Minutes
Building Codes Committee
Monday, October 7, 2019
6:00 p.m.
1st committee meeting

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

1. Call to Order- Chairman Black

2. Public Comment- None

3. Reading and Approval of Minutes
   a. Building Codes Committee Meeting: September 9, 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
   b. Department Reports- In January, we will transition to the 2018 International
      Building Codes. New codes books will probably cost about $2000.
      The new software is being tested right now.

5. Unfinished Business
   a. Rezoning for property at 20-60 Centimeters Drive- There is a request from the
      property owner to delay this item one month and have second reading in
      November. The zoning requested is from C2 to RM and this property is behind
      Moretti’s on East Butler Road.

6. New Business
   a. Amendments to the business license ordinance- David has gone through and
      reviewed our business license ordinance compared to the MASC model
      ordinance. He is proposing some minor amendments. The big change would
      be the renewal date in the model ordinance is April 30th. Mauldin’s current
      ordinance calls for April 15th as the business license due date. David is
      recommending adopting the April 30th date. There are a lot of people who
      finish up their taxes on April 15th. There would also be adjustments regarding
      tax documentation that businesses are required to provide. Sometimes the
      revenue figures do not match with the application. Background information is
submitted to the department to explain the discrepancy. The amendment proposed is to add that the department will ask for that documentation if needed. Also, some language is proposed for estimated tax payments and extensions. Additional information will be received once tax filing is complete and payment adjustments are made. October 31st is the proposed deadline for tax extensions.

Another amendment would be if businesses are sending checks, but missing documentation. The past practice has been to return the check and not accept payment until the documentation is received. The proposed amendment would be to accept the payment and work with the business to get the documentation needed.

The last amendment is to allow notices to be made electronically or other ways instead of just through news and mailed notices.

Councilman Goodson asked if most municipalities require the tax documents. David said some do and some don’t. The municipalities that do require documentation think their revenues would decline if they stop the requirement. Councilwoman King said our businesses are accustomed to having the documentation required, so stopping the requirement and possibly starting it again would be difficult. She said she is fine with keeping the requirement in the ordinance.

David said there are two parts of the ordinance that are not codified and they are shown in blue and will be included in the new codification. One was from 2008 and one was from 2015.

Councilman Goodson made a motion to send this to full council with Councilwoman King seconding. The vote was unanimous (3-0).
7. Public Comment- None

8. Committee Concerns
Chairman Black said he is being asked questions and there has been media coverage lately regarding annexations. He asked David to talk about the process briefly.

David answered there are different agencies involved. With annexations, we encourage the developer to touch base with DOT, Greenville County, sewer providers, etc to guide them through the expectations and regulations that will have to be met. When the application is ready, it goes to the agencies for review. DOT looks at it if it impacts their rights of ways or impacts traffic. Preliminary sewer approval forms are filled out. Annexations are also discussed with our department heads to make sure they are aware of the needs for police and fire protection or trash collection. When subdivision plans are submitted, notice signs must be posted as well.

9. Adjourn- Chairman Black adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk