

**Minutes**  
**Business & Development Services Committee**  
**August 4, 2025**  
**3<sup>rd</sup> committee meeting**

Committee Members present: Taft Matney (Acting Chair) and Frank Allgood. Chairman Mark Steenback was out of town.

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

**1. Call to Order-** Acting Chairman Taft Matney

**2. Public Comment**

- a. Gladys Duvall of 326 Pollyanna Drive in Harrington subdivision. She spoke on the proposed development, Cottage Green. She would like to see the traffic studies that have been done and asked how developments are being approved without road improvements.
- b. David Kraft- 209 Dodd Trail in Harrington. He says there has been misinformation given by the developer. This is an out of state developer that will suffer no negative impacts from the development. He hasn't heard any information on impacts on crime or similar impacts the development may have.

**3. Reading and Approval of Minutes**

- a. Business & Development Services Committee Meeting: July 7, 2025

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

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

**4. Reports or Communications from City Officers**

- a. BDS Department Report, David Dyrhaug
  - i. Monthly update

Mr. Dyrhaug reported home construction has begun in the new Hawk Haven community located on Rose Circle. These 29 detached single-family homes are being constructed by Rosewood Communities.

A new pizzeria called Crispy Crust will be opening in the old Hungry Howie's space at 203 E. Butler Road.

Four new businesses opened their doors in July.

**5.Unfinished Business-** There is no unfinished business.

**6. New Business**

- a. An ordinance to rezone a 2.4-acre property located at New Neely Ferry Road (tax map parcel #M006.02-01-027.12) and providing an effective date- This item was pulled from consideration by the applicant.
  
- b. An ordinance to rezone a 2-acre tract located at 1123 E. Butler Road (tax map parcels #05547.03-01-049.00 & #0547.03-01-049.02) and providing an effective date

This is a rezoning request from S1 to C2 to allow the construction of a bank.

Councilman Allgood asked about turning left into the development. Someone at the public hearing mentioned asked about this issue. Mr. Dyrhaug said the developer answered the question about that and there will be devices in place to discourage left-hand turns into the property.

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

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

- c. An ordinance to rezone a 25.8-acre tract located at Fork Shoals Road and Ashmore Bridge Road (tax map parcels #0412.00-01-002.01, and portions of #0412.00-01-003.02 & #0412.00-01-003.03) and providing an effective date

This ordinance and the following ordinance are for the same project. The City of Mauldin 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 25.8-acre tract at Fork Shoals Road and Ashmore Bridge Road from the C-2 district to the R-M district. The intent of the applicant is to develop this property for a mixed housing residential community. The Planning Commission recommended approval of the rezoning.

Frank Warren was present to represent the developer for the project. He showed committee renderings of the community. This is a build to rent project with duplexes, detached cottages, and four story apartments. The rent would average over \$2000 a month.

**Motion:** Councilman Allgood made a motion to hold this item in committee so that the full committee could be present to discuss. Councilman Matney seconded the motion.

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

- d. An ordinance to provide for the annexation of a 7.2-acre portion of property owned by Take Heart Church Inc. and located at 1330 Fork Shoals Road (part of tax map parcel #0412.00-01-002.00) by one hundred percent petition method; and to establish a zoning classification of R-M, Multifamily, for said tract

**Motion:** Councilman Allgood made a motion to hold this item in committee so that the full committee could be present to discuss. Councilman Matney seconded the motion.

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

- e. An ordinance to amend Section 10:34, Bar, Brew Pub or Drinking Place, of the Mauldin Zoning Ordinance to clarify the application of the separation requirement between such businesses and residences

In 2021, the City of Mauldin adopted an ordinance that established a table of allowed uses and introduced new conditional standards for certain uses. This included new conditional standards for bars, brew pubs, and drinking places. This type of business is conditionally allowed in the C-2, General Commercial District, Central Redevelopment District (CRD), and the S-1, Trades and Commercial Services District. The conditional standards include that new businesses must be separated from residences by at least 300 feet and that businesses must comply with State laws.

The current ordinance requires that “a bar, brew pub, or drinking place shall not be closer than three (300) feet from any residential use in a residential zoning district, as measured from lot line to line.” This standard provides an extra layer of protection for residences in the City of Mauldin and goes above and beyond the State requirements for such businesses.

This draft ordinance modifies this conditional standard to bring the method of measurement into consistency with State law. The draft ordinance clarifies that this 300 feet separation between drinking places and residences will be measured “pursuant to the method of measurement used for proximity to schools, churches, and playgrounds provided in Title 61, Chapter 6, of the S.C. Code of Laws and as further clarified in Chapter 7 of the S.C. Code of Regulations. In accordance with Title 61, Chapter 6, of the S.C. Code of Laws, this distance would be measured “by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare” from any residential use.

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

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

- f. An ordinance amending the business license ordinance of the City of Mauldin to update the class schedule as required by Act 176 of 2020

South Carolina's Act 176, the Business License Standardization Act, requires every municipality and county government with a business license tax to update its business licensing class schedule every odd-numbered year to go into effect the following year. As such, 2025 is a time to update the City's licensing practices to remain in compliance with state law.

Each local government must adopt these updates by December 31, 2025, to address those licensing renewals that will take place for the license year running from May 1, 2026 – April 30, 2027.

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

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

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjournment-** Acting Chairman Matney adjourned the meeting at 7:13 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk