

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
OCTOBER 16, 2023
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Diane Kuzniar.

Others present were City Administrator Seth Duncan and City Attorney Daniel Hughes.

1. Call to Order- Mayor Merritt

- a. Welcome- Mayor Merritt
- b. Invocation- Councilman Reynolds
- c. Pledge of Allegiance- Councilman Reynolds

Councilman Matney took the opportunity to tell everyone about the 50th anniversary of Mauldin High School events that are coming up this weekend.

2. Proclamations and Presentations

- a. Red Ribbon Week Proclamation- Mayor Merritt read the proclamation.
- b. Cultural Center Mural Presentation- Leadership Golden Strip presented the first draft of the proposed mural.
- c. Stormwater Utility Fee Presentation- KCI. Matt Kelly, a Stormwater Engineer with KCI presented the proposed utility fee and what it might look like. Councilman Matney asked Mr. Duncan if the County gives any money to Mauldin for stormwater revenue and if the City has its own stormwater revenue stream. Mr. Duncan answered the County gives the City no money for stormwater and the City does not a revenue stream for stormwater. The County stormwater fee would remain the same.

The proposal is for an optional stormwater fee on Mauldin properties. Councilman Kraeling asked what the City could do with stormwater. Mr. Duncan said a MS4 would have to be established. There is not an advantage for the City to try and remedy stormwater on its own.

Councilman Reynolds suggested this item be sent to the Public Works committee for discussion.

3. Reading and Approval of Minutes

- a. City Council Meeting- September 18, 2023- The minutes were approved by unanimous consent.

4. Public Comment

- a. Richard Hardin: 145 Silver Hill Lane. Mr. Hardin said this is a bad proposal and he believes the original proposal reflects the true intentions of the developer. This area has many mature trees that may be cut down and not replaced. The tract is not big enough for all of the proposed housing.

Mr. Hardin also mentioned he is concerned about flooding and that the road to Greenbrier Meadows would become a cut-through.

- b. Daniel Fowler: 141 Silver Hill Lane. He has been a real estate appraiser for over 20 years. When he bought his house on Silver Hill Lane, it was sold as a wooded lot in a wooded community. The proposed R10 is a high density. The area where this project is proposed has narrow streets and no sidewalks. He believes more planning should take place.
- c. Leanna Long: 141 Silver Hill Lane. She would like to see more planning. There would be a minimal landscape buffer. She is concerned about traffic coming through the development. She suggested the plan revised to extend her development to allow for half acre lots for this project.
- d. Sandra Bone- 701 Log Shoals Road. She does not believe townhomes and these proposed single-family homes are a good fit for the surrounding areas. The trees that are currently around her are beautiful and she does not want them to be cut down.
- e. Chrissy Drake was present from Bluewater Civil Design, 718 Lowndes Hill Road. She presented some points on the property. The developer changed the original plan and is now proposing a mixed-use development. There is a larger buffer now. The lot sizes are identical to Allston Chase, which is an existing development near the proposed one. There will be a connector road for traffic access. A tree survey is required by the City of Mauldin and any trees removed will be replaced according to requirements.
- f. Myra McCrum: 693 Log Shoals Road. She is now in favor of the revised plan. There are no houses in her backyard in the new plan. The only concern she has now is flooding, but is happy with the revised plan overall.
- g. Dennis Cartier: 153 Silver Hill Lane. He agrees with the opposition to the development . He wants to see sustained development.

5. Report from City Administrator

Mr. Duncan reported on a \$25,000 economic development grant the City received that Council has previously approved. The auditors will be submitting their report soon. Leaf pickup will begin and the schedule is on the City website. Mr. Duncan reminded everyone of the upcoming November Council election.

6. Report from Standing Committees

- a. Finance and Policy (Chairperson Reynolds)- The City has received its 21st GFOA award.
- b. Public Safety (Chairperson King)- Chairwoman King thanked the Fire Department for its response to the construction brush fire. She then stated National Night Out was a success due to the police and other City departments. Captain Clardy has been sworn in and is now working.
- c. Public Works (Chairperson Kraeling)- No report
- d. Economic Planning & Development (Chairperson Matney)- No report
- e. Building Codes (Chairperson Kuzniar)- Chairwoman Kuzniar reported the Business and Development Services Department is continuing to break records.
- f. Recreation (Chairperson Allgood)- Chairman Allgood thanked the police department for providing security during recreation events.

7. Unfinished Business- Ordinances- 2nd Reading

None

8. New Business Ordinances – 1st Reading

- a. Discussion on Annexation and Zoning Assignment for 14.3 acres at 635-689 Log Shoals Road

The applicant has revised their conceptual plans for the development of this project. Previously, they were proposing to develop this tract for approximately 101 attached single-family homes (townhomes). The applicant has since revised their proposal to include a mix of 31 detached single-family homes and 42 attached single-family homes (townhomes) for a total of 73 homes for R10 zoning.

Councilman Matney asked what might be allowed in the County if this property is not annexed. Mr. Dyrhaug said RS is comparable to R20. The density probably would not be allowed in the County. Councilman Kraeling said he looked into it, and he thinks it would be 1/3 of the proposed development. Councilman Matney asked Mr. Dyrhaug if he knew if Metro is going to accept sewer for the property. Mr. Dyrhaug said he would not have a question that they would take it under normal circumstances, but this property will need a sewer lift station. He does not know whether Metro will accept the sewer lift station. Councilman Matney is hesitant to approve the project with the question of the sewer not being answered.

Councilman Kraeling said there is also an issue with the traffic and roads in this area. It will be a burden on our services. He is also concerned with the sewer question.

Chairwoman Kuzniar said this project is not consistent with the comprehensive plan, which calls for low density in this area. Councilman Allgood said he is glad the Council was able to discuss this and appreciates the developer going back and changing the plans after receiving feedback from the surrounding communities. He does appreciate also the residents coming out and voicing their concerns.

Another concern of Councilman Allgood was answered this morning by Mr. Dyrhaug, and that is if the annexation is denied, it can come back. It is not like zoning, which requires the applicant wait to reapply.

Councilman Reynolds said he would like to give the developers the opportunity to come back again with changes after the feedback tonight.

Mayor Merritt said there are state and county roads surrounding the properties. The City has done a terrific job maintaining its roads. The State and County roads have not been as well maintained and are probably not on the list for improvements. Baldwin Road would be the preferred cut-through and would be the way sanitation would have to go to service the neighborhood. Sidewalks would be installed for the neighborhood.

The biggest concern the Mayor has is the unsettled sewer question. He does also wish there was a different material on the side of the house other than vinyl.

Motion: Councilman Matney made a motion to send this item back to the Building Codes Committee to incorporate additional comments from Council and provide an opportunity for the developer to come back with a different plan. Councilman Reynolds seconded the motion.

Chairwoman Kuzniar said she does not believe this neighborhood is a good fit for the area.

Councilman Reynolds said if there were no townhomes in the proposal, it may be more palatable and have less density. It would also be similar to what is across the street.

Daniel Hughes said Metro should give us an answer before the next committee meeting. Mr. Dyrhaug said Bluewater is expecting an answer on the sewer from Metro this week.

Vote: The vote was 6-1 with Chairwoman Kuzniar dissenting.

- i. An ordinance to provide for the annexation of property consisting of approximately 12.0 acres owned by Lesley P. Corn, and located at 635 Log Shoals Road (Tax Map Parcel: 0573.01-01-005.06) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property
- ii. An ordinance to provide for the annexation of property consisting

of approximately 1.5 acres owned by Lesley P. Corn and Vicki H. Corn, and located at 635 Log Shoals Road (part of Tax Map Parcel: 0573.01-01-005.08) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property

iii. An ordinance to provide for the annexation of property consisting of approximately 0.03 acres owned by Emma Bonham and Joseph Love Bonham III, and located at 641 Log Shoals Road (part of Tax Map Parcel: 0573.01-01-005.18) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential for said property

iv. An ordinance to provide for the annexation of property consisting of approximately 0.8 acres owned by Ronald Spanton, and located at 689 Log Shoals Road (Tax Map Parcel: 0573.01-01-004.00) by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property

b. An ordinance amending the business license ordinance of the City of Mauldin to update the class schedule as required by Act 176 of 2020

Motion: Chairwoman Kuzniar made a motion to approve this ordinance on first reading. Councilman Matney seconded the motion.

Vote: The vote was unanimous (7-0).

Standing Committee Items

c. FOIA Policy Change

This resolution will remove the requirement that the City Attorney must approve every FOIA request response.

Motion: Chairman Reynolds made a motion to approve this resolution. Councilwoman King seconded the motion.

Vote: The vote was unanimous (7-0).

d. Naming of Pedestrian Bridge

Councilman Reynolds thanked Ms. Carter and the other City staff for the process to start whittling down the names and also to give Council all of the submissions.

Councilwoman King said her preference is the Mauldin Skyway Bridge, but does not know

how the seven Council members are going to come to a consensus. Skyway has a nice ring to it and connotes the sky is the limit.

Councilman Matney said the bridge will only be named once, but it will take on a life of its own. The longer the name is, the more truncated it will become. It does not have to be named tonight. Bridgeway Station is not completely open, so there is not a rush. He would like to see how it continues to evolve. If it had to be done now, he would probably lean toward Skyway.

Mayor Merritt likes the Mauldin Gateway Bridge. He would like Mauldin included, because Bridgeway Station has a Simpsonville address, but is located in Mauldin. The Mayor also said the Mauldin Hop is one he likes as well.

Councilwoman Kuzniar likes the Mauldin Gateway Bridge and the Hop.

Councilman Allgood likes the Mauldin Hop because it works with the Swamp Rabbit trail. Gateway is the easiest on the ears for him. He said he thinks Council is struggling because the names don't have a Mauldin connotation.

Mr. Duncan said Mauldin Hop and Mauldin Gateway Bridge seem to be the top 2 with Skyway behind. He said the top two or three can be focused on.

Motion: Councilman Matney made a motion to keep this item on the Council floor. Councilwoman King seconded the motion. Councilman Reynolds said he would like the focus on the top three names.

Vote: The vote was unanimous (7-0).

9. Public Comment- None

10. Call for Executive Session

- a. Executive Session to consider a contractual matter related to the Parker Group as allowed by State Statute Section 30-4-70 (a)(1)

Motion: Councilwoman King made a motion to go into executive session with Councilman Kraeling seconding.

Vote: The vote was unanimous (7-0).

Mayor Merritt reconvened the meeting at 10:13 p.m. Councilman Matney reported no decisions were made and no action taken in executive session.

- b. Possible action on items discussed in executive session- None

11. Council Concerns- None

12. Adjournment- Mayor Merritt adjourned the meeting at 10:15 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk