PLANNING COMMISSION MEETING

TUESDAY, OCTOBER 28, 2025 | 6 PM

The Planning Commission will meet at 6:00 p.m.
at the Mauldin City Hall at 5 East Butler Road
in the Council Chambers.

PLANNING COMMISSION AGENDA
OCTOBER 28, 2025

1. **Call to Order** — Chairman, Jonathan Paulsen
2. **Roll Call** — Staff, David Dyrhaug
3. **Pledge of Allegiance**
4. **Opening Remarks** — Chairman, Jonathan Paulsen
5. **Reading and Approval of Minutes**
   a. Planning Commission Meeting: August 26, 2025
6. **Old Business**

   None
7. **New Business**
   a. PC-2025-10-PD, final development plan for Phase 2 of the YMCA expansion at 550 Brookwood Point Place
   b. PC-2025-11-TA, a text amendment to the zoning ordinance to allow mobile food sales at specified places of entertainment
   c. PC-2025-12-TA, a text amendment to the zoning ordinance regarding accessory dwelling units
8. **Other Business**

   None
9. **Adjourn**

MAULDIN PLANNING COMMISSION
MINUTES
August 26, 2025 6:00 P.M.

MEMBERS PRESENT: Jonathan Paulsen, Randy Eskridge, Kevin Greene, Chauncelynn Locklear, Lyon Bixler, Raj Reddy, Dan Chism

MEMBERS ABSENT: None

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Paulsen called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

READING OF MINUTES

Mr. Eskridge moved to accept the minutes for the July 22, 2025, Planning Commission meeting.

Ms. Locklear seconded the motion.

The motion to accept the minutes for the July 22, 2025, Planning Commission meeting passed by unanimous vote, 7-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

No new business was discussed.

OTHER BUSINESS

Rules of Procedure Adoption

Mr. Dyrhaug presented the Planning Commission's current rules of procedures along with a few recommended revisions.

The Planning Commission discussed the rules and proceedings of public hearings.

Mr. Chism moved to adopt the rules of procedure with the revisions recommended by staff.

Mr. Reddy seconded the motion.

The motion to adopt the revised rules of procedure passed by unanimous vote, 7-0.

Election of Officers

Mr. Dyrhaug opened the floor to nominations for the office of chair.

Mr. Eskridge nominated Mr. Paulsen for the office of chair.

Ms. Locklear seconded the nomination.

No other nominations for chair were made.

Mr. Dyrhaug closed the floor to nominations for the office of chair.

By a vote of 7-0, the Planning Commission elected Mr. Paulsen to serve in the office of chair.

Mr. Dyrhaug opened the floor to nominations for the office of vice-chair.

Mr. Eskridge nominated Ms. Locklear for the office of vice-chair.

Mr. Bixler seconded the nomination.

No other nominations for vice-chair were made.

Mr. Dyrhaug closed the floor to nominations for the office of vice-chair.

By a vote of 7-0, the Planning Commission elected Ms. Locklear to serve in the office of vice-chair.

Schedule Meeting Dates

The Planning Commission discussed the meeting schedule for the next 12 months.

Mr. Greene moved to adjust the meeting dates for November and December to November 18 and December 16, respectively.

Mr. Reddy seconded the motion.

The motion to adjust the meeting dates for November and December passed by unanimous vote, 7-0.

No other business was discussed.

ADJOURNMENT

Ms. Locklear moved to adjourn the meeting.

Mr. Eskridge seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 7-0.

The Planning Commission meeting adjourned at 6:35 p.m.

SITE DATA

JURISDICTION:	CITY OF MAULDIN
ZONING:	PLANNED DEVELOPMENT
TMS NO.:	0295000100209 & 0295000100212
PARCEL AREA:	±17.36 ACRES
FRONT SETBACK:	45'
SIDE SETBACK:	25'
REAR SETBACK:	25'

BUILDING DATA:
EXISTING AREA: ±80,600 SF (AFTER PHASE I COMPLETION)
PHASE II EXPANSION AREA: ±10,000 SF
TOTAL MAIN BUILDING AREA: ±90,600 SF
AIRNASIUM AREA: ±9,900 SF
RESTROOM POD AREA: ±1,100 SF
POOL ENCLOSURE AREA: ±7,400 SF

PARKING CALCULATIONS:
PHASE II EXPANSION AREA: ±11,400 SF @ 1 SPACE/250 SF (46 SPACES REQUIRED)
TOTAL MAIN BUILDING PARKING REQUIRED: ±327
AIRNASIUM AREA: ±9,900 SF @ 1 SPACE/250 SF (40 SPACES REQUIRED)
POOL ENCLOSURE AREA: ±7,400 SF @ 1 SPACE/5,000 SF (2 SPACE REQUIRED)
ATHLETIC FIELDS: 3 FIELDS @ 27 SPACES/FIELD (81 SPACES REQUIRED)
TOTAL PARKING REQUIRED: ±450 SPACES
PARKING PROVIDED ONSITE: ±464 SPACES (AFTER PHASE II)
*FINAL PARKING CONFIGURATION AND TOTAL PARKING COUNT MAY VARY SLIGHTLY AFTER FINAL DESIGN.

EXISTING PARKING: ±283 SPACES (AFTER PHASE I)
NET PARKING CHANGE: +181 SPACES

ADA PARKING REQUIRED: 9 SPACES TOTAL (2 VAN ACCESSIBLE)
ADA PARKING PROVIDED: 23 SPACES TOTAL (6 VAN ACCESSIBLE)

BROOKWOOD POINT PLACE
(60' R/W)
707.39'
IPF 1/2" REBAR
C1
L1
IPF 1/2" REBAR
IPF 1/2" REBAR
BROOKWOOD POINT PLACE
(60' R/W)
N 62°00'59" E
ASPHALT PATH
609.55'
NEW FENCE TO PROTECT FROM BALLS ROLLING TOWARD BROOKWOOD POINT PLACE
JURISDICTIONAL WETLANDS
35' STREAM BUFFER
WALKING TRAILS
(F) FINAL ATHLETIC FIELD SIZES, CONFIGURATIONS, AND ORIENTATION MAY CHANGE AS DESIGN PROGRESSES ±90,000 SF DEPICTED
N/F THROOP LOCKEY PIN # 0295000100204 (DB 2497, PG. 5225) (PB. 1117, PG. 77)
N 26°38'09" W 200.81'
WETLANDS 9909.58 Sq. Feet
NEW PROPERTY LINE LOCATION FOR LOT LINE ADJUSTMENT TO FOLLOW CENTERLINE OF CREEK AS PREVIOUSLY SURVEYED
IPF 3/4" OPEN TOP
S 54°13'24" W 66.02'
IPF 3/4" OPEN TOP
N/F LUANNE GRANT PIN # 0295000100201 (DB 2425, PG. 2554)
N 40°39'36" W
STORMWATER MANAGEMENT
(D) FUTURE PROPOSED RESTROOM AND STORAGE BUILDING
(C) FUTURE PROPOSED AIRNASIUM ±9,900 SF
FUTURE PROPOSED PLAYGROUND ±4,150 SF
(A) FUTURE PROPOSED EXPANSION ±10,000 SF
EXISTING YMCA BUILDING (PHASE I)
YMCA BUILDING FFE=841.5'
(B) FUTURE CHILD WATCH INFILL ±1,400 SF
NEW FENCE (MATCH EXISTING)
(E) FUTURE POOL FRAME AND OPERABLE ENCLOSURE ±7,400 SF
EXISTING OUTDOOR POOL ±7,500 SF
(G) EXISTING KIDDIE POOL AND TRIANGULAR AREA TO BE CONVERTED TO FUTURE SPLASH PAD ±5,000 SF
C2
CONC. MON.
CONC. MON.
S 59°46'01" W 345.57'
S 59°42'55" W 521.71'
ASPHALT PATH
WETLANDS 12463.53 Sq. Feet
SHADED ZONE X
ZONE AE
FLAG POLE
S 07°04'12" E
L5
S 09°03'23" E 70.76'
L5
GOLDEN STRIP FREEWAY
INTERSTATE 385
(VARIABLE R/W)
EXIT SIGN

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- SB — STREAM BANK
- WB — WETLAND BUFFER
- LC — LIMITS OF CONSTRUCTION/DISTURBANCE
- 1000 — EXISTING CONTOUR
- 1000 — PROPOSED CONTOUR
- WATER MANHOLE
- DRAINAGE MANHOLE (EXISTING)
- DRAINAGE MANHOLE (PROPOSED)
- CATCH BASIN (EXISTING)
- CATCH BASIN (PROPOSED)
- HEADWALL (PROPOSED)
- FLARED END PIPE (PROPOSED)
- STORM DRAINAGE PIPE (EXISTING)
- STORM DRAINAGE PIPE (PROPOSED)
- SS — SANITARY SEWER LINE (EXISTING)
- SS — SANITARY SEWER LINE (PROPOSED)
- SANITARY SEWER MANHOLE (EXISTING)
- SANITARY SEWER MANHOLE (PROPOSED)
- W — WATER LINE (EXISTING)
- W — WATER LINE (PROPOSED)
- GAS — GAS LINE (EXISTING)
- GAS — GAS LINE (PROPOSED)
- UGT — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER OPTIC LINE (EXISTING)
- FOC — UNDERGROUND FIBER OPTIC LINE (PROPOSED)
- UGP — UNDERGROUND ELECTRIC (EXISTING)
- UGP — UNDERGROUND ELECTRIC (PROPOSED)
- OHP — OVERHEAD POWER (EXISTING)
- OHP — OVERHEAD POWER (PROPOSED)
- WATER METER
- WATER VALVE
- HYDRANT (EXISTING)
- HYDRANT (PROPOSED)
- LIGHT POLE (EXISTING)
- UTILITY POLE (EXISTING)
- TRAFFIC SIGNAL POLE
- SIGN
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL BOX
- IRON PIN—REBAR FOUND

NOTES:

1. THE CONTRACTOR SHALL COORDINATE THE EXACT BUILDING & DUMPSTER DIMENSIONS, EXTERIOR BUILDING ELEVATIONS, ATTACHED CONCRETE FLATWORK, SIDEWALKS, RAMPS, STOOPS, STEPS, UTILITY LOCATIONS, ETC. WITH THE ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS INCURRED BY A FAILURE TO COORDINATE BETWEEN CIVIL AND ARCHITECTURAL PLANS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.
3. CONTRACTOR'S SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT LICENSED LAND SURVEYOR TO VERIFY AND TO APPROVE PRIOR TO BEGINNING BUILDING CONSTRUCTION.
4. THE CONTRACTOR SHALL SEE THE ARCHITECTURAL BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, COLUMN LINES, WALL DIMENSIONS, DOOR LOCATIONS, STOOP/STEP LOCATIONS, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF ENGINEER.
5. ALL CURBING ON PRIVATE PROPERTY SHALL BE 18" CURB AND GUTTER PER **GREENVILLE COUNTY** LATEST STANDARD.
6. ALL SIDEWALKS AND A.D.A. PATHS SHALL BE A.D.A. COMPLIANT AND HAVE A MAXIMUM CROSS-SLOPE OF 2.00% (1:50) AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (1:20).
7. ALL A.D.A. PARKING SPACES SHALL BE A.D.A. COMPLIANT AND HAVE A MAXIMUM SLOPE OF 2.00% (1:50) IN ANY DIRECTION.
8. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
9. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CURBING, UTILITY POLES, CONTROL BOXES, CATCH BASINS, ETC. NEAR PROPOSED A.D.A. SIDEWALKS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER AND OWNER'S REPRESENTATIVE OF ANY CONFLICTS THAT WOULD NOT ALLOW SIDEWALK TO BE INSTALLED PER A.D.A. REQUIREMENTS WITHOUT RELOCATING EXISTING ITEMS.
10. ALL PAVEMENT MARKINGS WITHIN **GREENVILLE COUNTY, SCDOT,** & PRIVATE ROAD RIGHTS-OF-WAYS SHALL MEET MUTCD AND **GREENVILLE COUNTY & SCDOT** STANDARDS.
11. ALL STRIPING IN **GREENVILLE COUNTY & SCDOT** RIGHT-OF-WAY SHALL BE INSTALLED TO **GREENVILLE COUNTY & SCDOT** STANDARDS AND SPECIFICATIONS. ALL OTHER STRIPING IS PAINTED.
12. NO WORK IS TO BE PERFORMED IN THE **GREENVILLE COUNTY OR SCDOT** RIGHT-OF-WAY WITHOUT COPIES OF APPROPRIATE ENCROACHMENT PERMITS.
13. ALL WORK PERFORMED IN THE RIGHT-OF-WAY SHALL CONFORM TO THE ENCROACHMENT PERMIT. ENCROACHMENT PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO START OF WORK IN THE ROW.
14. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ON FINISH PATTERNS OF ALL SIDEWALKS AND CONCRETE FLATWORK. DETAILS AND INFORMATION ON CIVIL PLANS IS FOR INFORMATION ONLY AND DOES NOT ADDRESS SCORING AND FINISH.
15. THE CONTRACTOR SHALL USE ARCHITECTURAL PLANS FOR DETAILS OF STEPS, DOCKS, RAMPS, SIDEWALKS, TRANSFORMERS, UTILITY CONNECTIONS, DUMPSTER(S), ETC.

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

N W E S

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

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Project Number: 2025-066
DWG Name: 2025-066 D1.dwg
Drawing Scale: as noted
Date of Project: 07/2025
Engineer of Record:

blueWATER civil design
civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 · GA PEF005865
NC P0868 · AL CA4065E

the YMCA — FOR YOUTH DEVELOPMENT® FOR HEALTHY LIVING FOR SOCIAL RESPONSIBILITY

BROOKWOOD YMCA PHASE II

550 Brookwood Point Pl
Simpsonville, SC 29681

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	07/25/2025	Expedited Review 1st Submittal
B	07/30/2025	Expedited IFC
C	09/05/2025	City of Mauldin Staff Review
D	09/23/2025	City of Mauldin PC Submittal

PRELIMINARY SITE PLAN

C101

PLANT SCHEDULE:

QUANTITY	SPECIES	SYM.	HEIGHT	SIZE	SPACING
9	AUTUMN BLAZE RED MAPLE	ABRM	12'-14'	2" CAL.	VARIES - SEE PLAN
7	BOSQUE ELM	BE	12'-14'	2" CAL.	VARIES - SEE PLAN
5	EASTERN REDBUD	ER	8'-10'	1.5" CAL.	VARIES - SEE PLAN
19	HIGHTOWER WILLOW OAK	HWO	12'-14'	2" CAL.	VARIES - SEE PLAN
48	FORTUNE'S OSMANTHUS	OSM	---	3 GAL.	VARIES - SEE PLAN
48	OTTO LUYKEN LAUREL	LRL	---	3 GAL.	VARIES - SEE PLAN

LANDSCAPING PLAN NOTES:

- THE AREA IN THE FRONT OF THE BUILDING IS TO BE SODDED.
- THESE PLANS SHOW THE MINIMUM AMOUNT OF LANDSCAPING THAT WE KNOW WILL TAKE PLACE. THE EXACT LOCATION AND SPECIES OF THE TREES AND SHRUBS SHOWN MAY CHANGE SLIGHTLY AS WE GET FURTHER ALONG IN THE DESIGN PROCESS.
- ADDITIONAL SHRUBBERY AND OTHER LANDSCAPING DETAILS WILL BE ADDED AT A LATER DATE AS DESIGN CONTINUES.
- THIS PHASE II LANDSCAPE PLAN UTILIZES SOME OF THE PLANTINGS THAT WERE PREVIOUSLY APPROVED FROM PHASE I. THESE PHASE I PLANTINGS ARE SHOWN AS EXISTING.
- THIS LANDSCAPE PLAN WILL SUPERSEDE THE PREVIOUSLY PERMITTED LANDSCAPE PLAN FROM PHASE I THAT IS CURRENTLY UNDER CONSTRUCTION. AS SUCH, SOME TREES THAT WERE TO BE PLANTED IN PHASE I WILL NO LONGER BE NECESSARY DUE TO THE LOCATION OF VARIOUS PHASE II IMPROVEMENTS.

BROOKWOOD POINT PLACE
(60' R/W)

BROOKWOOD POINT PLACE
(60' R/W)

NEW FENCE TO PROTECT FROM BALLS ROLLING TOWARD BROOKWOOD POINT PLACE

JURISDICTIONAL WETLANDS

35' STREAM BUFFER

WALKING TRAILS

(F) FINAL ATHLETIC FIELD SIZES, CONFIGURATIONS, AND ORIENTATION MAY CHANGE AS DESIGN PROGRESSES ±90,000 SF DEPICTED

NEW PROPERTY LINE LOCATION FOR LOT LINE ADJUSTMENT TO FOLLOW CENTERLINE OF CREEK AS PREVIOUSLY SURVEYED

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PIN # 029500100204
(DB 2497, PG. 5225)
(PB. 1117, PG. 77)

N/F
LUANNE GRANT
PIN # 029500100201
(DB. 2425, PG. 2554)

WETLANDS
9909.58 Sq. Feet

STORMWATER MANAGEMENT

(D) FUTURE PROPOSED RESTROOM AND STORAGE BUILDING

(C) FUTURE PROPOSED AIRNASIUM ±9,900 SF

FUTURE PROPOSED PLAYGROUND ±4,150 SF

(A) FUTURE PROPOSED EXPANSION ±10,000 SF

EXISTING YMCA BUILDING (PHASE I)

YMCA BUILDING FFE=841.5'

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(E) FUTURE POOL FRAME AND OPERABLE ENCLOSURE ±7,400 SF

EXISTING OUTDOOR POOL ±7,500 SF

(G) EXISTING KIDDIE POOL AND TRIANGULAR AREA TO BE CONVERTED TO FUTURE SPLASH PAD ±5,000 SF

NEW FENCE (MATCH EXISTING)

ASPHALT PATH

ASPHALT PATH

FLAG POLE

WETLANDS
12463.53 Sq. Feet

SHADED ZONE X
ZONE AE

SIGN

GOLDEN STRIP FREEWAY
INTERSTATE 385
(VARIABLE R/W)

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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811
SAFE DIGGING PARTNER

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Project Number: 2025-066
DWG Name: 2025-066 D1.dwg
Drawing Scale: as noted
Date of Project: 07/2025
Engineer of Record:

blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

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BROOKWOOD YMCA
PHASE II
550 Brookwood Point Pl
Simpsonville, SC 29681

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
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LANDSCAPE PLAN

L101

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 October 28, 2025.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin 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, except that more than two mobile food sales vendors may be allowed for events in accordance with Section 7:3.5(A) or Section 7:3.6(B).
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

***

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

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 October 28, 2025.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin 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. <u>The specific conditions and specific uses standards provided in this Ordinance are not eligible for variance, unless otherwise specified.</u>
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.

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	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
Residential Accessory Uses and Structures											
Accessory Dwelling <u>Unit</u>	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, unless expressly stated otherwise.

***

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 thereon. If at any time 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.
~~2~~3. *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 maximum size, height, placement, and setback requirements provided herein.
~~3~~4. *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.
~~6~~5. *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 of detached structures.* An accessory dwelling unit that is detached from the principal residence shall not exceed the height of the principal residence. Additionally, the accessory dwelling unit shall not consist of more than two stories above ground.
7. *Placement of detached structures.* Any accessory dwelling unit that is detached from the principal residence 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.
~~7~~10. *Ownership.* Accessory dwelling~~s~~ units shall not be sold apart, subdivided or otherwise segregated in ownership from the principal residence ~~upon the same property~~.
~~8~~11. ~~*Short-term r*~~*Rental.* Accessory dwelling~~s~~ 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.

~~4~~12. *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. Parking pads for the accessory dwelling unit shall not be placed in front of the principal residence. The driveway may be used for parking for the accessory dwelling unit.

~~5~~14. *Effect on density.* Accessory dwellings~~s~~ 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, including roof style, building materials, color, and window design, as the principal residence.

16. *Building entryways.* No building entryways for an accessory dwelling unit within or attached to the principal residence shall face the street or be located along the front façade 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.

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. However, a manufactured home, shipping container, or metal building which is clad and designed in accordance with the architectural requirements herein may be allowed.

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

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~~*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~~.

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.

***

Story. A horizontal section of a building defined as the space between the surface of a floor and the surface of a floor or roof directly above it.

***

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: _____

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