

**Minutes
Building Codes (BDS) Committee
November 4, 2024
5th committee meeting**

Members present were Chairman Mark Steenback and committee member Taft Matney. Councilman Frank Allgood joined via Zoom. Others present were Business and Development Services Director David Dyrhaug and City Administrator Seth Duncan.

1. Call to Order- Chairman Mark Steenback

2. Public Comment- None

3. Reading and Approval of Minutes

a. Building Codes Committee Meeting: August 5, 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 new home permits are on the rise this month. Adams Glen subdivision is being built as well as Holly View. Mr. Dyrhaug said the building inspectors are working with contractors to help increase the inspection pass rate.

Rocco's restaurant is now open at Bridgeway Station.

5. Unfinished Business- There is no unfinished business

6. New Business

a. An ordinance to rezone a 2-acre portion of a property located at Fowler Circle (p/o Tax Map Parcel #M007.03-01-013.00) and providing an effective date

The City has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes rezoning a 2-acre portion of a tract along Fowler Circle from the C-1 district to the RM district. The intent of the applicant is to develop this property for attached single-family homes.

This tract is a partially wooded undeveloped lot with a Goodwill donation trailer parked on part of the lot. The 2-acre portion of the lot subject to this petition is the rear portion of

the lot that backs up to the Sunview Townhomes community along Fowler Circle.

The intent of the applicant is to develop this 2-acre portion of the tract for high quality townhomes. The design of this portion of the tract along with the front 2-acre commercial portion of the tract are intended to feature connectivity and walkability between the two.

In all, the applicant is planning to develop about 30 townhomes on the 2-acre portion subject to this provision. The initial concept is that the townhomes will front pedestrian walkways and will have rear-loading garages.

Red Oak will be the developer on the project.

On October 22, 2024, the Planning Commission conducted a public hearing. At this meeting, the Planning Commission voted 4-1 to recommend approval of this rezoning, with Mr. Dan Chism dissenting. One person was in attendance and spoke against the project due to traffic concerns.

Councilman Allgood had several questions on this item. He noticed that this is the second neighborhood meeting in a row that has no public attendance. He asked Mr. Dyrhaug if he had any thoughts on why this is. Mr. Dyrhaug said it could be because the notice that is mailed to all property owners within 200 feet of the property has a phone number to call with questions, so it could be they calling with questions beforehand.

Councilman Allgood then asked why the dissenting voter on the Planning Commission voted against the property. Mr. Dyrhaug answered Mr. Chism lives near the property and was concerned about the added traffic.

Councilman Allgood asked the developer about the buffer and if there were any thoughts on what the commercial part of the property may be developed as. Brad Skelton, owner of Red Oak Developers, said there is a 25-foot buffer. The standard they usually see is 15 feet.

Bill Rungy said his company has looked at the commercial piece and would like to keep it commercial.

Councilman Allgood asked if there would be privacy fencing. Mr. Rungy said it would be a combination of fencing and a vegetative buffer.

Motion: Councilman Matney made a motion to send this full Council. No second was given.

Councilman Matney asked Councilman Allgood if he would like this held in committee until questions are answered. The new developer just took over the project last week. Councilman Allgood said he would prefer to do that.

Motion: Councilman Matney withdrew his motion and made a motion to hold this item in committee. Councilman Allgood seconded the motion.

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

7. Public Comment

Megan Brock commented there was no opportunity for questions regarding the stadium or on the safety of the community. How were people supposed to be able to ask questions? The item was not listed on the agenda in a way people would know what was being discussed so they could ask questions.

8. Committee Concerns- None

9. Adjourn- Chairman Steenback adjourned the meeting at 7:13 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk