

**Minutes**  
**Building Codes (BDS) Committee**  
**June 5, 2023**  
**3<sup>rd</sup> committee meeting**

Committee Members present: Taft Matney and Frank Allgood. Chairwoman Kuzniar was out of town. Others present: Seth Duncan, City Administrator. Business and Development Services Director David Dyrhaug was out of town.

**1. Call to Order-** Councilman Matney for Chairwoman Kuzniar

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. Building Codes Committee Meeting: May 1, 2023

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

**Vote:** The vote was unanimous (2-0).

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

a. BDS Department Report, David Dyrhaug

Seth Duncan reported last month was a record month for inspections. The building permit numbers are also up.

**5. Unfinished Business- None**

**6. New Business**

a. An ordinance to rezone two properties consisting of approximately 2 acres located at 307 E. Butler Road (tax map parcel #M004.02-01-009.01 and tax map parcel #M004.02-01-009.02) and providing an effective date

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition has been made by Bennie Pettit and Kimberly McCullough, who has been appointed by the Court as the personal representative for Brenda Wilson. Bennie and Kimberly have both authorized Carolina Sports Club to request this rezoning for their property.

This petition includes approximately 2 acres located at 307 E. Butler Road. The applicant, Carolina Sports Club, has requested that this tract be rezoned from R-12, Residential, to C-1, Light Commercial. The applicant is planning to develop an indoor facility/gymnasium for badminton and pickleball.

Councilman Allgood asked the owner's representative if anything has changed since the project has gone through the Planning Commission. He was answered that this property will have underground detention facilities. It will not disturb the floodplain. There will be six-foot fencing around the project. There will be 37 parking spaces.

The developers are working with Joy Real Estate on parking and other issues. Councilman Allgood said he appreciated the two businesses working together.

**Motion:** Councilman Allgood made a motion to send this item to Council with Councilman Matney seconding.

**Vote:** The vote was unanimous (2-0).

b. Re-appointment of Members on the Planning Commission with expiring terms

Three seats on the Planning Commission are set to expire at the end of June. The members presently appointed to each of these seats have each requested to be reappointed to another term of three years. This includes:

- Kevin Greene (Seat #1)
- Jonathan Paulsen (Seat #4)
- Chauncelynn Locklear (Seat #7)

Mr. Greene and Ms. Locklear were each appointed to the Planning Commission in 2022 to fill mid-term vacancies. Mr. Paulsen has been serving since 2014 and has provided stability to the Planning Commission.

It is the recommendation of staff that Mr. Greene, Mr. Paulsen, and Ms. Locklear be reappointed to new three-year terms on the Planning Commission effective July 1, 2023.

There are currently two vacancies on the Planning Commission. There are no new candidates to present at this time for those vacancies.

**Motion:** Councilman Allgood made a motion to send this item to Council with Councilman Matney seconding.

**Vote:** The vote was unanimous (2-0).

c. Re-appointment of Members on the Zoning Board of Appeals with expiring terms

Two seats on the Zoning Board of Appeals are set to expire at the end of June. The members presently appointed to each of these seats have each requested to be reappointed to another term of three years. This includes:

- Philip Cochrane (Seat #6)
- Paul Calabrese (Seat #7)

Mr. Cochrane was appointed to the Zoning Board of Appeals in 2022 to fill mid-term vacancies. Mr. Calabrese has been serving since 2017.

It is the recommendation of staff that Mr. Cochrane and Mr. Calabrese be reappointed to new three-year terms on the Zoning Board of Appeals effective July 1, 2023.

**Motion:** Councilman Allgood made a motion to send this item to Council with Councilman Matney seconding.

**Vote:** The vote was unanimous (2-0).

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjourn-** Councilman Matney adjourned the meeting at 7:08 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk