

**Minutes**  
**Building Codes (BDS) Committee**  
**April 1, 2024**  
**1<sup>st</sup> committee meeting**

Members present were Chairman Mark Steenback, Committee members Frank Allgood and Taft Matney. Business and Development Services Director David Dyrhaug and City Administrator Seth Duncan were also present.

**1. Call to Order-** Chairperson Mark Steenback

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. Building Codes Committee Meeting: March 4, 2024

**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 Truliant Credit Union has received their building permit for North Main Street. Meritage Homes will build a new office in Mauldin. A clothing and wine boutique and Jeremiah's Italian Ice will be opening in Bridgeway soon.

Following questions during the meetings last month, Mr. Dyrhaug advised committee there are no standards for containing construction debris such as dust. Any complaints received by the department are relayed to the contractor, who normally will bring a water truck to wet the dirt. Councilman Allgood asked if there were regulations that require water trucks. Mr. Dyrhaug said no, and he can imagine that would be difficult to measure.

Councilman Allgood asked about Truliant Credit Union and the road that may be constructed. Mr. Dyrhaug said the plans for the townhome community have been sent to the subdivision advisory committee for Greenville County. Truliant has asked about the road and their ability to do it without waiting for the townhome community.

**5. Unfinished Business-**None

**6. New Business**

a. An Ordinance to provide for the annexation of property owned by Clayton Bohn, Jr., and located at 2 Woodhedge Court (Tax Map Parcel: M006.02-01-434.00) by one hundred

percent petition method; and to establish a zoning classification of R-15, residential, for said property

The City of Mauldin has received signed petitions requesting the annexation of a tract of land (one parcel) pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 0.4 acres at 2 Woodhedge Court owned by Clayton Bohn, Jr.

The homeowner had enjoyed trash service from the City until it was recently realized that this property is not within the City limits. The homeowner has petitioned the City to annex their property so that they can receive City services including sanitation. This annexation fills in a portion of a donut hole inside the City of Mauldin. The City of Mauldin already provides services to the areas surrounding this property.

The R-15 zoning is consistent with the low-density residential designation in the Comprehensive Plan.

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

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

- b. An amendment to the Mauldin Zoning Ordinance removing certain uses from those allowed in the S-1 and I-1 zoning districts

Employment centers, such as the Brookfield Office Park and the industrial corridor along Old Stage Road and SC Highway 417, have historically been vital to the success and fiscal well-being of the community. These centers provide great access to job opportunities and are a vital portion of the City's tax base. The City is beginning to see more interest by institutional uses in vacant spaces at these centers. This includes a private school that has already moved into the Brookfield Office Park and a charter school approved by the Zoning Board of Appeals earlier this year to open in the Brookfield Office Park. As institutional uses such as schools, churches, and other non-profit organizations purchase property and occupy space in these centers, the City loses much of its opportunity for business license revenue and even property tax revenue.

The proposed ordinance proposes to eliminate cemeteries, funeral homes, religious institutions, grade schools, colleges or universities, and social assistance services as allowed uses in the S-1 and I-1 zoning districts. The Planning Commission held a public hearing on March 26, 2024. No public comments were offered at the public hearing.

Councilman Allgood asked what the classifications would be for funeral homes or cemeteries. Mr. Dyrhaug answered they are in conjunction with churches and would be allowed in the same district as an accessory use. In the future, some zoning districts probably needed to be added to the City. Councilman Allgood then asked if there are

any recent inquiries that this ordinance would affect. Mr. Dyrhaug said not currently.

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

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

- c. An amendment to the Mauldin Zoning Ordinance establishing regulations for nonconforming uses, structures, sites, lots, and signs

Currently the City has brief standards pertaining to nonconforming uses, lots, structures, and signs. The proposed draft ordinance strengthens and clarifies the provisions for nonconformities. In addition to these changes, the proposed draft ordinance also reorganizes these standards so that they are easier to navigate and understand while placing these provisions in a new Article (Article 11) of the Zoning Ordinance that is easier to find. As nonconforming uses and structures become more prevalent due to ordinance amendments, having clear and thorough standards for nonconformities will be necessary.

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

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

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjourn-** Chairman Steenback adjourned the meeting at 6:20 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk