

**Minutes
Building Codes Committee
May 4, 2015
6:00 PM
3rd 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

Dean Kirkland: Putting a building on private property, can I talk about that? The City will take it over and pay for it.

Kim Hamel: I would inspect it. We check it for code.

Dean Kirkland: I don't want to embarrass me or anybody.

Tommy Shaleuly: A contractor who comes in Mauldin and builds a home. Is there someone who makes sure it is up to code?

Kim Hamel: Yes.

Dean Kirkland: We are neighbors. Our houses are the same price range. A builder came in and put another house in. City codes didn't change and there was an unethical man and according to codes you could put sewer in. The bank on the back is so steep. I think the City is at liability if a lawnmower turns over and cuts his foot off. I think there needs to be a retaining wall. I advised the homeowner to come here and look at the codes on this. Something happened. Ethics were violated.

Chairman Crosby: How many years ago was this built?

Dean Kirkland: If someone could look at it, she is a single mother with a child.

3. Reading and approval of minutes- Councilman Black made a motion to approve 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 25%. The ideal remaining is 17%.
 - b. Department report- Business license fees are still being put in, so the department should have a number to report soon. Councilman Goodson asked if people could pay online. Kim said not yet. Chairman Crosby asked if that would come with the new software and Kim answered yes.

5. Unfinished business

- a. Sign amendment- Councilman Goodson said the problem seems to be the banners now. Councilman Goodson said he thinks we should go back to the 2009 language on banners. How would banners being up a third of the year be uglier than the whole year? Chairman Crosby said there is a list of banners that has been compiled and it is showing a heavy usage of banners. Kim Hamel said code enforcement was done heavily in January and a list was compiled of banners that were up at that time. There were several people who had taken advantage of the allowance. Kim has heard comments if you allow intermittent usage, it allows you to be on display without competing with others. Councilman Goodson said it would be allowed seasonally, not all year long. He would like to see all businesses have the same opportunity. Councilman Goodson went to Westside High School and there is a billboard with 25 or so sponsors on it. The space is sold for the whole year. He thinks that would be a good direction to go. He thought that looked better than having sponsor signs on the fence.

Councilman Goodson asked that the 2009 language on banners be inserted back in. He doesn't think it will be the problem that was anticipated. Allow banners year round with a permit. You will have enforcement. Kim said we are going to allow banners until council gave staff direction on what they would like to do. It is a \$15 per year fee.

Councilman Black said the signs that are affixed to the fence should be secured. Councilman Black said the Bojangle's sign at the softball fence is blown off in one corner and needs to be secured. Chairman Crosby said the only difference he sees is for non-commercial messages for political, ideological, governmental sign can be up to 4 square feet. A religious sign

would be allowed 32 square feet. If ideological signs were 32 square feet as well, then it would be equitable. Councilman Black said he thinks that is a good idea. Chairman Crosby said he thinks removing the 130 day limitation on banners and open it up, and allow everyone a 32 square feet sign is what committee could send to council. Trey said the banners at the high school, the sponsors do pay for that advertisement. They just need to be maintained.

Councilman Goodson said he has been looking and he doesn't see the same banners up all the time and he doesn't think this will be abused.

Councilman Black said he would like the business and religious signs to be equitable. He would like everything addressed before it is sent to council. Trey suggested a report for council so there is time to look at it and get discussion, then bring it back to committee for a recommendation.

Councilman Black made a motion to keep this in committee and send out information to council. Councilman Goodson seconded the motion and the vote was unanimous (3-0).

6. New business

- a. Zoning ordinance amendment to allow assisted living facilities as a permitted use in C1, C2 and S1 districts.- Currently, a developer is looking at putting in an assisted living facility here in Mauldin. In looking at the codes, it was discovered that assisted living facilities are only allowed in residential RM and RM1 districts. Staff thinks this is an appropriate use that can be expanded to the commercial districts. The expanded use would be for C1, C2 and S1. This proposed facility would be across from the Middle School. The Planning Commission would review this between the two readings of council. A special called council meeting will be needed in June.

Councilman Goodson made a motion to send this to council with Councilman Black seconding. The vote was unanimous (3-0).

- b. Adoption of hazard mitigation plan- We have been working with the County on their individual plan to change into a multi-jurisdictional plan. The final step is for Council to sign a resolution to put the plan in place. Councilman Goodson said we missed some opportunities two years ago since we did not have a plan in place. Kim said it opens the door for disaster mitigation monies and grants.

Councilman Black made a motion to send this to full council with Councilman Goodson seconding. The vote was unanimous (3-0).

7. Public comment

Leo Joyce: I have a concern. The Assisted Living, where there are trucks going in and out. Am I missing something?

Kim: No. This gets them closer to retail and medical services.

Leo Joyce: It is a heavy truck flow. You might want to think about that.

Developer: The piece of property is across the street from Mauldin Middle School. A daycare is next door. It is not commercial heavy traffic.

Robbie Kellett; I would like to say that the sign ordinance is a living, breathing ordinance as Taft said. It will change. You are from Asheville? Is this the same one?

Kim Hamel: It is similar.

Robbie Kellett: What do they consider a banner?

Kim Hamel: Anything that is not a permanent sign.

Robbie Kellett: I have done a little bit of research. Some of the businesses cannot afford the advertising. I don't think you can afford not to allow that. This is overdue. Every business could file for a permit today and there would be nothing you could do about it for the next two weeks. They could come and pick the same dates and they would be all over the City. I just want to make sure you take this into consideration. They just want to advertise their products. I am not saying this is the best way to do it, but it would be easier to say I want a frame, all four corners secured, and most businesses would go along with this. If it is tattered, you need to replace it. If you go out and the banner is tattered three times, you could fine them \$10,000. They would take the banner down. I believe

they would comply with what you would put forward as far as securing the banners.

Councilman Goodson said when a business comes in and has issues that need to be corrected, the business license is tied in with the permit. He would like those two items to be separate. If there is a delay on the occupancy permit, he would like the business license to be able to be issued.

Kim said she could look into it. If someone comes to get a license and it is not tied to the occupancy permit, they believe they have the right to go into the building and start the business or make changes.

Councilman Goodson said it does allow them to work legally in the City while he was waiting on an occupancy permit. He also said he wants us to get started on the landscaping issue. Some of the business are covered with asphalt.

Dean Kirkland: Does it have to do with trees?

Councilman Goodson: We will get there.

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.