

Minutes
Building Codes (BDS) Committee
April 4, 2022
2nd committee meeting

Committee Members: Diane Kuzniar (Chair), Taft Matney, Frank Allgood
Others present: Business and Development Services Director David Dyrhaug and City Administrator Brandon Madden

1. Call to Order-Chairwoman Diane Kuzniar
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Building Codes Committee Meeting: March 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 department has 30% in its budget.

Inspections continue to be at record levels.

There are some new commercial projects in the City- Circle K, Waffle House, and an urgent care facility.

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

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 proposed ordinance would amend the Mauldin Zoning Ordinance to provide additional provisions in the CRD District.

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 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.

Chairwoman Kuzniar said she would like to remove picket fences from approval because they do not last.

Councilman Matney agreed and said he would like to remove vinyl fencing as well.

Chairwoman Kuzniar asked what type of fencing could be put around dumpsters if vinyl was prohibited. Mr. Dyrhaug answered that most projects use wooden privacy fencing for dumpster concealment. With the prohibition of vinyl fencing, it will be difficult. Councilman Allgood said the ordinance could be amended to read vinyl fencing would be allowed around dumpsters.

Councilman Allgood said he is concerned about parking for businesses that do not have enough overflow parking. How would this be enforced? Mr. Dyrhaug said some businesses have a parking agreement with another business for overflow. Councilman Allgood asked how many businesses would be impacted by these new standards. Mr. Dyrhaug said a lot of them would be.

Councilman Allgood asked about the sign portion of the draft ordinance. If there is a large shopping center with multiple tenants and one leaves, will it be required to put in a blank sign? Mr. Dyrhaug said that is what normally happens, but he will clarify the draft ordinance.

This item will be held in committee for more information and ordinance clarification. This item will not be sent to the Planning Commission at this time.

7. Public Comment- None

8. Committee Concerns

Councilman Matney said Habitat for Humanity had a home preservation project here in Mauldin last week to take care of a woman's roof. Councilwoman Kuzniar and Councilman Matney both went to see the project. Habitat for Humanity may come to Council one night to present this program, which provides low-cost repair and maintenance for homes of people who need help.

9. Adjourn- Chairwoman Kuzniar adjourned the meeting at 6:32 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk