



BUSINESS & DEVELOPMENT SERVICES COMMITTEE MEETING

MONDAY, OCTOBER 6, 2025 | 6:00 PM

5th committee meeting

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



Business & Development Services Committee AGENDA

October 6, 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: September 2, 2025 (*Pages 2-3*)
- 4. Reports or Communications from City Officers** Chairperson Mark Steenback
 - a. BDS Department Report, David Dyrhaug
- 5. Unfinished Business** Chairperson Mark Steenback
 - a. None
- 6. New Business** Chairperson Mark Steenback
 - a. An amendment to Section 7:3 of the Mauldin Zoning Ordinance to allow mobile food sales at specified places of entertainment (*Pages 4-8*)
 - b. An amendment to Articles 7 and 8 of the Mauldin Zoning Ordinance pertaining to accessory dwelling units (*Pages 9-20*)
 - c. Discussion of overlay districts and central redevelopment district (CRD) (*Pages 21-22*)
- 7. Public Comment** Chairperson Mark Steenback
- 8. Committee Concerns** Chairperson Mark Steenback
- 9. Adjourn** Chairperson Mark Steenback

Business & Development Services Committee Meeting



Minutes

Business & Development Services Committee

September 2, 2025

1st Committee Meeting

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

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

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

2. **Public Comment**- None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: August 4, 2025

Motion: Councilman Allgood made a motion to approve 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

Mr. Dyrhaug reported permits are now being issued for the new soccer stadium.

5. **Unfinished Business**

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

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

Councilman Matney said this has been an example of how not to annex and rezone property. He is disappointed with the presentations that have been made and the misinformation that has been given. He was at a County Council meeting a couple of weeks ago and heard what the County residents had to say about the development.

Councilman Matney said he would like language put in the ordinance to make sure the project that has been presented here will stay the way it is being represented.

Mr. Dyrhaug will take the comments and add language to the ordinance. Mr. Dyrhaug did mention that Spinx has very specific language in their agreement with the developer that if the

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developer falls out or does not do as presented, they will seek cooperation with the City to zone the property back to C2.

Chairman Steenback said he has concerns about fire service for the development and also the added traffic.

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

- 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

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

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

6. New Business

- 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

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

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

7. Public Comment

- a. Jason Kraeling of 234 Devon Drive stated he recommends extending the City Center zoning all the way to the property the City owns on Murray Drive.

8. **Committee Concerns-** Councilman Matney asked for thoughts and prayers for the family of Ander Jones, the wife of former Mayor RC Jones. She passed away last week.

9. **Adjourn-** Chairman Steenback adjourned the meeting at 6:17 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

MEETING DATE: October 6, 2025

AGENDA ITEM: 6a

TO: Business & Development Services Committee

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

SUBJECT: Mobile Food Sales at Places of Entertainment

BACKGROUND

In 2024, the City of Mauldin updated its regulations for food trucks and temporary uses. That ordinance (1) provided general standards that apply to all temporary uses and structures, (2) identified temporary uses and structures that are allowed and exempt from permit requirements, (3) identified temporary uses and structure that are allowed by permit, and (4) specified a brief set of standards for mobile food sales.

In particular, the change to allow certain temporary events and exempt them from permit requirements was widely welcomed, alleviated many frustrations, and appears to be going well. Events that were affected by this change and were no longer required to obtain a permit included:

- Outdoor promotional events for less than 200 attendees and no more than two consecutive days (up to four times a year)
- Private events, such as weddings, funerals, and private parties, not open to the general public
- Events sponsored or hosted by the City of Mauldin
- Events at churches, sports facilities, schools, auditoriums, and similar places of assembly
- Events at common areas in residential neighborhoods
- Events at BridgeWay Station

PROPOSED AMENDMENT

The amendment being proposed at this time seeks to expand the types of temporary uses that would be allowed without a permit—specifically to allow regular mobile food sales at specified types of places of entertainment including family entertainment centers, sports club facilities, microbreweries, and microdistilleries. This amendment will help the City in facilitating its vision for more places to gather and hang out—that “third place” where people can gather and socialize outside of the home and work.

Currently there are two such places in the process of coming to Mauldin. This includes the Pickle Yard (an entertainment complex focused around pickleball) and Brewwell (a brewery and wellness center). Both businesses have expressed a desire to accommodate a food truck at their location. Each has proposed a convenient and designated place at their site for a food truck to park and serve their customers.

The draft amendment includes the following standards for mobile food sales at these types of places of entertainment:

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1. The maximum number of mobile food sales vendors allowed at a site at one time is two.
2. Mobile food sales shall only be set up in a designated space for their operation. They shall not be parked in or block or impede access to any regular vehicle parking space. Additionally, mobile food sales shall not be placed in a manner that would jeopardize the safety of any motorist, cyclist, or pedestrian by impairing their visibility.
3. Prior to the operation of any mobile food sales at any such business, a site plan on which the space for the operation of mobile food sales is designated must first be approved by the Mauldin Business & Development Services Director.

Please note that a mobile food sales vendor would still need to obtain a business license from the City of Mauldin. And that mobile food sales vendor would be subject to collecting and remitting hospitality taxes to the City of Mauldin. The effect of this ordinance is that family entertainment centers, sports club facilities, microbreweries, and microdistilleries would not be restricted to having mobile food sales (food trucks) at their sites no more than four times a year and they would not need a permit from the City of Mauldin.

REQUEST

Staff is seeking input from the committee on this draft amendment. For example, do you agree with the maximum number of mobile food sales vendors allowed at one time? Would you prefer this maximum be set at one instead of two?

The next step for this amendment would be to go to a public hearing conducted by the Planning Commission.

ATTACHMENTS

Draft Ordinance



ORDINANCE # _____

AN AMENDMENT TO SECTION 7:3 OF THE MAULDIN ZONING ORDINANCE TO ALLOW MOBILE FOOD SALES AT SPECIFIED PLACES OF ENTERTAINMENT.

WHEREAS, mobile food sales can be beneficial to local economic development and promote activity; and

WHEREAS, this ordinance is intended to provide reasonable allowances and regulations for mobile food sales at specified places of entertainment; and

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

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

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 Zoning Ordinance be amended as follows:

Section 1. Amendment. Amend Section 7:3, Temporary Uses and Structures, as follows (*language that is struck through is language proposed to be deleted, underlined language is language proposed to be added, language that 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. 7:3 – Temporary Uses and Structures.

7:3.5 Certain Temporary Uses and Structures Exempt from Permit Requirements.

Temporary use permits are not required for the following activities or events (this exemption does not exempt the activity from any other required applicable permits or licenses, such as building permits, business licenses, alcoholic beverage licenses, health department approvals, hospitality taxes, etc.).

- N. Mobile food sales at the following specific types of places of entertainment: family entertainment center, sports club facility, and microbrewery or microdistillery. In addition to the general standards provided in Section 7:3.4, such sales shall adhere to the following standards.



1. Number of mobile food sales vendors. The maximum number of mobile food sales vendors allowed at a site at one time is two.
2. Placement. Mobile food sales shall only be set up in a designated space for their operation. They shall not be parked in or block or impede access to any regular vehicle parking space. Additionally, mobile food sales shall not be placed in a manner that would jeopardize the safety of any motorist, cyclist, or pedestrian by impairing their visibility.
3. Site plan approval. Prior to the operation of any mobile food sales at any such business, a site plan on which the space for the operation of mobile food sales is designated must first be approved by the Mauldin Business & Development Services Director.

7:3.7 Mobile Food Sales.

Mobile food sales, including any vehicle, truck, trailer, cart, or other movable structure or device used for the sale of food and beverages, are only allowed to set up and operate at the following temporary use activities provided in Section 7:3.5 and Section 7:3.6:

- a. Outdoor promotional events in accordance with Section 7:3.5(A);
- b. Private events in accordance with Section 7:3.5(B);
- c. Events sponsored or hosted by the City of Mauldin in accordance with Section 7:3.5(C);
- d. Events at permanent places of worship, sports facilities, school, auditoriums, or similar established places of assembly in accordance with Section 7:3.5(D);
- e. Events at common areas in residential neighborhoods in accordance with Section 7:3.5(E);
- f. Events at the plaza and activity spaces at BridgeWay Station in accordance with Section 7:3.5(F);
- g. Mobile food sales at construction sites in accordance with Section 7:3.5(G);
- h. Mobile food sales at places of employment with 100 or more employees in accordance with Section 7:3.5(G); ~~and~~
- i. Intermittent food sales by an ice cream truck in accordance with Section 7:3.5(L); ~~and~~
- j. Mobile food sales at specified types of places of entertainment in accordance with Section 7:3.5(N)

Section 2 Amendment. Amend Section 3:3, Definitions, of Article 3, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that 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 3. – ZONING DISTRICTS, GENERAL STANDARDS, DEFINITIONS

Sec. 3:3 – Definitions

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Family entertainment center. A commercial venue offering a variety of paid amusement attractions, games, and activities for families, children, teenagers, and adults. Common examples of attractions found in family entertainment centers include: arcades, laser tag, bowling alleys, go-karts, trampolines, climbing walls, miniature golf, indoor playgrounds, virtual reality experiences, and similar activities designed to create engaging experiences.

Microbrewery. A limited-production brewery, typically producing specialty beers and often selling its products only locally.

Microdistillery. A small-scale, often boutique-style, commercial distillery that produces relatively small quantities of beverage-grade alcohol, typically in single batches.

Sports club facility. A physical venue, such as a stadium, field, court, or building, designated and equipped for sports-related activities, including athletic competitions, training, recreation, and spectating.

Section 3. 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



BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

MEETING DATE: October 6, 2025

AGENDA ITEM: 6b

TO: Business & Development Services Committee

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

SUBJECT: Accessory Dwelling Units

BACKGROUND

Earlier this year, staff presented to this Committee that one of the most popular requests received by the Mauldin Business & Development Services Department is from residents who would like to add an accessory dwelling unit (ADU) to their home. Currently, the City only allows ADUs in its small-lot residential zoning including R-10, R-8, R-6, R-M1, R-M, and R-O zoning districts. About all of the requests the City has received for ADUs have been for homes in the R-20, R-15, or R-12 zoning districts, which are the districts in which accessory dwellings are prohibited.

Sometimes these requests have been for the purpose of building an independent living space for an aging parent. Other times it has been for the purpose of building an independent living space for young adult children. And other times it has been for the purpose of building a rentable space that can provide a supplementary source of income.

At that time, the Committee expressed interest in the staff working on this issue.

PROPOSED AMENDMENT

The amendment being proposed at this time would allow accessory dwelling units in all of the City's residential zoning districts, including the R-20, R-15, and R-12 districts where they are currently prohibited. Additionally, this amendment would significantly beef up the standards for accessory dwelling units. The new regulations added in the proposed amendment would include standards for maximum height, the placement and setbacks for standalone accessory dwelling units, maximum number of bedrooms, parking, architecture, location of entryways, utilities, and home-based businesses.

This amendment would also expressly identify forms of accessory dwelling units that would not be acceptable, including mobile homes, manufactured homes, recreational vehicles, travel trailers, shipping containers, and prefabricated metal boxes or metal buildings.

The amendment also clarifies the City interpretation regarding tiny homes, boarding houses, and room rentals; namely that tiny homes are not an acceptable principal residence at single-family properties and that boarding houses and room rentals are not allowed at single-family properties.

Below is the list of standards included in this draft amendment.

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Standard	New or Current	Comment
1. <i>Qualifying residence.</i> An accessory dwelling unit shall only be permitted at a property on which there is an existing detached single-family dwelling.	Current	Reworded for clarity
2. <i>Owner occupancy.</i> The property owner(s) of the legal lot of record must occupy, as their primary residence, either the principal residence or the accessory dwelling unit. If at any time the owner of the property no longer has their primary residence established on the property, the accessory dwelling unit shall not be occupied separately from the family occupying the principal residence.	Current	Updated to clarify the ability of the property owner to reside in the ADU, which sometimes is common for elderly property owners
3. <i>Type of structure.</i> An accessory dwelling unit may be constructed within an existing single-family dwelling, attached to the single-family dwelling, or provided as a detached accessory structure located in the rear yard. An accessory dwelling unit may only be created or added to an existing detached accessory structure if that structure meets the placement and setback requirements provided below.	Current	Clarity has been added to this standard to identify the appropriate conditions for adding an ADU to an existing accessory structure such as a detached garage.
4. <i>Number of dwellings.</i> No more than one accessory dwelling unit shall be permitted at the premises of a detached single-family dwelling.	Current	Reworded for clarity
5. <i>Maximum size.</i> No accessory dwelling unit shall exceed 1,000 square feet or fifty (50) percent of the gross floor area of the principal residence (excluding carports, garages, unfinished basements, patios, porches, and similar appurtenances), whichever is less.	Updated	The current standard set different maximum sizes for detached ADUs and attached ADUs, penalizing attached ADUs by restricting their size more than detached ADUs. This update establishes the same maximum size for both types.
6. <i>Maximum height.</i> An accessory dwelling unit shall not exceed a height of two stories or the height of the principal residence, whichever is less.	New	The intent of this standard is to make sure the ADU is subordinate to the principal residence.
7. <i>Placement of detached structures.</i> Any accessory dwelling unit established as a detached accessory structure must be located to the rear of the principal residence. The accessory dwelling unit shall be set back at least ten (10) feet from the principal residence.	New	The intent of the standard is to preserve the single-family appearance of the property from the street.
8. <i>Minimum setbacks.</i> Accessory dwelling units built as either an addition to the principal residence or as a detached structure in the rear yard must meet the same minimum building setback requirements in the underlying zoning district that apply to the principal residence.	New	Accessory structures such as sheds can currently be as close as 5 feet to the property line; the intent of the standard is to provide a little more room between ADUs and the neighbors.

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Standard	New or Current	Comment
9. <i>Maximum number of bedrooms.</i> The maximum number of bedrooms allowed in the accessory dwelling unit is two (2) bedrooms.	<i>New</i>	
10. <i>Ownership.</i> Accessory dwelling units shall not be sold apart, subdivided or otherwise segregated in ownership from the principal residence.	<i>Current</i>	<i>Reworded for clarity</i>
11. <i>Rental.</i> Accessory dwelling units shall not be leased or rented for tenancies of less than thirty (30) consecutive calendar days. In the case where the owner(s) of the property have established their primary residence in the accessory dwelling unit, the principal residence shall not be leased or rented for tenancies of less than thirty (30) consecutive calendar days.	<i>Current</i>	<i>Updated to clarify the application of this standard when the property owner reside in the ADU</i>
12. <i>Driveway design.</i> Unless the accessory dwelling is accessed from a rear alley, no additional driveways shall be permitted to serve the accessory dwelling separate from the existing driveway(s) that serves the principal residence.	<i>Current</i>	
13. <i>Parking.</i> In addition to the minimum parking required for the principal residence, at least one off-street parking space shall be provided on site per bedroom in the accessory dwelling unit. Other than the driveway, there shall not be any parking spaces placed in front of the principal residence. Tandem parking is not permitted unless the tandem parking spaces serve only the accessory dwelling unit.	<i>New</i>	<i>The intent of this standard is to preserve the single-family appearance of the property from the street and not let parking overtake the front yard.</i>
14. <i>Effect on density.</i> Accessory dwelling units shall not be considered as an additional dwelling unit for the purpose of determining minimum lot size or maximum density.	<i>Current</i>	
15. <i>Architecture.</i> Accessory dwelling units should ensure aesthetic continuity by maintaining similar architectural styles and elements as the principal residence. The accessory dwelling unit shall have a similar architectural style, roof style, building materials, color, and window detailing as the principal residence.	<i>New</i>	<i>The intent of this standard is to preserve the character of the neighborhood.</i>
16. <i>Building entryways.</i> Any new entryways for an accessory dwelling unit created either within the existing principal residence or as an addition to the existing principal residence must be located on the side or the rear of the principal residence.	<i>New</i>	<i>The intent of this standard is to preserve the single-family appearance of the property from the street.</i>
17. <i>Kitchen.</i> Only one kitchen is allowed per accessory dwelling unit.	<i>New</i>	<i>The intent of this standard is to reinforce the single family intent of the ADU.</i>

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Standard	New or Current	Comment
18. <i>Utilities.</i> Both the principal residence and the accessory dwelling unit shall be served with public water and public sanitary sewer. The accessory dwelling unit shall use the same water, sanitary sewer, gas, and electric utilities as the principal residence. Utilities shall not be metered separately.	<i>New</i>	<i>The intent of this standard is to guard against ADUs from being separately owned.</i>
19. <i>Prohibited forms.</i> Mobile homes, manufactured homes, recreational vehicles, travel trailers, shipping containers, and prefabricated metal boxes or metal buildings shall not be used as accessory dwelling units.	<i>New</i>	<i>The intent of this standard is to preserve the character of the neighborhood.</i>
20. <i>Home-based businesses.</i> Home offices are the only type of home occupation allowed in an accessory dwelling unit. No other types of home occupations are allowed in an accessory dwelling unit. Non-resident employees, patrons, and clients are expressly prohibited at home occupations in an accessory dwelling unit.	<i>New</i>	<i>The intent of this standard is to reinforce the single family intent of the ADU.</i>
21. <i>Address.</i> An accessory dwelling unit shall have the same street address number and mailbox as the principal residence.	<i>New</i>	<i>The intent of this standard is to limit confusion of emergency response personnel as well as to preserve the single-family appearance of the property from the street.</i>
22. <i>Restrictive covenants.</i> Nothing in this section shall be deemed to override any restrictive covenants on a tract or parcel of land or similar homeowner/neighborhood association regulations.	<i>New</i>	

REQUEST

Staff is seeking input from the committee on this draft amendment. Are there too many regulations included in this amendment? Does this amendment neglect to regulate anything that is needful?

The next step for this amendment would be to go to a public hearing conducted by the Planning Commission.

ATTACHMENTS

Draft Ordinance



ORDINANCE # _____

AN AMENDMENT TO ARTICLES 7 AND 8 OF THE MAULDIN ZONING ORDINANCE PERTAINING TO ACCESSORY DWELLING UNITS.

WHEREAS, there is a significant and growing need for diverse and affordable housing options in the City of Mauldin; and

WHEREAS, accessory dwelling units (ADUs) offer a means to provide diverse and affordable housing options in existing neighborhoods without drastically changing their character; and

WHEREAS, ADUs can provide vital housing for families, such as for aging parents to live independently, or for young adults desiring to remain in the community;

WHEREAS, allowing ADUs can generate rental income for homeowners, helping them with mortgage payments and to age in place;

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

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

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 Zoning Ordinance be amended as follows:

Section 1. 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 that 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.

7:1.1 Generally.

The Table of Allowed Uses established in this section sets forth the uses allowed within the base zoning districts of this Ordinance. The following shall serve as a key to this table and shall direct whether each type of use is allowed or not in any given district.

1. ***Permitted (P):*** Permitted by right subject to generally district standards, site development standards, and other applicable standards provided in this Ordinance and related codes.
2. ***Conditional (C):*** Permitted subject to specific conditions and specific use standards in addition to general district standards, site development standards, and other applicable standards provided in this Ordinance and related codes. The specific conditions and specific uses standards provided in this Ordinance are not eligible for variance, unless otherwise specified.

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3. **Special Exception (S):** Permitted only as a special exception through a discretionary review process set forth in Article 4 of this Ordinance and in accordance with the review criteria established in this Ordinance. Such uses shall also be subject to any applicable use standards set forth herein in addition to general district standards, site development standards, and other applicable standards.
4. **Not Permitted (-):** The use is not permitted in the district. A blank cell or field in the table shall also indicate that the use is not permitted in the district.

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
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<i>Residential Accessory Uses and Structures</i>											
Accessory Dwelling Unit	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.2
Equine Stable	C	-	-	-	-	-	-	-	-	-	See standards in Sec. 8:6.3
Fence or Wall	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.4
Home Occupation	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.5
Outdoor Recreational Structure	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.6
Residential Storage (Garage, Shed, etc.)	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.1

7:2.1 Description of Residential Uses.

B. Dwelling—Attached Single-Family

A one-family dwelling with its own ground floor exterior entry and attached to one or more one-family dwellings by common vertical walls without openings.

Boardinghouses, bed and breakfast inns, and other arrangements where individual rooms are leased or rented separately from another are expressly not allowed under this use classification. Such may be allowed under other use classifications provided in this Ordinance.



C. Dwelling—Detached Single-Family

A one-family dwelling that is not attached to any other dwelling or other principal use by any means and is surrounded by open space or yards.

This classification excludes mobile homes, manufactured homes, recreational vehicles, ~~and~~ travel trailers, shipping container homes, and tiny homes. Such do not constitute an allowable form of a principal dwelling under this classification. Additionally, boardinghouses, bed and breakfast inns, and other arrangements where individual rooms are leased or rented separately from another are expressly not allowed under this use classification. Such may be allowed under other use classifications provided in this Ordinance.

7:2.8 Description of Residential Accessory Uses and Structures.

A. Accessory Dwelling Unit

~~A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling or other principal use, and that is part of the same structure.~~ A dwelling unit that is accessory, supplementary, and secondary to the principal residence and with its own cooking, living, sleeping, bathing, and eating facilities independent of the principal residence. Without these independent facilities, a room(s) that is leased or rented separately from the remainder of the principal residence does not qualify as an accessory dwelling unit under this classification. A half-bath which does not include a shower or tub does not constitute “bathing facilities.”

Mobile homes, recreational vehicles, ~~and~~ travel trailers, shipping containers, and prefabricated metal boxes or metal buildings shall not be used as accessory dwelling units.

Section 2. Amendment. Amend Section 8:6, Residential Accessory Uses and Structures, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that 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 8. – RESIDENTIAL USE STANDARDS

Sec. 8:6 – Uses by Districts.

This section provides standards pertaining to the establishment of accessory uses and structures that are incidental and customarily subordinate to residences. All accessory uses and structures shall comply with the standards set forth herein.

The Table of Allowed Uses established in Article 7 of this Ordinance lists the types of accessory uses, structures, and activities that are allowed in each of the zoning districts. The Business and Development Services Director may evaluate proposed accessory uses, structures, and activities that are not specifically identified to determine if that use, structure, or activity can reasonably be



interpreted to fit into a use category where similar uses, structures, or activities are described. In making an interpretation, the Business and Development Services Director shall apply the rules for interpretation established in Article 7. In addition, the Business and Development Services Director shall also consider if the proposed use, structure, or activity will pose any potential adverse effects to surrounding properties and whether the use, structure, or activity is consistent with the definition and general standards for an accessory use or structure. If the Business and Development Services Director determines that a proposed use is similar to a listed use, the proposed use shall comply with the standards for that listed use.

8:6.1 General Standards.

All accessory uses and structures shall meet the following standards:

1. *Relation to residence.* Accessory uses and structures shall directly serve the residence and shall be located on the same site as the residence.
2. *Subordinate.* Accessory uses and structures shall be subordinate in area, height, extent, and purpose to the residence. The maximum floor area of all enclosed accessory structures on the subject property shall not exceed fifty (50) percent of the total gross floor area of the residence on the same property.
3. *Ownership.* Accessory uses and structures shall be owned and used by the same owner of the residence.
4. *Location.* Unless otherwise indicated herein, accessory uses and structures shall not be located closer to the street right-of-way than the front façade of the residence on the subject property as well as the front façade of the residence on an adjacent property.
5. *Setbacks.* Except for fences and freestanding walls, accessory structures shall be setback at least five (5) feet from all adjacent property lines.

8:6.2 Accessory Dwelling Unit.

1. *Qualifying residence.* An accessory dwelling unit shall only be permitted at a property on which there is an existing detached single-family dwelling ~~detached single family properties that are owner occupied.~~
2. *Owner occupancy.* The property owner(s) of the legal lot of record must occupy, as their primary residence, either the principal residence or the accessory dwelling unit. If at any time the owner of the property owner no longer has their primary residence established on the property, the accessory dwelling unit shall not be occupied separately from the family occupying the principal residence.
23. *Type of structure.* An accessory dwelling unit may be constructed within an existing single-family dwelling, attached to the single-family dwelling, or provided as a detached accessory structure located in the rear yard. An accessory dwelling unit may only be created or added to an existing detached accessory structure if that structure meets the placement and setback requirements provided below.
34. *Number of dwellings.* No more than one accessory dwelling unit shall be permitted at a ~~single family property~~ the premises of a detached single-family dwelling.
65. *Maximum size.* ~~The gross floor area of the accessory dwelling housed within or attached to an existing residence shall not exceed five hundred (500) square feet or twenty five (25) percent of the gross floor area of the principal residence, whichever is greater. When provided as a detached accessory structure, the gross floor area of the accessory dwelling shall not exceed fifty (50) percent of the gross floor area of the principal residence of the property~~ No accessory dwelling unit shall exceed 1,000 square feet or fifty (50) percent of the gross floor area of the principal residence (excluding carports, garages, unfinished basements, patios, porches, and similar appurtenances), whichever is less.



6. Maximum height. An accessory dwelling unit shall not exceed a height of two stories or the height of the principal residence, whichever is less.
7. Placement of detached structures. Any accessory dwelling unit established as a detached accessory structure must be located to the rear of the principal residence. The accessory dwelling unit shall be set back at least ten (10) feet from the principal residence.
8. Minimum setbacks. Accessory dwelling units built as either an addition to the principal residence or as a detached structure in the rear yard must meet the same minimum building setback requirements in the underlying zoning district that apply to the principal residence.
9. Maximum number of bedrooms. The maximum number of bedrooms allowed in the accessory dwelling unit is two (2) bedrooms.
710. Ownership. Accessory dwellings units shall not be sold apart, subdivided or otherwise segregated in ownership from the principal residence ~~upon the same property.~~
811. Short-term Rental. Accessory dwellings units shall not be leased or rented for tenancies of less than thirty (30) consecutive calendar days. In the case where the owner(s) of the property have established their primary residence in the accessory dwelling unit, the principal residence shall not be leased or rented for tenancies of less than thirty (30) consecutive calendar days.
412. Driveway design. Unless the accessory dwelling is accessed from a rear alley, no additional driveways shall be permitted to serve the accessory dwelling separate from the existing driveway(s) that serves the principal residence.
13. Parking. In addition to the minimum parking required for the principal residence, at least one off-street parking space shall be provided on site per bedroom in the accessory dwelling unit. Other than the driveway, there shall not be any parking spaces placed in front of the principal residence. Tandem parking is not permitted unless the tandem parking spaces serve only the accessory dwelling unit.
514. Effect on density. Accessory dwellings units shall not be considered as an additional dwelling unit for the purpose of determining minimum lot size or maximum density.
15. Architecture. Accessory dwelling units should ensure aesthetic continuity by maintaining similar architectural styles and elements as the principal residence. The accessory dwelling unit shall have a similar architectural style, roof style, building materials, color, and window detailing as the principal residence.
16. Building entryways. Any new entryways for an accessory dwelling unit created either within the existing principal residence or as an addition to the existing principal residence must be located on the side or the rear of the principal residence.
17. Kitchen. Only one kitchen is allowed per accessory dwelling unit.
18. Utilities. Both the principal residence and the accessory dwelling unit shall be served with public water and public sanitary sewer. The accessory dwelling unit shall use the same water, sanitary sewer, gas, and electric utilities as the principal residence. Utilities shall not be metered separately.
19. Prohibited forms. Mobile homes, manufactured homes, recreational vehicles, travel trailers, shipping containers, and prefabricated metal boxes or metal buildings shall not be used as accessory dwelling units.
20. Home-based businesses. Home offices are the only type of home occupation allowed in an accessory dwelling unit. No other types of home occupations are allowed in an accessory dwelling unit. Non-resident employees, patrons, and clients are expressly prohibited at home occupations in an accessory dwelling unit.
21. Address. An accessory dwelling unit shall have the same street address number and mailbox as the principal residence.
22. Restrictive covenants. Nothing in this section shall be deemed to override any restrictive covenant on a tract or parcel of land or similar homeowner/neighborhood association regulations.



Section 3 Amendment. Amend Section 3:3, Definitions, of Article 3, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that 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 3. – ZONING DISTRICTS, GENERAL STANDARDS, DEFINITIONS

Sec. 3:3 – Definitions

~~*Accessory Apartment.* A separate and complete dwelling unit that is contained on the same lot as the structure of a single family detached dwelling or a business.~~

~~*Accessory Dwelling.* A residence located on premises with a main non-residential use and occupied only by a caretaker or guard employed on the premises and, as applicable, his or her family.~~

~~*Dwelling.* Any building or structure, or part thereof, used and occupied for human habitation or intended to be so used, and including any outhouses and appurtenances belonging thereto or usually used therewith, but excluding hotels, motels and rooming and boarding houses.~~

~~*Dwelling, garden court.* A single family dwelling unit, also known as a patio house, which is located on its lot nearer to one (1) side and/or rear property line(s) than is allowed for normal single-family dwellings; however, such structure cannot be located closer than five (5) feet to the side and/or rear property lines). For the purpose of this ordinance, a garden court dwelling shall be treated as a single family attached dwelling.~~

~~*Dwelling, multifamily.* A residential building containing three or more individual dwelling units located on a single lot or parcel of ground. A multifamily dwelling, commonly known as an apartment house, generally has a common outside entrance for all the dwelling units and the units are generally designed to occupy a single floor one (1) above the other. A dwelling or group of dwellings on one lot containing separate living units for three or more families, but which may have joint services or facilities.~~

~~*Dwelling, single-family.* A residential building containing only one (1) dwelling unit and not occupied by more than one (1) family.~~

~~*Dwelling, single-family attached.* Two (2) or more single-family dwelling units, each with its own outside entrance, which are generally joined together by a common party wall or connecting permanent structures such as breezeways, carports, or garages whether or not such a group is located on a single lot or parcel of ground or on adjoining individual lots. For the purpose of this ordinance, dwellings such as garden court dwellings, patio houses, rowhouses, townhouses, and zero lot line dwellings shall be treated as single family attached dwellings.~~

Business & Development Services Committee Meeting



~~*Dwelling, single-family detached.* A single dwelling unit on its own lot that is developed with open yards on all sides, but excluding manufactured homes, mobile homes, recreational motor vehicles or trailers. A single-family dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space or yards.~~

~~*Dwelling, two-family.* A residential building containing two (2) individual dwelling units located on a single lot or parcel of ground. A detached house designed for and occupied exclusively as the residence of not more than two families, each living as an independent housekeeping unit.~~

~~*Dwelling unit.* One (1) or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one (1) family with separate toilets and facilities for cooking and sleeping. A dwelling unit which is rented or leased for intervals of less than thirty (30) days shall constitute a short term rental. One or more rooms providing complete living facilities for one family, including kitchen facilities or equipment for cooking or provisions for the same, and including a room or multiple rooms for living, sleeping, bathing, and eating.~~

~~*Dwelling, zero lot line.* A single family dwelling, which has a zero foot setback from a side and/or rear property line. For the purpose of this ordinance, a zero lot line dwelling shall be treated as a single family attached dwelling.~~

~~*Family.* A person living alone, or a group of people, including domestic employees, living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, eating and sanitary facilities as distinguished from a group occupying a boardinghouse or other group living facility or visitor accommodations.~~

~~*Premises.* A lot ,parcel, tract, or plot of land together with all buildings and structures thereon.~~

~~*Principal residence.* A dwelling unit that constitutes the principal structure on a lot or parcel.~~

~~*Principle structure.* The main or predominant structure(s) in which the primary use occurs. ~~Parcels may support more than one (1) principal structure when said structure does not vary in gross floor area by more than twenty (20) percent.~~~~

~~*Residence.* A home, abode, or place where an individual resides.~~

~~*Tiny home.* A residential dwelling with a total gross floor area less than 800 square feet and that is usually designed for ergonomics and space efficiency.~~

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

Passed on First Reading: _____

Business & Development Services Committee Meeting



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



BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

MEETING DATE: October 6, 2025

AGENDA ITEM: 6c

TO: Business & Development Services Committee
FROM: Business & Development Services Director, David C. Dyrhaug
SUBJECT: Discussion of Overlay Districts,
Central Redevelopment District

BACKGROUND

Earlier this year, staff presented an introductory discussion to this Committee about overlay districts. This has been an on-and-off discussion among City of Mauldin officials for a number of years. The purpose of that discussion earlier this year was to gauge the interest of and seek direction from the current BDS Committee members regarding the consideration of overlay districts.

Additionally, City officials have recently commented on expanding CRD (Central Redevelopment District) zoning district to include additional properties potentially all the way to where Murray Drive intersects with N. Main Street.

In either approach, staff would like to understand better what is the primary objective that the City officials wish to achieve. This will aid staff in better crafting a strategy or ordinance to accomplish this objective.

PRIMARY OBJECTIVE DISCUSSION

When staff discussed overlay districts with this Committee earlier this year, staff explained that overlay districts are usually used to address special land use needs—they may address unusual topics, or be used to protect a particular natural resource or cultural resource, such as historic districts and landmarks, airports, floodplains, and environmentally sensitive areas (such as habitat, steep slopes, or wetlands). They may have other applications as well such as promoting transit-oriented development and/or pedestrian-focused design.

In the context of the City Center redevelopment area and N. Main Street, staff assumes that it is not the primary objective of City officials to protect natural resources such as floodplains or wetlands in this area nor to protect historic buildings. However, there still remain a myriad of worthwhile objectives that City officials wish to achieve. Examples may include:

- Pedestrian-oriented design and development that promotes wide sidewalks and pedestrian amenities such as plazas and benches while reducing the number of driveways;
- A particular style of architecture that differs from what is currently allowed or required throughout the rest of the City;
- The promotion of “third place” establishments where people can gather and socialize outside of the home and work;



- Urban form-based design which requires buildings pushed up to the street and off-street parking (if any) located behind the building;
- The promotion of vertically-integrated mixed use buildings that allow people to live, work, dine, shop, and play all in one place; or
- The beautification of the area accomplished through detailed landscape design.

Each of these examples involve very different strategies from one another.

You may think, I like all of these objectives and wish to pursue them all. It's okay for the City to have multiple objectives in the strategies that it considers. But sometimes trying to do too many things can accomplish very little or even nothing. Multiple objectives can have unintended consequences where the effects are skewed toward low priority objectives which are easier to meet, or the effects may even paralyze the redevelopment of a property or area. For this and other reasons *it is very important to have a primary objective* that will stand above any and all other secondary objectives. After we establish a primary objective, we can also figure out how it can be supplemented by secondary objectives without eroding its effect.

CRD Example

The City's CRD zoning district is an example of a strategy lacking a primary objective. When this district was adopted for the City Center area, its multiple objectives included fostering urban form, promoting mixed-use development, and encouraging pedestrian design in the redevelopment of this area. At that time, the district was updated to increase the maximum height in the district, allow additional uses such as townhomes while eliminating other formerly allowed uses such as motor vehicles services, eliminate minimum building setbacks, restrict driveway width, allow displays of merchandise on the sidewalk, allow outdoor dining, and more.

While these objectives and standards were well-intended, the reality in this district is that developers have pursued reoccupying existing buildings rather than constructing new development. This may be the result of cumbersome or cost-prohibitive standards for new construction or it may just be dictated by market forces. But this has been the case for each of the buildings formerly occupied by Family Dollar (now Bohemian Bull, et. al.), All Occasion Celebrations (now Tropical Grille), BB&T (now Mauldin Station Vet and Summer Moon), and Heely Brown (soon to be the Pickle Yard). The only new construction in the City Center area to date has been the Maverick Yards townhomes constructed on a property formerly occupied by Mauldin Public Works.

REQUEST

Staff is seeking input from the committee on what it envisions the primary objective is for the redevelopment of the City Center and N. Main Street area.

ATTACHMENTS

None