MINUTES
BUSINESS & DEVELOPMENT SERVICES COMMITTEE
JULY 7, 2025
3rd committee meeting

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

Others present: Business and Development Services Director David Dyrhaug, City Administrator Seth Duncan and Assistant City Administrator Greg Saxton.

1. Call to Order- Chairman Steenback

2. Public Comment

a. Patricia Chapman of 123 Woodgreen Drive spoke of her concerns regarding the stormwater drainage in Meadowood and also showed pictures of the overgrown retention pond behind the church near the neighborhood. She asked committee to do the right thing and not damage any more of the neighborhood property.

b. James Kennedy of 123 Meadowood Drive said he believed the ordinance amendment had not been thoroughly discussed with the residents. He asked that due process of law be done and this item be discussed and voted on.

c. Samuel Neely of 127 Woodgreen Drive said the community is struggling and believes they are being pressed to accept something they do not want. He also has concerns regarding the retaining pond. Mr. Neely advised committee that school buses do not come in to Meadowood. School children are dropped off on New Neely Ferry Road and either meet their parents or walk down to their houses. He is concerned for their safety.

d. Mary Jones is the owner of Swim Lessons with Mary. She asked that her business be considered as the kind of business Mauldin would want. Her business has taught many children and adults how to swim, including those with disabilities and those from low-income families. She believes the concerns have shifted and it is clear to her the Meadowood neighborhood does not want any type of development on the land she owns. She asked committee to consider this amendment to the OD district for what it is- a land use and zoning issue.

3. Reading and Approval of Minutes

a. Building Codes Committee Meeting: June 2, 2025

Motion: Councilman Matney made a motion to approve the minutes as submitted with Councilman Allgood seconding.

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

4. Reports or Communications from City Officers

a. BDS Department Report, David Dyrhaug

i. Monthly update

The businesses that will be going in at the new Publix shopping center at the intersection of Fork Shoals Road and Ashmore Bridge Road are beginning to take shape. As of right now, permits have been issued or are currently under review for the following: Heartland Dental, Qdoba (fast-casual mexican-style cuisine), Local Crust (thin crust pizzeria), WNB Factory (fast-casual burgers, wings, and other comfort foods), Heritage Liquor & Wine, and Milano Nail Spa.

The Wine and Bourbon Barn will be coming to Mauldin next door to Eggs Up Grill in the Golden Strip Shopping Center on N. Main Street. They currently have a store on N. Pleasantburg Drive. This will be their second location.

Eight new businesses opened their doors in June. This includes: Applelily Designs, Carolina Sleep Therapy, Cocoa Beauty Esthetics, First Home Equity Loans, the National Association of Letter Carriers union hall, Prisma Urgent Care, Realty One Group Freedom, and Through It All Healthcare.

5. Unfinished Business

a. None

6. New Business

a. An amendment to the Mauldin Zoning Ordinance updating the standards and allowed uses in the O-D zoning district

Mr. Dyrhaug advised committee that on June 24, 2025, the Planning Commission voted 5-2 to recommend denial of this ordinance, with Mr. Paulsen and Mr. Bixler dissenting. The Commission cited concerns about the timing of the ordinance. With the City on track to potentially adopt a new comprehensive plan later this year, it is their opinion that this type of amendment to the zoning ordinance would be more appropriate to review after the City has the benefit of weighing the information and guidance that the new comprehensive plan will provide.

Staff recommends taking no further action on this ordinance at this time.

Motion: Councilman Allgood made a motion to take no further action on this ordinance. Chairman Steenback seconded the motion.

Councilman Allgood appreciates all the feedback. He believes a swim school would be a great addition to the City of Mauldin but believes this is the wrong location.

Councilman Matney said we have heard concerns from the Meadowood subdivision on their concerns of a high-impact use for the property. He said he thinks other businesses allowed by OD will have a greater impact on the community than this one. Council members are elected to represent the entire City. He will vote against the motion.

Chairman Steenback said he has been conflicted on this item, but Mr. Kennedy's comments on due process resonated with him. He would like Council to discuss and vote on the amendment. He also believes a swim school would be an asset to Mauldin.

Vote: The vote on the motion was 1-2, with Chairman Steenback and Councilman Matney dissenting. The motion did not pass.

Motion: Councilman Matney made a motion to send this item to Council for consideration. Chairman Steenback made the second.

Vote: The vote on the motion was 2-1 with Councilman Allgood dissenting. The motion passed and this item will be forwarded to Council.

b. An ordinance to adopt section 6-14, keeping live chickens, to the animal control ordinance

In April, staff reported to the Business & Development Services Committee that one of the most popular requests received by the Mauldin Business & Development Services Department is from residents who would like to have chickens at their home. The City of Mauldin's Animal Control Ordinance currently says nothing about chickens except to say that allowing an animal to crow or cackle in an excessive, continuous, or unreasonable fashion constitutes a public nuisance. This draft ordinance proposes regulations for keeping chickens.

Councilman Matney asked if surrounding municipalities had similar ordinances. Mr. Dyrhaug answered City of Greenville allows chickens without many restrictions. The City of Greer, City of Fountain Inn, Greenville County, City of Spartanburg and City of Anderson all allow chickens. The draft ordinance proposed tonight is actually more stringent than what some municipalities have.

Councilman Allgood asked if this provided for one coop per property. Mr. Dyrhaug answered yes. He then asked if the yard had to be fenced in. Mr. Dyrhaug said in most cases the yards would be fenced.

Mr. Dyrhaug added that if a house is in a neighborhood with an HOA that does not allow chickens, this ordinance would not supersede the HOA guidelines.

Chairman Steenback asked if this proposed ordinance would cause extra work for the Animal Control Officer. Mr. Dyrhaug answered that the officer was consulted on this

ordinance and some of the wording came from him. This ordinance will provide some clarity whereas now it is somewhat ambiguous.

Motion: Councilman Matney made a motion to send this item to Council. Councilman Allgood made the second.

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

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairman Steenback adjourned the meeting at 7:12 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk