

Minutes  
Building Codes (BDS) Committee  
November 1, 2021  
4<sup>th</sup> committee meeting

Committee Members: 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: October 4, 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

Mr. Dyrhaug reported the department is at 71% of their budget. Two new employees began last week. A rezoning at Fork Shoals Road and Ashmore Bridge Road may come back to Council for second reading this month. It was requested to be tabled a couple of months ago.

5. Unfinished Business- There is no unfinished business
6. New Business

- a. An ordinance to rezone property consisting of approximately 5.6 acres located at 513 N. Main Street (Tax Map Parcels: M008.01-01-001.00 and M008.01-01-001.03) 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 5.6 acres located at 513 North Main Street. This is at the intersection of North Main Street and Knollwood Drive.

The applicant has requested that the back portion of this tract be rezoned from R-15, Residential, and C-2, General Commercial, to RM-1, Residential while retaining the C-2, General Commercial, zoning on the front portion of the tract. This property is currently occupied by a vacant commercial building and is the former site of the World Auto sales which was a used car lot. The applicant is planning for a mixed-use pedestrian-oriented development project.

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

Councilman Black asked if this part of Knollwood Drive is a City street and was answered yes.

Chairwoman Kuzniar asked about overflow parking. The developer said the project is not far enough along to specify the number of parking spaces there will be.

Chairwoman Kuzniar asked who would maintain the green space between the commercial building and the resident behind the property. The buffer helps to block his property from people being able to look in his fence.

She then said she was not concerned about noise from the proposed rooftop restaurant because the bistro will not be playing loud music.

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

- b. An ordinance to provide for the annexation of property owned by David M. Cumbia and Karen G. Cumbia, and located at 110 Rose Circle (Tax Map Parcel: M013.02-01-014.00 and M013.02-01-014.01) by one hundred percent petition method; and to establish a zoning classification of R-M1, residential, for said property

The City of Mauldin has received a signed petition requesting the annexation of a tract of land consisting of two parcels pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 11.6 acres owned by David & Karen Cumbia and is located at 110 Rose Circle.

The applicant has requested that this tract be zoned R-M1, Residential, upon annexation into the City of Mauldin. Zenith Real Estate has this property under contract for purchase. Zenith Real Estate is described on their website as a residential acquisitions, holdings, and development company. Zenith Real Estates anticipates developing this property for 32 detached single-family homes estimated to sell in the \$300,000s.

Sewer is not available to the property. Zenith Real Estate expects to tie the sewer for this project into the lift station they plan for their project at 220 Fowler Circle.

Councilman Black raised a concern regarding the tabling of the 220 Fowler Circle property and the proposed sewer lift station. Mr. Dyrhaug said the property owner is requesting tabling while they work with the developer. If the 220 Fowler Circle doesn't go through, they will have to secure easements to extend the sewer line and install a lift station.

James Colton Miller represents the property and said the sewer would be extended down Rose Circle and a sewer lift station would be installed. A manhole would be put on the property at Planters Crossing.

Councilman Matney said he would like to keep this item in committee while the sewer issue is being worked out. There are three developments contingent upon each other.

**Motion:** Councilman Matney made a motion to hold this in committee with Councilman Black seconding.

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

- c. A request to table the annexation of 220 Fowler Circle- This item will go to the Council meeting with a request to table.

Mr. Dyrhaug said this item is for informational purposes and may be presented at Council for a request to table.

- d. An ordinance to adopt a revised business license ordinance in accordance with the Business License Standardization Act (2020 Act No. 176)

First reading has been taken on this ordinance. There was some discussion brought up by the City Attorney on recommendations to address suspension or revocation of business licenses. The Attorney has made some revisions, which are included in tonight's packet.

At the Council meeting, one council member asked that we look at the late penalty fees. Currently there is a \$25.00 processing fee and 10% fee each month. The state model ordinance allows for a 5% fee each month and this change is reflected in our draft ordinance.

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

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

#### 7. Public Comment-

Brian Patton: I live at 123 Kingsley Drive. Thank you. I was unable to attend the meeting regarding 513 North Main. I am not against the development at all. I am actually looking forward to it. I would like to know about the buffer situation between the social security office and the development. I didn't know if you all had discussed if there would be a natural buffer or any type of buffer. It is popular practice to harvest all the timber and then come back and plant some trees. I would like you to think about a natural buffer like you had suggested a few years ago between the mobile home lot and the established homes to ease the lights from Mr. Clark's property to my property.

Chairwoman Kuzniar said that is one of the concerns she had on this property and the developer has agreed to leave a buffer, saving as many trees as possible and then planting more.

Mr. Dyrhaug said when the rezoning is complete, this will come back to the planning commission to review the subdivision process so there will be another opportunity to provide comments on feedback on this project.

#### 8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting at 7:32 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk