



BUILDING CODES COMMITTEE MEETING

MONDAY, AUGUST 5, 2024 | 6:00 PM

6th committee meeting

The Committee will meet in the Council Chambers
at Mauldin City Hall at 5 East Butler Road



Building Codes (BDS) Committee AGENDA
August 5, 2024

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| 1. <u>Call to Order</u> | Chairperson Mark Steenback |
| 2. <u>Public Comment</u> | Chairperson Mark Steenback |
| 3. <u>Reading and Approval of Minutes</u> | Chairperson Mark Steenback |
| a. Building Codes Committee Meeting:
June 3, 2024 (<i>Pages 2-4</i>) | |
| 4. <u>Reports or Communications from City Officers</u> | Chairperson Mark Steenback |
| a. BDS Department Report, David Dyrhaug | |
| 5. <u>Unfinished Business</u> | Chairperson Mark Steenback |
| a. None | |
| 6. <u>New Business</u> | Chairperson Mark Steenback |
| a. Discussion of prospective ordinances (<i>Pages 5-6</i>) | |
| 7. <u>Public Comment</u> | Chairperson Mark Steenback |
| 8. <u>Committee Concerns</u> | Chairperson Mark Steenback |
| 9. <u>Adjourn</u> | Chairperson Mark Steenback |

Building Codes Committee Meeting



Minutes

Building Codes (BDS) Committee

June 3, 2024

1st Committee Meeting

Committee Members present: Mark Steenback (Chair), Frank Allgood and Taft Matney.

Others present: David Dyrhaug, Business and Development Services Director and Seth Duncan, City Administrator

1. **Call to Order**- Chairman Mark Steenback

2. **Public Comment**- None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: May 6, 2024

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 Department Report, David Dyrhaug

Mr. Dyrhaug reported permits have been issued for 21 of the 42 townhomes going in at Maverick Yards. The Planning Commission conditionally approved Ashmore Hills, which is a community with 72 townhomes.

5. **Unfinished Business**- None

6. **New Business**

a. An Ordinance to provide for the annexation of a tract consisting of approximately 23.2 acres located at Conestee Road and Lakewood Drive (tax map parcels: M013.02-01-008.01 and M013.02-01-008.02) by one hundred percent petition method and to establish a zoning classification of S-1 for said tract

The City of Mauldin has received signed petitions requesting the annexation of a tract of land with two parcels. This petition includes approximately 23.2 acres at Conestee Road



and Lakewood Drive. The applicant is proposing to use the property consistent with the uses allowed in the S-1 district.

One of the subject parcels is already zoned S-1. This is consistent with the majority of properties that front this section of W. Butler Road/Mauldin Road. The petitioner is requesting that the second parcel be zoned S-1 just like the current zoning of the other subject parcel.

Councilman Matney recused himself and left the room for this item due to a business relationship with the petitioner.

Motion: Councilman Allgood made a motion to forward this item to Council with a recommendation of approval with Chairman Steenback seconding.

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

Councilman Matney returned to the meeting.

b. Appointments to Planning Commission and Zoning Board of Appeals

The terms of two members of the Planning Commission (Randy Eskridge and Lyon Bixler) and two members of the Zoning Board of Appeals (Joe Sentelle and William Parks) will be expiring at the end of June. All four of these volunteer citizens have requested that their appointments be extended for an additional term of three years.

Mr. Eskridge (seat #3) was most recently appointed to fill a mid-term vacancy on the Planning Commission in April 2022.

Mr. Bixler (seat #6) was appointed to fill a mid-term vacancy on the Planning Commission in May 2022. To date, he has served on the Planning Commission for two years.

Mr. Sentelle (seat #1) has been serving on the Zoning Board of Appeals since at least 2009. He is currently the Chairman of this Board.

Mr. Parks (seat #2) was appointed to the Zoning Board of Appeals in 2021.

It is the recommendation of staff that the appointments of Mr. Eskridge and Mr. Bixler to the Planning Commission be extended by an additional 3-year term and the appointments of Mr. Sentelle and Mr. Parks to the Zoning Board of Appeals be extended by an additional 3-year term.

Motion: Councilman Matney made a motion to forward this item to Council with a recommendation of approval with Councilman Allgood seconding.

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

7. **Public Comment-** None

8. **Committee Concerns-** None

9. **Adjourn-** Chairman Steenback adjourned the meeting at 6:09 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: August 5, 2024

AGENDA ITEM: 6a

TO: Building Codes Committee

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

SUBJECT: Discussion of Prospective Ordinances

BACKGROUND

In the City's continual effort to review and amend its ordinances for effectiveness and modernness, this discussion is for the purpose of directing staff to update specific ordinances of the City. The items provided below represent some of the items that the staff has identified as potential ordinances that can be reviewed and updated at the direction of the Committee.

TOWNHOME STANDARDS

Presently, the Mauldin Zoning Ordinance includes standards for townhomes in the districts where such are allowed. These districts include R-10, R-8, R-6, RM-1, R-M, R-O, and CRD. The standards for the development of townhomes generally include a minimum development area (2 acres), minimum perimeter setback (25 feet), maximum number of units that can be attached (4 units except in the R-M district), minimum driveway length (20 feet), and minimum open space (15 percent).

Over the last year or so, the following issues have been conveyed to staff relating to townhome communities:

- Insufficient parking and cluttered roadways
- Minimal amenities
- Inadequate buffers adjacent to existing residential communities

At the direction of the Committee, staff can work on updating the standards for the development of new townhome communities in ways that would address these issues.

SIDEWALK STANDARDS

Presently, the Mauldin Zoning Ordinance does not require sidewalks except in residential subdivisions. Pedestrian networks and access seem to be a rising priority for the City of Mauldin. At the direction of the Committee, staff can work on updating the standards in the Mauldin Zoning Ordinance to require sidewalk construction as part of other new development projects.



PARKING LOT CROSS ACCESS STANDARDS

Presently, the Mauldin Zoning Ordinance does not require any interconnectivity between adjacent parking lots. Interconnectivity between parking lots allows patrons of businesses to go from one business to the next without having to get back onto the road to travel to the next business. As an example of this, right now you can drive from Walgreens to Verizon and all the businesses in between without having to use W. Butler Road. If the Committee wishes to see more examples of this, staff can work on updating the standards in the Mauldin Zoning Ordinance to require more interconnectivity between adjacent parking lots as they are developed or redeveloped.

REQUEST

Staff is seeking direction from the Committee as to whether there is interest in updating the City's Zoning Ordinance for these or other items. Additionally, staff is receptive to any input the Committee may have.

ATTACHMENTS

None