

**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.