

Minutes
Building Codes Committee
December 14, 2020
6:00 p.m.
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