

Minutes
Building Codes (BDS) Committee
February 6, 2023
1st committee meeting

Committee Members: Diane Kuzniar (Chair), Taft Matney, Frank Allgood

Others present: BDS Director David Dyrhaug and City Administrator Seth Duncan

1. **Call to Order**- Chairwoman Kuzniar

2. **Public Comment**- None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: November 7, 2022

Motion: Councilman Matney made a motion to approve the minutes with Councilman Allgood seconding.

Vote: The vote was unanimous (3-0).

4. **Reports or Communications from City Officers**

a. BDS Director David Dyrhaug

New home permits are increasing and are back up to pre-covid levels. Councilman Allgood asked if there are any shifts in the types of permits. Mr. Dyrhaug said single family and townhomes are the majority of what the department is seeing,

5. **Unfinished Business**- There is no unfinished business.

6. **New Business**

a. An ordinance to repeal zoning ordinance no. 2021-991

City staff was asked to include as an agenda item the following request: Consider repealing Ordinance #2021-991, which rezoned approximately 5.6 acres across two properties located at 513 N. Main Street from R-15 and C-2 to R-M1 and C-2. The effect of this repeal would revert the zoning on these two properties back to the original zoning on these two properties which consisted of R-15 and C-2.

On December 20, 2021, the City of Mauldin approved on second reading an ordinance to rezone two properties at 513 N. Main Street. Previous to this rezoning, the front portion of these two properties was zoned C-2, General Commercial, while the rear portion of these two properties was zoned R-15, Single-Family Residential. The effect of the rezoning that

was approved adjusted the boundary of the C-2 zoning along the front portion and replaced the R-15 zoning with R-M1, Mixed Residential.

Since this time, it appears that the front property is not going to be developed exactly as was portrayed during the rezoning proceedings. At present, a federal credit union company is under contract to purchase and develop the property. Preliminary conversations about the design of this development do not appear to incorporate the pedestrian orientation and intersection realignment that was previously envisioned.

The developer of the property was not able to attend the meeting tonight. Councilman Matney asked if this item was held in committee tonight, would the developer be available next month? Mr. Dyrhaug said the developer would probably like this item to be held in committee so he can discuss the item with committee.

Motion: Councilman Matney made a motion to hold this item in committee until the developer would be able to discuss the status of the project with committee. Councilman Allgood seconded.

Chairwoman Kuzniar said she is concerned that Council was told the developer would change the route from Knollwood to the development and line it up with Murray Drive with a possible traffic light. Now the building that is going to the front of the property is not going there and the road realignment will not happen.

Vote: The vote was unanimous (3-0).

7. **Public Comment-** None

8. **Committee Concerns-** None

9. **Adjourn-** Chairwoman Kuzniar adjourned the meeting at 6:20 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk