

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).

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk