

Minutes
Building Codes (BDS) Committee
April 29, 2021
6:00 p.m.

Committee Members: Diane Kuzniar (Chair), Dale Black, Taft Matney
Others present were BDS 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. Building Codes Committee Meeting: March 1, 2021

Motion: 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. BDS Director David Dyrhaug- The department has 31% of its budget remaining.
This week is the final week for business license renewals.
5. Unfinished Business- There is no unfinished business.
6. New Business
 - a. An ordinance approving a major change to the Centerpointe Planned Development District

The City of Mauldin has received a request to make a change to the Centerpointe PD. The change consists of amending the use description for 21.96 acres located at 356 Bridgeway Blvd. The applicant has requested to change this description from "Office Building" to "Office, Commercial, Institutional" to accommodate a prestigious charter school. The school is proposing to move into the facility recently vacated by Samsung.

The school has also indicated that they are under a compressed timeline. They have requested special consideration for the City Council to hold an additional special called meeting during the month of May so that both readings of the ordinance for the change to this Planned Development can be completed in May. The school is proposing to undertake renovations to the facility. These renovations will entail creating 54 classrooms, art/music/science labs, a cafeteria and indoor gymnasium. The school does not plan to alter the footprint of the facility or the parking. The only modifications to the site proposed at this time are the provision of outdoor athletic and physical education areas and an outdoor playground. These areas will be enclosed by a fence. The school will have a capacity of 1,100 to 1,200 students (K-12). They anticipate opening in August 2022 and plan to begin construction of the renovations in June 2021.

Chairwoman Kuzniar asked about the athletic facilities in the front of the school on Holland Road. Mr. Dyrhaug answered they would be fenced in.

Councilman Black asked about the proposed traffic signal at Holland Road and Centerpointe Boulevard. Mr. Dyrhaug said there will be signals installed as part of the Bridgeway project.

Motion: Councilman Matney made a motion to forward this matter to City Council for review with a recommendation of approval and that consideration be provided for a special called meeting of City Council to accommodate the applicant's timing. Councilman Black seconded the motion.

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

- b. An ordinance to rezone property consisting of approximately 43 acres located at S.C. Highway 417 and Interstate Highway 385 (Tax Map Parcels: 0295.00-01-003.01, 0295.00-01-003.03, 0295.00-01-003.04, 0295.00-01-005.00, and 0295.00-01-005.06) and providing an effective date.

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes approximately 43.9 acres located at Hwy 417 and I-385.

The applicant has requested that this tract be rezoned from C-2, Commercial, to R-M, Multi-family Residential. This property is undeveloped with the exception of two old homes owned by the property owner. TCC Venture plans to develop this site for attached single-family housing with possibly some multi-family housing along the interstate frontage. This was annexed into the City in 2018.

Ron Johnson and Eric Hedrick were in attendance to represent the project.

Chairwoman Kuzniar asked if any of these housing areas would be targeted towards those 55 and over. Mr. Johnson said it would depend on the market.

Chairwoman Kuzniar asked if these units would be rented or owned. Mr. Johnson answered a combination of both types.

Councilman Black said this was only a rezoning from C2 to RM. Mr. Dyrhaug said yes, this is the first part of the project. Any development would have to come back through the planning commission and Council.

Motion: Councilman Matney made a motion to forward this matter to City Council for review. Councilman Black seconded the motion.

Chairwoman Kuzniar said she read the comments from the public and agrees that the rezoning is more favorable, but there have been some comments submitted from an email sent by Mr. Van Splinter that give her pause. A question was asked from a planning commission member regarding why there were no buffers between the properties. The answer was because this property is in the County. Chairwoman Kuzniar said she was puzzled by the response and believes there should be a buffer between Beechwood Drive and the development.

Mr. Splinter's email also mentions the wildlife he sees because of the trees on the property. Chairwoman Kuzniar said she got some information for consideration from a guidebook called Conserving Wooded Areas in Developing Community- Best Management Practices. A balanced development approach includes considering wooded areas and other natural resources. Conservation of trees and wooded areas requires participation by all people involved in the development. Properties surrounded with trees have higher marketable value because trees are part of the property infrastructure. In addition, trees provide a healthier and more pleasant living environment. Shade trees around the building lower the costs of heating and cooling.

Trees clean the environment by reducing the amount of dust particles, absorbing gases such as carbon, and releasing oxygen in the atmosphere. A community forest provides recreational and educational opportunities as well as environmental benefits and wildlife habitat. Decision makers, natural resource managers, landowners, and citizens are concerned that the urban biosphere is at risk under current land development practices. Destruction of forests, trees, and the loss of wildlife habitat threatens the ecological integrity and quality of life of urban areas. Research shows that a walk in a wooded area can relieve psychological and emotional stress.

The other article Chairwoman Kuzniar read was Conserving South Carolina's Working Forests. Urbanization is currently the primary cause of deforestation in South Carolina. Urban areas continue to expand into adjacent rural lands. In most cases, this rural land development reduces the area of economically and ecologically productive forest land. The loss of forest land to urbanization will continue to be a major forestry concern for the future. Many landowners enjoy multiple benefits such as recreational use and wildlife viewing.

Chairwoman Kuzniar said protecting forests and wildlife habits is very important to her. She would like to consider having a buffer between the development and Beechwood Drive and leaving some of the trees. She thinks both of these items would be great selling points.

Mr. Johnson said he supports some of the points Chairwoman Kuzniar made and Mr. Hedrick owns his own commercial landscaping company. Mr. Johnson said buffering is a huge component in getting along with neighbors. He said there was discussion about fencing and private drive areas as well as creating berms and buffers. He also agrees with keeping trees and there is a vision of walking trails and dog parks. The goal is not to come in and take everything down.

Councilman Matney said he has gone back and forth on this. He loves commercial development and it brings in revenue. But he has talked to several parties about the residential aspect. The existing uses of 3 of the 4 are residential as well. He would like to see this property zoned residential.

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

- c. An ordinance to rezone property consisting of approximately 6.1 acres located at Service Bay Road (Tax Map Parcels: M005.01-02-016.00, M005.01-02-016.03, M005.01-02-018.00, and M005.01-02-018.01) and providing an effective date.

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land including approximately 6.15 acres located at 215 through 255 Service Bay Road.

The applicant has requested that this tract be rezoned from C-2, Commercial, to a Planned Development (PD). This property is currently occupied by After School Plus, DanceArts, and Greenville Gymnastics. The property is also undergoing construction for the expansion of a new gymnastics facility and indoor soccer facility. Britt Real Estate plans to continue to develop this site for additional commercial, recreational, and self-service storage facilities.

Most of the uses that the applicant intends on including in their prospective development are allowed under the current C-2 zoning. The primary interest in rezoning this property from C-2 to a PD is so that the applicant can include self-service storage facilities in the project.

Councilman Black asked if there were any requirements for sidewalks. Mr. Dyrhaug said there are sidewalk requirements that will be worked on with the applicant. The final development plans will have to be approved before any construction begins.

Councilman Matney wanted to clarify that the design standards will be put in place and would go to the planning commission before forwarding to Council. Mr. Dyrhaug said that was correct.

Motion: Councilman Matney made a motion to move this to the Council agenda. Councilman Black seconded the motion.

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

- d. An ordinance to provide for the annexation of property owned by David M. Adams, Sr., et. al., and located at Ashmore Bridge Road near Fowler Circle (Tax Map Parcel: M007.01-01-002.00) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, 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 100 acres owned by members of the Adams family and is located at Ashmore Bridge Road.

The applicant has requested that this tract be zoned R-15, Residential, upon annexation into the City of Mauldin. D.R. Horton intends to develop approximately 266 detached single-family homes on this tract. The price-point for homes is expected to average in the mid- to high-\$300s.

Chairwoman Kuzniar asked how many access points there would be in the neighborhood.

The representative from Bluewater answered there are two full entrances and one emergency access point to the neighborhood.

Motion: Councilman Matney made a motion to move this item as presented to the Council agenda for annexation and rezoning. Councilman Black seconded the motion.

Councilman Matney pointed out that one of the names is incorrect in the ordinance and should be corrected before the first reading.

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

- e. An ordinance to amend Section 21-4 and Section 21-41 in the Mauldin Municipal Code Chapter 21, Flood Damage Prevention

On March 30, 2021, the Flood Mitigation Specialist for the South Carolina Department of Natural Resources (SCDNR) met with the City's Floodplain Administrator, Steven Woods, for the reviewing the City's implementation and administration of the local floodplain management program and to evaluate the City of Mauldin's status as a participant in the National Flood Insurance Program (NFIP).

During the meeting, a complete review of the City's floodplain management program was conducted. The SCDNR representative indicated that City staff was very knowledgeable in the practice of sound floodplain management. Upon review of the City's flood damage prevention ordinance, the SCDNR noted two minor adjustments needed to the ordinance. These adjustments include:

1. Change the Flood Insurance Study date in Section 21-4 to May 4, 2021.
2. Add "Reasonably Safe from Flooding – Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding" to Section 21-41.

Motion: Councilman Black made a motion to move this item as presented to the Council agenda. Councilman Matney seconded the motion.

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

- f. Renaming of Bi-Lo Blvd (update and discussion only)

Mr. Dyrhaug wanted to make the committee aware that Food Lion is moving into the old C&S Warehouse. There has been some discussion on changing the name of Bilo Boulevard to possibly Nourishment Boulevard. This may be something upcoming in a future meeting. Bilo Boulevard has split jurisdiction between the City of Mauldin and Greenville County, so staff will also be working with County staff on this.

Chairwoman Kuzniar asked if someone from Food Lion would contact the other businesses on Bilo Boulevard on the impact this may have to their business. Mr. Dyrhaug answered yes. The County has indicated that is a requirement they have.

Councilman Matney said he asked about this a couple of months ago because the corporation is not here anymore and the brand no longer exists. He said it doesn't make any sense to have a defunct entity have its name on a road anymore.

Councilman Black asked what would happen if a business owner did not want to change the name of the road. Would the County take ownership? Mr. Dyrhaug said he didn't know, but at the end of the day, the City could still vote to approve the change. Chairwoman Kuzniar said she is happy Food Lion is coming, but what if any other company comes in and wants to change it again? That is her concern.

7. Public Comment- None
8. Committee Concerns- None
9. Adjourn- Chairwoman Kuzniar adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk