

MINUTES  
BUILDING CODES COMMITTEE MEETING  
JULY 5, 2022, 6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD  
5<sup>th</sup> committee meeting

Committee Members: Diane Kuzniar (Chair), Frank Allgood, and Taft Matney  
Others Present: City Administrator Brandon Madden

1. Call to Order- Chairwoman Kuzniar

2. Public Comment

Clay Aldebal: I live at 103 Braddock Drive in Knollwood. I want to talk about as a concerned citizen, I wanted to put a voice to my concerns. My concerns are about the degrading of Knollwood and probably pertain to other neighborhoods in Mauldin as well. I would like to specifically address two major issues. The first is codes that protect the appearance of properties. I am aware that some people have had visits for code infractions to keep their grass from getting too high and I am also aware that people have been alerted to not keep trucks and trailers in their front yards, yet there seems to be no solution for keeping down the number of cars in a yard or streets. I assume the provisions are to keep our neighborhood looking nice and protect property values. I must say there are several cars parked in yards.

The second issue I want to address piggybacks on the first. This concerns the zoning of single family homes. In these times of high costs, you are seeing multiple families move in and split the cost of a house. In my mind, it is not a single-family home. In some cases, there are rooms being rented out by the occupants. These two circumstances could cause codes issues as previously stated. They could also cause multiple cars to be parked on the streets in some cases. A neighbor has a car parked in the street almost constantly and it is not theirs, nor a guest. I looked through the zoning ordinance and there are more restrictions for businesses regarding parking than there are for single family homes.

Again, I am not saying the restrictions are not necessary for businesses, because I believe they are, but it lets businesses know what the expectations are. I believe similar expectations should be afforded to homeowners. With that said, I am wondering what it means to have single family home zoning if it doesn't enforce single families. I understand it is not unusual to have an older child move back in for a short time, for many reasons, even so, there must be a solution that will protect the appearance of property.

I am not saying this is an easy issue to resolve, but I am saying it will require the City to step up to eliminate these issues that are eroding our neighborhoods. I am saying that zoning for single family homes must mean something. I am asking for an alignment of section 1-1 of your zoning ordinance document that states that the zoning regulations "have been made with reasonable consideration, among other things, to the character of each district and peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City of Mauldin." That is exactly what I am looking for. That we have something protecting our property values as we see these cars in yards, it is degrading the value of our property.

Thank you for hearing my concerns.

3. Reading and Approval of Minutes

a. Building Codes Committee Meeting: June 6, 2022

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

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

4. Reports or Communications from City Officers

a. BDS Director David Dyrhaug

i. Budget Review- No report

5. Unfinished Business- There is no unfinished business.

6. New Business- There is no new business.

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairwoman Kuzniar adjourned the meeting at 6:18 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk