

Minutes  
Building Codes (BDS) Committee  
August 2, 2021  
4<sup>th</sup> committee meeting

Committee Members: Diane Kuzniar (Chair) and Taft Matney. Councilman Dale Black was out of town.

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: June 7, 2021

**Motion:** Councilman Matney made a motion to approve the minutes with Chairwoman Kuzniar seconding.

**Vote:** The vote was unanimous (2-0).

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

Mr. Dyrhaug reported that the numbers of building permits and inspections are up.

5. Unfinished Business

There is no unfinished business.

6. New Business
  - a. An ordinance to rezone property consisting of approximately 1 acre located at 227 E. Butler Road (tax map parcel: M004.02-01-010.00) 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 1 acre located at 227 E Butler Road.

The applicant has requested that this tract be rezoned from R-12, Residential, to C-2, General Commercial. This property is currently occupied by a single-family dwelling. The owner's family is planning to market this property for commercial development. At present, there are no development prospects for this tract.

This property is located at the intersection of East Butler Road and Old Mill Road. This is located along the section of East Butler Road that is being considered by SCDOT for road improvements. Since there are currently no development prospects for this tract, it is expected that the future commercial development of this tract will be able to accommodate the forthcoming road improvements being planned by SCDOT.

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

**Vote:** The vote was unanimous (2-0).

- b. An ordinance to rezone property consisting of approximately 12.5 acres located at Ashmore Bridge Road and Fork Shoals Road (portions of tax map parcel: 0411.00-01-001.00) and providing an effective date

The City of Mauldin has received a signed petition requesting the reconfiguration of the zoning at a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes approximately 12.5 acres located at Ashmore Bridge Road and Fork Shoals Road.

The applicant has requested that current R-M, Residential, and C-2, Commercial zoning be reconfigured at this tract. Specifically, the applicant would like to expand the R-M zoning on the north side of Ashmore Bridge Road at Fork Shoals Road to accommodate the amenity area for the Arden Woods subdivision. Additionally, the applicant would like to expand the C-2 zoning on the south side of Ashmore Bridge Road at Fork Shoals Road to better accommodate the marketability of the outparcel for a grocery store or small retail center.

This tract was annexed into the City of Mauldin on May 20, 2019. At that time approximately 8 acres were zoned C-2 at the intersection of Ashmore Bridge Road and Fork Shoals Road, while the remainder of the property was zoned R-M. The preliminary plat for the Arden Woods subdivision was conditionally approved by the Planning Commission on November 19, 2019. This subdivision was approved for up to 806 lots (415 detached single-family homes and 391 attached single-family homes).

This proposed reconfiguration of the zoning at this tract would result in 9.67 acres zoned as C-2, yielding a net increase of about 1.67 acres of C-2 zoning at this intersection. To accommodate this expanded footprint of the C-2 zoning district, the number of lots in the Arden Woods subdivision would decrease by about 91 to 715 lots (388 detached single-family homes and 327 attached single-family homes).

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

**Vote:** The vote was unanimous (2-0).

- c. A resolution to adopt the Greenville County Natural Hazards Mitigation Plan

Greenville County and its municipal jurisdictions are vulnerable to a wide range of natural hazards, including floods, winter storms, tornadoes/high winds, severe storms/thunderstorms, drought, wildfires, and earthquakes. Hazard mitigation planning aids in reducing the impacts that these hazards can have on the community.

Greenville County adopted its inaugural Hazard Mitigation Plan in 2005. This 2005 Plan was created to comply with the Disaster Mitigation Act of 2000. This plan is required to be updated every 5 years. Revisions to the Hazard Mitigation Plan were prepared in 2010, 2015, and 2020. In 2010, the

County converted the original plan to a multi-jurisdictional plan as it involved and included the cities of Mauldin, Greenville, Greer, Simpsonville, Fountain Inn, and Travelers Rest.

During the 2020 cycle, former Fire Chief Bill Stewart and former Streets Supervisor Bryan Thornton participated on the Disaster Mitigation Committee on behalf of the City of Mauldin. The Disaster Mitigation Committee helped to develop the 2020 Hazard Mitigation Plan. Participating in the Greenville County Multi-Jurisdictional Hazard Mitigation Plan enables a more comprehensive approach to mitigating the hazards that pose an equal threat to Greenville County, the City of Mauldin, and other participating jurisdictions.

FEMA requires a jurisdiction to have a current hazard mitigation plan when applying for certain types of non-emergency disaster assistance including various grants.

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

**Vote:** The vote was unanimous (2-0).

- d. Update on the Planning Commission review and consideration of amendments to City zoning ordinances relating to thrift stores

On July 19, 2021, the Mauldin City Council approved a resolution requesting the Planning Commission to consider amending the zoning ordinance to limit the number of thrift stores allowed in the City' commercial districts and to conduct a public hearing.

One of the findings in the resolution passed by City Council is that "additional thrift stores in the City of Mauldin may be inconsistent with the objectives of the zoning ordinance to protect the quality and appearance of the properties in commercial zoning districts."

While the public hearing on this matter has not been scheduled and advertised yet, the Planning Commission was introduced to the adopted resolution at their meeting on July 27, 2021. The Planning Commission was updated on the status of staff's research thus. In addition to the research that staff has already begun, the Planning Commission requested that staff also research Greenville County's standards for thrift stores if any other South Carolina communities have special standards for thrift stores, and the number of thrift stores that are currently located in the City of Mauldin. The Planning Commission anticipates holding a public hearing in August.

This item was for information only.

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

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk