

**Minutes  
Building Codes Committee  
August 3, 2015  
6:00 PM  
1st committee meeting**

**Members present were Chairman Scott Crosby, Committee members Dale Black and Larry Goodson. City Administrator Trey Eubanks was present. Kim Hamel was out of town.**

1. Call to order- Chairman Crosby
2. Public comment
3. Reading and approval of minutes- Councilman Goodson made a motion to approve the minutes with Councilman Black seconding. The vote was unanimous (3-0).
4. Reports or communications from city officers
  - a. Budget Review- The department was under budget for FY 2015. The numbers look good now for this budget year.
  - b. Department report- The department is waiting on the company to work with CSI to get our data migrated into the new software. The permit software should be deployed soon.
5. Unfinished business
6. New business
  - a. Building code requirement- This is being researched and will not be brought up tonight.
  - b. Annexation at Corn and Miller Roads- Lee Leopard  
Mr. John Hopkins, the representative of the family was present to talk about the plans. The Leopard family has owned this property for over 100 years. When they decided to sell the property, they offered it to the school district. The school district passed on the property and now there is a planned development for attached single family homes, and three parcels for commercial offices.  
Nick Francina was present. He noted that 74 single family homes will be built on the property.  
Marv McDaris is the Division President of Ryan Homes, which will build the townhome part of the project. The buildings will have 3-4 townhomes each.

The proposed siding is hardboard siding. There will be homeowner's association. These townhomes will cost well into the \$200,000 range.

Three professional offices are proposed at the corner of Miller and Corn Roads. All three will be residential in character and only have parking in rear. There will be a common entrance and exit. Dentist offices, vets, or attorney offices are envisioned there. Drive-thrus will be prohibited.

Chairman Crosby said he has been asked about the tree line at Forrester Cove. There are concerns for root damage. The developers have said there will be a berm constructed to protect the trees.

- c. Annexation at Corn and Miller Roads- Don Leopard
  - d. Annexation at Corn and Miller Roads- Carrie Leopard
  - e. Annexation at Corn and Miller Roads- Carrie Leopard
  - f. Annexation at Corn and Miller Roads - Carrie Leopard
  - g. Annexation at Corn and Miller Roads- Norma Jean Corn
7. Public comment-

Peggy James- 106 Sanderling Drive. First, I want to say that if this were my property, I would want to try to sell it as well, but I do have some concerns. I go by the corner an awful lot. I am concerned about property values in Forrester Creek, Forrester Cove, Forrester Woods and Forrester Woods Estates. I am wondering if this will be rental property or purchased by investors. There is a lot of multi-use family on Butler. Also, I am concerned about the 200-300 cars that will be added to our streets. That doesn't count the commercial or high school traffic. I also want to know if the city has looked into additional sidewalks.

Developer: At the price point of these, they should not be rented.

Chairman Crosby: Are there going to be sidewalks?

Developer: There will be sidewalk around anywhere that impacts the neighborhoods.

Peggy James: What about a traffic study?

Developer: If DOT mandates a traffic study, then we will do one.

Chairman Crosby: In my experience, you can handle 5000 cars per lane, anything over that, there should be a study. That is the rule for determining how many lanes there are.

Joe Citino: 204 Stoney Creek Drive. The first thing I have is a question about the price point. There are single family residences down the road that have a lower price point right there. I don't understand the justification for townhomes that are over \$200,000. The second question is what is the process used to make decisions to change zoning? The reason I bring this up, is that area represents roughly 8% of the population of Mauldin. There is more organization of the people in that area than I have seen in 15 years. If 8% of the residents wanted to ensure that this stays single family residential, what would they have to do?

Chairman Crosby: I live on Shadecrest Drive. My house was built in the late 60s. I think it is a wonderful house. It is a nice low ranch. Right behind me is a neighborhood that was built 8-10 years ago, Miller Heights. You can get a house in my development for 130,000, 140,000 or \$150,000. You can get a house in my neighborhood with a quarter of an acre of land. You can go to Miller Heights and pay \$180-200,000 for a smaller parcel of land and roughly the same square footage. Those houses are newer and they sold like hotcakes. A lot of people like new homes. They sold and sold fast. Some people like new homes.

Your second question, the process is what started before the other night. The developers came in and talked to our business and development services department. We want to help people come to Mauldin and live and flourish. We are thrilled they came in to talk to us and work out the details. There is a lot of talk back and forth. As you know, the piece of land is currently zoned residential in the County. They asked us what we would like to see if they brought it into the City. We are trying to follow a master plan. We want to listen to you. We are trying to mix a small amount of business with residential, like

the dentist office. When I was 5-6 years old, my Mom walked with me to the store to get candy or ice cream. Maybe these people can walk to work. We will have two council meetings after this committee meeting. The shift from residential to planned development is actually more restrictive. They are working with us to come up with the best plan. This is a better zoning in terms of being restrictive. They obviously don't have to build the commercial buildings. If that is not right for this location, please feel free to say so. The process is designed to involve you. Did that answer your question?

Joe Citenno: Respectfully, no. The first question was for the developer. The second was what can the citizens do to regarding the rezoning, not the process. We want the development to stay single family residential. You defined the process you are walking through. It sounds as though you have already walked through it and we are just here to placate your process.

Chairman Crosby: I am sorry if someone took it to mean we have already walked through the process. We are here now and you are here now. This is your second chance to be involved in this. That is not something where you say something and we ignore it. I want to make that very clear. This is where you have a chance to speak out.

Developer: I am happy to address the price question. Real Estate is all about location. This property is in the City and is a draw. It commands a premium. It is more of a prestige address. Schools, Mauldin schools are highly rated, shopping is good here. The third part is the development itself. The homes themselves, the materials we use for the exterior is much higher quality. It is metal roof, hardwood siding. There are a lot of inside upgrades as well like cabinets. Like you said, Mr. Chair, it is hard to compare resale with new construction. It is also low maintenance and that is a big draw.

Carol Gilchrist: 8 Grapevine Court. I have one question. Last Wednesday I asked about the price point for the property. It was communicated \$170,000. Tonight it is \$200,000. I would like to know how that increased \$30,000 since last week.

Developer: I was the one that said \$170,000. We have a base price for our homes and then customers are allowed to make upgrades. We charge premiums for homes at the end of buildings or back up to wooded areas. They start at \$170,000, but transact into the \$200,000s. I wasn't trying to mislead anyone. I do believe they will transact in the \$200,000s.

Andrew Schweir: I want to know how they can get 80 units. My understanding of RS is lot size of 25,000 square feet, which would equate to 22 units. Second question is what does the City of Mauldin have to gain by annexation? It will increase traffic on Miller Road, increase accidents. I think it is safe to say that the vast majority of people here are opposed to this.

Developer: I have the zoning. If you look at the Greenville County ordinances, you can do this with cluster ordinances. We asked Kim Hamel, using Mauldin's plan to calculate if it came in as a single residential family development. She told us R5 to R8. If you calculate that, it is 81 units. Rodney Gray said we aren't even contemplating that many. We scaled back to 70 units.

Chairman Crosby: As far as the benefits, the citizens will get our police protection versus the County...

Andrew Schweir: No, what does Mauldin have to gain?

Chairman Crosby: We can plan the nature of the development. If it is built under County jurisdiction, it would be different. It gives us, and by extension, you, more control. This kind of development should be one we can look forward to.

Andrew Schweir: What we are saying is we don't want this.

Chairman Crosby: What do you want to see?

Andrew Schweir: Single family residential. Have you looked around lately? Mauldin is saturated with townhomes. The price point for most townhomes in this area is \$140,000.

Chairman Crosby: Townhomes can be priced at many different levels. When my wife sold her townhome when we got married, it was well up in the \$200,000s.

Andrew Schweir: Do you have an appraisal background?

Chairman Crosby: No, sir.

Resident: The townhomes on Smith Hines Road, which are the Cardinal Creek townhomes are being sold from \$175,000 to \$200,000. They are 2000 square feet. They have brick fronts, single car garages. They are very nice. These townhomes are 1600 square feet.

Developer: I am familiar with the Cardinal Creek townhomes. Our exteriors are nicer, their siding is vinyl siding. I mentioned that we have hard board siding. This location is better. The community is very close to a freeway. Our community is very close to the high school and ball fields. Those are huge draws. Walkability to retail is a plus. It is a little better than apples and oranges. Both companies have different business plans and we strive to have a higher price point.

Chairman Crosby: You have marketing experience.

Developer: I do. Absolutely. We have done research on lots in the community and can justify the price.

Resident: How does this compare with Raleigh?

Developer: I can't tell you what the price point is in Raleigh, but the developments are very similar. The floor plan is similar. The location I visited in Raleigh was Wake Forest, which is different. This location is more of a prestige community. You can't really compare price points here with price points in Raleigh. The one I visited is Shannon or Sharon Forest. You can go to Ryan's website and see the homes that are built there. What we are sharing with the two projects is the floor plan. The exterior and architectural features are different. We spent a lot of time on design with this. Metal roofs, front porches, nice garage doors. The interior of the home allows for upgrades and those things are sought after. The people who have money will buy these things.

Resident: Those townhomes are around \$140,000. I researched the website.

Developer: You really can't compare Raleigh with Greenville. You would have a very different perspective if you drove up there.

Resident: What about signage?

Developer: We will defer to the City of Mauldin for signage. We do not want signage at the street. You do have development signage on Corn Road.

John Miller: I am John Miller and I live at 109 Old Hickory Point in Forrester Woods. My big question directed to Mr. McDaris. Are you talking about hard board or hardy board for the siding?

Mr. McDaris: Hardy board.

John Miller: Well, that is a plus. I think that what you have to see here is this is a large crowd. It boils down to the wants of the few against the wishes of the many. How many are opposed to this? Show of hands. Does that show you something? Do you think this has already been done?

Walt Miller: I think they are talking about 80 units on the land. Currently, the way the Greenville County ordinance reads is to provide reasonable safeguards for

residential. 25,000 square feet minimum lot size. 1.2 units per acre. That is the way it is currently zoned. 24 homes. R12 is 12,000 square foot lots for a maximum of 50 lots on this property. That is if you go through Greenville County. You want to put 74 condos and three businesses. That is not single-family or residential. One more point. At \$200,000 and 1600 square feet, that is \$125 a square foot. I have done market research as well. Forrester Heights sells for less than \$100 a square foot. \$100 a square foot will be \$160,000. You would be selling at way over market value. I don't think that is possible.

John Miller: I don't think we have a problem with the property coming in to Mauldin. I don't think we have a problem with commercial businesses, especially dentist offices.

Walt Miller: You said it would be nice to walk to work, and I agree with that, but I don't think that serves the majority. That is all I have. Thank you for your time.

Kristy Cetino: 204 Stoney Creek in Forrester Woods. I have a few things I would like to ask. If the City of Mauldin receives tax benefits from this, the things that would cost the City additionally, because of the additional benefits to the development, how much does that factor into? Not just five years, 25 years, you are making decisions for our children and future generations. I would also like to know how this affects Mauldin's bird sanctuary. We have several neighborhoods being built on Smith Hines and as an avid bird watcher and Audubon member, I can tell you that the birds have changed dramatically. I have three new hawks this summer. A Cooper's hawk and two others. They are eating my songbirds. This is new with the other developments. You are taking a field and taking away trees and putting up hot metal roofs. The bird sanctuary has been here since the sixties. You will have less birds and you may as well take the sign down.

Another thing I would like to know is concerning flooding. A spot of land had a huge problem that the City has fixed. What is Mauldin going to do about this because now we will have cement and asphalt. That is a question maybe for DHEC. The other question is what considerations for human safety have been made based on the fact of the added traffic. We have new drivers because of

the high school, we have walkers and bicyclists. Even crossing the street from a bus stop is a hazard. What considerations are being made for those points, please.

Chairman Crosby: What would you like to see there?

Kristy Citeno: I would like to see single-family homes. I would be ok with a small assisted living facility. I am not very happy with the idea of this many more people who drive and who have children.

Trey Eubanks: Staff will do a cost/benefit analysis that will be public information and available before the first reading of council.

Chairman Crosby: How about the bird sanctuary?

Trey Eubanks: I think there will definitely be an impact. I don't have expertise on that. I filled my feeders up yesterday.

Chairman Crosby: Would you say that single-family residences impact the birds?

Kristy Cetino: I would say it would not. There would be more land, trees, bushes, etc.

Chairman Crosby: If you look at the previous slide, the retaining pond, that will be no bigger than that, correct?

Rodney Gray: I am from Gray Engineering. I live in Moonville, although I grew up in Mauldin. I went to Mauldin Elementary and graduated from Mauldin High. The retention pond will be designed for 100 year flood. That will be part of our calculation as far as the flowing. It will have to be approved by Greenville County.

Chairman Crosby: Can you speak to if this will have any effect to Gilder Creek?

Rodney Gray: None. We calculate how much water leaves the site and then design our pond. We cannot send more water to the creek than what was going in before, so the net amount will be zero. It will probably hold back more water than now.

Resident: Isn't Ryan Homes being sued for breach of contract up at Five Forks near Publix?

Developer: We are not. You may be confusing us with Ryan Homes. I am with Dan Ryan homes. Ryan Homes is a huge public company and we are a smaller privately owned company.

Wade Wyatt: I live at 205 Burning Bush Road. This is to the land developer and builder. If Mauldin decides not to annex this property, do you plan to build in Greenville County only?

Developer: We will. But we would rather deal with Mauldin.

Wade Wyatt: That is something we need to consider as a community. Right now, we have the ability to have some input, but if they go to Greenville County, we are stuck with this.

Residents: We can also go to the County.

Mike Stroman: I live at 18 Hickory Hollow Court. It backs up to the plans. We seem to be getting contradictory information. In my calculations on Wednesday, between the patio of my home and the tree line is 25 feet. For the gentleman discussing the runoff, I assume Forrester Cove is in the calculations as well.

Developer: I will answer the berm question. We will sit down with each property owner that backs up to the tree line and talk to them about this. As far as the tree line, we will meet with each of you to consider your concerns.

Rodney Gray: There are two ways to go for the water runoff. Sometimes they go to catch basins- this costs more money. Another way is to collect the water and keep it in the subdivision. Overall, the County will be watching either way.

Mike Stroman: I think it sounds like the answer is no.

Developer: We are making a promise to work with the six homeowners that back up to the tree line.

Chairman Crosby: We can also make that part of our motion.

Danny Shelton, 112 Pigeon Point: You mentioned the traffic. I am concerned about this. I work at the high school. Has there been a traffic study, and if so, if we go with this and the traffic is too heavy, who will pick up the bill and where will the land come from if we have to widen these roads? Sidewalks, I see people running into ditches. Are we going to be able to lean on someone to install sidewalks even if we don't widen the roads? The traffic study needs to happen when school is in session. Not Thanksgiving. I am not opposed to all this, but would you compromise and build fewer, larger units so you can still get the price you want? It would still be townhomes and single family residential. I am asking you to work with us.

Has the school district been involved? If we bring in more kids, we might need to build another school, which will increase our County taxes. The school may be coming anyway, but have they been involved? I understand about growing Mauldin. I am not sure why we are putting office space there when we can't fill what we have. I would love a dentist that close to my home, but I like the one we have. I want to keep our community as a community.

Chairman Crosby: The cost of the roads, I think roads and sidewalks are both DOT issues.

Trey Eubanks: A study may be required. For background, 2012 traffic counts, 7200 cars per day down Miller.

Danny Shelton: Sidewalks are part of your plan. Your own documents.

Developer: That side has sidewalks.

Danny Shelton: I am talking on down Miller Road. I understand about the study. I am looking for new numbers for this development.

Developer: We would like to stick with our plan. Right now, we are where we are.

Chairman Crosby: What if you priced the homes at \$275,000? Could you have less homes?

Danny Shelton: I would like to see 40-45 homes.

Developer: That is up to the builder, but we could consider that.

Tre Eubanks: The schools did not want to purchase the property. They do their own assessments when they look to plan the schools. We can send the plans to them. That is why the City requires neighborhood meetings now.

Chairman Crosby: The City has nothing to do with the school lines. I think that is probably what they would do, is shift the line and someone that goes to Mauldin now could go to J.L. Mann or something like that. DOT is the same way. If you want sidewalks, you have to discuss it with them. Why office space is the last question?

Trey Eubanks: In 2009, we updated our comprehensive plan. The commercial component is there because that is labeled a neighborhood node. That is low impact commercial in with residential developments. The other comment I want to make is we have good opportunities with the downtown master plan. There are tremendous benefits with this City. Quality of life, location... I am optimistic we can work on getting this downtown master plan implemented. Those efforts are ongoing.

Danny Shelton: I hope you will work with us. I get that you have put a lot of money into this, but with no changes, I would be one of the biggest opponents to this plan.

Gary Duncan: 201 Stoney Creek Drive. This area generates tax dollars. The city wants these tax dollars. I understand that. Someone said you could build about 50 homes on this property. A few years ago, they built homes on Miller Road that are about \$400,000. If you build 50 \$400,000, you would have more money than for the townhomes.

Chairman Crosby: We are not doing this to maximize our tax benefit. I don't really know how to answer that.

Resident at 209 Forrester Creek: A large amount of people are saying this is not in our best interest. I don't think we can ignore the large number of townhomes on Butler that seem to remain vacant much longer. And, I apologize for the redundancy. Concerns about our property values are founded. You mentioned the traffic and impact on our environment. With all due respect, there are buildings on Butler Road that are vacant. I don't see people taking advantage of this commercial space. I guess my question is if you continue to say this is in our best interest, why do you think that?

Chairman Crosby: That is a good question and my answer is I would like to get this annexed into Mauldin so that we have say in this development. I live in Mauldin too. How it gets developed, and I am not saying this is the right way. This group has come to us with this plan. Instead of having them build it in Greenville County, they have asked to come here. It may not be what you want. I don't want you to get the impression that I disagree with you, but let's not lose this.

Resident: So you are just going to take action on this knowing we do not want it?

Chairman Crosby: It takes a vote of one of the three of us to send it to council and then council has to have a majority. Who knows what will happen?

Resident: There is a lot of vacant land. What keeps these attitudes from snowballing?

Chairman Crosby: The land across from this property is owned by another family and the land across Miller is owned by yet another family. I believe they were there at the public hearing. From my knowledge, I bet those pieces of land will stay in those families for another generation. Those are also in the County.

Lisa Rader: My property is the one at the very top and it has three townhomes behind it. Why do we need a neighborhood like this sitting in residential communities? It seems out of place. I think it will negatively impact my property. I am not sure of the setback...the tree line, the canopy hangs over 25 feet. They will have tree branches in their face. They will have to trim the branches. I call Schneider to trim them. They are coming Thursday to look at this. I am not sure how you are going to get a berm back there and plant trees when you have these canopies already.

Trey Eubanks: We can have someone from staff out there on Thursday. We will look forward to their assessment.

Chairman Crosby: I would like to comment. When my trees overhang my neighbors', it is legal and they will chop it to my property line.

Lisa Rader: I understand that. I would like to see the setback being further back. They will be right on m backyard. Maybe one story properties instead of two stories. I don't know what the answer is.

Chris Monte: 122 Forrester Creek Drive. I am not sure if I am not hearing you. I still don't think we are hearing about flooding. I get it. My neighbor gets it, and that is just from the cul-de-sac flowing back down. This seems to create more of

an issue. I know we are talking about retention ponds. Is that what you are doing or is that a third party?

Developer: Plans must be submitted to DHEC. There must be an inspector on site. The size of the drainage pond is proportionate to the size of the development.

Chairman Crosby: Your property backs to Gilder Creek? I would have thought that downhill would go to the creek and not your property. Where is downhill? Towards the creek?

Chris Monte: There is a cul-de-sac with a drainage pipe than runs between my and my neighbor's house. The water goes there. The City had to dig out the drainage ditch because of overflows.

Francis Weaver- 106 Plum Creek Lane. I would like to see the men from Ryan Homes can come back with another plan that fits with what we have heard tonight if that is possible. The neighbors have voiced their concerns and what they want on the property. I was wondering if they could come back with something we want.

Chairman Crosby: It is Dan Ryan. Not Ryan Homes.

Developer: I can't give an answer to that. We are a partnership. We need to sit down and talk to others. That is a big decision.

Resident: Before Christmas?

Developer: I can definitely commit to before Christmas.

Chairman Crosby: I would like to make this lady the last comment.

Resident: The developer gave a no to changing the plan. I don't think there is going to be a new plan.

Resident: We sent out flyers to get people out here to voice their opinions. Not a single person said we think this is a good idea. I sincerely urge the committee to table this until there is another plan. If they come back with this kind of plan, you wouldn't have opposition.

Resident: I will try to summarize this. First, the flooding. Not just this property, but all the ones using the watershed. The development on Miller Road has destroyed our property values. That creek has to deal with the additional water no matter what. Second, you see the desire is single-family residential. Third, the commercialization, what I have read in the City plan, is try to do this within walking distance of others commercial properties. Finally, I think there ought to be something about nature, keeping the bird sanctuary, and that is central. We just came back from Hilton Head. They focus their developments around retaining areas for wildlife. I want to see Mauldin be a great place to live for a long time to come.

Chairman Crosby: We would all like Mauldin to be a great place to live.

Wes Westbrook: My issue is there is no consistency. This gentleman talking about the retention pond, then the parking in the back. When I first heard this, the price point was different. I don't think they have made a decision. When school is in, you can't get down Corn Road because of the parents parking on the sides of the road. Someone is going to get killed. I am not part of Mauldin, but I drive the streets. Have a solid plan. Your mind is decided, and if it is, let us know that we are wasting our time. If it is not, don't come in here and coach these guys on their price points, be consistent and fair. If you want to see Mauldin grow, there are plenty of dying buildings with no occupancy. Improve those first and then look at something like this.

Resident: What happens next?

Chairman Crosby: If this was a done deal, committee would want to vote on this and say aye. We can't go down that road. We have heard your comments. It looks like we have had some changes. The developers have agreed to review

their plans and they will get back to us before Christmas. The normal schedule is committee would refer it to council for first reading in August and second in September. Hopefully we can have another plan review and pass a new plan to council. It is not a done deal even in Council. We can make changes up until second reading. I encourage you to keep participating in this process. You have made a difference tonight and I want you all to know that. That is everyone in this room.

Councilman Goodson: This has come up about three times that we already have our minds made up. We talked about this in council and tabled it because we didn't have enough information. We just got these plans. The best thing to do is what you are doing right now. Keep coming to these meetings and raising concerns. I am not comfortable moving forward with this. I haven't had a chance to study all this.

Councilman Black: I have been here for 23 years. Some people say too long. Annexation and rezoning is always a touchy subject. I agree with what you are saying. I did something 15-20 years ago, and that was vote to bring in the Bilo complex. I got voted out of office, but I thought that was best for the City. We got \$400,000 in tax revenues and the berms were put up. I haven't heard anything and it turned out to be a good project. I make a motion to table this and get back with the developer and make something we can live with. We want to satisfy the majority of the people. We will never satisfy everyone. There are seven of us to make decisions, and we appreciate all of your feedback.

Councilman Goodson: Will this go to the planning commission?

Trey Eubanks: The Planning Commission has no jurisdiction since it is not in the City.

Councilman Black: I make a motion to table this until everyone has information and everyone please get in touch with the administrator so we can contact you with changes. You can still have your voice heard.

Councilman Goodson seconded the motion to table.

8. Committee concerns

9. Adjournment- Chairman Crosby adjourned the meeting.

Respectfully Submitted,

Cindy Miller

Municipal Clerk

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