



BUSINESS & DEVELOPMENT SERVICES COMMITTEE MEETING

MONDAY, MARCH 2, 2026 | 6:00 PM

4th committee meeting

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



Business & Development Services Committee AGENDA

March 2, 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: January 5, 2026 (<i>Pages 2-3</i>) | |
| 4. <u>Reports or Communications from City Officers</u> | Chairperson Mark Steenback |
| a. Annual BDS Department Report, David Dyrhaug | |
| 5. <u>Unfinished Business</u> | Chairperson Mark Steenback |
| a. None | |
| 6. <u>New Business</u> | Chairperson Mark Steenback |
| a. None | |
| 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) 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: November 3, 2025

Motion: Councilman Allgood made a motion to approve the minutes as distributed. Councilman Matney seconded the motion.

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

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

a. BDS Department Report, David Dyrhaug

Mr. Dyrhaug reported construction of the last home in the Bethel Townes community has been completed. A new Verizon store at 1174 Woodruff Road has been permitted. New businesses licensed in the City this month include: Arden Woods Dental Care, Palmer Dentistry, Local Crust and Qdoba restaurants in the Public Shopping Center on Ashmore Bridge Road, and Nixtamal Mexican Kitchen in BridgeWay Station.

5. **Unfinished Business**

a. None

6. **New Business**

a. Discussion on land use/rezoning changes prior to adoption of the comprehensive plan

Chairman Steenback asked for discussion on this item. He said he is not a fan of putting a moratorium on rezoning or land use changes until the comprehensive plan is adopted, but wants feedback from the other committee members. Councilman Matney asked how long until the comprehensive plan will be ready for council consideration. Mr. Dyrhaug answered in about three months. Councilman Matney said he didn't think waiting 90 days for a rezoning request would be a burden to a developer. Mr. Dyrhaug said he doesn't know of any large projects that would be affected by a 90-day wait.

Business & Development Services Committee Meeting



Mr. Duncan said a moratorium requires an ordinance with two readings, so that method would take about 45—60 days.

Mr. Dyrhaug said if the committee did not want to put a formal moratorium on rezonings, there could be an informal way in which staff could let developers know that a rezoning request would probably not be considered until the comprehensive plan is ready and encourage them to wait.

Councilman Matney said he would like to hear the consensus of Council on whether they would like to put a moratorium on rezonings or land use changes or just have Mr. Dyrhaug informally pass the word along.

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

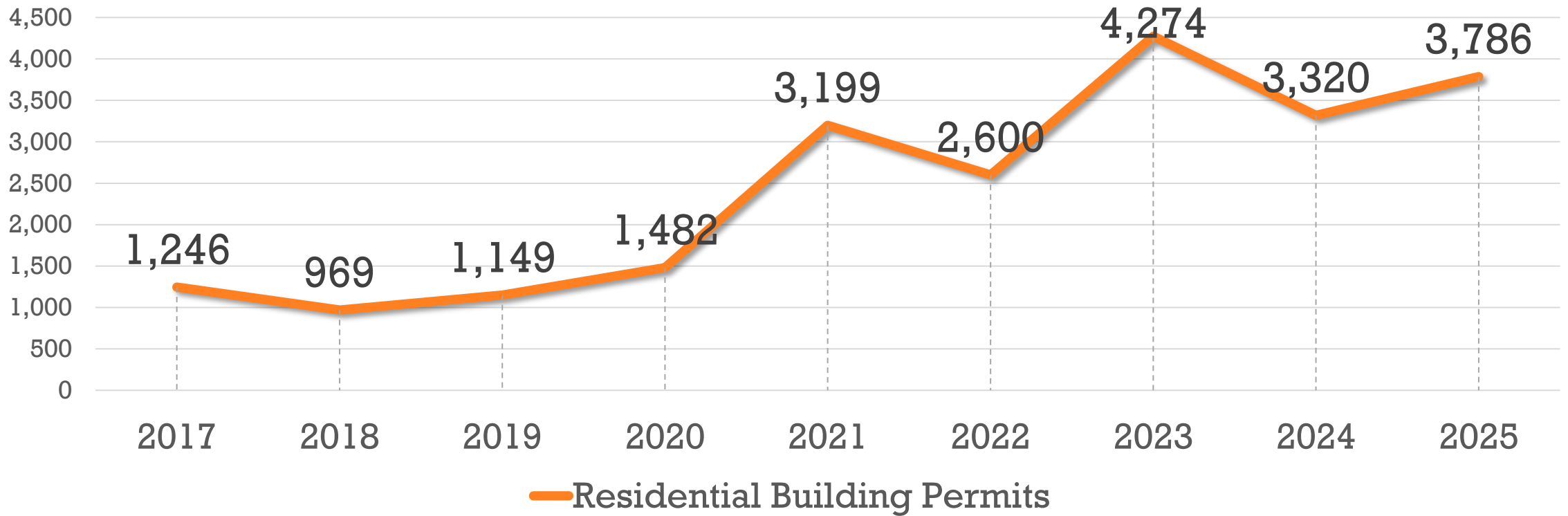
Vote: The vote was unanimous (3-0).

7. **Public Comment-** None
8. **Committee Concerns-** None
9. **Adjourn-** Chairman Steenback adjourned the meeting at 7:07 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

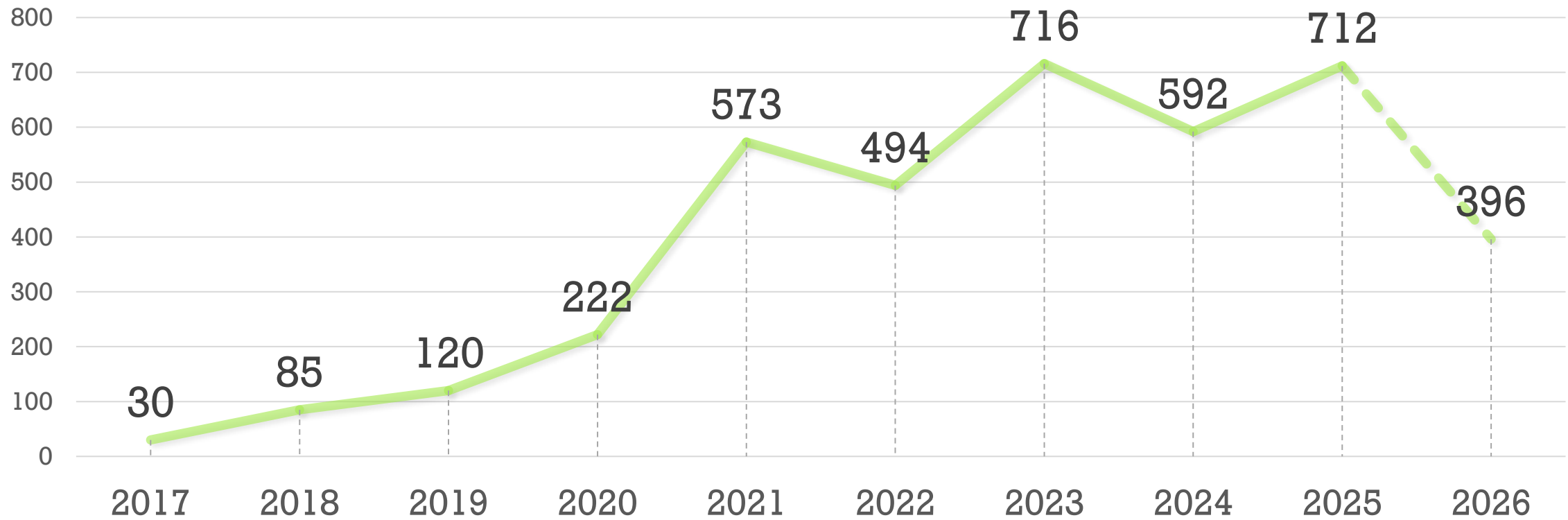


2025 YEAR-END REVIEW



ANNUAL RESIDENTIAL PERMITS





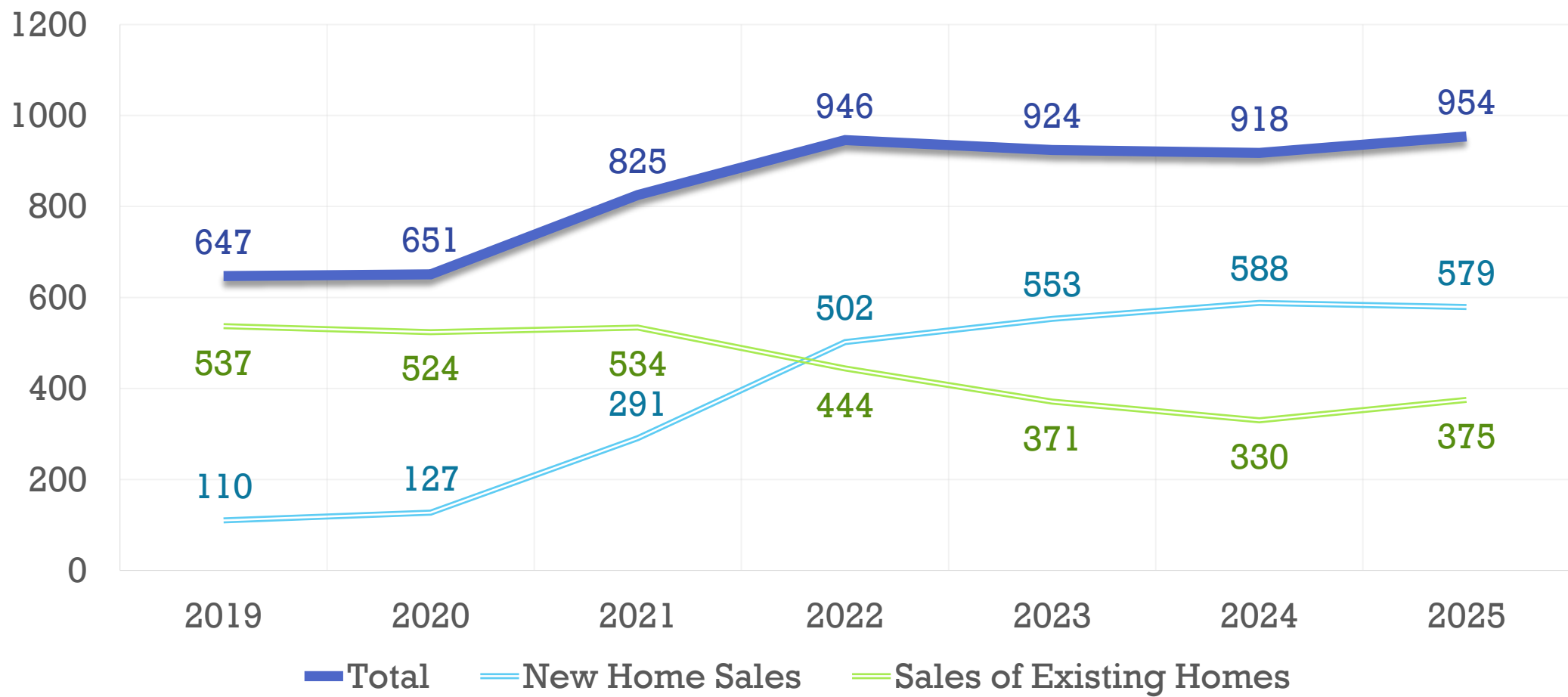
ANNUAL NEW HOME PERMITS



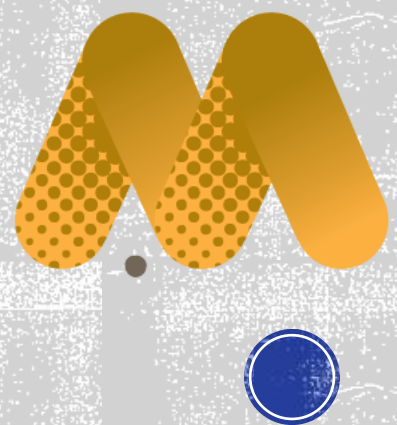
Subdivision	Location	# of Lots	Home Type	Projected Home Cost
Park Towns at Fowler	Fowler Cir	38	Townhomes	High \$300k's
Goodwin Reserve	500 Taylor Rd	30	Detached Homes	\$1 million+
The Estates at Mauldin	500 W Butler Rd	169	Detached Homes	\$500,000+

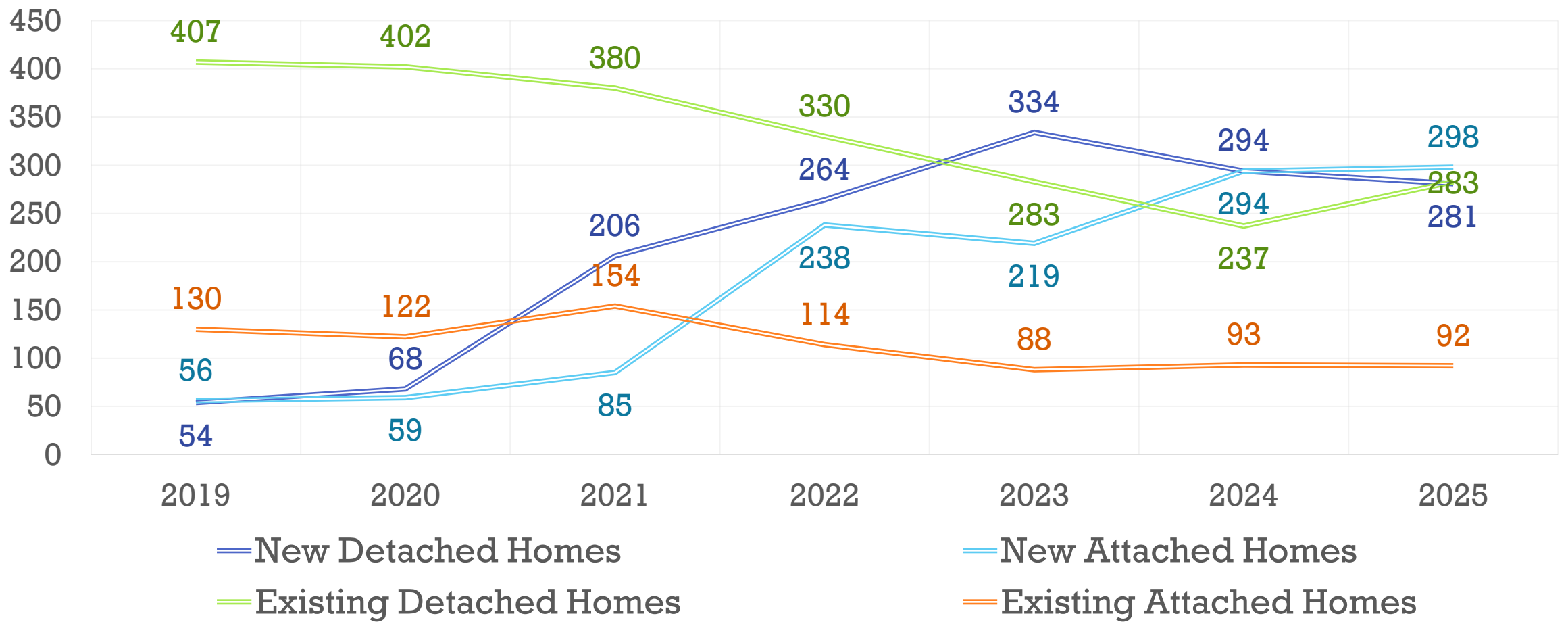
NEW SUBDIVISIONS APPROVED





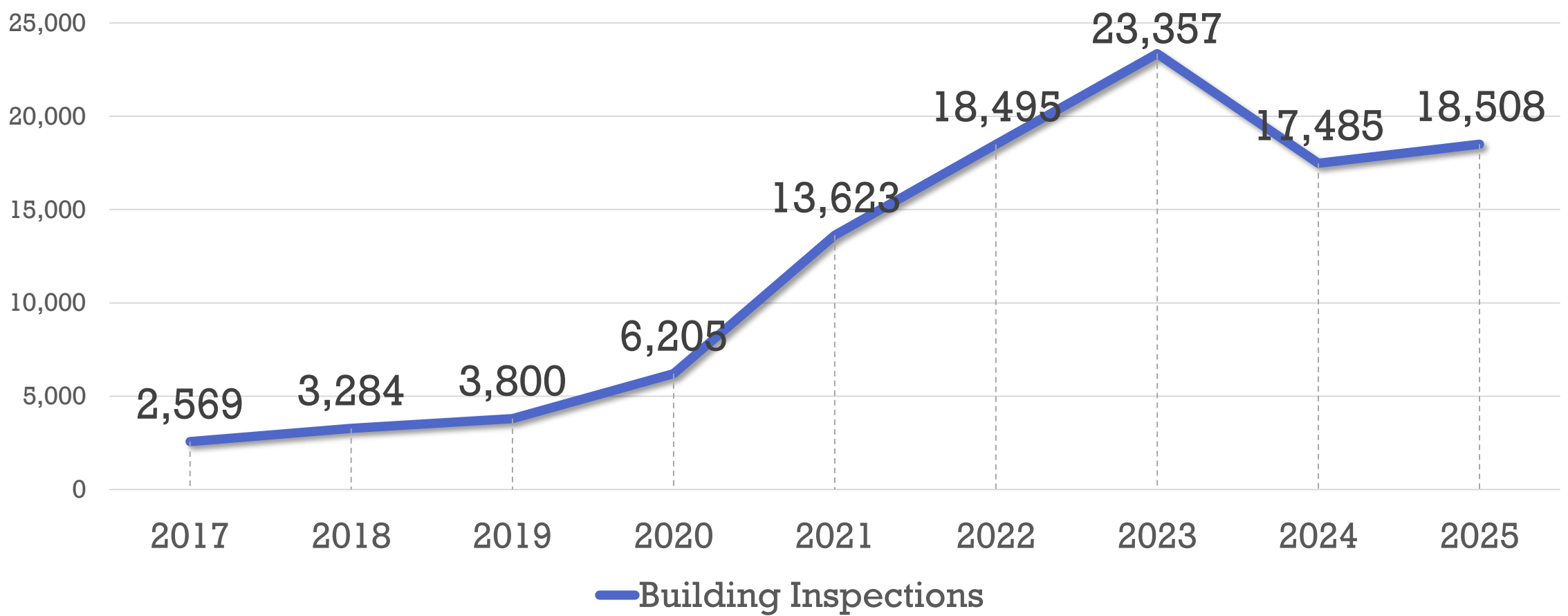
NO. OF RESIDENTIAL SALES



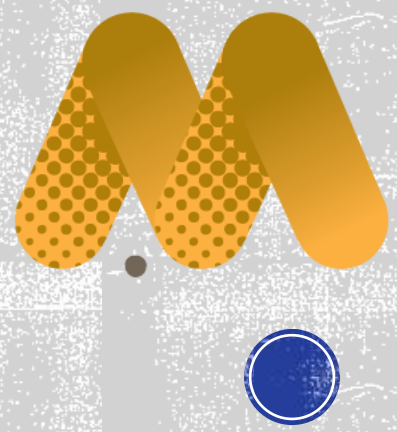


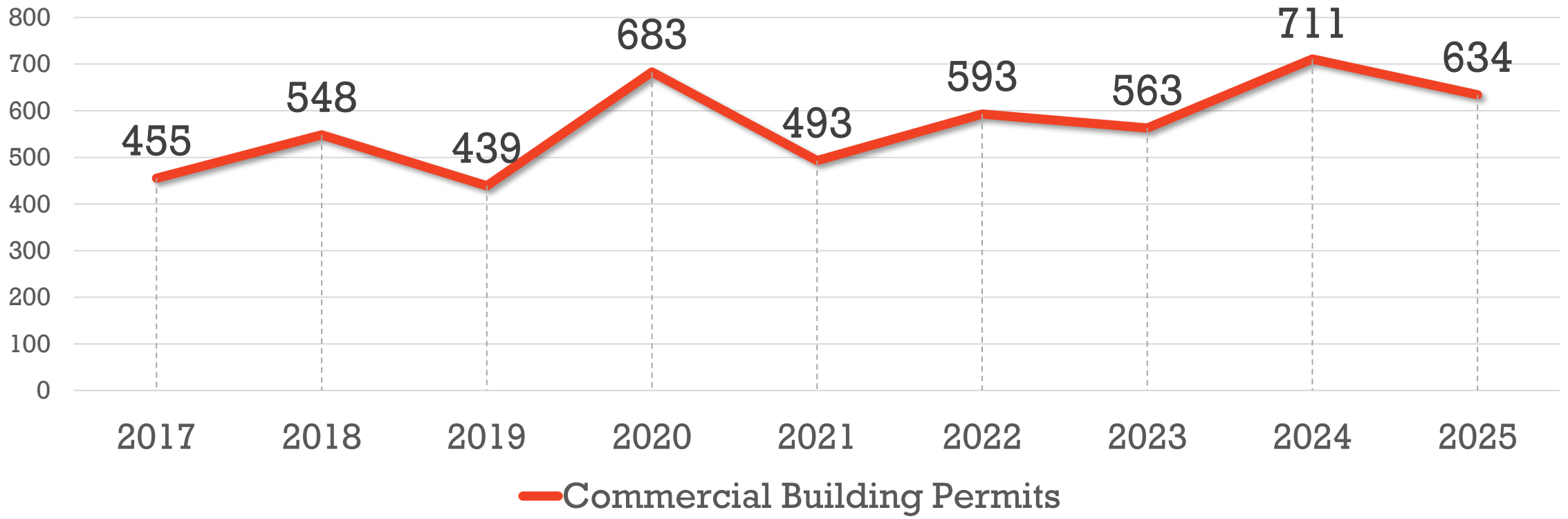
NO. OF RESIDENTIAL SALES



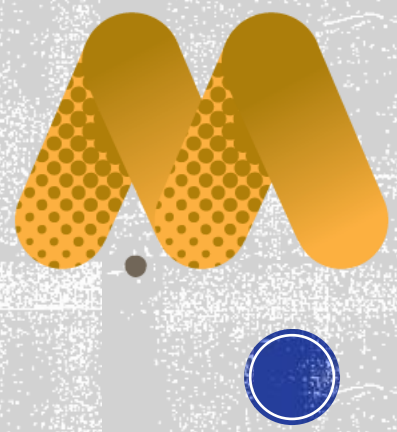


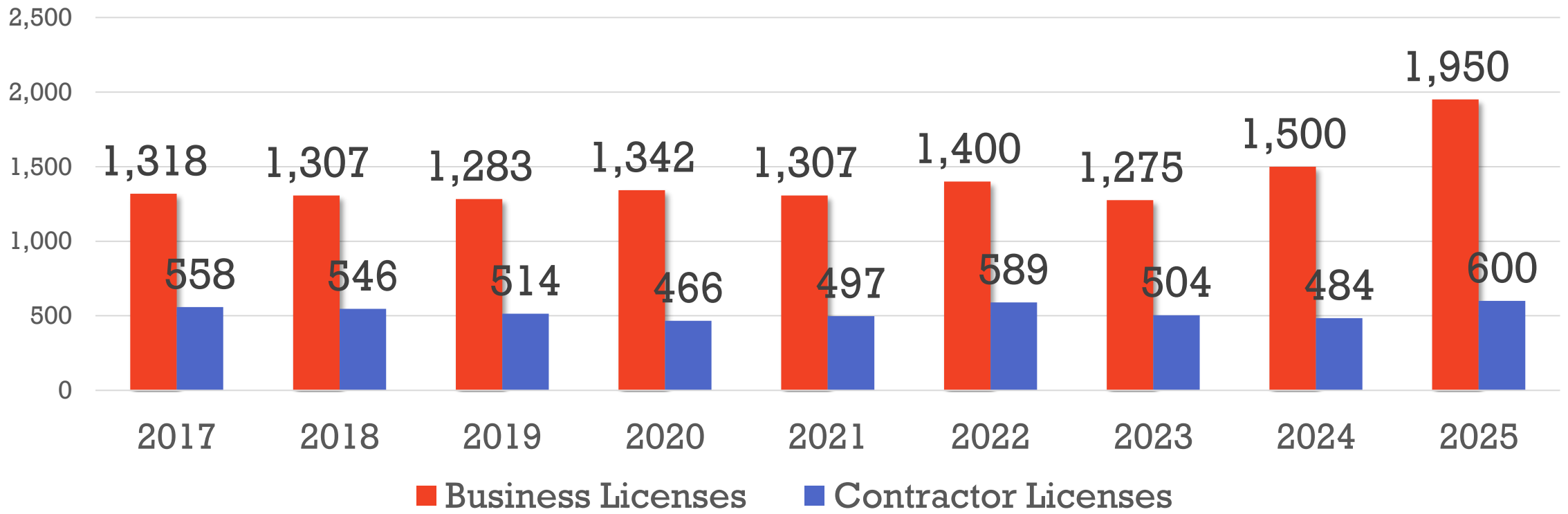
ANNUAL BUILDING INSPECTIONS





ANNUAL COMMERCIAL PERMITS

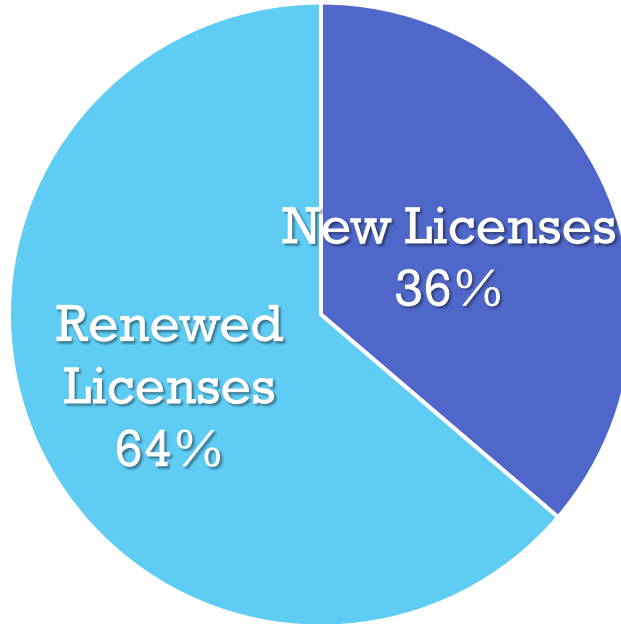




ANNUAL BUSINESS & CONTRACTOR LICENSES



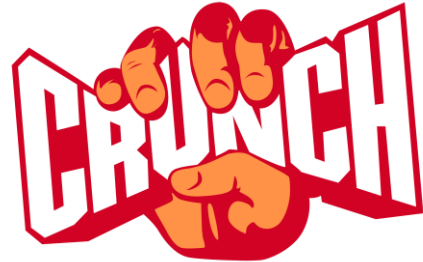
Business Licenses, Jan-Dec 2025



2023 New Licenses: 16%
2024 New Licenses: 24%

ANNUAL BUSINESS LICENSES, 2025





NEW BUSINESSES

