

**Minutes**  
**Building Codes (BDS) Committee**  
**March 6, 2023**  
**1<sup>st</sup> committee meeting**

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

**1. Call to Order-** Chairwoman Kuzniar

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. Building Codes Committee Meeting: February 6, 2023

**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

Mr. Dyrhaug reported almost 1900 building inspections were done in February. This is a record for the department. New home permits were back down in February at 28 permits issued. 25 business licenses were issued in February as well.

The department is over budget due to the contracted building inspector the City has been using.

**5. Unfinished Business- None**

**6. New Business**

**a. An ordinance to repeal zoning ordinance no. 2021-991 (Pages 5-11)**

This item is to consider repealing Ordinance #2021-991, which rezoned approximately 5.6 acres across two properties located at 513 N. Main Street from R-15 and C-2 to R-M1 and C-2. The effect of this repeal would revert the zoning on these two properties back to the original zoning on these two properties which consisted of R-15 and C-2. Since this time, it appears that the front property is not going to be developed exactly as was portrayed during the rezoning proceedings. At present, a federal credit union company is under contract to purchase and develop the property. Preliminary conversations about the design of this development do not appear to incorporate the pedestrian orientation and intersection realignment that was previously envisioned.

Sebastian Carter was present to represent the project. The market has changed and a new concept has come forward. Due to some unforeseen circumstances, the original developer of the front parcels is not now attached to the project. The project went out to the private market and this new proposal was deemed to be the least impactful. The current offer is with Truliant Credit Union. Mr. Carter met with the City on Friday to find support for the project. The current developer in the rear of the property is ready to proceed with the 36 townhome project.

The alignment of Knollwood Road came up in discussion. It was the intention of the other developer to help fund the project. The developer now is in favor of trying to get this done, but the realignment does not impact either one of the new developments. This is more of a request from the City.

Chairwoman Kuzniar asked about stormwater mitigation. Mr. Carter said there is a creek at the rear of the property. There will be a catch basin for a 100-year storm as required by Greenville County.

Councilman Allgood said a resident came to the last council meeting talking about stormwater from the same creek and that might be worth taking a look at. Councilman Allgood then said the original design was a two level restaurant, so to go from a mixed use to a credit union was not the intent. He asked if there was anything else that could be looked at. Mr. Carter said Truliant has been good to work with. The application for rezoning only showed the road realignment and the rear property, not the front development. The project has gone a long way with Truliant.

Councilman Allgood said it has been about a year, and does this fit with the City's vision?

Councilman Matney asked about the Knollwood realigning. Is this still being looked at as part of the project? Mr. Carter said it makes sense as it separates the residential from the commercial. DOT did agree that realignment was warranted, but there has been no final approval. Mr. Carter said the City did request this as part of the development initially. He said both he and Truliant are open to the realignment.

Councilman Matney asked about the sewer capacity and was answered there was enough for the developments.

**Motion:** Councilman Matney made a motion to not approve repealing the ordinance. Chairwoman Kuzniar seconded the motion for discussion.

Councilman Allgood said he would like another public hearing since there have been some changes.

**Motion:** Councilman Matney withdrew his motion and made a motion to hold this item in committee. Councilman Allgood seconded the motion.

Councilman Matney said the reasoning behind the original motion to not repeal the ordinance is because the residential component will continue and the realignment will continue. This is important as part of the downtown development. Those are two pieces of the original project that will continue. Right now, the front would still be C2 so any commercial development would have to be considered. Councilman Matney said his rationale was to allow the other two pieces to continue.

Councilman Allgood said he heard Truliant is ready to sign, but he didn't hear that the residential aspect was ready to go. Mr. Carter answered the civil engineer for the residential portion is ready to be engaged and with the sale of the property up front, the rear property is fully funded. David Dyrhaug said this part would have to go to the planning commission. Councilman Allgood said then the residential part would not start until the commercial is underway.

Mr. Carter said the sewer capacity on the front meets the requirement of the previous use, which was a car lot. If they had proceeded with the original plan with the restaurant and other mixed use, he thinks it would have been difficult to come under the capacity and would have been an obstacle.

Councilman Allgood said there should be style and design elements known. There are many different kinds of credit union styles. He thinks it will be helpful to see what is being considered. Mr. Carter said he would reach out to try and get some renderings.

Chairwoman Kuzniar asked if Truliant finishes construction and the townhomes are not ready, will that cause construction vehicles to be able to access the property through the townhomes? Mr. Carter said the traffic from construction vehicles would be diverted away from Knollwood.

The vote was unanimous to hold this item in committee (3-0).

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjourn-** Chairwoman Kuzniar adjourned the meeting at 6:27 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk