

**Minutes
Building Codes Committee
December 7, 2015
6:00 PM
1st committee meeting**

Members present were Chairman Scott Crosby, Committee members Larry Goodson and Dale Black. Trey Eubanks, City Administrator and Kim Hamel, Business and Development Services Director were present.

1. Call to order- Chairman Crosby
2. Public comment- None
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 ideal percentage is 58% and the department is at 67%.
 - b. Department report- Business license renewals will be sent out in about a week.
5. Unfinished business
 - a. Miller/Corn proposed development- The developer was available at the meeting to explain the changes. Feedback was given from the surrounding community and the site plan was revised to address some of the concerns. One concern was density which has been reduced from 77 to 45 units. The plan shows there are two-car garage homes instead of one-car garages. These homes will attract empty-nesters who would like to downsize but want great features. A market analysis has been done to determine price of the properties. The developer, Dan Ryan Company, feels confident at \$250,000.

John Hopkins represents the Leopard family in this project. He appreciates the community coming out to give input on the property. The revisions that resulted have significantly helped. He loves the change in density and the space designed for professional buildings for doctors, dentists, and the like.

Walt Miller- 209 Burning Bush. This was a good presentation. I think the developer compromised a lot. I have no doubt that this will be a quality

product. My only issue is that the surrounding community is residential, and they still want to put commercial on. All the owners are aging and this is setting a bad precedent. Every plot of land could be commercial if the land is sold. If my neighbor wants to sell his house and make it commercial, would we even consider that? We have to meet the seller' price point. We want residential. Everything around that is zoned residential. We need to keep that in mind. Please don't bend to the whims of the seller and bastardize the process.

Chairman Crosby said that if there would be a request to make property commercial, it would have to go to the zoning board. They wouldn't be inclined to allow commercial there. The staff makes a professional recommendation to the board and the board is made up of citizens. Kim said PDR is a master development, which allows more control over the use.

Chairman Crosby said the commercial buildings are not spec buildings. These buildings will be custom built for the tenant. Mr. Miller asked how it would be restricted to dentists and doctors. Kim said the zoning would allow for low impact. It allows for a restaurant, but not fast food. It could also be a doctor's office, accountant, bank, etc. Mr. Miller asked if it could be a title loan company. Kim said no, those businesses are restricted to the S1 district.

Charles Ford asked about advertising for building on the Miller Road side. Kim said with PD they will submit a concept plan for signage. One sign is typically allowed per road frontage.

- b. Leo Joyce: What is the effect on the neighborhood if a person tries to sell as commercial, would it be stripped down?

Chairman Crosby said it is not theirs to change. They have to sell it zoned as it is. They said it has to be consistent with the comprehensive plan and go through the planning commission.

Walt Miller said he wanted to draw a parallel with what is happening here. His neighbor is surrounded by R12. The point he was making is the property surrounding this development is R12 as well. What does Mauldin get out of this?

Chairman Crosby said nothing except some tax revenue. We are trying to do what is best for the residents. This will be built. It is important that it is managed by the City of Mauldin. Chairman Crosby also said he would like to see a bigger medical presence in Mauldin as well. Walt Miller asked if we had spoken to any Greenville County representatives. We have not.

Leo Joyce said he has listened to the meetings and the one thing to concentrate on is people are interested, but we can't control the County. Chairman Scott said that is true, county council has thirteen council members and we are represented by one. In Mauldin, all seven members represent all citizens.

- c. Jeff Aikman- Plum Creek Lane. I don't think there is anyone here that supports the commercial rezoning. Where is the support for the community?

Chairman Crosby said that is why we are listening to public comment. If the decision was to bring this in to the city as it is, or send it to the county, which choice would you like to make? He says he has seen the list of what could be built in the county. There could be horse stables and other things.

This is the county definition of residential suburban. Walt Miller read this to committee. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available. Density is 1.7 units per acre with a 23.8 house maximum. Chairman Crosby said Derrick Vincent from the County sent him a document stating what could be put into that zoning classification- bed and breakfast, nursing home, cemetery, single wide

mobile homes, farm animals, funeral home, landfill, nursery, recycling drop box, schools, etc. Chairman Crosby said first reading could be in December at the council meeting with second reading in January. Changes could be made between now and then. Councilman Goodson said Thursday's meeting was not advertised. Chairman Crosby said the meeting was set up by the developer, not the City. This was an additional meeting held. Trey said Thursday's meeting was a public meeting by the developer. The last meeting was a city meeting that was advertised. Walt Miller said the ball was dropped on Thursday's meeting and there was not enough notice to have it advertised throughout the neighborhood as they would have liked it advertised.

Councilman Black asked what the purpose of tonight's meeting was. The agenda states proposed Corn/ Miller development. He asked if this was also an annexation. A proposed development cannot go into RS. The development will be asked to be zoned PD. Councilman Black asked what we are doing. Trey said the plan is to annex and zone it PD as the site plan states that was sent to council. Councilman Black said he is confused about the zoning- is it PD or RS or something else? It does not show anything about PD. Trey said it would have to be zoned as PD to be compliant with our zoning. Councilman Black asked where the two parallel sewer lines stop that were installed by the city and at what point would this development tie in? Is it under Corn Road behind the townhomes? Our sewer or straight into Metro or Rewa? Trey said we would pull that information together.

Councilman Goodson said he thinks we need to have another meeting to get all of these questions answered. Kim said when she talked to the attorney about this, the way she understands it is there are two motions- one is for annexation and the other is to adopt the preliminary master plan. Typically, when we do an annexation, there is not usually a requirement to have a neighborhood meeting. That is for rezoning on property already in the city. We are doing this because it is a PDR. If we have a public meeting, how do we host that when the property is not in the city yet? Trey said we can do whatever council feels is necessary. We are exceeding the legal

requirements. The city wants to allow input. Councilman Black said he thinks we can hold a meeting after the holidays are over and make a decision at that time. January 4th is the committee meeting night and the meeting could be held then. Councilman Black made a motion to hold this item until the committee meetings on January 4th .

- d. Rollie Hyust- 104 Swinton Drive. Has a traffic study been done here?

Trey said there is some data we could pull together. A traffic study from DOT has not been done.

- e. Resident: Has anyone done a study on flood plains? There has been flooding in the past. Also, what about the environmental impact?

Chairman Crosby said the settling basins for run off meet the 100 year flood requirement and he does not believe any significant trees will be cut down.

- f. A resident from Hickory Hollow asked about the retention pond and Forrester Cove runoff. The water will bypass through a pipe and go through a flood plain.

The water will be intercepted through a catch basin.

All the questions that were raised tonight will be answered before January 4th. Councilman Goodson seconded the motion to bring this issue back up on the 4th. The motion was unanimous (3-0).

6. New business

- a. Landscaping ordinance- The landscape ordinance has been worked on for the last few months. This is a draft. There is a new purpose and intent to express the ordinance goals. Additional text and tables have been added. Several definitions have been added to the zoning ordinance. Buffers between different zoning districts has been added. A section has been added to give more flexibility to the staff. A temporary certificate of

occupancy will be able to be issued with additional time given to install landscaping. Change of use will be allowed up to two years for compliance. The draft will be reviewed by the planning commission in January. The tree species list will be looked at by a landscape architect to make sure it is a good list.

Councilman Goodson said it would be nice to come up with something where a variance would not be needed each time. He asked Ms. Hamel to give him a clean copy so he can see everything.

No motion was needed.

7. Public comment- None

8. Committee concerns

Councilman Goodson said he would like to follow up with the Pac Rat on Murray Drive. They did a beautiful job with their landscaping.

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.