

**MAULDIN PLANNING COMMISSION  
MINUTES  
February 27, 2024 6:00 P.M.**

**MEMBERS PRESENT:** Jonathan Paulsen, Randy Eskridge, Kevin Greene, Chauncelynn Locklear, Lyon Bixler, Raj Reddy, Dan Chism

**MEMBERS ABSENT:** None

**CITY STAFF PRESENT:** David Dyrhaug

**CALL TO ORDER/OPENING REMARKS**

Mr. Paulsen called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

**READING OF MINUTES**

Mr. Greene moved to accept the January 23, 2024, Planning Commission minutes.

Mr. Eskridge seconded the motion.

The motion to accept the January 23, 2024, Planning Commission minutes passed by unanimous vote, 7-0.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Docket #:** PC-2024-02-TA

**Request:** Text Amendment to the Zoning Ordinance regarding drive-thru standards in the Central Redevelopment District

Mr. Dyrhaug introduced a draft text amendment to allow drive-thru facilities in the Central Redevelopment District (CRD) at properties that operated a drive-thru at any point in time between January 1, 2022, and December 31, 2023.

Mr. Paulsen opened the floor to public comments.

Mr. Stuart Wyeth, with Pintail Properties, introduced himself as the developer and broker for the project at 110 N. Main Street. He expressed that he made this request for a modification to the CRD standards in order to attract a new coffee shop, Summer Moon, at their property.

Mr. Charles Garcia, with Summer Moon, explained more about their business, operations, and customer experience.

No other public comments were offered.

Hearing no other comments, Mr. Paulsen closed the floor to public comments.

Mr. Chism shared concerns and questions about cut-through traffic and the prospect of other competing coffee shops. He commented about adjusting the draft ordinance so that a drive-thru can only be reestablished once and also restrict drive-thru circulation from interfering with pedestrian areas.

Mr. Greene asked about the percentage of business for Summer Moon that comes via the drive-thru. Mr. Greene also asked about the number of vehicles that would be able to queue in the drive-thru lane proposed at 110 N. Main Street.

Mr. Garcia replied that about drive-thru customers constitute about 20-40 percent of the business activity at their first location and over 40 percent at their Woodruff Road location. Mr. Dyrhaug also commented that it appears that about 18-19 vehicles would be able to queue in the drive-thru lane proposed at 110 N. Main Street.

Mr. Reddy asked if a traffic study would be required for this business.

Mr. Dyrhaug responded that a traffic study is not required for this type and size of business.

Mr. Eskridge make a motion to recommend approval of this ordinance.

Ms. Locklear seconded the motion.

Mr. Chism made a motion to amend the motion to limit that a drive-thru can only be reestablished once and to restrict drive-thru circulation from interfering with pedestrian areas.

Mr. Greene seconded the motion.

Mr. Dyrhaug commented that he would inquire of the City Attorney if there is a reasonable and appropriate way to adjust the ordinance for this.

This amendment to the motion passed by a vote of 6-1 with Ms. Locklear dissenting.

The motion to recommend approval of this ordinance passed by a vote of 7-0.

## **OTHER BUSINESS**

No other business was discussed.

## **ADJOURNMENT**

Mr. Eskridge moved to adjourn the meeting.

Mr. Reddy seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 7-0.

**The Planning Commission meeting adjourned at 6:40 p.m.**