

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

2500 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The developer has withdrawn the annexation petition for the property on Log Shoals Road considered last month.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

8. Committee Concerns- None

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

Respectfully Submitted,
Cindy Miller
Municipal Clerk