

**MINUTES
BUILDING CODES COMMITTEE
APRIL 1, 2019
4TH COMMITTEE MEETING**

Members present were Chairman Dale Black, Committee members Larry Goodson and Carol King. 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: March 11, 2019
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- David reported the budget is in great shape.
b. Department Reports- David said he anticipates discussing short term rentals again next month. He asked if anyone had contact information for interested residents, please let him know.

Chairman Black asked about the vehicle which was approved for the department. David said it is on order now.

5. Unfinished Business- None

6. New Business

- a. Annexation and zoning assignment for properties owned by the Willimon family at Ashmore Bridge Road

This is over 200 acres that members of the Willimon family own going towards Fork Shoals Road. A developer is working on a plan. It should be mostly homes with some commercial on the corner. Part of this is the Bonnie Brae golf course property. There is some property next to Hidden Lake included in this as well. The owners are asking that most of the property will be zoned RM, with some zoned C2. The City will own and maintain the sewer. ReWa lines touch various parts of the properties, but we anticipate

putting in new sewer lines. Part of the area is in the automated aid agreement with South Greenville. The Fire Chief is talking to Belmont Fire Department about an automatic aid agreement for some of the property.

David received a petition today for a strip to tie the part where the townhomes will be to the golf course property . This will be a ten foot strip for contiguity. This strip will be included in the council packet for this month. These annexations will make us contiguous to Donaldson Center as well.

Councilwoman King made a motion to send this item including 4 parcels and the strip to council. Councilman Goodson seconded the motion and the vote was unanimous (3-0).

- b. Annexation and zoning assignment for property at 848 Tanner Road
This is a parcel requesting R10 in the City. It is 6 acres for detached single family homes. It is the same zoning as Tanner's Mill, which is next to the property. There are different options on the sewer, but the developer is looking at tying on to city lines.

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

- c. Rezoning for properties at 208-216 New Neely Ferry Road

This property is 8 acres and is next to the center that has Tractor Supply and Deal Mart. The developer is looking at putting in townhomes. The neighborhood meeting went well; no one came to comment at the Planning Commission hearing. The requested zoning is City RM. Councilwoman King made a motion to send this item to council with Councilman Goodson seconding. The vote was unanimous (3-0).

- d. Text Amendment for Nonconforming Storage Facilities

Committee asked for some information on this last meeting. An ordinance was drafted to allow some exceptions when there is a nonconforming storage facility which allows them to expand under certain conditions. There are five conditions required. 1. Expansion shall only be permitted in the form of an indoor climate-controlled storage facility.

2. The new indoor climate-controlled storage facility shall be located between the public right-of-way and the existing self-service storage mini warehouse structures.

3. The entire front façade of the facility facing the public right-of-way shall be occupied by permitted commercial uses including retail and office uses. For any other façade of the facility facing an on-site customer parking area, at least 80% of the façade shall be occupied by permitted commercial uses including retail and office uses. In no case shall the office area for the indoor climate-controlled storage facility occupy more than 30% of the front façade or any other façade adjacent to a customer parking area.

4. At least 20% of the gross floor area of the new facility shall be occupied by permitted commercial uses separate from the storage operations and the accompanying office for the storage operations.

5. Acceptable exterior finish materials for the entire building shall solely consist of brick, stone and/or glass. At least 35%, but not more than 85%, of the front façade and any other façade facing an on-site customer parking area shall consist of transparent glass or other transparent glazing in the form of doors and windows.

This was presented to the planning commission with no public comment and was passed unanimously.

Councilwoman King praised David for a job well done. Councilman Goodson said this is a perfect example of what the BDS department should be doing. Everything is not so cut and dry; there is middle ground.

Chairman Black said this would not change the overall zoning. Councilman Goodson asked if the U Haul trucks would still be there after this passes. David said they will go away. Chairman Black said this gives the city a way to work with developers.

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

7. Public Comment- None

8. Committee Concerns-

Councilwoman King asked that staff look at the business license rates to see if we need to adjust them. She doesn't think they have been updated since the 1980s. Mauldin's rate for a restaurant is .95 per thousand after a base rate. Most cities she works with are at 1.35 per thousand. David asked if committee wishes that they look at the rates of neighboring cities to see if we are comparable. Councilwoman King answered yes. The rates are generally a rate per thousand up to a million. Our rates go up to \$38,000,000.

Chairman Black asked how the software is working. David said it is a work in progress.

Councilwoman King said she has received several compliments this month on the BDS department.

9. Adjourn- Chairman Black adjourned the meeting.

Respectfully Submitted,

Cindy Miller
Municipal Clerk