



BUILDING CODES COMMITTEE MEETING

MONDAY, FEBRUARY 1, 2021 | 6 PM

4th committee meeting

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the 2nd Floor Conference Room at 6 p.m.

The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.

Building Codes (BDS) Committee AGENDA

February 1, 2021

Committee Members: Diane Kuzniar (Chair), Dale Black, Taft Matney

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|--|-----------------------------|
| 1. <u>Call to Order</u> | The Honorable Diane Kuzniar |
| 2. <u>Public Comment</u> | The Honorable Diane Kuzniar |
| 3. <u>Reading and Approval of Minutes</u> | The Honorable Diane Kuzniar |
| a. BDS Committee Meeting:
January 4, 2020 (Pages 2-3) | |
| 4. <u>Reports or Communications from City Officers</u> | The Honorable Diane Kuzniar |
| a. BDS Director David Dyrhaug | |
| 5. <u>Unfinished Business</u> | The Honorable Diane Kuzniar |
| None | |
| 6. <u>New Business</u> | The Honorable Diane Kuzniar |
| a. Building inspection activity (Pages 4-5) | |
| b. Allowed uses and building design in C-2 zoning district (Pages 6-8) | |
| 7. <u>Public Comment</u> | The Honorable Diane Kuzniar |
| 8. <u>Committee Concerns</u> | The Honorable Diane Kuzniar |
| 9. <u>Adjourn</u> | The Honorable Diane Kuzniar |

Minutes
Building Codes Committee
January 4, 2021
2nd committee meeting

Committee members present: Chairwoman Diane Kuzniar via Zoom, Committee members Dale Black via Zoom and Taft Matney via Zoom.

Others present: David Dyrhaug, Business and Development Services Director via Zoom and City Administrator Brandon Madden was present in person.

1. Call to Order- Chairwoman Kuzniar

2. Public Comment- None

3. Reading and Approval of Minutes

a. Building Codes Committee Meeting: December 14, 2020

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

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

4. Reports or Communications from City Officers

a. Department Reports- David reported he has 58% of the budget remaining and that everything looks good.

5. Unfinished Business- None

6. New Business

a. An ordinance to provide for the annexation of property owned by Nolan Max Cox, and located at 1140 E. Butler Road (Tax Map Parcel: 0539.01-01-003.02) by one hundred percent petition method; and to establish a zoning classification of C-1, Commercial, for said property

This is a .9-acre property and is a doughnut hole surrounded by the City. There are no current development plans for the property.

Action: Councilman Matney made a motion to send this item to Council. Councilman Black seconded the motion.

Councilman Black asked if this was next to the Vocational School and across from the car wash on East Butler. Mr. Dyrhaug answered that was correct.

Vote: 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

BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: February 1, 2021

AGENDA ITEM: 6a

TO: Building Codes Committee

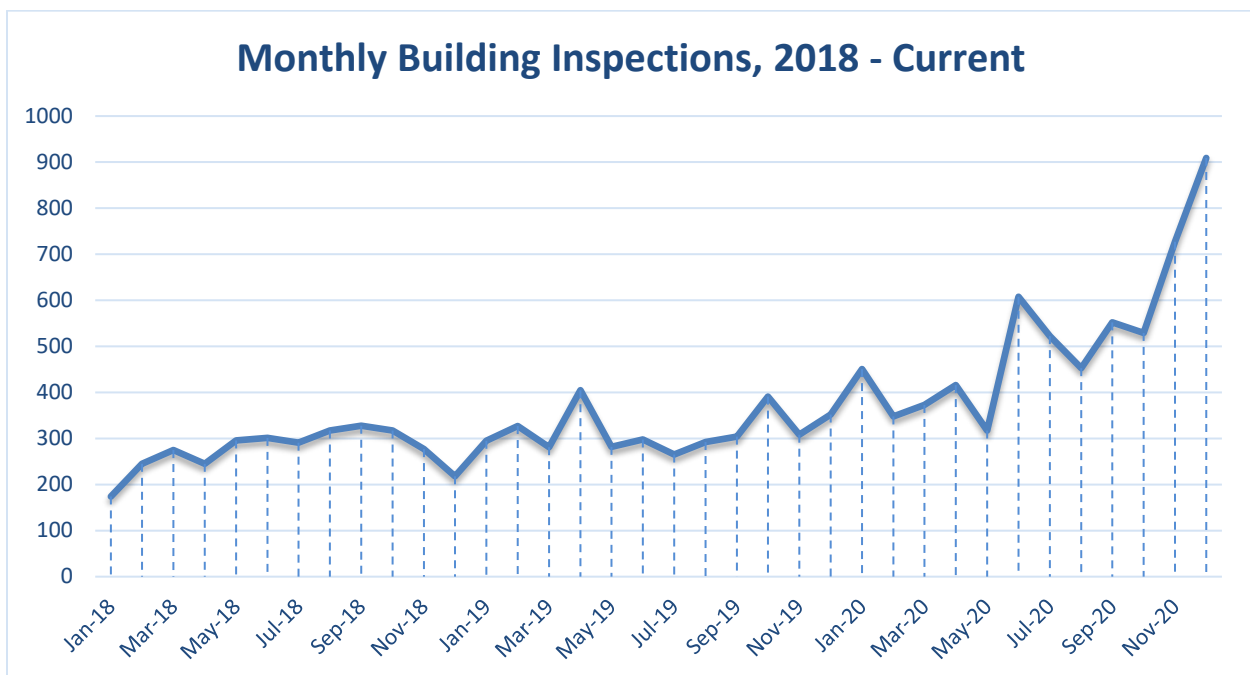
FROM: Business & Development Services Director, David C. Dyrhaug

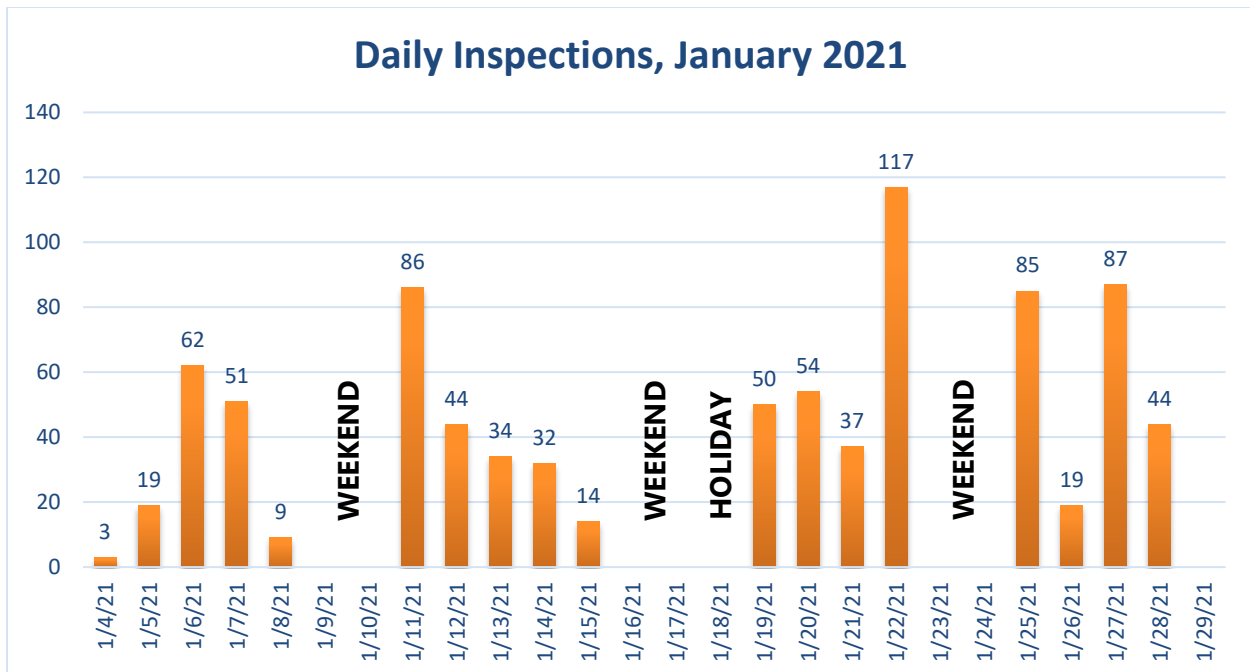
SUBJECT: Update of Building Inspection Activity

BACKGROUND

Over the last couple of months, the Business & Development Services Department has seen a significant increase in building inspection requests. This is in large part due to the increased development happening in the City of Mauldin. We project that the requests for building inspections will continue to grow.

Below is a chart of the monthly number of inspections over the last couple of years as well as the daily number of inspections for January 2021. In November 2020 the City saw a record-month with 727 building inspections. This record was shattered the following month with 909 building inspections. Through January 28, 2021, the City has already performed 833 for the current month. With one day remaining in the month as of this report, the City may break its record for a third month in a row.





PROPOSAL

Our Department has internally discussed various strategies that we might consider so that we can keep up with the inspection requests on a given day. Our preferred strategy at this point is to consider adjusting the deadline for requesting an inspection from 8:00 A.M. (the day of) to 4:00 P.M. (the day before). This will afford us the opportunity the night before to call on RCI, our inspection services contractor, to help us on days when the inspection load is greater than our on-staff inspector can handle.

This information is being shared as information and as an opportunity for the Committee to provide feedback or express any concerns.

ATTACHMENTS

None

BUILDING CODES COMMITTEE

AGENDA ITEM

MEETING DATE: February 1, 2021

AGENDA ITEM: 6b

TO: Building Codes Committee

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

SUBJECT: Discussion on Allowed Uses in the C-2 Zoning District

BACKGROUND

For years City Officials have shared a vision for new and improved development along Main Street and Butler Road. Plans and work on the redevelopment of City Center has largely factored into this vision. Currently, a large portion of Main Street and Butler Road are zoned C-2, Highway Commercial. The list of uses allowed in the C-2 district shows signs of being outdated as it allows some uses that are not consistent with the vision for Main Street and Butler Road.

PROPOSAL

City staff has begun reviewing the list of uses allowed in the C-2 zoning district for consistency with the vision discussed by City Officials. City staff would like to work with the Planning Commission to revise the list of uses allowed in the C-2 zoning district so that it is more consistent with the City's vision as well as the City's Comprehensive Plan.

The Comprehensive Plan provides that retail stores, restaurants, hotels, business services (banks, print shops, etc.) and offices should be the predominant use along the commercial areas of Main Street and Butler Road.

Some of the specific uses currently allowed in the C-2 zoning district that may be inconsistent with the City's vision and Comprehensive Plan for Main Street and Butler Road include:

- Car washes
- Automobile sales
- Rentals of automobiles, trucks, and trailers
- Stand alone parking lots
- Boat sales

Additionally, City staff would like to work with the Planning Commission on reviewing the design standards, specifically the façade standards, provided in the C-2 zoning district for consistency with the City's vision.

This item is being presented as information and as an opportunity for the Committee to provide input on this issue.

LIST OF USES CURRENTLY ALLOWED IN THE C-2 ZONING DISTRICT

Uses Permitted (Section 5:8.1 of the Zoning Ordinance)

- Accountant
- Amusement center
- Antique shop
- Appliance sales and service
- Assisted living facilities
- Automatic car wash
- Automobiles, truck, and trailer rentals
- Automobile parking lot
- Automobile parts sales
- Automobile sales and service (excluding body repair)
- Automobile upholstery shop
- Bakery
- Bank
- Barber shop
- Beauty shop
- Boat sales
- Bowling alley
- Broadcasting studios, radio or television
- Bus station
- Cafeteria
- Club, lodge, and similar non-profit organization
- Convenience store
- Dairy products sales
- Dance studio
- Dressmaker
- Drive-in restaurant
- Drug store
- Dry cleaner and laundry
- Dry goods store
- Figure salon
- Florist shop
- Funeral home
- Furniture store
- Garden supply store
- Golf driving range
- Greenhouse or plant nursery
- Grocery store
- Hardware store
- Health club
- Leather goods store
- Liquor store
- Loan company
- Medical facility
- Miniature golf course
- Monument sales
- Motel
- Music store
- Office, business or professional
- Paint store
- Places of worship
- Printing, excluding newspapers and periodicals
- Public utility building and use
- Radio and television sales and service
- Recording studio
- Restaurant
- Savings and loan company
- Seed and feed store
- Self-service laundry and cleaner
- Service station
- Sewing machine sales and service
- Shopping center
- Skating rink
- Sporting goods store
- Supermarket
- Temporary building
- Theater (indoor)
- Tire sales and service
- Utility easement
- Veterinary clinic
- Veterinary office
- Accessory buildings and uses customarily incidental to the above uses
- Other uses which are considered to be compatible with the aforementioned uses

Conditional Uses (Section 5:8.3 of the Zoning Ordinance)

- Adult care center
- Child care center
- Multi-family dwellings

Uses Permitted by Special Exception (Section 5:8.2 of the Zoning Ordinance)

- Ambulance service
- Armory
- Auditorium
- Baseball park
- Building materials sales and storage
- Cemetery
- Check cashing business
- Fairgrounds
- Fire station
- Football stadium
- Gymnasium
- Home for aged persons
- Hospital
- Library
- Museum
- Police station
- Post office