

Minutes
Building Codes (BDS) Committee
October 3, 2022
1st committee meeting

Committee Members: Diane Kuzniar (Chair), Taft Matney, Frank Allgood
Others present: David Dyrhaug, Business and Development Services Director and Rebecca Vance,
Interim City Administrator

1. Call to Order- Chairwoman Kuzniar
2. Public Comment

Mary Page: My name is Mary Page and my address is 718 Lowndes Hill Road in Greenville. I am here on behalf of Bluewater Civil Design. We would like to withdraw the application for the rezoning off of West Butler Road.

3. Reading and Approval of Minutes
 - a. Building Codes Committee Meeting: September 6, 2022

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 Director David Dyrhaug

Mr. Dyrhaug reported inspections continue to increase and be done at a high level. New home permits were down in September. A few new businesses have opened. Waffle House is now open.

5. Unfinished Business- None
6. New Business

- a. An ordinance to rezone property consisting of approximately 94 acres located at 500 West Butler Road (tax map parcel: #M008.02-01-002.00) and providing an effective date

Withdrawn by applicant.

- b. An amendment to the Mauldin zoning ordinance establishing definitions, standards, and prohibitions for drive-thru facilities

A draft ordinance has been brought to committee based on input at the last Council meeting that (1) defines drive-thru facilities, (2) prohibits new drive-thru facilities in the Central Redevelopment District, and (3) updates the general standards for drive-thru facilities in other parts of the City.

The draft ordinance updates the general standards for drive-thru facilities as follows:

1. The number of queuing spaces required for restaurant drive-thru facilities has been updated to require 3 spaces at the first service window and 2 spaces at each subsequent service window, in addition to the 4 spaces required at the ordering station.
2. The number of queuing spaces required for automatic car washes has been reduced from 6 to 4 spaces at the car wash entrance.
3. The number of queuing spaces required for self-service car washes has been reduced from 3 to 2 spaces at each bay or stall.
4. Where pedestrian pathways or routes cross a drive-thru lane, the pedestrian pathway or route must be raised and made prominent, such as through material changes, to ensure pedestrian visibility and safety.
5. If a drive-thru facility is covered, the roof over the drive-thru area must have the same architectural design and materials as the principal structure on site.
6. No appurtenance to the drive-thru facility, including, but not limited to, queuing lanes, drive-in parking spaces, service windows, ordering stations, menu boards, or similar appurtenances, shall be located between the front of the principal structure and the adjacent street right-of-way.

Councilman Allgood asked if the drive-through space requirements would be City-wide. Mr. Dyrhaug answered yes. Councilman Allgood then asked where the CRD specifically is. Mr. Dyrhaug answered it would be the block City Hall sits on, which is about 24 acres, there is another block at Shaver Drive and East Butler Road. The zoning ends at Jenkins Street.

Chairwoman Kuzniar said she believes the ordinance addresses Council's input.

Motion: Councilman Matney made a motion to send this ordinance to the Planning Commission for review with Councilman Allgood seconding.

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

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting at 6:10 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk