

Minutes
Building Codes Committee
October 1, 2018
6:00 PM
1st committee meeting

Members present were Chairman Dale Black, Committee members Carol King and Larry Goodson. Interim City Administrator Bryan Turner, Interim Assistant City Administrator Van Broad, and David Dyrhaug, Economic Development Planner were also present.

1. Call to order- Chairman Black

Mayor Raines introduced Girl Scout Troop 1330. They were present to work on a government badge.

2. Public comment- None

3. Reading and approval of minutes- September 4, 2018

Councilwoman King made a motion to accept the minutes with Councilman Goodson seconding. The vote was unanimous (3-0).

4. Reports or communications from city officers

a. Budget Review- The budget is at 83%. BDS staff and services are working hard. Credit card services are up and running. A conference call is scheduled this week with View Permit to get more use out of the software.

Van reported some research has been done on our permit and business license fees and our fees are below our sister cities'. We could look at incrementally increasing the fees if it is council's pleasure. Councilman Goodson said he would like something in hand to look at after we get the software up and running with its features.

David and Van met with a developer today who may be interested in availing themselves of the abandoned building tax credit we offer.

b. Department report- Zoning Code revisions

David advised committee that the zoning codes are being reviewed to make sure they are sensible. There may be some proposed revisions coming soon through committee. For example, there is a requirement of a street scape buffer within the first 10 feet of someone's property and is limited to 10 feet. Sometimes it interferes with site triangles and utilities are usually located there. This will probably need to be revised to widen out the landscaping requirements. Councilman Goodson said he was glad this is being done and he wants to make sure we look at the code that addresses asphalt.

5. Unfinished business

6. New business

- a. Annexation at 212 Adams Mill Road- This is the property at the corner of Adams Mills and Ashmore Bridge Road and is currently the horse farm Whispering Pines. One parcel is 21.6 acres and the other is .04 acres. There is a development for single family attached and detached homes that has this property under contract. Metro has a sewer line near the property and will maintain and own the lines for this development. RM1 is the zoning requested and is compatible with the bordering properties.

This was supposed to be up for consideration last month, but there were issues with a pond that was discovered on the property. This zoning and annexation will be exclusive of the pond. Councilman Goodson asked for a letter from Metro. The developer said he has a signed SSAR and would get committee a copy of the paperwork.

Councilwoman King made a motion to send this to council with a second by Councilman Goodson. The vote was unanimous (3-0).

- b. Annexation at 1215 Miller Road- This is near the gymnastics building. One parcel is a 10 foot strip and the other is .09 acres. There is no sewer close to the property but there is a septic system. This would be for a small marketing business not larger than a single family unit. The zoning being requested is S1 and is surrounded by residential. There is industrial across the street.

Chairman Black said there is a buffer between the business and Pine Forest and Oak Forest subdivisions. Councilman Goodson asked if this was the house that was going to be Big Boys Toys. David said no. Van said that is two houses over back toward Woodruff Road. Councilman Goodson said there is an ordinance that if sewer is available, the property must tie in. He asked if that would be attached to this agreement. David said it would not apply in this case because sewer is not available. Councilman Goodson asked if there should be a release of liability for the septic system. Van said we could include that in the paperwork.

Councilman Goodson made a motion to send this to council with a second by Councilwoman King. The vote was unanimous (3-0).

- c. Annexation along Ashmore Bridge Road- Chairman Black said there are questions on this item and it cannot be forwarded to council.

David Dyrhaug said the first property is a 12 acre parcel at Ashmore Bridge and Ranch Road. This property is not developed. There are no immediate development plans. It will get the City further down Ashmore Bridge.

The second parcel is a single property of 1.5 acres in the Braemoor subdivision.

Across the street are three more properties in Braemoor that will allow annexation of a 10 foot strip in front of the properties.

At the Reedy River, there is a 75 acre parcel called Hidden Lake Reserve. The developer has started first phase and has sold it to the builder. We are in conversation with the builder, so this first phase is not part of the parcel. The development is a PD in the County currently. This is under a different fire district but there will be no problem bringing it into the City. Our fire chief has been discussing this annexation and others with the fire chief of the current district.

All the paperwork for the 10 foot strips in Braemoor has not been signed. There is sewer ready and available through Metro. There is no rush on any of these annexations.

This entire item was kept in committee until the paperwork is completed.

7. Public comment- None

Mayor Raines addressed the Girl Scout troop and took them upstairs to explain to them what just happened in committee.

8. Committee concerns

Chairman Black said there is a owner of a building behind Enterprise and Wells Fargo on Main Street. He is interested in the abandoned building tax credit. The owner of this building is going to renovate the building. This item could come to council as a committee of the whole item.

Councilman Goodson said the Pizza Factory needs a new parking lot. They have been very busy. Councilman Goodson asked if we are we letting people know they can do banners for a grand opening. Van said we have not been, but can do that moving forward.

Van reported that J. Peters is moving in to the old K Town and are planning to open in November.

Councilwoman King said the owner has now sent his new franchises to the coast and was not interested in opening any more locations in the upstate, but because of the surrounding businesses and the rooftop demographics, he is opening the new location in Mauldin. Councilman Goodson said we have an ordinance that allows for a 45 foot sign now. He doesn't think anyone has taken advance of this.

9. Adjournment- Chairman Black adjourned the meeting.

Respectfully Submitted,

Cindy Miller
Municipal Clerk

NOTICE: A majority or quorum of City Council may attend a committee meeting.