



PLANNING COMMISSION MEETING

TUESDAY, FEBRUARY 27, 2024 | 6 PM

The Planning Commission will meet at 6:00 p.m.
at the Mauldin City Hall at 5 East Butler Road
in the Council Chambers.



PLANNING COMMISSION AGENDA
FEBRUARY 27, 2024

1. **Call to Order** Chairman, Jonathan Paulsen
2. **Roll Call** Staff, David Dyrhaug
3. **Pledge of Allegiance**
4. **Opening Remarks** Chairman, Jonathan Paulsen
5. **Reading and Approval of Minutes**
 - a. Planning Commission Meeting:
January 23, 2024
6. **Old Business**

None
7. **New Business**
 - a. Docket: PC-2024-02-TA
Text Amendment to the Zoning Ordinance
regarding Drive-thru Standards in the Central
Redevelopment District
8. **Other Business**

None
9. **Adjourn**

**MAULDIN PLANNING COMMISSION
MINUTES
January 23, 2024 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen, Randy Eskridge, Kevin Greene, Lyon Bixler, Dan Chism

MEMBERS ABSENT: Chauncelynn Locklear, Raj Reddy

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Eskridge called the meeting to order at 6:00 P.M. Because Mr. Paulsen joined the meeting virtually via Zoom, Mr. Eskridge acted as chairperson at the meeting. Mr. Dyrhaug held roll call.

READING OF MINUTES

Mr. Greene moved to accept the October 24, 2023, Planning Commission minutes.

Mr. Chism seconded the motion.

The motion to accept the October 24, 2023, Planning Commission minutes passed by unanimous vote, 4-0, with Mr. Eskridge abstaining because he was not present at that meeting.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2024-01-TA

Request: Text Amendment to the Zoning Ordinance regarding Temporary Use Regulations

Mr. Dyrhaug introduced proposed text amendment to update the temporary use regulations in the Mauldin Zoning Ordinance. The intent of the draft ordinance is to simplify the process for holding temporary events and operating food trucks at temporary events.

Mr. Eskridge asked about food trucks at the Mauldin Cultural Center and if this ordinance would make it easier for them.

Mr. Dyrhaug replied that this ordinance would make it easier for food trucks at events at the Mauldin Cultural Center.

Mr. Eskridge asked if it has been a problem of food trucks operating at unpermitted locations.

Mr. Dyrhaug replied that it has not been a rampant problem.

Mr. Greene asked about the current standards for food trucks including the requirement for restaurant permission when a food truck operates within 250 feet of that restaurant.

Mr. Dyrhaug replied that most of those requirements are eliminated in the new ordinance, except for the general standards that apply to all temporary uses.

Mr. Chism asked about how the City will enforce the regulations for events that are exempt from a permit.

Mr. Dyrhaug replied that the primary aspect that will be a matter of enforcement is the number of days the temporary use operates. There have always been enforcement challenges with temporary uses including food trucks. The fewer regulations for temporary uses in this draft ordinance will alleviate some of the enforcement pressures on the City.

Mr. Chism asked about the two-hour restriction for food trucks at construction sites.

Mr. Dyrhaug replied that the intent is for food trucks at construction sites to be in and out for lunch without attracting customers from the general public.

Mr. Chism asked if there have been issues with parking and restroom access.

Mr. Dyrhaug commented that while the City has experienced parking issues at isolated properties, those issues are generally for the on-site business rather than temporary uses and events. This draft ordinance does include general parking standards and restroom access for all temporary uses. The general parking standards are taken from the parking requirements provided in Article 6 of the Zoning Ordinance. At properties where temporary uses set up, and there may be insufficient parking, those businesses will need to arrange parking agreements with neighboring properties.

Mr. Chism asked if the draft ordinance would allow a food truck to be operated at portable storage containers which are listed as exempt temporary uses.

Mr. Dyrhaug replied that this is not the intent of the ordinance and that he would add language to clarify this.

Mr. Bixler asked about how the City would verify the signature provided on behalf of an LLC when requiring written property owner permission.

Mr. Dyrhaug replied that generally the City requires the signature of the registered agent for the LLC listed on the Secretary of State website.

Mr. Bixler asked if the Church of God Christmas tree sales would be exempt under the draft ordinance.

Mr. Dyrhaug replied that it would be exempt from a permit because it is at a church property.

Mr. Chism asked about the restricted hours for a temporary use next to a residence.

Mr. Dyrhaug replied that the hours of restriction provided in the draft ordinance match the hours restricted in the City's noise ordinance.

Mr. Paulsen asked if the licensing and regulatory requirements providing in the draft ordinance for food trucks are comparable to those for brick and mortar restaurants.

Mr. Dyrhaug replied that he believes that the process is very comparable for both food trucks and physical restaurants.

Mr. Eskridge opened the floor for public comments.

No public comments were offered.

Hearing no comments, Mr. Eskridge closed the floor for public comments.

Mr. Eskridge asked for a motion.

Mr. Chism made a motion to recommend approval of this draft ordinance regarding temporary use regulations.

Mr. Greene seconded the motion.

The motion to recommend approval of the draft ordinance passed by a vote of 5-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Bixler moved to adjourn the meeting.

Mr. Greene seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 5-0.

The Planning Commission meeting adjourned at 6:35 p.m.

ORDINANCE # _____

AN AMENDMENT TO SECTION 5:6.16 OF THE MAULDIN ZONING ORDINANCE REGARDING DRIVE-THRU FACILITIES IN THE CENTRAL REDEVELOPMENT DISTRICT.

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 _____.

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 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

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

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.~~

New drive-thru facilities are generally prohibited within this district. Drive-thru facilities that existed at any time between January 1, 2022, and December 31, 2023, may continue to operate or be reestablished provided that the queuing lanes for such drive-thru facilities are not directly accessible to any new streets planned or constructed in the Central Redevelopment District.

Section 2. 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