

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
MARCH 18, 2024
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 Mark Steenback.

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 Kraeling
- c. Pledge of Allegiance- Councilman Kraeling

2. Proclamations and Presentations

a. Presentation to State Champions 8U Girls Basketball Team

Mayor Merritt read a proclamation and presented certificates to the team.

b. American Legion Presentations for Firefighter and Police Officer of the Year

Police Officer Thomas Fazio and Firefighter Tanner Matheson were recognized by the American Legion.

c. Mauldin Chamber Report

Ozzy Custodio, Chairman of the Chamber board, was present to give a report. The Chamber has 9 new members and several upcoming ribbon cuttings and grand openings.

d. GCRA Public Hearing

Imma Nwobodu from the Greenville County Redevelopment Authority held a public hearing to present CDBG and HOME funding for the current year. No comments were made. The public hearing concluded at 7:42 p.m.

3. Reading and Approval of Minutes

- a. City Council Meeting- February 19, 2024

Motion: Councilman Matney made a motion to accept the minutes with Councilman Steenback seconding.

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

b. Council Workshop- February 19, 2024

Motion: Councilman Reynolds made a motion to accept the minutes with Councilwoman King seconding.

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

4. Public Comment

- a. Charles Garcia from 209 Allender Way, Simpsonville is the owner of Summer Moon coffee. He spoke on the project he envisions here in Mauldin.
- b. Nick Netchaeff- 212 North Main Street shared his concerns about air quality and dust in the air from the Jenkins Court project and from the City property on North Main Street.
- c. Aaron Peter of 516 Rivanna Lane in Greenville spoke on the Summer Moon project and the changes that have been made to the plans based on feedback received by City staff and Council members. The project will have walkable access from City Center with lighting and signage. There will be no vehicular access from the coffee shop over to Jenkins Court.

5. Report from City Administrator

There is still time for the public to help shape the future of Mauldin as we continue to seek responses to the City's Community Survey for our 5-year Strategic Plan. To date, we have received more than 623 responses. The Strategic Plan will help guide City Council in identifying its vision for the future of our community as well as playing a crucial role in helping to define future priorities. Responses will be accepted until March 31st. A link to the survey can be found on the City's webpage at: www.cityofmauldin.org.

The Blues & Jazz annual event features a variety of your favorite restaurants and food trucks, complete with live blues and jazz music. It will be held on Saturday, April 20, 2024 | 2 p.m. – 9 p.m.

Community Development staff and Mauldin PD are working together to plan the inaugural BridgeWay 5k, an event being funded in part from a grant received from Ten at The Top. The date has been set for Saturday, June 1, 2024 starting at 8am. The event will include a 5k and Fun Run beginning and ending at BridgeWay Station.

6. Report from Standing Committees

- a. Finance and Policy (Chairperson Reynolds)- Chairman Reynolds mentioned the budget workshops.
- b. Public Safety (Chairperson King)
- c. Public Works (Chairperson Kraeling)
- d. Economic Planning & Development (Chairperson Matney)
- e. Building Codes (Chairperson Steenback)
- f. Recreation (Chairperson Allgood)

**7. Unfinished Business-
Ordinances- 2nd Reading**

- a. Ordinance to Sell Butler Road Property for ROW

The City owns a number of parcels along the project corridor and due to the nature of this project SCDOT is increasing its right-of-way throughout the project area. The parcels related to this appraisal are directly in front of City Hall and the old Fire Station. SCDOT is seeking to acquire a thin strip of City property for the purpose of building a dedicated right-turn lane onto HWY 276.

Motion: Chairman Kraeling made a motion to accept this ordinance on second reading. Councilman Matney seconded the motion.

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

- b. Ordinance to Amend the Zoning Ordinance Establishing Regulations for Temporary Uses and Structures

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.

Motion: Chairman Steenback made a motion to accept this ordinance on second reading. Councilman Matney seconded the motion.

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

Standing Committee Items- None

8. New Business

Ordinances – 1st Reading

- a. An Amendment to Section 5:6.16 of the Mauldin Zoning Ordinance regarding drive-thru facilities in the Central Redevelopment District.

Motion: Chairman Steenback made a motion to approve this ordinance on first reading. Councilman Reynolds seconded the motion.

The ordinance was sent to the Planning Commission from the Building Codes committee. The Planning Commission recommended the project unanimously. This ordinance modifies the allowance for a drive-thru facility in the Central Redevelopment District in a minimal way that does not impact other properties aside from 110 N. Main Street. Driveway access from drive-thru facilities onto the Jenkins Court extension will be restricted.

Councilman Matney said he has agonized over this vote. The CRD plan is so important to the future of our City, but this property was slated to be a coffee shop that was previously agreed to by Council, so he will support the project.

Councilman Allgood asked what extra steps will be taken to make this project cohesive with the City Center Village property. Mr. Peter answered there will be a direct pedestrian path from the sidewalk to the back patio of Summer Moon. This would be just like what is in downtown Greenville. There will be signage and landscaping going to the back patio. A material change will designate a pathway. There will also be a raised table to identify it as a pathway. The building and pathway will be ADA compliant.

Mr. Garcia answered that there are plans for signage facing Jenkins Court. Also, the front door will be moved to be storefront, and a front patio will be added.

Mayor Merritt stated he was against the project because we need City Center for a downtown. He was concerned about the walkability of the City Center Village. Traffic needs to be kept at a minimum at Jenkins Court. Council has discussed this issue several times regarding the CRD. He received an email from Mr. Wyeth saying that all points from 110 North Main to Jenkins Court will be blocked to vehicular traffic. The Mayor would like it in writing that the two access points to Jenkins Court would be blocked. With this assurance, he will vote for the project.

Councilwoman King said Council has had many discussions on this location. Mr. Dyrhaug did a great job updating the ordinance and the developer has more than met Council halfway and has listened to Council and staff recommendations. She is happy to support the ordinance change to allow the project.

Councilman Kraeling said he likes the design and concept. Things that were not clear in the beginning are clear now and he will support the project.

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

- b. An Ordinance to provide for the annexation of property owned by Andrew and Alexandria Smith and located at 325 Bridges Road (Tax Map Parcel: 0542.01-01-021.11) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property

Motion: Chairman Steenback made a motion to adopt this ordinance on first reading. Councilwoman King seconded the motion.

Chairman Steenback wants to make sure the zoning will benefit the City long-term.

Vote: The vote was 6-1 with Councilman Kraeling dissenting.

- c. An Ordinance to provide for the annexation of property owned by Jason and Tina Styron and located at 315 Bridges Road (Tax Map Parcel: 0542.01-01-021.10) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property

Motion: Chairman Steenback made a motion to adopt this ordinance on first reading. Councilwoman King seconded the motion.

Vote: The vote was 6-1 with Councilman Kraeling dissenting.

Standing Committee Items

- d. Authorization to Sell Equipment

Motion: Chairman Kraeling made a motion to adopt the resolution to sell used/old equipment. Councilwoman King seconded the motion.

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

- e. Pine Forest Park Grant Modification

Motion: Chairman Allgood made a motion to approve the grant modification with a not to exceed amount of \$50,000. Councilman Reynolds seconded the motion.

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

- f. City Center Village Master Plan

Motion: Chairman Matney made a motion to contract with Seamon Whitesides as the company to develop the Village master plan not to exceed \$33,000. Councilman Kraeling seconded the motion.

Councilman Reynolds said he wants to make sure we move forward with the project and use this study as a guide.

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

g. Police and Court Operations Security Updates

City Council is requested to reallocate \$45,000 of ARPA funding for Police Department and Court Operations Security Upgrades. The funds would be used as follows:

Security Cameras Replacement \$20,000
Metal Detector Replacement \$5,000
Court Administration \$20,000
\$45,000.00

Motion: Chairwoman King made a motion to reallocate ARPA funding in the amount of \$45,000. Councilman Kraeling seconded the motion.

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

Committee of the Whole

Motion: Councilman Matney made a motion to consider the following two items informally. Councilwoman King seconded the motion.

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

h. GCRA Resolution

Motion: Councilwoman King made a motion to adopt the FY 24 CDBG/HOME resolution from GCRA. Councilman Steenback seconded the motion.

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

i. Capital Project Sales Tax – Priority List

Staff is recommending these road projects be submitted to the County Capital Project

Sales Tax Commission for inclusion in the ballot measure being presented to the public this November.

Holland Road (Vendue Ct. to E. Butler Road) (city)
Adams Mill (Ashmore Bridge Rd to Brooks Rd) (city/state)
Hamby Road (Miller Rd to Forrester Dr) (state)
Interchange Improvement (Forrester Drive at Hamby Rd) (state)
Ashmore Bridge Road (widening Fork Shoals Rd to W. Butler Rd) (state)
West Butler Road (Conestee Rd to HWY 276) (state)
HWY 276 (E. Standing Springs to Innovation Dr.) (state)
Old Mill Road (E. Butler Rd to Forrester Dr) (state)
North Golden Strip Dr (HWY 417 to Bethel Dr) (state)
Fowler Circle (widening W. Butler Rd to Murphy Ln) (county)

Motion: Councilman Kraeling made a motion to submit these road projects to the County for inclusion in the ballot for capital sales tax. Councilman Reynolds seconded the motion.

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

9. Public Comment

Rollie Hyust of 104 Swinton Drive spoke about the community survey . He hopes citizens will participate. He also mentioned he is very happy to hear that sidewalks will be installed on a section of Miller Road to help the students who are walking to school.

10. Council Concerns

Councilman Allgood asked Mr. Duncan to put dust remediation on a future committee agenda for discussion.

Councilman Allgood then asked for clarification on making motions if a Council Chairperson is not in favor of an item. City Attorney Daniel Hughes said he could draft a memo regarding parliamentary procedure.

11. Adjournment- Mayor Merritt adjourned the meeting at 8:44 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

