

Minutes
Building Codes Committee
September 9, 2019
6:00 p.m.- 3rd meeting

Members present were Chairman Dale Black, Committee members Larry Goodson and Carol King. David Dyrhaug, BDS Director, Mark Putnam, HR Director 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: August 5, 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- The budget looks good.
- b. Department Reports- The new software installation is going well and the department is in the final stages of going through all of the forms and uploading them electronically.

5. Unfinished Business - None

6. New Business

- a. Annexation and zoning assignment for property at 1174 Woodruff Road- This is the former Wells Fargo. They are requesting C2 commercial. 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).
- b. Annexation and zoning assignment for property at Old Laurens Road- This is currently S1 and they are requesting annexation with I1 zoning. This site is 52 acres and will be developed by the same group that did the Trane building. Chairman Black said this property is in Simpsonville's fire district. David said he has a relationship with their Fire Chief and has let him know. Chairman Black then asked if there has been any feedback from the surrounding residents on the type of business that may go in. David said the type of business is allowed there now, but they want to annex into the City of Mauldin because of the relationship they have with our development staff. 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. Rezoning for property at 20-60 Centimeters Drive- This property is behind Moretti's and is several parcels. The zoning is currently C2 and they are requesting RM.

Townhomes will be developed. This property is surrounded by townhomes on three sides. The surrounding residents are glad this property is to be rezoned. Councilman Goodson asked Doug if his relationship with the City development staff is better now. Doug said it is much different than when Belhaven was being developed. No issues have come up lately. He said Mauldin is business friendly and Greenville County is not. 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).

- d. Short-term rental ordinance- The Planning Commission recommended approval of this ordinance with just a few changes- Allow for alternative proof of ownership documentation for properties being owner-financed, eliminate the application fee for a short-term rental permit (Retain the \$200 permit application fee for short-term rentals that are found to be operating without approval of the City), and regarding HOA approval, allow for written confirmation from the association president or other person(s) authorized by the property owners' association. David said we also need to determine an effective date for the ordinance. Councilwoman King asked if 60-90 days would be enough time to give notice to owners. David said yes. Councilwoman King said it could start January 1st. Chairman Black said he thinks Council needs to hear what the Planning Commission has to say before they take a reading on a proposed ordinance. Councilwoman King agreed.

Councilman King asked David about the discussions she had with him regarding taxes. David said he contacted Air BnB. They have the ability to turn on a setting to allow Air BnB to collect state or local taxes for the rental. They will hold back the taxes and remit it to the appropriate agency. Councilwoman King said she has rented three Air BnBs this year and was charged the tax. All the Mauldin sites she looked at had a 9% tax on them, which is 7% state tax and 2% hospitality and accommodations tax. The fee is already incorporated into the rental. Mr. Swartwood apologized. The taxes are on there already. David asked if January 6th could be the effective date since the 1st is a holiday. Committee agreed.

Councilwoman King made a motion to send this to council for second reading with the changes from the Planning Commission and to propose an effective date of January 6, 2020. Councilman Goodson seconded the motion and the vote was unanimous (3-0).

- e. Motion to enter into Executive Session for the consideration of a personnel matter as allowed by State Statute Section 30-4-70(a)(1)

Councilman Goodson made a motion to go into executive session with Councilwoman King seconding. The vote was unanimous (3-0).

Chairman Black reconvened the meeting. Councilwoman King reported no votes were taken and no decisions made.

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

7. Public Comment

Leo Swartwood: Do you mind if I ask a question? I believe we have come up with something we can all live with. The one question I have is the parking issue with one car per bedroom. Sometimes you have a guest with a family member who comes by... is there some way we can put a provision that it is one car per bedroom for overnight stays, but you can have more cars there during the day? It happens all the time.

David said it would only be a problem if it becomes a recurring issue.

Leo Swartwood: I don't think it will be a problem.

Chairman Black said the City won't have a problem with people having parties at their house. If you explain it to law enforcement, the City will work with you.

Mayor Raines asked about Centimeters Drive and the property that is adjacent to the property talked about tonight. David said the property that is already there is keeping the zoning it currently has.

8. Committee Concerns- None

9. Adjourn- Chairman Black adjourned the meeting.

Respectfully Submitted,

Cindy Miller
Municipal Clerk