

MINUTES
BUILDING CODES (BDS) COMMITTEE
FEBRUARY 5, 2024
4th and last committee

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

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

1. Call to Order- Chairman Steenback

2. Public Comment- None

3. Reading and Approval of Minutes

a. Building Codes Committee Meeting: January 2, 2024

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
Annual Department Report

The City is growing. The department has been busy with increasing numbers of permits and inspections.

5. Unfinished Business

a. Drive-thru standards in the Central Redevelopment District

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.

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.

The next step in the process would be to send it to the Planning Commission.

Councilman Allgood asked if this could be interpreted as a change for Sully Steamers. Could they have a true drive-thru instead of just a pick-up window? Mr. Dyrhaug said it would allow for a completed drive-thru window, but there is not a current configuration for a queue that would work. Mr. Duncan added the parking lot is owned by the City.

Councilman Matney said this property was slated for a drive-through on a previous project. At the same time, Council was intentional in not having drive-throughs in the CRD. He does not oppose this going to Council for more discussion.

Councilman Allgood asked if the old fire headquarters could have a drive-through if it becomes a restaurant. Mr. Dyrhaug answered no, because it has not been established as a drive-through in the past.

Chairman Steenback agreed with Councilman Matney and said he wants to make sure everyone gets the same treatment.

Motion: Councilman Allgood made a motion to send this item to the Planning Commission with Councilman Matney seconding.

Vote: The vote was unanimous (3-0).

6. New Business

- a. An ordinance to amend the Mauldin Zoning Ordinance establishing regulations for temporary uses and structures

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.

Corporate business leaders and food truck owners are excited about the proposed changes to make it easier to bring food trucks onto their property.

Councilman Allgood asked if the prohibition of food trucks within 250 feet of a restaurant was still applicable. Mr. Dyrhaug answered no, and there has never been a problem with any of our restaurants.

Councilman Allgood asked about the provision that talks about the maximum number of food trucks allowed is one. Mr. Dyrhaug answered that section is intended for a place of business that is bringing a food truck in for their employees.

In section 737, number 6, the wording says "he", referring to the Mauldin Police Chief. Councilman Allgood would like that changed to he or she.

Chairman Steenback said he wants to make sure the process is easy and is concerned about the application being signed by the Police Chief and inspected by the Fire Department. Mr. Dyrhaug said that is what is happening now and it has not been an issue. The food truck owners know the requirements.

Motion: Councilman Matney made a motion to send this item to Council with Councilman Allgood seconding.

Vote: The vote was unanimous (3-0).

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairman Steenback adjourned the meeting at 8:01 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk