

Minutes
Building Codes (BDS) Committee
November 7, 2022
4th committee meeting

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

Others present: Business and Development Services Director David Dyrhaug and Interim Administrator Rebecca Vance

1. Call to Order- Chairwoman Kuzniar
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Building Codes Committee Meeting: October 3, 2022

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. BDS Director David Dyrhaug- The line item for building inspections is over budget.
5. Unfinished Business- None

6. New Business

- a. An amendment to the Mauldin zoning ordinance establishing definitions, standards, and prohibitions for drive-thru facilities- 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. The Planning Commission voted unanimously for this ordinance.

Councilman Allgood asked if existing drive-throughs are grandfathered. Mr. Dyrhaug answered yes.

Councilman Allgood then asked if an existing drive-through was expanded or enlarged to conform to the code, would it be allowed? Mr. Dyrhaug said it would not be. There will be no expansion or modifications to drive-throughs because they will not be allowed in CRD.

Motion: Councilman Matney made a motion to send this item to Council with a recommendation of approval with Councilman Allgood seconding.

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

7. Public Comment

Marcos Lisak: I live at 108 Belgian Blue Way in Fountain Inn. Thank you for allowing me to speak again. I spoke at the October Council meeting in regards to an amendment to one of the zoning conditions that requires a 30,000 square foot minimum development for my coin business. I guess I am here today to see if anyone has questions or if I can clarify any information.

Chairwoman Kuzniar: Right now your coin business is online. Will that continue?

Marcos Lisak: Yes. We would like an actual presence.

Chairwoman Kuzniar: So you will have foot traffic? And you will be displaying coins?

Marcos Lisak: Yes, both new and old coins. This is something I have been into since I was a kid. It is a family business as well. My Mom will be there to help me with day-to-day operations. I have an absolute passion for it. The reason we are thinking about Mauldin is it is close to Greenville, but not Greenville. We find ourselves in this City with baseball and other things. We have grown to love the City and would like to have it here.

Councilman Allgood: So, you are from Fountain Inn. Why not do it in Fountain Inn? Do they have a similar law?

Mr. Lisak: Foot traffic for the most part. This space would be sub-leased. I would not be taking an entire spot. It would be quite small, only 700 square feet. It is a small space, but with its own entrance.

Councilman Allgood: Mr. Dyrhaug, is there a reason for the square foot minimum? Does he fall under banking?

Mr. Dyrhaug: This is an ordinance passed a number of years ago as it relates to payday lenders and it included precious metal dealers, such as "we buy gold" establishments.

Mr. Lisak: This is not a pawn shop. No title loans. We do buy gold. That is the business, the spectrum.

8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting at 6:58 pm.

Respectfully Submitted,
Cindy Miller
Municipal Clerk