

MINUTES  
BUILDING CODES COMMITTEE MEETING  
JUNE 7, 2021, 6PM  
CITY HALL - COUNCIL CHAMBERS

Committee Members present: Diane Kuzniar (Chair), Dale Black, Taft Matney  
Others present: 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. Building Codes Committee Meeting: April 29, 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 is currently 14% under budget.

Business License renewals are wrapping up.

5. Unfinished Business  
There is no unfinished business.

6. New Business
  - a. An ordinance to provide for the annexation of 0.83 acres of property owned by David M. Adams, Sr., et. al., and located at Fowler Circle near Ashmore Bridge Road (portion of tax map parcel: M007.01-01-003.06) 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 a portion of a parcel of land pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 0.83 acres owned by members of the Adams family and is located at Fowler Circle.

The applicant has requested that this tract be zoned R-15, Residential, upon annexation into the City of Mauldin. This tract of land will be included in the land that D.R. Horton intends to for detached single-family homes at a price-point expected to average in the mid- to high-\$300s.

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

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

- b. An ordinance to provide for the annexation of 0.5 acres of property owned by 807 Holland Rd, LLC, and located at 807 Holland Road (portion of tax map parcel: 0546.01-01-024.02), by one hundred percent petition method; and to establish a zoning classification of S-1, services, for said property

The City of Mauldin has received a signed petition requesting the annexation and rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes approximately 0.5 acres located at 807 Holland Road. While most of the property at 807 Holland Road is already in the City limits of Mauldin, there is a 60-foot-wide strip of this property that is not in the City limits. The applicant wishes to annex this remaining portion of their property into the City limits of Mauldin. Meanwhile, the applicant wishes to rezone this remaining portion to the S-1, Trades and Commercial Services, zoning district, which is consistent with the zoning of the rest of the property.

This property is currently occupied by a 20,000-square foot office/warehouse flex space building. The applicant intends to continue to use the building as an office/warehouse flex space.

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

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

- c. An ordinance to provide for the annexation of a 10-foot-wide strip of property owned by Spinks Investments Inc., and located at 549 East Standing Springs Road (portion of tax map parcel: 0573.01-01-012.03), by one hundred percent petition method

This request is for the annexation of a 10-foot strip of land that is owned by Spinks Investments Inc. pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes a 10-foot-wide strip along the front of the property located at 549 East Standing Springs Road.

This is the site of a Spinx gas station and convenience store. The purpose of annexing the 10-foot strip is to provide contiguity to a tract of land owned by the City of Mauldin at 700 East Standing Springs Road.

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

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

- d. An ordinance to provide for the annexation of 8.23 acres of property owned by the City of Mauldin, and located at 700 East Standing Springs Road (tax map parcel: 0293.00-01-008.00), by one hundred percent petition method; and to establish a zoning classification of S-1, services, for said property

This request is for the annexation of a tract of land that is owned by the City of Mauldin pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 8.23 acres located at 700 East Standing Springs Road.

This is the site of the old Ford Dealership at the corner of East Standing Springs Road and Neely Ferry Road. The City of Mauldin intends to establish a public works facility at this site.

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

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

- e. Applicant request to hold 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

On May 17, 2021, the City Council approved first reading of an ordinance to rezone approximately 6 acres at 215-255 Service Bay Road to a Planned Development (PD). Since that time, the applicant has requested that the City hold off 2<sup>nd</sup> reading of this ordinance while they finalize the closing of one of the properties that the applicant is purchasing and also finalize their financing arrangements.

**Motion:** Councilman Black made a motion to hold off on second reading with Councilman Matney seconding.

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

- f. Appointments to City of Mauldin Boards and Commissions- This item will be taken up in a special called Building Codes committee meeting next Monday, June 14<sup>th</sup> at 6:00 p.m.
- g. Information update on encroachment permits for sewer work in SCDOT right-of-way

Historically, it has been the policy of the City of Mauldin that sewer service lines (also known as “laterals”) within the right-of-way from the main line to the structure (business, residence, etc.) are private, and owned/maintained by the property owner, not the City of Mauldin.

As of April 2, 2021, the South Carolina Department of Transportation (SCDOT) will no longer allow private sewer lines to be permitted within the State’s right-of-way. All new sewer lines proposed within the State right-of-way will be required to be owned and maintained by the City of Mauldin or similar public utility. This includes, but is not limited to, any existing sewer lines that are being replaced, upgraded, or relocated within the State’s right-of-way.

The City of Mauldin already has a procedure in place for administering encroachment permits for work, including sewer work, within the City of Mauldin right-of-way. The procedure involves review by appropriate staff at the Public Works Department and the payment of an encroachment permit fee of \$35. The City will begin applying this same procedure for sewer work within the State’s right-of-way since lines constructed, replaced, upgraded, or relocated within the State’s right-of-way will have to be owned by the City of Mauldin.

Councilman Matney asked Mr. Madden if he know how this will impact the City. Mr. Madden said with new construction, the new lines and laterals will not require any immediate work. But, for

something like the East Butler Road project, if there is a new line to be put in, that will be an expense to the City. We do not know how to quantify this expense yet, but there will be an expense.

Councilman Matney then asked if we are going to be taking ownership of all laterals, or just those that are on state roads. Mr. Madden said right now it is just state roads. As long as neighborhoods in the City being developed do not face state roads, the laterals will be the responsibility of the property owner, not the City.

Councilman Matney said this might be a question for our City Attorney. He would like staff to find out if we are able to accept some laterals and not others.

This item was for information only.

7. Public Comment- None
8. Committee Concerns- None
9. Adjourn- Chairwoman Kuzniar adjourned the meeting at 9:10 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk