

**MINUTES**  
**Building Codes (BDS) Committee**  
**January 2, 2024**  
**2<sup>nd</sup> 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 8<sup>th</sup> 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 Redevelopment 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

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.

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.

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