

**Minutes**  
**Building Codes (BDS) Committee**  
**July 3, 2023**  
**4<sup>th</sup> committee meeting**

Committee Members present: Diane Kuzniar (Chair), Taft Matney, Frank Allgood  
Others present: Business and Development Services 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: June 5, 2023

**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 Department Report, David Dyrhaug

490 residential permits were issued last month.

**5. Unfinished Business-** None

**6. New Business**

a. An ordinance to provide for the annexation of property owned by Charles Michael Hendrix, and located at 2114 and 2118 Standing Springs Road (tax map parcels: 0583.02-01-009.02 and 0583.02-01-009.03) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property

The City of Mauldin has received a signed petition requesting the annexation of a tract of land consisting of two parcels pursuant to South Carolina Code of Laws Section 5-3-150. This petitions includes approximately 16.7 acres owned by Charles Michael Hendrix and is located at 2114 and 2118 Standing Springs Road. The parcels consist of approximately 16 acres.

The applicant has requested that this tract be zoned R-10, Residential, upon annexation into the City of Mauldin. SVN Blackstream is seeking to add this tract to their Chestnut Reserve subdivision development (previously known as Section II and Section III of Chestnut Ridge). With this additional tract, the developer is proposing to increase the open space at Chestnut

Reserve and decrease the number of units from 351 detached single-family homes to 347 detached single-family homes. The developer is also intending to add a street connection between the Meadow Springs community and the Chestnut Ridge subdivision. At the time that Chestnut Ridge was approved by the Planning Commission in 2022, the developer indicated that homes would start in the high-\$200,000's. The website for the builder, D.H. Horton, currently lists homes from the low \$300,000's to high \$300,000's.

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

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

b. Appointment to the Planning Commission

There are currently two open seats on the Planning Commission. The City recently received an application from a former member of the Planning Commission, Raj Reddy. Mr. Reddy recently served on the Planning Commission for three years from 2018 to 2021.

Mr. Reddy was a valuable member of the Planning Commission during his previous service. For this reason, staff fully supports and endorses Mr. Reddy's re-appointment to the vacancy for seat #2 of the Planning Commission, which current term expires June 30, 2025.

Because Mr. Reddy has already served on the Planning Commission and his reappointment is supported by Mr. Dyrhaug, he will not need to participate in the interview process.

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

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

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjourn-** Chairwoman Kuzniar adjourned the meeting at 6:59 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk