Members present were Chairman Dale Black and Council member Carol King. Business and Development Services Director David Dyrhaug and City Administrator Brandon Madden were also present. Council member Larry Goodson was not present.

1. Call to Order- Chairman Black

2. Public Comment- None

3. Reading and Approval of Minutes
   a. Building Codes Committee Meeting: October 7, 2019
      Councilwoman King made a motion to accept the minutes with Chairman Black seconding. The vote was unanimous (2-0).

4. Reports or Communications from City Officers
   a. Budget Review- The ideal remaining percentage is 58% and the department is currently at 67%
   b. Department Reports- The new software will be launched this month. The soft opening is tomorrow with continued testing. December 11th is the formal start date with the new software. Brandon said David has done a great job with this and it helps address one of the Council goals by putting BDS forms information online.

5. Unfinished Business
   a. Rezoning at Centimeters Drive- The current zoning is C2 and the developer is requesting RM. This came through on first reading in October and has been held by request of the property owner.

      Councilwoman King made a motion to send this item to Council for second reading. Chairman Black seconded the motion and the vote was unanimous (2-0).
6. New Business

a. Rezoning at 501 E. Butler Road- This is a five-acre tract next to City Park. The request is for a zoning change from C1 to RM for townhomes. The Planning Commission held a meeting to discuss this in November and this was recommended 5-0. Neighbors are happy this will be developed as residential. Chairman Black asked if David knows how many units may be developed. 48 units will be the maximum.

Chairman Black asked if this would be developed so it wouldn’t be affected by the Butler Road improvements. David said he has been telling everyone who is developing on East Butler Road to be mindful of the DOT plans.

Councilwoman King made a motion to send this item to council with a recommendation of approval on first reading. Chairman Black seconded the motion and the vote was unanimous (2-0). Councilwoman King asked about the price point. The price range is not known as of yet. David said the average for townhomes right now is about $185,000.

b. Amendment to Sec. 8-62, Compliance with Laws- Our codes mentions the Greenville County Planning Commission in this section. This has been cleaned up to take out the reference to Greenville County Planning. The City does its own planning and has since 2007.

Councilwoman King made a motion to send this to Council for first reading. Chairman Black seconded the motion. The vote was unanimous (2-0).

c. Planning Commission vacancy- This is for information only. The vacancy will be advertised.
7. Public Comment- None

8. Committee Concerns

Councilwoman King asked about complimentary zoning and wants to make sure it doesn’t fall by the wayside. She would also like to see the landscaping kept up on 276, rights of way, and City property. David said he is waiting to see some plans for City Center and would like to draft a zoning plan to build off of those. Councilwoman King said the landscaping maintenance could be better.

9. Adjourn- Chairman Black adjoumed the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk