



BUILDING CODES COMMITTEE MEETING

MONDAY, FEBRUARY 5, 2024 | 6:00 PM

4th committee meeting

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

Building Codes (BDS) Committee AGENDA

February 5, 2024

- | | |
|---|----------------------------|
| 1. <u>Call to Order</u> | Chairperson Mark Steenback |
| 2. <u>Public Comment</u> | Chairperson Mark Steenback |
| 3. <u>Reading and Approval of Minutes</u> | Chairperson Mark Steenback |
| a. Building Codes Committee Meeting:
January 2, 2024 (<i>Pages 2-4</i>) | |
| 4. <u>Reports or Communications from City Officers</u> | Chairperson Mark Steenback |
| a. BDS Department Report, David Dyrhaug | |
| i. Annual Department Report | |
| 5. <u>Unfinished Business</u> | Chairperson Mark Steenback |
| a. Drive-thru standards in the Central
Redevelopment District (<i>Pages 5-11</i>) | |
| 6. <u>New Business</u> | Chairperson Mark Steenback |
| a. An ordinance to amend the Mauldin Zoning
Ordinance establishing regulations for
temporary uses and structures (<i>Pages 12-26</i>) | |
| 7. <u>Public Comment</u> | Chairperson Mark Steenback |
| 8. <u>Committee Concerns</u> | Chairperson Mark Steenback |
| 9. <u>Adjourn</u> | Chairperson Mark Steenback |

Building Codes Committee Meeting



Minutes

Building Codes (BDS) Committee

January 2, 2024

1st Committee Meeting

Members present were Chairman Mark Steenback, Committee members Taft Matney and Frank Allgood.

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

1. **Call to Order-** Chairman Steenback

2. **Public Comment-** None

3. **Reading and Approval of Minutes**

- a. Building Codes Committee Meeting: November 6, 2023

Motion: Councilman Allgood made a motion to accept 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

Mr. Dyrhaug reported after RFPs were submitted and scored, Benchmark would be working on the City's comprehensive plan. Staff also talked to them about working on our strategic plan due to the overlap between the comprehensive and strategic plans. Benchmark will be doing our strategic plan as well. Using the same company for both documents has resulted in significant cost savings to the City.

Staff have drafted a new food truck ordinance. The planning commission will review the document this month.

The Zoning Board of Appeals will meet next Monday, January 8th to hear a proposal for a special exception to allow the location of a charter school in Brookfield.

5. **Unfinished Business-** None

6. **New Business**

a. Drive-thru standards in the Central Business District

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 approach 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.

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.

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.

Stuart Wyeth from Pintail was available. He said Summer Moon would be a great tenant and needs a drive-through to do well. The drive through would not interfere with pedestrian traffic at City Center, as it would be separate. The drive through queue would be able to hold 15-20 cars. Summer Moon would have a patio which would encourage pedestrian activity.

Councilman Matney said a similar business was slated to go there before the drive-thru amendment was voted on. The way the business is situated, the pedestrian walkability would not be hindered.

Councilman Allgood said there are still opportunities for drive-throughs on the other side of the street. He is concerned about allowing all types of drive-throughs in the CRD in the future. He would like drive-throughs limited to specifically North Main Street and not Butler.

Mr. Duncan said staff could work on bringing some language to committee to allow taking advantage of the opportunity before us and prevent the altering of the City Center vision.

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No action was needed by committee. Staff will bring information to committee next month.

7. **Public Comment**

Jason Kraeling of 234 Devon Drive said there was a coffee shop that was discussed for this location before the drive through standards were passed. He said he would be open to discussing this possibility since it was a consideration before.

8. **Committee Concerns-** None

9. **Adjourn-** Chairman Steenback adjourned the meeting at 6:35 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



BUILDING CODES COMMITTEE AGENDA ITEM

MEETING DATE: February 5, 2024

AGENDA ITEM: 5a

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. On January 2, 2024, Pintail Properties requested that the Building Codes Standing Committee consider an amendment to this ordinance that would provide some allowance for new drive-thru facilities in the Central Redevelopment District. Pintail Properties has 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.

PROSPECTIVE MODIFIED STANDARDS

At the direction of the Building Codes Standing Committee, staff has drafted a modified version of these standards that would allow drive-thru facilities in the CRD at properties that operated a drive-thru at any point in time between January 1, 2022, and December 31, 2023. This essentially would allow for drive-thru operations to continue or be established at Sully's Steamers, Tropical Grille, the former BB&T building, and Dairy Queen. While these draft modified standards would allow for a drive-thru facility at these properties, the queuing lanes for these drive-thru facilities would not be allowed to be directly accessed by any new streets in the Central Redevelopment District, including the Jenkins Court extension.



REQUEST

Staff is seeking input from the Committee on these draft modified standards. Additionally, staff is seeking direction from the Committee as to whether it would like to forward this matter to the Planning Commission for public hearing and review.

ATTACHMENTS

Draft ordinance
Concepts provided by Pintail Properties

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.

Building Codes Committee Meeting



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:

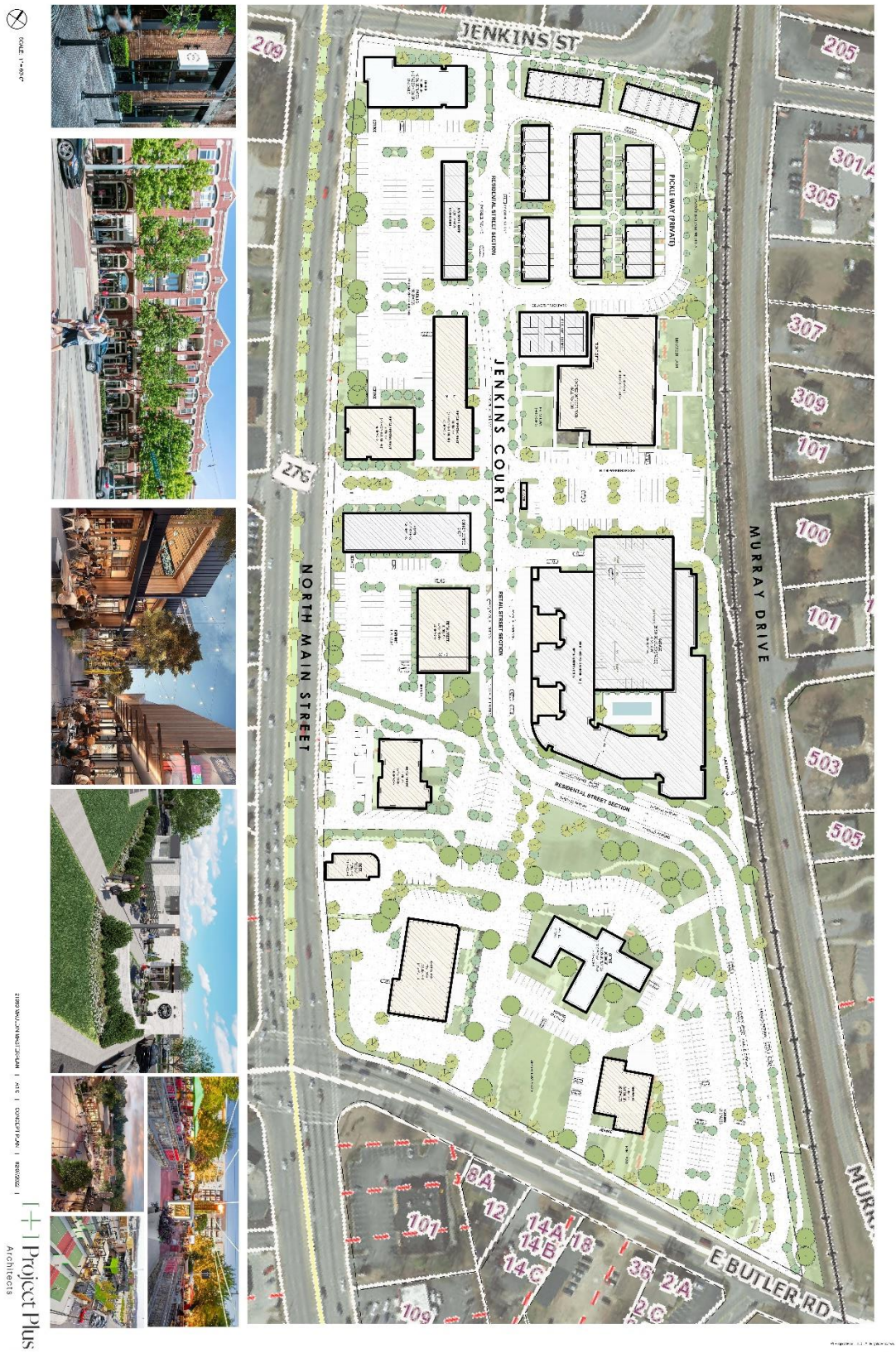
Daniel Hughes, City Attorney

Building Codes Committee Meeting



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BUILDING CODES COMMITTEE

AGENDA ITEM

MEETING DATE: February 5, 2024

AGENDA ITEM: 6a

TO: Building Codes Committee

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

SUBJECT: Temporary Use Regulations

BACKGROUND

In recent months and years, City leaders and staff have received comments about the challenges associated with holding events at businesses and operating food trucks. Staff has been asked to review and consider updates to the City's food truck and temporary use regulations provided in the Mauldin Zoning Ordinance. At its meeting on November 6, 2023, the Building Codes Standing Committee of City Council discussed this issue and provided input on the City's food truck and temporary use regulations. Based on this input, City staff drafted an ordinance amending the City's temporary use regulations. This ordinance was reviewed by the Planning Commission at its meeting on January 23, 2024.

CURRENT MAULDIN STANDARDS

Presently, the City of Mauldin regulates temporary events and food trucks in accordance with Article 9 of the Zoning Ordinance. This Article is titled "Temporary Uses and Structures" and was adopted in 2014 and amended in 2017.

Temporary Events

The City's ordinance categorizes events into the following different categories:

Category	Stipulations	Permit Requirement
City-sponsored events or events on City-owned properties	None	Approved through separately managed City process for special events
Non-commercial fundraising event	<ul style="list-style-type: none">• Must be in non-residential district• Cannot exceed 3 consecutive days	No permit required
Private non-commercial events	<ul style="list-style-type: none">• Must be on private property• Cannot be longer than 8 hours• No more than 6 events allowed at a single location in a year	No permit required unless: <ul style="list-style-type: none">• Event is more than one day;• Attendance will be more than 100 people; or• Food trucks will be present
All other short-term temporary events	<ul style="list-style-type: none">• No more than 4 events allowed at a single location in a year• Event cannot be longer than 14 days	Permit required

Food Trucks

Food trucks are generally only allowed to operate at permitted events. There are two exceptions to this: (1) food trucks at construction sites, and (2) ice cream trucks or similar food trucks that do not stop anywhere for more than 15 minutes. The general requirements for food trucks include:

- Maintain a DHEC-approved commissary
- Pass a fire inspection with the Mauldin Fire Department
- Obtain a Mauldin business license
- Remit hospitality taxes

In the application for a Mauldin business license, the applicant must provide the following:

- Name and address of the commissary
- A color photograph of the applicant
- A ten-year background check
- A ten-year driving record
- A copy of the vehicle's registration and insurance
- Color photographs of the inside and outside of the vehicle

Food trucks are subject to the following restrictions:

- Food trucks are strictly prohibited from selling beverages that contain alcohol.
- Food trucks are not allowed to set up within 250 feet of a restaurant without that restaurant's permission.
- Access to restrooms must be provided within 300 feet of the food truck.
- Food trucks are not allowed to set up within 200 feet of a residence unless part of a neighborhood event.
- Food trucks are not allowed to operate more than 90 days in a year.
- Food trucks cannot operate before 7:00 a.m. or after 10:00 p.m.
- Food trucks must be set back at least 15 feet from the public right-of-way.

DRAFT ORDINANCE

Based on the input received at the November 6, 2023, Standing Committee meeting, as well as input received from businesses and mobile food vendors in recent months and years, staff has drafted a new ordinance for temporary uses that is much easier to administer and follow. The simplified approach of this draft ordinance is to: (1) Provide general standards that apply to all temporary uses and structures; (2) Identify temporary uses and structures that are allowed and exempt from permit requirements; (3) Identify temporary uses and structure that are allowed by permit; and (4) Specify a brief set of standards for mobile food sales. In addition, the draft ordinance outlines the purpose and intent of these regulations, establishes the authority to administer these regulations, and cleans up the definitions pertaining to temporary uses and structures.

For the full text of the draft ordinance, please see the attachment.

Temporary Events

One of the more significant changes in the draft ordinance is how it approaches temporary events. The City's current standards require a permit for nearly every event. This has been a source of frustration for businesses in the community that put on occasional events such as grand openings, special promotional events, community events, and so forth. Some businesses, especially for one-day events, usually skip the permit process and hold their event any way. If the staff finds out about an unpermitted event, it is generally after the event has concluded and there is little recourse to be had at that point.

This draft ordinance treats temporary events in a new way by listing the types of events that are most common and exempting these events from a permit. The events in the draft ordinance that are exempt from a permit include:

- Outdoor promotional events for less than 200 attendees and no more than two consecutive days
- Private events, such as weddings, funerals, and private parties, not open to the general public
- Events sponsored or hosted by the City of Mauldin
- Events at churches, sports facilities, schools, auditoriums, and similar places of assembly
- Events at common areas in residential neighborhoods
- Events at BridgeWay Station
- Garage sales and yard sales at residences

Mobile food sales

The City's current standards only allow mobile food sales, including food trucks, to operate at permitted events. In addition, there are several application steps a food truck must follow and there is a long list of standards the food truck must follow. The draft ordinance adapts this approach by allowing mobile food sales at any of the allowable events whether permitted or exempted from a permit. Food trucks still will need to be inspected and obtain a business license as before, but the requirements for obtaining a business license have been made easier in terms of the documentation required.

The draft ordinance also adapts the current prohibition of the sale of alcoholic beverages at food trucks by allowing the sale of alcoholic beverages where such has been approved by the South Carolina Department of Revenue Alcohol Beverage Licensing regulations and complies with the conditions of such approval. Additionally, the issuance of a license by the South Carolina Department of Revenue is subject to a review by the Mauldin Police Chief so that he can determine whether the health, safety, and general welfare of the community is protected.

PUBLIC HEARING

The Planning Commission held a public hearing on January 23, 2024. No public comments were offered at the public hearing.

TIMELINE

On November 6, 2023, the Building Codes Committee discussed temporary event and food truck regulations in the City of Mauldin.

On January 23, 2024, the Planning Commission held a public hearing and voted 5-0 to recommend approval of the ordinance.



STAFF RECOMMENDATION

Staff recommends approval of the draft ordinance to amend the regulations and standards for temporary uses and structures in the City of Mauldin.

PLANNING COMMISSION RECOMMENDATION

On January 23, 2024, the Planning Commission voted 5-0 to recommend approval of the ordinance.

ATTACHMENTS

Draft Ordinance

ORDINANCE # _____

**AN AMENDMENT TO THE MAULDIN ZONING ORDINANCE
ESTABLISHING REGULATIONS FOR TEMPORARY USES
AND STRUCTURES.**

WHEREAS, temporary uses can be beneficial to local economic development and are often popular with the community; and

WHEREAS, this ordinance is intended to provide reasonable regulations and review procedures necessary to ensure that temporary land uses do not become permanent or jeopardize public health, safety, and welfare; and

WHEREAS, the City is engaged in ongoing efforts to update and refine the City's zoning regulations; and

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on January 23, 2024.

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 Zoning Ordinance be amended as follows:

Section 1. Repeal. Article 9, Temporary Uses and Structures, of the Mauldin Zoning Ordinance is hereby repealed in its entirety.

Section 2. Amendment. Amend Article 7, Allowed Uses, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that 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 7. – ALLOWED USES

Sec. 7:3 – Temporary Uses and Structures.

7:3.1 Purpose and Intent.

Temporary uses can be beneficial to local economic development and can be popular with the community. At the same time, reasonable regulations and review procedures can be necessary to ensure that temporary uses and structures do not become permanent or jeopardize public health, safety, and welfare. This section allows for the establishment of

specific temporary uses of limited duration. The regulations in this section have the following intent:

- A. Reasonably allow land uses on a temporary basis that are not appropriate on a long-term/permanent basis.
- B. Maintain the health, safety, and welfare of the surrounding area and the greater community.
- C. Provide predictable outcomes for applicants and the community.
- D. Promote economic development.
- E. Encourage the use of underused land.

7:3.2 Applicability.

The standards in this section apply to non-permanent uses that take place on a temporary basis whether on the same site or in different locations in the City. The activities listed in this section require the issuance of a permit, except where exempted herein.

7:3.3. Authority.

In approving a temporary use permit, the City Administrator, or his designee, is authorized to impose any of the following requirements, as may be necessary to reduce or minimize any potential adverse impacts upon other property in the area, as long as the condition relates to a situation created or aggravated by the proposed temporary use/structure.

- A. Provision of temporary parking facilities, including vehicular access and egress;
- B. Control of nuisance factors such as, but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, odors, gases, and heat;
- C. Prohibition of the storage or use of hazardous materials;
- D. Regulation of placement, height, size, and location of equipment;
- E. Provision of sanitary and medical facilities;
- F. Provision of solid waste collection and disposal;
- G. Provision of security and safety measures;
- H. Use of an alternate location or date;
- I. Modification or elimination of certain proposed activities;
- J. Regulation of operating hours and days, including limitation of the duration to a shorter time period than requested or specified in this section; and
- K. Submission of a performance guarantee to ensure that any temporary use will be removed from the lot or site within a reasonable time and the lot or site will be restored to its former condition.

7:3.4 General Standards for All Temporary Uses and Structures.

Any temporary use or structure shall generally meet the following standards.



- A. **Property owner permission.** The operator of the temporary use or structure must obtain written permission from the landowner of the property where the temporary use or structure will be located prior to the establishment of the temporary use or structure. The operator must be willing and able to produce such written permission to the appropriate authority upon request.
- B. **Permits and licenses.** The operator of the temporary use or structure shall obtain the appropriate permits and licenses, including a City of Mauldin business license where applicable pursuant to Chapter 10, Article II of the Mauldin Code of Ordinances, from the City of Mauldin and other applicable agencies prior to the establishment of the temporary use or structure.
- C. **Protection of health, safety, and general welfare.** The temporary use or structure shall not be detrimental to other property or improvements in the surrounding area or to the public health, safety, or general welfare.
- D. **Maintain conditional use standards.** Where the property or use of the property is subject to any standards or conditions of approval, those applicable standards and conditions shall be maintained.
- E. **Permanent alterations prohibited.** Permanent alterations to the site, especially as would contradict the temporary nature of the use or structure, are prohibited.
- F. **Temporary signage.** Any signage for the temporary use or structure shall comply with the applicable standards and requirements for temporary signage.
- G. **Utility connections.** Any connections to water, sewer, electrical and other utilities shall meet the appropriate standards and obtain applicable approvals for those connections. Such written approval(s) must be available for inspection by the City upon request.
- H. **Parking and accessibility.** Adequate parking, including required minimum parking for both the temporary use/structure and existing uses/structures as provided in Section 6:1 of the Mauldin Zoning Ordinance, shall be provided on-site or via written parking agreement(s) with an adjacent property owner(s). Existing fire lanes, ADA accessibility, pedestrian access, and vehicular access shall be maintained at the property where the temporary use or structure will be located.
- I. **Buffers and landscaping.** Any existing landscaping and buffer areas shall be protected and maintained at the property where the temporary use or structure will be located.
- J. **Restroom facilities.** Adequate restroom facilities shall be available on-site.
- K. **Trash collection and disposal.** Adequate trash collection and disposal shall be provided for the temporary use or structure.

- L. **Operating hours.** Any outdoor activities at a temporary use or structure within 500 feet of a residential use shall begin no earlier than 7:00 A.M. and cease no later than 10:00 P.M.

7:3.5 Certain Temporary Uses and Structures Exempt from Permit Requirements.

Temporary use permits are not required for the following activities or events (this exemption does not exempt the activity from any other required applicable permits or licenses, such as building permits, business licenses, alcoholic beverage licenses, health department approvals, hospitality taxes, etc.).

- A. Outdoor promotional events with total anticipated assembly of less than 200 people. In addition to the general standards provided in Section 7:3.4, such events shall adhere to the following standards.
 - 1. **Permissible locations.** Such events are only allowed at non-residential properties.
 - 2. **Event duration.** Such events are allowed for up to two consecutive days.
 - 3. **Number of events.** The maximum number of such events allowed at the same property in a calendar year is four.
- B. Private events, such as weddings, private parties, funerals, etc., not open to the general public and lasting less than 12 hours.
- C. Events sponsored or hosted by the City of Mauldin. Events hosted by the City of Mauldin are still subject to a separate review and approval process administered by the department that manages the facility where the event will be hosted.
- D. Events at permanent places of worship, sports facilities, schools, auditoriums, or other similar established places of assembly.
- E. Events at common areas in residential neighborhoods organized and managed by the homeowners' association of that neighborhood.
- F. Events at the plaza and activity spaces at BridgeWay Station where such events operate with the permission of the management company for BridgeWay Station.
- G. Mobile food sales at construction sites or places of employment with 100 or more employees with the intent of solely serving food to the employees working at the construction site or place of employment. In addition to the general standards provided in Section 7:3.4, such sales shall adhere to the following standards.
 - 1. **Number of mobile food sales vendors.** The maximum number of mobile food sales vendors allowed at a site at one time is one.

2. **Sales duration.** Such food sales are allowed for up to two hours on any given day.
- H. Construction-related structures or containers at a construction site with an active construction permit. Such structures or containers must be removed within 30 days following the issuance of the certificate of occupancy or certificate of completion for the construction project.
- I. Real estate sales/leasing office at a residential development project under active construction. In addition to the general standards provided in Section 7:3.4, such offices shall adhere to the following standards.
 1. **Permissible locations.** Such offices are only allowed at residential development projects under active construction.
 2. **Permissible operations.** The use of the office must only be for the initial sale or lease of properties within the residential development at which the office is located.
 3. **Duration.** Such offices are allowed only for the period during which the development project is under active construction.
 4. **Minimum setbacks.** The structure shall meet the required setbacks for the underlying zoning district to the extent practicable. The Business and Development Services Director may grant alternative setback requirements when he determines that such alternative setback requirements are necessary to accommodate any existing structures or proposed improvements on the site.
 5. **Mobile structure requirements.** Underpinning, skirting, or other curtain wall materials must be installed around the entire perimeter of any mobile structure.
- J. Construction office at an active construction project. In addition to the general standards provided in Section 7:3.4, such offices shall adhere to the following standards.
 1. **Permissible locations.** Such offices are only allowed at development projects under active construction.
 2. **Permissible operations.** The use of the office must only be as an office for those contractors and construction personnel working at the development site where the office is located.
 3. **Duration.** Such offices are allowed only for the period during which the development project is under active construction.
 4. **Minimum setbacks.** The structure shall meet the required setbacks for the underlying zoning district to the extent practicable. The Business and Development Services Director may grant alternative setback requirements when he determines that such alternative setback requirements are necessary to accommodate any existing structures or proposed improvements on the site.

5. **Mobile structure requirements.** Underpinning, skirting, or other curtain wall materials shall be installed around the entire perimeter of any mobile structure.
- K. **Garage sales or yard sales.** In addition to the general standards provided in Section 7:3.4, such sales shall adhere to the following standards.
1. **Permissible locations.** Such sales are only allowed at a residential dwelling or in the common area of a residential neighborhood with the permission of the homeowners' association.
 2. **Number of days.** Such sales are allowed for up to a maximum of 30 days in a calendar year. The aggregate number of days a sale is conducted at the same property is subject to this maximum number of days.
 3. **Merchandise for sale.** Only general household goods may be sold at such sales.
- L. **Intermittent food sales by an ice cream truck that does not park or sit idle for more than 15 minutes at any one location.**
- M. **Portable storage containers.** In addition to the general standards provided in Section 7:3.4, such containers shall adhere to the following standards.
1. **Permissible locations.** Such containers are only allowed at residential properties.
 2. **Duration.** Such containers are only allowed for up to 30 consecutive days.
 3. **Number of occurrences.** Containers cannot be placed at the same property more than two separate occurrences in a calendar year.
 4. **Placement.** Containers must be placed on the driveway or behind the dwelling. Exception: A container may be placed in the front yard or side yard for a maximum of 48 hours provided the container does not impair the visibility of any motorist, cyclist, or pedestrian at any street or driveway intersection.
 5. **Number of containers.** No more than two containers may be placed on a single lot at one time.
 6. **Prohibited materials.** Non-residential materials and substances, including but not limited to hazardous materials, explosives, and/or unlawful substances and materials, shall not be stored or transported in such containers.

7:3.6 Temporary Uses and Structures Allowed by Permit.

Each of the temporary uses and/or structure provided in this section require a temporary use permit and are subject to the standards provided herein.

- A. Seasonal outdoor sales for the sale of Christmas trees, pumpkins, or similar agricultural products. In addition to the general standards provided in Section 7:3.4, such sales shall adhere to the following standards.
1. **Permissible locations.** Such sales are only allowed at non-residential properties.
 2. **Hours of operation.** The hours of operation for such sales shall be limited to 7:00 AM until 10:00 PM.
 3. **Duration.** Such sales are only allowed for up to 60 consecutive days.
 4. **Number of occurrences.** No more than two such sales events may be permitted at the same location in a calendar year.
- B. Large events with an anticipated assembly of 200 people or more or a duration of more than two consecutive days on an individual parcel or site. In addition to the general standards provided in Section 7:3.4, such events shall adhere to the following standards.
1. **Permissible locations.** Such events are only allowed at non-residential properties.
 2. **Duration.** Such events are only allowed for up to 14 consecutive days.
 3. **Number of occurrences.** No more than four such events may be permitted at the same location in a calendar year.
 4. **Liability insurance.** The applicant must provide proof of liability insurance in an amount equal to the city's liability under the Government Tort Claims Act (S.C. Code 1976, § 15-78-10 et seq.) and require the execution of a hold harmless agreement to indemnify the city in the event it is held liable for any injuries or damage as a result of the event.

7:3.7 Mobile Food Sales.

Mobile food sales, including any vehicle, truck, trailer, cart, or other movable structure or device used for the sale of food and beverages, are only allowed to set up and operate at the following temporary use activities provided in Section 7:3.5 and Section 7:3.6:

- a. Outdoor promotional events in accordance with Section 7:3.5(A);
- b. Private events in accordance with Section 7:3.5(B);
- c. Events sponsored or hosted by the City of Mauldin in accordance with Section 7:3.5(C);
- d. Events at permanent places of worship, sports facilities, school, auditoriums, or similar established places of assembly in accordance with Section 7:3.5(D);
- e. Events at common areas in residential neighborhoods in accordance with Section 7:3.5(E);
- f. Events at the plaza and activity spaces at BridgeWay Station in accordance with Section 7:3.5(F);



- g. Mobile food sales at construction sites in accordance with Section 7:3.5(G);
- h. Mobile food sales at places of employment with 100 or more employees in accordance with Section 7:3.5(G); and
- i. Intermittent food sales by an ice cream truck in accordance with Section 7:3.5(L).

In addition to the general standards provided in Section 7:3.4, mobile food sales shall adhere to the following standards.

1. **Placement.** Mobile food sales must be set back at least 15 feet from any fire hydrant, utility box or vault, handicap accessible ramp or aisle, and building entrance or exit. Additionally, mobile food sales shall placed such that they do not impair the visibility of any motorist, cyclist, or pedestrian.
2. **Mauldin business license.** A valid annual City of Mauldin business license is required prior to setting up or operating a mobile food unit within the city limits of Mauldin. Valid licenses shall be displayed in a visible location at the mobile food unit. At the time of application for a business license for a mobile food vehicle, the applicant shall provide a copy of valid driver's license, vehicle registration, and proof of general liability insurance for operation of the vehicle as a motor vehicle.
3. **Inspection.** Prior to the issuance of a City of Mauldin business license, any vehicle, truck, trailer, cart, or other movable structure or device used in the sale of food and beverages must be inspected by the Fire Department for compliance with the City's Fire Code.
4. **DHEC compliance.** Mobile food sales vendors shall meet all applicable DHEC regulations for mobile food units and possess a valid DHEC permit where applicable. Any mobile food vendor or vending unit that has been issued a notice of health violation by any department of the State of South Carolina, which remains uncorrected upon a subsequent inspection, shall not be allowed to operate within the city limits of Mauldin.
5. **Discharge of substances.** Fat, oil, grease, or waste water is not allowed to be discharged into the sanitary sewer system or stormwater collection system. All waste shall be properly stored and disposed of at a properly designated and authorized disposal location.
6. **Sale of alcoholic beverages.** The sale of alcohol beverages is prohibited unless the proposed location of the sale of alcoholic beverages has been approved by the South Carolina Department of Revenue Alcohol Beverage Licensing and the sale of alcoholic beverages complies with the conditions of such approval. The issuance of a license by the South Carolina Department of Revenue is subject to a review by the Mauldin Police Chief who will review the location, set-up, and operations of the proposed sale of alcoholic beverages. If he determines that the proposed activity does not protect the health, safety, or general welfare of the community, he may deny the sale of alcoholic beverages.

Section 3 Amendment. Amend Section 3:3, Definitions, of Article 3, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that 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 3. – ZONING DISTRICTS, GENERAL STANDARDS, DEFINITIONS

Sec. 3:3 – Definitions

~~*Food trailer (concession style).* An enclosed attached or detached trailer that is equipped with facilities for the preparing, cooking and selling of various types of food products.~~

~~*Food truck.* An enclosed motor vehicle equipped with facilities for preparing, cooking and selling of various types of food products.~~

~~*Intermittent mobile food sales.* Food transactions from a mobile vehicle where the vehicle only remains idle for a period of fifteen (15) minutes or less (e.g. ice cream trucks, food vendors at construction sites).~~

Mobile food sales. The preparation, cooking, serving and/or sale of food from a portable stand, vehicle or trailer.

~~*Mobile food vendor vehicle.* A self-contained, motorized vehicle mounted food service unit that returns daily to its base of operations (Commissary) as approved by DHEC and is used for either the preparation or the sale of food products, or for both.~~

~~*Mobile market food truck.* An enclosed motor vehicle equipped with facilities for the sale of locally grown fresh produce. The produce sold is in its original form and has not been altered or cooked in any other way inconsistent with it coming fresh from the fields and/or gardens in which it was grown.~~



Portable storage container. A purpose-built, box-like container that is designed for temporary storage of goods, materials, and equipment. Usually these containers are designed for ease of loading to and from a transport vehicle.

Promotional event. An occasion that draws attention to a particular business, service, or product(s).

~~Short-term temporary use.~~ A use (and/or structure containing a use) that is temporary in nature and only active for a specified period of time.

~~Special event.~~ A temporary event is an activity sponsored by a governmental, charitable, civic, educational, religious, business, or trade organization which is infrequent in occurrence and limited in duration. Examples include arts and crafts shows, community festivals, carnivals, fairs, circuses, concerts, conventions, exhibitions, trade shows, outdoor religious events, and other similar activities.

~~Temporary event.~~ An single day or multi-day event such as but not limited to: fundraisers, promotional events, arts and craft shows, carnivals, fairs, circuses, concerts, trade shows, outdoor religious events, and other similar activities.

Temporary structure. A structure that is erected without any foundation or footings and is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary use. A use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.

Section 4. This ordinance shall become effective upon and after its final passage.

Passed on First Reading: _____

Passed on Second Reading _____

Building Codes Committee Meeting



CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

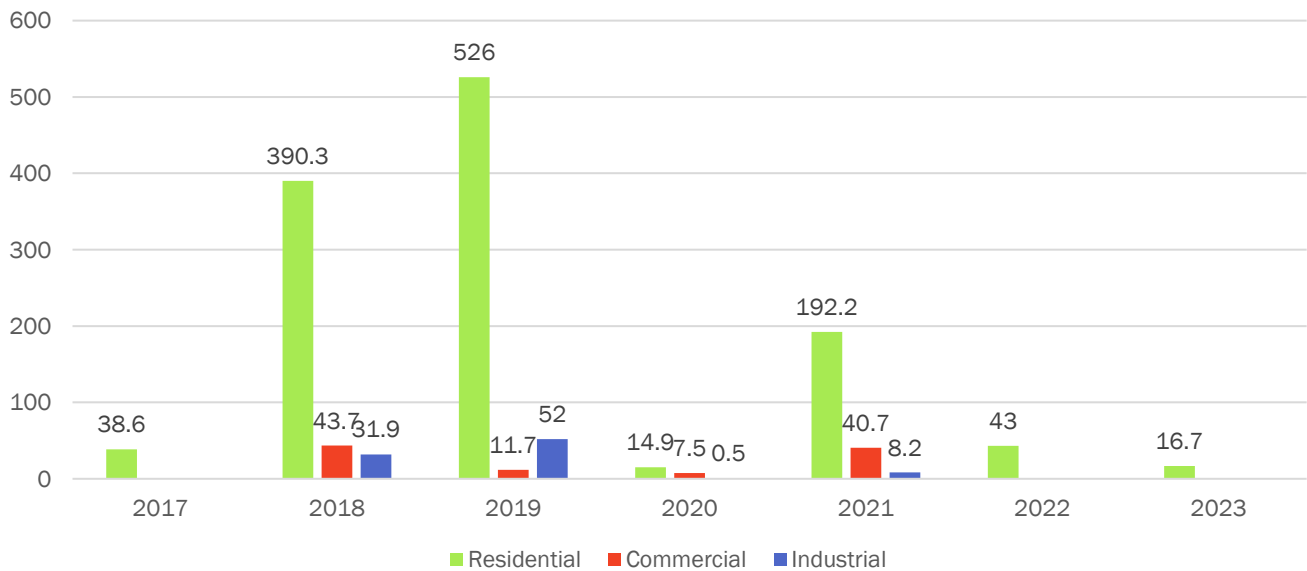
Daniel Hughes, City Attorney

JAN-DEC 2023 YEAR END REPORT



Planning and Zoning

Acreage Annexed into the City of Mauldin

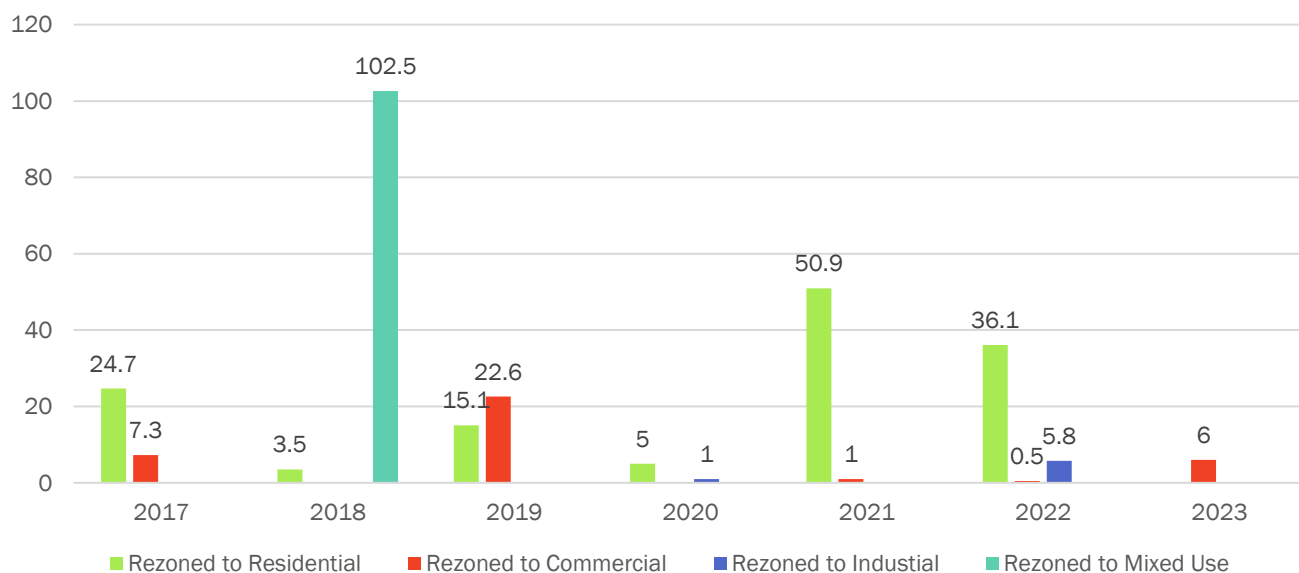


Source: City of Mauldin, Business & Development Services Department

Annexations, 2023

<i>Location</i>	<i>Project</i>	<i>Zoning</i>	<i>Acreage</i>
2114 Standing Springs Rd	Chestnut Reserve	R-10	16.7
2118 Standing Springs Rd			

Acreage Rezoned in the City of Mauldin



Source: City of Mauldin, Business & Development Services Department

Rezoning in City of Mauldin, 2023

Location	Project	New Zoning	Acreage
Fork Shoals Rd	Arden Woods	C-2	6.0
/Ashmore Bridge Rd	Shopping Center		

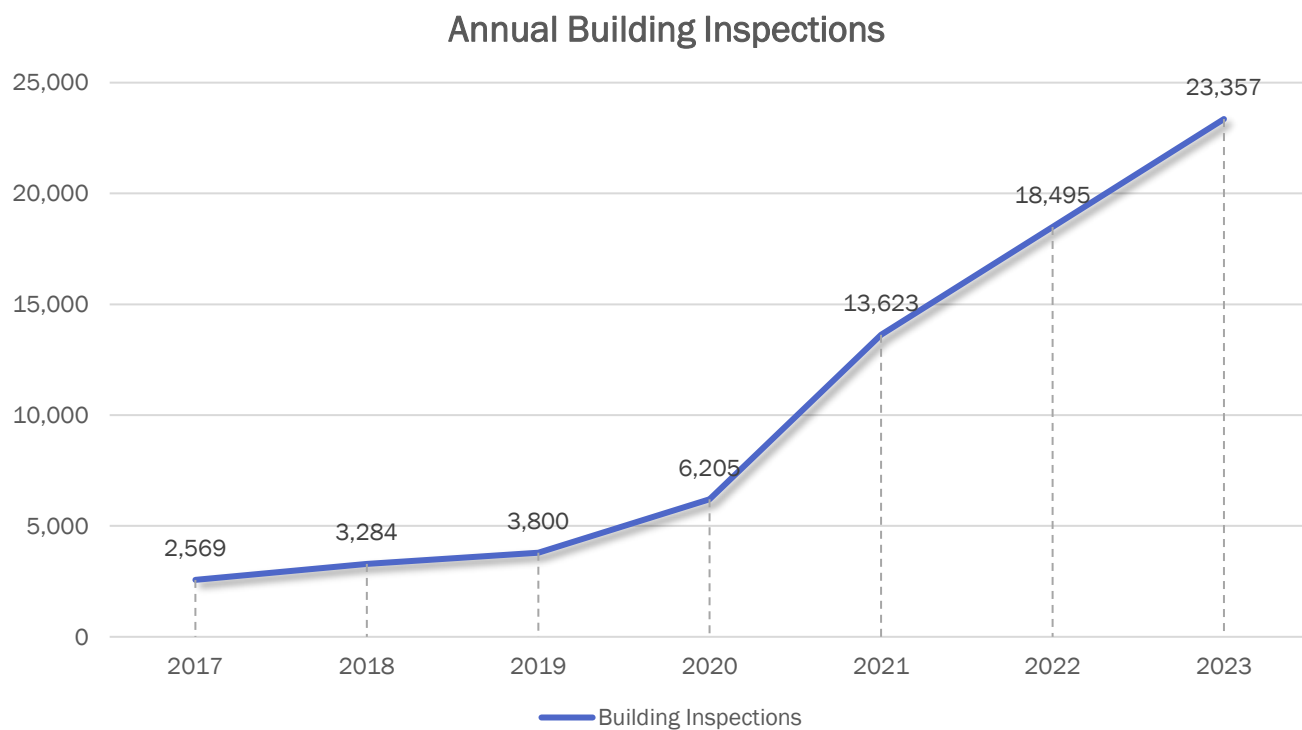
New Subdivisions Approved in City of Mauldin, 2023

Project	Location	# of Lots	Home Type(s)
Allston Townes	Green St	99	Attached Homes
Chestnut Reserve (formerly Ph. 2 & 3 of Chestnut Ridge)	Fork Shoals Rd/ Union Church Rd	347	Detached Homes

New Subdivisions Approved Near Mauldin, 2023

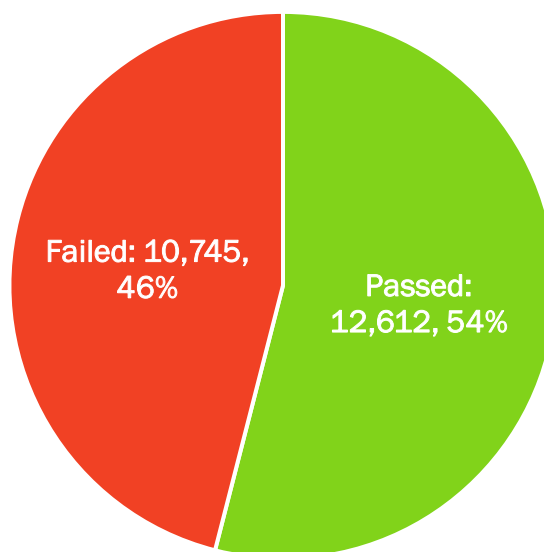
Project	Location	# of Lots	Home Type(s)
INSIDE MAULDIN FIRE SERVICE AREA, OUTSIDE CITY LIMITS			
Del Webb Greenville (site of Legacy Pines Golf Club)	200 Ranch Rd	434	Detached Homes
OUTSIDE MAULDIN FIRE SERVICE AREA, WITHIN 1/4-MILE OF MAULDIN CITY LIMITS			
Amberly	Fork Shoals Rd/ Reedy Fork Rd	55	Detached Homes

Building Inspections

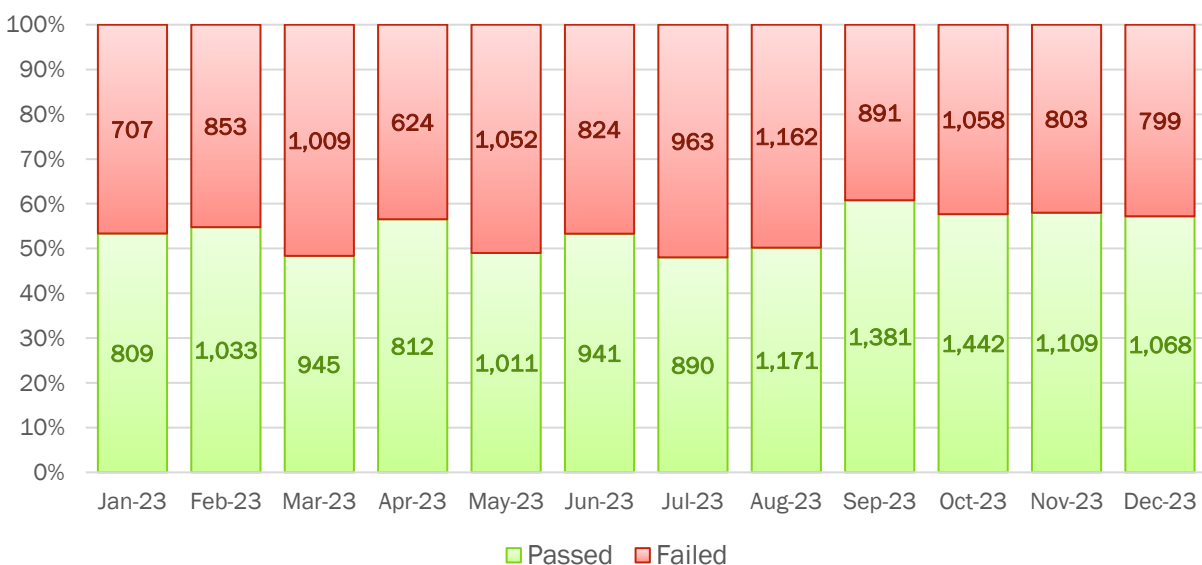


Source: City of Mauldin, Business & Development Services Department

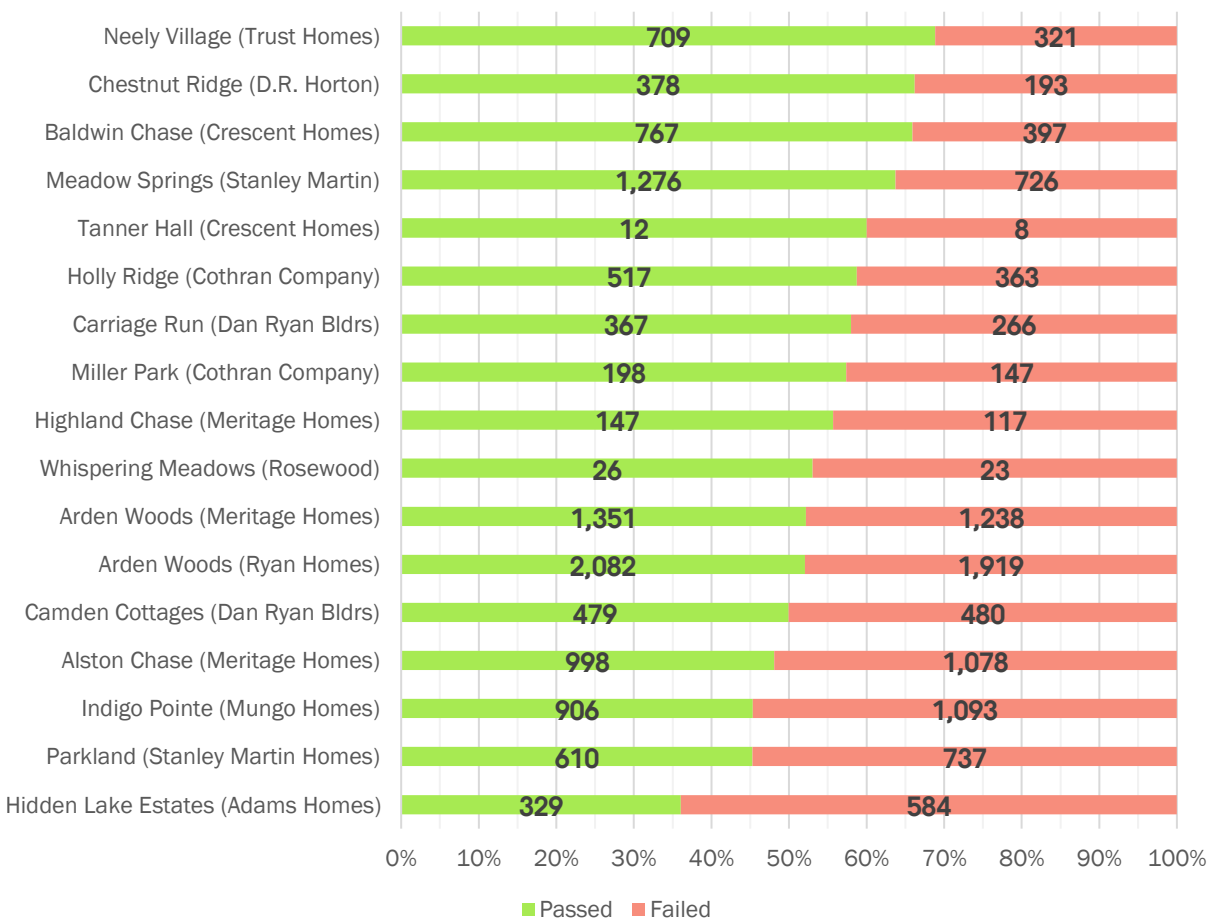
Building Inspections, 2023



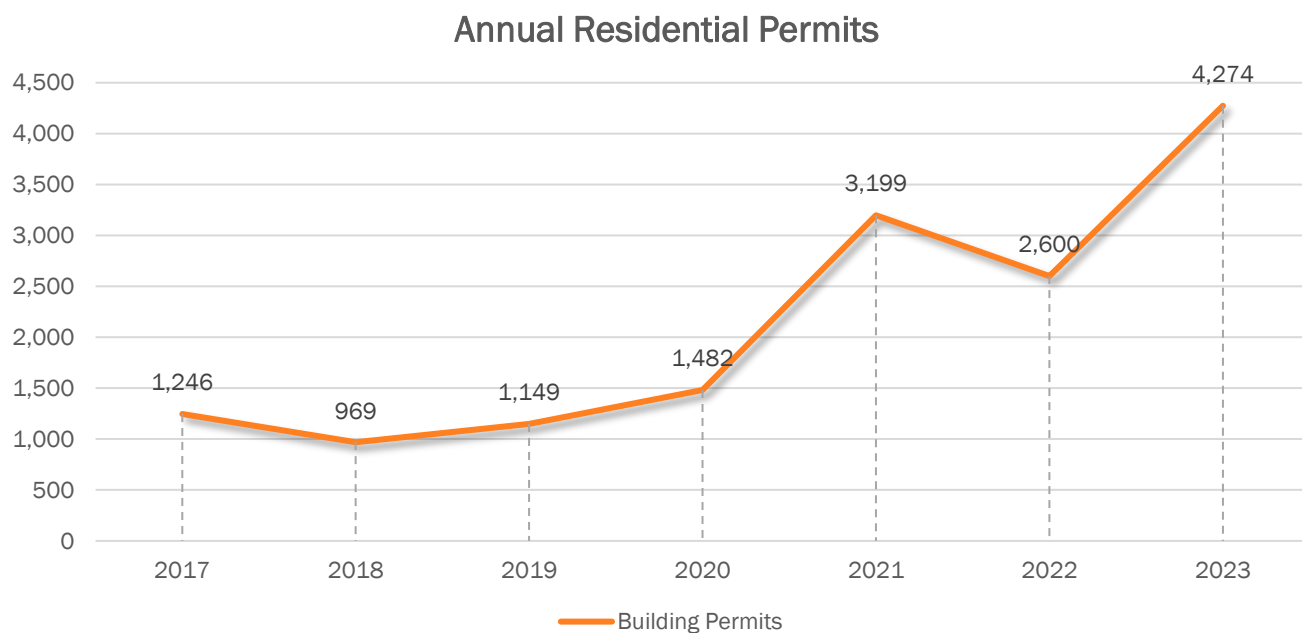
Inspections, Passed vs. Failed, 2023



Tract Builders Inspection Pass Rate, 2023



Residential Permits

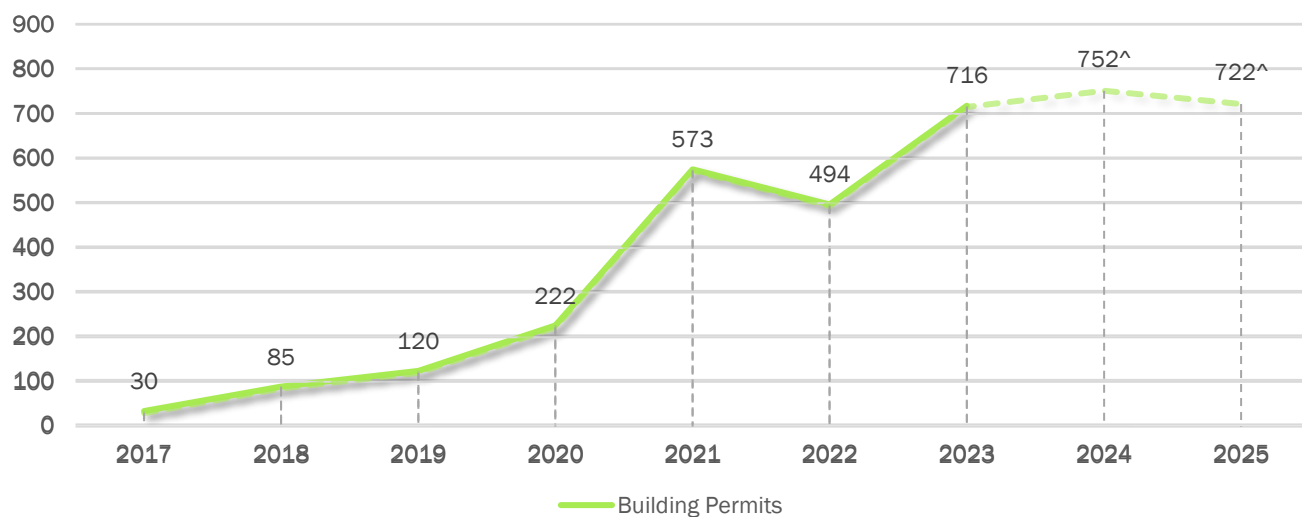


Source: City of Mauldin, Business & Development Services Department

Types of Residential Permits Issued, 2023

New Homes	716
Trade Permits for New Homes	2,148
Additions	42
Renovations	92
Trade Permits for Additions & Renovations	402
Demolition	7
Accessory Structure	24
Home Occupation	35
Roofing	453
Electrical	74
Mechanical	73
Plumbing	8
Sewer	0
Right-of-Way Encroachment	191
Permit Amendment	2
Temporary Use	2
Short Term Rental	2
Zoning	3

Annual New Home Permits



Source: City of Mauldin, Business & Development Services Department

^ Projections based solely on residential projects already approved as of the date of this report

New Detached Single-Family Home Permits by Subdivision by Year

SUBDIVISION	# of Lots	2019	2020	2021	2022	2023 Projection	2023 Actual	2024 Projection	2025 Projection
ACTIVE HOME CONSTRUCTION									
Alston Chase	76				13	63	62	1	
Arden Woods	388				33	158	167	77	60
Baldwin Chase	84					34	84		
Chestnut Ridge	317					100	32	64	64
Hidden Lake Est.	111			14	20	24	21	40	16
Holly Ridge	97			16	16	25	11	21	15
Indigo Pointe	222	15	42	104	36	27	25		
COMING SOON									
Adams Glen	273					30	0	107	120
Chestnut Reserve	347								30
Hawk Haven	29								15
Riley Trace	29							15	14
HOME CONSTRUCTION COMPLETE									
Hidden Lake Pres.	111	54	16	35					
Highland Chase	202		58	88	56				
Meadow Springs	148				88	61	60		
Tanner Hall	17			3	14				
The Retreat	44	5	11	18					
Whispering Mdws	56		15	34	7				
Other		2	2	2	5		3		
TOTAL		76	144	314	288	522	465	325	334

New Townhome Permits by Subdivision by Year

SUBDIVISION	# of Lots	2019	2020	2021	2022	2023 Projection	2023 Actual	2024 Projection	2025 Projection
ACTIVE HOME CONSTRUCTION									
Arden Woods	310				12	57	64	113	113
Baldwin Chase	60					16	36	24	
Camden Cottages	68				68				
Chestnut Ridge	43							43	
Holly Ridge	115		6	31	26	19	0	22	24
Indigo Pointe	92	6	7	19	12	26	32	16	
Miller Park	106				16	26	18	22	27
Neely Village	69				19	25	50		
Parkland	337		5	112	4	36	38	60	60
COMING SOON									
Allston Townes	99							4	50
Amaris	90							20	60
Bethel Townes	78							40	30
Holly View	85							18	24
HOME CONSTRUCTION COMPLETE									
Butler Townes	47			27	20				
Carriage Run	25				12	13	13		
Douglas Townes	56			56					
Madison Park	25		25						
Townes@Brookwood II	94	5							
Village@Green Mdws	47	10	12						
Whispering Mdws	35		7	13	15				
Whispering Pines	38	22	16						
Other		1		1	2				
TOTAL		44	78	259	206	218	251	427	388

New Apartment Units Permitted by Year★

COMMUNITY	# of Units	2019	2020	2021	2022	2023 Projection	2023 Actual	2024 Projection	2025 Projection
Bridgeway Station	184				184				
Novo Mauldin	330		330						
Olii Place	46		46†						
Parkside at Butler	72			72†					
Redwood@Hollyridge	97	97							
COMING SOON									
AVA Mauldin	228							50	178
Maverick Yards	45							45	
Parkside at Butler II	80							80†	
Tanner PD	461							192	269
The Belvidere	88							88†	
TOTAL		97	376	72	184	0	0	455	447

★ Please note that apartment development projects are counted as commercial permits

† Affordable housing units

Commercial Permits



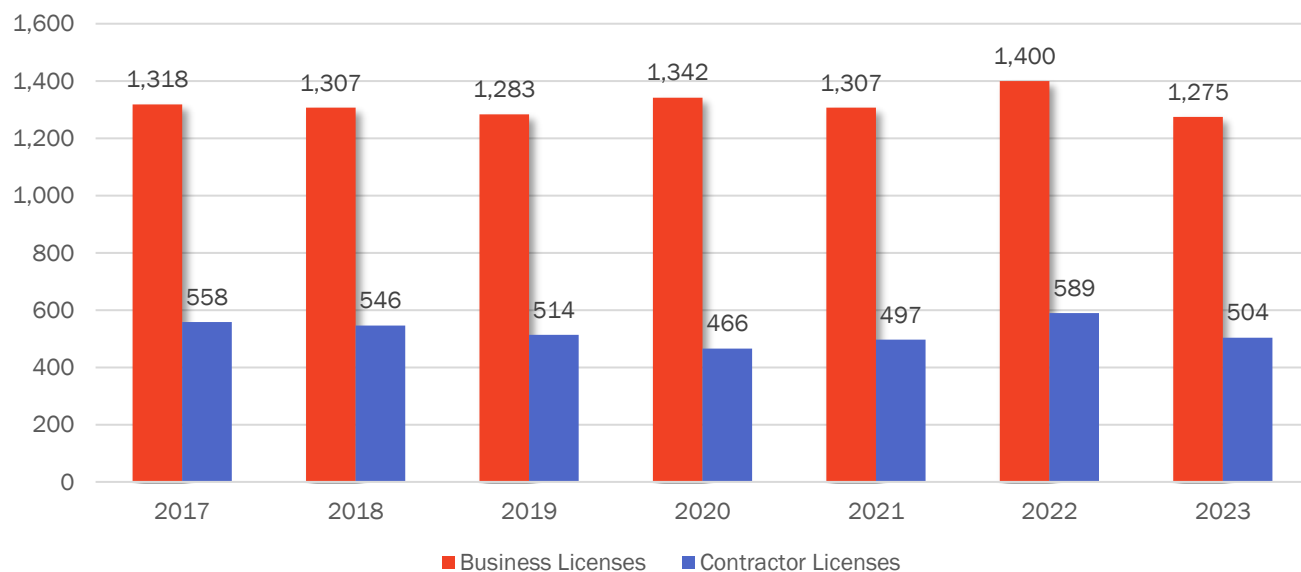
Source: City of Mauldin, Business & Development Services Department

Types of Commercial Permits Issued, 2023

New Construction	20
Additions	9
Renovations	37
Trade Permits for New Construction & Renovations	198
Demolition	5
Tenant Occupancy	64
Roofing	27
Electrical	25
Mechanical	51
Plumbing	2
Sewer	0
Fire	20
Right-of-Way Encroachment	16
Permit Amendment	4
Temporary Use	13
Zoning	7
Signs	65

Business Licenses

Annual Business & Contractor Licenses



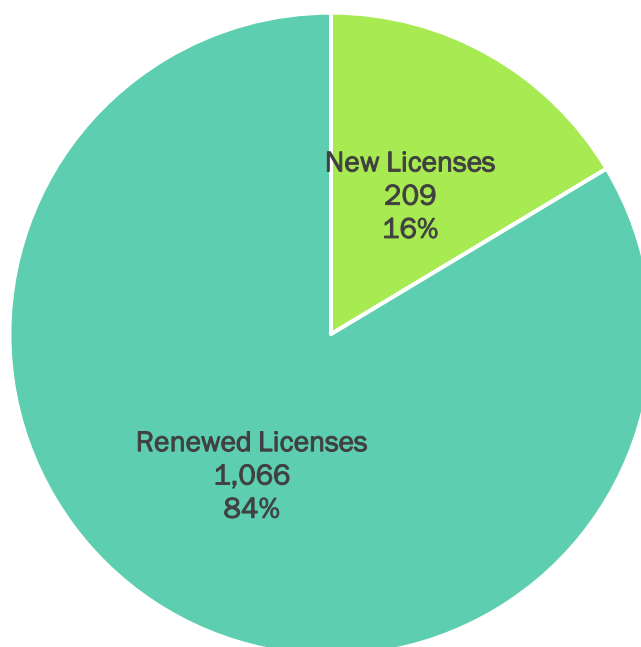
Source: City of Mauldin, Business & Development Services Department

Business Licenses by Type

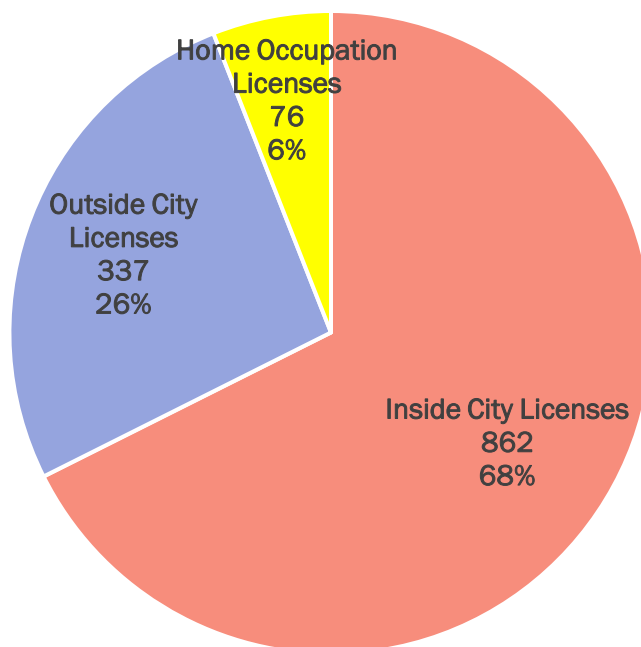
	# of Businesses	Gross Revenue of Businesses
Businesses inside the City	862	\$4,579,900,384
New Licenses	129	\$149,250,686
Renewed Licenses	733	\$4,430,649,698
Businesses outside the City	337	\$81,935,288
New Licenses	41	\$5,093,232
Renewed Licenses	296	\$76,842,056
Home Occupation Businesses	76	\$2,208,803
New Licenses	39	\$715,828
Renewed Licenses	37	\$1,492,975
TOTAL BUSINESSES	1,275	\$4,664,044,475
New Licenses	209	\$155,059,746
Renewed Licenses	1,066	4,508,984,729

Source: City of Mauldin, Business & Development Services Department

New vs. Renewed Business Licenses, 2023



Inside vs. Outside City Business Licenses, 2023



Business Licenses by Industry Sector, 2023

NAICS	Industry	# of BL's inside City	Gross Revenue (BL's inside City)	# of BL's outside City	Gross Revenue (BL's outside City)	TOTAL # of BL's	Gross Revenue (TOTAL)
11	Agriculture, Forestry, Fishing & Hunting	3	\$326,820	0		3	\$326,820
21	Mining, Quarrying & Extraction	0		0		0	
22	Utilities	2	\$xxx,xxx,xxx	1	\$xxx,xxx,xxx	3	\$2,074,644
23	Construction	49	\$149,725,014	7	\$406,655	56	\$152,571,601
31-33	Manufacturing	41	\$911,159,623			41	\$911,159,623
42	Wholesale Trade	35	\$2,195,655,019	8	\$4,644,970	43	\$2,200,299,989
44-45	Retail Trade	120	\$251,690,218	15	\$1,202,417	135	\$252,892,636
48-49	Transportation & Warehousing	22	\$xxx,xxx,xxx	1	\$xxx,xxx,xxx	23	\$40,705,798
51	Information	5	\$xxx,xxx,xxx	1	\$xxx,xxx,xxx	6	\$434,320
52	Finance & Insurance	39	\$xxx,xxx,xxx	1	\$xxx,xxx,xxx	40	\$364,397,201
53	Real Estate & Rental/Leasing	95	\$70,208,539	117	\$55,572,344	212	\$125,780,883
54	Professional, Scientific, & Tech. Services	80	\$149,149,610	15	\$1,609,503	95	\$150,759,113
55	Management of Companies & Enterprises	9	\$89,041,879	0		9	\$89,041,879
56	Administrative, Support & Waste Mngmt Services	44	\$126,495,688	88	\$12,653,982	132	\$139,149,670
61	Educational Services	18	\$4,212,329			18	\$4212,329
62	Health Care & Social Assistance	110	\$xxx,xxx,xxx	1	\$xxx,xxx,xxx	111	\$98,403,655
71	Arts, Entertainment & Recreation	16	\$xxx,xxx,xxx	1	\$xxx,xxx,xxx	17	\$12,435,133
72	Accommod'tn & Food Services	87	\$77,072,166	25	\$765,534	112	\$77,837,700
81	Other Services	163	\$39,053,762	30	\$2,507,712	193	\$41,561,474
92	Public Administration	0		0		0	

Source: City of Mauldin Business & Development Services Department