

MINUTES
Building Codes (BDS) Committee
March 4, 2024
3rd committee meeting

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

- 1. Call to Order-** Chairman Mark Steenback
- 2. Public Comment**

Stuart Wyeth commented as a developer of 110 North Main Street. He thanked Committee for their consideration of the placement of a coffee shop in the project. He and his team have listened to the comments on this project and have addressed both the queue concerns and isolation of traffic flow to Jenkins Court from the project.

- 3. Reading and Approval of Minutes**
 - a. Building Codes Committee Meeting: February 5, 2024**

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

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

- 4. Reports or Communications from City Officers**
 - a. BDS Department Report, David Dyrhaug

Mr. Dyrhaug reported permits have been issued for the second phase of Parkside at Butler. Business licenses have been issued for more businesses at Bridgeway Station. A new building inspector has been added to staff to cut down on the expense for the contracted inspectors we have been using.

- 5. Unfinished Business**
 - a. An Amendment to Section 5:6.16 of the Mauldin Zoning Ordinance regarding drive-thru facilities in the Central Redevelopment District

The ordinance modifies the allowance for a drive-thru facility in the Central Redevelopment District in a minimal way that does not impact other properties aside from 110 N. Main Street. This item was sent to the Planning Commission. Members expressed support for the manner in which the ordinance would minimally allow drive-thru facilities. They additionally supported restricting driveway access from drive-thru facilities onto the Jenkins Court extension. The Planning Commission voted 7-0 to recommend approval of the ordinance.

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

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

6. New Business

- a. An Ordinance to provide for the annexation of property owned by Andrew and Alexandria Smith and located at 325 Bridges Road (Tax Map Parcel: 0542.01-01-021.11) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property

- b. An Ordinance to provide for the annexation of property owned by Jason and Tina Styron and located at 315 Bridges Road (Tax Map Parcel: 0542.01-01-021.10) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property

The City of Mauldin has received signed petitions requesting the annexation of two tracts of land (two parcels) pursuant to South Carolina Code of Laws Section 5-3-150. These petitions include approximately 0.8 acres at 315 Bridges Road owned by Jason & Tina Styron and approximately 4.8 acres at 325 Bridges Road owned by Andrew & Alexandria Smith.

The homeowners at 315 Bridges Road had supposed that their home was served by a septic tank system only to discover that their home was illegally tapped into a City of Mauldin sewer line by prior homeowners. The City of Mauldin has a policy that only properties inside the City limits are allowed to connect to City-owned sewer lines. The purpose of this annexation petition is to rectify this situation and to make the sewer connection legal.

Although the R-15 zoning district is a much lower density district than the designation in the Comprehensive Plan, this district is consistent with the current single-family character of each of these two properties and matches the zoning of the Ricelan Creek subdivision across the street on Bridges Road.

Motion: Councilman Matney made a motion to send these two items to Council with Councilman Allgood seconding.

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

Councilman Matney said Governor McMaster signed into law that the first Monday in March is Water Professionals Day. This is a prime example of people not knowing where their waste water is going. He wished Public Works a Happy Water Professionals Day.

c. Institutional uses in the S-1 and I-1 zoning districts

This agenda item is being presented for review and discussion of the City of Mauldin's allowances for institutional uses in S-1 and I-1 zoning districts.

Employment centers, such as the Brookfield Office Park and the industrial corridor along Old Stage Road and SC Highway 417, have historically been vital to the success and fiscal well-being of the community. These centers provide great access to job opportunities and are a vital portion of the City's tax base. The City is beginning to see more interest from institutional uses in vacant spaces at these centers. This includes a private school that has already moved in to the Brookfield Office Park and a charter school approved by the Zoning Board of Appeals earlier this year to open in the Brookfield Office Park.

As institutional uses such as schools, churches, and other non-profit organizations purchase property and occupy space in these centers, the City loses much of its opportunity for business license revenue and even property tax revenue.

The committee is interested in looking at an ordinance to address this issue. Mr. Dyrhaug will have the planning commission draft an ordinance to present to committee.

Councilman Allgood asked Mr. Charles if there have been any issues bringing in businesses due to this. Mr. Charles said not in Brookfield. There has not been much interest in the property. There has been an issue with price points of other properties. Prices are higher than the market will bear. Mr. Duncan said there is a lot of vacant office space out there because the work environment has changed.

No action was needed by committee.

7. Public Comment

George Dowling of 204 Fieldgate Court commented on speeding through his neighborhood. He is the HOA President of Planters Row. His neighborhood is used as a cut-through. The traffic is faster than the 25 mph posted speed limit.

Mr. Dowling then mentioned there is an Air BnB in Planters Row. Mauldin's ordinance states the HOA is responsible for allowing or not allowing that type of rental. Mr. Dallan said Planters Row does not allow rentals for temporary gain. He would like to know what they can do to enforce this.

8. Committee Concerns- None

9. Adjourn- Chairman Steenback adjourned the meeting at 7:25p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk