

**Minutes
Building Codes Committee
December 3, 2018
6:00 PM
2nd committee meeting**

Members present were Chairman Dale Black, Committee members Carol King and Larry Goodson. David Dyrhaug, Economic Development Planner, Chief Bryan Turner, and City Administrator Brandon Madden were also present.

1. Call to order- Chairman Black
2. Public comment
3. Reading and approval of minutes- November 5, 2018
Councilman Goodson made a motion to approve the minutes with Councilwoman King seconding. The vote was unanimous (3-0).
4. Reports or communications from city officers
 - a. Budget Review- The budget looks good.
 - b. Department report- All staff will be trained on View Permit software. Residential permit valuations, which is the cost of permits for building a project out, have increased to \$20 million.

Commercial permit valuations are \$63 million and have increased over the last three years. These numbers do not include Bridgeway Station, Forrester Drive or Verdin Road. Van said these numbers should easily double next year.

Councilwoman King said she saw Hunter Howard today at a conference and he commented on Mauldin's growth. The Travelers Rest Mayor was also in attendance and said Mauldin's website looks great and she commented on our new app as well.

Discussion on direction and reorganization of the department- Mark said staff has looked at the direction in which they would like to see the BDS department go. All departments are working together well. Staff is thinking about having a manager rather than a Director. A Business and Development Services Manager would come in as part of the Community Services Development Department. Council would need to determine if they would like to see another Director in the BDS department or if they would like to hire a Manager for the department. Councilwoman King said Van and David are both stretched to the limit with annexations and other work and having a manager for BDS would help take some work off of them. Chairman Black said he thinks we could try a manager first and if we need to hire a Director later, we can still do that. Having a manager would save the city money.

Councilman Goodson agreed that the department is doing well. If a department head comes in, they may not work with new development or fit in with what the City wants to do. A manager in the department should work well. Chairman Black said we could look at this in committee next month and send something to council then. Councilwoman King said Van was asked to evaluate the department's activities and is doing that with his suggestions. Chairman Black would like to hear Mr. Madden's suggestions as well next month.

Councilman Goodson said we may think about an executive session when discussion turns to personnel.

This item needs no action.

5. Unfinished business

6. New business

- a. Annexation at 1215 Miller Road- David reported this item was discussed in council a couple of months ago. It is a proposed live/work office. We currently do not have a zoning district to allow this. The closest thing was S1. This zoning is concerning as a lot of different types of businesses are allowed in S1. This area has homes with a few commercial businesses. The planning commission looked at this new zoning and unanimously approved the district. The applicants have signed new petitions for RO (Residential Office) zoning. The proposed company is a marketing company for adventure lifestyles.

Chairman Black asked what RO zoning would allow. David said true to its name, Residential Office would be focused on allowing residential and offices as well as mixture of the two. There would be no commercial use other than office. The projects would have a residential look to them. Councilman Goodson said this would be a tool the City could use to bring in some other businesses.

Chairman Black said this property is served by a septic tank. David said Daniel Hughes prepared a release form stating the City is not responsible for the septic tank. Chairman Black said page 2 of the documentation needs to be changed from S1 to RO. These are two pieces of property- one is a 10 foot strip that would stay R12 to get the property contiguous to the City and the other is .9 acres proposed to be zoned RO.

Councilwoman King made a motion to move this item to council with Councilman Goodson seconding. The vote was unanimous (3-0).

- b. Annexation at 225 Smith Hines Road- This project consists of 4 acres next to Glengarry subdivision. It would include approximately 23 attached homes. Metro Sewer has given approval. The property is in the Mauldin Fire District and the developer is asking for RM1 zoning. The streets would be privately owned. This will be a positive financial impact to the City. Councilman Goodson asked if it is near the house that sits sideways past the stop sign going towards I385. David answered yes.

Councilman Goodson made a motion to send this to the council agenda with Councilwoman King seconding. Chairman Black asked about the wording in RM1 that says retail could be allowed. David said that is only permitted by special exception. Council has never approved retail in an RM1 district.

The vote was unanimous (3-0).

- c. Annexation at Ashmore Bridge Road- This is a combination of several properties and part of it includes a 10 foot strip that runs across three properties in Braemoor subdivision. This also includes 12 acres at Ranch and Ashmore Bridge Roads proposed at RM1. There are no development plans for this property now. These tracts will get the City down to Hidden Lake Preserve. The majority of Hidden Lake Preserve is 75 acres. The price point is high \$200,000- low \$300,000. Metro has approved sewer for the development. The 12 acre tract is our Fire District. The other tracts are currently serviced by South Greenville Fire District. Hidden Lake is currently PD in County and would like to be zoned RM1 in the City. This should be a positive fiscal impact for the City.

Chairman Black asked about the fire service area. Chief Stewart said he had talked to the South Greenville Fire Chief. They will lose a portion of their tax revenue but they are starting some new projects. There are no structures on the property now they are protecting.

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

- d. Annexation at Quartz Circle- Standing Springs Road- This annexation is on the other side of Legacy Pines Golf Course where Hejaz owns. This applicant has asked Hejaz for a 10 foot strip along the property line. Their property line is jagged. This property is 93 acres and will be approximately 315 detached homes. The estimate is a lower price point \$200,000-260,000. Metro has the sewer lines. This project is beyond the five mile target from our nearest fire station. Zoning is requested at R10. The fiscal impact is positive to the City. Annexing property this far out of town is a stretch, but the area is experiencing a lot of prospective growth.

Chief Stewart said once a property is more than five miles away from the nearest fire station the ISO rating changes to 10, which basically means no fire protection. South Greenville will cover the area until the properties are being built. Once the properties start being built, we are looking at a joint use station with South Greenville where both departments have personnel and trucks. If there is a structure fire within the area, all personnel from both stations would go- South Greenville and Mauldin.

Chairman Black asked if the positive financial impact for the City takes into consideration the 6 personnel that would cover the station. Councilman Goodson said a mutual aid agreement would cover us for a while. Chief Stewart said yes, ISO recognizes mutual aid agreements. Councilman Goodson said he has a funny feeling about joint stations. Chairman Black said by the time you add the fire personnel, this may cost us. David said the bigger question is whether you want to expand our borders and our tax base once the build out is complete.

Councilman Goodson said we can use the time the property will be covered through mutual aid to decide what direction we want to go. Councilwoman King said we also need to consider police protection. Chief Turner said when lumber and tubing is laid on the property, that is when problems start occurring. The property is a little far away from the rest of the City. The police department will not need any more people now, but eventually with the other developments we will need to think about hiring more employees.

Van said there are currently 400-600 acres under consideration as well. As those develop, that brings the cost of doing business down. David said the figures given for fiscal impact takes into account each home paying for police, fire, and public works. As the number of houses increase, that helps the City pay salaries and benefits for more employees.

Councilman Goodson made a motion to send this item to council for their input. Councilwoman King seconded the motion and the vote was unanimous (3-0). Chairman Black requested that all the information be given to council for their consideration.

7. Public comment

Councilman Crosby: I have some questions and will work backwards. On this map for the last annexation, that brown triangle of land on 385 is not really a parcel of land, that is a 10 foot strip, right? The only reason that is a brown rectangle is that gets us to the interstate if we want to go there.

David: The brown rectangle represents the right of way to the center line that we traditionally annex with properties.

Councilman Crosby: I first saw this, I thought it must be a road or someone wants to annex into the City, but then I saw the 25 foot strip and said that must be a road. But that is really the sewer line.

David: The 25 foot is a sewer right of way that is privately owned.

Councilman Crosby: The main piece of property there will have two entries and exits, right? Court Circle and Standing Springs. Is that correct? Two entries and exits.

David Dyrhaug: That is correct.

Councilman Crosby: On the one before that, I think you said Braemoor? They are talking about annexing the whole neighborhood. Is that Wild Dogwood Way?

David: Braemoor is going to be the larger lots. They are very expensive homes. The neighborhood is watching Mauldin and have some interest in annexing.

Van Broad: They have invited us to an HOA meeting to discuss it.

Chairman Black: Is that Cardinal something?

Van Broad: Cardinal Estates is behind it.

Councilman Crosby: My other question is about the annexation near the sideways house. The sideways house is not getting annexed if I am reading it correctly. The property that is getting annexed does have one home on it. Is there more than one home?

Chairman Black: You talking about Smith Hines?

Councilman Crosby: Yes, sir.

David: I believe it is just one house.

Councilman Crosby: As thick as the forest is there, you could easily hide one or two.

David: It is just one. The sideways house is between where we are annexing and what is currently in the City.

Mayor Raines: All council has my cheat sheet. I hope you don't try to print it.

Chairman Black: Did you send it? Make sure I can open it.

8. Committee concerns- None
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.