

Minutes
Building Codes Committee
March 4, 2019
5th committee meeting

Members present were Chairman Dale Black, Committee members Carol King and Larry Goodson. Business and Development Services Director David Dyrhaug and City Administrator Brandon Madden were also present.

1. Call to Order- Chairman Black
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Building Codes Committee Meeting: February 11, 2019
Councilwoman King made a motion to approve the minutes with Councilman Goodson seconding. The vote was unanimous (3-0).
4. Reports or Communications from City Officers
 - a. Budget Review- David said the department budget looks good.
 - b. Department Reports
5. Unfinished Business- None
6. New Business
 - a. Rezoning 711 North Main Street- This is a 7.6 acre tract that is currently zoned R20. The owner is requesting C2. This is at the corner of North Main and Edgewood Drive. The C2 will be compatible with the adjoining properties. The concern is compatibility with Knollwood. The zoning ordinance has requirements for a transitional buffer which should help with this. All utilities are on site. There is an issue with capacity on a sewer line at North Main. The sewer will probably have to be tied in to a line on Chetsworth Lane.

Councilwoman King asked about the solid barrier. Is that just required in the back of the property? David answered the barrier will be required anywhere that abuts a residential district. Councilwoman King said she attended the neighborhood meeting for this property and most of the Knollwood residents understand the C2 zoning but they were concerned about the front entrance to Knollwood and the trees and shrubs. Chairman Black said he had received some questions about what would be allowed in C2. Councilwoman King said her response has been the City is working with developers to put in what will fit in the city's comprehensive plan. Chairman Black asked what would happen if another sewer easement cannot be obtained. David said the contract will not go through.

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

- b. Rezoning 721 North Main Street- The City of Mauldin has received a signed petition requesting the rezoning of a tract of land approximately 11.2 acres owned by Robert Hartzell and is located at 721 N. Main Street.

The applicant has requested that this property at 721 N. Main Street be rezoned from R-20, Residential, to the C-2, Commercial. The applicant intends to market this property for commercial and/or mixed use development. There has been interest from a group called Bainbridge to develop luxury apartments on this property with commercial parcels along the front.

This property is located along N. Main Street partway between Edgewood Drive and the upper section of Knollwood Drive. There is the same issue with the sewer on this property as the previous property. The developer has to deal with the sewer. Chetsworth is the easiest line to tie into.

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

- c. 935 West Butler storage facility expansion- The City of Mauldin has received a request to expand an existing storage facility located at 935 W. Butler Road. This property is approximately 6.4 acres. The back portion of this lot (consisting of approximately 5.4 acres) is currently occupied by Mauldin Self Storage, which represents a mini warehouse self-service storage facility. The front portion of this lot (consisting of approximately 1.0 acre) is presently occupied by a paved lot which has been used for U-Haul rentals.

This property is at present under contract to be purchased by Reliant Management. In addition to operating the existing mini warehouse self-storage facility, the applicant is seeking to construct a 20,860-square foot building on the front 1-acre portion of this site. This building would entail a brick façade with storefront-style windows. Approximately 5,000 square feet of retail/office space will occupy the front and parking lot side portion of the building. The remaining 15,860 square feet of the building would be occupied by an indoor climate-controlled storage facility as an extension of the existing self-service storage facility at this site.

Since self-storage facilities are no longer permitted in the C-2 zoning district, this existing facility at 935 W. Butler Road has been grandfathered as a nonconforming use. As a nonconforming use, it is permitted to continue but cannot be enlarged or extended in any way. Therefore, the request to construct a new indoor climate-controlled storage building at this property could not be permitted under current laws. The developer is working toward a commercial project on the front acreage. It is a brick design with a lot of windows. It would be retail frontage.

The question is would committee like to amend the ordinance to allow a storage project in C2? We could modify the non-conforming use section to be very specific in what we want.

Chairman Black asked what the time frame was. The representative of the project said closing is March 17th. Chairman Black said David would have to come back with a proposal to change the ordinance. Committee could not act on this tonight. Councilman Goodson asked if there would be a resident manager living there. The representative said no. David said he can go back and work on this to bring back next month if committee would like him to.

This item was held in committee while David develops some language for the ordinance.

d. Short Term Rental (discussion only)

Councilman Goodson said he works in Pine Forest/Oak Forest and the houses that participate in Air BnB take care of their houses much better than people who just rent their houses. The Air BnB houses are immaculate. Ocean Lakes has a three strike policy where if you have three complaints against your property, you lose your ability to rent for a year. Chairman Black said the campground owns the land and controls it, so they are different. David said trying to follow up on where this has gone so far, it seemed like the neighbors who didn't like the short term rentals were not happy with the ordinance, and the people who do the short term rentals didn't like the ordinance either. Councilwoman King said it is here and will continue to be here and get bigger.

Chairman Black asked David to do some research and try to draft something for committee to consider. Councilwoman King said short term rentals are subject to H&A money and that needs to be addressed as well. Councilman King said she likes the bullet points in the report but wants the ordinance to be simpler and not bogged down with a lot of regulations.

This item was held in committee.

7. Public Comment

Joel Ann Chandler asked what the zoning was for the self storage facility on East Butler and I385. David answered S1. Joel Ann said it comes out to the road. David said they rezoned to S1 to be able to build that facility. Joel Ann said DOT wouldn't allow a hotel or anything on the corner. Chairman Black said he thought it had to do with a driveway and the on-ramp for 385.

Mayor Raines said the Mayor from Aiken called to find out what we were going to do on short term rentals. He has 139 short term rentals in his City.

8. Committee Concerns

9. Adjourn- Chairman Black adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk