

**Minutes  
Building Codes Committee  
September 4, 2014  
6:00 PM  
6th committee meeting**

**Members present were Chairman Scott Crosby and Committee member Dale Black. Business and Development Services Director Kim Hamel and City Administrator Trey Eubanks were also present.**

1. Call to order- Chairman Crosby
2. Public comment- None
3. Reading and approval of minutes- Councilman Black made a motion to approve the minutes with Chairman Crosby seconding. The vote was unanimous (2-0).
4. Reports or communications from city officers
  - a. Budget Review- The department is at 90% budget.
  - b. Department report- Report on a proposed Corridor Zoning Overlay.

Staff is currently working on this. This is overlays for the main corridors to allow mixed use and allow structures to be pulled up closer to the streets. This should help businesses blend into our proposed downtown plan. Next month, draft standards will be brought forward. Standards will be put in for setback flexibility, building design scale orientation, allowing two to three story maximum, also looking at site design and the overall streetscape and pedestrian connectivity.

Chairman Crosby said basically this will open Mauldin to be a more urban setting like Fountain Inn and downtown Greenville.

Leo Joyce: What is the highest point that the fire department ladders can handle?

Trey Eubanks: We have a 75 foot ladder truck, so three stories.

Kim Hamel: This would all go into the standards. They would also require sprinklers.
5. Unfinished business
6. New business
  - a. Temporary use ordinance (food trucks)

This proposes to amend article 6 and add temporary use. The ordinance will address and allow general temporary uses such as carnivals, special events

for private property, also mobile food vending and sales for private and publicly owned properties. Other jurisdictions were looked at when this was being developed and George McLeer helped with the mobile food vendors' aspect. The highlights of general temporary uses are definitions and how to interpret the codes and parking access. The mobile food vendors standards has definitions, requirements for health and sanitation, DHEC certificates will have to be shown. There will also be a 100 foot boundary between existing eating establishments and the mobile vendors. They will need a yearly decal from the City. There are also exemptions for city-sponsored events. The yearly decal fee would cost \$25.00.

Chairman Crosby asked about mobile food vendors at residential events.

Kim said they would absolutely be allowed. They would have to show their DHEC health certificates and get a decal.

7. Public comment
8. Committee concerns
9. Adjournment

**NOTICE:** A majority or quorum of City Council may attend a committee meeting.