

**Minutes**  
**Building Codes (BDS) Committee**  
**June 3, 2024**  
**1<sup>st</sup> committee meeting**

Members present: Chairman Mark Steenback, Committee members Frank Allgood and Taft Matney.

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

**1. Call to Order-** Chairman Steenback

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. Building Codes Committee Meeting: May 6, 2024

**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

Mr. Dyrhaug reported permits have been issued for 21 of the 42 townhomes going in at Maverick Yards. The Planning Commission conditionally approved Ashmore Hills, which is a community with 72 townhomes.

Mercato Café and Old European Desserts are now open at Bridgeway.

**5. Unfinished Business**

a. None

**6. New Business**

Councilman Matney recused himself and left the room for this item due to a business relationship with the petitioner.

a. An Ordinance to provide for the annexation of a tract consisting of approximately 23.2 acre located at Conestee Road and Lakewood Drive (tax map parcels: M013.02-01-008.01 and M013.02-01-008.02) by one hundred percent petition method and to establish a zoning classification of S-1 for said tract

The City of Mauldin has received signed petitions requesting the annexation of a tract of

land with two parcels. This petition includes approximately 23.2 acres at Conestee Road and Lakewood Drive. The applicant is proposing to use the property consistent with the uses allowed in the S-1 district.

One of the subject parcels is already zoned S-1. This is consistent with majority of properties that front this section of W. Butler Road/Mauldin Road. The petitioner is requesting that the second parcel be zoned S-1 just like the current zoning of the other subject parcel.

**Motion:** Councilman Allgood made a motion to forward this item to Council with a recommendation of approval with Chairman Steenback seconding.

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

Councilman Matney returned to the meeting.

#### b. Appointments to Planning Commission and Zoning Board of Appeals

The terms of two members of the Planning Commission (Randy Eskridge and Lyon Bixler) and two members of the Zoning Board of Appeals (Joe Sentelle and William Parks) will be expiring at the end of June. All four of these volunteer citizens have requested that their appointments be extended for an additional term of three years.

Mr. Eskridge (seat #3) was most recently appointed to fill a mid-term vacancy on the Planning Commission in April 2022.

Mr. Bixler (seat #6) was appointed to fill a mid-term vacancy on the Planning Commission in May 2022. To date, he has served on the Planning Commission for two years.

Mr. Sentelle (seat #1) has been serving on the Zoning Board of Appeals since at least 2009. He is currently the Chairman of this Board.

Mr. Parks (seat #2) was appointed to the Zoning Board of Appeals in 2021.

It is the recommendation of staff that the appointments of Mr. Eskridge and Mr. Bixler to the Planning Commission be extended by an additional 3-year term and the appointments of Mr. Sentelle and Mr. Parks to the Zoning Board of Appeals be extended by an additional 3-year term.

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

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

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjourn-** Chairman Steenback adjourned the meeting at 6:09 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk