

**Minutes**  
**Building Codes (BDS) Committee**  
**August 7, 2023**  
**3<sup>rd</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-** Chairperson Diane Kuzniar

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. Building Codes Committee Meeting: July 3, 2023

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

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

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

a. BDS Department Report, David Dyrhaug

Mr. Dyrhaug reported homes are being built in the Chestnut Ridge subdivision. There are seven businesses that have been permitted in Bridgeway Station.

**5. Unfinished Business-** None

**6. New Business**

a. An ordinance to rezone property consisting of approximately 6 acres located at Ashmore Bridge Road and Fork Shoals Road (portions of tax map parcel #0411.00-01-001.00 and all of lots 678 thru 694 of Arden Woods Phase 6) and providing an effective date

The City of Mauldin has received a signed petition requesting the expansion of the commercial zoning for a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes expanding the existing C-2 commercial zoning at the Arden Woods commercial outparcel located at Fork Shoals Road and Ashmore Bridge Road by approximately 6 acres. This expansion will make way for the development of a grocery store yet to be disclosed. The grocery store center will also have outparceled businesses. No houses back up to this property.

**Motion:** Councilman Matney made a motion to send this item to Council with a recommendation of approval. Councilman Allgood seconded the motion.

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

- b. Request to delay second reading of an ordinance to provide for the annexation of property owned by Charles Michael Hendrix and located at 2114 and 2118 Standing Springs Road.

**Motion:** Councilman Matney made a motion to delay second reading on this item per applicant request. Councilman Allgood seconded the motion.

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

- c. Appointment to the Planning Commission- This item needs no action.

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjourn-**Chairperson Diane Kuzniar adjourned the meeting at 6:42 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk