



BUSINESS & DEVELOPMENT SERVICES COMMITTEE MEETING

MONDAY, JANUARY 5, 2026 | 6:00 PM

2nd committee meeting

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



Business & Development Services Committee AGENDA
January 5, 2026

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

- | | |
|--|----------------------------|
| 1. <u>Call to Order</u> | Chairperson Mark Steenback |
| 2. <u>Public Comment</u> | Chairperson Mark Steenback |
| 3. <u>Reading and Approval of Minutes</u> | Chairperson Mark Steenback |
| a. Business & Development Services Committee Meeting: November 3, 2025 (Pages 2-4) | |
| 4. <u>Reports or Communications from City Officers</u> | Chairperson Mark Steenback |
| a. BDS Department Report, David Dyrhaug | |
| 5. <u>Unfinished Business</u> | Chairperson Mark Steenback |
| a. None | |
| 6. <u>New Business</u> | Chairperson Mark Steenback |
| a. Discussion on land use/rezoning changes prior to adoption of the comprehensive plan | |
| 7. <u>Public Comment</u> | Chairperson Mark Steenback |
| 8. <u>Committee Concerns</u> | Chairperson Mark Steenback |
| 9. <u>Adjourn</u> | Chairperson Mark Steenback |

Business & Development Services Committee Meeting



Minutes

Business & Development Services Committee

November 3, 2025

2nd Committee Meeting

Committee Members present: Mark Steenback (Chair) and Frank Allgood. Committee member Taft Matney attended via Zoom.

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: October 6, 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 the department is issuing permits for the new soccer stadium.

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

Councilman Matney came into the meeting before New Business commenced.

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 at this time 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 to gather and hang out.

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 site for a food truck to park and serve their customers.

Business & Development Services Committee Meeting



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

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

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

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, tiny homes on wheels, shipping containers, and prefabricated metal boxes or metal buildings. However, the ordinance also clarifies that manufactured homes, shipping containers, or metal buildings which are clad in accordance with the architectural requirements herein may be allowed.

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 parking. Mr. Dyrhaug said there has to be a place for people to park. Councilman Allgood asked Mr. Dyrhaug if he could make the ordinance more specific as to what types of parking are allowed and to define "parking pad." Mr. Dyrhaug said he should be able to add some language to the proposed ordinance.

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

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

7. **Public Comment-** None
8. **Committee Concerns-** None
9. **Adjourn-** Chairman Steenback adjourned the meeting at 6:24 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

MEETING DATE: January 5, 2026

AGENDA ITEM: 6a

TO: Business & Development Services Committee

FROM: Director of Business & Development Services, David Dyrhaug

SUBJECT: Discussion regarding Land Use/Rezoning Changes prior to Adoption of the Comprehensive Plan

AGENDA ITEM SUMMARY

The consultant contracted by the City is nearing the final stages that will lead to adoption of a new comprehensive plan to guide land development decisions for the City. In just the last few days, staff has received a draft document for its review and comment. The consultant is also working on scheduling a workshop to discuss this draft.

As we enter these final stages of the preparation and adoption of the comprehensive plan, Chairman Steenback would like to lead a discussion about a hold on land use/rezoning changes until this new plan has been adopted.

ATTACHMENTS

None