffer no negative impacts from the development. He hasn't heard any information on impacts on crime or similar impacts the development may have.

3. **Reading and Approval of Minutes**

- a. Building Codes Committee Meeting: July 7, 2025

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

**Vote:** The vote was unanimous (2-0).

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

- a. BDS Department Report, David Dyrhaug
  - i. Monthly update. Mr. Dyrhaug reported home construction has begun in the new Hawk Haven community located on Rose Circle. These 29 detached single-family homes are being constructed by Rosewood Communities. A new pizzeria called Crispy Crust will be opening in the old Hungry Howie's space at 203 E. Butler Road. Four new businesses opened their doors in July.



5. **Unfinished Business**

- a. None

6. **New Business**

- a. An ordinance to rezone a 2.4-acre property located at New Neely Ferry Road (tax map parcel #M006.02-01-027.12) and providing an effective date- This item was pulled from consideration by the applicant.
- b. An ordinance to rezone a 2-acre tract located at 1123 E. Butler Road (tax map parcels #05547.03-01-049.00 & #0547.03-01-049.02) and providing an effective date

This is a rezoning request from S1 to C2 to allow the construction of a bank.

Councilman Allgood asked about turning left into the development. Someone at the public hearing mentioned asked about this issue. Mr. Dyrhaug said the developer answered the question about that and there will be devices in place to discourage left-hand turns into the property.

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

**Vote:** The vote was unanimous (2-0).

- c. An ordinance to rezone a 25.8-acre tract located at Fork Shoals Road and Ashmore Bridge Road (tax map parcels #0412.00-01-002.01, and portions of #0412.00-01-003.02 & #0412.00-01-003.03) and providing an effective date

This ordinance and the following ordinance are for the same project. The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes rezoning a 25.8-acre tract at Fork Shoals Road and Ashmore Bridge Road from the C-2 district to the R-M district. The intent of the applicant is to develop this property for a mixed housing residential community. The Planning Commission recommended approval of the rezoning.

Frank Warren was present to represent the developer for the project. He showed committee renderings of the community. This is a build to rent project with duplexes, detached cottages, and four story apartments. The rent would average over \$2000 a month.

**Motion:** Councilman Allgood made a motion to hold this item in committee so that the full committee could be present to discuss. Councilman Matney seconded the motion.



**Vote:** The vote was unanimous (2-0).

- d. An ordinance to provide for the annexation of a 7.2-acre portion of property owned by Take Heart Church Inc. and located at 1330 Fork Shoals Road (part of tax map parcel #0412.00-01-002.00) by one hundred percent petition method; and to establish a zoning classification of R-M, Multifamily, for said tract

**Motion:** Councilman Allgood made a motion to hold this item in committee so that the full committee could be present to discuss. Councilman Matney seconded the motion.

**Vote:** The vote was unanimous (2-0).

- e. An ordinance to amend Section 10:34, Bar, Brew Pub or Drinking Place, of the Mauldin Zoning Ordinance to clarify the application of the separation requirement between such businesses and residences

In 2021, the City of Mauldin adopted an ordinance that established a table of allowed uses and introduced new conditional standards for certain uses. This included new conditional standards for bars, brew pubs, and drinking places. This type of business is conditionally allowed in the C-2, General Commercial District, Central Redevelopment District (CRD), and the S-1, Trades and Commercial Services District. The conditional standards include that new businesses must be separated from residences by at least 300 feet and that businesses must comply with State laws.

The current ordinance requires that “a bar, brew pub, or drinking place shall not be closer than three (300) feet from any residential use in a residential zoning district, as measured from lot line to line.” This standard provides an extra layer of protection for residences in the City of Mauldin and goes above and beyond the State requirements for such businesses.

This draft ordinance modifies this conditional standard to bring the method of measurement into consistency with State law. The draft ordinance clarifies that this 300 feet separation between drinking places and residences will be measured “pursuant to the method of measurement used for proximity to schools, churches, and playgrounds provided in Title 61, Chapter 6, of the S.C. Code of Laws and as further clarified in Chapter 7 of the S.C. Code of Regulations. In accordance with Title 61, Chapter 6, of the S.C. Code of Laws, this distance would be measured “by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare” from any residential use.

**Motion:** Councilman Allgood made a motion to send this item to Council with a recommendation of approval. Councilman Matney seconded the motion.

**Vote:** The vote was unanimous (2-0).

Business & Development Services Committee Meeting



- f. An ordinance amending the business license ordinance of the City of Mauldin to update the class schedule as required by Act 176 of 2020 South Carolina's Act 176, the Business License Standardization Act, requires every municipality and county government with a business license tax to update its business licensing class schedule every odd-numbered year to go into effect the following year. As such, 2025 is a time to update the City's licensing practices to remain in compliance with state law.

Each local government must adopt these updates by December 31, 2025, to address those licensing renewals that will take place for the license year running from May 1, 2026 – April 30, 2027.

**Motion:** Councilman Allgood made a motion to send this item to Council. Councilman Matney seconded the motion.

**Vote:** The vote was unanimous (2-0).

7. **Public Comment-** None
8. **Committee Concerns-** None
9. **Adjourn-** Chairman Steenback adjourned the meeting at 7:13 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk



# BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

**MEETING DATE:** September 2, 2025

**AGENDA ITEM:** 5a

**TO:** Business & Development Services Standing Committee

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

**SUBJECT: Rezoning of 25.8-acre Property at Fork Shoals Rd and Ashmore Bridge Rd**

<b>OWNER(S):</b>	<b>L. S. Spinks • Ashmore Bridge, LLC</b>
<b>ADDITIONAL REP(S):</b>	Timothy Crawford • HMF-Americana, LLC
<b>TAX MAP NUMBER(S):</b>	0412.00-01-002.01 and portions of 0412.00-01-003.02 & 0412.00-01-003.03
<b>LOCATION:</b>	At Fork Shoals Road and Ashmore Bridge Road
<b>CURRENT ZONING:</b>	C-2, General Commercial
<b>REQUESTED ZONING:</b>	R-M, Multifamily Residential
<b>SIZE OF PROPERTY:</b>	Approx. 25.8 acres

## REQUEST

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes rezoning a 25.8-acre tract at Fork Shoals Road and Ashmore Bridge Road from the C-2 district to the R-M district. The intent of the applicant is to develop this property for a mixed housing residential community.

## HISTORY/BACKGROUND

There is the remaining undeveloped property owned by L. S. Spinks following the development of the Spinx gas station at 1305 Fork Shoals Road. This tract fronts both Fork Shoals Road and Ashmore Bridge Road. It is adjacent to Take Heart Church along Fork Shoals Road and adjacent to the Willimon Business Park along Perimeter Road.

## PROPOSED DEVELOPMENT

The intent of the applicant is to develop this undeveloped tract for residential community consisting of cottages, duplexes, and garden-style apartments. In total they are considering developing up to 527 residential units at this tract. The entire community would be a rental community. The applicant's cover letter is attached to this report and provides more information about the applicant's development intentions.



PLEASE NOTE that the applicant’s development proposal will also include a 7.2-acre tract behind the Take Heart Church that is being separately considered for **annexation** into the City of Mauldin. Additionally, please note that a 1.1-acre tract immediately adjacent to the Spinx gas station and fronting Fork Shoals Road is planned for future commercial development and will retain its C-2 zoning.

## **NEIGHBORHOOD MEETING**

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In accordance with Section 4:3.3 of the Mauldin Zoning Ordinance, the applicant held a neighborhood meeting on June 10, 2025, at Take Heart Church located at 1330 Fork Shoals Road. About five members of the public attended this meeting. These attendees asked questions and made comments about traffic congestion, sidewalks, traffic safety, affordable housing, and school crowding. The applicant’s meeting summary is attached to this report.

## **ZONING ANALYSIS**

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### ***Existing Zoning Classification***

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. Allowed uses in the C-2 district include:

- Hotel
- Cemetery
- Child day care center
- Adult day care center
- Hospital
- Outpatient health care service
- Library
- Meeting or assembly hall for civic, social, professional, or political organizations
- Public administration building
- Public safety facility for fire, police, or emergency medical services
- Religious institution
- Technical or trade school
- Social assistance services such as child services, adoption/foster care services, services for the elderly and disabled, counseling services, etc.
- Catering services
- Communication or information services
- Dry cleaning and laundry services
- Offices and professional services
- Financial establishment including banks and credit unions
- Financial services outside of a traditional bank such as check cashing, payday loans, title loans, etc.
- Health and personal care services like hair, nail, and skin services, weight loss centers, day spas, tanning salons, etc.
- Tattoo and body piercing services
- Motor vehicle services
- Pet and animal care services
- Restaurant
- Bar, brew pub or drinking place
- Retail sales
- Big box retail store
- Grocery store or supermarket
- Packaged alcoholic beverage store
- Small discount store or “dollar” store
- Thrift or consignment store
- Amusement or games facility like an arcade, bowling center, billiard parlor, mini golf, indoor shooting range, skating rink, or trampoline park
- Event center or banquet hall
- Fitness center or sports club
- Exhibition facility like a museum or art gallery
- Movie theater or performing arts theater
- Public park or recreation area
- Upper story apartments
- College or university (by special exception only)



***Requested Zoning Classification***

The *R-M district* is established to provide a full range of medium- to high-density multi-family housing types as well as single-family residences. This district can serve as a transition between single-family districts and commercial districts. Allowed uses in the R-M district include:

- Single-family homes
- Townhomes
- Multifamily housing
- Bed and breakfast inn
- Child day care center
- Adult day care center
- Assisted living
- Residential care facility
- Religious institution
- Park or recreation area
- Manufactured housing park (by special exception only)
- Library (by special exception only)
- Public safety facility (by special exception only)
- Grade school (by special exception only)

***Surrounding Development/Zoning***

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

<b>Direction</b>	<b>Zoning District(s)</b>	<b>Existing Use(s)</b>
<b>North</b>	I-1 (County)	3M Manufacturing Plant
<b>South</b>	R-S (County)	Take Heart Church
<b>East</b>	C-2 (City)	Publix Shopping Center
<b>West</b>	I-1 (County)	Willimon Business Park

***Comprehensive Plan Analysis***

In the Comprehensive Plan, this property is at a location depicted as a “Community Corridor.” A community corridor is described as areas for less intense commercial uses such as professional offices, office parks, mixed-use developments, restaurants, and small retail centers. The Comprehensive Plan also notes that schools, churches, and residential development can also fit well in this corridor.

**REVIEW CRITERIA**

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 R-M zoning is compatible with the “Community Corridor” designation of this area in the Comprehensive Plan. The proposed residential community is described in the Comprehensive Plan as an appropriate fit for this corridor.

### 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 Potential Uses*

The north and west side of this property is largely considered more of an industrial area. Sometimes there can be concerns about locating residences near industry, but these industrial areas have more of a clean appearance. Staff is less concerned about the adjacency of these development types. The uses allowed in the R-M district appear to be compatible with the type of uses found in this area which largely consists of commercial, office, institutional, and other residential uses. Multi-family residential often represents an ideal transition in areas of varied use types such as this location.

The rezoning of this tract from commercial to multifamily residential is also generally associated with less impact on traffic. While a community with up to 527 residential units may seem like a lot, the peak hour trips this would be expected to generate is about 210 trips. If this large tract were to be developed for a 150,000-square-foot shopping center, it would be expected to generate around 600 or more peak hour trips.

### D. *Infrastructure Capacity*

All utilities, including water and sewer, appear to be available at this site. The intersection at Ashmore Bridge Road and Fork Shoals Road was improved not long ago for the Arden Woods development. Prior to plan approval for this proposed development, the applicant will be required to complete a traffic impact study to determine what, if any, additional traffic or road improvements will be needed.

The applicant has already brought a traffic engineer on board to begin studying the impact of their proposed development on roads and traffic and to begin coordination with SCDOT. Their preliminary traffic improvement plans include:

- The construction of a roundabout at Ashmore Bridge Road and Perimeter Road
- The construction of a 250-foot right turn lane on Fork Shoals Road for southbound traffic leading up to the intersection at Ashmore Bridge Road
- The construction of a 100-foot right turn lane on Fork Shoals Road for southbound traffic leading up to the development project entrance
- The construction of a 15-foot left turn lane on Fork Shoals Road for northbound traffic leading up to the development project entrance



- The update and optimization of the signal timing at the intersection of Fork Shoals Road and Ashmore Bridge Road

E. *Public Need*

This tract is adjacent to the South Carolina Technology & Aviation Center Business Park (Donaldson Center). This business park employs a lot of people. The proposed residential development of this tract will provide housing opportunities conveniently located near a lot of jobs.

The proposed development also represents an opportunity to provide housing types that are not often found in our area. In the housing profession, there is a type of housing referred to as “middle housing” and represents the gap between detached single-family homes and multi-family apartment buildings. Middle housing can include duplexes, fourplexes, cottage courts, and courtyard buildings. The inclusion of these types of housing provides more diverse housing options. This is the type of housing the applicant is proposing to develop.

## **PUBLIC HEARING**

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The Planning Commission held a public hearing on July 22, 2025. Notice of this hearing was provided in accordance with the City’s requirements which includes publishing notice in the newspaper and posting signage on the property. The following individuals offered comments at this hearing:

### *Opposition*

- Gladys Duvall, a county resident at 326 Pollyanna Drive in the Harrington subdivision, expressed opposition to this rezoning. She commented on the size of the public meeting signs, rental homes in the Harrington subdivision, and traffic on Fork Shoals Road.
- Ted Turiano, a county resident at 4 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on traffic on Fork Shoals Road and the number of new housing developments.
- Darlene Pace, a county resident at 545 Pollyanna Drive in the Harrington subdivision, expressed opposition to this rezoning. She commented on the amount of development already in the area.
- Ellen Williams, a Greenville City resident at the Laurel Woods Apartments at 350 Fairforest Way, expressed opposition to this rezoning. She commented on the traffic congestion at the intersection of Fork Shoals Road and Ashmore Bridge Road.
- Tom Bacola, a county resident at 212 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on the rental homes in the Harrington subdivision and traffic on Fork Shoals Road.
- David Kraft, a county resident at 209 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on the amount of development and traffic on Fork Shoals Road.
- Matthew Tenuto, a county resident at 329 Whitter Street in the Harrington subdivision, expressed opposition to this rezoning. He commented on misfit of residential development for this area.

### *Support*

- Josh Trammell, a pastor at Take Heart Church at 1330 Fork Shoals Road, expressed support for this rezoning. He commented on the church’s enthusiastic support for this project and appreciated the opportunity this project will provide for others to move to this great community, just as those who have just spoken have recently enjoyed.



## **TIMELINE**

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On June 10, 2025, the applicant held a neighborhood meeting to discuss their proposed development of the site and the rezoning application they intend to make to support this development.

On June 24, 2025, the applicant submitted an application to the City of Mauldin to rezone this property.

On July 22, 2025, the Planning Commission held a public hearing and voted 5-0 to recommend approval of the rezoning.

On August 4, 2025, the Business & Development Services Committee voted 2-0 to hold this item in committee.

## **STAFF RECOMMENDATION**

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Staff finds that this rezoning meets all of the criteria it reviews when considering the rezoning of property. Staff recommends approval of this rezoning request.

## **PLANNING COMMISSION RECOMMENDATION**

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On July 22, 2025, the Planning Commission voted 5-0 to recommend **approval** of this rezoning.

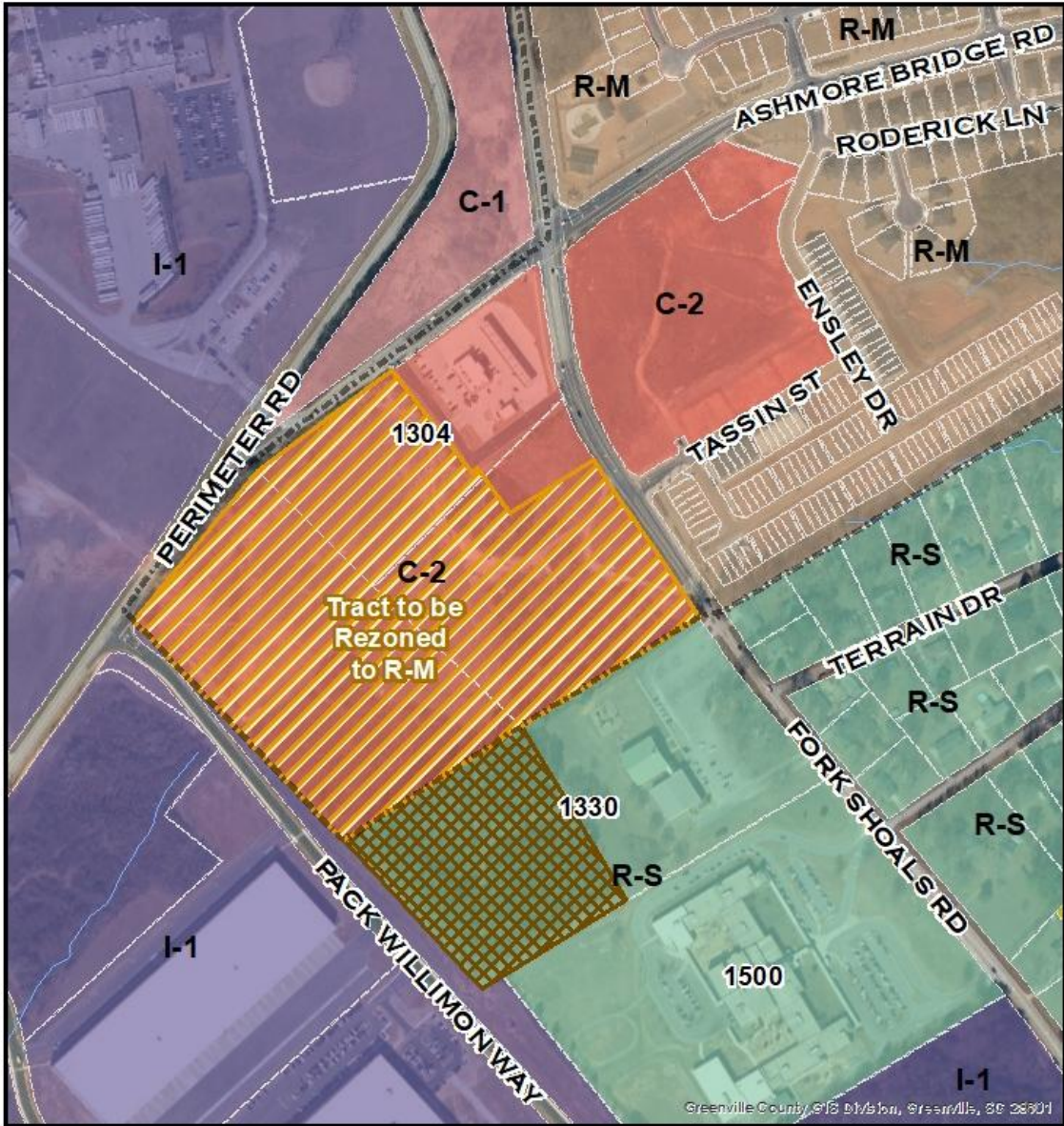
## **ATTACHMENTS**

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Property Map  
Applicant's Cover Letter  
Applicant's Neighborhood Meeting Summary  
Images Shared at the Planning Commission Meeting  
Proposed Ordinance (boundary survey included therein)



## Fork Shoals Road and Ashmore Bridge Road REZONING MAP



**Legend**

- City Limits of Mauldin
- Subject Property
- Pending Annexation



Created on July 10, 2025

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

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# Business & Development Services Committee Meeting



June 24, 2025

Mr. David Dyrhaug  
Director, Business & Development Services  
City of Mauldin  
P.O. Box 249  
Mauldin, SC 29662

RE: Rezoning and Annexation Application

David:

HMf Americana, LLC is pleased to submit this application for rezoning of a site in the southwest quadrant of Fork Shoals and Ashmore Bridge roads. A portion of the site will also require annexation into the City of Mauldin. SeamonWhiteside is our engineer and will be coordinating technical details throughout the process.

Rezoning Site and Acreage: A total of 32.96 acres, including 25.76 acres currently zoned C-2 in the City of Mauldin and 7.2 acres currently zoned R-S in unincorporated Greenville County. A separate 1.13-acre parcel along Fork Shoals Road would remain C-2 in the City of Mauldin. See Exhibit for parcels.

Annexation Request: Annex 7.2 acres currently owned by Take Heart Church into the City of Mauldin.

Zoning Request: Change from C-2 in Mauldin and R-S in Greenville County to Residential: Multi-Family District (RM) in Mauldin.

Uses: Up to 527 multi-family residential units developed in two separate phases/communities, based on the maximum density of 16 units/acre in the Residential: Multi-Family District (RM). The current plan includes a total of 504 units. The first phase would contain approximately 239 units in The Cottage Green, a horizontal multi-family community that includes a mix of single level detached cottages and duplexes, and two-story six- and eight-plexes. The cottages and duplexes have private, fence-enclosed yards, and all units have usable covered porches. The Cottage Green would have gated access. The second phase would contain approximately 265 units of traditional multi-family residential in a mix of three- and four-story buildings. Each community would have its own leasing and amenity center.

Access/Driveways: Four driveway entrances, as shown on the rezoning plan.

1. Fork Shoals Road, lining up with the existing Tassin Street intersection.
2. Ashmore Bridge Road, lining up with the existing Perimeter Road intersection.
3. Pack Willimon Way, by way of an easement with the Willimon Business Park owner
4. Spinx access road, by way of an easement with Spinx (this driveway is optional)

Traffic Impact Study: A Traffic Impact Study is currently underway by Impact Designs and those results will be shared with the City of Mauldin prior to the Planning Commission meeting.

Parking: Parking will adhere to the requirements in the Mauldin Zoning Ordinance for the Residential: Multi-Family District (RM).

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The Woodlands Town Center  
P.O. Box 7862 • The Woodlands, TX 77387

(832) 305-3350  
frank@hmfamericana.com

## Business & Development Services Committee Meeting



We look forward to working with you and other City of Mauldin staff and elected officials through the rezoning process. Daniel Merritt at SeamonWhiteside is the primary contact for technical issues related to our application. Frank Warren in our Charlotte office will be overseeing the overall entitlement effort.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Crawford". The signature is stylized with a large initial "T" and a long horizontal stroke.

Tim Crawford

HMF Americana, LLC

Cc: Frank Warren, HMF Americana, LLC  
Daniel Merritt, SeamonWhiteside

# Business & Development Services Committee Meeting



HMF Mauldin  
June 10th, 2025  
5:30 PM – 7:30 PM

## Neighborhood Meeting Notes

- Participants had concerns over additional traffic along Fork Shoals Road as a result of the proposed development. The traffic engineer was in attendance to answer questions about the TIA process.
- Sidewalks and walkability were discussed. Community expressed the desire for safer connections to the neighboring school and lack of crosswalks along key routes.
- Speed limit and 'narrowness' of Fork Shoals Road were brought up when discussing safety issues surrounding the site and beyond.
- Participants brought up a potential reduction in total number of units and an affordable housing component was recommended.
- Expressed concerns about overcrowding in adjacent school. Developer has had conversations with the school district.
- Community was excited about the potential roundabout and described the meeting as very informative.

701 Easley Bridge Road, Judson Mills Building 6000, Suite 6060, Greenville, SC 29611 | (864) 298-0534

[SeamonWhiteside.com](http://SeamonWhiteside.com)

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**Images Shared at the Planning Commission Meeting**





# CLUBHOUSE & AMENITIES

The CottageGreen

# COTTAGES

The CottageGreen



# PATIO HOMES



This section features a large rendering of a single-story patio home with a grey roof, white siding, and a covered front porch supported by columns. A wooden picket fence runs along the front of the property. To the right, there are two circular inset images: the top one shows a similar home with a black street lamp, and the bottom one shows a close-up of a porch area. The background includes architectural floor plans with labels such as 'CLUBHOUSE', 'LEADING OFFICE', 'GARAGES', 'GARPORTS', 'CARRIAGES', 'ENTRY', and 'LAWN'. The 'The CottageGreen' logo is positioned in the bottom right corner.

# SIXTUPLETS

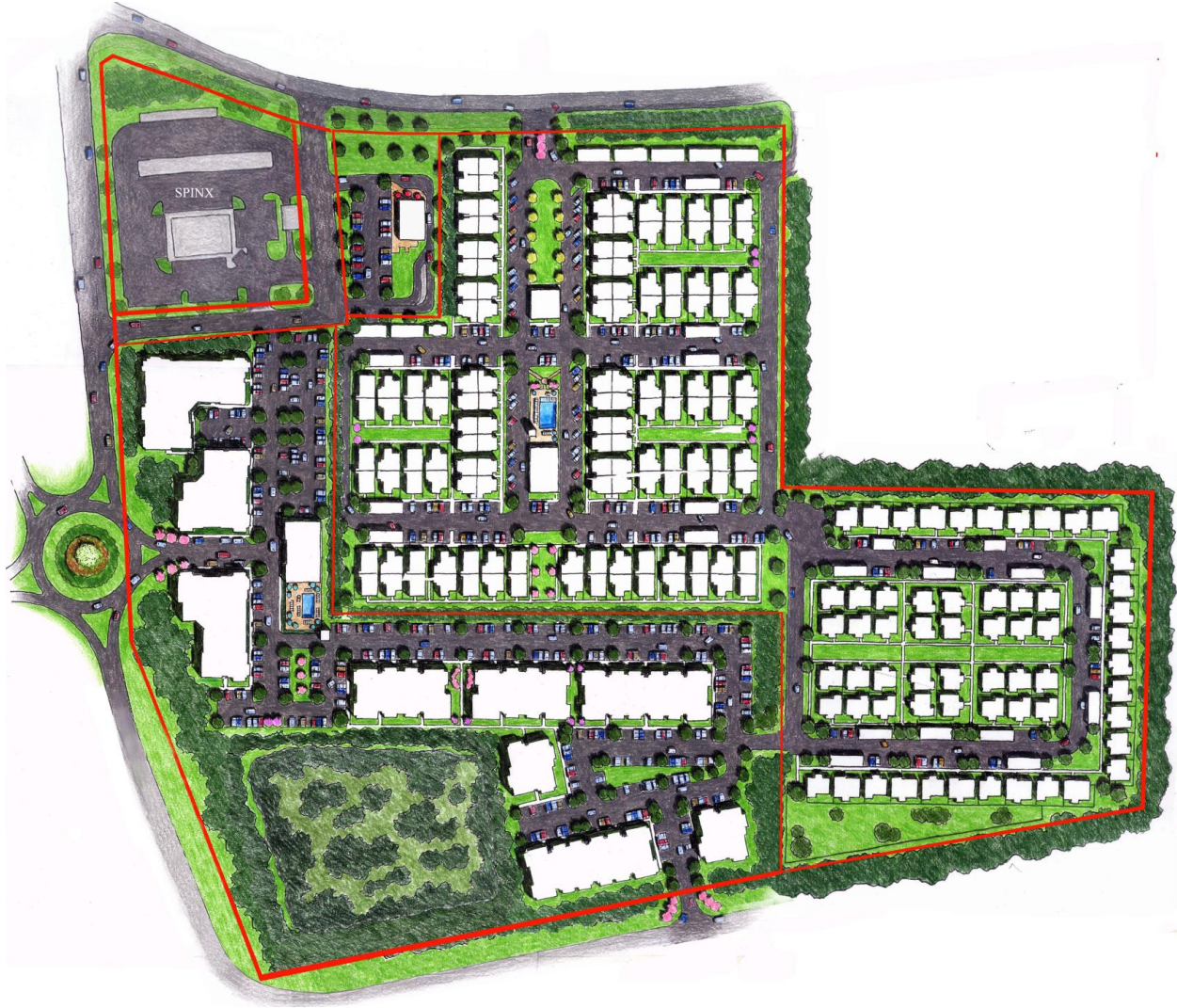


This section features a large rendering of a two-story sixtuplet townhome with white siding, black metal railings on the balconies, and a covered ground-floor porch. The building is set on a green lawn with a concrete walkway. To the right, there are two circular inset images: the top one shows a night view of the townhome with a blue outdoor sofa on the porch, and the bottom one shows a close-up of a kitchen area. The background includes architectural floor plans with labels such as 'GARAGES', 'GARPORTS', 'CARRIAGES', and 'LAWN'. The 'The CottageGreen' logo is positioned in the bottom right corner.



Business & Development Services Committee Meeting







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

AN ORDINANCE TO REZONE A 25.8-ACRE TRACT LOCATED AT FORK SHOALS ROAD AND ASHMORE BRIDGE ROAD (TAX MAP PARCELS #0412.00-01-002.01, AND PORTIONS OF #0412.00-01-003.02 & #0412.00-01-003.03) FROM THE C-2 DISTRICT TO THE R-M DISTRICT, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Ashmore Bridge, LLC, has petitioned the City of Mauldin to rezone +/- 25.8 acres of their property from the C-2 District to the R-M District; and

WHEREAS, a rezoning of the parcels 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 held a public hearing advertised in accordance with City ordinances on July 22, 2025; 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 properties described in zoning docket PC-2025-08-RZ and identified as Greenville County Tax Map Parcels 0412.00-01-002.01 and portions of 0412.00-01-003.02 and 0412.00-01-003.03 be rezoned from C-2 to R-M, Multifamily Residential. The portion of the property to be rezoned is further highlighted in blue and identified as Tracts 2, 4, and 5 on the attached exhibit, Exhibit 1, that is 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

BY: \_\_\_\_\_  
Terry Merritt, Mayor

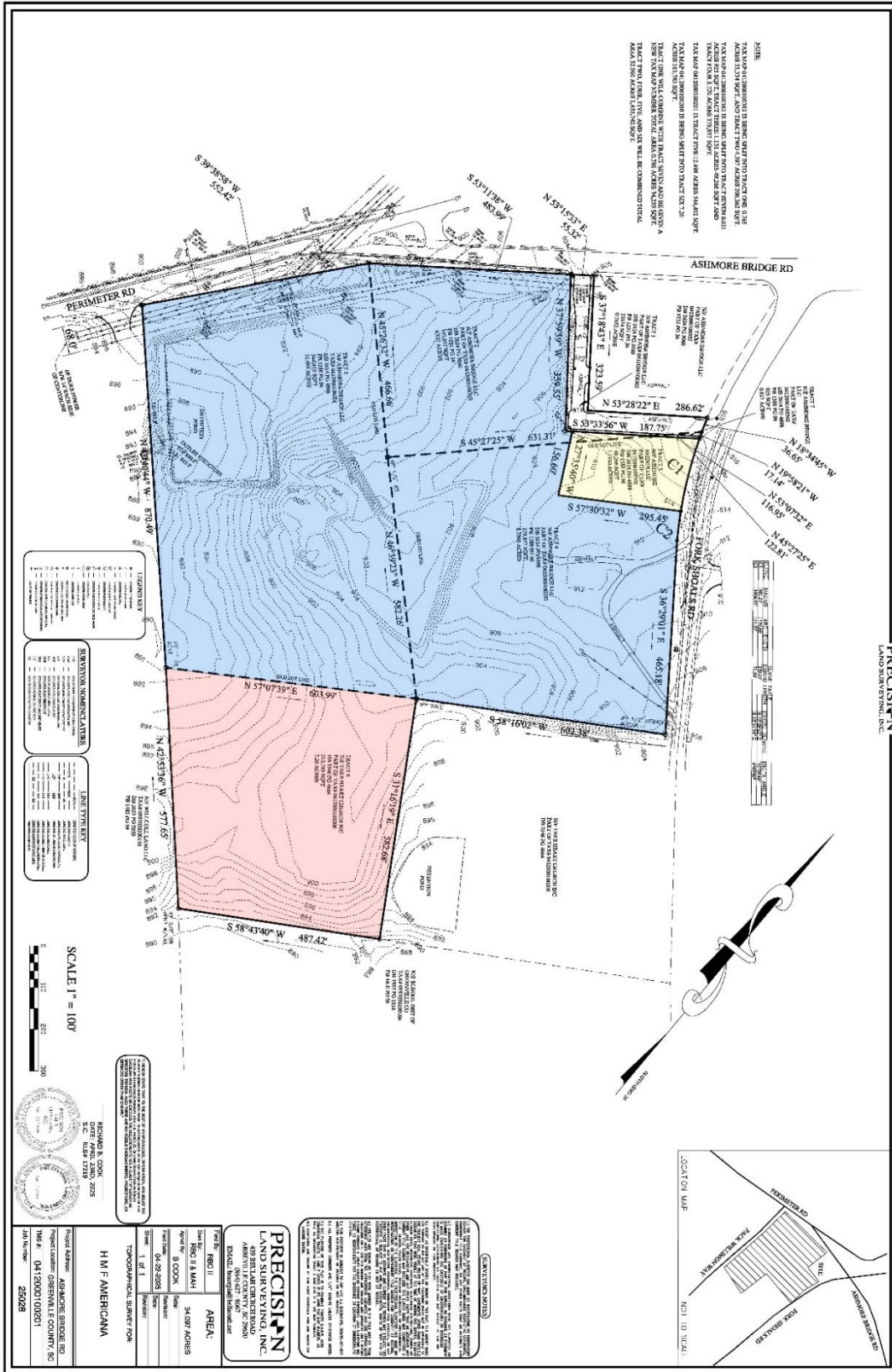
ATTEST:

APPROVED AS TO FORM:

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

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

EXHIBIT 1





# BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

**MEETING DATE:** September 2, 2025

**AGENDA ITEM:** 5b

---

**TO:** Business & Development Services Standing Committee

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

**SUBJECT:** Annexation of 7.2 acres at 1330 Fork Shoals Road

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<b>OWNER(S):</b>	<b>Take Heart Church Inc.</b>
<b>TAX MAP #(S):</b>	portion of 0412.00-01-002.00
<b>LOCATION:</b>	1330 Fork Shoals Road
<b>CURRENT ZONING:</b>	R-S (County)
<b>REQUESTED ZONING:</b>	R-M, Multifamily Residential
<b>SIZE OF PROPERTY:</b>	Approx. 7.2 acres
<b>CONTIGUITY:</b>	This tract touches the City along its northern property line

---

## REQUEST

The City of Mauldin has received signed petitions requesting the annexation of a tract of land pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes the rear portion of this tract consisting of approximately 7.2 acres at 1330 Fork Shoals Road.

The applicant has additionally requested that this tract be assigned to the R-M, Multifamily Residential, district upon annexation into the City of Mauldin.

---

## HISTORY/BACKGROUND

The entirety of this parcel is approximately 15.2 acres. It is currently owned by and occupied by Take Heart Church. The 7.2-acre portion of this tract petitioned to be annexed is wooded and is at the rear of the parcel. The church will be selling this property to HMF-Americana to be developed along with the adjacent tract for their mixed housing residential community.



**PLANNING AND ZONING**

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***About the R-M District***

The ***R-M district*** is established to provide a full range of medium- to high-density multi-family housing types as well as single-family residences. This district can serve as a transition between single-family districts and commercial districts. Allowed uses in the R-M district include:

- Single-family homes
- Townhomes
- Multifamily housing
- Bed and breakfast inn
- Child day care center
- Adult day care center
- Assisted living
- Residential care facility
- Religious institution
- Park or recreation area
- Manufactured housing park (by special exception only)
- Library (by special exception only)
- Public safety facility (by special exception only)
- Grade school (by special exception only)

***Surrounding Development/Zoning***

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

<b>Direction</b>	<b>Zoning District(s)</b>	<b>Existing Use(s)</b>
<b>North</b>	pending rezoning to R-M (City)	Undeveloped
<b>South</b>	R-S (County)	Robert E. Cashion Elementary School
<b>East</b>	R-S (County)	Fairway Acres residential community
<b>West</b>	I-1 (County)	Willimon Business Park

***Comprehensive Plan Designation***

In the Comprehensive Plan, this property is at a location depicted as a “Community Corridor.” A community corridor is described as areas for less intense commercial uses such as professional offices, office parks, mixed-use developments, restaurants, and small retail centers. The Comprehensive Plan also notes that schools, churches, and residential development can also fit well in this corridor.

**TIMELINE**

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On June 30, 2025, staff received the signed petition for the annexation of this tract.

On August 4, 2025, the Business & Development Services Committee voted 2-0 to hold this item in committee.

**STAFF RECOMMENDATION**

---

Staff recommends approval of this annexation petition.

**ATTACHMENTS**

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Annexation Ordinance (maps and petitions attached therein)



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

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A 7.2-ACRE PORTION OF PROPERTY OWNED BY TAKE HEART CHURCH INC. AND LOCATED AT 1330 FORK SHOALS ROAD (PART OF TAX MAP PARCEL #0412.00-01-002.00) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M, MULTIFAMILY RESIDENTIAL, FOR SAID TRACT**

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin requesting that a portion of real property containing 7.2 acres, more or less, located at 1330 Fork Shoals Road, which is more particularly depicted in pink as Tract 6 in Exhibit 1 attached hereto, be annexed into the City of Mauldin; and,

WHEREAS, the portion of property to be annexed as depicted in Exhibit 1, is contiguous to the City of Mauldin; and,

WHEREAS, the petitioner constitutes 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-M, Multifamily 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:

**Section 1.** ANNEXATION: The portion of real property depicted in pink as Tract 6 in the Exhibit 1 hereto attached, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

**Section 2.** ZONING ASSIGNMENT: The above referenced tract is hereby zoned R-M, Multifamily Residential.

**Section 3.** This ordinance shall become effective upon and after its final passage.

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

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

(signature page on next page)

Business & Development Services Committee Meeting



CITY OF MAULDIN, SOUTH CAROLINA

BY: \_\_\_\_\_  
Terry Merritt, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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





**EXHIBIT 2 – PETITION**

PETITION FOR ANNEXATION OF A PORTION OF REAL PROPERTY OWNED BY TAKE HEART CHURCH, INC., AND LOCATED AT 1330 FORK SHOALS ROAD INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Take Heart Church, Inc., 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 a portion of a parcel of real property in Greenville County containing approximately 7.20 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 a portion of their property consisting of 7.20 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign this portion of their property the zoning classification of R-M, Multifamily 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.

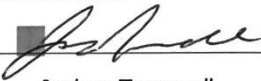
This Petition is dated this 27th day of June, 2025, before the first signature below is attached.

The Petitioner requests that a portion of 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-M, Multifamily Residential, as depicted in Exhibit C attached hereto.

June 27, 2025  
Date

**TAKE HEART CHURCH, INC.**

The undersigned represents that he/she has authority to bind this entity to this petition, and no other signatures are needed.

By:   
Name: Joshua Trammell  
Title: Lead Pastor

  
Witness

  
Witness



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 pt. of TMS #0412000100200, containing 7.20 acres, more or less, on Fork Shoals Road, depicted as "Tract 6" upon a survey entitled "Survey for Grey Engineering", dated April 22, 2025, prepared by Precision Land Surveying, Inc.; reference to said survey being hereby made for a more complete metes and bounds description thereof.

**PT. OF TAX MAP #0412.00-01-002.00**

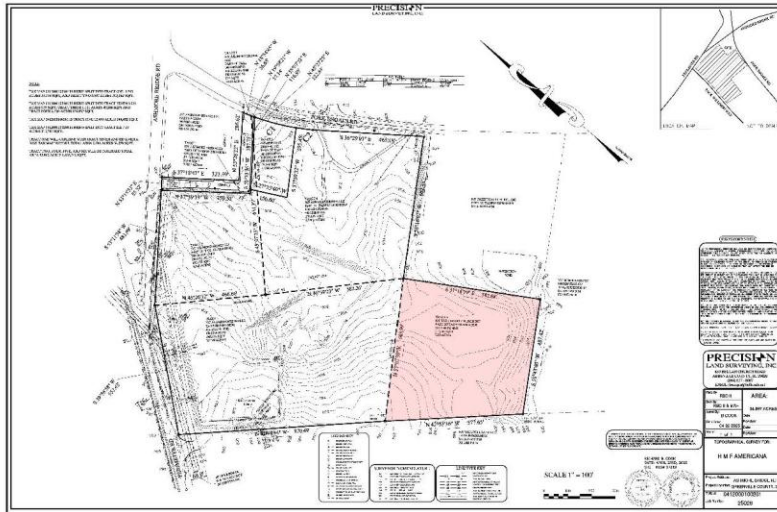




EXHIBIT B

PROPERTY MAP



**Legend**

- Subject Property
- Parcel Boundary
- City Limits of Mauldin



Created on June 27, 2025

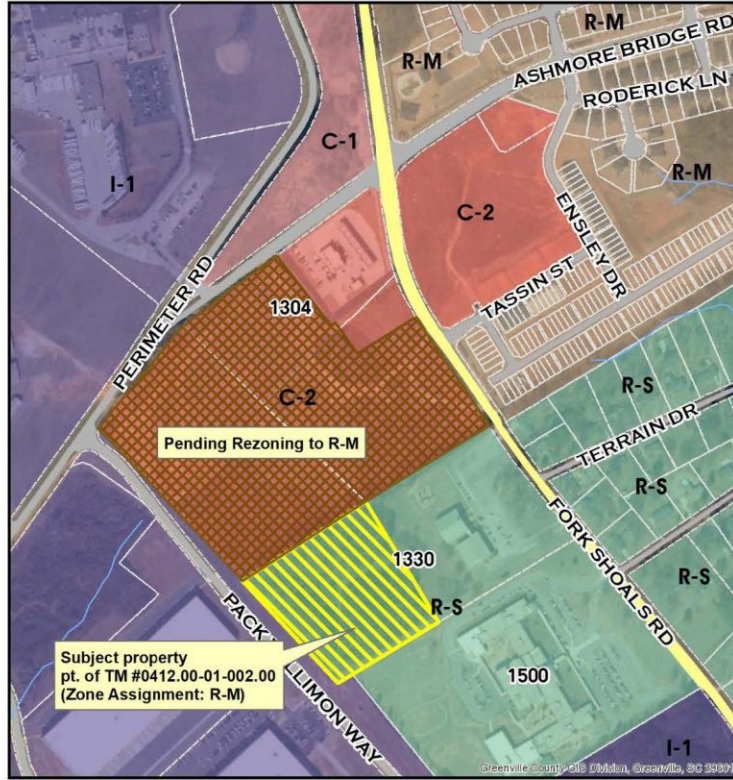
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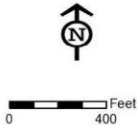
EXHIBIT C

ZONING MAP



**Legend**

- Pending Rezoning
- Subject Property
- Parcel Boundary



Created on June 27, 2025  
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# BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

**MEETING DATE:** September 2, 2025

**AGENDA ITEM:** 6a

---

**TO:** Business & Development Services Committee

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

**SUBJECT:** Annexation of 314 Hamby Drive

---

<b>OWNER(S):</b>	<b>Donald W. Gilliland</b> and <b>Ann G. Burroughs</b> (personally represented by Cynthia M. Miller)
<b>TAX MAP #(S):</b>	M009.02-01-007.00
<b>LOCATION:</b>	314 Hamby Drive
<b>CURRENT ZONING:</b>	R-12 (County)
<b>REQUESTED ZONING:</b>	R-12, Residential
<b>SIZE OF PROPERTY:</b>	Approx. 1.6 acres
<b>CONTIGUITY:</b>	The tract at 314 Hamby Drive touches the City along both the front and the rear of the property.

---

## REQUEST

The City of Mauldin has received signed petitions requesting the annexation of a tract of land (one parcels) pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 1.6 acres at 314 Hamby Drive Court owned by Donald W. Gilliland and Ann G. Burroughs. Cynthia M. Miller is the duly appointed Personal Representative of the Estate of Ann G. Burroughs. The purpose of this request is so that the property can be eligible for City services including trash collection.

---

## PLANNING AND ZONING

### *About the R-12 District*

The R-12 zoning designation is a low-density residential district intended to provide single-family living. R-12 zoning allows a minimum 12,000-square foot lot for detached single-family homes.

### *Comprehensive Plan Designation*

This tract is designated for low-density residential on the Future Land Use Map in the Comprehensive Plan. This designation consists of single family homes, typically on ¼-acre size lots or larger. The R-12 zoning is consistent with this designation.



***Surrounding Development/Zoning***

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

<b>Direction</b>	<b>Zoning District(s)</b>	<b>Existing Use(s)</b>
<b>North</b>	PD (City)	Plantation Greene subdivision
<b>South</b>	R-12 (City)	Forrester Woods subdivision
<b>East</b>	R-12 (County)	Single-family residence
<b>West</b>	R-12 (County)	Single-family residence

***Summary***

The R-12 zoning is consistent with the low-density residential designation in the Comprehensive Plan.

**TIMELINE**

---

On August 14, 2025, staff received the signed petition for the annexation of this parcel.

**STAFF RECOMMENDATION**

---

This annexation fills in a portion of a donut hole inside the City of Mauldin. The City of Mauldin already provides services to the areas surrounding this property. It makes sense for the City of Mauldin to provide services to this property from an efficiency standpoint. Staff supports this annexation.

**ATTACHMENTS**

---

Annexation Ordinance (maps and petitions attached therein)



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

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY DONALD W. GILLILAND AND ANN G. BURROUGHS, AND LOCATED AT 314 HAMBY DRIVE (TAX MAP PARCEL: M009.02-01-007.00) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12, RESIDENTIAL, FOR SAID PROPERTY**

WHEREAS, Donald W. Gilliland and Ann G. Burroughs are the sole owners of record title of a parcel of real property containing 1.6 acres, more or less, located at 314 Hamby Drive, 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 Donald W. Gilliland and Cynthia M. Miller, who is the duly appointed Personal Representative of the Estate of Ann G. Burroughs (Greenville County Probate Case No. 2023ES2300709), 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, Donald W. Gilliland and Ann G. Burroughs 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-12, 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 Donald W. Gilliland and Ann G. Burroughs, 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 Hamby Drive 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.

3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-12, Residential.

---

Terry Merritt, Mayor

ATTEST:

---

Cindy Miller, Municipal Clerk

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

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

Approved as to Form:

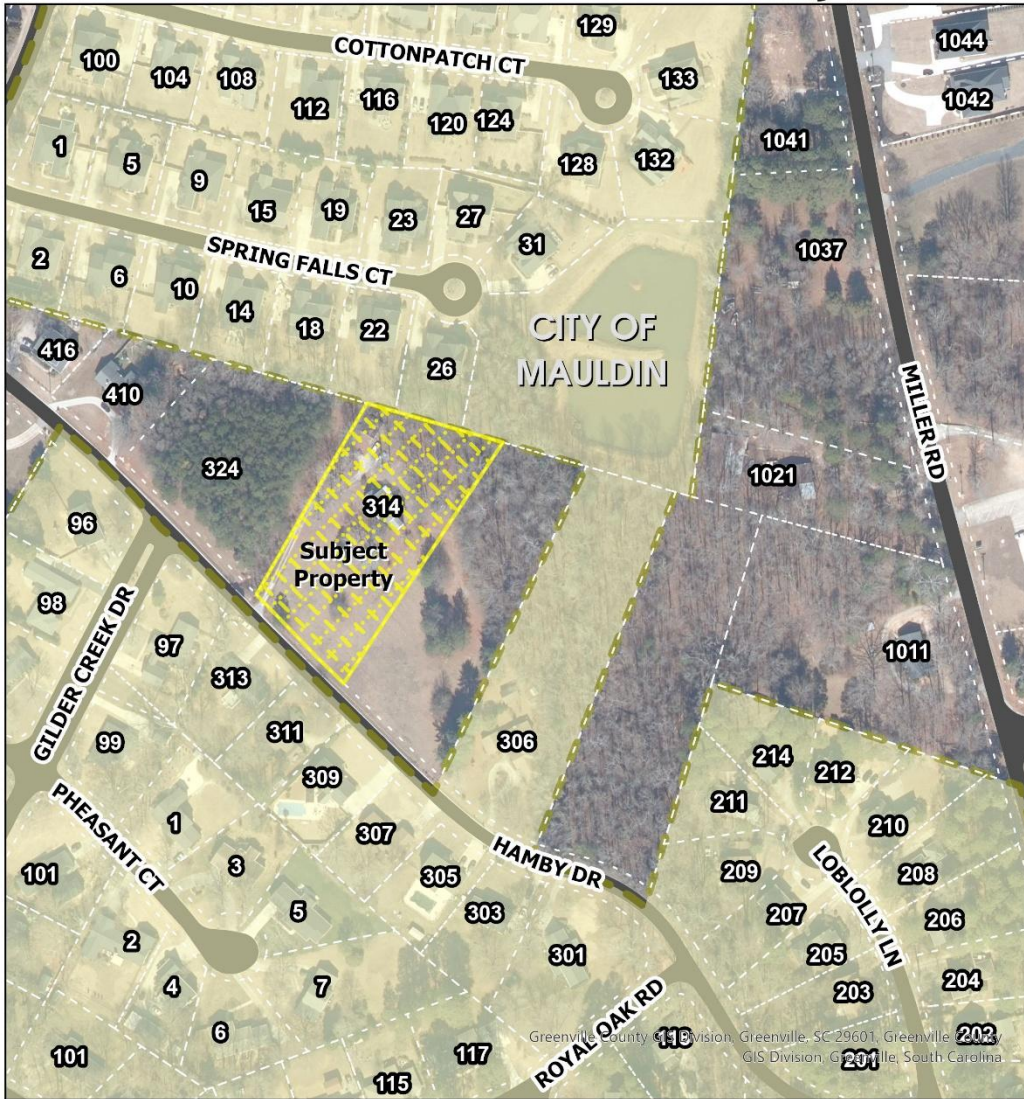
---

City Attorney



EXHIBIT 1 – ANNEXATION MAP

# Annexation at 314 Hamby Drive



**Legend**

- Subject Property
- Tax Parcel
- Municipal Boundary

**Subject Property**  
TM#M009.02-01-007.00  
Zoning Assignment: R-12

**Annex to**  
centerline of Hamby Drive





**EXHIBIT 2 – PETITION**

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED  
BY DONALD W. GILLILAND AND ANN G. BURROUGHS,  
AND LOCATED AT 314 HAMBY DRIVE INTO THE CITY OF  
MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Donald W. Gilliland and Ann G. Burroughs are the sole owners [freeholder 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 1.6 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioners include Donald W. Gilliland and Cynthia M. Miller, who is the duly appointed Personal Representative of the Estate of Ann G. Burroughs (Greenville County Probate Case No. 2023ES2300709).

Petitioners hereby petition to annex their property consisting of 1.6 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-12, 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 7th day of August, 2025, 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-12 Single-Family Residential.

August 13, 2025  
Date

Donald W. Gilliland  
Donald W. Gilliland

S. A. [Signature]  
Witness

Cynthia M. Miller  
Cynthia M. Miller

S. A. [Signature]  
Witness

# Business & Development Services Committee Meeting



## EXHIBIT A

### PROPERTY DESCRIPTION

*As recorded in the Title to Real Estate contained in Deed Book 2438 Page 503 of the Greenville County Register of Deeds*

ALL that tract of land in Greenville County, State of South Carolina, containing 7.34 acres, more or less, in Austin Township being more particularly described according to a recent survey of J. C. Hill dated April 16, 1953, as follows:

BEGINNING at a nail and cap in the Northeast side of a County Road leading to the Greenville-Laurens Highway, at corner of property, now or formerly owned by Forrester, and running thence with Forrester line, N. 27-40 E. 349.5 feet to a stone, corner of Greene property, thence with line of Greene and Dearman property, S. 74 E. 596.6 feet to an iron pin, original corner; thence S. 16-30 W. 588.6 feet to a nail and cap in center of said road, thence along the center of said road, N. 66-10 W. 272.5 feet to a point; thence continuing along the center of said road N. 66-10 W. 272.5 feet to a point; thence continuing along the center of said road, N. 45 W. 445.3 feet to the point of beginning.

Tax Map # M009020100700

This being the same property conveyed to Walter Melvin Gilliland by deed from Stephen Gilliland dated May 8, 1953 and recorded in the Greenville County Register of Deeds Office in Deed Book 487 at Page 433. Thereafter, Walter Melvin Gilliland died testate, thereby conveying said property to Mary Ellen Gilliland by Deed of Distribution dated March 7, 2001 and recorded in the Greenville County Register of Deeds Office in Deed Book 1945 at Page 133 on March 8, 2001. (See Greenville County Probate File No. 2000-ES-23-00472.)

#### LESS HOWEVER:

All that certain piece, parcel or tract of land situate, lying and being on the northern side of Hamby Road, in the County of Greenville, State of South Carolina, being known and designated as 1.75 acres, more or less, as shown on plat entitled "Property of W. M. Gilliland", dated May 3, 1974, prepared by H. C. Clarkson, Jr., R.L.S. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hamby Road at the joint front corner of property of W. M. Gilliland and running with said line N. 33-07 E. 443.6 feet to an iron pin in the line of property of J. D. Greene, Jr.; thence with said line S. 74-00 E. 126 feet to an iron pin; thence S. 24-49 W. 525.1 feet to an iron pin on the northern side of Hamby Road, thence with the northern side of Hamby Road N. 45-40 W. 200 feet to the point of beginning.

Tax Map # M009020100701

This 1.75 acres was conveyed to Donald Wayne Gilliland by deed of W. M. Gilliland on June 17, 1974 and recorded in the Greenville County Register of Deeds Office in Book 1001 at Page 404.

#### ALSO LESS HOWEVER:

All that certain piece, parcel or tract of land, situate, lying and being on the northern side of Hamby Road in the County of Greenville, State of South Carolina, being known and designated as 1.94 acres, more or less, as shown on plat entitled "Property of W. M. Gilliland", dated May 3, 1974, prepared by H. C. Clarkson, R.L.S. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hamby Road at the joint front corner of said 1.94 acre tract and property this day deeded to Donald Wayne Gilliland and running thence with said line N. 24-49 E., 525.1 feet to an iron pin in the line of property now or formerly of J. D. Greene, Jr.; thence with said line S. 74-00 E. 135 feet to an iron pin in the line of property of W. M. Gilliland; thence running S. 21-08 W. 571 feet to an iron pin on Hamby Road; thence with said road N. 67-31 W. 91.8 feet to an iron pin; thence N. 45-40 W. 83.2 feet to the point of beginning.

Tax Map # M009020100702

This 1.94 acres was conveyed to Michael Thomas Burroughs and Ann Gilliland Burroughs by deed of W. M. Gilliland dated June 17, 1974 and recorded in the Greenville County Register of Deeds Office in Deed Book 1001 at Page 403.



EXHIBIT B

PROPERTY MAP



**Legend**

- Subject Property
- Parcel Boundary
- City Limits of Mauldin



Created on August 7, 2025  
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