



BUILDING CODES COMMITTEE MEETING

MONDAY, JULY 3, 2023 | 6 PM

4th 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

July 3, 2023

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

- | | |
|--|-----------------------------|
| 1. <u>Call to Order</u> | The Honorable Diane Kuzniar |
| 2. <u>Public Comment</u> | The Honorable Diane Kuzniar |
| 3. <u>Reading and Approval of Minutes</u> | The Honorable Diane Kuzniar |
| a. Building Codes Committee Meeting:
June 5, 2023 (<i>Pages 3-5</i>) | |
| 4. <u>Reports or Communications from City Officers</u> | The Honorable Diane Kuzniar |
| a. BDS Department Report, David Dyrhaug | |
| 5. <u>Unfinished Business</u> | The Honorable Diane Kuzniar |
| None | |
| 6. <u>New Business</u> | The Honorable Diane Kuzniar |
| a. An ordinance to provide for the annexation of property owned by Charles Michael Hendrix, and located at 2114 and 2118 Standing Springs Road (tax map parcels: 0583.02-01-009.02 and 0583.02-01-009.03) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property (<i>Pages 6-17</i>) | |
| b. Appointment to the Planning Commission (<i>Pages 18-20</i>) | |
| 7. <u>Public Comment</u> | The Honorable Diane Kuzniar |
| 8. <u>Committee Concerns</u> | The Honorable Diane Kuzniar |
| 9. <u>Adjourn</u> | The Honorable Diane Kuzniar |

Building Codes Committee Meeting



Minutes

Building Codes (BDS) Committee

June 5, 2023

3rd Committee Meeting

Committee Members: Taft Matney and Frank Allgood. Chairwoman Kuzniar was out of town.

Others present: City Administrator Seth Duncan. Business and Development Services Director David Dyrhaug was out of town.

1. **Call to Order**- Councilman Matney for Chairwoman Kuzniar

2. **Public Comment**- None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: May 1, 2023

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

Vote: The vote was unanimous (2-0).

4. **Reports or Communications from City Officers**

a. BDS Director David Dyrhaug

Seth Duncan reported last month was a record month for inspections. The building permit numbers are also up.

5. **Unfinished Business**- None

6. **New Business**

a. An ordinance to rezone two properties consisting of approximately 2 acres located at 307 E. Butler Road (tax map parcel #M004.02-01-009.01 and tax map parcel #M004.02-01-009.02) 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 has been made by Bennie Pettit and Kimberly McCullough, who has been appointed by the Court as the personal representative for Brenda Wilson. Bennie and Kimberly have both authorized Carolina Sports Club to request this rezoning for their property.



This petition includes approximately 2 acres located at 307 E. Butler Road. The applicant, Carolina Sports Club, has requested that this tract be rezoned from R-12, Residential, to C-1, Light Commercial. The applicant is planning to develop an indoor facility/gymnasium for badminton and pickleball.

Councilman Allgood asked the owner's representative if anything has changed since the project has gone through the Planning Commission. He was answered that this property will have underground detention facilities. It will not disturb the floodplain. There will be six-foot fencing around the project. There will be 37 parking spaces.

The developers are working with Joy Real Estate on parking and other issues. Councilman Allgood said he appreciated the two businesses working together.

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

Vote: The vote was unanimous (2-0).

b. Re-appointment of members on the Planning Commission with expiring terms.

Three seats on the Planning Commission are set to expire at the end of June. The members presently appointed to each of these seats have each requested to be reappointed to another term of three years. This includes:

- Kevin Greene (Seat #1)
- Jonathan Paulsen (Seat #4)
- Chauncelynn Locklear (Seat #7)

Mr. Greene and Ms. Locklear were each appointed to the Planning Commission in 2022 to fill mid-term vacancies. Mr. Paulsen has been serving since 2014 and has provided stability to the Planning Commission.

It is the recommendation of staff that Mr. Greene, Mr. Paulsen, and Ms. Locklear be reappointed to new three-year-terms on the Planning Commission effective July 1, 2023.

There are currently two vacancies on the Planning Commission. There are no new candidates to present at this time for those vacancies.

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

Vote: The vote was unanimous (2-0).

Building Codes Committee Meeting



- c. Re-appointment of members on the Zoning Board of Appeals with expiring terms.

Two seats on the Zoning Board of Appeals are set to expire at the end of June. The members presently appointed to each of these seats have each requested to be reappointed to another term of three years. This includes:

- Philip Cochrane (Seat #6)
- Paul Calabrese (Seat #7)

Mr. Cochrane was appointed to the Zoning Board of Appeals in 2022 to fill mid-term vacancies. Mr. Calabrese has been serving since 2017.

It is the recommendation of staff that Mr. Cochrane and Mr. Calabrese be reappointed to new three-year-terms on the Zoning Board of Appeals effective July 1, 2023.

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

Vote: The vote was unanimous (2-0).

7. **Public Comment-** None

8. **Committee Concerns-** None

9. **Adjourn-** Councilman Matney adjourned the meeting at 7:08 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: July 3, 2023

AGENDA ITEM: 6a

TO: Building Codes Committee

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

SUBJECT: Annexation of 2114-2118 Standing Springs Road

AUTHORIZED REP(S):	SVN Blackstream • Bluewater Civil Design, LLC
OWNER(S):	Charles Michael Hendrix
TAX MAP #(S):	0583.02-01-009.02 0583.02-01-009.03
LOCATION:	2114-2118 Standing Springs Road
CURRENT ZONING:	R-12 (County)
REQUESTED ZONING:	R-10, Residential
SIZE OF PROPERTY:	Approx. 16.7 acres
CONTIGUITY:	This tract touches the Meadow Springs community on Standing Springs Road and is also adjacent to the Chestnut Ridge/Chestnut Reserve subdivision development on Fork Shoals Road located in the City of Mauldin.

REQUEST

The City of Mauldin has received a signed petition requesting the annexation of a tract of land consisting of two parcels pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 16.7 acres owned by Charles Michael Hendrix and is located at 2114 and 2118 Standing Springs Road.

The applicant has requested that this tract be zoned R-10, Residential, upon annexation into the City of Mauldin. SVN Blackstream is seeking to add this tract to their Chestnut Reserve subdivision development (previously known as Section II and Section III of Chestnut Ridge). With this additional tract, the developer is proposing to increase the open space at Chestnut Reserve and decrease the number of units from 351 detached single-family homes to 347 detached single-family homes. The developer is also intending to add a street connection between the Meadow Springs community and the Chestnut Ridge subdivision. At the time that Chestnut Ridge was approved by the Planning Commission in 2022, the developer indicated that

homes would start in the high-\$200,000's. The website for the builder, D.H. Horton, currently lists homes from the low \$300,000's to high \$300,000's.

UTILITIES AND SERVICES

All utilities are available including water and sewer. The developer is extending sewer to this property via the sewer extension installed for the Chestnut Ridge development project. The sewer lines for Chestnut Ridge and Chestnut Reserve will be owned and maintained by MetroConnects.

The tract is currently located in the South Greenville Fire District. The South Greenville Fire District has a station located approximately ¼-mile from the Chestnut Reserve development project. On February 18, 2019, the City Council approved an automatic aid agreement with the South Greenville Fire District that will trigger fire response to this tract from the South Greenville Fire District. Upon annexation, this tract will be transferred into the Mauldin Fire District.

PLANNING AND ZONING

About the R-10 District

The R-10 zoning designation is a medium density residential district intended to provide single-family living and also encourage diverse functioning neighborhoods that may include various types of residential development with the purpose of providing a balanced and attractive residential area.

R-10 Zoning allows a minimum 10,000-square foot lot for detached single-family homes. Attached single-family homes and cluster housing developments can be developed at a maximum density of 4.4 units per acre.

Comprehensive Plan Analysis

This tract is beyond the planning area delineated in the Future Land Use Map of the Comprehensive Plan. However, similar areas mingled among residential areas typically depict low- to medium-density residential future land uses.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	R-10 (City)	Meadow Springs subdivision
South	R-S (County) R-10 (City)	Rural residential Chestnut Ridge/Reserve subdivision
East	R-M20 (County)	Ashmore Springs subdivision
West	R-10 (City)	Chestnut Reserve subdivision

Building Codes Committee Meeting



Property Values

The homes in this project are projected to sell at a price starting in the \$300,000's. This is consistent or higher than the home sales in the surrounding area. See below.

Community	2022		2023	
	No. of Sales	Avg. Price	No. of Sales	Avg. Price
Ashmore Springs	13	\$249,415	1	\$187,000
Oak Knoll	5	\$256,800	1	\$277,000
River Run	4	\$237,750	2	\$268,500

TIMELINE

On June 6, 2023, staff received the signed petition for the annexation of this tract.

STAFF RECOMMENDATION

The addition of this tract to provide more open space will create for a better community at the proposed Chestnut Reserve subdivision project. For this reason, staff supports the annexation of this tract.

ATTACHMENTS

Annexation Ordinance (maps and petitions attached therein)
Preliminary Subdivision Layout

ORDINANCE ____-2032

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CHARLES MICHAEL HENDRIX, AND LOCATED AT 2114 AND 2118 STANDING SPRINGS ROAD (TAX MAP PARCELS: 0583.02-01-009.02 AND 0583.02-01-009.03) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10, RESIDENTIAL, FOR SAID PROPERTY

WHEREAS, Charles Michael Hendrix is the sole owner of record title of parcels of real property containing 16.7 acres, more or less, located at 2114 and 2118 Standing Springs Road, which property is contiguous to the City of Mauldin and is more particularly illustrated in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin by Charles Michael Hendrix requesting that the aforementioned property be annexed into the City of Mauldin; and,

WHEREAS, the property to be annexed is contiguous to the City of Mauldin, and is more particularly depicted in Exhibit 1 attached hereto; and,

WHEREAS, Charles Michael Hendrix constitute one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of R-10, Residential, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

1. ANNEXATION: The real property owned by Charles Michael Hendrix, and more particularly depicted in the map attached hereto marked as Exhibit 1, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Standing Springs Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the aforementioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.



3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-10, Residential.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

Second Reading: _____

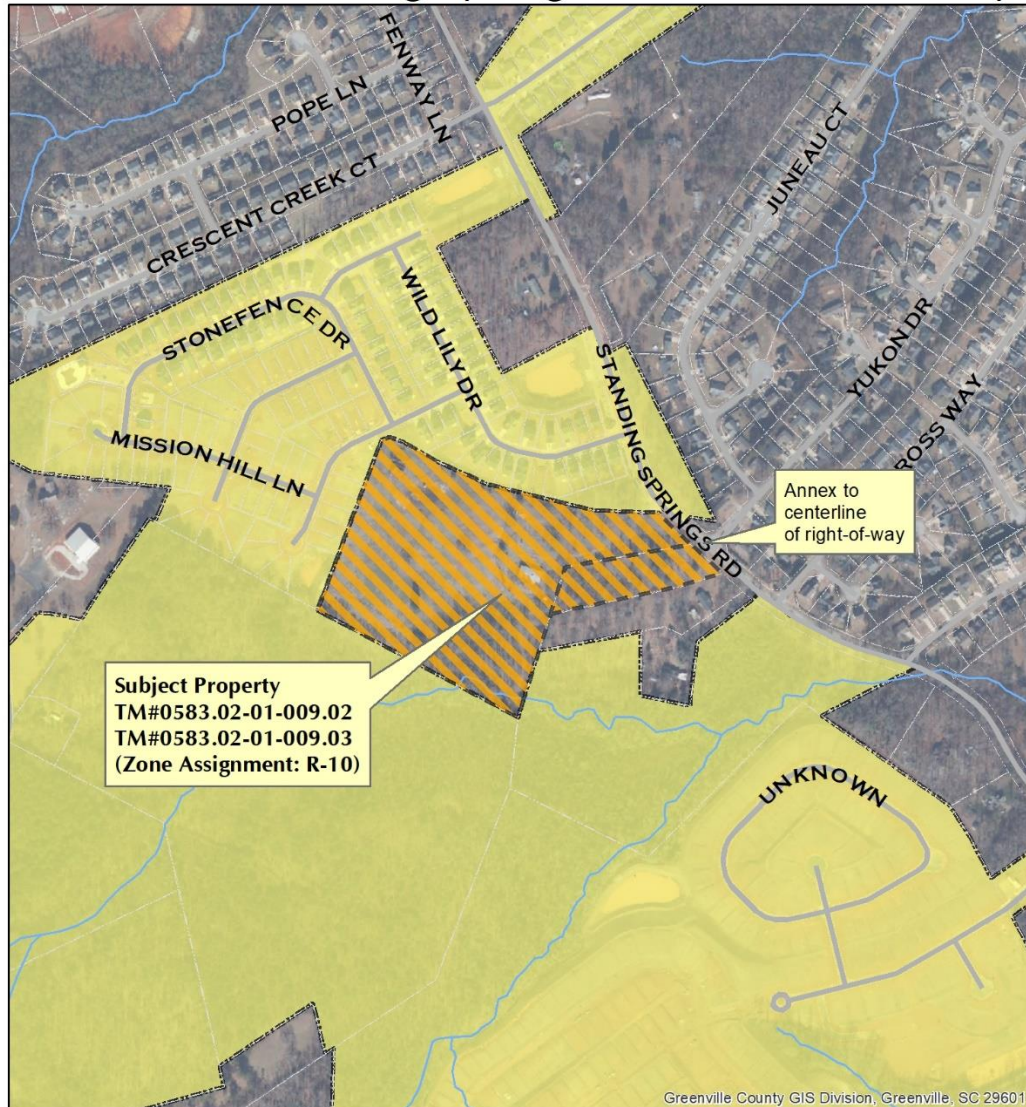
Approved as to Form:

City Attorney



EXHIBIT 1 – ANNEXATION MAP

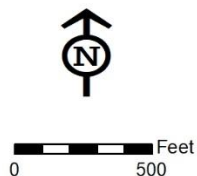
2114-2118 Standing Springs Rd Annexation Map



Legend

 Subject Property

 Mauldin



Created on June 28, 2023

Reproduction of this map is prohibited without permission from the City of Mauldin.

DISCLAIMER: The information contained herein is for reference purposes only. The City of Mauldin makes no warranty, express or implied, nor any guarantee as to information provided herein. The City of Mauldin explicitly disclaims all presentations and warranties. The City of Mauldin assumes no liability for any errors, omissions, or inaccuracies in the information provided herein.

EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED
BY CHARLES MICHAEL HENDRIX, AND LOCATED AT 2114
STANDING SPRINGS ROAD AND 2118 STANDING SPRINGS
ROAD INTO THE CITY OF MAULDIN BY ONE HUNDRED
PERCENT (100%) METHOD

Charles Michael Hendrix is the sole owner [freeholder owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of two parcels of real property in Greenville County containing approximately 16.7 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioner hereby petitions to annex their property consisting of 16.7 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of R-10, Residential, as depicted in Exhibit C attached hereto, on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

This Petition is dated this 31 day of MAY, 2013 before the first signature below is attached.

The Petitioner requests that the tract described above and shown on the attached Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the tracts the zoning classification of R-10, Residential, as depicted in Exhibit C attached hereto.

May 31, 2013
Date

Charles Michael Hendrix
Charles Michael Hendrix

Helen Hendrix
Witness

[Signature]
Witness

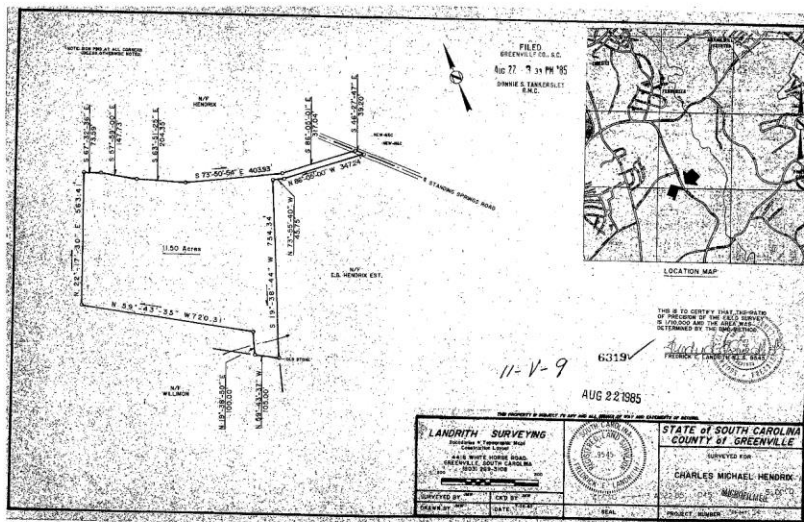
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PROPERTY DESCRIPTION

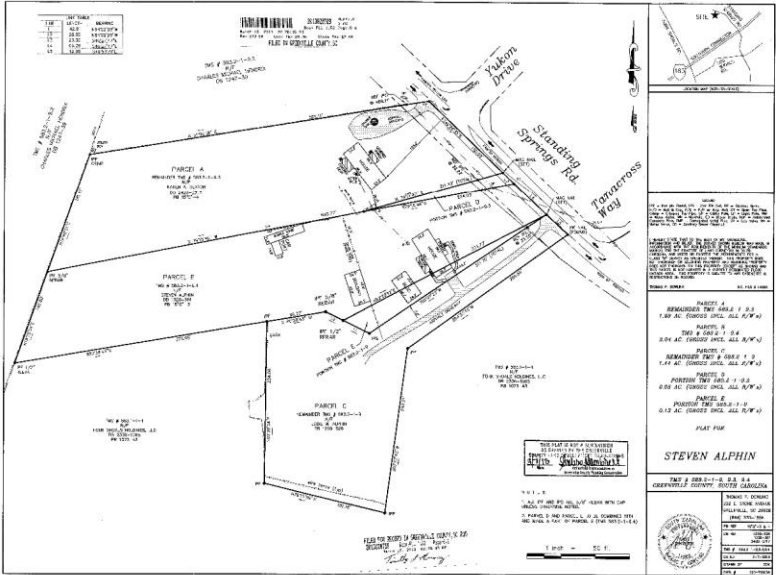
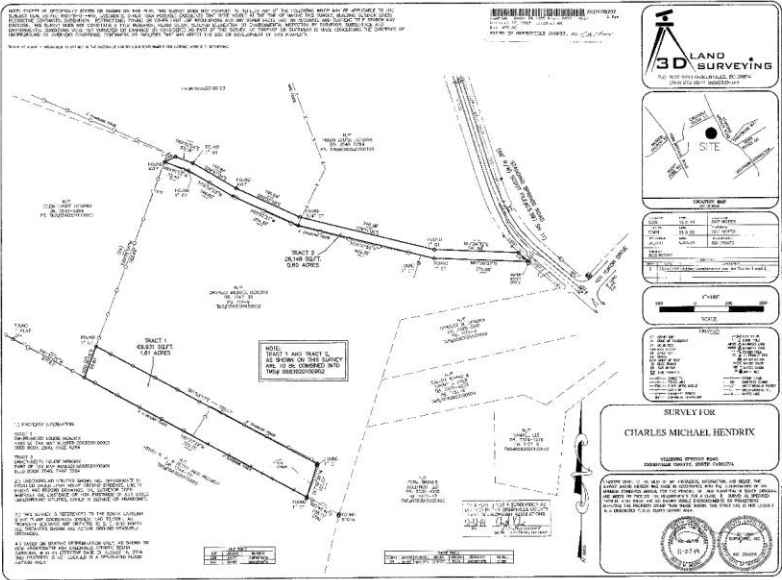
-- AND --

-- AND --

TAX MAP #0583.02-01-009.03



Building Codes Committee Meeting

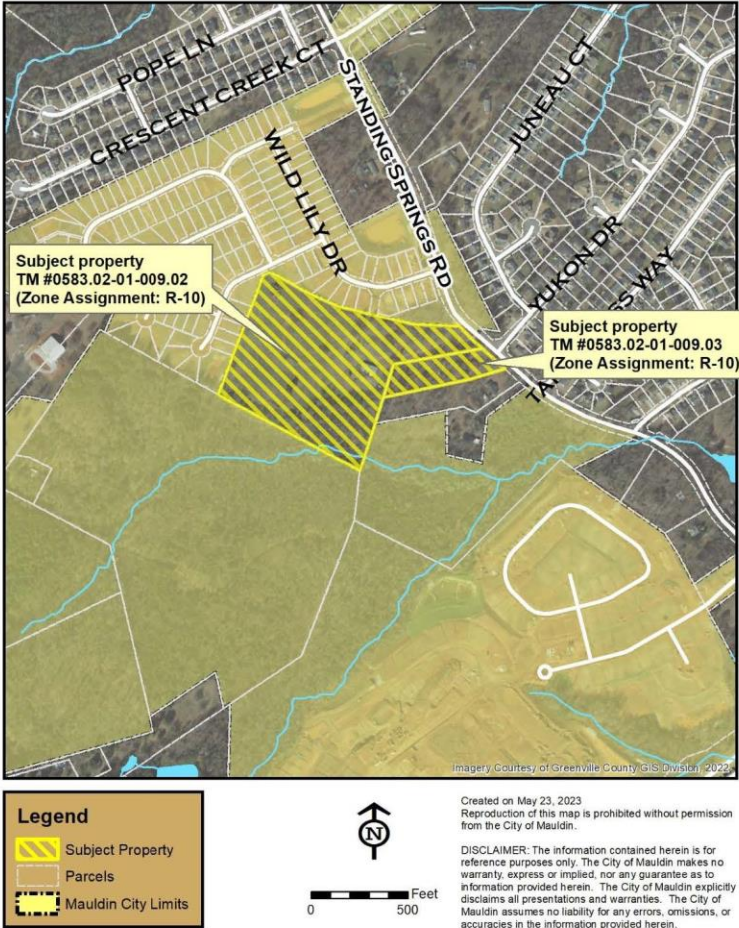


Building Codes Committee Meeting



EXHIBIT B

PROPERTY MAP

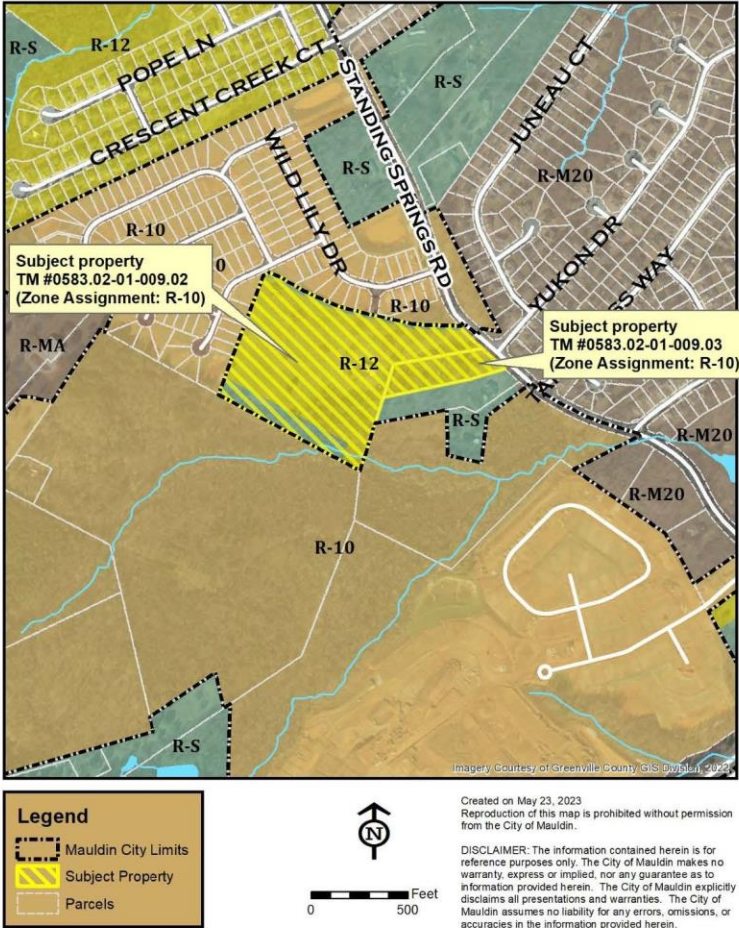


Building Codes Committee Meeting



EXHIBIT C

ZONING MAP



Building Codes Committee Meeting



SITE DATA	
CHESTNUT RESERVE:	0683020100070, 0683020100076, 0683020100092, 0683020100093, 0683020100080, P/O 0683020100093 & P/O 0683020100400
TAX MAP NO.:	0683020100070, 0683020100076, 0683020100092, 0683020100093, 0683020100080, P/O 0683020100093 & P/O 0683020100400
TOTAL AREA:	~113.12 AC
TOTAL LOTS:	187 LOTS (62 X 135 TYP.) 160 LOTS (62 X 135 TYP.) 547 LOTS TOTAL
PROPOSED ROADWAY:	310,110 LF (48' PUBLIC R.O.W.) 2,751 LF (12' PUBLIC R.O.W.)



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SP-1

SITE PLAN

1" = 100'	1" = 200'	1" = 400'	1" = 800'	1" = 1600'
1" = 100'	1" = 200'	1" = 400'	1" = 800'	1" = 1600'
1" = 100'	1" = 200'	1" = 400'	1" = 800'	1" = 1600'
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1" = 100'	1" = 200'	1" = 400'	1" = 800'	1" = 1600'

Chestnut Reserve
Single-Family Res. Subdivision
Fork Shoals Road & Union Church Road
City of Mauldin, SC 29605

blueWATER
civil design
bluewater civil design, llc
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BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: July 3, 2023

AGENDA ITEM: 6b

TO: Building Codes Committee
FROM: Business & Development Services Director, David C. Dyrhaug
SUBJECT: Appointment to Planning Commission

APPLICATION FOR PLANNING COMMISSION

There are currently two open seats on the Planning Commission. The City recently received an application from a former member of the Planning Commission, Raj Reddy. Mr. Reddy recently served on the Planning Commission for three years from 2018 to 2021.

Mr. Reddy was a valuable member of the Planning Commission during his previous service. For this reason, staff fully supports and endorses Mr. Reddy's re-appointment to the vacancy for seat #2 of the Planning Commission, which current term expires June 30, 2025.

Recommended Action: It is the recommendation of staff that Mr. Reddy be recommended for immediate reappointment to seat #2 on the Planning Commission.