



BUILDING CODES COMMITTEE MEETING

MONDAY, AUGUST 3, 2020 | 6 PM

1st committee meeting

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the Upstairs Conference Room at 6 p.m.

Please note that members of the public may attend this meeting in-person but are encouraged to participate remotely. The meeting will be available remotely through Webex. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing. You may also email comments about specific items on the agenda to City Clerk Cindy Miller at cmiller@mauldincitysc.com. Comments emailed about specific agenda items prior to 6:00 p.m. on Monday, August 3, 2020 will be read during the Public Comment segment of the meeting.

AGENDA

1. Call to Order Diane Kuzniar, Chair
2. Public Comment
3. Reading and Approval of Minutes
 - a. Building Codes Committee Meeting: July 6, 2020
{Pages 2-4}
4. Reports or Communications from City Officers
 - a. Department Reports
5. Unfinished Business Diane Kuzniar, Chair
 - a. None
6. New Business Diane Kuzniar, Chair
 - a. An ordinance to provide for the annexation of property owned by Access 100, LLC, and located along Old Laurens Road by one hundred percent petition method; and to establish a zoning classification of I-1, Industrial, for said property
{Pages 5-14}
7. Public Comment
8. Committee Concerns
9. Adjourn

Building Codes Committee Meeting



Minutes Building Codes Committee Monday, July 6, 2020 6:00 p.m.

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

1. Call to Order- Chairwoman Diane Kuzniar
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Building Codes Committee Meeting: June 1, 2020
Councilman Black made a motion to approve the minutes as submitted with Councilman Matney seconding. The vote was unanimous (3-0).
4. Reports or Communications from City Officers
 - a. Department Reports
Business and Development Services Director David Dyrhaug

Budget Review

No report
5. Unfinished Business- None
6. New Business- Chairwoman Diane Kuzniar

- a. An ordinance to amend Article 10 of the City of Mauldin Zoning Ordinance by establishing special standards and definitions for small box variety stores and like businesses and to establish the zoning districts for which they can locate

This ordinance is coming from the Planning Commission. They held a public hearing on June 23, 2020. This ordinance includes a preamble section containing several "whereas" statements to provide context and findings that are the basis for the ordinance.



The ordinance defines a “small box variety store” similarly to other communities including Kansas City and New Orleans. The ordinance uses the term “small box variety store” over terms such as discount store or dollar store because it is more consistent with the definition provided. Although a typical square foot threshold of 15,000 is included in the definition, there is also a qualifying statement included which indicates that stores exceeding that threshold are not necessarily excluded from the definition.

The ordinance lists “small box variety stores” as a conditional use in the City’s commercial districts including CRD, C-1, and C-2. The main conditional standard that applies is a dispersal requirement that no small box variety store shall be located within one mile of any other small box variety store inside or outside the City limits of Mauldin.

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

b. Building and Zoning Board of Appeals appointments

At its meeting on June 15, 2020, the City Council appointed volunteers to the Planning Commission and the Building and Zoning Board of Appeals. At that time, it was noted that the City had not yet received enough applications for the number of seats available on the Zoning Board of Appeals. As a result, there were still two open seats on the Zoning Board of Appeals after the June 15th City Council meeting.

Since that time, the City has received two new applications from volunteers interested in being appointed to the Building and Zoning Board of Appeals. The applicants include Scott Crosby and Brian Patton.

Councilman Black said there is nothing wrong with the two applicants but would like to keep advertising the positions. Councilman Matney asked if the Board could still have a quorum without the two positions being filled. Mr. Dyrhaug answered yes.

Councilman Black made a motion to leave this item in committee to see if there are any other applicants. Councilman Matney seconded the motion and the vote was unanimous (3-0).

Building Codes Committee Meeting



7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: August 3, 2020

AGENDA ITEM: 6a

TO: Building Codes Committee

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Annexation of Access 100 Property at Old Laurens Road

OWNER(S):	Access 100, LLC
TAX MAP NUMBER(S):	Part of 0294.00-01-017.00
LOCATION:	At Old Laurens Road
CURRENT ZONING:	R-12 (County)
REQUESTED ZONING:	I-1, Industrial
SIZE OF PROPERTY:	Approx. 0.45 acres
CONTIGUITY:	This tract is directly adjacent to the Access Point Business Park located on Old Laurens Road that was annexed into the City of Mauldin on October 21, 2019

REQUEST

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 0.45 acres owned by Access 100, LLC, and is located along Old Laurens Road.

The applicant has requested that this tract be zoned I-1, Industrial, upon annexation into the City of Mauldin. The applicant has already begun construction of the Access Point Business Park on 53 acres adjacent to this site. The applicant recently acquired this 0.45-acre tract to add to this existing project site.

HISTORY/BACKGROUND

This property is currently undeveloped. However, the adjacent 53-acre tract in the City of Mauldin is currently being developed for the Access Point Business Park. Phase 1 and Phase 2, which include a 156,000-square foot building and a 158,760-square foot building, respectively, are currently under way. Phase 3 will include a 284,580-square foot building.

UTILITIES AND SERVICES

All utilities are available including water and sewer. This tract is currently located in in the Simpsonville Fire Service Area. This tract will be served by the Mauldin Fire Department upon annexation.

PLANNING AND ZONING

About the I-1 District

The I-1 district is established to provide for manufacturing, assembly, and warehousing activities. This district includes regulations and standards intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, stream pollution, or other objectionable effects.

Comprehensive Plan Analysis

The Future Land Use Map for this tract calls for an employment center consisting of service and industrial businesses. The I-1 zoning district supports this designation in the Comprehensive Plan.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	I-1 (City)	Access Point Business Park (under construction)
South	I-1 (County)	Industrial (Moving & Storage, CUI)
East	R-12 (County)	Dalewood Heights subdivision
West	I-1 (City)	Access Point Industrial Park (under construction)

TIMELINE

In July, 2020, staff received the signed petition for the annexation of this tract.

FISCAL IMPACT

The annexation of this tract is not expected to result in any fiscal impact to the City except as far as it aids the Access Point Business Park construction project. The Access Point Business Park will result in a net financial benefit to the City of Mauldin stemming from the collection of commercial property taxes and annual business license fees.

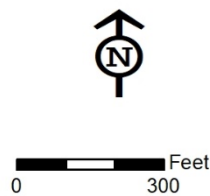
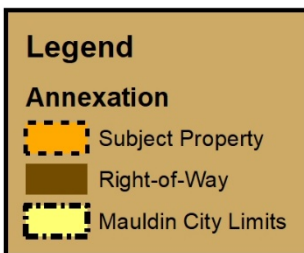
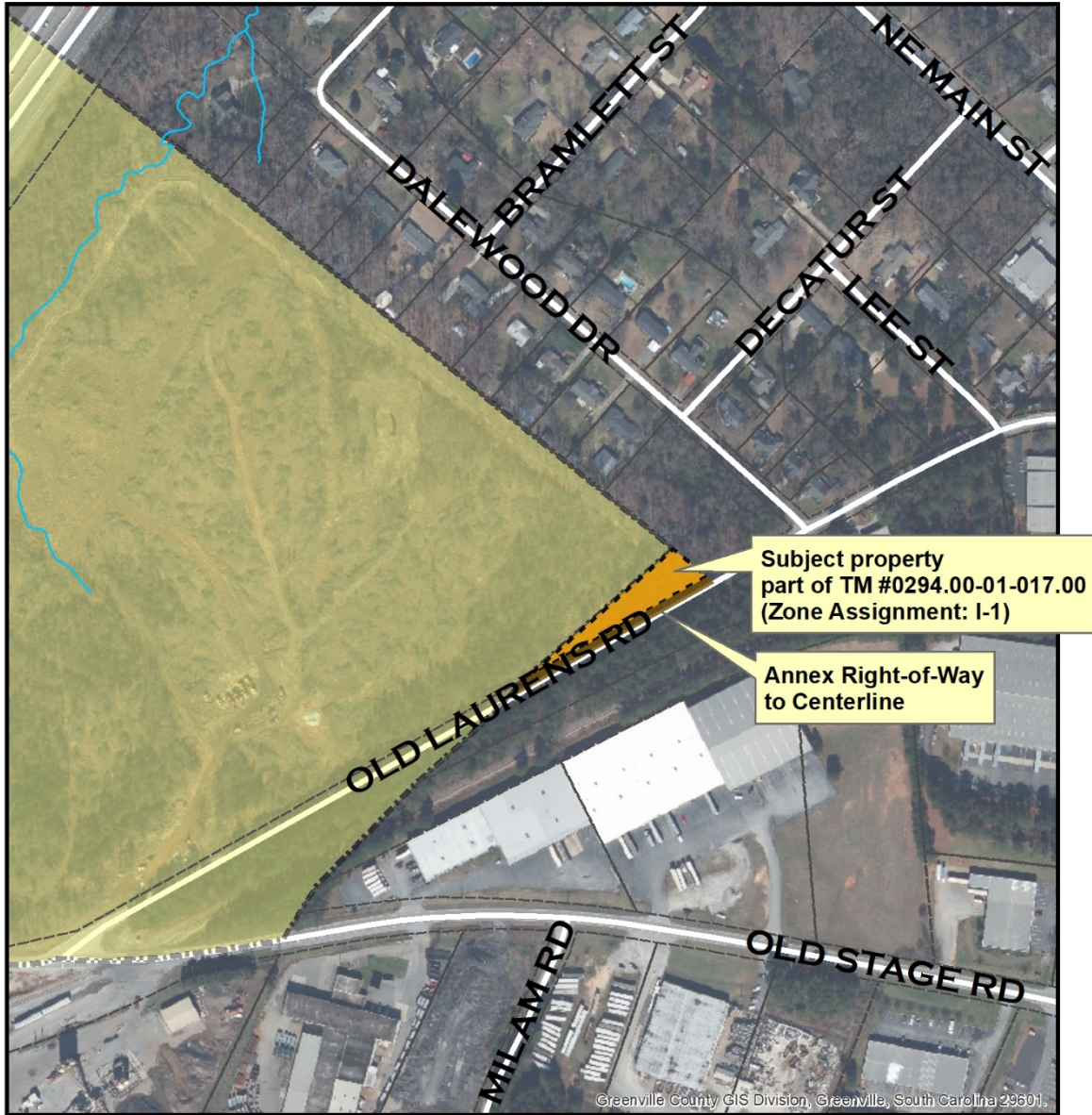
RECOMMENDATION

Forward this matter to City Council for consideration.

ATTACHMENTS

Annexation Ordinance (maps and petitions attached therein)

Access 100 Property Annexation Map



Created on July 28, 2020

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ORDINANCE ____-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ACCESS 100, LLC, AND LOCATED ALONG OLD LAURENS ROAD (PART OF TAX MAP PARCEL: 0294.00-01-017.00) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1, INDUSTRIAL, FOR SAID PROPERTY

WHEREAS, Access 100, LLC, is the sole owners of record title of a parcel of real property containing 0.45 acres, more or less, located along Old Laurens Road, which property is contiguous to the City of Mauldin and is more particularly illustrated in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin by Access 100, LLC, requesting that the aforementioned property be annexed into the City of Mauldin; and,

WHEREAS, the property to be annexed is contiguous to the City of Mauldin, and is more particularly depicted in Exhibit 1 attached hereto; and,

WHEREAS, Access 100, LLC, constitutes one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of I-1, Industrial, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

1. ANNEXATION: The real property owned by Access 100, LLC, and more particularly depicted in the map attached hereto marked as Exhibit 1, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Old Laurens Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.



3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned I-1, Industrial.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

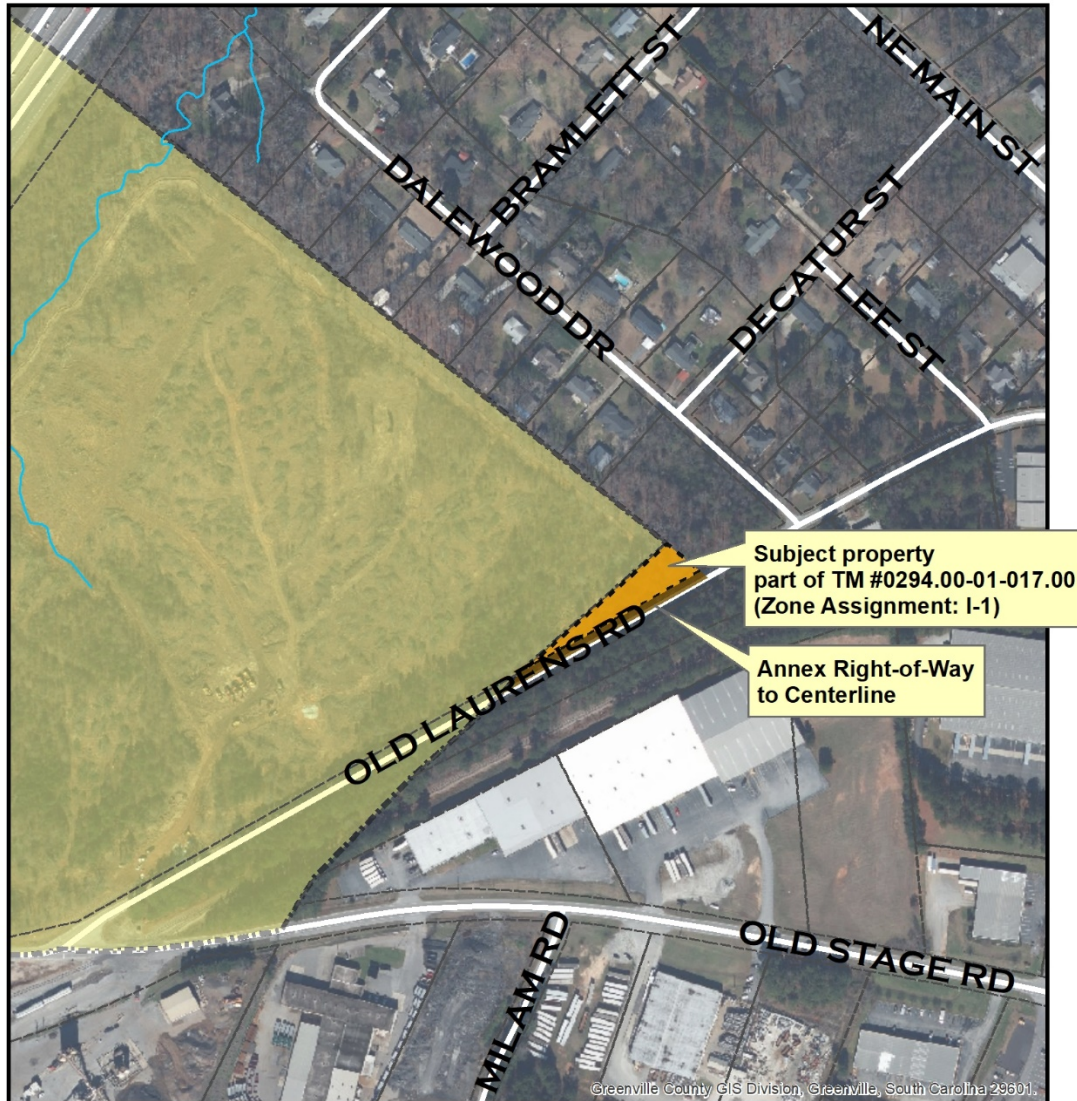
Second Reading: _____

Approved as to Form:

City Attorney

EXHIBIT 1 – ANNEXATION MAP

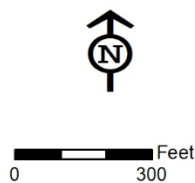
Access 100 Property Annexation Map



Legend

Annexation

- Subject Property
- Right-of-Way
- Mauldin City Limits



Created on July 28, 2020

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EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF A PORTION OF REAL
PROPERTY OWNED BY ACCESS 100 LLC, AND LOCATED
ALONG OLD LAURENS ROAD INTO THE CITY OF
MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioner, Access 100, LLC, is the sole owner [freeholder owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a portion of a parcel of real property in Greenville County containing approximately 0.45 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioner hereby petitions to annex a portion of their property consisting of 0.45 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of I-1, Industrial, as depicted in Exhibit C attached hereto, on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

This Petition is dated this 7th day of July, 2020 before the first signature below is attached.

The Petitioner requests that the portion of the tract described above and shown on the attached Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the tracts the zoning classification of I-1, Industrial, as depicted in Exhibit C attached hereto.

July 7, 2020
Date

ACCESS 100, LLC

The undersigned represents that he/she has authority to bind this entity to this petition, and no other signatures are needed.

By: [Signature]

Name: B. Jackson Hughes, Jr.

Title: Manager

[Signature]
Witness

[Signature]
Witness

Building Codes Committee Meeting

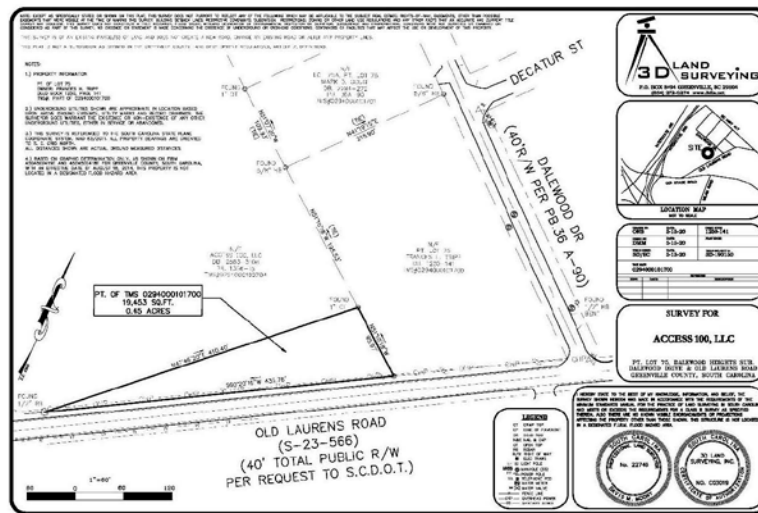
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EXHIBIT A

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land in Greenville County, South Carolina, on Old Laurens Road, being shown and designated as Pt. Lot 75, Dalewood Heights Subdivision on Survey prepared by 3D Land Surveying on 5/15/2020 for Access 100, LLC.

part of TAX MAP #0294.00-01-017.00



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EXHIBIT B

PROPERTY MAP



Created on June 30, 2020

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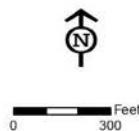
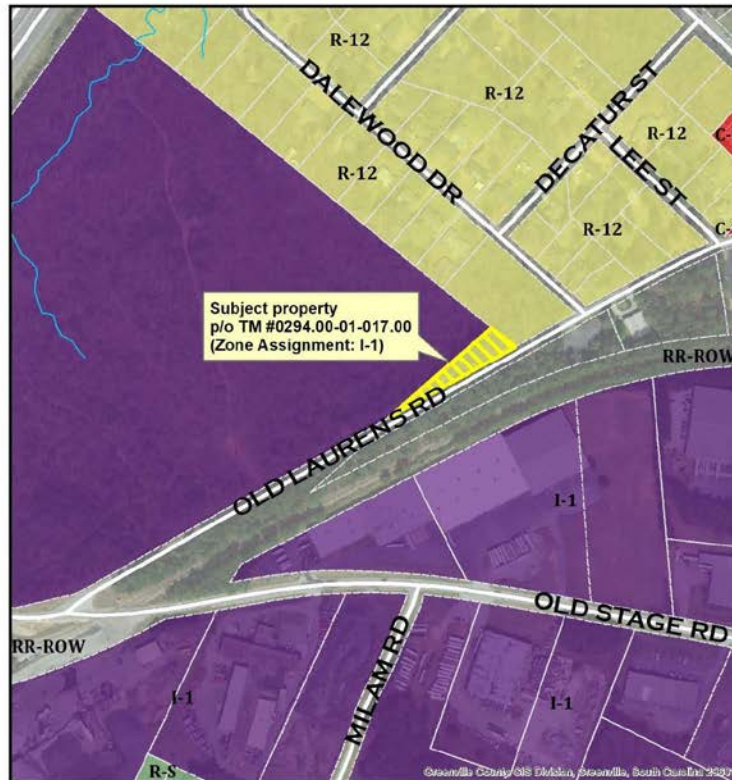
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EXHIBIT C

ZONING MAP



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