

Minutes
Building Codes
April 6, 2020
6:00 p.m.
2nd committee meeting

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

1. Call to Order- Chairwoman Kuzniar
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Building Codes Committee Meeting: March 2, 2020

Councilman Black made a motion to approve the minutes with Councilman Matney seconding. The vote was unanimous (3-0).

4. Reports or Communications from City Officers
 - a. Budget Review
 - b. Department Reports

David reported the budget is in great shape. 41% is remaining. 26% is the ideal remaining percentage.

5. Unfinished Business
 - a. Construction Noise Standards
Committee members asked for more research on this item at the last committee meeting. David reported most communities allow construction noise to start at 7:00 a.m. There are many different variations on what time construction noise must cease. The City of Mauldin's time is currently 10:00 p.m. One proposed option is that Mauldin adopt the same times that Greenville currently uses, which is starting at 7:00 a.m. and having the noise cease at 9:00 p.m. This will have the least impact to the construction community.

Another option is to allow a longer construction time during daylight savings time.

The third option is to have different times depending on the type of equipment being used and its proximity to a residential property. This would be the most difficult option to determine or enforce.

The fourth option is differing hours based on the nature of the activity. The last option would probably have the most adverse impact on construction and development because home construction goes on for a longer period of time.

The Home Builders Association sent an email supporting 7am-7pm or 8am-8pm in the summer. Chairwoman Kuzniar said the City could adopt 7am-9pm for anytime, rather than having different hours for different activities or different activities.

Councilman Black said he was in favor of option 1. Greenville has a lot of construction and the hours must be reasonable.

Councilman Matney said he would like to hold this in committee for another month.

City Administrator Madden said there is no rush on this item. We have gotten a few noise complaints, but holding it for another month would be fine.

Councilman Black said he doesn't have a problem with holding it for another month.

Councilman Matney made a motion to hold this item in committee for another month. Councilman Black seconded the motion and the vote was unanimous (3-0).

6. New Business

- a. Annexation at 1215 E. Butler Road- The City of Mauldin has received a signed petition requesting the annexation of a tract of land pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 7.5 acres owned by East Butler, LLC, and is located at 1215 E. Butler Road.

The applicant has requested that this tract be zoned S-1, Services, upon annexation into the City of Mauldin. The applicant is planning to construct a Caliber Collision auto body repair shop with an upgraded façade on a 2.6-acre portion of this tract directly adjacent to an existing Dollar General store and Laurens Electric. Utilities are available to the site and this is in Mauldin's fire service area.

Councilman Matney made a motion to send this to Council for approval. Councilman Black seconded the motion and the vote was unanimous (3-0).

- b. Planning Commission Term Limits- In 2002, the City of Mauldin adopted a provision regarding the Planning Commission that states that "no person shall be eligible for more than two consecutive terms". The City currently has some great volunteers serving on the Planning commission. This includes two individuals, Jonathan Paulsen and Dean Oang, who are each currently serving in their second term which is set to expire on June 30, 2020. The City will be hard-pressed to replace the breadth of planning and development knowledge that these two volunteers possess.

Other Mauldin boards and commissions do not have term limits nor is this provision found in the South Carolina Code of Laws.

Councilman Black asked David if he knows of other municipalities that have term limits. David answered no. Councilman Black said he has no problem with repealing the provision for term limits.

Council appoints the commission members and would continue to do so.

Councilman Matney made a motion to send this item to Council with a recommendation of repealing the provision requiring term limits. Councilman Black seconded the motion and the vote was unanimous (3-0).

- c. Permitting & Licensing Software- Last spring the City received notice that its permitting and licensing software at the time, Viewpermit, would be discontinued. At the time, the City elected to stay with the same company that it had been contracting with since 2014, ViewPoint, and transition to their newest product, Viewpoint Cloud.

The City contracted with ViewPoint to transition to Viewpoint Cloud on June 1, 2019. On December 11, 2019, City staff began actively using Viewpoint Cloud for all new permits and licenses. Because of some data migration issues on the part of ViewPoint, we delayed opening up the software for public use until those issues were fixed. These migration issues were fixed by ViewPoint as of March 1, 2020, and the software was opened for public use on March 4, 2020.

When City staff began using Viewpoint Cloud in December 2019, staff immediately began encountering a multitude of issues. We quickly discovered with the help of ViewPoint that a number of these issues were because the migration of data was not performed correctly by ViewPoint. It took 3 months for ViewPoint to resolve their migration issues but even now we are still missing information and data from the old system. Missing information includes previous flags on permits and licenses, e-mail addresses for businesses, and payment history for business licenses. Staff is asking committee if it should pursue other software options.

Councilman Matney said he is in favor of looking at other options. We are a resource for businesses and need the software to be able to continue being that.

Councilman Matney made a motion to allow staff to look at other software options and report back to committee. Councilman Black seconded the motion and the vote was unanimous (3-0).

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk