

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

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

1. Call to order- Chairman Crosby
2. Public comment-

Stan Reid, Pastor of Grace Covenant, mentioned the sign that they would like to install on a brick wall.

Trey said there is a meeting on Friday to discuss the signage issues and council will be provided a report on June 15<sup>th</sup>.
3. Reading and approval of minutes- Councilman Black made a motion to accept the minutes with Councilman Goodson seconding. The vote was unanimous (3-0).
4. Reports or communications from city officers
  - a. Budget Review- The department is at 19% of budget. The ideal remaining is 8%. Councilman Black asked about the telephone budget line for VC3. Kim said the department needed a new Wi-Fi router and each department is billed separately when the phone lines go down. Chairman Crosby said we buy all the hardware and VC3 supports it. Trey said VC3 has contracts with different vendors and we get a better deal purchasing through them.
  - b. Department report- The department is gearing up for a mid-July go live date on the new software. Staff is excited to have more automated software. Councilman Black asked how it is backed up. Kim said it will be backed up through VC3 and the software vendor has a cloud.

Kim reported there are 150 delinquent businesses that have not paid license fees yet.

Councilman Goodson said Mr. Griffin is happy with the interaction he had with the City and Mr. Turner said that as well.
5. Unfinished business

- a. Sign amendment- This has been in front of council twice for consideration. There are a few new explanatory items that have been added. Kim said she took our current ordinance and also the one that was in place in 2008-2009 and highlighted the differences. The 2008 ordinance allowed banners to be displayed all the time for single tenants. The multi-tenant sites were limited to banners at the face of the tenant space as long as the existing sign and banner didn't exceed space requirements. The current provision is a little more equal as single and multi-tenant businesses can post signs at the street front for 130 days. The temporary sign ordinance allows different types of signs such as A-frames and corrugated signs. Multi tenant signs can be rotated, so different signs can be displayed. The fee for both ordinances was \$15.00.
- The department is currently working with codes enforcement on tracking the time periods for the signs and when they need to check and make sure they are down.

Councilman Black asked about the concerns of the Planning commission. Kim said there was some discussion about what other jurisdictions do for municipal banners. This is not included in the ordinance, but for discussion. The Planning Commission thinks the City should adhere to the same rules that businesses are held to instead of being exempted. Councilman Black said he agrees with the Planning Commission. Councilman Black asked if there have been any concerns from the business community. Kim said nothing other than Robbie Kellett's concerns.

Councilman Goodson asked what other municipalities do regarding their signs. Kim said they are all considered temporary signage because they are for things like special events.

Councilman Goodson said he is hearing that the signs are an eyesore once they have been up for a certain time frame. Chairman Crosby said one banner is not an eyesore, but a cluster of them might be. Kim said we could look at 130 calendar days, and if they choose all at once, or stagger it, we can be flexible.

Councilman Goodson asked if advertising flags were allowed. Kim said no. Communication and education are softening the blow when the businesses are told to take them down.

Councilman Goodson said his problem is that we are allowing the signs for 130 days, but not year round even if it is the same sign. Councilman Black asked if the ordinance was available online. Kim said the sign ordinance is online.

Councilman Goodson said he would like the banner ordinance wording in the 2009 ordinance to be added to the new ordinance. He would like banners to be allowed year round. The new ordinance allows multi-tenants to have signs at the street on a rotating basis. It is based on how many tenants are in the building as to how many signs can be at the street. If there are 9 tenants in a building, three signs can be located at the street. Councilman Black asked what if they all wanted a sign at the same time. Kim said it would be first come, first served. Councilman Black said he sees a possible conflict with that. Councilman Goodson asked about A-frame signs and banners. Kim said if there is a temporary sign up already, a-frames would be excluded. You pick what temporary signs you would like, but you can only use one type.

Councilman Goodson said a banner can be used and changed throughout the year. Chairman Crosby said he is looking for a consensus to send to council. Councilman Black asked if anything had been heard from the rest of council. Trey said this has been back and forth to committee and council and he has not had any additional feedback. Trey said he thinks the issue centers around the time frame for temporary signs and what to do about church exemptions. The rest of the provisions are ok. Councilman Goodson asked if another meeting could be set between now and council time to get everything resolved and any questions can be sent to Kim beforehand. Another meeting will be set for some time next week.

This item was held until after the special called meeting next week.

6. New business

- a. Business license/ Tenant occupancy- This item was requested by Councilman Goodson. The department has a new business license application which takes care of the zoning and change of use. The tenant occupancy application takes care of things like a retail business that vacated and someone is going in to start a new retail business. The fire marshal will walk through the building and make sure everything is ok. Out of City businesses are charged a different rate and also are issued licenses.

If a business is going through renovations, business license fees are collected from the contractor and other businesses involved. Certificate of occupancy fees are also required. The department is striving to streamline processes. Real estate agents call when they have clients getting ready to occupy a building to have the department come out and make sure everything is ok before a lease is signed.

Councilman Goodson said his concern was someone who might be waiting four months for an occupancy permit because of renovations; could they purchase a business license from their current business, say that might be located in Simpsonville? Kim said someone could get a non-resident business license. There is definitely a process that we can go through to address that situation.

7. Public comment

Dean Kirkland: I have a sense of humor. With a violent thunderstorm like we had Wednesday, banners might be damaged or pulled up. Who would be responsible if a banner goes through someone's windshield?

Chairman Crosby: That would be the responsibility of the business owner, like if a tree falls from my yard and lands on your house, it is the same.

Dean Kirkland: If we are going to give them permits, we need to get them to sign that they are fully responsible for what happens. As a sales manager in Georgia, Gaffney, Greenwood, and Greenville, I was responsible for thousands of accounts. The bible says some have few and some have many and I have

many. If we are going to do it, what are we doing to protect the City? Is there a limit on the size of an a-frame?

Chairman Crosby: Yes there is. The standard wording for the ordinance is recognized throughout municipalities and government and we are hardly unique.

Dean Kirkland: I don't give a rip about what everyone else is doing. I want to know, what is Mauldin doing to protect me as a taxpayer?

Trey Eubanks: The liability is on the property owner. Not the city.

Dean Kirkland: You know that for a fact?

Chairman Crosby: That is standard law.

Dean Kirkland: I want to see it. I want it by Friday. I need to know what I am paying for it.

8. Committee concerns- None

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.