



BUILDING CODES COMMITTEE MEETING

TUESDAY, JANUARY 2, 2024 | 6:00 PM

2nd committee meeting

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

Building Codes (BDS) Committee AGENDA

January 2, 2024

- | | |
|---|-----------------|
| 1. <u>Call to Order</u> | Committee Chair |
| 2. <u>Public Comment</u> | Committee Chair |
| 3. <u>Reading and Approval of Minutes</u> | Committee Chair |
| a. Building Codes Committee Meeting:
November 6, 2023 (<i>Pages 2-4</i>) | |
| 4. <u>Reports or Communications from City Officers</u> | Committee Chair |
| a. BDS Department Report, David Dyrhaug | |
| 5. <u>Unfinished Business</u> | Committee Chair |
| None | |
| 6. <u>New Business</u> | Committee Chair |
| a. Drive-thru standards in the Central
Redevelopment District (<i>Pages 5-8</i>) | |
| 7. <u>Public Comment</u> | Committee Chair |
| 8. <u>Committee Concerns</u> | Committee Chair |
| 9. <u>Adjourn</u> | Committee Chair |

Building Codes Committee Meeting



Minutes

Building Codes (BDS) Committee

November 6, 2023

1st Committee Meeting

Committee Members: Diane Kuzniar (Chair) and Frank Allgood. Taft Matney participated via Zoom.

Others present: Business and Development Services Director David Dyrhaug and City Administrator Seth Duncan.

1. **Call to Order-** Chairwoman Kuzniar

2. **Public Comment-** None

3. **Reading and Approval of Minutes**

a. Building Codes Committee Meeting: October 2, 2023

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 Department Report, David Dyrhaug

2,500 building inspections have been done this month, setting another record. Residential and commercial permits are staying steady.

One restaurant in Bridgeway Station has been permitted and other businesses should be opening soon.

The developer has withdrawn the annexation petition for the property on Log Shoals Road considered last month.

5. **Unfinished Business-** None

6. **New Business**

a. Right-of-way reconfiguration at New Commerce Court



As part of the development of the Parkside at Butler Apartments on New Commerce Court, the City permitted the developer to redesign the end of New Commerce Court. In accordance with the City's Land Development Regulations, the developer replaced the cul-de-sac at the end of New Commerce Court with a hammerhead or T-intersection configuration. This resulted in a better transition from New Commerce Court into the drives for Parkside at Butler.

At this time, the developer of Parkside at Butler and the City are seeking to clean up the right-of-way so that it matches the new T-intersection configuration. This includes the conveyance of 0.054 acres (2,315 square feet) from the City of Mauldin to the Parkside at Butler development, and the conveyance of 0.048 acres (2,074 square feet) from the Parkside at Butler development to the City of Mauldin.

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).

b. Discussion of food truck regulations

Staff is seeking direction from the Committee and/or City Council as to whether they wish for the City's food truck regulations to be amended. Other communities' regulations have been noted. There are some of the City's regulations that may be a little stricter than those of other entities.

Chairwoman Kuzniar said the City requires a background check and she would like to keep that requirement if the event is at or near a school or for children. She is not sure that the 10-year driving record is necessary. Chairwoman Kuzniar also commented that food trucks are currently not able to set up within 250 feet of a restaurant without the restaurant's permission and would like to reconsider that requirement.

Councilman Allgood said he has no problem removing some of the requirements. He asked if there were problems we may be trying to solve. Are our requirements too strict? Mr. Dyrhaug said his department has gotten comments that some of our requirements are difficult to comply with.

Mr. Dyrhaug said he would like to see different thresholds on when permits are required and would like to see some alcohol sales allowed.

Chairwoman Kuzniar said she would like for this item to go to the planning commission, let them work on it, and bring it back to committee.

7. **Public Comment-** None

Building Codes Committee Meeting



8. **Committee Concerns-** None

9. **Adjourn-** Chairwoman Kuzniar adjourned the meeting at 6:27 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: January 2, 2024

AGENDA ITEM: 6a

TO: Building Codes Committee

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

SUBJECT: Drive-thru Standards in the Central Redevelopment District

BACKGROUND

On December 19, 2022, the Mauldin City Council adopted standards to amend the City's zoning ordinance to prohibit the establishment of new drive-thru facilities in the Central Redevelopment District, commonly referred to as City Center. Pintail Properties has recently approached City staff inquiring about an amendment to the City's zoning ordinance to provide some allowance for new drive-thru facilities in the Central Redevelopment District. They have a potential coffee shop client, Summer Moon, interested in moving into the vacant suite at 110 N. Main Street. Summer Moon has indicated that drive-thru operations are vital to the success of their business. 110 N. Main Street is the former BB&T building that has recently been renovated and is now partly occupied by the Mauldin Station Vet Clinic.

CURRENT MAULDIN STANDARDS

Presently, the City of Mauldin prohibits new drive-thru facilities in the Central Redevelopment District. Existing drive-thru facilities in this district may remain but cannot be expanded or enlarged. Additionally, existing drive-thru facilities are not allowed to create vehicular access to new streets constructed in the Central Redevelopment District provided that the facility is still accessible via existing streets. These restrictions were adopted primarily to support the pedestrian focus of the Central Redevelopment District and to minimize motorist-pedestrian conflicts.

REQUEST

At this time, Pintail Properties is requesting that the prohibition of drive-thru facilities in the Central Redevelopment District be amended in a manner that would permit a new drive-thru facility at 110 N. Main Street.

Staff is seeking direction from the Committee and/or City Council on whether to draft an ordinance amending the prohibition of drive-thru facilities in the Central Redevelopment District. Please note that any such amendment will additionally need to be reviewed by the Planning Commission before it can be approved by City Council.

ATTACHMENTS

Concepts provided by Pintail Properties

Building Codes Committee Meeting





