



PD & POD SITE PLAN REVIEW PROCESS FOR THE CITY OF MAULDIN, SC

Definition of Districts

Planned Development (PD)

The PD district gives developers greater flexibility by removing many of the conventional zoning restrictions. This district is intended to encourage large-scale developments that incorporate a variety of land uses and provide a full range of residential types to serve the residents of the district. Two types of planned development districts accommodating primarily residential or non-residential uses are allowed as follows:

PD-R, Planned Development – Residential

The PD-R district is intended to accommodate primarily residential uses, with non-residential uses integrated into the design of such districts as secondary uses.

PD-C, Planned Development – Commercial

The PD-C district is intended to accommodate primarily non-residential uses, with residential uses integrated into the design of such districts as secondary uses.

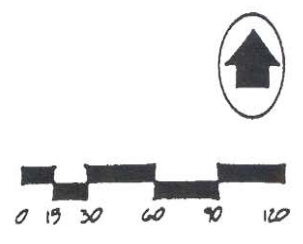
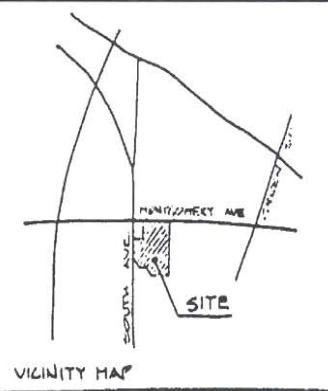
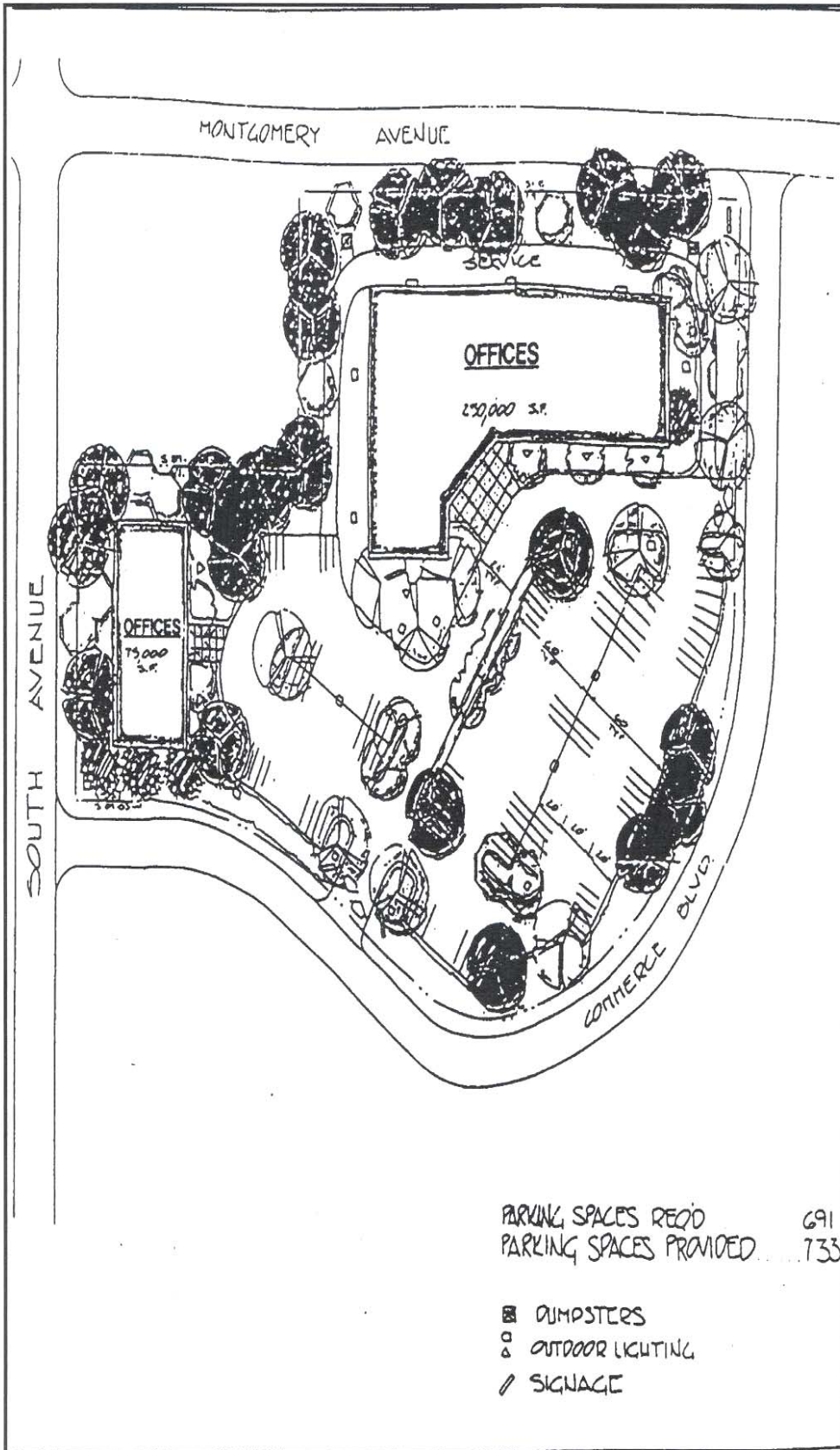
Planned Office District (POD)

The POD district is for office development that is compatible with surrounding residential development. This district is limited to office and research facilities and excludes any use involving retail sales or the stocking and storage of merchandise, except as provided by Section 5:13.2 of the Mauldin City Zoning Ordinance.

The Process

- ◆ The applicant submits a completed site plan, review application, and fee (see last page of brochure) based upon the requirements of the Land Development Regulations, Section 3 or 4, and any specific requirements as established in a Preliminary Development Plan and Statement of Intent (Section 5:11.2 B. of the Mauldin City Zoning Ordinance)
- ◆ The applicant posts signs on site at least 10 days prior to the Planning Commission meeting date; these will be checked at that time by staff (not posting the required signs would be grounds to remove the site plan review application from the Planning Commission agenda for that month).
- ◆ Following a staff review of the plans, a plan review staff report will be prepared and mailed to the Mauldin Planning Commission. On the night of the Mauldin Planning Commission meeting the staff will present a recommendation based upon the staff report. This recommendation shall be for approval, denial, or approval with contingencies.
- ◆ Following the staff report presentation, the Mauldin Planning Commission will vote to approve, deny, or approve the plan with contingencies that, if approved, the applicant shall make an integral part of the proposed site plan.
- ◆ Generally, a Preliminary Subdivision Plat shall be approved by the Mauldin Planning Commission prior to the review and approval of a site plan. Once the Preliminary Subdivision Plat and site plan are approved, a Final Subdivision Plat shall be received and approved illustrating consistency among all documents, before any building permits may be issued.

EXAMPLE OF SITE PLAN



FINAL PLAN

Hawthorne

PARKING SPACES REQ'D 691
 PARKING SPACES PROVIDED 733

- DUMPSTERS
- OUTDOOR LIGHTING
- / SIGNAGE

MEGA Realty Corp.
 GREENVILLE, SC.

Sample Site Plan Not to Scale

INFORMATION TO BE PROVIDED WITH APPLICATION FOR PLAN REVIEW

SITE PLAN INFORMATION

A. ___ **Site Plan*** and boundary survey prepared by a registered engineer/surveyor/landscape architect drawn to a scale no greater than 100' to 1" with vicinity map, title block, scale, north arrow, the location of any utility easements, the names of boundary streets, yard dimensions from the development boundaries and adjacent streets, and the location, size and use(s) of all proposed structures. The following must also be provided along with the Site Plan if applicable.

1. **The location of opens space areas, *** specifying the proposed treatment or improvements of all such areas and delineating those areas proposed for developed recreational facilities (i.e. pools, tennis courts, etc.).
2. **A traffic circulation plan, *** including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drive medians, service areas, dumpster pads, entrances to parking areas, the dimensions of parking spaces, etc., and a traffic calming plan, including design standards and methods used.
3. **A Lighting plan,** designed and in accordance with Mauldin City Zoning Ordinance Section 6:19, Lighting
4. **A Landscape plan,** designed and in accordance with Mauldin City Zoning Ordinance Section 6:17, Landscaping and Design Requirements
5. **A Signage Plan, *** designed and in accordance with Mauldin City Zoning Ordinance Section 6:11, Signs; including the location, dimensions, construction materials, method of illumination, and color scheme for all exterior signage of the development. [Approval of the signage plan only, may take place at a later date following the approval of the remaining elements of the Site Plan.]

B. ___ **Architectural elevations *** of typical building/structures and their design standards including dimensions, construction materials and color scheme.

C. ___ **A chart *** outlining the gross square footage and/or the number of residential dwelling units, by type and number of bedroom units in each. Also to contain the total floor area for a all nonresidential uses by type, the number of acres devoted to each land use, and the total number of parking spaces provided. This information can be included on the Site Plan or can be provided as a separate document.

D. ___ **Other Information, *** in addition to the required site plan information, please state or describe any other information submitted in support of this application

* This listing and brochure are intended to serve as an abbreviated checklist of requirements to be used for information only. Please see the [Mauldin City Land Development Regulations Ordinance, Sections 3 or 4](#) and the [Mauldin City Zoning Ordinance, Sections 5:11 or 5:13](#) for specific application procedures and complete requirements

**APPLICATION FOR SITE PLAN REVIEW
CITY OF MAULDIN, SC**

DEVELOPMENT NAME _____ **ZONING DISTRICT** _____
 Property Location _____ Tax Sheet _____ Block _____ Lot(s) _____

PROPERTY OWNER:

Name _____
 Address _____
 Telephone Number _____

AUTHORIZED REPRESENTATIVE:

Name _____
 Address _____
 Telephone Number _____

2009 SITE PLAN REVIEW SCHEDULE FOR PD AND POD ZONING DISTRICTS												
SCHEDULE OF DATES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
APPLICATION DEADLINE 4:30 P.M.	DEC 15	JAN 2	FEB 6	MAR 2	APR 10	MAY 8	JUN 12	JUL 10	AUG 7	SEP 8	OCT 5	OCT 30
SIGN POSTING DEADLINE FRIDAY AT 8:00 A.M.	12	9	9	13	11	8	13	10	7	12	2	NOV 30
PUBLIC HEARING DATE TUESDAY AT 5:00 P.M. MAULDIN CITY HALL	27	24	24	28	26	23	28	25	22	27	17	15

1) A PRE-APPLICATION MEETING IS ENCOURAGED BEFORE PLANS ARE SUBMITTED. IF THIS OPPORTUNITY IS WAVED AND THE APPLICATION IS DETERMINED TO BE INCOMPLETE, THE REQUEST MAY BE DEFERRED UNTIL SUCH TIME AS THE APPLICATION REQUIREMENTS ARE FULFILLED.
2) A \$50 FEE MUST ACCOMPANY EACH APPLICATION
3) DATES ARE SUBJECT TO CHANGE

CERTIFICATE OF RECEIPT

This is to certify that I have received _____ "Plan Review" sign(s) for the purpose of posting property identified in the Greenville County Tax Book as Sheet _____ Book _____ Lot(s) _____. I understand that the signs must be posted on the property by ___/___/___ and maintained on the property until the Planning Commission Meeting on ___/___/____. All Signs will be removed within 30 days following the meeting date.

I do hereby certify as property owner/authorized representative that the information shown on this application is correct, and that I will comply with the requirements of this application.

 Signature

Date: _____/_____/_____

Date: _____/_____/_____ Fee: \$_____ Received By: _____

Questions? www.greenvilleplanning.com or call (864) 467 -7270
 Greenville County Planning Commission
 301 University Ridge Suite 400 Greenville, South Carolina 29601 Fax (864) 467-5962