



# BUILDING CODES COMMITTEE MEETING

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MONDAY, NOVEMBER 7, 2022 | 6 PM

[committee meeting](#)

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the Council Chambers at 6 p.m.

Please note that members of the public may attend this meeting in-person but are encouraged to participate remotely. The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.

Building Codes Committee Meeting



Building Codes (BDS) Committee AGENDA  
November 7, 2022

Committee Members: Diane Kuzniar (Chair), Taft Matney, Frank Allgood

- |  |                             |
|--|-----------------------------|
| 1. <u>Call to Order</u>  | The Honorable Diane Kuzniar |
| 2. <u>Public Comment</u>   | The Honorable Diane Kuzniar |
| 3. <u>Reading and Approval of Minutes</u>  | The Honorable Diane Kuzniar |
| a. Building Codes Committee Meeting:<br>October 3, 2022 (Pages 3-4)  |                             |
| 4. <u>Reports or Communications from City Officers</u>   | The Honorable Diane Kuzniar |
| a. BDS Director David Dyrhaug  |                             |
| 5. <u>Unfinished Business</u>  | The Honorable Diane Kuzniar |
| None   |                             |
| 6. <u>New Business</u>   | The Honorable Diane Kuzniar |
| a. An amendment to the Mauldin zoning ordinance<br>establishing definitions, standards, and<br>prohibitions for drive-thru facilities (Pages 5-12) |                             |
| 7. <u>Public Comment</u>   | The Honorable Diane Kuzniar |
| 8. <u>Committee Concerns</u>   | The Honorable Diane Kuzniar |
| 9. <u>Adjourn</u>  | The Honorable Diane Kuzniar |

## Building Codes Committee Meeting



### Minutes

#### Building Codes (BDS) Committee

October 3, 2022

#### 1<sup>st</sup> 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:

## Building Codes Committee Meeting



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



# BUILDING CODES COMMITTEE AGENDA ITEM

**MEETING DATE:** November 7, 2022

**AGENDA ITEM:** 6a

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**TO:** Building Codes Committee

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

**SUBJECT:** Drive-thru Standards

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## **BACKGROUND**

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Staff has been asked to review and consider updated drive-thru standards, including standards in the Central Redevelopment District. At its meeting on September 19, 2022, City Council members provided input on drive-thru standards, particularly in the Central Redevelopment District.

## **CURRENT MAULDIN STANDARDS**

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Presently, the City of Mauldin has general standards that require a minimum amount of distance for vehicles that queue or stack in drive-thru lanes depending on the type of business (e.g., bank, ATM, restaurant, car wash, etc.). There are no other restrictions on drive-thru facilities in the Central Redevelopment District or other areas of the City.

## **DRAFT ORDINANCE**

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Based on the input received at the September 19, 2022, City Council meeting, staff has drafted an ordinance 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.

### ***Definition***

The definition for drive-thru facilities in the draft ordinance is: “The portion of an establishment where goods or services are provided to patrons who remain in motor vehicles. Such facilities are typically distinguished by parking spaces or driveways where patrons may remain inside vehicles while placing or receiving orders at service windows, intercom devices or other electronic devices. These facilities comprise all driveways, queuing lanes and spaces, drive-in parking spaces, ordering stations, menu boards, services windows, intercom devices, and other appurtenances involved with the provision of goods and services to patrons in motor vehicles.”

### ***Central Redevelopment District (CRD)***

The draft ordinance would prohibit new drive-thru facilities in the Central Redevelopment District. Existing drive-thru facilities in this district may remain but could not be expanded or enlarged. Additionally, existing drive-thru facilities would not be allowed vehicular access to new streets constructed within this district provided that the facility is still accessible via existing streets.

## Building Codes Committee Meeting



### ***General Standards***

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.

For the full text of the draft ordinance, please see the attachment.

### **PUBLIC HEARING**

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The Planning Commission held a public hearing on October 25, 2022. No public comments were offered at the public hearing.

### **TIMELINE**

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On September 6, 2022, the Building Codes Committee discussed drive-thru standards as they relate to the Central Redevelopment District in the City of Mauldin.

On September 19, 2022, the City Council provided input on the topic of drive-thru standards.

On October 3, 2022, the Building Codes Committee reviewed a draft ordinance and referred the ordinance to the Planning Commission for action.

On October 25, 2022, the Planning Commission held a public hearing and voted 4-0 to recommend approval of the draft ordinance.

### **STAFF RECOMMENDATION**

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Staff recommends approval of the draft ordinance to amend the standards for drive-thru facilities in the City of Mauldin.

### **PLANNING COMMISSION RECOMMENDATION**

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On October 25, 2022, the Planning Commission voted 4-0 to recommend approval of the ordinance.

Building Codes Committee Meeting



**ATTACHMENTS**

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Draft ordinance



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

**AN AMENDMENT TO THE MAULDIN ZONING ORDINANCE  
ESTABLISHING DEFINITIONS, STANDARDS, AND  
PROHIBITIONS FOR DRIVE-THRU FACILITIES.**

**WHEREAS**, the Mauldin Comprehensive Plan establishes “City Center” areas that promote pedestrian-oriented development; and

**WHEREAS**, the purpose and intent of the Central Redevelopment District is to encourage the redevelopment of the central area of the City in a manner that promotes pedestrian activity and safety; and

**WHEREAS**, drive-thru facilities prioritize vehicular orientation over pedestrian orientation; and

**WHEREAS**, this Ordinance is intended to minimize drive-thru facilities in areas where pedestrian orientation is integral to the character of the district; and

**WHEREAS**, this Ordinance is intended to provide standards that will promote pedestrian safety in areas where drive-thru facilities may be appropriate; and

**WHEREAS**, the City is engaged in ongoing efforts to update and refine the City’s master plan and zoning regulations; and

**WHEREAS**, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on October 25, 2022.

**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 Mauldin Municipal Code be amended as follows:

**Section 1 Amendment.** Amend Section 3:3, Definitions, of Article 3, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and \*\*\* represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

**ARTICLE 3. – ZONING DISTRICTS, GENERAL STANDARDS, DEFINITIONS**

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**Sec. 3:3 – Definitions**

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Drive-thru facility. The portion of an establishment where goods or services are provided to patrons who remain in motor vehicles. Such facilities are typically distinguished by parking spaces or driveways where patrons may remain inside vehicles while placing or receiving orders at service windows, intercom devices or other electronic devices. These facilities comprise all driveways, queuing lanes and spaces, drive-in parking spaces, ordering stations, menu boards, service windows, intercom devices, and other appurtenances involved with the provision of goods and services to patrons in motor vehicles.

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**Section 2 Amendment.** Amend Section 5:6, CRD, Central Redevelopment District, of Article 5, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and \*\*\* represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 5. – ZONING DISTRICT REGULATIONS

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Sec. 5:6 – CRD, Central Redevelopment District.

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5:6.16 Drive-thru Facilities.

Drive-thru facilities shall be strictly prohibited within this district. Existing drive-thru facilities may remain but shall not be expanded or enlarged. Additionally, existing drive-thru facilities shall not be allowed vehicular access to new streets constructed within this district where the facility will still be accessible via existing streets.

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5:6:1617 Architectural Design.

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**Section 3 Amendment.** Amend Section 6:1.1.5, Vehicle Queuing and Stacking Spaces, of Article 6, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and \*\*\* represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 6. – DEVELOPMENT AND DESIGN STANDARDS

Building Codes Committee Meeting



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Sec. 6:1 – Off-Street Parking Requirements.

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6:1.1.5 Vehicle Queuing and Stacking Spaces

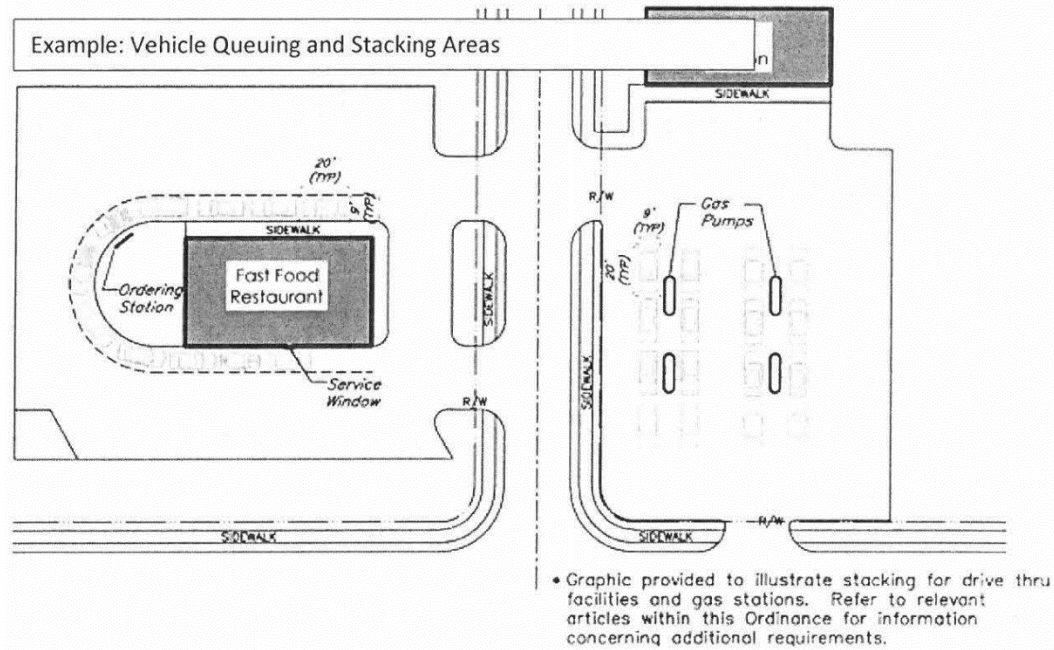
The vehicle queuing and stacking standards of this section shall apply unless otherwise expressly approved by the Director.

- A. *Minimum number of spaces.* Off-street queuing spaces shall be provided as follows:

Table 6:1.1.5(A): Vehicle Queuing Areas for Drive-thru Facilities		
Activity Type	Minimum Queuing Spaces	Measured From
Bank teller lane, <del>Pharmacy drive-thru</del>	4	Teller or window
<u>Pharmacy drive-thru</u>	4	<u>Window</u>
Automated teller machine (ATM)	3	Teller machine
<del>Restaurant drive through</del>	4	<del>Order box</del>
<u>Restaurant drive-thru</u>	<u>4 spaces to each ordering station; and 3 spaces to the first service window; and 2 spaces between each service window</u>	
Car wash stall, automatic	<del>6</del> 4	Entrance
Car wash stall, self-service	3 <del>2</del>	<del>Entrance</del> <u>Bay or stall</u>
Gasoline service stations	4	To pump
Other uses	As determined by Director as needed	



### Drive Thru & Gas Station Stacking Requirements



B. *Design and layout.* Required queuing spaces are subject to the following design and layout standards:

1. *Size.* Queuing spaces shall be a minimum of eight (8) feet by twenty (20) feet in size.
2. *Location Traffic circulation.* Queuing spaces may not impede on-site or off-site traffic movements or movements into or out of off-street parking spaces.
3. *Driveway design.* Queuing spaces shall be separated from other internal driveways by raised medians if deemed necessary by the Director for traffic movement and safety.
4. *Pedestrian design.* Where pedestrian pathways or routes cross a drive-thru lane, the pedestrian pathway or route shall be raised and made prominent, such as through material changes, to ensure pedestrian visibility and safety.
5. *Architectural design.* If covered, the roof over a drive-thru area shall have the same architectural design and materials as the principal structure on site.
6. *On-site location.* 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.

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**Section 4.** 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:

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

APPROVED AS TO FORM:

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