

Minutes
Building Codes Committee
September 14, 2020
4th committee meeting

Meeting Location: City Hall Upstairs Conference Room

Members present: Chairwoman Diane Kuzniar, Committee members Dale Black and Taft Matney. David Dyrhaug, BDS Director 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: August 3, 2020

Action: Councilman Black made a motion to approve the minutes with Councilman Matney seconding.

Vote: The vote was unanimous

4. Reports or Communications from City Officers

a. Department Reports

5. Unfinished Business

a. An ordinance to establish the standards for the placement of small wireless facilities in covered areas in the City of Mauldin, South Carolina; and for other purposes

In June, the City Council held a workshop with representatives from AT&T and Verizon who were able to present more information about their plans for expansion within the City of Mauldin.

Since that time, City staff has re-examined the draft ordinance and made appropriate revisions in line with comments from wireless providers as well as to make the ordinance a little simpler.

This ordinance regulates two types of small wireless facility installations: (1) placement on an existing pole, and (2) the installation of a new pole. When installed on existing poles, the configuration should generally consist of the antenna housed within a cylindrical shroud that is top mounted to the pole and painted to blend with or match the color of the pole. Side-mounted installations of the small wireless facility is only allowed if a top-mounted configuration is not possible.

New poles are only permissible if there is not an opportunity to install a small wireless facility on an existing pole.

AT&T has requested a few revisions to the draft ordinances and those are that the maximum height of the antenna enclosure mounted on top of an existing pole be increased from 6 feet to 10 feet. They have also requested that maximum diameter of the antenna enclosure mounted on top of an existing pole be increased from 1.25 times the diameter of the pole to 1.75 times the diameter of the pole. AT&T requested that the maximum protrusion of an antenna enclosure mounted on the side of an existing pole be increased from 24 inches to 30 inches from the face of the pole. Lastly, they have requested that the maximum width of the antenna enclosure mounted on the side of an existing pole be increased from 1.25 times the diameter of the pole to 1.75 times the diameter of the pole.

Mr. Dyrhaug asked for feedback on these requests. The City Attorney has not finished looking at this ordinance.

Chairwoman Kuzniar asked what the current diameter of the small cell wireless facilities are. Amanda Taylor from AT&T said it varies regarding the type of pole used. The reasons for a revision on the diameter would be for future needs and for the equipment to be able to fit on different types of poles.

Councilman Matney asked about the 10 feet height request. He said that is a pretty big increase from the proposed 6 feet.

Ms. Taylor said the FCC guidelines have specific measurements wireless providers have to abide by. 10 feet is in the threshold allowed and would not be more than 10 feet.

Councilman Black asked if the 30-foot maximum for towers would be in addition to 10 feet. Mr. Dyrhaug answered 30 feet is the maximum; it would not be 30 feet plus 10 feet.

Action: Councilman Matney made a motion to hold this in committee with Councilman Black seconding.

Vote: The vote was unanimous (3-0).

b. Appointments to boards and commissions

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 five new applications from volunteers interested in being appointed to the Building and Zoning Board of Appeals. The applicants include (in order of receipt):

Scott Crosby
Brian Patton
Brian Sofield
Samuel Neely
Dorothy Foxx

Please note that even though Mr. Neely's application states that he is applying for the Planning Commission, he has since indicated that he would like his application to be considered for a seat on the Board of Appeals.

The City recently received the resignation of Michael King on the Planning Commission. Mr. King was appointed to the Planning Commission earlier this year to fill an open seat. Unfortunately, Mr. King's work schedule and obligations have since changed and he is no longer able to meet the obligations of the Planning Commission. The City has just recently begun advertising for this vacancy.

Action: Councilman Matney made a motion to hold this in committee until there is time to advertise for the Planning Commission vacancy as well. Councilman Black seconded the motion.

Vote: The vote was unanimous (3-0).

Councilman Matney asked if there were specific qualifications we are looking for. Mr. Dyrhaug said there is a requirement that board and commission members live within the City and he thinks the code might address having a mix of experience in planning and development. Councilman Matney said he would like to have someone on the board that has an understanding of zoning.

6. New Business

- a. None

7. Public Comment

Amanda Taylor thanked committee and Mr. Dyrhaug for their consideration of the small cell ordinance.

8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk