

Minutes
Building Codes (BDS) Committee
December 6, 2021
6:00 p.m.
4th committee meeting

Committee Members: Diane Kuzniar (Chair), Dale Black, Taft Matney

Others Present: David Dyrhaug, Business and Development Services Director and Brandon Madden, City Administrator

1. Call to Order-Chairwoman Kuzniar
2. Public Comment

- a. Jigar Patel: My name is Jigar Patel. I have a gas station on Main Street in Mauldin. Last week I received a letter from the building department. In 2017-18 when Trey Eubanks was here, the zoning ordinance was changed to not allow rental trailers in C2. We were told that our existing business would not be affected by this zoning change. Then we had a conversation with Ms. Hamel with the change of zoning, and she said no, you will be grandfathered.

I received a letter last week from David Dyrhaug. I know the City is improving with new development and I want to support it. But, with the zoning change, I am going to lose some business. This is a pandemic economy, and we are having a hard time surviving right now. There will be sunset zoning, which restricts that activity starting December 2022. I want to be grandfathered. It is hard to compete with other corporations, and this is one thing I have to help. I appreciate your listening to me on my business. Thank you.

- b. Jeremy Sarks: My name is Jeremy Sarks and I own Sarks Automotive. I have the same thing as this gentleman with U Haul. I have been doing this since about 2013. With the change in the ordinance, you are talking about taking away about \$40,000 a year, which is an employee's salary. I would suggest you grandfathering us in to keep U Hauls. I hate to get rid of an employee because you didn't allow U Hauls in Mauldin. U Hauls actually bring people to Mauldin, and they get to see what Mauldin is about. If they are having to drop them off in Greenville, they are seeing Greenville, not Mauldin. Thank you.

3. Reading and Approval of Minutes

- a. Building Codes Committee Meeting: November 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

Mr. Dyrhaug reported his department is at 64% of its budget. Permits and building inspection are being issued at a higher rate than before and the department is relying a little more on RCI, which is the contracted inspection service.

5. Unfinished Business- There is no Unfinished Business

6. New Business

- a. An ordinance to rezone property consisting of approximately 0.5 acres located at 301 E. Butler Road (Tax Map Parcel: M004.02-01-010.01) 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 0.5 acres located at 301 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 is planning to convert the home to an office for his real estate company, Clyde Realty. The conversion of the home will include providing the required parking and landscaping. This property is located across from the intersection of East Butler Road and Bethel Drive. This is located along the section of East Butler Road that is being considered by SCDOT for road improvements. There were no comments at the Planning Commission public hearing and it was recommended by the commission 5-0.

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

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

- b. An amendment to section 3:12.3.8 of the Mauldin Zoning Ordinance to provide a description of moving trucks and trailers

On April 19, 2021, the City Council adopted an amendment to the Mauldin Zoning Ordinance that included a new consolidated table of allowed uses, descriptions for each of the use categories listed in the table, standards for conditional and exception uses, and new building design standards. This amendment included a provision that existing trailer rental activities and operations not in the S-1 district must cease no later than December 31, 2022.

Recently the City provided notice to the trailer/truck rental activities operating outside the S-1 district that they must cease no later than December 31, 2022. In the course of this notice, City staff received a comment that perhaps the City should consider providing clarity about what consists of the trailer/truck rental activities that must cease.

The intent of the sunset provision pertaining to the operation of trailer rentals outside of the S-1 district includes the rental and sale of trucks, trailers, and containers primarily used for moving and hauling goods (e.g., the rental of U-Haul or Penske trucks and trailers). This provision is not intended to include the rental of personal vehicles, such as pickup trucks, used as personal transportation (e.g., the rental of personal vehicles by companies such as Enterprise).

Chairwoman Kuzniar stated the Amendment to the zoning change regarding the rental trucks and trailers was to clarify the meaning of truck/trailer. This amendment was passed in April and we are fine tuning the language to clarify the meaning of truck/trailer rentals.

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

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

c. Annexation procedures

Annexations are currently advertised only as much as it is published on the agenda for the standing committees and City Council. No sign is posted on the property and no direct notice is provided to surrounding property owners.

Over the years, including recently, some County residents adjacent to properties being annexed have expressed concern that they received no notice of the adjacent land being annexed into the City and changed to a different zoning district. Mr. Dyrhaug is asking for committee input on whether they would like to change the annexation procedures.

Chairwoman Kuzniar said she likes the idea of a public hearing.
Councilman Matney said he thinks the process works well as it is.

No action was needed on this item.

7. Public Comment

Joel Ann Chandler: I would like to recommend that they get better lighting for the cultural center I went to a public hearing over there and was coming out and totally missed the bottom step and fell. I would like to recommend that there be better lighting because the steps are not lit up at night.

8. Committee Concerns- Chairwoman Kuzniar adjourned the meeting at 7:00 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk