



**BUSINESS & DEVELOPMENT SERVICES**  
**1st COMMITTEE MEETING**

MONDAY, JUNE 1, 2026, 6 PM  
CITY HALL - COUNCIL CHAMBERS  
5 EAST BUTLER ROAD, MAULDIN, SC 29662

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**COMMITTEE MEMBERS**

Mark Steenback (Chair), Frank Allgood, and Taft Matney

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**AGENDA**

1. **Call to Order**
2. **Public Comment (Agenda Items)**
3. **Reading and Approval of Minutes**
  - a. March 2, 2026 [Pages 2-3]
4. **Reports or Communications from City Officers**
  - a. David Dyrhaug, Director
5. **Unfinished Business**

*There is no unfinished business.*
6. **New Business**
  - a. Comprehensive Plan Adoption [Pages 4-8]
7. **Public Comment (Non-Agenda Items)**
8. **Committee Concerns**
9. **Adjournment**



**Minutes**  
**Business & Development Services Committee**  
**March 2, 2026**  
**4<sup>th</sup> and Final Committee Meeting**

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

Others present: BDS 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. Business & Development Services Committee Meeting: January 5, 2026

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

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

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

a. Annual BDS Department Report, David Dyrhaug

Permit issuance has stayed at a high level after COVID.

New construction home permit numbers are forecasted to decline. Several larger subdivision projects in the City are now winding down.

Residential sales continue to increase. Townhomes are the most popular type of residential sale in the City. Detached home costs have increased and townhome costs have decreased.

Commercial permits are staying steady.

There was a record number of business licenses issued in 2025.

Mr. Dyrhaug reported business license renewals are going strong. The deadline is April 30, 2026.

## Mauldin Business & Development Services Committee Meeting



Councilman Allgood asked Mr. Dyrhaug if he would be able to make a heat map similar to the one shown by the Fire Chief in the Public Safety committee showing Mauldin properties.

**5. Unfinished Business**

- a. None

**6. New Business**

- a. None

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjourn-** Chairman Steenback adjourned the meeting at 7:13 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk



# BUSINESS & DEVELOPMENT SERVICES COMMITTEE AGENDA ITEM

**MEETING DATE:** June 1, 2026

**TYPE OF AGENDA ITEM:** Comprehensive Plan Adoption

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**TO:** Business & Development Services Committee

**FROM:** Business & Development Services Director, David C. Dyrhaug

**SUBJECT:** Comprehensive Plan Adoption

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## **HISTORY/BACKGROUND**

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The State of South Carolina requires the City to develop a new comprehensive plan at least every ten years and to review that plan at least every five years. On December 21, 2023, the City Council approved Benchmark Planning to provide consultation services for the City’s Strategic Plan and Comprehensive Plan. Benchmark Planning first began working with the City Council and City Administration on the development of the Strategic Plan. That plan was formally adopted by the City Council on February 17, 2025. Since that time, Benchmark Planning has shifted its focus to drafting a new Comprehensive Plan for the City of Mauldin.

In the most basic sense, a Comprehensive Plan is a document or series of documents for guiding the future development of a city or other jurisdiction and is based upon the stated long-term goals and objectives of the community. Once adopted, the Comprehensive Plan serves as a guide for making land use decisions, the preparation of ordinances such as the zoning ordinance and land development regulations that will be crucial to implementing the plan, and the preparation of capital improvement programs.

## **PROPOSED COMPREHENSIVE PLAN**

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### ***Summary and Organization***

The comprehensive plan document prepared by Benchmark Planning is titled: “Plan Mauldin: Comprehensive Plan.” This Plan summarily states that “moving forward, the City envisions a future as a vibrant and sustainable community with a thriving city center. Mauldin also envisions having dynamic cultural and recreational amenities, nestled amongst livable neighborhoods that connect people, culture, and opportunities.” This Plan is laid out in three primary sections: (1) Introduction, (2) Vision & Framework, and (3) Plan Elements.



### ***Vision Statement***

The vision statement expressed in this Plan is as follows: “The City of Mauldin envisions a future as a vibrant and sustainable community, where a thriving city center, dynamic cultural and recreational amenities, and livable neighborhoods connect people, cultures, and opportunities.” This statement is carried over from the Strategic Plan adopted in February 2025. Additionally, the Comprehensive Plan also references the vision adopted in 2026 in the City’s Brand and Messaging Guidelines which is: “Mauldin’s vision is to be a city where residents feel heard and truly at home, visitors feel welcomed and inspired to explore, and businesses feel supported and connected to the community.” Both vision statements are related and work together to offer a fuller picture of the aspirations of the community. The objectives and strategies in the Plan support both vision statements.

### ***Major Goal Areas***

The Plan focuses implementation of the City of Mauldin’s vision through four major goal areas:

- Guide positive growth
- Create vibrant and thriving centers
- Expand cultural amenities
- Connect the community

For each of these goal areas, the Plan details how each relates to the City’s vision and recommends actions that may be implemented in support of these goals.

### ***Next Initiatives***

In order to achieve the City’s vision and the associated goals in the Plan, the Plan recommends that the City pursue the following initiatives in the coming years:

1. ***Regulatory Alignment.*** In order to create vibrant, walkable, and connected centers, the City will need to modify its development and design regulations to encourage, and in some cases require, a new urban form.
2. ***Infrastructure Investment.*** Mauldin was developed as a suburban community and to become a more dense, walkable community, a number of infrastructure improvements will be needed to be made. The City will need to initiate significant improvements to its infrastructure.
3. ***Enact an Annexation Strategy.*** Given geographic constraints, development within the City’s boundaries is limited. To grow in an effective manner, the City should adopt and implement a strategy which prioritizes annexation based on a combination of feasibility and economic impact.
4. ***Maintain a High Quality of Life.*** Historically, Mauldin has provided an excellent quality of life to residents through the provision of recreational and cultural resources. With new development and a greater population, the City will need to maintain and grow these unique amenities.



The Introduction of this Plan also incorporates a brief section on how to use the Plan. This brief section addresses City staff, elected and appointed officials, developers/property owners, and other stakeholders.

## **PLAN ADOPTION PROCESS**

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The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 prescribes the adoption of the comprehensive plan as follows:

*“The local planning commission may recommend to the [city council] and the [city council] may adopt the plan as a whole by a single ordinance or elements of the plan by successive ordinances. ... Before adoption of an element or a plan as a whole, the [city council] shall hold a public hearing on it after not less than thirty days’ notice of the time and place of the hearings has been given in a newspaper having general circulation in the jurisdiction.”*

At its meeting on May 26, the Planning Commission voted, 6-0, to approve a resolution recommending the adoption of the draft Comprehensive Plan presented to this Committee and City Council.

In accordance with State law, the public hearing for this Plan has been set for the City Council meeting on June 15. In order to meet the minimum 30-day notice, this hearing was advertised in the *Greenville News* on May 1, 2026.

Adoption of the Comprehensive Plan must be by ordinance and requires two readings by City Council.

## **ATTACHMENT**

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Ordinance

[Link to Comprehensive Plan](#)



**ORDINANCE # \_\_\_\_\_**

**AN ORDINANCE TO ADOPT  
THE “PLAN MAULDIN” COMPREHENSIVE PLAN**

**WHEREAS**, the Mauldin Planning Commission undertakes continuing planning efforts for the physical, social, and economic growth, development, and redevelopment within the City of Mauldin; and

**WHEREAS**, the Mauldin Planning Commission recommends the adoption of the “Plan Mauldin” Comprehensive Plan, hereinafter referred to as the “Comprehensive Plan”, to provide a coordinated and comprehensive plan of the long-term objectives and strategies of the City of Mauldin; and

**WHEREAS**, the Comprehensive Plan includes all of the planning elements required by Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as follows:

1. A population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
2. An economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of economic base;
3. A natural resources element which considers slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types;
4. A cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural or scenic resources, archaeological, and other cultural resources;
5. A community facilities element which considers transportation network; water supply, treatment, and distribution; sewage system and waste water treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
6. A housing element which considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing;
7. A land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped; and includes maps of current and desired future land use;
8. A transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network;
9. A priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools;

Mauldin Business & Development Services Committee Meeting



10. A resiliency element that considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare; and

**WHEREAS**, the minimum public hearing requirements will be met and exceeded; and

**WHEREAS**, public participation efforts and public information meetings were conducted by Benchmark Planning; and

**WHEREAS**, the efforts of Benchmark Planning, City of Mauldin officials, and the citizens of Mauldin have resulted in an innovative and achievable Comprehensive Plan to guide future development and redevelopment; and

**WHEREAS**, in order for the Comprehensive Plan to remain responsive and relevant to changing conditions, it may be amended and/or updated from time to time; and

**WHEREAS**, the Mauldin City Council finds that the “Plan Mauldin” Comprehensive Plan and maps included therein are critical, necessary, and desirable to guide the development and redevelopment within the City of Mauldin.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the “Plan Mauldin” Comprehensive Plan is hereby **ADOPTED**. This Plan shall be utilized by the City Council, the Mauldin Planning Commission and all City of Mauldin departments, agencies and officials as the official guide in making decisions concerning development and redevelopment within the City of Mauldin.

This ordinance shall become effective upon and after its final passage.

Passed on First Reading: \_\_\_\_\_

Passed on Second Reading \_\_\_\_\_

CITY OF MAULDIN, SOUTH CAROLINA

BY: \_\_\_\_\_  
Terry Merritt, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Cindy Miller, Municipal Clerk

\_\_\_\_\_  
Daniel Hughes, City Attorney