

**MINUTES**  
**Building Codes (BDS) Committee**  
**October 2, 2023**  
**2<sup>nd</sup> committee meeting**

Committee Members: Diane Kuzniar (Chair) and Councilmember Frank Allgood. Councilman Matney was not present.

Others present: Business and Development Services Director David Dyrhaug and City Administrator Seth Duncan

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

**2. Public Comment**

- a. Myra McCrum 695 Log Shoals Road, Sandra Bone 701 Log Shoals Road  
They asked about the Log Shoals Road annexation. They are concerned about townhomes being built in front of their homes. There are already three subdivisions across from their houses. It seems excessive. Ms. Baum is in her seventies and puts all of her money into her home to keep it looking nice. When does the growth stop?

**3. Reading and Approval of Minutes**

- a. Special Called Building Codes Committee Meeting: September 5, 2023

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

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

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

- a. BDS Department Report, David Dyrhaug

The high number of building inspections continues. The pass rate is above 60%. 481 residential permits were issued, and 71 commercial permits were issued. 18 business licenses were issued. Councilman Allgood asked if anything new or special is being seen with these high numbers of permits. Mr. Dyrhaug answered no.

**5. Unfinished Business-** None

## 6. New Business

### a. Annexation and Zoning Assignment for 14.3 acres at 635-689 Log Shoals Road

The City of Mauldin has received signed petitions requesting the annexation of tracts of land consisting of portions of four parcels pursuant to South Carolina Code of Laws Section 5-3-150. These petitions include various owners owning approximately 14.3 acres in total located along Log Shoals Road.

The applicant has requested that these tracts be zoned R-10, Medium-Density Residential, upon annexation into the City of Mauldin. STYO Development, LLC, intends to develop these tracts for approximately 101 attached single-family homes (townhomes) on this tract. Stanley Martin will reportedly be the builder for these townhomes. The price-point for these homes is projected to average in the mid- to high-\$200s.

- i. An ordinance to provide for the annexation of property consisting of approximately 12.0 acres owned by Lesley P. Corn, and located at 635 Log Shoals Road (Tax Map Parcel: 0573.01-01-005.06) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property
- ii. An ordinance to provide for the annexation of property consisting of approximately 1.5 acres owned by Lesley P. Corn and Vicki H. Corn, and located at 635 Log Shoals Road (part of Tax Map Parcel: 0573.01-01-005.08) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property
- iii. An ordinance to provide for the annexation of property consisting of approximately 0.03 acres owned by Emma Bonham and Joseph Love Bonham III, and located at 641 Log Shoals Road (part of Tax Map Parcel: 0573.01-01-005.18) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential for said property
- iv. An ordinance to provide for the annexation of property consisting of approximately 0.8 acres owned by Ronald Spanton, and located at 689 Log Shoals Road (Tax Map Parcel: 0573.01-01-004.00) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property

Councilman Allgood asked about the sewer pump and if we know the fee. Mr. Dyrhaug said the engineer would come up with a design for the pump station and then determine a cost. The pump station would be taken by Metro if they maintain the property as the sewer provider.

Councilman Allgood asked about the lot size. Mr. Dyrhaug said this project is asking for R10, which is 10,000 square foot minimum lots. Another subdivision similar to this originally asked for townhomes but ended up with detached single homes at 3.4 units per acre.

Councilman Allgood asked if Mr. Dyrhaug knew what the adjacent subdivisions were doing

for sewer. Mr. Dyrhaug said Allston Chase has a gravity line. Stormwater for Allston Chase is at the east end. Allston Chase is served by Metro. Greenbriar does not have gravity lines. The subdivision uses septic tanks.

**Motion:** Chairwoman Kuzniar made a motion to deny these annexations. Councilman Allgood seconded for discussion.

Chairwoman Kuzniar said she does not feel the townhomes mesh with the surrounding homes. Councilman Allgood said he would like to see a buffer, but he likes the fact that there are different price points. He would like to hold this item in committee since Councilman Matney was not present.

**Vote:** The vote was 1-1 with Councilman Allgood dissenting.

**Motion:** Councilman Allgood made a motion to hold this item in committee. Chairwoman Kuzniar seconded for the sake of discussion.

She said rather than keeping this in committee, she would like the item to go to Council for everyone's feedback.

**Vote:** The vote was 1-1 with Chairwoman Kuzniar dissenting.

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

Councilman Allgood said he would like this item to go to Council for discussion.

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

- b. An ordinance amending the business license ordinance of the City of Mauldin to update the class schedule as required by Act 176 of

South Carolina's Act 176, the Business License Standardization Act, requires every municipality and county government with a business license tax to update its business licensing class schedule every odd-numbered year to go into effect the following year. As such, 2023 is a time to update the City's licensing practices remaining in compliance with state law.

As required by Act 176, the class schedule updates are based on the latest statistical data on business profitability from the IRS, which then receives approval from the SC Revenue and Fiscal Affairs Office.

Each local government must adopt these updates by December 31, 2023, to address those licensing renewals that will take place for the license year running from May 1, 2024 – April

30, 2025. A few changes have been made on telephones and billiard tables.

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

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

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjourn-** Chairwoman Kuzniar adjourned the meeting at 6:50 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk