

Minutes
Building Codes (BDS) Committee
March 1, 2021
2nd Committee meeting

Committee Members: Diane Kuzniar (Chair), Dale Black, Taft Matney
Others present were Business and Development Services Director David Dyrhaug and City Administrator Brandon Madden.

1. Call to Order-Chairwoman Kuzniar
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. BDS Committee Meeting: February 1, 2021

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

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

4. Reports or Communications from City Officers
 - a. BDS Director David Dyrhaug

The department has 44% of its budget remaining. 34% is the ideal remaining percentage. Mr. Dyrhaug reported that the department is operating on a new deadline for calling in building inspections. The deadline is now 4:00 p.m. for an inspection on the following day.

5. Unfinished Business- None
6. New Business
 - a. An ordinance to provide for the annexation of property owned by Tommy Steele Kay, and located at 409 E. Butler Road (Tax Map Parcel: #0546.01-01-032.00), by one hundred percent petition method: and to establish a zoning classification of C-2, commercial, for said property

This property is approximately 3.328 acres located at 409 E. Butler Road. Part of this property is not in the City and the applicant wishes to annex that remaining portion into the City limits of Mauldin. The applicant wishes to rezone the entire property, including the portion of the property already in the City limits and the portion of the property being annexed, to the C-2, Commercial, zoning district.

This property is currently used for a single-family residence occupied by the owner. The owner intends to market this property for commercial

development. The Planning Commission recommends approval.

Motion: Councilman Matney made a motion to send this item to Council with Councilman Black seconding.

Councilman Black mentioned this property is across the street from the Pavan store.

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

b. A resolution to rename Centerpointe Boulevard to Bridgeway Boulevard

Centerpointe Boulevard is an existing street that begins at Bridges Road, crosses Holland Road, and terminates again at Holland Road at a separate intersection. This street is privately owned by Centerpoint Land Inc. This owner also owns all of the land that fronts on Centerpointe Boulevard for addressing purposes. Of all the property that primarily fronts on Centerpointe Boulevard, only one is developed (356 Centerpointe Blvd). This establishment is owned by the applicant and the occupant of that establishment will be vacating the facility by March 31, 2021.

The Planning Commission recently reviewed this petition to rename Centerpointe Boulevard to Bridgeway Boulevard in accordance with Section 6-29-1200 of the Code of Laws of South Carolina. This section of State law, adopted in 1994 and amended in 1997, provides that the local planning commission must authorize the re-naming of streets. In accordance with this provision, the Planning Commission voted 6-0 to approve the renaming of Centerpointe Boulevard to Bridgeway Boulevard.

In addition to the State law on renaming streets, there is a City ordinance, Section 36-1 of the Municipal Code, adopted in 1994, that provides “no person shall name any street or change the name of any street, except upon consent of the city council as authorized by resolution. Therefore, this request is being presented to the City Council in accordance with Section 36-1 of the Municipal Code.

Motion: Councilman Matney made a motion to send this item to Council with Councilman Black seconding.

Councilman Black asked who notifies E911 of the change in address. Mr. Dyrhaug said E911 has this request already. They have no concerns.

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

- c. An ordinance to repeal Section 36-1, Council approval of street names or name changes, in the Mauldin Municipal Code Chapter 36, Streets, Sidewalks and Other public places

Section 36-1 of the Mauldin Code of Ordinances requires the City Council to consent to the naming or renaming of streets. The intent of the request is to gauge the interest of the Building Codes Committee and the City Council for repealing Section 36-1 of the Mauldin Code of Ordinances so that the approval of naming and renaming streets fall solely under the authority of the planning commission in accordance with State law.

Councilman Matney said he does not support repealing our ordinance and would like the council and planning commission to continue to approve street names or changes.

Motion: Councilman Black made a motion to allow discussion on this item with Councilman Matney seconding.

Councilman Matney said something as serious as naming of streets should remain under the purview of council.

Action: Councilman Black agreed with Councilman Matney. This item was not approved and will not be forwarded to Council.

Motion: Councilman Matney made a motion to table this item in committee. Councilman Black seconded the motion.

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

- d. An ordinance to amend the Mauldin zoning ordinance to introduce a table of allowed uses applicable to various zoning districts, provide descriptions of the uses allowed, provide additional standards for conditional and special exception uses, introduce general building design standards, amend the nonconforming use standards, and other related amendments

For years City Officials have shared a vision for improved development along Main Street and Butler Road. Plans and work on the redevelopment of City Center have contributed to this vision. However, various aspects of the zoning ordinance have not been updated to meet this vision. For example, the current zoning ordinance provides lists of allowed land uses that are rather outdated and do not meet the vision for Main Street, Butler Road, and City Center. Additionally, the zoning ordinance is extremely light on any building design standards that similarly contribute to the vision for the future of the City.

The draft ordinance introduces a consolidated table of allowed uses, describes each of the use categories listed in the table, provides standards for conditional and special exception uses, and establishes general building design standards. Additionally, the draft ordinance relocates and rearranges a few sections of the zoning ordinance so that related regulations are grouped together and easier to find. The comprehensive plan supports the proposed ordinance.

Proposed changes include renaming some of our zoning districts and uses are added in one table. New building design standards are also proposed. The Planning Commission unanimously approved the changes.

Motion: Councilman Matney made a motion to send this item to Council with Councilman Black seconding.

Councilman Black asked for input from the rest of Council. Councilman Matney thanked Mr. Dyrhaug, his staff, and the Planning Commission for the work on this. Councilman Matney is glad a provision for outdoor music has been included in this draft. He also said he believes this ordinance allows for the continuation of non-conforming uses within these districts. He is happy this has been included as well to protect business owners if they want to pass the business down to their family members, as long as the use stays the same. Mr. Dyrhaug added that in those circumstances, they would be treated as a legal conforming use so they can continue to expand their business.

Action: 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