

Minutes
Building Codes Committee
Monday, March 2, 2020
6:00 p.m.
5th committee meeting

Members present were Chairwoman Diane Kuzniar, Committee members Dale Black and Taft Matney. Business and Development Services Director David Dyrhaug, Police Chief Bryan Turner and City Administrator Brandon Madden were also present.

1. Call to Order- Chairwoman Kuzniar

2. Public Comment- None

3. Reading and Approval of Minutes

- a. Building Codes Committee Meeting: February 10, 2020
Councilman Matney made a motion to approve the minutes with Councilman Black seconding. The vote was unanimous (3-0).

4. Reports or Communications from City Officers

- David Dyrhaug
- Budget Review
- Department Reports

David reported the department is 13% under budget.

5. Unfinished Business

- a. None

6. New Business

- a. 4-way Stop on Adams Mill Road- On January 8, 2019, the Mauldin Planning Commission approved the Whispering Meadows subdivision at Adams Mill Road and Ashmore Bridge Road. This was after the property had been annexed into the City of Mauldin by City Council on October 29, 2018. The Whispering Meadows subdivision includes 56 single-family detached lots and 35 single-family attached lots.

During the public hearing for this subdivision review, some residents of Mauldin, including Ed & Cynthia Schlegel at 1 Arrowood Court, indicated that

Adams Mill Road suffers from a significant amount of speeding and suggested that a four-way stop be considered along Adams Mill Road at Bluestone Court where one of the entrances to this new subdivision would be located.

City staff recently completed a speed study along Adams Mill Road and found the description about significant speeds along Adams Mill Road to be accurate. The posted speed limit along Adams Mill Road is 25 mph. The 85th percentile speed reported in the speed study is 33.8 mph.

Staff finds that the intersection of Bluestone Court and Adams Mill Road is a good candidate for a 4-way stop. There is already a stop sign on Bluestone Court. Additionally, there will be a stop sign installed on the new entrance road for the Whispering Meadows subdivision. At this time, staff is requesting council approval to install two new stop signs on Adams Mill Road (one on each side of the intersection). The installation for these stop signs would be coordinated with the construction of the installation of the new entrance road for the Whispering Meadows subdivision.

Chief Turner said a study was run for about 30 days. There is a large volume of cars speeding. Chairwoman Kuzniar asked about the cost of the signs. David said the cost of the stop signs is minimal. \$30 for the sign and \$38 for the pole. David said Adams Mill is a city street and the City will be able to place the signs.

Councilman Matney made a motion to send this to council with a recommendation to add the two stop signs. Councilman Black asked how long the installation would take. David said he wants to talk to Public Works on putting out a notice that the stop signs will be coming. There will be a notice period before the installation. The vote was unanimous (3-0).

- b. Construction Noise Standards- Some members of City Council have recently inquired about the regulations that apply to construction noise. Section 18-95 of the Mauldin Code of Ordinances currently prohibits noises from construction machinery when operated from 10:00 p.m. to 7:00 a.m. regardless of location. Staff has talked to other communities as far as their time restrictions. The concern is people in their residences are hoping to have a quiet atmosphere in the evening.

Councilman Matney said we have some areas in Mauldin where residential butts up against construction areas. We have some way out on East Butler where you are not affecting residential areas at all. If you have areas that affect residential, you need an earlier construction stop time so that you are not disturbing people. It makes sense to have different stop times based on the zoning. David said a lot of the City is in proximity of residential projects.

Chairwoman Kuzniar asked what is a reasonable time? Councilman Matney said also there should be a consideration on standard time versus daylight savings. This is not something that can be decided in one meeting. He asked this item stay in committee while the department comes up with some recommendations. Councilman Black asked if this is machinery noise or any noise. David said the ordinances references equipment and power tools. Councilman Black asked if it applied to homeowner work as well. Chief Turner said it applies to residents as well as commercial. There is some officer discretion. The City does have a decibel meter.

David will take a look at this issue and come up with some options. Councilman Black made a motion to keep this in committee. Councilman Matney seconded the motion and the vote was unanimous (3-0).

7. Public Comment

Joel Ann Chandler asked about road work being done. Would DOT and other utilities have to abide by the rules as well? Chairwoman Kuzniar said there was some jackhammer work near the new Dollar Tree that happened after 9:00 p.m., but we don't have any control over DOT.

Mayor Merritt said PLS Container starts emptying their containers at 6:30 a.m. Also, there is a subdivision on Old Mill Road that backs up to a distribution center that has a forklift that backs up and makes noise.

Councilwoman King said she thinks the times for the neighboring cities are interesting and that we are within the norm.

David said it is interesting to note Greenwood County stops construction at 11:00 p.m. but the City stops at 6:00 p.m.

Chairwoman Kuzniar said she is concerned about the people's rights to have peace at night. We need to work with the construction companies, but it is hard for kids to sleep if there is banging and other noises going on.

8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk