

Minutes
Building Codes Committee
February 11, 2019
6:00 PM
3rd committee meeting

Members present were Chairman Dale Black, Committee members Carol King and Larry Goodson. Brandon Madden, City Administrator, Van Broad, Community Development Director, and David Dyrhaug, Economic Development Planner were also present.

1. Call to Order- Chairman Black
2. Public Comment- None
3. Reading and Approval of Minutes- January 7, 2019
Councilwoman King made a motion to accept the minutes. Chairman Black seconded the motion. Councilman Goodson was not present at the last meeting and so abstained from voting on the minutes. The vote was unanimous (2-0).
4. Reports or Communications from City Officers
 - a. Budget Review- Van Broad reported the budget is trending very well. No major expenditures. The budget line where RCI is being paid is not being hit as hard now. We will probably save around \$28,000-\$30,000 by the end of the year. David is handling permitting for Bridgeway Station which is saving funding as well. Chairman Black asked about the progress. David said they are starting construction on an office building. Permits for sewer have been received.
 - b. Department Reports
5. Unfinished Business- None
6. New Business
 - a. Annexation and zoning for property on Plant Street- David said this is a 26 acre plot. 145 acres next to this was annexed last year and this property will be added. The zoning requested is RM1. They are still working on the plans for this property. Chairman Black asked about sewer. David said it would either be maintained Metro or City of Mauldin. There is enough capacity for either entity. Van mentioned that Janice Holcombe was instrumental in getting this annexation started. Councilwoman King made a motion to send this item to council with a recommendation of approval from committee. Councilman Goodson seconded the motion and the vote was unanimous (3-0).

- b. Annexation and Zoning Assignment of Certain Property for RA Land Development (Quartz Circle)- This is another add on of 7.8 acres. Last month, council took first reading on 96 acres at Quartz Circle and Standing Springs Road. With the addition of this land, the development will change from about 315 to 342 homes. Utilities are available. The sewer easement has been purchased to tie in to Re-Wa. The maintenance of the sewer lines can either be City of Mauldin or Metro Sewer. Fire Service will be maintained by South Greenville Fire Department and is part of the automatic aid agreement.

Councilman Goodson made a motion to send this item to council with a recommendation of approval from committee. Councilwoman King seconded the motion and the vote was unanimous (3-0).

- b. Discussion on abandoned building certification for 117 South Main St- This is the old Shealy's Texaco. It has been abandoned since 2012. The property will be redeveloped as a pediatric dentist office. This certification will give them state tax credits. Councilman Goodson asked about the adjacent house. David said it would be a part of the development, but is not eligible for the tax credit. Councilwoman King made a motion to send this item to council with a recommendation of approval from committee. Councilman Goodson seconded the motion and the vote was unanimous (3-0).

- c. Annexation and Zoning Assignment of Hidden Lake Preserve Phase 1- This will be the first phase of Hidden Lake which have been purchased by Adams Homes and a few plots still owned by the developer. The entire development of Hidden Lake Preserve will be in the City with this annexation. Councilman Goodson made a motion to send this item to council with a recommendation of approval from committee. Councilwoman King seconded the motion and the vote was unanimous (3-0).

- d. Executive session – Motion to enter into Executive Session for the consideration of personnel matters involving the Business Development Services Department as allowed by SC Code 30-4-70 (a) (1)

Councilwoman King made a motion to go into executive session. Councilman Goodson seconded the motion and the vote was unanimous (3-0).

Committee came back from executive session. Councilman Goodson reported no votes were taken and no decisions were made.

- f. Possible action on items discussed in executive session- None

7. Public Comment- None

8. Committee Concerns- Councilman Goodson asked that properties with a lot of asphalt be looked at again in committee to make sure our landscaping requirements are fair to existing businesses. He would like council to look at the property at Neely Ferry where the space shuttle used to be. He doesn't believe there will be enough parking for the development because of all of the landscaping that was required.

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.