



Minutes
Business & Development Services Committee
October 6, 2025
5th (Final) 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**- None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: September 2, 2025

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

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

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

a. BDS Department Report, David Dyrhaug

Mr. Dyrhaug reported there has been an uptick in business license issuances due to market vendors and long and enforcement of rental properties.

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

6. **New Business**

a. An amendment to Section 7:3 of the Mauldin Zoning Ordinance to allow mobile food sales at specified places of entertainment

The amendment being proposed seeks to expand the types of temporary uses that would be allowed without a permit—specifically to allow regular mobile food sales at specified types of places of entertainment including family entertainment centers, sports club facilities, microbreweries, and micro-distilleries. This amendment will help the City in facilitating its vision for more places where people can gather and socialize outside of the home and work.

Currently there are two such places in the process of coming to Mauldin. This includes the Pickle Yard (an entertainment complex focused around pickleball) and Brewwell (a brewery and wellness center). Both businesses have expressed a desire to accommodate a food truck at their location.

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Councilman Matney said he would be okay with removing the maximum number of mobile food sales vendors. The draft ordinance has two allowed at a site at one time.

This item does not need a motion, but will be sent to the Planning Commission.

- b. An amendment to Articles 7 and 8 of the Mauldin Zoning Ordinance pertaining to accessory dwelling units.

Currently, the City only allows accessory dwelling units (ADUs) in its small-lot residential zoning including R-10, R-8, R-6, R-M1, R-M, and R-O zoning districts. Almost all of the requests the City has received for ADUs have been for homes in the R-20, R-15, or R-12 zoning districts, which are the districts in which accessory dwellings are prohibited.

The amendment being proposed at this time would allow accessory dwelling units in all of the City's residential zoning districts, including the R-20, R-15, and R-12 districts where they are currently prohibited. Additionally, this amendment would significantly beef up the standards for accessory dwelling units. The new regulations added in the proposed amendment would include standards for maximum height, the placement and setbacks for standalone accessory dwelling units, maximum number of bedrooms, parking, architecture, location of entryways, utilities, and home-based businesses.

This amendment would also expressly identify forms of accessory dwelling units that would not be acceptable, including mobile homes, manufactured homes, recreational vehicles, travel trailers, shipping containers, and prefabricated metal boxes or metal buildings.

The amendment also clarifies the City interpretation regarding tiny homes, boarding houses, and room rentals; namely that tiny homes are not an acceptable principal residence at single-family properties and that boarding houses and room rentals are not allowed at single-family properties.

Councilman Allgood asked about a detached accessory dwelling to the left of the home that is higher than the original house. Mr. Dyrhaug said that would not be allowed under this ordinance.

This item does not need a motion, but will be sent to the Planning Commission.

- c. Discussion of overlay districts and central redevelopment district (CRD)

Earlier this year, staff presented an introductory discussion to this Committee about overlay districts. This has been an on-and-off discussion among City of Mauldin officials for a number of years. The purpose of that discussion earlier this year was to gauge the interest of and seek direction from the current BDS Committee members regarding the consideration of overlay districts.

Additionally, City officials have recently commented on expanding CRD (Central Redevelopment District) zoning district to include additional properties potentially all the way to where Murray Drive intersects with N. Main Street.

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Staff would like to understand better what is the primary objective that the City officials wish to achieve.

Councilman Matney said he thinks the CRD should be expanded. The City hasn't done as well as enforcing the CRD to create mixed-use developments. He said the larger issue is zoning. The City is still waiting on the comprehensive plan. He would almost be in favor of putting a moratorium on rezoning in the area until we can decide what the zoning should look like.

Councilman Allgood agreed and said he would like to start thinking about our history and preservation. He loves that properties are being repurposed into something new and different. This helps develop the neighborhoods. Greenville has Hampton/Pinckney and North Main areas that have a sense of place, and that would be good for Mauldin.

Chairman Steenback said he believes the new comprehensive plan will drive what we do on this issue.

This item was for discussion only.

7. **Public Comment-** None
8. **Committee Concerns-** None
9. **Adjourn-** Chairman Steenback adjourned the meeting at 7:41 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk