



BUILDING CODES COMMITTEE MEETING

MONDAY, APRIL 4, 2022 | 6 PM

2nd committee meeting

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the Council Chambers at 6 p.m.

Please note that members of the public may attend this meeting in-person but are encouraged to participate remotely. The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.



Building Codes (BDS) Committee AGENDA

April 4, 2022

Committee Members: Diane Kuzniar (Chair), Taft Matney, Frank Allgood

1. **Call to Order** The Honorable Diane Kuzniar
2. **Public Comment** The Honorable Diane Kuzniar
3. **Reading and Approval of Minutes** The Honorable Diane Kuzniar
 - a. Building Codes Committee Meeting: March 7, 2022 (*Pages 2-3*)
4. **Reports or Communications from City Officers** The Honorable Diane Kuzniar
 - a. BDS Director David Dyrhaug
5. **Unfinished Business** The Honorable Diane Kuzniar

None
6. **New Business** The Honorable Diane Kuzniar
 - a. An ordinance to amend Section 5:6, CRD, Central Redevelopment District, of the Mauldin Zoning Ordinance to add standards for fences, parking, and sign maintenance (*Pages 4-9*)
7. **Public Comment** The Honorable Diane Kuzniar
8. **Committee Concerns** The Honorable Diane Kuzniar
9. **Adjourn** The Honorable Diane Kuzniar

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Minutes

Building Codes (BDS) Committee

March 7, 2022

2nd Committee Meeting

Committee Members: Diane Kuzniar (Chair), Taft Matney, Frank Allgood (via Zoom)

1. Call to Order-Chairwoman Diane Kuzniar
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Building Codes Committee Meeting: February 7, 2022

Motion: Councilman Matney made a motion to approve the minutes with Councilman Allgood seconding.

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

4. Reports or Communications from City Officers
 - a. BDS Director David Dyrhaug
The ideal remaining budget percentage is 34%, and the department is currently at 36%.
Over 1500 building inspections were done this month.

5. Unfinished Business-There is no unfinished business.

6. New Business
 - a. An ordinance to amend Section 6:4, Signs, of the Mauldin Zoning Ordinance to provide standards for the installation of banners on light poles and similar poles

Recently the City has been approached by a public agency wishing to erect banners on the light poles in front of their facility similar to what you might see in downtown Greenville or at some high schools like J.L. Mann High School. Some of the City Officials have expressed interest in amending the City ordinances to allow for this type of display. Currently, banners attached to light poles are not identified as an allowed form of signage in the Mauldin zoning ordinance.

The proposed draft ordinance has been reviewed by the City Attorney, Daniel Hughes.

Chairwoman Kuzniar asked if banners would require a permit. Mr. Dyrhaug answered yes.

Chairwoman Kuzniar then asked if one is installed without a permit, would that come to the department's attention? Mr. Dyrhaug said he is sure it will be noticed through the department's contact with Codes Enforcement.

Councilman Allgood asked if the individual agency would install the banner, or if the City would do the installation. Mr. Dyrhaug answered the agency would install the banner. Councilman Allgood then asked if the agency would be responsible for purchasing the brackets or poles for the banner. Mr. Dyrhaug said that was correct. Councilman Allgood asked if this would be done through the

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normal permitting process. Mr. Dyrhaug said there is a temporary sign permit application that would need to be filled out. Councilman Allgood said his only concern is if there would be light poles to display the banners on. Mr. Dyrhaug said it would be in front of their facility, but there is an exemption for the City, so the City would be able to put it wherever it deems.

Chairman Kuzniar said 6b says banners shall be placed at least 24 inches above an existing sign, she asked if we are talking about parking signs. Would that clutter the pole? Mr. Dyrhaug said that is why the 24-inch separation was placed in the draft ordinance, to prevent clutter. He doesn't believe there will be many instances where there will be more than one sign.

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

Councilman Matney said he is the one who brought this item forward. Banners aren't prohibited, but there is no specific allowance. The City can place banners on poles, and he thinks this is a common sense extension to allow the high school to put banners up. It is not just Mauldin High School; it is Mauldin's high school, and we work together.

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

7. Public Comment- None
8. Committee Concerns- None
9. Adjourn- Chairwoman Kuzniar adjourned the meeting at 6:20 pm.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: April 4, 2022

AGENDA ITEM: 6a

TO: Building Codes Committee

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: CRD District Amendments

BACKGROUND

Staff has been asked to consider amendments to the Central Redevelopment District (CRD) that will further enhance the aesthetic standards for this district consistent with the City’s vision for the City Center project area. The City of Mauldin currently has standards that pertain to parking surfaces, abandoned signs, and fences. The attached draft ordinance would amend the Mauldin Zoning Ordinance to provide additional provisions in the CRD District.

DRAFT ORDINANCE

Parking Surfaces

The City of Mauldin currently has standards that provide that parking surfaces and driving surfaces required by ordinance must be paved (see Section 6:1.1.3 (A) of the Zoning Ordinance). However, this does not directly address vehicles being parked on unpaved surfaces. The draft ordinance would amend the CRD District by prohibiting vehicles from being “parked or stored on unpaved or unmarked surfaces” within the CRD District effective January 1, 2023.

Abandoned Signs

The City of Mauldin currently has standards that provide that abandoned signs or signs that have deteriorated beyond 50 percent of the replacement cost must be removed. These current provisions define abandoned signs as signs at a property where the business at that property has vacated the site for more than 180 days. The draft ordinance would amend the CRD District by including signs where the sign face has been removed from a sign structure, in whole or in part, and not replaced within 180 days must be entirely removed.

Outdoor Fencing

The City of Mauldin currently has standards that prohibit fencing in front of a building in the CRD District. The current standards also require that any fencing visible from a right-of-way must be ornamental in nature (e.g., wrought iron or picket fence). The draft ordinance would amend the fencing standards in the CRD

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District by prohibiting any chain link fencing, wood privacy fencing, and other walls or fences not of an architectural or ornamental appearance. Appropriate walls and fences would include wrought iron fences, vinyl fences, spaced picket fences, and masonry walls constructed of brick, stone, or split face block.



The draft ordinance also includes a maximum height of 4 feet for spaced picket fences and a maximum height of 6 feet for all other walls and fences (except for walls and fences required to screen dumpsters, utility structures, and mechanical/utility equipment). Spaced picket fences must provide a minimum 2 ½-inch gap between pickets. Barbed wire, razor wire, and similar materials are strictly prohibited. Any existing fencing in the CRD District which does not meet these standards must be removed by January 1, 2023.

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COMMITTEE INPUT

Because this draft ordinance involves amending the Zoning Ordinance, the Planning Commission will need to conduct a public hearing for this ordinance. This draft ordinance is being presented to the Building Codes Committee to provide an opportunity for the Committee to provide input or feedback prior to scheduling a public hearing and review by the Planning Commission.

ATTACHMENTS

Draft Ordinance



ORDINANCE # _____

AN ORDINANCE TO AMEND SECTION 5:6, CRD, CENTRAL REDEVELOPMENT DISTRICT, OF THE MAULDIN ZONING ORDINANCE TO ADD STANDARDS FOR FENCES, PARKING, AND SIGN MAINTENANCE

WHEREAS, the proposed amendment provides reasonable and appropriate standards that further promote aesthetic standards in the Central Redevelopment District; and,

WHEREAS, the City of Mauldin finds that the following amendment to the zoning ordinance promotes the health, safety, and welfare of the citizens of the City of Mauldin; and,

WHEREAS, pursuant to property published public notice, the Mauldin Planning Commission considered this matter at a public hearing on _____, 2022.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin Municipal Code be amended as follows:

Section 1 Amendment. Amend Section 5:6 – CRD, Central Redevelopment District, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

Sec. 5:6 – CRD, Central Redevelopment District.

The intent of this district is to encourage the re-development of the central core of the city un such a way as to create an identifiable and pedestrian friendly downtown, and to create a district where individuals can live, dine, shop, and work.

5:6.6 Off-Street Parking and Parking Structures.

A. *Off-Street Parking.* Off-street parking shall be provided in accordance with the provisions set forth in Section 6:1, Off-Street Parking Requirements.

4. Parking surfaces. All parking and vehicular driving surfaces shall be paved with asphalt, concrete, or acceptable pavers maintained in sound condition free of weeds, dust, trash, and debris. Effective January 1, 2023, it shall be



strictly prohibited for vehicles to be parked or stored on unpaved or unmarked surfaces.

5:6.11 Signage.

- A. Signage shall be permitted in accordance with Section 6:4, Signs.
- B. Signs or sign structures which have been abandoned or unused, in whole or in part, for a period of more than one-hundred eighty (180) calendar days, shall be removed in entirety. Signs shall be deemed to be abandoned or unused when a sign face has been removed from a sign structure and not immediately replaced or when a business advertised on the sign has been vacated or suspended operations at the subject property.

5:6.13 Outdoor Fencing.

- A. Fencing shall be confined to the side and rear yards of the site and not located closer to the street than the leading edge of the ~~principle~~ principal structure.
- ~~B. Fencing which is visible from a public right of way shall be strictly of an ornamental nature (e.g., wrought iron or picket fence). Chain link fencing, wood privacy fencing, and other walls or fences not of an architectural or ornamental appearance shall be prohibited. Appropriate walls and fences with an architectural or ornamental appearance may include wrought iron fences, vinyl fences, spaced picket fences, and masonry walls constructed of brick, stone, or split face block.~~
- C. The maximum height of spaced picket fences shall be four feet. The maximum height of all other walls and fences shall be six feet (except for walls and fences required to screen dumpsters, utility structures, and mechanical/utility equipment). Walls and fences required to screen dumpsters, utility structures, and mechanical/utility equipment may be the minimum height necessary to provide the required screen.
- D. Spaced picket fences shall provide a minimum two and one-half (2 ½)-inch gap between pickets.
- E. Barbed wire, razor wire, and similar materials shall be strictly prohibited.
- F. Effective January 1, 2023, any existing or new fencing which does not meet the standards of this Ordinance shall be removed.

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G. Temporary construction fencing shall be exempt from these standards.

Section 2. This ordinance shall become effective upon and after its final passage.

Passed on First Reading: _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

John Duggan, City Attorney