



# BUSINESS & DEVELOPMENT SERVICES COMMITTEE MEETING

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MONDAY, FEBRUARY 3, 2025 | 6:00 PM

1<sup>st</sup> committee meeting

The Committee will meet in the Council Chambers  
at Mauldin City Hall at 5 East Butler Road



## **Business & Development Services Committee AGENDA**

### **February 3, 2025**

Committee Members: Mark Steenback (Chair), Taft Matney, and Frank Allgood

- |   |                            |
|---|----------------------------|
| <b>1. <u>Call to Order</u></b>  | Chairperson Mark Steenback |
| <b>2. <u>Public Comment</u></b>   | Chairperson Mark Steenback |
| <b>3. <u>Reading and Approval of Minutes</u></b>                              | Chairperson Mark Steenback |
| a. Building Codes Committee Meeting:<br>December 2, 2024 ( <i>Pages 2-4</i> ) |                            |
| <b>4. <u>Reports or Communications from City Officers</u></b>                 | Chairperson Mark Steenback |
| a. BDS Department Report, David Dyrhaug                                       |                            |
| i. Annual report  |                            |
| ii. Update on condemned properties  |                            |
| <b>5. <u>Unfinished Business</u></b>  | Chairperson Mark Steenback |
| a. None   |                            |
| <b>6. <u>New Business</u></b>   | Chairperson Mark Steenback |
| a. None   |                            |
| <b>7. <u>Public Comment</u></b>   | Chairperson Mark Steenback |
| <b>8. <u>Committee Concerns</u></b>   | Chairperson Mark Steenback |
| <b>9. <u>Adjourn</u></b>  | Chairperson Mark Steenback |



## Minutes

Business & Development Services Committee

December 2, 2024

1<sup>st</sup> Committee Meeting

Committee Members present: Mark Steenback (Chair), Taft Matney, and Frank Allgood.  
Others present: 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: November 4, 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 on two projects that are beginning the next phases of construction. Amaris townhome community next to Knollwood will have homes that start in the upper \$200,000 range.

The other project is the Brookwood YMCA expansion. Approximately 14,900 square feet will be added.

Councilman Allgood asked if the Crunch Fitness project is moving along in the old Bi-lo shopping center on West Butler Road. Mr. Dyrhaug said they have pulled permits and are starting the project.

5. **Unfinished 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.

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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.

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

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

6. **New Business**

a. None

7. **Public Comment-** None

8. **Committee Concerns-** None

9. **Adjourn-** Chairman Steenback adjourned the meeting at 6:07 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk