



BUILDING CODES COMMITTEE MEETING

MONDAY, JANUARY 4, 2021 | 6 PM

2nd committee meeting

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
January 4, 2021

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

- | | |
|--|-----------------------------|
| 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:
December 14, 2020 (Pages 2-6) | |
| 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. 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 (Pages 7-15) | |
| 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
December 14, 2020
4th committee meeting

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

Others present: David Dyrhaug, Business and Development Services Director and City Administrator Brandon Madden.

1. Call to Order- Chairwoman Kuzniar

2. Public Comment

3. Reading and Approval of Minutes

a. Building Codes Committee Meeting: November 2, 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 had sent out the department budget previously and that everything looks good.

5. Unfinished Business

a. A policy to establish uniform and consistent procedures for appointing membership on the Mauldin Planning Commission and the Mauldin Building & Zoning Board of Appeals; and other considerations

As part of the discussion of candidates for current openings on the Planning Commission and the Building & Zoning Board of Appeals, the Building Codes Committee discussed the procedures by which it appoints volunteers to the Board of Appeals and Planning Commission. This discussion at its October 5th meeting included discussion of interviewing candidates and qualifications for candidates. This discussion carried over to the October 19th meeting of City Council, where the Council expressed interest in the Building Codes Committee working on a more formal procedure for appointing applicants to the Planning Commission and Board of Appeals.

At its November 1st meeting, the Building Codes Committee continued to discuss a draft policy for appointing volunteers to the Board of Appeals and Planning Commission. At that meeting, the Committee asked if a minimum residency period would be an acceptable qualification for appointment to the Planning Commission or Board of Appeals. The City's legal counsel has indicated that this could be an acceptable qualification.

Councilman Matney commented that we could look at not having designated interview times. It is not unusual for a committee to interview a potential candidate during a public meeting.

Action: Councilman Matney made a motion to amend the section regarding applicant interviews and have the section read so the interviews are conducted during a meeting of this committee. Councilman Black seconded the motion.

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

Action: Councilman Matney made a motion to forward the amended process for appointment of members to the Planning Commission and Zoning Board to Council. Councilman Black seconded the motion.

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

b. Appointment to the vacant seat on the Planning Commission

Chairwoman Kuzniar said she would like to move Brian Sofield's appointment to the Planning Commission to full Council. Councilman Matney said he could be invited to the City Council meeting to have some discussion with Council on his possible appointment. Mr. Dyrhaug will contact him to see if he is available to attend December's council meeting.

Action: Councilman Matney made a motion to forward Brian Sofield's application for the Planning Commission to Council. Councilman Black seconded the motion.

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

6. New Business

a. Annexation at Standing Springs Road and Union Church Road

- i. An ordinance to provide for the annexation of property owned by Henry Pack Willimon Jr., Revocable Trust, and located at 36 Union Church Road by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property

- ii. An ordinance to provide for the annexation of a portion of property owned by Union Baptist Church at Greenville, and located at 50 Union Church Road by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property
- iii. An ordinance to provide for the annexation of property owned by Fork Shoals Holdings, LLC, and located at 2152 Standing Springs Road by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property

The City of Mauldin has received signed petitions requesting the annexation of a tract of land consisting of three parcels pursuant to South Carolina Code of Laws Section 5-3-150. These petitions include approximately 62 acres owned by various individuals and is located at Standing Springs Road and Union Church Road.

The applicant has requested that this tract be zoned R-10, Residential, upon annexation into the City of Mauldin. The applicant has recently acquired the Sunny Hill Cottages subdivision, which has begun development. Sewer for the project is through City of Mauldin.

Chairwoman Kuzniar asked if Fork Shoals and Standing Springs Road are slated to be widened. Mr. Dyrhaug said there is an order to one of the developers to align the road to improve the Standing Springs and Ashmore Bridge Road intersection. Fork Shoals is more heavily trafficked and is in the long-range plan for GPATS.

Chairwoman Kuzniar asked when the targeted completion date would be. The representative present said she didn't know but thought it would be about a five-year build-out. Chairwoman Kuzniar asked if the developer would keep any of the trees. The representative said some will be saved. Anything around the creek on the property will be saved.

Councilman Black asked if there would be sidewalks. Mr. Dyrhaug said there will be sidewalks throughout the development. There will also be an amenity area with open spaces.

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

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

b. Annexation at Perimeter Road and Fork Shoals Road

- i. An ordinance to provide for the annexation of property owned by Ashmore Bridge, LLC, and located at Ashmore Bridge Road and Fork Shoals Road by one hundred percent petition method; and to establish a zoning classification of C-2, Commercial, for said property
- ii. An ordinance to provide for the annexation of property owned by William C. Willimon, and located at Perimeter Road and Fork Shoals Road by one hundred percent petition method; and to establish a zoning classification of C-2, Commercial, for said property

The City of Mauldin has received signed petitions requesting the annexation of a tract of land consisting of three parcels pursuant to South Carolina Code of Laws Section 5-3-150. These petitions include approximately 31 acres owned by various individuals and is located at Perimeter Road and Fork Shoals Road.

The applicant has requested that this tract be zoned C-2, Commercial, upon annexation into the City of Mauldin. The applicant intends to construct a Spinx gas station/convenience store on a portion of this tract and market the remainder of the tract for commercial development such as a grocery store.

Councilman Matney asked about a discrepancy between the agenda summary and the attachments and was answered that Laurens Road Laurel Creek LLC and Ashmore Bridge Road LLC are one and the same. Ashmore Bridge LLC is the new name.

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

Councilman Black asked if this would make us contiguous to Donaldson Center. Mr. Dyrhaug said with this annexation we would touch Donaldson.

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

- c. An ordinance to provide for the annexation of property owned by the City of Mauldin, and located at Plant Street and West Butler Road by one hundred percent petition method; and to establish a zoning classification of C-2, Commercial, for said property

The City of Mauldin has received a signed petition requesting the annexation of a tract of land consisting of one parcel pursuant to South Carolina Code of Laws Section 5-3-

150. This petition includes approximately 2.23 acres owned by the City of Mauldin and is located at Plant Street and W. Butler Road.

The applicant has requested that this tract be zoned C-2, Commercial, upon annexation into the City of Mauldin. The applicant intends to construct a fire station on this tract.

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

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

d. Follow-up discussion of exterior building color standards

Chairwoman Kuzniar said she is concerned about City Center and wants to make sure nothing comes in with loud colors. Councilman Matney said what is written now is sufficient and doesn't want us to become the color police. He is concerned that it may stymie development.

No action was taken on this item.

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: January 4, 2021

AGENDA ITEM: 6a

TO: Building Codes Committee

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

SUBJECT: Annexation of Property at 1140 E. Butler Road

OWNER(S):	Nolan Max Cox
TAX MAP NUMBER(S):	0539.01-01-003.02
LOCATION:	1140 E. Butler Road
CURRENT ZONING:	R-S (County)
REQUESTED ZONING:	C-1, Commercial
SIZE OF PROPERTY:	Approx. 0.9 acres
CONTIGUITY:	This property is entirely surrounded by the City limits of Mauldin

REQUEST

The City of Mauldin has received a signed petition requesting the annexation of a tract of land consisting of one parcel pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 0.9 acres owned by Nolan Max Cox and is located at 1140 E. Butler Road.

The applicant has requested that this tract be zoned C-1, Commercial, upon annexation into the City of Mauldin. There is no prospective development yet for this tract but the applicant will be marketing the property for commercial development. This property is currently occupied by a single-family home.

UTILITIES AND SERVICES

All utilities are available including water and sewer. The City of Mauldin has a sewer line along the front of the property on E. Butler Road. This tract is currently located in the Mauldin Fire Service Area and will continue to be served by the Mauldin Fire Department upon annexation.

PLANNING AND ZONING

About the C-1 District

The C-1 district is established to provide for the development of commercial establishments for the convenience of local residents.

Comprehensive Plan Analysis

The Future Land Use Map depicts this area as a community corridor. Community corridors are intended for the standard commercial uses, such as professional offices, office parks, mixed-use developments, restaurants, and retail centers.

Surrounding Development/Zoning

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

Direction	Zoning District(s)	Existing Use(s)
North	S-1 (City)	Wash Me! Autowash
South	PD (City)	Lansfair at Ashby Park subdivision
East	C-1 (City)	Undeveloped Land
West	C-1 (City)	Ravenel Periodontics

TIMELINE

In November, 2020, staff received the signed petitions for the annexation of these tracts.

FISCAL IMPACT

The annexation of this tract will result in a net financial benefit to the City of Mauldin. Due to the collection of commercial property taxes, annual business license fees, and potential hospitality taxes, the City stands to receive revenues that will exceed the cost of providing services to this tract.

RECOMMENDATION

Forward this annexation to City Council with a recommendation of approval.

ATTACHMENTS

Annexation Ordinance (maps and petitions attached therein)

ORDINANCE _____-2021

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

WHEREAS, Nolan Max Cox is the sole owner of record title of a parcel of real property containing 0.91 acres, more or less, located at 1140 E. Butler 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 Nolan Max Cox, 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, Nolan Max Cox, 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 C-1, Commercial, 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 Nolan Max Cox, 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 East Butler 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 C-1, Commercial.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

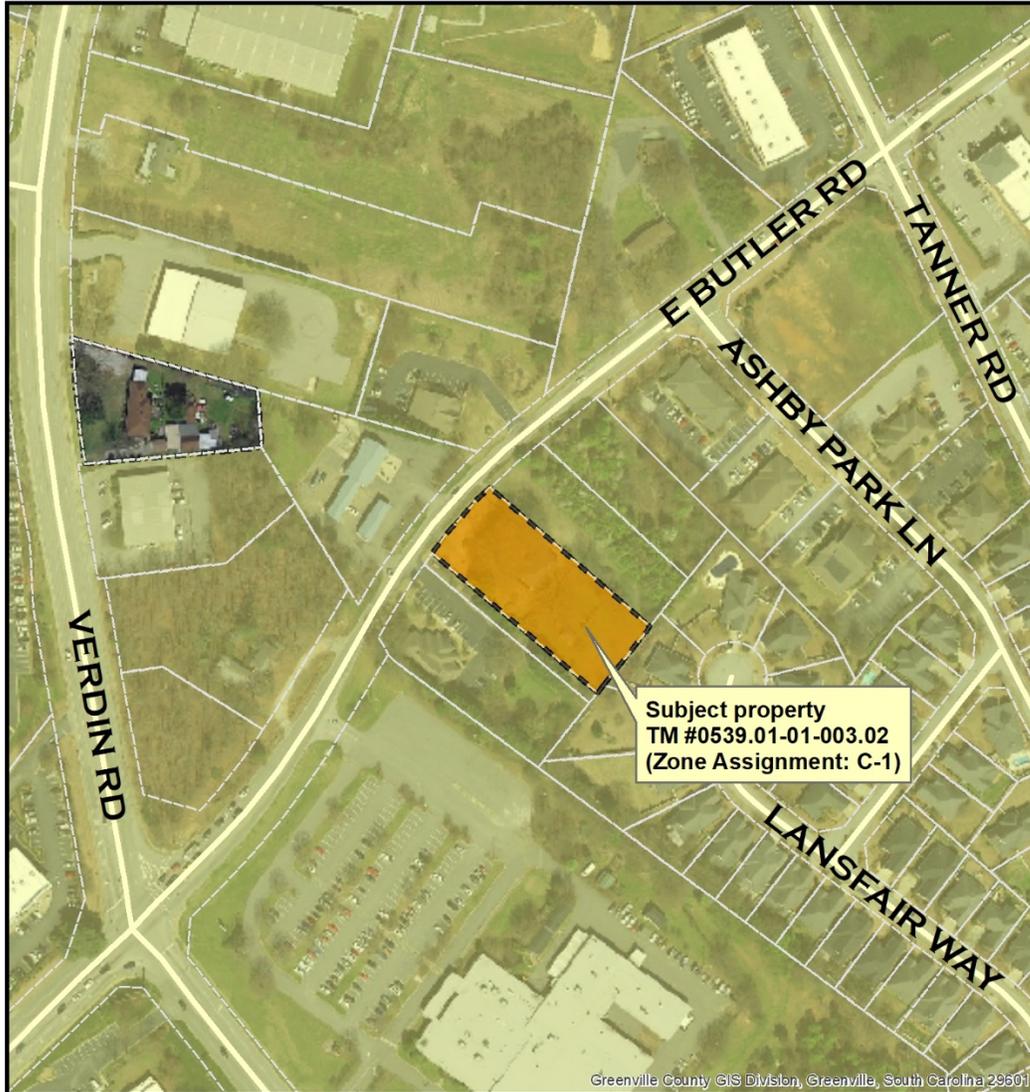
Second Reading: _____

Approved as to Form:

City Attorney

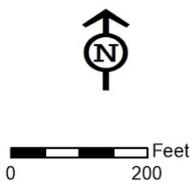
EXHIBIT 1 – ANNEXATION MAP

1140 EAST BUTLER ROAD ANNEXATION MAP



Legend

-  Subject Property
-  Mauldin City Limits



Created on December 29, 2020

Reproduction of this map is prohibited without permission from the City of Mauldin.

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EXHIBIT 2 – PETITION

dotloop signature verification: dotloop.us/DPaR0GVfLrVv

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED BY NOLAN MAX COX, AND LOCATED AT 1140 E. BUTLER ROAD INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioner, Nolan Max Cox, 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 parcel of real property in Greenville County containing approximately 0.91 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

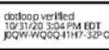
Petitioner hereby petitions to annex their property consisting of 0.91 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioners also hereby petition to assign their property the zoning classification of C-1, Commercial, as depicted in Exhibit C attached hereto, on the Official Zoning Map of the City of Mauldin.

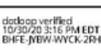
This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

This Petition is dated this 30 day of October, 2020, before the first signature below is attached.

The Petitioners request that 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 tract the zoning classification of C-1, Commercial, as depicted in Exhibit C attached hereto.

October 30, 2020
Date

By:  
Nolan Max Cox, Owner

 
Witness

 
Witness

EXHIBIT A

PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land in Greenville County, South Carolina, on Butler Road, being shown and designated as 0.91 acres on a Survey for L.M. Cox, prepared by Carolina Surveying Co. on 4/29/1972.

TAX MAP #0539.01-01-003.02

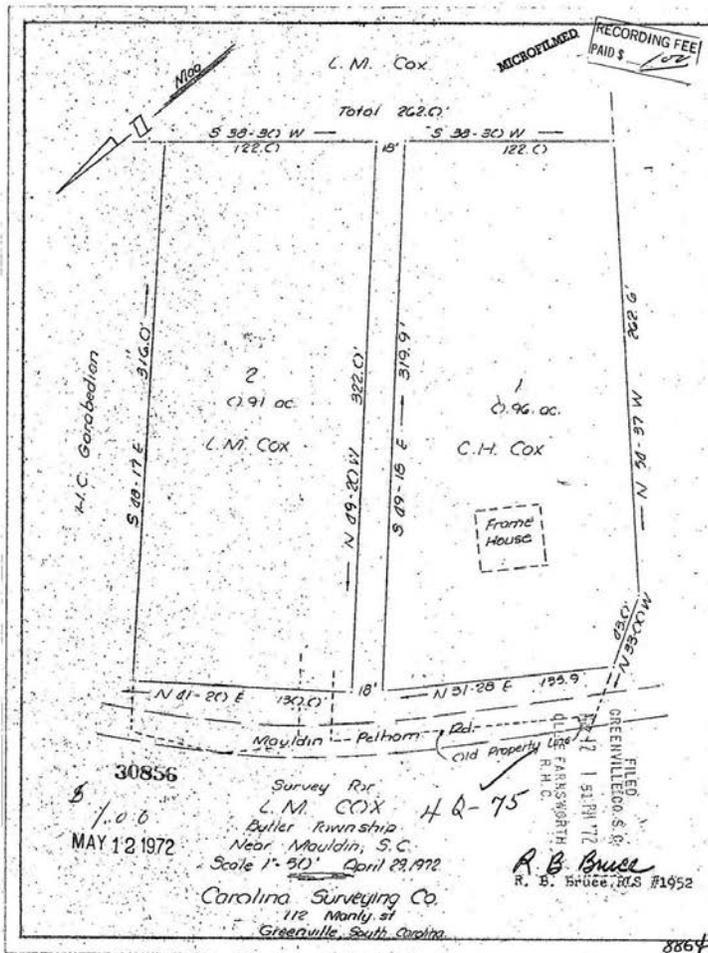
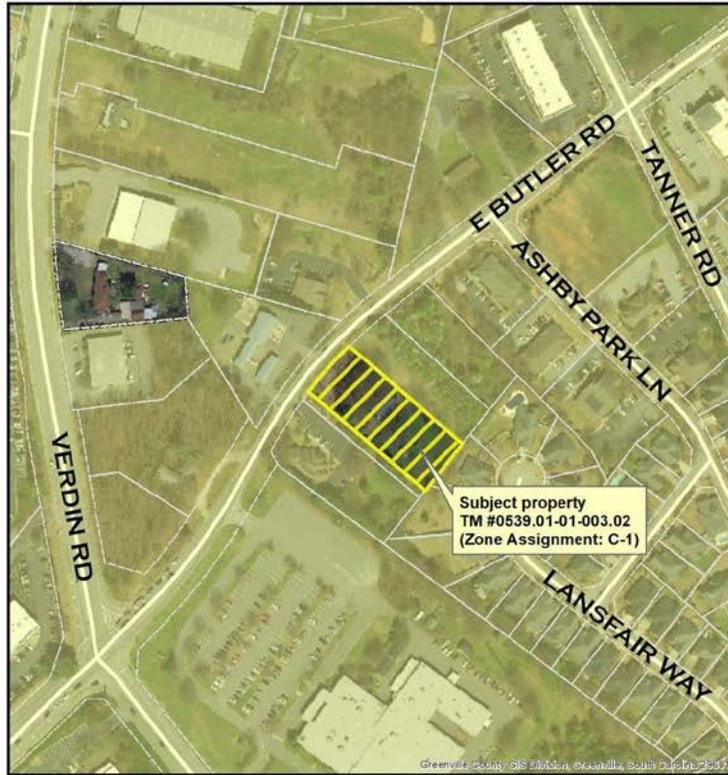


EXHIBIT B

PROPERTY MAP



Legend

- Subject Property
- Mauldin City Limits

A north arrow pointing upwards with the letter 'N' inside a circle. Below it is a scale bar labeled "Feet" with markings for 0 and 200.

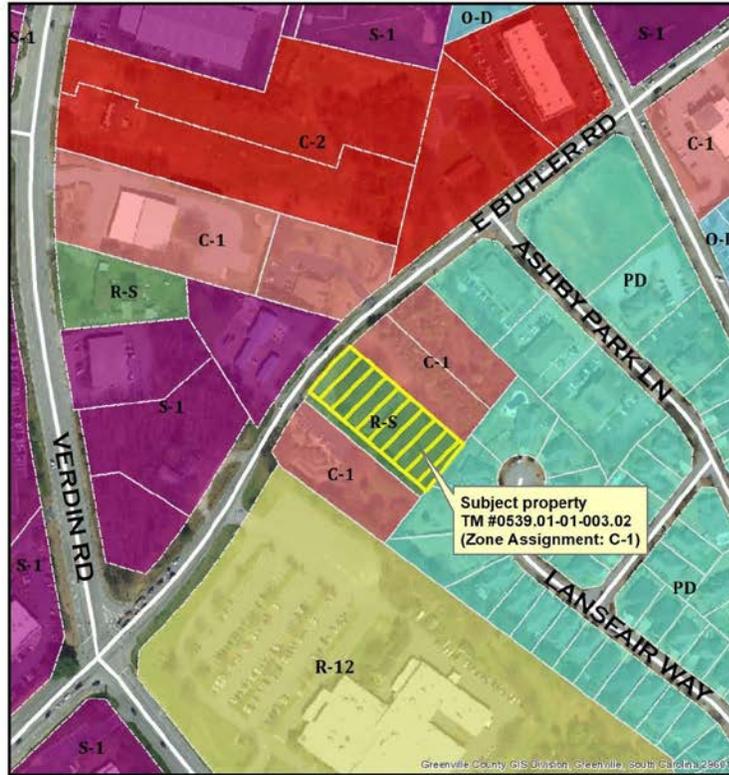
Created on October 30, 2020

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EXHIBIT C

ZONING MAP



Legend

 Subject Property



Created on October 30, 2020

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