



CITY COUNCIL MEETING

MONDAY, MAY 20, 2024 | 7:00 PM

**City Council will meet in the Mauldin City Hall Council
Chambers, 5 East Butler Road**

**FY 25 Budget Public Hearing will be held before the Council meeting is
convened**

Please note that members of the public are encouraged to participate remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing

**CITY OF MAULDIN
COUNCIL MEETING AGENDA
MAY 20, 2024
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

PUBLIC HEARING: FY 25 BUDGET ORDINANCE

- | | |
|--|--------------------|
| 1. Call to Order | Mayor Merritt |
| a. Welcome | |
| b. Invocation | |
| c. Pledge of Allegiance | |
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| 2. Proclamations and Presentations | Mayor Merritt |
| a. MHS Cadet Color Guard Proclamation [Page 5] | |
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| 3. Reading and Approval of Minutes | Mayor Merritt |
| a. City Council Meeting- April 15, 2024 [Pages 6-12] | |
| Special Called Council- May 6, 2024 [Page 13] | |
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| 4. Public Comment | Mayor Merritt |
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| 5. Report from City Administrator | Seth Duncan |
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| 6. Report from Standing Committees | |
| a. Finance and Policy (Chairperson Reynolds) | |
| 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) | |
|
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| 7. Unfinished Business-
 Ordinances- 2nd Reading | Mayor Merritt |
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 | |
| a. An Ordinance to provide for the annexation of property owned
by Clayton Bohn, Jr., and located at 2 Woodhedge Court
(Tax Map Parcel: M006.02-01-434.00) by one hundred percent
petition method; and to establish a zoning classification of R-15,
residential [Pages 14-21] | Chairman Steenback |

- b. An amendment to the Mauldin Zoning Ordinance removing certain uses from those allowed in the S-1 and I-1 zoning districts [Pages 22-27] Chairman Steenback
- c. An amendment to the Mauldin Zoning Ordinance establishing regulations for nonconforming uses, structures, sites, lots, and signs [Pages 28-43] Chairman Steenback
- d. Ordinances to Sell Butler Road Property for ROW [Pages 44-67] Chairman Kraeling
 - i. Tract 205
 - ii. Tract 229

8. New Business Mayor Merritt
Ordinances – 1st Reading

- a. An Ordinance to rezone a property consisting of approximately 3.3 acres located at Miller Road (Tax Map Parcel #M002.01-02-002.00) [Pages 68-74] Chairman Steenback
- b. An Ordinance to provide for the annexation of property owned by the City of Mauldin and located at Adams Mill Road (Tax Map Parcel: M006.02-01-035.01) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property [Pages 75-81] Chairman Steenback
- c. An Ordinance to provide for the annexation of property owned by the City of Mauldin and located at Fowler Circle (Tax Map Parcel: M007.03-01-011.04) by one hundred percent petition method; and to establish a zoning classification of R-20, residential, for said property [Pages 82-88] Chairman Steenback
- d. An amendment to the Mauldin Land Development Regulations establishing procedures for subdivisions and to invoke the pending ordinance doctrine [Pages 89-125] Chairman Steenback
- e. Ordinance 2023-2024 Budget Amendment [Pages 126-130] Chairman Reynolds
- f. Ordinance 2024-2025 Budget [Pages 131-152] Chairman Reynolds

Standing Committee Items

- g. Resolution Temporary Construction Easement Tract 21 [Pages 153-159] Chairman Kraeling
- h. Boiling Springs FD Automatic Aid Agreement [Pages 160-165] Chairwoman King

i. Resolution to Adopt an Operating and Capital Program for Mauldin FSA [Pages 166-179] Chairwoman King

j. Use of Forfeiture Funds [Pages 180-181] Chairwoman King

Committee of the Whole

k. Ordinance for Duke Energy Easement [Pages 182-186]

9. Public Comment

Mayor Merritt

10. Call for Executive Session

- a. Executive Session to consider an economic development matter related to Bridgeway as allowed by State Statute Section 30-4-70(a)(2)
- b. Executive Session to consider personnel matters in the Administrative Department as allowed by State Statute Section 30-4-70 (a)(1)
- c. Possible action on items discussed in Executive Session

11. Council Concerns

Mayor Merritt

12. Adjournment

Mayor Merritt



PROCLAMATION

WHEREAS, the 2024 Mauldin High School Cadet Color Guard, finished first in the CWEA (Carolina Winter Ensemble Association) Championships; and

WHEREAS, CWEA governs the Southeast for indoor competitions, and these Championships are the highest level a Cadet Color Guard can participate in; and

WHEREAS, the Cadet Guard has placed 1st in three of the past 4 years; and

WHEREAS, the Mauldin High School Cadet Color Guard members are: Katherine Balderas, Arianna Banks, Ella Bock, Destiny Burgess, Jayla Carter Burnette, Eden Floyd, Serenity Garrison, Tamera Geter, Scarlet Granger, Emma Hamm, Paisley Helton, Madisyn Herbert, Kiersten Hicks, Kayden Ison, Kaydence Johnson, Harmony Link, Deborah Onyechi and Allison Parsons.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Terry Merritt, Mayor of the City of Mauldin, along with my fellow Councilmembers, do hereby proclaim that we are proud of MHS Cadet Guard's accomplishments and recognize them for winning the CEWA Championships.

Terry Merritt, Mayor

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
APRIL 15, 2024
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Michael Reynolds, Frank Allgood, and Mark Steenback. Councilman Jason Kraeling was present via Zoom.

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

1. Call to Order

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

2. Proclamations and Presentations

- a. Greenville County Soil and Water Conservation Presentation- Kirsten Robertson

The Greenville County Soil and Water Conservation District educates and gives advice to the public regarding stormwater pollution. Ms. Robertson is an engineer and can also go to people's property and give them advice on what to do to help mitigate stormwater problems. Presentations can also be given to HOAs and other groups.

- b. National Day of Prayer Proclamation- Mayor Merritt read the proclamation.

3. Reading and Approval of Minutes

- a. City Council Meeting- March 18, 2024
Council Budget Workshop- March 14, 2024
Council Budget Workshop- March 28, 2024
Special Called Council- April 1, 2024

Motion: Councilman Matney made a motion to accept all sets of minutes as presented. Councilwoman King seconded the motion.

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

Councilman Matney left the meeting and was unable to vote on several items.

4. Public Comment

Phil Cochrane of 435 Bishop Drive was present to talk on stormwater. He thanked the City

and the Public Works Department for what they are doing to help with the City's stormwater issues. He asked that any revenue for stormwater be used for old developments that need help; not new construction.

5. Report from City Administrator

The Greenville County Capital Project Sales Tax Commission held its first meeting recently where it learned more about its role in identifying and assessing road projects for a ballot initiative this November. The Commission will review scored projects from a tentative project list on Tuesday, April 23rd at 5:30pm. The meeting will be held at County Square and is open to the public.

Once the road project list is presented, County officials will begin hosting a series of public meetings to receive feedback from the public regarding the proposed project list. One of those meetings will be held here in Mauldin on Tuesday, April 30th from 5-7pm at the Senior Center.

The Chamber will be hosting a number of events over the next few weeks throughout the community. First, Wednesday, April 17th they will be hosting a "Get Acquainted with the Chamber" open house/drop-in. The casual drop-in will allow Chamber Members and prospective Members to stop by and get to know the Chamber better. The event will start at 8am and end at 10am.

The Chamber will host their annual Golf Classic at Holly Tree Country Club.

On June 15th the Chamber will host a Car Show at Bridgeway Station from 9am until 2pm.

Bridgeway Station's grand opening is scheduled for next Saturday, April 27th starting at 4pm.

The grand opening of the City's new fire department headquarters is this Friday starting at 11am.

Mauldin Blues and Jazz festival is this Saturday. It begins at 2pm and will run until 9pm.

6. Report from Standing Committees

- a. Finance and Policy (Chairperson Reynolds)- Chairman Reynolds reported there would be a budget meeting on Thursday evening.
- b. Public Safety (Chairperson King)- No report
- c. Public Works (Chairperson Kraeling)- No report
- d. Economic Planning & Development (Chairperson Matney)- No report
- e. Building Codes (Chairperson Steenback)- No report
- f. Recreation (Chairperson Allgood)- Chairman Allgood reported baseball season is starting.

7. Unfinished Business-

Ordinances- 2nd 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 accept this ordinance on second and final reading. Councilwoman King seconded the motion.

Vote: The vote was unanimous (6-0).

- 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 accept this ordinance on second and final reading. Councilman Allgood seconded the motion.

Vote: The vote was unanimous (6-0).

- 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 accept this ordinance on second reading. Councilman Allgood seconded the motion.

Vote: The vote was unanimous (6-0).

Standing Committee Items

- d. Stormwater Fee Discussion

Councilman Matney rejoined the meeting during the stormwater discussion.

Mr. Duncan said an alternative funding method would be to increase budgeted funds for stormwater activities from revenue generated by the proposed millage increase as included in the FY2025 budget. Funding could be increased from \$35k to \$70k from the balance of revenue after new investments.

Councilman Allgood said he would like to look at alternative funding. He would like to continue to talk about things we could implement today. Ms. Robertson said the Soil

and Water District offers technical assistance in which they give the property owner suggestions to help with their stormwater problems. He would like to utilize this service more.

The older neighborhoods were not set up like the newer ones today. Stormwater regulations in Mauldin are stringent. We have 100-year storm requirements. We need to promote sustainable development and education on planting trees and other ways to control water runoff. The City is growing, and we might be able to collaborate with other entities as well as neighboring cities. This problem is bigger than one person's issue.

Mayor Merritt said when we first started talking about this issue, the attorneys said don't touch it. You cannot print enough money to fix the problem. Water flows downhill. Mauldin is between two large drain basins. Any development north of us and uphill of us will send stormwater to Mauldin. In the past, the City did not clean ditches to help mitigate the issue, and legally we cannot go onto private property.

Chairman Kraeling said this issue is not going away. We need to be better tomorrow than we are today.

Councilman Steenback said we haven't done the basics. We haven't done the things we should have been doing all along. If we don't get the basics right, it doesn't matter what we decide to do, it will not be sustained.

Councilman Matney said there are a lot of little things that we have started to do that are making a difference. Incrementalism is still forward motion. We will continue seeing successes as long as we don't lose sight of what we are doing.

Councilman Steenback said he lives in a house in the bottom of his neighborhood and has experience with stormwater. He understands and sympathizes with the citizens who are affected.

Councilman Reynolds asked what a millage was worth. Mr. Duncan said \$159,000 is what we use for budgeting purposes. Councilman Reynolds said we have taken advantage of some federal funding opportunities and he wants to make sure that we are looking at the budget.

8. New Business

Ordinances – 1st Reading

- a. An Ordinance to provide for the annexation of property owned by Clayton Bohn, Jr., and located at 2 Woodhedge Court (Tax Map Parcel: M006.02-01-434.00) by one hundred percent petition method; and to establish a zoning classification of R-15, residential

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

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

- b. An amendment to the Mauldin Zoning Ordinance removing certain uses from those allowed in the S-1 and I-1 zoning districts

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

Councilman Allgood asked if there were any grandfathering issues on this and the next item. Mr. Dyrhaug said any institutional uses that we have already allowed are grandfathered in.

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

- c. An amendment to the Mauldin Zoning Ordinance establishing regulations for nonconforming uses, structures, sites, lots, and signs

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

Chairman Steenback thanked staff for developing this ordinance to respond to the needs of the citizens.

Mayor Merritt said the zoning ordinance is not a static document and Council will make changes as needed to serve the City.

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

- d. 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. These parcels are at City Park (205) and where Gilder Creek crosses E. Butler (229). SCDOT is seeking to acquire a segment of City property for the project.

The new right-of-way will not have a significant impact on either property. As such, SCDOT's offers are for fee simple title to land and temporary Right-of-Way.

Motion: Chairman Kraeling made a motion to accept the ordinance for parcel 205 on first reading. Councilman Allgood seconded the motion.

Councilman Reynolds reported the City will receive \$51,112 for the sale of property to SCDOT and to provide temporary Right-of-Way. Staff suggest dedicating those funds to Cost to Cure activities as described in the appraisal.

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

Motion: Chairman Kraeling made a motion to accept the ordinance for parcel 229 on first reading. Councilman Steenback seconded the motion.

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

Standing Committee Items

None

Committee of the Whole

None

9. Public Comment

Cindy Jordan of 204 Fowler Circle spoke on several topics. She thanked the Mauldin Police Department. Emergency services are near and dear to her heart. Second, she is excited to tour the new fire headquarters on Friday at the grand opening ceremony. She hopes the budget included new mattresses for the firefighters. The firefighters cannot protect the citizens if they are not getting a good night's sleep.

Fowler Road traffic is of concern to her. She sees cars speeding up and down the road and has witnessed several accidents.

Lastly, Ms. Jordan spoke of her support for a Stormwater division. Council worked on this issue when she was on Council about 19 years ago, and is still trying to come up with a solution to the problem. She has stormwater issues on her property as well. The City is growing so fast. How are we holding the developers responsible?

10. Call for Executive Session

- a. Executive Session to consider an economic development matter related to City Center as allowed by State Statute Section 30-4-70(a)(2)

Councilman Matney recognized Travis from Greenville Connects. They are advocates for public transit.

Motion: Councilman Matney made a motion to adjourn into executive session with Councilman Reynolds seconding.

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

Mayor Merritt called the meeting back to order at 9:42 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 9:43 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

**MINUTES
CITY OF MAULDIN
SPECIAL CALLED CITY COUNCIL MEETING
MAY 6, 2024, after committee meetings
CITY HALL COUNCIL CHAMBERS–5 E. BUTLER ROAD**

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, Michael Reynolds and Mark Steenback. Councilman Frank Allgood attended via Zoom.

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

1. Call to Order- Mayor Merritt

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

2. New Business

- a. Motion to enter into Executive Session to consider an economic development matter related to City Center as allowed by State Statute Section 30-4-70 (a)(2)

Motion: Councilman Matney 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 8:30 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

Motion: Councilman Matney made a motion to approve an amended development agreement with Parker Group and Longbranch Investors, LLC. Councilwoman King seconded the motion.

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

3. Council Requests- None

4. Adjournment- Mayor Merritt adjourned the meeting at 8:32 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 7a

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Annexation of 2 Woodhedge Ct
*** 2nd Reading ***

OWNER(S): Clayton Bohn, Jr.

TAX MAP #(S): M006.02-01-434.00

LOCATION: 2 Woodhedge Ct

CURRENT ZONING: R-15 (County)

REQUESTED ZONING: R-15, Residential

SIZE OF PROPERTY: Approx. 0.4 acres

CONTIGUITY: The tract at 2 Woodhedge Court touches the City on three sides. This tract is the only property in Butler Forest that is not in the City limits.

REQUEST

The City of Mauldin has received signed petitions requesting the annexation of a tract of land (one parcels) pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 0.4 acres at 2 Woodhedge Court owned by Clayton Bohn, Jr.

Per the Mauldin Public Works Department, this homeowner had enjoyed trash service from the City until it was recently realized that this property is not in the City limits. The homeowner has petitioned the City to annex their property so that they can receive City services including sanitation.

PLANNING AND ZONING

About the R-15 District

The R-15 zoning designation is a low-density residential district intended to provide single-family living. R-15 zoning allows a minimum 15,000-square foot lot for detached single-family homes.

Comprehensive Plan Designation

This tract is designated for low-density residential on the Future Land Use Map in the Comprehensive Plan. This designation consists of single family homes, typically on ¼-acre size lots or larger. The R-15 zoning is consistent with this designation.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	R-15 (City)	Butler Forest subdivision
South	R-10 (City)	Butler Station subdivision
East	R-S (County)	Undeveloped City-owned property
West	R-15 (City)	Butler Forest subdivision

Summary

The R-15 zoning is consistent with the low-density residential designation in the Comprehensive Plan.

TIMELINE

On March 6, 2024, staff received the signed petition for the annexation of this parcel.

On April 1, 2024, the Building Codes Committee voted 3-0 to forward this annexation to City Council with a recommendation of approval.

On April 15, 2024, the City Council voted 7-0 to approve this annexation on first reading.

STAFF RECOMMENDATION

This annexation fills in a portion of a donut hole inside the City of Mauldin. The City of Mauldin already provides services to the areas surrounding this property. It makes sense for the City of Mauldin to provide services to this property from an efficiency standpoint. Staff supports this annexation.

ATTACHMENTS

Annexation Ordinance (maps and petitions attached therein)

ORDINANCE # _____

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CLAYTON BOHN, JR., AND LOCATED AT 2 WOODHEDGE COURT (TAX MAP PARCEL: M006.02-01-434.00) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-15, RESIDENTIAL, FOR SAID PROPERTY

WHEREAS, Clayton Bohn Jr. is the sole owner of record title of a parcel of real property containing 0.4 acres, more or less, located at 2 Woodhedge Court, which property is contiguous to the City of Mauldin and is more particularly illustrated in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin by Clayton Bohn Jr., requesting that the aforementioned property be annexed into the City of Mauldin; and,

WHEREAS, the property to be annexed is contiguous to the City of Mauldin, and is more particularly depicted in Exhibit 1 attached hereto; and,

WHEREAS, Clayton Bohn Jr. constitutes one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of R-15, Residential, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

1. ANNEXATION: The real property owned by Clayton Bohn Jr., and more particularly depicted in the map attached hereto marked as Exhibit 1, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Adams Mill Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-15, Residential.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:




City Attorney



EXHIBIT 1 – ANNEXATION MAP

Annexation at 2 Woodhedge Court



Legend

-  Subject Property
-  Tax Parcel
-  Municipal Boundary

Created on March 25, 2024

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EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED
BY CLAYTON C BOHN JR, AND LOCATED AT 2
WOODHEDGE COURT INTO THE CITY OF MAULDIN BY
ONE HUNDRED PERCENT (100%) METHOD

Petitioner, Clayton C. Bohn, Jr., is the sole owner [freeholder owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a parcel of real property in Greenville County containing approximately 0.41 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.


Petitioner hereby petitions to annex their property consisting of 0.41 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of R-15, Single-Family Residential on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

This Petition is dated this 6th day of March, 2024, before the first signature below is attached.

The Petitioner requests that the tract described above and shown on the attached Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the tracts the zoning classification of R-15, Single-Family Residential.

3/6/2024, 2024
Date


Clayton C. Bohn, Jr.


Witness

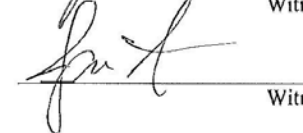

Witness

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying, and being in the State of South Carolina, County of Greenville, containing 0.41 acres, more or less, on Woodhedge Court, shown upon a plat of survey for Kenneth Ancel Elrod, prepared by Freeland & Associates, dated February 26, 1998 and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 37-1 at Page 63. Reference to said plat hereby made for a metes and bounds description thereof.

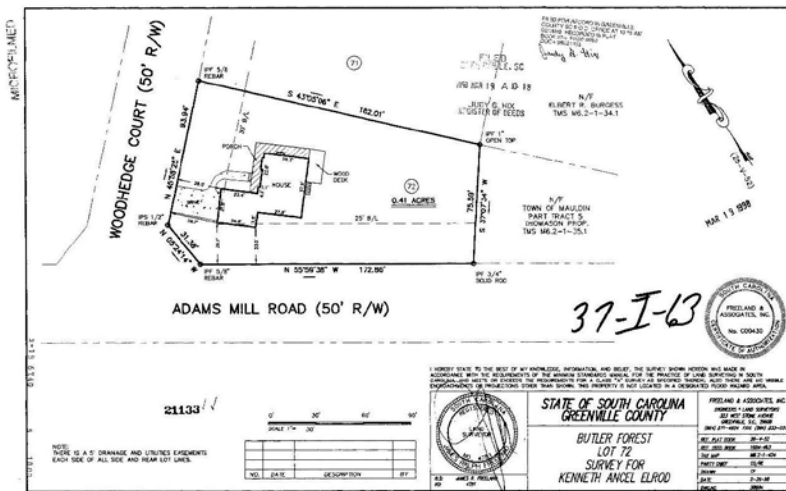
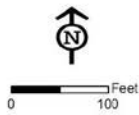
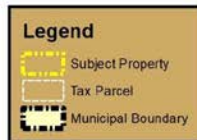


EXHIBIT B

Annexation at 2 Woodhedge Court



Created on March 6, 2024

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CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 7b

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Institutional Uses in S-1 and I-1 Districts
*** 2nd Reading ***

BACKGROUND

Employment centers, such as the Brookfield Office Park and the industrial corridor along Old Stage Road and SC Highway 417, have historically been vital to the success and fiscal well-being of the community. These centers provide great access to job opportunities and are a vital portion of the City's tax base. The City is beginning to see more interest by institutional uses in vacant spaces at these centers. This includes a private school that has already moved in to the Brookfield Office Park and a charter school approved by the Zoning Board of Appeals earlier this year to open in the Brookfield Office Park. As institutional uses such as schools, churches, and other non-profit organizations purchase property and occupy space in these centers, the City loses much of its opportunity for business license revenue and even property tax revenue.

CURRENT MAULDIN STANDARDS

The **S-1 zoning district** is intended primarily for trades and commercial services. This district generally allows: (1) commercial uses which are service related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties. Some of the notable areas in the City that are zoned S-1 include: Brookfield Office Park, Brookfield South flex space district, the former Bi-Lo distribution center area now occupied by Ahold Delhaize, the Elwood Court warehouse district, and the Murray Drive corridor north of Miller Road.

The **I-1 zoning district** is intended primarily for manufacturing plants, assembly plants, and warehouses. Some of the notable areas in the City that are zoned I-1 include: Access Point Industrial Park, industrial corridor along Old Stage Road and SC Highway 417, the Sauer Brands manufacturing plant and surrounding businesses, the Old Mill Road corridor north of Miller Road, the McDougall Court warehouse district, and the International Court warehouse district.

Presently, the following institutional and social uses are allowed in either the S-1 and/or I-1 zoning district.

USE or BUSINESS TYPE	ALLOWED IN S-1	ALLOWED IN I-1
Cemetery	✓	
Day Care Center	✓	
Funeral Home	✓	
Assisted Living	✓	
Nursing Home	✓	
Hospital	✓	
Outpatient Healthcare	✓	
Church	✓	
College or University	✓*	✓*
Grade School	✓*	
Social Assistance Services	✓	

*Approval by the Zoning Board of Appeals is required

COMPREHENSIVE PLAN

The Mauldin Comprehensive Plan has a goal to ensure an adequate supply of non-residential land uses within the City limits to support future economic development. The Comprehensive Plan includes a designation for employment centers that largely coincide with the S-1 and I-1 zoned areas. The Comprehensive Plan does not reference institutional uses as appropriate for employment centers. Instead, institutional uses are referenced as appropriate in other future land use designations including non-residential mixed use, residential low-density, community corridors, and neighborhood corridors.

DRAFT ORDINANCE

The attached draft ordinance proposes to eliminate cemeteries, funeral homes, religious institutions, grade schools, colleges or universities, and social assistance services as allowed uses in the S-1 and I-1 zoning districts.

PUBLIC HEARING

The Planning Commission held a public hearing on March 26, 2024. No public comments were offered at the public hearing.

TIMELINE

On March 4, 2024, the concept for this ordinance was reviewed by the Building Codes Committee. At that meeting, the Committee expressed interest in protecting the economic development opportunities provided in employment centers within the City including properties zoned S-1 and I-1.

On March 26, 2024, the Planning Commission held a public hearing and voted 7-0 to recommend approval of the ordinance.

On April 1, 2024, the Building Codes Committee voted 3-0 to forward this ordinance to City Council with a recommendation of approval.

On April 15, 2024, the City Council voted 7-0 to approve this ordinance on first reading.

STAFF RECOMMENDATION

The elimination of the above-mentioned institutional uses from the S-1 and I-1 zoning districts appears to be consistent with the purpose and intent of these districts. This elimination also appears to support the economic development and land use goals and designations in the Mauldin Comprehensive Plan. Staff supports the adoption of this ordinance.

PLANNING COMMISSION RECOMMENDATION

On March 26, 2024, the Planning Commission voted 7-0 to recommend approval of the ordinance.

ATTACHMENTS

Draft Ordinance

ORDINANCE # _____

**AN AMENDMENT TO THE MAULDIN ZONING ORDINANCE
REMOVING CERTAIN USES FROM THOSE ALLOWED IN
THE S-1 AND I-1 ZONING DISTRICTS.**

WHEREAS, the Mauldin Comprehensive Plan includes a goal to ensure adequate supply of non-residential land uses within the City limits to support future economic development; and

WHEREAS, areas zoned S-1 and I-1 within the City limits of Mauldin are envisioned in the Mauldin Comprehensive Plan as “employment center” areas that support the City’s economic development initiatives and strategies; and

WHEREAS, institutional uses are not included in the defined category of employment centers; and

WHEREAS, the City seeks to protect economic development opportunities in the S-1 and I-1 districts; and

WHEREAS, the City is engaged in ongoing efforts to update and refine the City’s master plan and zoning regulations; and

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on March 26, 2024, and unanimously recommended approval.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin Municipal Code be amended as follows:

Section 1 Amendment. Amend Article 7, Allowed Uses, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 7. – ALLOWED USES

Sec. 7:1 – Uses by Districts.

7:1.5 Table of Allowed Uses

	R-20, R-15, R-12	R-10, R-8, R-6, RM-1	R-M	R-O	O-D	C-1	C-2	C R D	S-1	I-1	Notes
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<i>Institutional and Social Uses</i>											
Cemetery	-	-	-	-	-	-	C	-	E-	-	See Ch. 12 in Code of Ordinances
Day Care Center (Adult or Children)	-	-	C	C	C	C	C	C	C	-	See standards in Sec. 10:10 and 10:11
Day Care Home (Adult or Children)	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 10:12 and 10:13
Funeral Home	-	-	-	-	-	P	-	-	P-	-	
Health Care Service— Assisted Living	-	-	P	-	-	P	-	-	P	-	
Health Care Service— Hospital	-	-	-	-	-	-	P	-	P	-	
Health Care Service— Nursing Home	-	-	-	-	-	P	-	-	P	-	
Health Care Service— Outpatient	-	-	-	-	-	P	P	P	P	-	
Health Care Service— Residential Care Facility	-	-	C	C	-	-	-	-	-	-	See standards in Sec. 10:14
Library	S	S	S	P	P	P	P	P	-	-	See standards in Sec. 10:15
Meeting or Assembly Hall	-	-	-	-	P	P	P	-	P	-	
Public Administration Building	-	-	-	-	-	P	P	P	P	-	
Public Safety Facility	S	S	S	P	P	P	P	P	P	P	
Public Works Facility	-	-	-	-	-	-	-	-	P	P	
Religious Institution	C	C	C	C	P	P	P	-	P-	-	See standards in Sec. 10:16
School— College or University	-	-	-	S	-	S	S	-	S-	S-	See standards in Sec. 10:17
School—Grade	S	S	S	S	S	S	-	-	S-	-	See standards in Sec. 10:18
School—Technical, Trade or Other Specialty	-	-	-	-	-	C	C	C	C	C	See standards in Sec. 10:19
Social Assistance Services	-	-	-	P	P	P	P	P	P-	-	

Section 2 Severage Provision. It is hereby declared to be the intention of the governing authority of this municipality that the sections, paragraphs, sentences and clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared to be invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

Section 3. This ordinance shall become effective upon and after its final passage.

Passed on First Reading: _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 7c

TO: City Council
FROM: Business & Development Services Director, David C. Dyrhaug
SUBJECT: Nonconformities
*** 2nd Reading ***

BACKGROUND

The purpose of provisions for nonconformities is to protect the rights of property owners who have lawfully established, and continuously maintained in a lawful manner, a use, structure or property prior to the adoption or amendments of the Zoning Ordinance that otherwise may render that use, structure, or property as unlawful. Additionally, provisions for nonconformities can aid in the gradual elimination of uses, structures, and properties that no longer comply with the Zoning Ordinance as it is adjusted for changing visions of the City.

The current provisions for nonconforming uses, sites, lots, structures, and signs are in need of strengthening in order to be able to adequately address these matters. As the City continues to revise and amend its zoning and land use regulations, clear provisions addressing nonconformities will become increasingly important.

DRAFT ORDINANCE

Currently the City has brief standards pertaining to nonconforming uses, lots, structures, and signs. The proposed draft ordinance strengthens and clarifies the provisions for nonconformities. The following table summarizes these standards that have been preserved and amended in the proposed draft ordinance. In addition to these changes, the proposed draft ordinance also reorganizes these standards so that they are easier to navigate and understand while placing these provisions in a new Article (Article 11) of the Zoning Ordinance that is easier to find. Presently these standards are buried at the bottom of the Article for General Standards and Definitions (except for the nonconforming sign provisions which are buried near the bottom of the Section for Sign Standards).

CURRENT STANDARDS

ILLEGAL NONCONFORMITIES

No direct language.

STANDARDS IN DRAFT ORDINANCE

Nonconformities which were not properly permitted or were otherwise illegally established are declared a violation of the Zoning Ordinance.

CURRENT STANDARDS**STANDARDS IN DRAFT ORDINANCE****LEGAL NONCONFORMING USES**

Cannot be enlarged or extended.

Clarifies that legal nonconforming uses are not allowed to be enlarged, expanded, or extended.

Normal maintenance and repair allowed to the building.

Same as before but stated in under the “General Provisions” section.

The building may be reconstructed if it is damaged or destroyed (permit application required within 6 months).

Same as current standards.

Can be changed to a conforming use.

Same as current standards.

Zoning Board of Appeals may approve change to another nonconforming use.

Nonconforming uses are not allowed to be changed to another nonconforming use.

No longer allowed if the use ceases for a continuous period of 90 calendar days.

Same as current standards. Clarified the circumstances that could warrant consideration of abandonment.

New nonconforming uses are not allowed to be added.

Nonconforming uses are not allowed to be moved or relocated to where it would still be a nonconforming use.

Once a building associated with a nonconforming use is removed, it cannot be reestablished.

Changes of ownership of a nonconforming use are allowed.

Accessory structures are not allowed to be added to nonconforming uses.

Accessory nonconforming uses cannot be reestablished at any time after it ceases.

LEGAL NONCONFORMING STRUCTURES

Normal maintenance and repair allowed.

Same as current standards provided the nonconformity is not increased.

May be reconstructed in the same footprint if it is damaged or destroyed (permit application required within 6 months).

Same as current standards.

Only single-family residential structures may be enlarged or extended.

Any legal nonconforming structure may be enlarged or extended provided the extension meets the required backs.

New additions must meet the building setback requirements for that district.

Same as current standards.

Alterations are allowed that reduce or eliminate a nonconformity.

The portion of a façade associated with an expansion or renovation must conform to building design standards.

CURRENT STANDARDS

STANDARDS IN DRAFT ORDINANCE

LEGAL NONCONFORMING SITES AND LOTS

Nonconforming lots in single-family districts may be used as a building site for a single-family residence.

Legal nonconforming lots in any district may be developed.

New construction must meet the building setback requirements for that district.

Same as current standards.

Modifications and improvements to sites are allowed so long as the nonconformity is not increased.

As the site or buildings are expanded, landscaping and parking must be brought into compliance in a proportionate manner.

Sites made nonconforming due right-of-way acquisition may be improved or expanded without a variance.

LEGAL NONCONFORMING SIGNS

Normal maintenance including painting the structure or changing the face of the sign is allowed.

Clarifies that normal maintenance and repairs includes not only painting, but also repairs necessary to restore a sign to a safe condition. Sign face changes are allowed as before.

Damaged or destroyed signs cannot be reconstructed or replaced if the cost exceeds 50 percent of the value of the sign.

Same as current standards.

Nonconforming signs cannot be reestablished after it has been abandoned for 180 days.

Same as current standards.

Nonconforming temporary signs must be removed within 30 days of the enactment of the ordinance.

Temporary signs made nonconforming by amendments to the Zoning Ordinance must be removed within 30 days of the amendment.

Nonconforming signs or sign structures cannot be replaced with another nonconforming sign or sign structure.

Same as current standards.

Nonconforming signs cannot be altered.

Structural alterations that substantially reduce the nonconformity are allowed.

Nonconforming signs cannot be expanded.

Same as current standards.

Nonconforming signs cannot be relocated unless the whole sign is brought into compliance.

Nonconforming signs in newly acquired right-of-way can be relocated.

PUBLIC HEARING

The Planning Commission held a public hearing on March 26, 2024. Mr. Norman Bunn, with Emmanuel Bible Church, spoke in support of the ordinance. Specifically he commented that he appreciates how this ordinance will help some of the properties that will be impacted by the SCDOT project along East Butler Road.

TIMELINE

On March 26, 2024, the Planning Commission held a public hearing and voted 7-0 to recommend approval of the ordinance.

On April 1, 2024, the Building Codes Committee voted 3-0 to forward this ordinance to City Council with a recommendation of approval.

On April 15, 2024, the City Council voted 7-0 to approve this ordinance on first reading.

STAFF RECOMMENDATION

As nonconforming uses and structures become more prevalent due to ordinance amendments, having clear and thorough standards for nonconformities will be necessary. Staff supports the adoption of this ordinance.

PLANNING COMMISSION RECOMMENDATION

On March 26, 2024, the Planning Commission voted 7-0 to recommend approval of the ordinance.

ATTACHMENTS

Draft Ordinance

ORDINANCE # _____

**AN AMENDMENT TO THE MAULDIN ZONING ORDINANCE
ESTABLISHING REGULATIONS FOR NONCONFORMING
USES, STRUCTURES, SITES, LOTS, AND SIGNS.**

WHEREAS, some lots, sites, structures, uses, or signs may not conform to new or amended zoning standards adopted by the City from time to time; and

WHEREAS, this ordinance is intended to improve existing regulations regarding nonconforming uses by adopting new regulations for nonconforming lots, sites, structures, uses, and signs that were lawfully established; and

WHEREAS, the City is engaged in ongoing efforts to update and refine the City's zoning regulations; and

WHEREAS, the City Council finds and determines that the following amendments to its zoning ordinance are reasonable and in the best interests of the City; and

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on March 26, 2024, and unanimously recommended approval.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin Zoning Ordinance be amended as follows:

Section 1. Repeal. Section 3:12, Nonconforming Uses, Structures, and Lots, of the Mauldin Zoning Ordinance is hereby repealed in its entirety.

Section 2. Repeal. Section 6:4.1.15, Nonconforming Sign (Grandfathered Signs), of the Mauldin Zoning Ordinance is hereby repealed in its entirety.

Section 3. Adoption. Adopt Article 11, Nonconformities, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 11. – NONCONFORMITIES

Sec. 11:1 – General Provisions.

11:1.1 Purpose and Intent.

From time to time, lots, sites, structures, uses, and signs that were lawfully established may no longer conform to the current standards of this Ordinance by reason of adoption, revision, or amendment to the Ordinance, or even right-of-way acquisition for public infrastructure projects. The standards of this Article seeks to relieve hardship from the requirements of this Ordinance for legal nonconformities while also improving the City’s ability to regulate nonconformities. This Article provides for the removal and termination of illegal nonconformities and the regulation of legal nonconforming lots, sites, structures, and uses, and specifies those circumstances and conditions under which legal nonconformities are permitted to continue.

11:1.2 Applicability.

A. **Legal nonconformities.** Legal nonconformities are the nonconformities that were properly permitted and legally established but no longer comply with current zoning and development regulations. This Article applies to existing lots, sites, structures, and uses that became nonconforming upon the adoption or amendment of this Ordinance, or other lawful adjustment pertaining to the lot or site such as public right-of-way acquisition. Legal nonconformities are allowed to continue in accordance with the regulations of this Article.

B. **Illegal nonconformities.** Illegal nonconformities are those conformities that were not properly permitted, or were otherwise illegally established, and do not comply with current zoning and development regulations. Illegal nonconformities are hereby declared to be prohibited and a violation of this Ordinance. Illegal nonconformities are subject to enforcement actions, up to and including removal and termination. Illegal nonconforming lots, sites, structures, and uses are not allowed to be changed, enlarged, expanded, or extended unless such nonconforming lot, site, structure or use is brought into full compliance with the provisions of this Ordinance.

11:1.3. Burden of Proof.

The burden of establishing a legal nonconformity shall, in all cases, be upon the owner of such lot, site, structure, or use, and not upon the City or any other person.

11:1.4. Repairs and Maintenance.

Repairs and normal maintenance required to keep nonconforming sites and structures in a safe condition are hereby allowed so long as no alterations are made to the site or structure beyond those allowed by this Article or otherwise allowed by law or ordinance.

Additionally, repairs ordered by a public official whose interest is in the protection of public safety are also hereby allowed.

Sec. 11:2. – Nonconforming Uses.

11:2.1. Continuation of Legal Nonconforming Uses.

Uses of land and buildings that lawfully existed prior to the adoption or amendment of this Ordinance, but which are not a use allowed by the current standards of this Ordinance, may continue to operate as a legal nonconforming use in accordance with the following standards.

- A. **Enlargement.** A legal nonconforming use may not be enlarged, expanded, or extended to occupy a greater area of land or floor area than presently occupied.
- B. **Accessory structures.** No new accessory structure(s) may be established on the site of the legal nonconforming use.
- C. **New uses.** No new use(s) which are not allowed by the zoning of the lot or property may be established on the site of the legal nonconforming use.
- D. **Change of use.** A legal nonconforming use may not be changed to another use that is not allowed by the zoning of the lot or property.
- E. **Relocation.** A legal nonconforming use may not be moved or relocated, in whole or in part, to any other portion of the site on which it is located, or to any other building located thereon, nor to any other lot or property, unless such use is allowed by the zoning of that lot or property.
- F. **Damage or destruction.** A legal nonconforming use located within a building or structure which is damaged or destroyed may be restored or reestablished provided that a building permit for such reconstruction or restoration is applied for with the City within six (6) months from the date of the occurrence that caused the damage or destruction and provided that the size and number of the buildings or structures is not increased. Any building or structure which is not reestablished in the exact same footprint must meet all the bulk and setback requirements for the zoning district in which it is located.
- G. **Removed structures.** A legal nonconforming use associated with a building or structure that is physically removed or relocated from the lot or property may not be reestablished or replaced on that lot or property. Notwithstanding, manufactured homes in nonconforming manufactured housing communities may be replaced so long as the total number of units does not increase from the time of adoption or amendment of this Ordinance.

H. *Change of ownership.* Changes of ownership or management of a nonconforming use, where the use does not change, are permitted in accordance with the standards of this section.

11:2.2. Abandonment of Nonconforming Uses.

If a legal nonconforming use is abandoned, discontinued, or ceases activity for a continuous period of ninety (90) calendar days, such use shall not be reestablished, and any use of the lot or property shall thereafter conform to the uses allowed by the zoning district in which it is located. The Business and Development Services Director shall have the authority to determine if a legal nonconforming use has been abandoned for a continuous period of 90 days or more. The Business and Development Services Director may consider the following circumstances in making such a determination:

- A. The disconnection of utility services, such as water, gas, or electricity, to the building or property, including the closing of an account for such service;
- B. The removal of equipment, fixtures, or structures associated with the nonconforming use;
- C. The neglect and disrepair of structures and facilities associated with the nonconforming use;
- D. The removal or abandonment of signs associated with the nonconforming use;
- E. The expiration or termination of a City-issued business license for the nonconforming use;
- F. The discontinuation of activities at the lot or property; or
- G. Other actions which, in the judgment of the Business and Development Services Director, demonstrate an intention to abandon or cease the nonconforming use.

If the owner of the nonconforming has taken observable steps to resume the nonconforming use prior to the end of this 90-day period, the Business and Development Services may take this into consideration.

11:2.3. Abandonment of Accessory Nonconforming Uses.

A legal nonconforming use that is accessory to a principal use is not allowed to continue or be reestablished after any length of time of abandonment or cessation.

Sec. 11:3 – Nonconforming Structures

11:3.1. Continuation of Legal Nonconforming Structures

Structures that lawfully existed prior to the adoption or amendment of this Ordinance, but which do not comply with the current standards of this Ordinance, may continue to be used or occupied as a legal nonconforming structure in accordance with the following standards.

- A. **Repairs and alterations.** A legal nonconforming structure may be repaired, improved, modernized, altered, or rehabilitated only if the extent of the nonconforming aspect of the structure is not increased.
- B. **Expansions and additions.** A legal nonconforming building may be enlarged or altered, provided the area of the expansion is within required setbacks and meets all other development and zoning standards. The portion of a building that encroaches into a required building setback or landscape buffer may not be increased in height.
- C. **Reduction of nonconformity.** A legal nonconforming structure may be altered or modified in a manner that eliminates, removes, or reduces any or all of the nonconforming aspect(s) of the structure. Nonconforming aspects of structure may not be reestablished after they have been eliminated, removed, or reduced.
- D. **Damage or destruction.** A legal nonconforming structure which is damaged or destroyed may be restored or reestablished within the same footprint as existed at the time of the damage or destruction provided that a building permit for such reconstruction or restoration is applied for with the City within six (6) months from the date of the occurrence that caused the damage or destruction.

11:3.2. Nonconforming Façade Design

Buildings with a façade that does not conform to the building design standards of this Ordinance may be repaired or improved in a manner that reduces or eliminates or otherwise does not increase or reproduce the nonconforming aspect(s) of the façade. However, if any other building expansion or renovation is proposed, such expansion or renovation must conform with the building design standards of this Ordinance, as determined by the Business and Development Services Director.

Sec. 11:4 – Nonconforming Sites and Lots

11:4.1. Continuation of Legal Nonconforming Sites

Sites with improvements that lawfully existed prior to the adoption or amendment of this Ordinance, but which do not comply with the current standards of this Ordinance, may continue to be used or occupied as a legal nonconforming site in accordance with this section. Regarding additional site improvements and modifications, this section is intended

to foster gradual increased conformance, and ultimately compliance, with the site standards in this Ordinance such as landscaping, parking, lighting, and so forth.

11:4.2. Modifications and Improvements to Legal Nonconforming Sites

Modifications and improvements to legal nonconforming sites may be allowed by the Business and Development Services Director without necessarily bringing the entire site in conformance. Any modifications or improvements must not increase the extent to which the site does not conform to current standards in this Ordinance. Aspects of the site that do not conform to parking and/or landscaping standards of this Ordinance must be brought into compliance upon modification and improvements to the nonconforming site to the extent that is proportionate to the size of the expansion of the site or building.

The Business and Development Services Director shall determine the aspects of the site that should be brought into conformance that are reasonable and in proportion to the site modifications and improvements being proposed. The Business and Development Services Director may consider the following circumstances in making such a determination:

- A. The scale and construction cost of the building or site improvements or expansion;
- B. The need for improvements to enhance public safety at the site;
- C. The opportunity for improvements to achieve the visions, objective and/or strategies of the City such as the installation of sidewalks to promote and enhance the pedestrian experience; and
- D. The opportunity for improvements to eliminate or reduce nonconforming aspects of the site.

11:4.3. Nonconforming Sites Resulting from Right-of-Way Acquisition or Expansion

Buildings, structures, parking lots, and other site improvements which lawfully existed prior to the adoption or amendment of this Ordinance, but which no longer comply with the provisions of this Ordinance due to the acquisition or expansion of right-of-way on behalf of the City, Greenville County, or the State of South Carolina may continue to be used or occupied as a legal nonconforming site.

Such sites may be improved or expanded without a variance upon determination by the Business and Development Services Director that such improvement or expansion is reasonable. The Business and Development Services Director may consider the following circumstances in making such a determination:

- A. The building, structure, parking lot, or other site improvement was in conformance with current standards prior to the acquisition or expansion of the right-of-way;

- B. The building, structure, parking lot, or other site improvement will not further encroach into the required setback or buffer yard; and
- C. The proposed improvement or expansion will meet the current standards of this Ordinance to the extent practical.

11:4.4. Development of Legal Nonconforming Lots

Lots of record that lawfully existed prior to the adoption or amendment of this Ordinance, but which no longer comply with the provisions of this Ordinance, may be developed for uses allowed in the applicable zoning district in accordance with the following standards:

- A. **Existing lot of record.** The lot must be an existing lot of record, lawfully created prior to the adoption or amendment of this Ordinance; and
- B. **Compliance with standards.** The location and development of the lot must conform to all other applicable standards of this Ordinance such as building setbacks, maximum density, minimum open space, maximum building height, minimum parking, landscaping, etc.

Sec. 11:5 – Nonconforming Signs

11:5.1. Continuation of Legal Nonconforming Signs

Signs that lawfully existed prior to the adoption or amendment of this Ordinance, but which no longer comply with the provisions of this Ordinance, may continue to be used and maintained in accordance with the following standards:

- A. **Sign face change.** The sign face, including the copy or graphics on the sign face, may be changed on a nonconforming sign. However, a nonconforming sign or sign structure may not be changed or replaced with another nonconforming sign or sign structure.
- B. **Structural alteration.** A nonconforming sign may only be structurally altered to eliminate or substantially reduce a nonconforming aspect of the sign. The Business and Development Services Director shall determine if the reduction is substantial enough to warrant the alteration. Additionally, the alteration must not introduce or increase another nonconforming aspect of the sign.
- C. **Enlargement or relocation.** A nonconforming sign may not be enlarged, expanded, or relocated, unless the entire sign is brought into full compliance with the current standards of this Ordinance.
- D. **Removed signs.** A nonconforming sign which has been removed for any reason may not be reestablished or reconstructed, unless the entire sign is brought into full compliance with the current standards of this Ordinance.

E. **Damage or destruction.** A nonconforming sign shall not be reestablished or reconstructed after damage or destruction of more than 50 percent of the replacement value of the same type sign at the time of such damage or destruction.

F. **Abandoned signs.** A nonconforming sign shall not be reestablished or reused after it has been abandoned for more than a continuous period of 180 days. Abandonment shall include signs without a message or whose display surface has been blank or covered; signs which pertain to a time, event, or purpose which no applies or has elapsed; signs advertising a business that has closed or terminated occupancy at the premises of the sign; or signs consistent with the definition of an abandoned sign or sign structure as provided in this Ordinance.

G. **Acceptable relocation.** Notwithstanding the standards herein, a sign may be relocated in accordance with Section 11:5.3.

11:5.2. Repair and Maintenance of Legal Nonconforming Signs

A nonconforming sign may be maintained and repaired in accordance with this section. Repairs necessary to restore a nonconforming sign or sign structure to a safe condition are allowable in accordance with the provisions of this section. Basic maintenance, such as painting or refinishing the surface of the sign or sign structure, are allowable in accordance with the provisions of this section.

11:5.3. Signs Made Nonconforming Due to Right-of-Way Acquisition

When a sign, whether conforming or legal nonconforming, is located on property which is acquire as right-of-way by the City, Greenville County, or the State of South Carolina, the sign may continue to be used or relocated in accordance with the following standards:

A. **Signs outside new right-of-way.** A sign which is not located in and does not overhang the new right-of-way may remain in its place unless it is found to obstruct pedestrian and motorist visibility at driveways and/or intersection. If the sign does need to be relocated, it shall comply, as near as possible, to the required setbacks provided in this Ordinance. Where there are constraints on the site that prevent the sign from meeting the required setback, it shall be permitted to encroach into the required as minimally as possible and must be located so as not to obstruct pedestrian and motorist visibility at driveways and/or intersections.

B. **Signs inside the new right-of-way.** When a sign is located within the newly acquired right-of-way, the sign must be relocated out of the new right-of-way and shall comply, as near as possible, to the required setbacks provided in this Ordinance. Where there are constraints on the site that prevent the sign from meeting the required setback, it shall be permitted to encroach into the required setback as minimally as possible and must be located so as not to obstruct pedestrian and motorist visibility at driveways and/or intersections.

C. *Legal nonconforming sign status.* Any sign that does not meet the required setbacks, whether it has been relocated or remained in place, shall be deemed a legal nonconforming sign and shall be subject to the provisions for legal nonconforming signs provided in this section.

11:5.4. Nonconforming Temporary Signs

Temporary signs that lawfully existed prior to any subsequent amendments of this Ordinance, but which no longer comply with the provisions of this Ordinance because of an amendment, must be removed within thirty (30) calendar days of the effective date of the amendment to this Ordinance.

Sec. 11:6. The Nonconforming Sale and Rental of Moving Trucks, Trailers, Intermodal Containers, and Temporary Portable Units

11:6.1. Cessation in All Districts Except S-1 and C-2

In accordance with City Ordinance #1013, the sale and rental of moving trucks, trailers, intermodal containers and temporary portable storage units not in the S-1 or C-2 districts shall cease no later than two (2) years from the date of final passage of Ordinance #1013 on December 19, 2022. No moving trucks, trailers, intermodal containers, or temporary portable storage units for rent, sale, or otherwise stored on the property shall remain on the premises after this cessation period. As used herein, moving trucks and trails shall mean trucks (including box trucks and cargo vans) and trailers primarily used for storing, moving, and hauling goods. An intermodal container is defined as a standardized reusable steel box, or similar container, used for the safe, efficient and secure storage and movement of materials and products within a global containerized intermodal freight transport system. A temporary portable storage unit is defined as a temporary, self-contained storage unit, which is intended to be picked up and moved to various locations on demand. The sunset provisions contained herein do not apply to the rental of pickup trucks and other vehicles at car rental services primarily used for personal transportation instead of transporting goods and also do not apply to the temporary use of storage containers as otherwise allowed by this Ordinance.

11:6.2. Continuation in the C-2 District

In accordance with City Ordinance #1013, the nonconforming sale and rental of moving trucks, trailers, intermodal containers, and temporary portable units that was lawfully established in the C-2 district shall, within two (2) years from the date of final passage of Ordinance #1013 on December 19, 2022, keep and maintain the moving trucks, trailers, intermodal containers, and temporary portable storage units (“the equipment”) within a storage area subject to the conditions set forth below. The intent of these standards is to limit equipment from being stored or displayed in front of the principal building for the business. The “storage area” referenced below is the portion of the property intended for

parking or storage of the equipment being prepared or stored for rent, sale, or service in connection with the business located on the property.

- A. **Storage area location.** The storage area shall not be located any closer to the edge of the road right-of-way than the front façade of the principal building for the business.
- B. **Storage area screening.** The storage area shall be completely screened from the view of any public or private right(s)-of-way and from any adjacent residential use or residential zoning district. Screening shall be accomplished by the installation of an opaque wall, fence, or evergreen plant material or a combination thereof. The height of the screening material must be at least eight (8) feet.
- C. **Equipment outside the storage area.** No more than two (2) pieces of equipment may be kept outside the storage area and in front of the principal building at one time. Any other equipment may be kept out the storage area and in front of the principal building on a temporary basis not to exceed four (4) hours during normal business hours at a time when being processed for customer pick up and drop off.
- D. **Conflicting standards.** The standards in this section do not substitute or replace higher standards that may be provided for particular uses within the C-2 zoning district.

Section 4 Amendment. Amend Section 3:3, Definitions, of Article 3, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 3. – ZONING DISTRICTS, GENERAL STANDARDS, DEFINITIONS

Sec. 3:3 – Definitions

Nonconforming lot. ~~A lot of record at the time of passage of this ordinance which does not meet the requirements for area and/or width generally applicable in the district in which such lot is located.~~ A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this Ordinance but, by reason of such adoption, revision, amendment, or right-of-way acquisition, fails to conform to the current standards of this Ordinance.

Nonconforming sign. ~~A legally established sign that does not conform to the minimum standards and provisions of the effective date of this article and/or are made nonconforming by subsequent amendments to this Chapter. Nonconformities include but are not limited~~

~~to: sign type, sign height, sign copy size and location (both on-premises and off-premises). A sign which was lawful prior to adoption, revision, or amendment of this Ordinance but, by reason of such adoption, revision, amendment, or right-of-way acquisition, fails to conform to the current standards of this Ordinance.~~

~~Nonconforming structure or building. A structure or building, the size, dimensions, design, or location of which was lawful prior to the adoption, revision, or amendment of this Ordinance but, by reason of such adoption, revision, amendment, or right-of-way acquisition, fails to conform to the current standards of this Ordinance.~~

~~Nonconforming use or structure. A land use or structure that existed lawfully on the date this Zoning Ordinance became effective and which does not conform to the permitted uses for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the district involved. Such nonconformities are permitted to continue until they are removed. A land use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance but, by reason of such adoption, revision, or amendment, fails to conform to the current standards and allowed uses of this Ordinance.~~

Section 5 Amendment. Amend Section 6:4.1.2, Definitions, of Article 6, as follows (*language that is struck through is language proposed to be deleted, underlined language is language proposed to be added, language that is not struck through or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 6. – DEVELOPMENT AND DESIGN STANDARDS

Sec. 6:4 – Signs

~~Nonconforming sign. A legally established sign that does not conform to the minimum standards and provisions of the effective date of this article and/or are made nonconforming by subsequent amendments to this Chapter. Nonconformities include but are not limited to: sign type, sign height, sign copy size and location (both on-premises and off-premises).~~

Section 6 Severage Provision. It is hereby declared to be the intention of the governing authority of this municipality that the sections, paragraphs, sentences and clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared to be invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

Section 7. This ordinance shall become effective upon and after its final passage.

Passed on First Reading: _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

CITY COUNCIL

MEETING DATE: May 20, 2024

AGENDA ITEM: 7d

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: Sale of Property E. Butler (Tracts 205 & 229)

DISCUSSION

To approve the sale of certain property along E. Butler Road to SCDOT for the purpose of road improvements as part of the Butler Road Improvement Project AND to authorize additional temporary construction easements for the project.

HISTORY/BACKGROUND

In March, the City received the appraisal findings from ORC Real Estate Solutions for Infrastructure for the sale of land along E. Butler Road (Tracts 205 and 229). The property is being purchased by SCDOT as part of the Butler Road Improvement Project which will see the improvement of E. Butler Road from Bridges Road to HWY 276. Improvements will include stormwater changes, inclusion of a 10-foot multi-use path, intersection changes, and other improvements. Additionally, SCDOT is requesting temporary Right-of-Way (ROW) on both parcels and is willing to compensate the City for its use.

ANALYSIS or STAFF FINDINGS

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 these appraisals at City Park (205) and where Gilder Creek crosses E. Butler (229). As described below, SCDOT is seeking to acquire a segment of City property for the project.

The new right-of-way will not have a significant impact on either property. As such, SCDOT's offers are for fee simple title to land and temporary Right-of-Way. Each of the acquisitions are described below and illustrated in the referenced attached Exhibits.

Tract 205 – City Park	Tract 229 – Gilder Creek
Compensation \$35,521.00 fee simple title to 0.28 acre <u>\$11,859.00</u> Temporary ROW to 0.18 acre \$47,380.00 <i>Total</i>	Compensation \$3,247.00 fee simple title to 0.30 acre <u>\$485.00</u> Temporary ROW to 0.076 acre \$3,732.00 <i>Total</i>

Staff have found the appraisal fair and cost to cure acceptable.

FISCAL IMPACT

The City will receive \$51,112 for the sale of property to SCDOT and to provide temporary Right-of-Way. Staff suggest dedicating those funds to Cost to Cure activities as described in the appraisal.

RECOMMENDATION

Staff recommends City Council approve the sale of these properties to SCDOT as stated in the offers.

ATTACHMENTS

Tract 205

- Butler Road ROW Ordinance (205)
- Offer Letter Appraisal (205)
- Title to Real Estate (205)
- Tract 205 Exhibit A, B, C
- Easement (205)
- Tract 205 Exhibit A Temp RW, B Temp RW, C Temp RW

Tract 229

- Butler Road ROW Ordinance (229)
- Offer Letter Appraisal (229)
- Title to Real Estate (229)
- Tract 229 Exhibit
- Easement (229)
- Tract 229 Exhibit TempRW

Full appraisals are available upon request.

MAULDIN ORDINANCE _____-2024

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF MAULDIN AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT

WHEREAS, the City of Mauldin (“City”) owns certain road right-of-way property lying and situate within the city limits of Mauldin, County of Greenville along East Butler Road identified as Tract 205 on the “SCDOT Area of Acquisition from Tract 205 Project ID P030553” attached hereto as Exhibits “A, B, and C;” and,

WHEREAS, the South Carolina Department of Transportation (“the SCDOT”) desires for the City to convey its interest in the area of acquisition from Tract 205 shown on Exhibits “A, B, and C” to the SCDOT as part of the SCDOT’s Butler Road Improvements Project (See www.buildingabetterbutler.com); and,

WHEREAS, the SCDOT also desires for the City to convey a temporary Right-Of-Way (“ROW”) from Tract 205 identified as Tract 205 on “SCDOT Area of Temporary R/W from Tract 205 Project ID P030553 on Exhibits “A, B, and C” to the SCDOT as part of the planned improvements; and

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey the area of acquisition from Tract 205 as shown on Exhibits “A, B, and C” to the SCDOT by quit-claim deed attached hereto as Exhibit “D” for the consideration stated in said deed and by Temporary Right Of Way Easement an area shown on Exhibits “A, B, and C” for the consideration stated in said easement on Exhibit “E.”

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute,

acknowledge and deliver the quit-claim deed attached hereto as Exhibit "D" and right-of-way easement attached hereto as Exhibit "E."

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

First Reading: _____

Second Reading: _____

Approved as to form: _____
Daniel R. Hughes

03/14/2024

The City of Mauldin, a municipal corporation
Attn: Seth Duncan City Administrator
5 East Butler Road
Mauldin, South Carolina 29662

RE: Project ID No. P030553 - Road S-107 (East Butler Road) - Greenville County – Tract 205

To Whom it May Concern:

Reference is made to the above captioned project, under which the South Carolina Department of Transportation (SCDOT) proposes to acquire a portion of your property for this improvement as has been discussed with you previously. The Department must pay just compensation for the property which is based on an appraisal made by a qualified real estate appraiser using comparable sales in the area.

The appraisal, a copy of which is attached hereto, has been prepared, reviewed and approved, and I am now authorized to make you the following offer:

\$35,521.00	for fee simple title to 0.28 acre (12,247 SF) of land and all improvements thereon, if any, in fee simple.
<u>\$11,859.00</u>	Temporary Right of Way 0.18 acre (7,906 SF)
\$47,380.00	Total

Please give this offer your prompt attention and let me know your decision as soon as possible. Retain this information to report your payment according to IRS rules in Publication 544.

If I can be of any further assistance, do not hesitate to contact me.

Sincerely,

Jeremy Robertson
O. R. Colan Associates, LLC
Right of Way Agent

03/14/2024
Date Offer Made

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route **Road S-107 (East Butler Road)**
 Project ID No. **P030553**
 Tract **205**

TITLE TO REAL ESTATE

Approximate Survey Stations

_____ 179+00 _____ To _____ 188+00 Lt _____
 Reloc S-107 East Butler Road
 _____ To _____
 _____ To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **The City of Mauldin, a municipal corporation – 5 East Butler Road, Mauldin, South Carolina 29662** in consideration of the sum of **Thirty Five Thousand Five Hundred Twenty One and No/100 Dollars (\$35,521.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute **for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road)**, State and County aforesaid, as shown on plans prepared by Infrastructure Consulting & Engineering for the South Carolina Department of Transportation and dated **April 6, 2023**.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing **0.28 acres (12,247 square feet)**, more or less, and all improvements thereon, if any, owned by **The City of Mauldin, a municipal corporation**, shown as the “Area of Acquisition” on Exhibits A, B and C, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 180+83.54 and 188+12.20 Reloc S-107 East Butler Road. This being a portion of the property conveyed to **The City of Mauldin, a municipal corporation** by the Deed of George O’Shields Builders, Inc., dated and recorded April 27, 1977, in Deed Book 1055, at Page 481 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. 0546.01-01-038.00**.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee’s successors and assigns forever.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

The City of Mauldin, a municipal corporation

1st Witness

Grantor (L.S.)

2nd Witness

Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)
_____)
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ of The City of Mauldin, a municipal corporation, on behalf of the corporation.

Signature of Notary Public

Printed Name of Notary Public

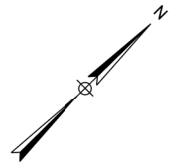
NOTARY PUBLIC FOR THE STATE OF _____

My Commission Expires: _____
(Affix seal if outside SC)

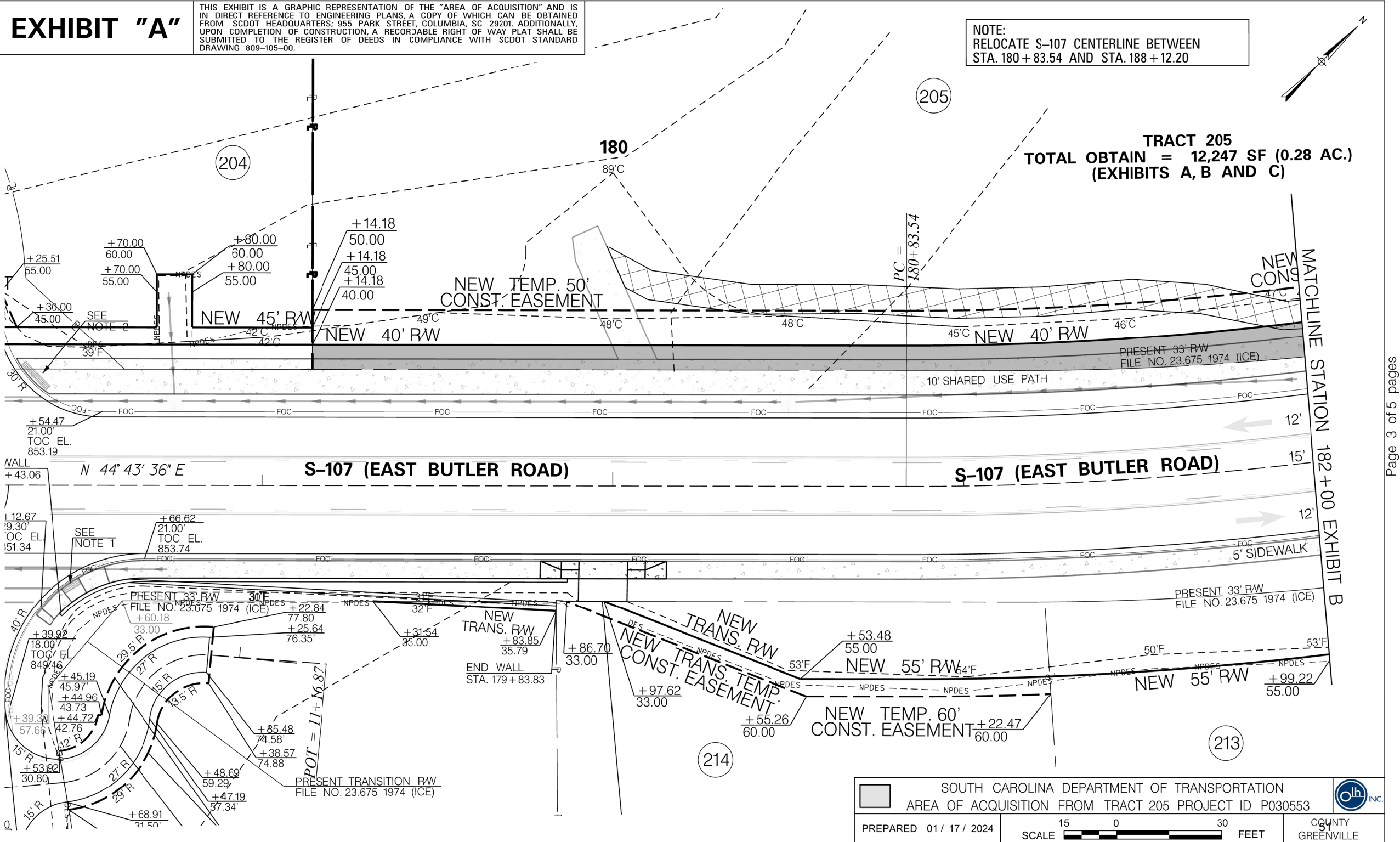
EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180+83.54 AND STA. 188+12.20



TRACT 205
TOTAL OBTAIN = 12,247 SF (0.28 AC.)
(EXHIBITS A, B AND C)



MATCHLINE STATION 182+00 EXHIBIT B

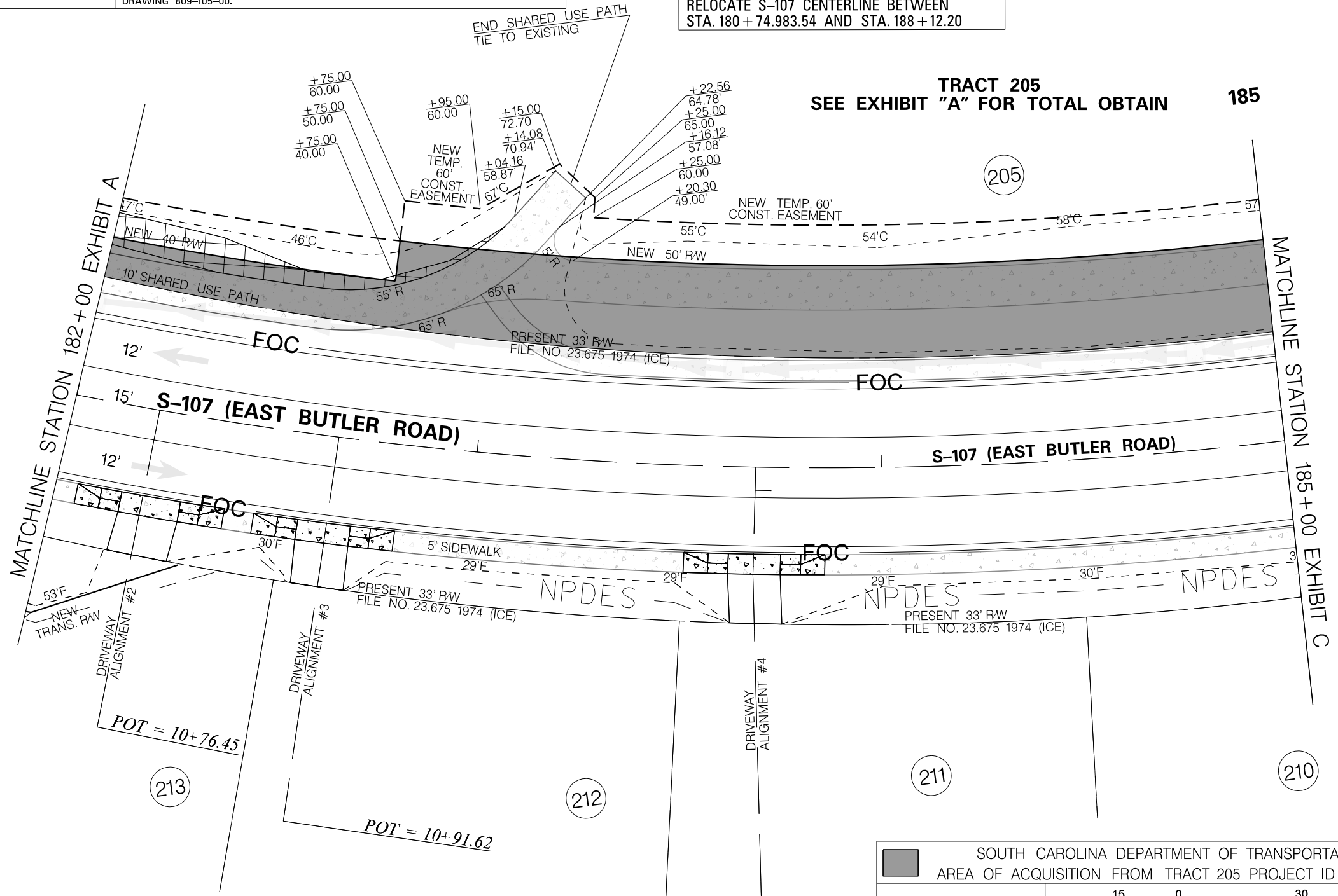
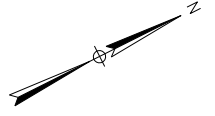
Page 3 of 5 pages

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION FROM TRACT 205 PROJECT ID P030553			
PREPARED 01/17/2024	COUNTY GREENVILLE		

EXHIBIT "B"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS: 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180 + 74.983.54 AND STA. 188 + 12.20

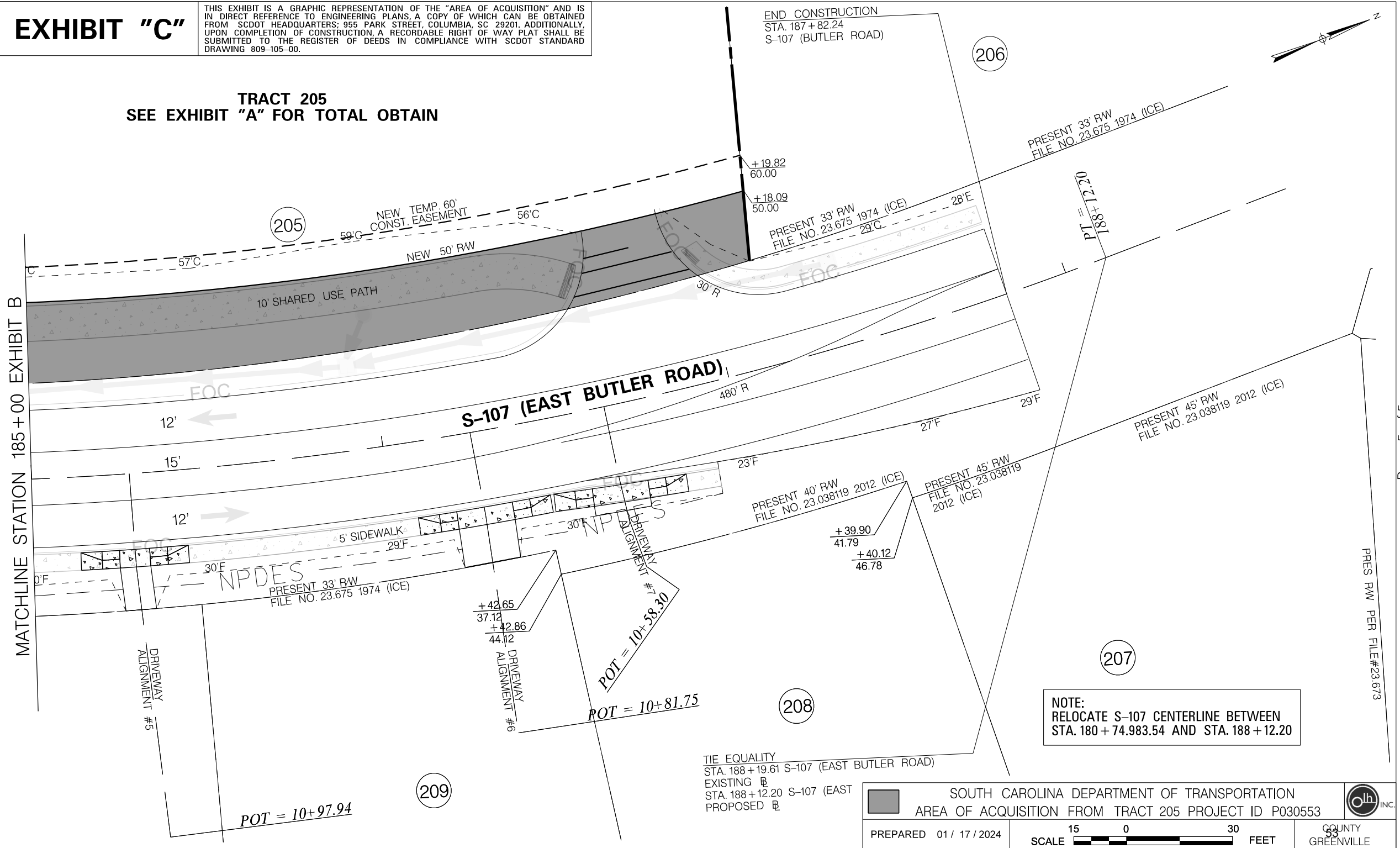


SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION FROM TRACT 205 PROJECT ID P030553		
PREPARED 01 / 17 / 2024	SCALE FEET	
		COUNTY GREENVILLE

EXHIBIT "C"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TRACT 205
SEE EXHIBIT "A" FOR TOTAL OBTAIN



MATCHLINE STATION 185+00 EXHIBIT B

NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180+74.983.54 AND STA. 188+12.20

TIE EQUALITY
STA. 188+19.61 S-107 (EAST BUTLER ROAD)
EXISTING \square
STA. 188+12.20 S-107 (EAST BUTLER ROAD)
PROPOSED \square

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION FROM TRACT 205 PROJECT ID P030553			COUNTY GREENVILLE
PREPARED 01/17/2024	SCALE		

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route **Road S-107 (East Butler Road)**
 Project ID No. **P030553**
 Tract **205**

**TEMPORARY
 RIGHT OF WAY EASEMENT**
 Approximate Survey Stations

179+00 To 188+00 Lt
 Reloc S-107 East Butler Road
 _____ To _____
 _____ To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **The City of Mauldin, a municipal corporation – 5 East Butler Road, Mauldin, South Carolina 29662** in consideration of the sum of **Eleven Thousand Eight Hundred Fifty Nine and No/100 Dollars (\$11,859.00)**, to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway **for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road)**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

The above consideration is for temporary easement to **0.18 acres (7,906 square feet)**, more or less, and all improvements thereon, if any, owned by **The City of Mauldin, a municipal corporation**, shown as the "Area of Temporary Right of Way " on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 180+83.54 and 188+12.20 Reloc S-107 East Butler Road. **Temporary right of way herein granted shall revert to the grantor upon completion and acceptance of the project.**

Tax Map No. 0546.01-01-038.00.

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

The City of Mauldin, a municipal corporation

1st Witness

Grantor (L.S.)

2nd Witness

Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)
_____))
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____ of The City of Mauldin, a municipal corporation, on behalf of the corporation.

Signature of Notary Public

Printed Name of Notary Public

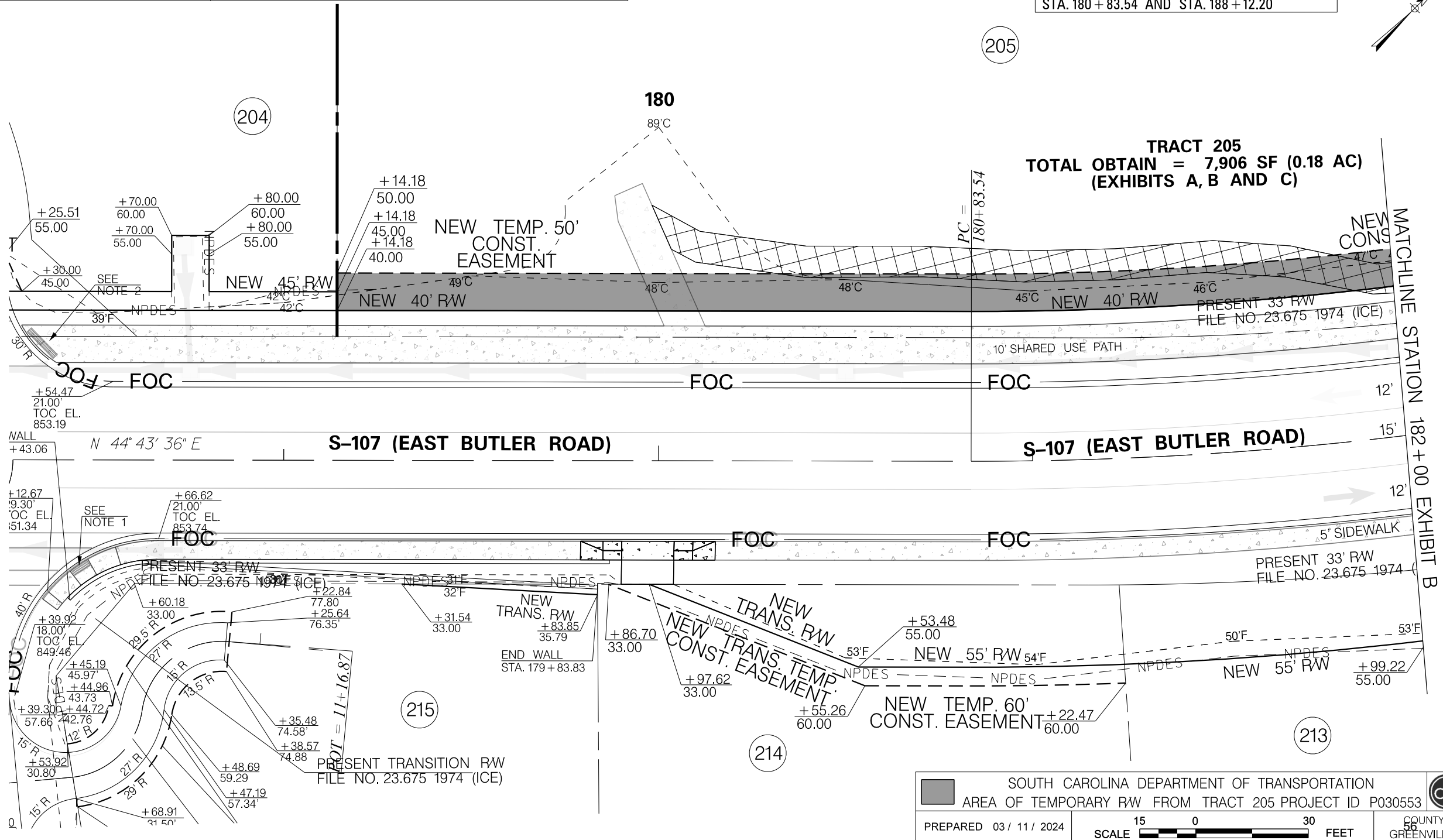
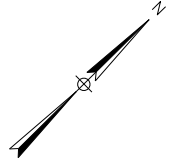
NOTARY PUBLIC FOR THE STATE OF _____

My Commission Expires: _____
(Affix seal if outside SC)

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS: 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180 + 83.54 AND STA. 188 + 12.20



TRACT 205
TOTAL OBTAIN = 7,906 SF (0.18 AC)
(EXHIBITS A, B AND C)

MATCHLINE STATION 182 + 00 EXHIBIT B

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

AREA OF TEMPORARY RW FROM TRACT 205 PROJECT ID P030553

PREPARED 03 / 11 / 2024

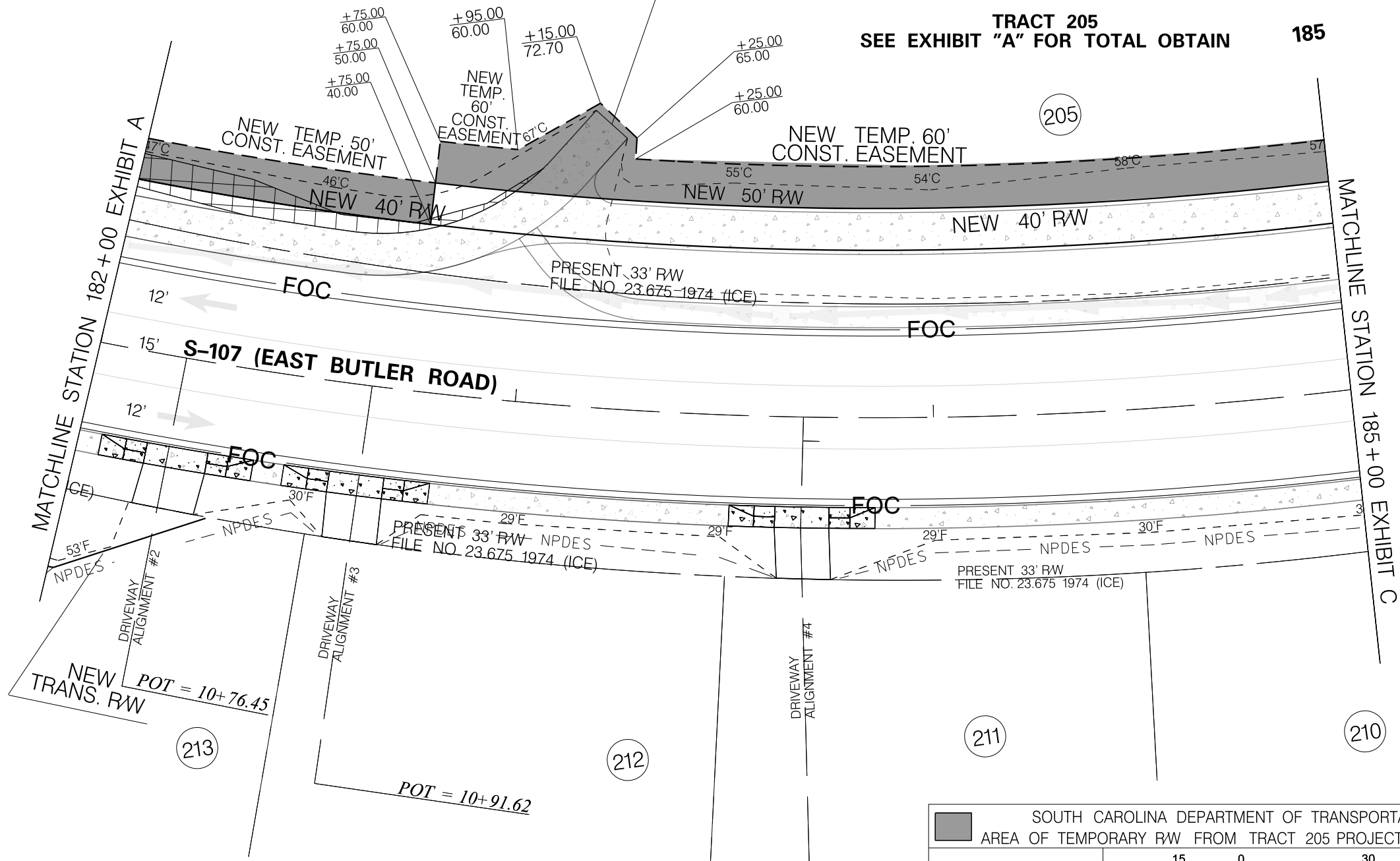
SCALE FEET

COUNTY GREENVILLE

EXHIBIT "B"

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NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180+74.983.54 AND STA. 188+12.20



TRACT 205
SEE EXHIBIT "A" FOR TOTAL OBTAIN 185

MATCHLINE STATION 182+00 EXHIBIT A

MATCHLINE STATION 185+00 EXHIBIT C

S-107 (EAST BUTLER ROAD)

NEW TRANS. RW
POT = 10+76.45

DRIVEWAY ALIGNMENT #3
POT = 10+91.62

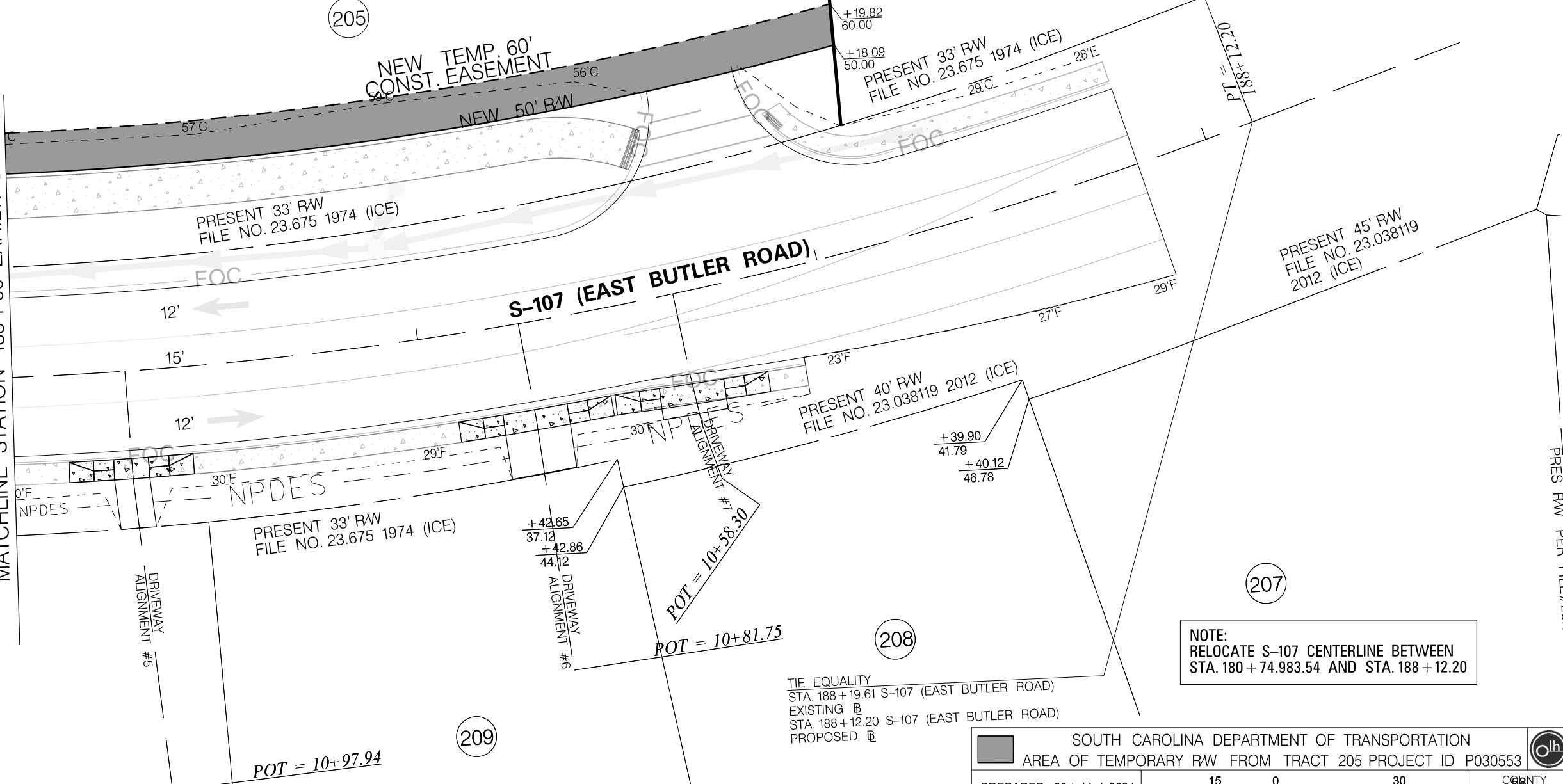
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION		
AREA OF TEMPORARY RW FROM TRACT 205 PROJECT ID P030553		
PREPARED 03/11/2024	SCALE 15 0 30 FEET	COUNTY GREENVILLE

EXHIBIT "C"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TRACT 205
SEE EXHIBIT "A" FOR TOTAL OBTAIN

MATCHLINE STATION 185+00 EXHIBIT B



NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 180+74.983.54 AND STA. 188+12.20

TIE EQUALITY
STA. 188+19.61 S-107 (EAST BUTLER ROAD)
EXISTING \square
STA. 188+12.20 S-107 (EAST BUTLER ROAD)
PROPOSED \square

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF TEMPORARY RW FROM TRACT 205 PROJECT ID P030553		
PREPARED 03 / 11 / 2024	SCALE $\frac{15}{0}$ FEET	

MAULDIN ORDINANCE _____-2024

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF MAULDIN AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT

WHEREAS, the City of Mauldin (“City”) owns certain road right-of-way property and ~~situate~~ within the city limits of Mauldin, County of Greenville along East Butler Road identified as Tract 229 on the “SCDOT Area of Acquisition from Tract 229 Project ID P030553” attached hereto as Exhibit “A;” and,

WHEREAS, the South Carolina Department of Transportation (“the SCDOT”) desires for the City to convey its interest in the area of acquisition from Tract 229 shown on Exhibit “A” to the SCDOT as part of the SCDOT’s Butler Road Improvements Project (See www.buildingabetterbutler.com); and,

WHEREAS, the SCDOT also desires for the City to convey a temporary Right-Of-Way (“ROW”) from Tract 229 identified as Tract 229 on “SCDOT Area of Temporary R/W from Tract 229 Project ID P030553 on Exhibits “A” to the SCDOT as part of the planned improvements; and

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey the area of acquisition from Tract 229 as shown on Exhibit “A” to the SCDOT by quit-claim deed attached hereto as Exhibit “B” for the consideration stated in said deed and by Temporary Right Of Way Easement an area shown on Exhibits “A” for the consideration stated in said easement on Exhibit “C.”.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute,

acknowledge and deliver the quit-claim deed attached hereto as Exhibit "B" and right-of-way easement attached hereto as Exhibit "C."

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

First Reading: _____

Second Reading: _____

Approved as to form: _____
Daniel R. Hughes

03/14/2024

The City of Mauldin, South Carolina
Attn: Seth Duncan
Post Office Box 249
Mauldin, South Carolina 29662

RE: Project ID No. P030553 - Road S-107 (East Butler Road) - Greenville County – Tract 229

Dear Mr. Duncan:

Reference is made to the above captioned project, under which the South Carolina Department of Transportation (SCDOT) proposes to acquire a portion of your property for this improvement as has been discussed with you previously. The Department must pay just compensation for the property which is based on an appraisal made by a qualified real estate appraiser using comparable sales in the area.

The appraisal, a copy of which is attached hereto, has been prepared, reviewed and approved, and I am now authorized to make you the following offer:

\$ 3,247.00	for fee simple title to 0.30 acre (12,987 SF) of land and all improvements thereon, if any, in fee simple.
<u>\$ 485.00</u>	Temporary Right of Way 0.076 acre (3,324 SF)
\$ 3,732.00	Total

Please give this offer your prompt attention and let me know your decision as soon as possible. Retain this information to report your payment according to IRS rules in Publication 544.

If I can be of any further assistance, do not hesitate to contact me.

Sincerely,

Jeremy Robertson
O. R. Colan Associates, LLC
Right of Way Agent

03/14/2024

Date Offer Made

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route **Road S-107 (East Butler Road)**
 Project ID No. **P030553**
 Tract **229**

TITLE TO REAL ESTATE

Approximate Survey Stations

_____ 163+00 _____ To _____ 166+00 Lt _____
 Reloc S-107 East Butler Road
 _____ To _____
 _____ To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **The City of Mauldin, South Carolina – Post Office Box 249, Mauldin, South Carolina 29662** in consideration of the sum of **Three Thousand Two Hundred Forty Seven and No/100 Dollars (\$3,247.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute **for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road)**, State and County aforesaid, as shown on plans prepared by Infrastructure Consulting & Engineering for the South Carolina Department of Transportation and dated **April 6, 2023**.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing **0.30 acres (12,987 square feet)**, more or less, and all improvements thereon, if any, owned by **The City of Mauldin, South Carolina**, shown as the “Area of Acquisition” on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 144+08.59 and 170+59.92 Reloc S-107 East Butler Road. This being a portion of the property conveyed to **The City of Mauldin, South Carolina** by the Deed of Eastcreek Development Partners, LLC, dated December 17, 2001, and recorded December 27, 2001, in Deed Book 1978, at Page 1148 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. M004.02-01-006.23**.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

The City of Mauldin, South Carolina

1st Witness

Name Grantor (L.S.)

Title

2nd Witness

Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)

)

ACKNOWLEDGEMENT

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ of The City of Mauldin South Carolina.

Signature of Notary Public

Printed Name of Notary Public

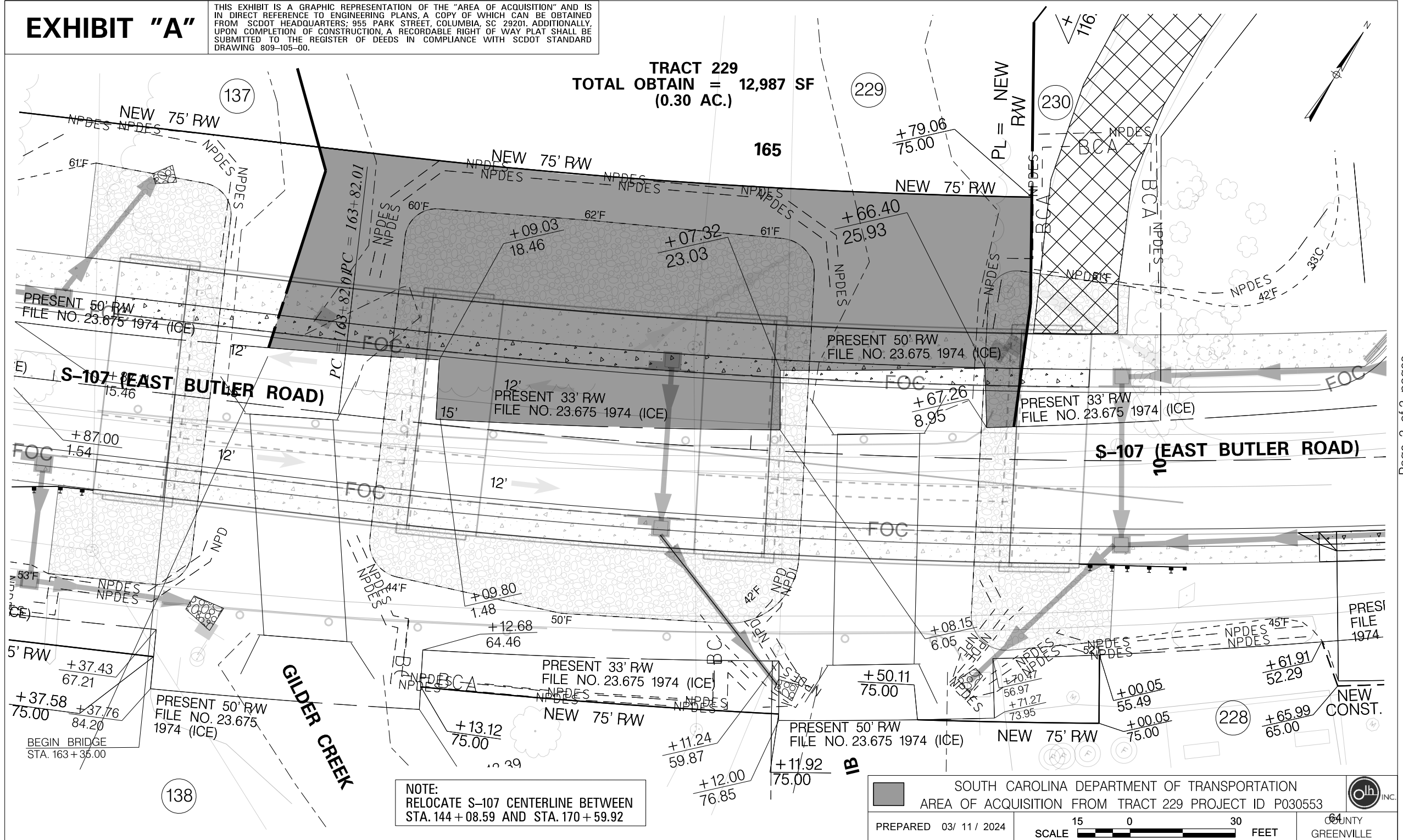
NOTARY PUBLIC FOR THE STATE OF _____

My Commission Expires: _____
(Affix seal if outside SC)

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS: 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TRACT 229
TOTAL OBTAIN = 12,987 SF
(0.30 AC.)



NOTE:
 RELOCATE S-107 CENTERLINE BETWEEN
 STA. 144 + 08.59 AND STA. 170 + 59.92

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
 AREA OF ACQUISITION FROM TRACT 229 PROJECT ID P030553

PREPARED 03/ 11/ 2024

SCALE
15
0
30
 FEET

COUNTY GREENVILLE

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route **Road S-107 (East Butler Road)**
 Project ID No. **P030553**
 Tract **229**

**TEMPORARY
 RIGHT OF WAY EASEMENT**
 Approximate Survey Stations

163+00	To	166+00
Reloc S-107 East Butler Road		
_____	To	_____
_____	To	_____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **The City of Mauldin, South Carolina – Post Office Box 249, Mauldin, South Carolina 29662** in consideration of the sum of **Four Hundred Eighty Five and No/100 Dollars (\$485.00)**, to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway **for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road)**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

The above consideration is for a temporary easement to **0.076 acres (3,324 square feet)**, more or less, and all improvements thereon, if any, owned by **The City of Mauldin, South Carolina**, shown as the "Temporary Right of Way" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 144+08.59 and 170+59.92 Reloc S-107 East Butler Road. **Temporary right of way herein granted shall revert to the grantor upon completion and acceptance of the project.**

Tax Map No. M004.02-01-006.23.

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

The City of Mauldin, South Carolina

1st Witness

Name Grantor (L.S.)
Title

2nd Witness

Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)
_____)
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____ of The City of Mauldin South Carolina.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF _____

My Commission Expires: _____
(Affix seal if outside SC)

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TRACT 229
TOTAL OBTAIN = 3,324 SF

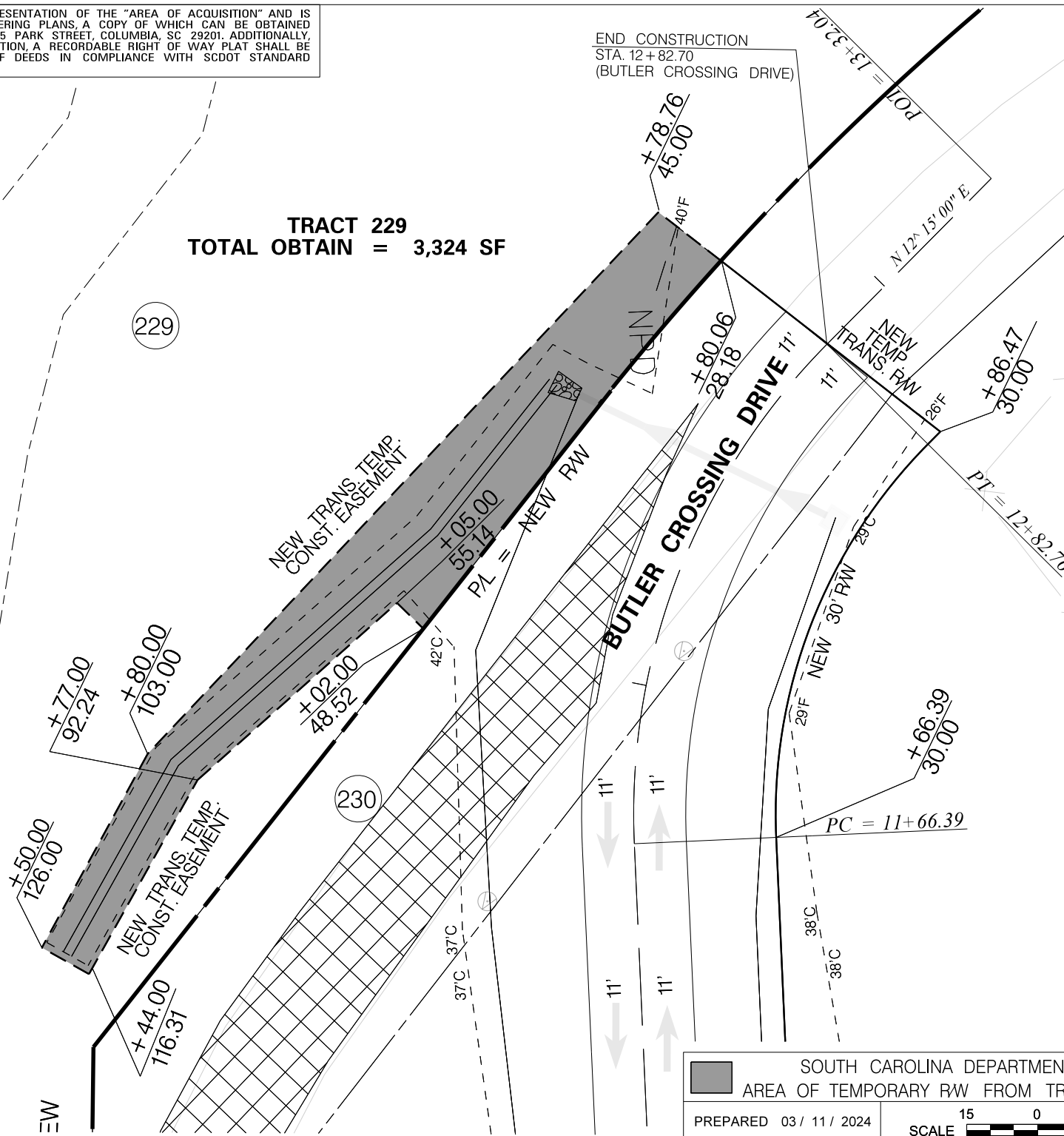
END CONSTRUCTION
 STA. 12+82.70
 (BUTLER CROSSING DRIVE)

229

229

230

201



SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF TEMPORARY RW FROM TRACT 229 PROJECT ID P030553		
PREPARED 03 / 11 / 2024	SCALE FEET	

CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024
AGENDA ITEM #: 8a
ITEM TYPE: Zoning Map Amendment

TO: City Council
FROM: Business & Development Services Director, David C. Dyrhaug
SUBJECT: Rezoning of 3-acre Property along Miller Road

OWNER(S):	Barrett Wood • B Wood, LLC
AUTHORIZED REP(S):	None
TAX MAP NUMBER(S):	M002.01-02-002.00
LOCATION:	Along Miller Road between 109 & 129 Miller Road
CURRENT ZONING:	S-1, Trades and Commercial Services
REQUESTED ZONING:	RM, Multi-family Residential
SIZE OF PROPERTY:	Approx. 3.3 acres

REQUEST

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes rezoning a 3.3-acre tract along Miller Road from the S-1 district to the RM district. The intent of the applicant is to develop this property for attached single-family homes.

HISTORY/BACKGROUND

This tract is presently a wooded undeveloped lot. It lies between a commercial strip center at 109 Miller Road that includes Tato’s Pizza and Staten Plumbing Heating and Electrical, a telecommunication tower at 129 Miller Road, and the Summer Stone Townes (Townhomes) at 201 Miller Road.

PROPOSED DEVELOPMENT

The applicant has expressed his intent for the property to developed for a high-end townhome community with rear-loading garages and attractive facades oriented to the sidewalk. The conceptual layout for this prospective project includes about 23 homes. These units are anticipated to sell for over \$300,000, will be two stories, and have brick and hardi board exterior finish materials. The applicant has provided the following images to depict the intent for the design of these homes.



NEIGHBORHOOD MEETING

In accordance with Section 4:3.3 of the Mauldin Zoning Ordinance, the applicant held a neighborhood meeting on March 25 at T-Motion Event Rentals at 400 S. Main Street. The meeting was advertised in accordance with City requirements. No members of the public attended the meeting.

PUBLIC HEARING

The Planning Commission held a public hearing on April 23, 2024. No public comments were offered at the public hearing.

ZONING ANALYSIS

Existing Zoning Classifications

The *S-1 district* is established to provide a transition between commercial and industrial districts while restricting any noxious odor, fumes, smoke, dust, or noise. The types of uses that are allowed in this district include service-related uses, warehousing uses, and light industries.

The *R-M district* is established to provide for a full range of medium- to high-density multi-family housing types along with single-family detached and attached residences. Other uses include recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. This district is intended to function as a transition between single-family residential districts and commercial districts where certain land uses may not be compatible.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	S-1 (City)	Telecommunication tower
South	R-M (City)	Mixed of apartments including duplexes and quadplexes
East	R-M (City)	Summer Stone Townes
West	S-1 (City)	Tato's Pizza Staten Plumbing, Heating and Electrical

Comprehensive Plan Analysis

This property is designated as “Residential Multifamily” in the future land use map of the comprehensive plan. This designation is intended to include apartment buildings, condominiums, and duplexes.

REVIEW CRITERIA

The Mauldin Zoning Ordinance does not contain any specified criteria that should be considered by the Planning Commission when reviewing requests for rezoning. However, the following criteria are typical of those used by other jurisdictions.

- A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Plan, recent development trends, and the general character of the area;
- B. Suitability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district;

- C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;
- D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising public health, safety or welfare; and
- E. Public need for the potential uses permitted in the requested zoning district.

STAFF FINDINGS

Based on the above criteria, staff provides the following findings for consideration of the proposed request.

A. *Comprehensive Plan Consistency*

The Comprehensive Plan supports the rezoning this tract to RM.

B. *Suitability of the Site*

There are not any apparent floodplains, wetlands, or steep topography on this site. The site appears suitable for development.

C. *Compatibility of the Development*

The intent to develop this property for townhomes is directly compatible with the mixed of apartments, condominiums, and townhomes currently located along Miller Road in the vicinity of this property. Furthermore, the intended design for the project has the opportunity to establish a higher standard for redevelopment and infill development surrounding the City Center project.

D. *Infrastructure Capacity*

All utilities, including water and sewer, are available on site.

E. *Public Need*

As City Center develops, projects like this will provide vital housing opportunities that support the walkable intent of the City Center project.

TIMELINE

In March, 2024, the applicant made application to the City of Mauldin for this rezoning.

On April 23, 2024, the Planning Commission conducted a public hearing. At this meeting, the Planning Commission voted 5-0 to recommend approval of this rezoning.

On May 6, 2024, the Building Codes Committee voted 3-0 to forward this rezoning to City Council with a recommendation of approval.

STAFF RECOMMENDATION

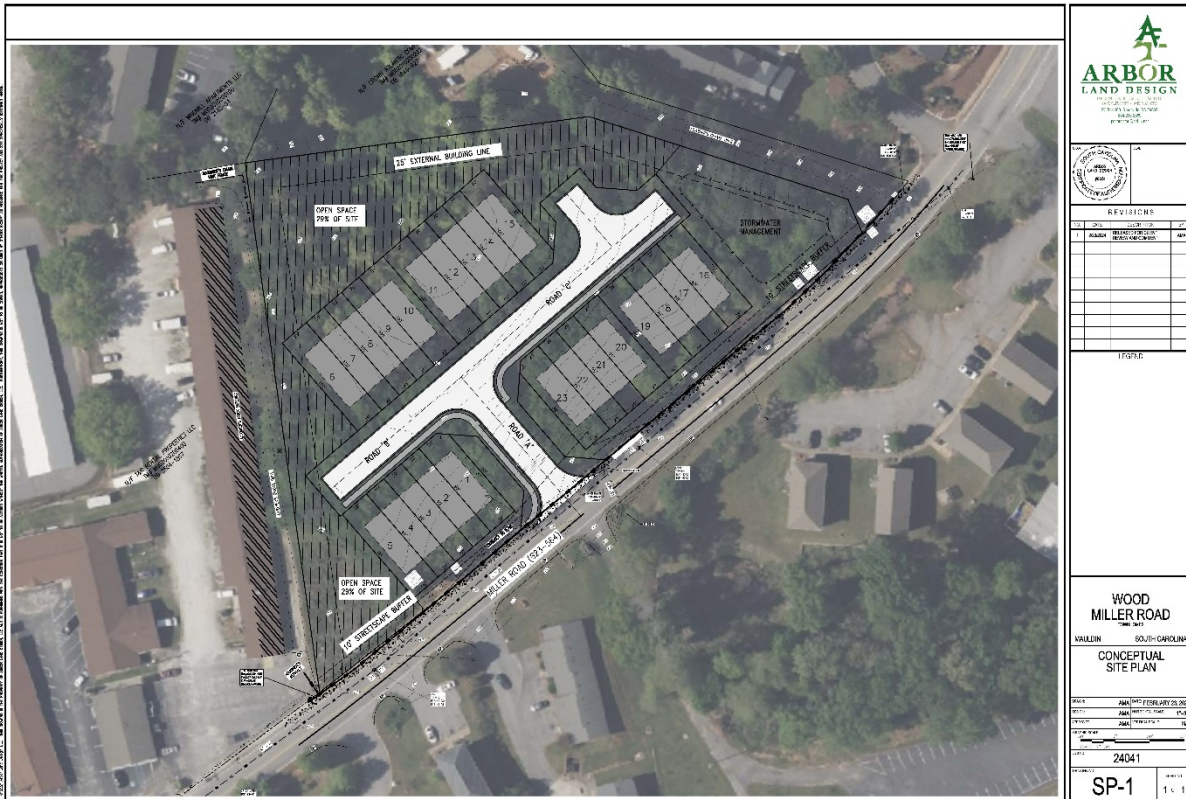
This project is entirely consistent with the Comprehensive Plan and provides vital housing opportunities in support of a walkable City Center. Staff fully supports and recommends approval of this rezoning.

PLANNING COMMISSION RECOMMENDATION

On April 23, 2024, the Planning Commission voted 5-0 to recommend approval of the rezoning.

ATTACHMENTS

Proposed Ordinance (map and boundary survey included therein)
Conceptual Site Layout (see below)



ORDINANCE # _____

AN ORDINANCE TO REZONE A PROPERTY CONSISTING OF APPROXIMATELY 3.3 ACRES LOCATED AT MILLER ROAD (TAX MAP PARCEL #M002.01-02-002.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Barrett Wood has petitioned the City of Mauldin to rezone +/- 3.3 acres from the S-1 District to the RM District; and

WHEREAS, a rezoning of the parcel is in keeping with the City of Mauldin 2014 Comprehensive Plan Update; and

WHEREAS, the site is suitable for the types of uses that could be developed under the new zoning district; and

WHEREAS, the potential uses permitted in the new zoning district meet a public need and are not detrimental to the public health, safety, and welfare; and

WHEREAS, the Mauldin Planning Commission has given favorable recommendation to the zoning application; and

NOW THEREFORE BE IT ORDAINED by the mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof

Section 1. That the property described in zoning docket PC-2024-07-RZ and Greenville County Tax Map Parcel M002.01-02-002.00 be rezoned from S-1 to RM, Multi-family Residential. The property is further identified on the attached exhibit that is hereby incorporated into this ordinance, including Exhibit 1, Zoning & Property Map.

Section 2. This ordinance shall become effective upon and after its final passage.

Passed on First Reading _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

ATTEST:

BY: _____

Terry Merritt, Mayor

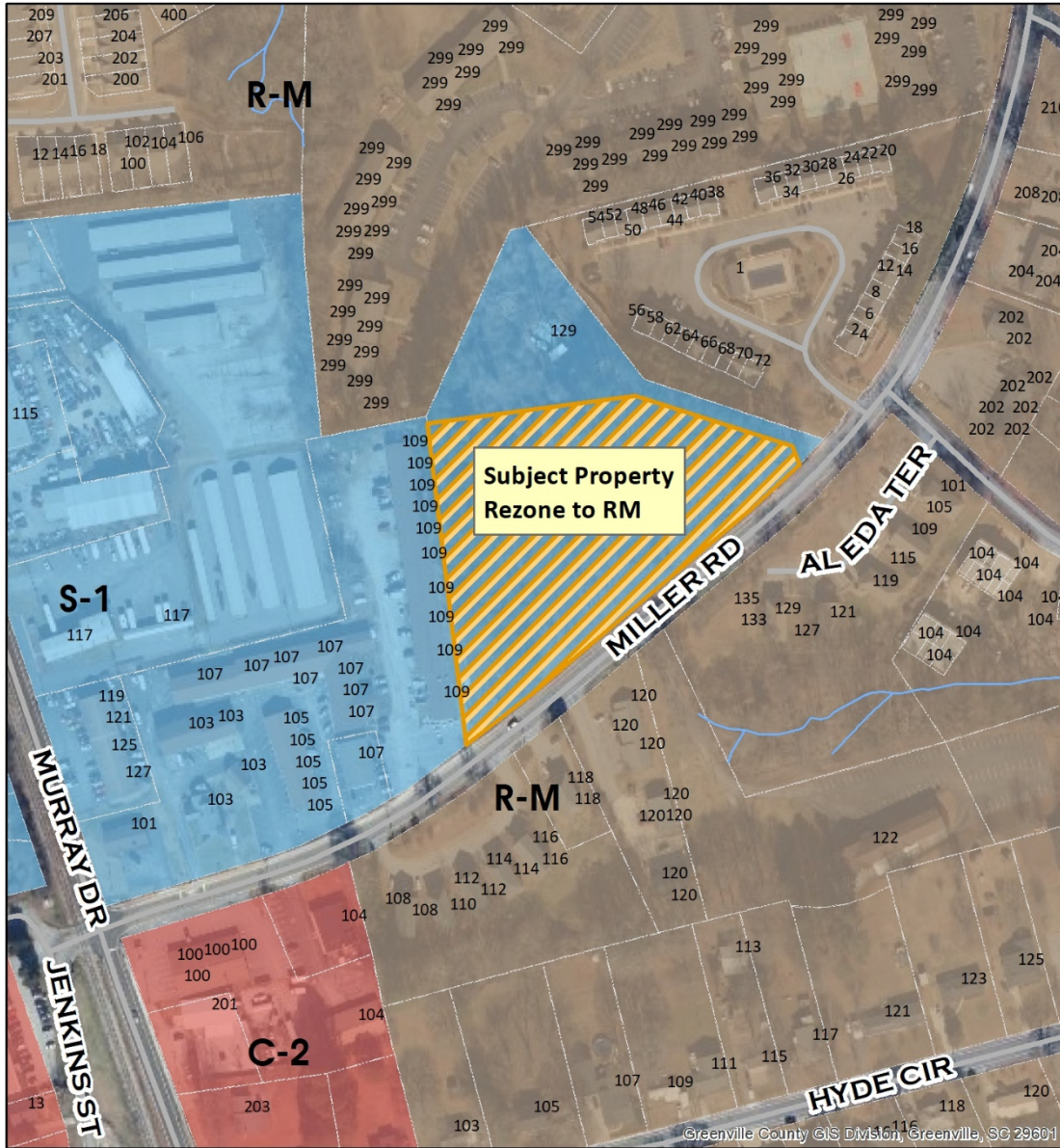
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

John Duggan, City Attorney

EXHIBIT 1

Barrett Woods Property on Miller Road Rezoning Map



Greenville County GIS Division, Greenville, SC 29601

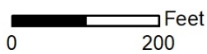
Created on April 11, 2024

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DISCLAIMER: The information contained herein is for reference purposes only. The City of Mauldin makes no warranty, express or implied, nor any guarantee as to information provided herein. The City of Mauldin explicitly disclaims all presentations and warranties. The City of Mauldin assumes no liability for any errors, omissions, or inaccuracies in the information provided herein.

Legend

-  Subject Property
-  Mauldin City Limits



CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 8b

ITEM TYPE: Annexation

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Annexation of 0.2 acres at Adams Mill Road

OWNER(S):	City of Mauldin
TAX MAP #(S):	M006.02-01-035.01
LOCATION:	At Adams Mill Road and W. Golden Strip Drive
CURRENT ZONING:	R-S (County)
REQUESTED ZONING:	R-15, Residential
SIZE OF PROPERTY:	Approx. 0.2 acres
CONTIGUITY:	This tract touches the City on three sides.

REQUEST

The City of Mauldin has received signed petitions requesting the annexation of a tract of land (one parcels) pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 0.2 acres at Adams Mill Road and W. Golden Strip Drive.

This property was conveyed to the City of Mauldin in 1967 and is largely wooded with a creek that bisects the property.

PLANNING AND ZONING

About the R-15 District

The R-15 zoning designation is a low-density residential district intended to provide single-family living. R-15 zoning allows a minimum 15,000-square foot lot for detached single-family homes.

Comprehensive Plan Designation

This tract is designated for low-density residential on the Future Land Use Map in the Comprehensive Plan. This designation consists of single family homes, typically on ¼-acre size lots or larger. The R-15 zoning is consistent with this designation.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	R-15 (City)	Homes along W. Golden Strip Drive
South	R-15 (City)	Single-family residence
East	R-S (City)	Homes along W. Golden Strip Drive
West	R-15 (City)	Butler Forest subdivision

Summary

The R-15 zoning is consistent with the low-density residential designation in the Comprehensive Plan.

TIMELINE

In April of 2024, staff received the signed petition for the annexation of this parcel.

On May 6, 2024, the Building Codes Committee voted 3-0 to forward this rezoning to City Council with a recommendation of approval.

STAFF RECOMMENDATION

This annexation fills in a portion of a donut hole inside the City of Mauldin. Additionally, the annexation of this property owned by the City would bring the property into the City’s jurisdiction. Staff supports this annexation.

ATTACHMENTS

Annexation Ordinance (maps and petitions attached therein)

ORDINANCE # _____

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY THE CITY OF MAULDIN AND LOCATED AT ADAMS MILL ROAD (TAX MAP PARCEL: M006.02-01-035.01) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-15, RESIDENTIAL, FOR SAID PROPERTY

WHEREAS, the City of Mauldin is the sole owner of record title of a parcel of real property containing 0.2 acres, more or less, located at Adams Mill Road, which property is contiguous to the City of Mauldin and is more particularly illustrated in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin requesting that the aforementioned property be annexed into the City of Mauldin; and,

WHEREAS, the property to be annexed is contiguous to the City of Mauldin, and is more particularly depicted in Exhibit 1 attached hereto; and,

WHEREAS, the City of Mauldin constitutes one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of R-15, Residential, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

1. ANNEXATION: The real property owned by the City of Mauldin and more particularly depicted in the map attached hereto marked as Exhibit 1, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Adams Mill Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-15, Residential.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

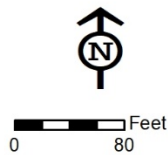
EXHIBIT 1 – ANNEXATION MAP

Annexation of City Property at Adams Mill Road



Legend

- Subject Property
- Tax Parcel
- Municipal Boundary



Created on May 1, 2024

Reproduction of this map is prohibited without permission from the City of Mauldin.

DISCLAIMER: The information contained herein is for reference purposes only. The City of Mauldin makes no warranty, express or implied, nor any guarantee as to information provided herein. The City of Mauldin explicitly disclaims all presentations and warranties. The City of Mauldin assumes no liability for any errors, omissions, or inaccuracies in the information provided herein.

EXHIBIT 2 – PETITION

**PETITION FOR ANNEXATION OF REAL PROPERTY OWNED
BY CITY OF MAULDIN, AND LOCATED AT ADAMS MILL
ROAD AND W. GOLDEN STRIP DRIVE INTO THE CITY OF
MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD**

Petitioner, City of Mauldin, is the sole owner [freeholder owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a parcel of real property in Greenville County containing approximately 0.2 acres, more particularly depicted in the Property Map attached hereto marked as Exhibit A.

Petitioner hereby petitions to annex their property consisting of 0.2 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of R-15, Residential, on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.


This Petition is dated this 17th day of April, 2024, before the first signature below is attached.

The Petitioner requests that the tract described above and shown on the attached Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the tracts the zoning classification of R-15, Residential.

April 17, 2024
Date

CITY OF MAULDIN

The undersigned represents that he/she has authority to bind this entity to this petition, and no other signatures are needed.

By: 
Name: Seth Duncan
Title: City Administrator


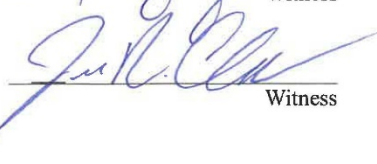
 Witness
 Witness

EXHIBIT A

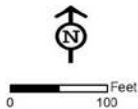
EXHIBIT A

Annexation of City Property at Adams Mill Road



Legend

- Subject Property
- Pending Annexation
- Tax Parcel
- Municipal Boundary



Created on April 17, 2024

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CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 8c

ITEM TYPE: Annexation

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Annexation of 10.6 acres at Fowler Circle

OWNER(S):	City of Mauldin
TAX MAP #(S):	M007.03-01-011.04
LOCATION:	At Fowler Circle
CURRENT ZONING:	R-S (County)
REQUESTED ZONING:	R-20, Residential
SIZE OF PROPERTY:	Approx. 10.6 acres
CONTIGUITY:	This tract is directly adjacent to Sunset Park which is a City-owned park within the City limits.

REQUEST

The City of Mauldin has received signed petitions requesting the annexation of a tract of land (one parcels) pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 10.6 acres at Fowler Circle.

This property was conveyed to the City of Mauldin in 2014 and is directly contiguous to Sunset Park, which is a City-owned park. At that time the back portion of the tract consisting of approximately 6.9 acres was already inside the City limits. The front portion of this tract consisting of approximately 10.6 acres was not in the City limits and has remained outside the City limits to this day.

PLANNING AND ZONING

About the R-20 District

The R-20 zoning designation is a low-density residential district intended to provide single-family living. R-20 zoning allows a minimum 20,000-square foot lot for detached single-family homes. The portion of this tract already inside the City limits as well as Sunset Park are presently zoned R-20.

Comprehensive Plan Designation

This tract is designated for low-density residential on the Future Land Use Map in the Comprehensive Plan. This designation consists of single family homes, typically on ¼-acre size lots or larger. The R-20 zoning is consistent with this designation.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	R-20 (City)	Sunset Park
South	R-S (County)	Rural residential
East	R-20 (City)	Bishop Heights subdivision
West	R-15 (City)	Riley Trace subdivision

Summary

The R-20 zoning is consistent with the low-density residential designation in the Comprehensive Plan.

TIMELINE

In April of 2024, staff received the signed petition for the annexation of this parcel.

On May 6, 2024, the Building Codes Committee voted 3-0 to forward this rezoning to City Council with a recommendation of approval.

STAFF RECOMMENDATION

This annexation brings in the remaining portion of a property owned by the City that is partially already inside the City limits. Additionally, the annexation of this property owned by the City would bring the property into the City’s jurisdiction. Staff supports this annexation.

ATTACHMENTS

Annexation Ordinance (maps and petitions attached therein)

ORDINANCE # _____

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY THE CITY OF MAULDIN AND LOCATED AT FOWLER CIRCLE (TAX MAP PARCEL: M007.03-01-011.04) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-20, RESIDENTIAL, FOR SAID PROPERTY

WHEREAS, the City of Mauldin is the sole owner of record title of a parcel of real property containing 10.6 acres, more or less, located at Adams Mill Road, which property is contiguous to the City of Mauldin and is more particularly illustrated in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin requesting that the aforementioned property be annexed into the City of Mauldin; and,

WHEREAS, the property to be annexed is contiguous to the City of Mauldin, and is more particularly depicted in Exhibit 1 attached hereto; and,

WHEREAS, the City of Mauldin constitutes one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of R-20, Residential, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

1. ANNEXATION: The real property owned by the City of Mauldin and more particularly depicted in the map attached hereto marked as Exhibit 1, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Fowler Circle along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-20, Residential.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

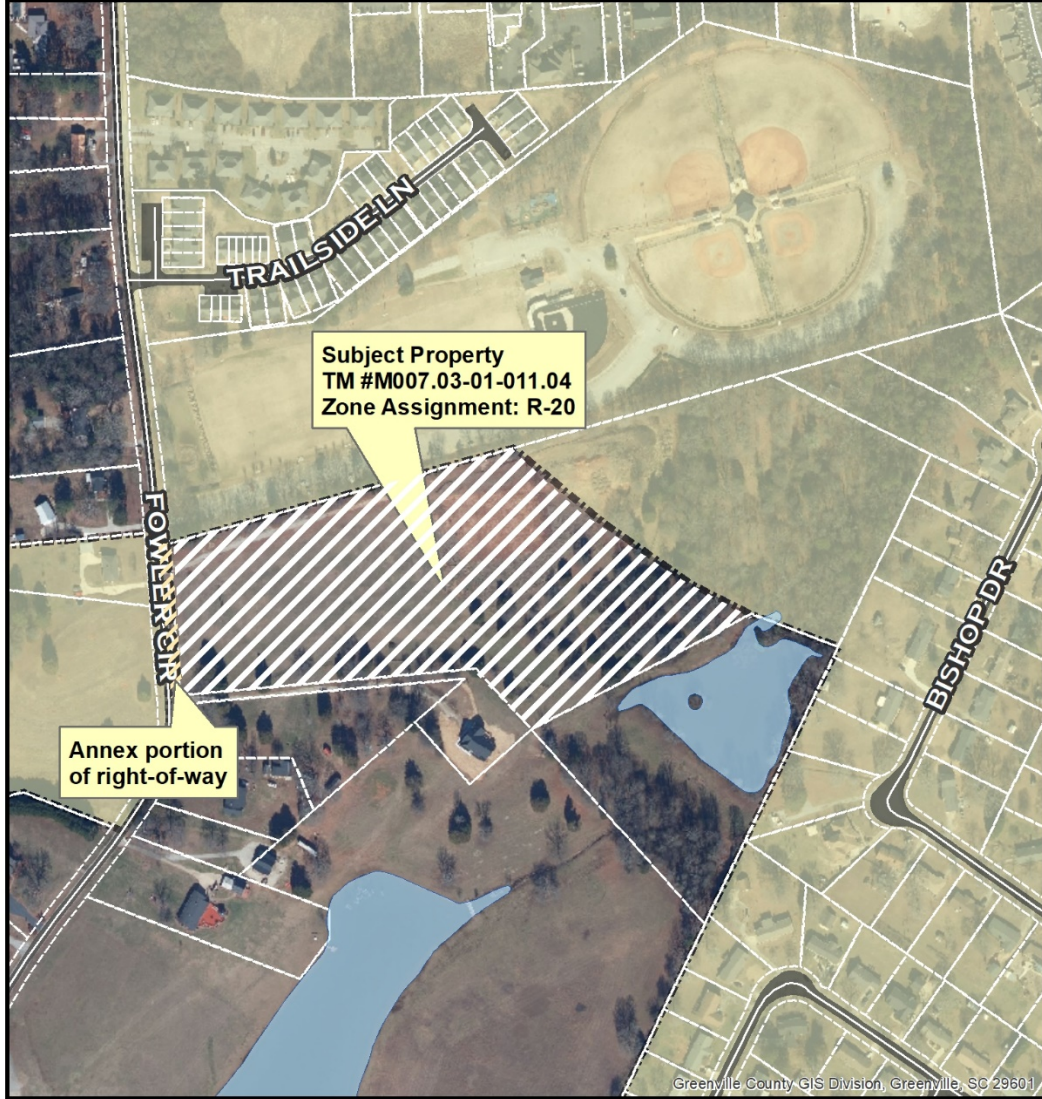
Second Reading: _____

Approved as to Form:

City Attorney

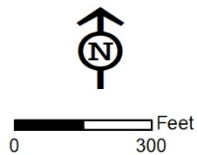
EXHIBIT 1 – ANNEXATION MAP

Annexation of City Property at Fowler Circle



Legend

- Subject Property
- Tax Parcel
- Municipal Boundary



Created on May 1, 2024

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EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED BY CITY OF MAULDIN, AND LOCATED AT FOWLER CIRCLE INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioner, City of Mauldin, is the sole owner [freeholder owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a parcel of real property in Greenville County containing approximately 17.5 acres, more particularly depicted in the Property Map attached hereto marked as Exhibit A.

Petitioner hereby petitions to annex the remaining approximate 10.6 acres of their property, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of R-20, Residential, on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

This Petition is dated this 17th day of April, 2024, before the first signature below is attached.

The Petitioner requests that the tract described above and shown on the attached Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the tracts the zoning classification of R-20, Residential.

April 17, 2024
Date

CITY OF MAULDIN

The undersigned represents that he/she has authority to bind this entity to this petition, and no other signatures are needed.

By: 

Name: Seth Duncan

Title: City Administrator


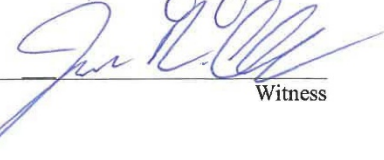
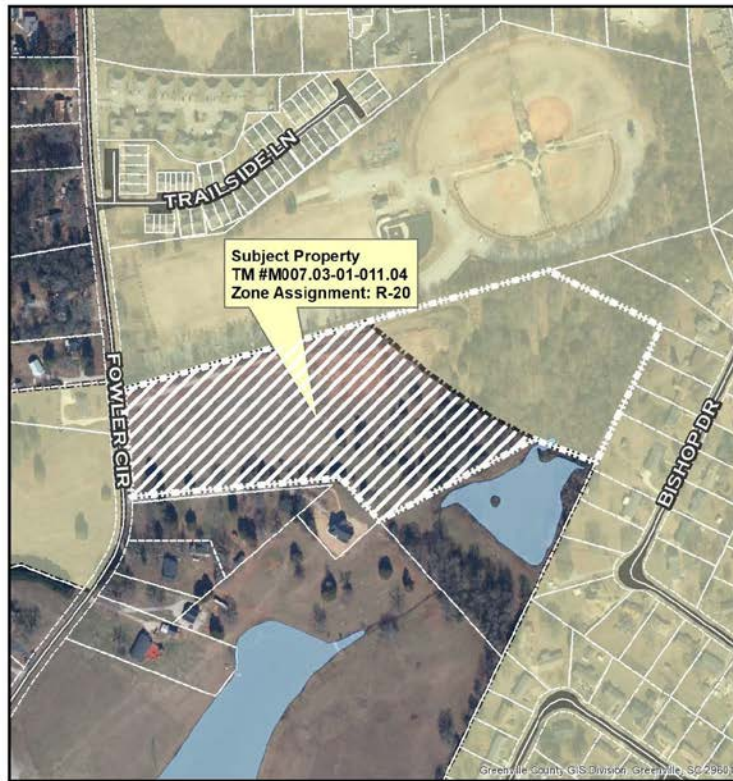
 Witness
 Witness

EXHIBIT A

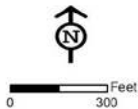
EXHIBIT A

Annexation of City Property at Fowler Circle



Legend

- Subject Property
- Tax Parcel
- Municipal Boundary



Created on April 17, 2024

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CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM #: 8d

ITEM TYPE: Text Amendment to Land Development Regulations

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Subdivision Procedures

BACKGROUND

The City of Mauldin currently regulates the subdivision of land through its Land Development Regulations which were originally adopted in 1967 and were last amended in 2018. When these regulations were last amended in 2018, the City at the time copied and pasted select sections of Greenville County's Land Development Regulations, but not all sections of their regulations. This has contributed to context and standards missing from the City's current Land Development Regulations.

Among these missing elements, the City's Land Development Regulations are presently void of any criteria to guide the decision of the Planning Commission as it reviews preliminary plats for new subdivisions except to say that the Planning Commission simply considers the recommendations of the Greenville County Subdivision Advisory Committee and the staff of the City.

The primary impetus for this text amendment is to introduce review criteria on which the Planning Commission can base its decisions as it reviews preliminary plats for new subdivisions. This will add strength and defense to decisions made by Planning Commission if their decisions are ever appealed through circuit court. Additionally, it provides more predictability for applicants to know the criteria that will be considered by the Planning Commission.

In addition to the introduction of these review criteria for preliminary subdivision plats, this proposed amendment to the Land Development Regulations also provides greater clarity, context and organization to the procedures for reviewing and approving new subdivisions.

REVIEW CRITERIA FOR PRELIMINARY SUBDIVISION PLATS

The new criteria in the proposed text amendment on which the Planning Commission will base its decisions for preliminary subdivision plats include the following:

- The land uses and intensity of the proposed development are consistent with the character and intent of the zoning district and comply with the land uses authorized therein.
- The provision and preservation of open space and landscape buffers are consistent with the standards and intent of the City's ordinances and regulations.

- The proposed layout of streets, lots, utilities, and public improvements are designed in a manner consistent with the City’s policies and can be reasonably and efficiently served by the City and other public agencies.
- The availability of adequate public services, including, but not limited to, water, sanitary sewer, emergency response, and educational facilities.
- Significant impacts on public infrastructure such as roads and utilities will be appropriately mitigated.
- The ability of the proposed development to meet all standards provided in the City’s land development regulations and the City’s zoning ordinance.

AMENDMENTS TO ARTICLES 1 & 2

The proposed draft ordinance effects the first five articles of the Land Development Regulations. The outline below summarizes how each chapter has been amended in the proposed ordinance.

Article 1 – General Provisions

The proposed amendment adds the following to this Article.

- A “title” section for these regulations.
- A “policy” section that provides contextual policy for these regulations. The stated policies in the proposed amendment promote health, safety, general welfare, and support for the City’s comprehensive plan.
- A “purpose” section that provides purpose for the regulations contained in this document.

Other sections within this Article have been revised for increased clarity and consistency with current standards and practices.

Article 2 – Definitions

The proposed amendment adds the following to this Article.

- A “usage” section that provides increased direction on how the provisions in this document are to be interpreted.
- A section that provides interpretation when a graphic or comment conflicts with the text of the document.

Several of the definitions within this Article have been revised for increased clarity and consistency with current standards and practices. Some definitions which are not used or that contribute to confusion have been removed. Definitions have been added for new terms where useful.

AMENDMENTS TO ARTICLES 3, 4 & 5

Aside from the introduction of review criteria for preliminary subdivision plats, the proposed reorganizes and restructures articles 3, 4, and 5 of this document. These articles have been restructured as follows:

	CURRENT STRUCTURE	PROPOSED STRUCTURE
ARTICLE 3	Preliminary Plat Requirements	Subdivision Procedures
ARTICLE 4	Summary/Record Plat Approval	Financial Securities for Incomplete Improvements
ARTICLE 5	Final Plat Procedures	General Survey Requirements

Article 3 – Subdivision Procedures

Besides the general procedures at the beginning of this article, this article is organized into three sections: Minor Subdivisions, Major Subdivisions, and Exempt Plats.

- *Minor Subdivisions* are those subdivisions that do not involve the creation of any new streets or rights-of-way. These have historically been approved at a staff level as a summary plat.
- *Major Subdivisions* are those subdivisions that involve the creation of a new street or right-of-way. These have historically been approved in steps beginning with the preliminary plat which requires the approval of the Planning Commission. After the preliminary plat has been approved, the applicant prepares the construction plans which get into much more detailed engineering design. After the construction plans have been approved at a staff level, the applicant is able to proceed with clearing, grading, and the construction of infrastructure. Once the infrastructure has been completed to a satisfactory condition, the applicant is able to prepare the final plat which allows the subdivision of lots to be officially recorded. The final plat is approved at a staff level. After the final plat has been recorded, the applicant is eligible to obtain permits to begin constructing homes on each recorded lot.
- *Exempt Plats* include activities such as the transfer of title to land without dividing the land, the combination or recombination of lots or portions of lots, or the simple split of a single lot into two lots. These are approved for recording at a staff level.

The requirements for what should be depicted in the preliminary plat and the final plat has also been updated.

Article 4 – Financial Securities for Incomplete Improvements

The standards and requirements for financial securities have been placed in its own article for improved accessibility and organization. While some of these standards have been reworded for increased clarity and consistency with current standards and practices, there are no significant changes to these standards.

Article 5 – General Survey Requirements

The current land development regulations do not provide any technical requirements for plats and surveys. This new article establishes that surveys and plats are required to follow the general survey requirements for Greenville County. This will help promote consistency and reliability in these records.

TIMELINE

On April 23, 2024, the Planning Commission conducted a public hearing. At the meeting, the Planning Commission voted 5-0 to recommend approval of this text amendment.

On May 6, 2024, the Building Codes Committee voted 3-0 to forward this ordinance to City Council with a recommendation of approval.

PUBLIC HEARING

The Planning Commission held a public hearing on April 23, 2024. There was one comment provided by a member of the public who happened to be in attendance for a separate agenda item. Mr. Barrett Wood expressed support for proposed text amendment and the introduction of review criteria for preliminary subdivision plats.

STAFF RECOMMENDATION

Staff finds that this proposed amendment increases the clarity of these regulations and is consistent with current standards and practices. Staff recommends approval of this ordinance.

PLANNING COMMISSION RECOMMENDATION

On April 23, 2024, the Planning Commission voted 5-0 to recommend approval of the text amendment.

ATTACHMENTS

Draft Ordinance

ORDINANCE # _____

AN AMENDMENT TO THE MAULDIN LAND DEVELOPMENT REGULATIONS ESTABLISHING PROCEDURES FOR SUBDIVISIONS AND TO INVOKE THE PENDING ORDINANCE DOCTRINE.

WHEREAS, the City establishes ordinances and regulations to protect and provide for the public health, safety, and general welfare of its citizens; and

WHEREAS, the City seeks to provide for the orderly growth and development of the City; and

WHEREAS, the intent of this ordinance is to establish reasonable standards of design and procedures for subdividing land;

WHEREAS, the City is engaged in ongoing efforts to update and refine the City’s land development regulations; and

WHEREAS, the City Council finds and determines that the following amendments to its land development regulations are reasonable and in the best interests of the City; and

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on April 23, 2024.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin Zoning Ordinance be amended as follows:

Section 1. Amendment. Amend ARTICLE 1, General Provisions, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 1 GENERAL PROVISIONS

1.1 **Title.** These regulations shall officially be known, cited, and referred to as the Land Development Regulations of the City of Mauldin (hereinafter “these regulations”).

1.2 **Policy**

A. It is declared to be the policy of the City of Mauldin to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the City pursuant to the Comprehensive Plan of the City for the orderly, planned, efficient, and economical development of the City.

- B. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until adequate public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements.
- C. The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the Comprehensive Plan and the capital budget and program of the City, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in the building codes, zoning ordinances, the Comprehensive Plan, and the capital budget and program of the City.

1.3 **Purposes.** These regulations are adopted for the following purposes:

- A. To protect and provide for the public health, safety, and general welfare of the City;
- B. To provide for the orderly growth and development of the City;
- C. To establish reasonable standards of design and procedures for subdividing land;
- D. To facilitate orderly layout and compatibility with street patterns, setbacks, and character of the applicable zoning district;
- E. To ensure required infrastructure is adequate to serve areas with new development;
- F. To facilitate the further resubdivision of larger tracts into smaller parcels of lands and individual lots, where appropriate;
- G. To ensure adequate services are available to any new development;
- H. To ensure recreational opportunities are available to any new development;
- I. To provide for the conservation, protection and preservation of natural resources;
- J. To ensure proper legal descriptions and physical delineation of subdivided land;
- K. To ensure that future plats, subdivision and dedications will be improved in accordance with established public policy; and

L. To remedy the problems associated with inappropriately subdivided lands, including premature subdivision, excess subdivision, partial or incomplete subdivision.

1.4 Authority and Enactment. Pursuant to the authority granted to it under Title 6, Chapter 29, Article 7 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the Mauldin City Council does hereby adopt subdivision regulations to provide for the harmonious development of the ~~County~~ City; coordination of streets within subdivisions with other existing or planned streets or with other features of the comprehensive ~~development~~ development plan; open spaces for traffic, recreation, light, and air, and for a distribution of population and traffic which will tend to create conditions favorable to the health, safety, and welfare of the general public.

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the state to the municipality. The developer has the duty of compliance with reasonable conditions laid down by the decision-making authority for design, dedication, improvement, and restrictive use of land to conform to the physical and economic development of the City and to the health, safety, and general welfare of the future lot owners in the subdivision and of the community at large.

~~Hereafter, no plat of a subdivision of land within the area described in Section 1.2 below shall be filed or recorded until it has been submitted to and is approved by the City of Mauldin Planning Commission and such approval is entered in writing on the plat by the executive director or its authorized representative. The provisions of these regulations shall not apply to subdivision plat maps which, prior to the adoption of regulations governing the subdivision of lands, were recorded in the office of the Greenville County Register of Mesne Conveyance.~~

1.5 Jurisdiction

- A. These subdivision regulations adopted by the Mauldin City Council shall apply to all new subdivisions subdivision of land, as defined herein, located in the City as shown on the Official Subdivision Jurisdiction Area Map on file in the Business and Development Services Department within the corporate limits of the City of Mauldin.
- B. No land may be subdivided through the use of any legal description other than with reference to a plat approved in accordance with the provisions herein.
- C. No excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with these regulations.

1.6 Interpretation. ~~In interpreting the regulations expressed in this document~~ their interpretation and application, they the provisions of these regulations shall be considered as held to be the minimum provisions requirements for the protection promotion of the public health, safety, and general welfare of the general public.

These regulations shall be construed broadly to promote the purposes for which they are adopted.

A. *Public provisions.* These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law except as provided in these regulations. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, the provision which is more restrictive or imposes higher standards shall control.

B. *Private provisions.* These regulations are not intended to abrogate any easement, covenant or other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. Where the provisions of the easement, covenant, or private agreement or restriction impose duties and obligations more restrictive or standards that are higher than the requirements of these regulations, or the determination of the decision-making authority in approving a subdivision or in enforcing these regulations, and the private provisions are not inconsistent with these regulations or the determination made under these regulations, then the private provisions shall be operative and supplemental to these regulations and the determinations made under the regulations.

Conflict with Other Laws, Ordinances, or Regulations

~~Wherever the requirements made under authority of these regulations impose higher standards than are required in any statute, local ordinance, or regulations, the provisions of these regulations shall govern. Wherever the provisions of any other statute, local ordinance, or regulations impose higher standards than are required by these regulations, the provisions of such statute, local ordinance, or regulations shall apply.~~

1.7 **Separability.** If any section, paragraph, subdivision, or provision of the regulations shall be judged invalid, such judgment shall apply only to that particular section, paragraph, subdivision, or provision and the remaining sections of these regulations shall remain valid and effective. If any part or provision of these regulations or the application of these regulations to any person or circumstances is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which the judgment shall be rendered and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances. The City of Mauldin hereby declares that it would have enacted the remainder of these regulations even without any such part, provision, or application which is judged to be invalid.

1.8 **Amendments.** ~~Before the adoption of any amendment to these regulations, the Planning Commission shall hold a public hearing with notice published in a newspaper of general circulation at least 15 days prior to the hearing. The notice shall be blocked in, carrying an appropriate descriptive title, and shall state the time, date and place of the hearing. The Planning Commission shall have 30 days within which to provide a written recommendation to City Council concerning the amendment.~~ For the purpose of protecting the public health, safety, and general welfare, these regulations may be amended from time to time. Any proposed amendment shall be presented at a public meeting held by the Planning Commission following public notice published in a newspaper of general circulation at least 15 days prior to the meeting. The Planning Commission shall provide recommendation regarding the amendment to City Council. For an amendment to be adopted, it must be approved by ordinance of City Council.

1.9 **Variances, Exceptions, and Waiver of Conditions**

~~Whenever, in the opinion of the Planning Commission, the strict application of the requirements contained in these regulations would result in substantial or excessive difficulties, hardships, or injustices, the Planning Commission may modify such requirements so that the subdivide is allowed to develop his property in a reasonable manner. The public interests of the city and its citizens are to be protected and the general intent and spirit of these regulations will preserved. All affected city departments shall accept variances granted by the Planning Commission. Variances approved by the Planning Commission shall be binding for all affected city departments.~~

A. General. Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances, exceptions, and waiver of conditions to these regulations so that substantial justice may be done and the public interest secured, provided that the variance, exception, or waiver of conditions shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the Planning Commission shall not approve variance, exceptions, and waiver of conditions unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the variance, exception, or waiver of conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;
- (2) The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;
- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and

(4) The relief sought will not in any manner vary the provisions of the zoning ordinance or comprehensive plan, except that those documents may be amended in the manner prescribed by law.

B. Conditions. In approving variances, exceptions, or waivers of conditions, the Planning Commission may require such conditions as will, in its judgment, secure substantially the purposes described herein.

C. Procedures. A petition for a variance, exception, or waiver of conditions shall be submitted in writing by the applicant. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

1.10 **Enforcement, Violations, and Penalties**

~~The owner or agent of the owner of any land located within the jurisdiction of the Planning Commission who transfers, sells, or agrees to sell such land by reference to, or exhibition of, or by other use of a plat or subdivision of such land before such plat has been approved by the Planning Commission and recorded in the office of the County Register of Mesne Conveyance shall forfeit and pay a penalty of \$100 for each lot so transferred, sold, or agreed or negotiated to be sold. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from such penalties. The city may enjoin such transfer, sale, or agreement by action for injunction or may recover the penalty by civil action.~~

A. General

(1) It shall be the duty of the official designated by the City Administrator to enforce these requirements and to bring any violations of these regulations to the attention of the appropriate authority.

(2) No owner, or agent of the owner, of any parcel of land located in a proposed subdivision shall transfer or sell any part of the parcel before a final plat of the subdivision has been approved by the appropriate decision-making authority in accordance with the provisions of these regulations.

(3) The subdivision of any lot or any parcel of land by the use of metes and bounds description for the purpose of sale, transfer, lease, or development is prohibited.

(4) No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these regulations, nor shall the City have any obligation to issue certificates of occupancy or to extend utility services to any parcel created in violation of these regulations.

B. Violations and penalties. ~~Any person or entity who violates any of the provisions contained herein or any of the regulations adopted pursuant hereunder for which no other penalty is provided, shall upon conviction be fined~~

~~not less than \$10 nor more than \$500 for each conviction these regulations shall be subject to a fine of not more than five hundred dollars (\$500), or imprisonment for a term not exceeding thirty (30) days, or both, such fine and imprisonment pursuant to the provisions of Section 5-7-30 of the statutes for the State of South Carolina.~~ Each day of violation shall constitute a separate offense.

- C. Civil enforcement. Appropriate actions and proceedings may be taken in law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation and to prevent illegal occupancy of a building structure or premises. These remedies shall be in addition to the penalties described above.

~~Nothing contained herein shall prevent the county from taking such unlawful action as is necessary to remedy any violation of these regulations.~~

1.11 Appeals

- A. Staff action, if authorized, to approve or disapprove a land development plan may be appealed to the Planning Commission by any party in interest within thirty (30) days of the decision. The Planning Commission must act on the appeal within sixty (60) days, and the action of the Planning Commission is final.
- B. Any person aggrieved by a decision of the Planning Commission rendered after hearing may, within thirty (30) days ~~after notice thereof~~ of the decision, file an appeal in circuit court for a review of the decision of the Commission pursuant to the Section 6-29-1150 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

1.12 Effective Dates

These regulations shall take effect on and after September 15, 1967.

Amended – April 22, 1971

Amended – October 16, 1979

Amended – February 16, 1982

Amended – April 19, 1983

Amended – June 19, 1983

Amended – December 28, 1984

Amended – August 19, 1992

Amended – May 4, 1999

Amended – June 18, 2018

Section 2 Amendment. Amend ARTICLE 2, DEFINITIONS, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 2 DEFINITIONS

2.1 Usage

- A. For the purposes of these regulations, ~~the following definitions~~ certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein.
- B. Except for words specifically defined herein, all words shall have the customary dictionary meaning; technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.
- C. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense and words used in the plural include the singular; the plural number includes the singular number.
- D. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
- E. The words “shall,” “must,” and “will,” ~~is~~ are mandatory in nature, establishing an obligation or duty to comply with a particular provision.
- F. Unless context clearly suggests the contrary, conjunctions shall be interpreted as follows:
 - (1) “And” indicates that all connected terms, conditions, provisions, or events apply.
 - (2) “Or” indicates that one or more of the connected items, conditions, provisions, or events apply.
- G. Lists of examples prefaced by “including the following,” “such as,” or other similar preface shall not be construed as exclusive and shall not preclude an interpretation of the list including other similar and non-mentioned examples.
- H. The word “City” shall mean the City of Mauldin.
- I. All public officials, bodies, and agencies to which references are made are generally those of the City of Mauldin, unless otherwise indicated.

- J. A reference to an administrative official shall also refer to the designee of that official.
- K. The word “person” or any similar term includes individuals, firms, corporations, associations, trusts, and any other similar entities or groupings of such entities.
- L. All references to other local, state, or federal regulations or guiding documents in these regulations refer to the most current version and citation for those regulations or documents, where such versions are consistent with the purposes, intent, and objectives of these regulations.

2.2 Graphics, Commentary and Notes

Graphics and commentary associated with graphics used in these regulations are to aid the interpretation of the text, unless otherwise specifically stated. In the event of a conflict or ambiguity between a graphic or commentary and the text, the text shall control.

2.3 Words and Terms Defined

~~*Alley* – A minor, permanent public service way in used for secondary vehicular access to the back or the side of properties which otherwise have primary vehicular access to a public street~~ A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

~~*Applicant* – The owner of land proposed to be subdivided or its representative who shall have express written authority to act on behalf of the owner. Consent shall be required from the legal owner of the premises.~~

~~*Block* – A piece of parcel of land entirely surrounded by public streets~~ A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines or waterways, or boundary lines of municipalities.

~~*Building* – Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind.~~

~~*Building Setback Line* – A line establishing the minimum allowable distance between the nearest portion of any building excluding steps, gutters, and similar fixtures, and the property line when measured perpendicular thereto.~~

~~*Commission or Planning Commission* – The Mauldin City Planning Commission.~~

~~*Cul-de-sac* – A street having one end open to traffic and being permanently terminated by a vehicular turnaround of circular design~~ A local street with only one outlet that terminates in a vehicular turnaround and having an appropriate terminal for the safe and convenient reversal of traffic movement.

Developer – The owner of land proposed to be subdivided or its representative who is responsible for any undertaking that requires review and/or approval under these regulations.

Easement – A grant by the property owner of a portion of land, for use by the public, a utility, a corporation, or person for specified purposes. No construction of any kind is permitted upon easements except that which is allowed or required in conjunction with the designated use Authorization by a property owner for another to use the owner's property for a specified purpose.

Eyebrow – The arch of a cul-de-sac covering the outer ridged of a tangent street section.

Group or Large Scale Development – A group or large scale development is a group of two or more principal structures, whether in single, condominium, or diverse ownership built on a single lot, tract, or parcel of land and designed for occupancy by separate families, firms, businesses, or other enterprises. Such development generally contains parcels or tracts of land in common and such land is controlled and maintained through a property owners' association or similar group.

Highway – A street or traffic way serving as and designated as State or United States route.

Lot – A portion of a subdivision or other parcel of land having a minimum of 20 feet frontage on, or approved access to, a public street and intended for transfer of ownership or for building purposes A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership, or possession, or for building development.

Lot, corner – A lot abutting upon two or more streets at a corner, a lot abutting upon two or more streets at their intersection A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.

Lot, double frontage – A lot, other than a corner lot, abutting upon two or more streets. A corner lot shall be considered having double frontage if it has access on three or more sides or shows access to two streets parallel to one another A lot that fronts on two parallel streets or that fronts on two streets that do not intersect at the boundaries of the lot.

Lot, Width Lot width – The distance between the side lot lines at the front setback line as measured along a straight line parallel to the front lot line ~~or parallel to the front lot lines~~ or parallel to the chord thereof.

Model home – A dwelling unit used initially for display purposes which typifies the type of units that will be constructed in the subdivision and which will not be used as a residence during its use as a model.

Open space – Land areas which are set aside for landscaping, preservation of natural features, or passive recreation.

Parcel – An individually taxable piece or portion of land.

Person – Any individual or group of individuals, or any corporation, general or limited partnership, joint venture, unincorporated association, or governmental or quasi-governmental entity.

Planning Commission – The City of Mauldin Planning Commission.

Plat – A map prepared by a registered land surveyor that represents a tract or multiple tracts of land, and shows the boundaries and locations of individual properties and streets.

Plat, final – The map of a subdivision to be recorded after approval by the Planning Commission and any accompanying material as described in these regulations.

Plat, preliminary – The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for approval.

Plat, summary – A plat that shows a division of a parcel into multiple lots that does not require construction of a public or private street or right-of-way.

~~**Private road** – Any right-of-way, road, street, drive, or means of vehicular access to private properties that is not dedicated to or maintained by the City of Mauldin or any other governmental entity. The property owner(s) uses the private road as a means of access and has an undivided fee interest or usage easement in the private road. The fee interest in the private road may be held by a corporate, trust, partnership, or other legal entity provided the property owners are members of, and/or owners in, the legal entity. The entity has the obligation to maintain and repair the private road; provided, however, the City of Mauldin shall not be obligated in any way to maintain the private road.~~

~~**Record Drawing** – Drawings submitted for record purposes and which have been annotated to show significant changes in the work made during construction based upon marked up prints, drawings, and other data furnished by the Contractor to the Developer, or the Developer's Engineer.~~

~~**Record Strip** – A strip of land adjacent to a public street or similar right of way which has been reserved for the purpose of controlling access to the public way.~~

Registered land surveyor – A land surveyor properly licensed and registered in the State of South Carolina.

~~**Resubdivision** – A combination or recombination of previously recorded lots or tracts of contiguous land for the purpose of creating building sites Any change in a map of an approved or recorded subdivision plat that affects any street layout on the map or area reserved thereon for public use or any lot line, or that affects any map or plan legally recorded.~~

Right-of-way – A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade

trees, or for any other special use. The usage of the term “right-of-way” for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, shade trees, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

~~**Roadway**— That portion of a street intended for the use by vehicular traffic.~~

~~**SCDOT**— South Carolina Department of Transportation.~~

~~**Sale or lease** – Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, devise, intestate succession, or other transfer of an interest in a subdivision or part thereof, whether by metes and bounds or lot and block description.~~

~~**Setback** – The shortest distance between a property line and the nearest portion of a building.~~

~~**Street** – A dedicated and accepted right of way for vehicular traffic. Includes but is not limited to highway, thoroughfare, lane, road, boulevard, way, place, court, trail or otherwise Any vehicular way that is (1) an existing state, county, or municipal roadway; (2) shown upon a plat approved pursuant to law; (3) approved by other appropriate official action; (4) shown on a plat duly filed and recorded in the office of the county register of deeds; or (5) shown on the official map or adopted master plan.~~

Hierarchy of Streets

~~The following are definitions intended to distinguish between categories of streets:~~

- ~~(a) **Arterial Streets/”A” Street**— High volume streets that carry traffic between commercial centers or communities.~~
- ~~(b) **Minor Arterial Streets/”B” Street**— Principal traffic arteries within residential or commercial areas that carry traffic from arterials to lower-order residential streets.~~
- ~~(c) **Residential Streets/”C”, “D”, “E” Streets**— Streets used primarily to provide access from minor arterial streets to residential units. By nature of their design, these streets serve vehicles passing through the area with either origin or destination within the area. The three classes of residential streets are listed below:
 - ~~(1) **Class “C”— Residential Collector**— A street which provides access to 50 or more residential dwelling units.~~
 - ~~(2) **Class “D”— Residential Subcollector Street**— A street which provides access to more than 15 but less than 50 residential dwelling units. A street may not be classified a Class “D” street if it is designed in such a way that it may provide at any future date access to another street or to more than 50 dwelling units.~~~~

- (3) ~~Class “E” – Residential Access Street~~ – A street providing access and/or road frontage to 15 or fewer residential dwelling units. A street may not be classified a Class “E” if it designed in such a way that it may provide at any time in the future access to another street or to more than 15 dwelling units.
- (d) ~~Industrial/Commercial – “F” Street~~ – Streets used for access to commercial, service, and industrial properties as designated by the zoning classification or to those area exhibiting this character or intent.

Street, arterial – A street that connects and distributes traffic to and from collector streets, with access control, channelized intersections, and restricted parking. Arterial streets may overlap major collector streets to some extent. Arterial streets generally have traffic volumes that exceed 5,000 vehicles per day (average daily trips). Arterials may also carry regional traffic between communities.

Street, collector – A street that collects traffic from local streets and connects with arterial streets. Collector streets generally carry traffic within large neighborhoods or between small neighborhoods. They also provide access to abutting land uses. Collector streets generally have traffic volumes that vary between 1,500 and 5,000 vehicles per day (average daily trips), but may also drop as low as 1,000 vehicles per day and carry as much as 7,500 vehicles per day depending on the density and type of development.

Street, local – A street that provides frontage for access to abutting lots and carries slow-speed traffic primarily having a destination or origin on the street itself. Local streets are also known as residential access or neighborhood streets and are the lowest order of residential street, other than a rural street.

Street width – The shortest straight distance between the lines delineating the travel surface of a street.

Structure – Anything constructed, erected, or placed ~~with requires permanent location~~ above grade.

Subdivider – Any person, individual, firm, partnership, association, corporation, estate, trust, or any other group, or combination thereof, acting as a unit, ~~dividing or proposing to divide land so as to constitute a subdivision~~ who (1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises to sell, lease, or develop, any interest, lot, parcel, site, unit, or plat in a subdivision, or, who (3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel, site, unit, or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing. ~~This definition includes any authorized agent of the subdivider.~~

Subdivision – means all divisions of a tract of parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building

~~development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; Any land, vacant or improved, which is divided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, condominiums, tracts, or interests for the purpose of offer, sale, lease, or development whether immediate or future, either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes the division or development of residentially and nonresidentially zoned land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat, or other recorded instrument. Subdivision includes resubdivision and condominium creation or conversion. however, the following exceptions are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivisions:~~

- ~~(a) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority;~~
- ~~(b) The division of land into parcels of five acres or more where no new street is involved and plats of these exceptions must be received as information by the planning agency which shall indicate the fact on the plats; and~~
- ~~(c) The combination or recombination of entire lots of record where no new street or change in existing streets is involved.~~

Superelevation – The construction of a curved roadway section in which the elevation of the outside edge of the curve is higher than the elevation of the inside edge of the curve. The purpose of including superelevation in the design of a curve is to counteract the centrifugal force acting on a vehicle passing through the curve, thus allowing the vehicle to safely navigate the curve while maintaining uniform speed.

Tract – A lot. The term “tract” is used interchangeably with the terms “lot” and “property.”

Traffic Control Island – The area in a roadway where vehicles are intended to be excluded. Refer to Article 7 of this Ordinance. Traffic control islands are classified as follows:

- ~~(a) **Divisional Islands** – Islands built to separate opposing traffic flows. A continuous divisional island is a median. A divisional island located at the public entrance to a subdivision is a subdivision entrance island.~~
- ~~(b) **Channelization Islands** – Islands built to guide traffic traveling in the same direction in proper and safe paths.~~
- ~~(c) **Pedestrian Refuge Islands** – Islands built exclusively for the safety of pedestrians.~~

Zoning – Any existing zoning ordinance of the City of Mauldin, South Carolina.

Section 3. Repeal. ARTICLE 3, Preliminary Plat Requirements, ARTICLE 4, Summary/Record Plat Approval, and ARTICLE 5, Final Plat Procedures, of the Mauldin Land Development Regulations are hereby repealed in their entirety.

Section 4 Adoption. Adopt ARTICLE 3, Subdivision Procedures, in its entirety as follows:

ARTICLE 3 SUBDIVISION PROCEDURES

3.1 General Procedure

- A. *Classification of subdivisions.* Before any land is subdivided, the owner of the property proposed to be subdivided, or his authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the procedures for a Minor Subdivision or a Major Subdivision, whichever applies.
- B. *Official submission dates.* For the purpose of these regulations, for both major and minor subdivisions, submission deadlines shall be set by the Mauldin Business and Development Services Department in accordance with minimum review periods and meeting notification requirements.
- C. *Compliance.* All development and redevelopment including the subdivision of land shall be in compliance with these regulations, zoning ordinances, and the following items, as applicable:
 - (1) *Compliance with State law.* All land subdivisions in the City shall be in accord with (Class A) Urban Land Surveys as promulgated by S.C. Code, 1976, Title 40, Chapter 21, as amended July 1, 1991, and described by the Minimum Standards Manual for the Practice of Land Surveying in South Carolina.
 - (2) *Reference to professional standards.* All infrastructure should be installed in accordance with the standards herein as well as other professional standards including the latest acceptable editions of:
 - a. American Association of State Highway and Transportation Officials (AASHTO) Highway Safety Manual
 - b. Institute for Traffic Engineers (ITE) Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
 - c. Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices (MUTCD)
 - d. National Association of City Transportation Officials (NACTO) Design Guidelines
 - (3) *Conformance to plans.* Improvements in all cases shall conform to cross sections, dimensions, technical specifications, and grades shown on the

approved plans. Deviations from the plans during construction or otherwise shall require written approval by City staff prior to the construction of the deviation.

- (4) *Licensed professionals.* Only a licensed professional may prepare the necessary plats, analyses and plans for ascertaining whether or not the work performed and materials used in conjunction with the public infrastructure are in accordance with the requirements and intent of these regulations. Any work done or materials used without supervision or inspection of the licensed professional or his or her representatives may be ordered removed and replaced at the developer's expense. Failure to reject any defective work or material shall not in any way prevent later rejection, when such defect is discovered.

D. *Inactive applications.* Applications that have been inactive for a period of at least six (6) months on the part of the application shall be closed. After an application has been closed, a new application and fee must be submitted.

3.2 **Minor Subdivision**

A. *Applicability.* The Minor Subdivision procedures apply to the division of land into lots or sublots for the purpose of sale, lease, or building development when no new publicly-dedicated or private streets or rights-of-way are created to serve the development.

B. *Standards.* The Minor Subdivision must meet the following requirements.

- (1) The subdivision shall not violate the intent of these regulations or the Zoning Ordinance;
- (2) Each lot must conform to all applicable zoning requirements and land development regulations;
- (3) Each lot must have direct access to an existing roadway;
- (4) The subdivision shall not obstruct the floodplain;
- (5) The proposed lots must meet the criteria for public water systems and sewage systems; and
- (6) The subdivider must indicate who will be responsible for compliance with the stormwater management and erosion control requirements for lot development.

C. *Summary plat requirements.* The Summary Plat shall be produced on sheets not larger than 36 inches by 24 inches and in a scale of not less than 1 inch to 100 feet. The Summary Plat shall include the following:

- a. Address and tax map number(s) of the subject property;
- b. Name and contact information for the property owner and/or subdivider;

- c. Name and contact information for the design professional(s) that prepared the plat;
- d. Each sheet must be sealed with the name, signature, date, and state registration number by the licensed professional that prepared that sheet;
- e. Each sheet must include a scale, north arrow, and legend.
- f. The total area (in acres) of the land proposed for subdivision;
- g. The total number of lots proposed;
- h. The existing zoning classification of the subject property;
- i. The area (in square feet) of each lot;
- j. The length of each lot line (in feet) for each individual lot;
- k. The building setback requirements;
- l. The bearings and distances of all property lines;
- m. The location, name, pavement width, and right-of-way width of all adjacent roadways;
- n. The location, type, and width of any recorded easements or rights-of-way on or adjacent to the property;
- o. The location of any water courses, wetlands, marshes, flood plains, flood ways, and similar hydrological features;
- p. The location and dimensions of any existing houses, barns, vertical structure, cemeteries, or other significant features on the property;
- q. The location and description of monuments; and
- r. The address and/or property owner names of adjoining properties.

D. *Pre-application conference.* Before submitting an application for a Minor Subdivision, the applicant is encouraged to schedule a pre-application conference with the Mauldin Business and Development Services Department to discuss the procedures, standards, and regulations required for approval. At the pre-application conference, the Director of the Business and Development Services Department, or his designee, will determine if the application qualifies as a Minor Subdivision. If the Director determines that the application qualifies as a Major Subdivision, the application will be processed accordingly.

E. *Application.* Following the pre-application conference, an applicant may start the application process. To apply, a complete application form, required plans, and review fees must be filed with the Business and Development Services Department.

F. *Public notice.* No public notice is required for a Minor Subdivision.

G. *Review and action process*

- (1) *Administrative action.* The Director of Business and Development Services, or his designee, is authorized to approve requests for a Minor

Subdivision. The Director, or his designee, must review each application and approve, approve with conditions, or deny the application based on the standards as defined in these regulations and the zoning ordinance.

(2) *Recordation.* The subdivider must file for recording an approved Minor Subdivision summary plat with the office of the Greenville County Register of Deeds within 90 calendar days after the date of approval and prior to the recording of any individual deeds for the subdivided lots or sublots.

H. *Amendment.* Amendments to Minor Subdivision plans may be approved by the Director of Business and Development Services, or his designee, in accordance with these regulations.

I. *Appeal of administrative decision.* Appeals of administrative decisions on Minor Subdivisions may be taken to the Planning Commission in accordance with the provisions herein.

3.3 Major Subdivision

B. *Applicability.* The Major Subdivision procedures apply to the division of land into lots or sublots for the purpose of sale, lease, or building development that is determined by the Director of Business and Development Services, or his designee, to not be a Minor Subdivision.

C. *Pre-application meeting.* Before submitting an application for a Major Subdivision, the applicant is encouraged to schedule a pre-application conference with the Mauldin Business and Development Services Department to discuss the procedures, standards, and regulations required for approval.

D. *Preliminary plat requirements.* The Preliminary Plat shall be produced on sheets not larger than 36 inches by 24 inches and in a scale of not less than 1 inch to 100 feet. The Preliminary Plat shall include the following components:

(1) *Project information.* Basic project information including:

- a. Project name formatted as: “Preliminary Plat of [SUBDIVISION NAME];
- b. Address and tax map number(s) of the subject property;
- c. A vicinity map showing the location of the proposed subdivision;
- d. Name and contact information for the property owner and developer;
- e. Name and contact information for the design professionals that prepared the plans including civil engineer, land surveyor,

landscape architect, and any other applicable design professional;

- f. The total area (in acres) of the land proposed for subdivision;
- g. The total number of lots proposed;
- h. The linear length (in miles or feet) of new roadways proposed;
- i. The total area (in acres) of open space proposed and the area (in acres) of the open space that meets the criteria for “developable acreage”;
- j. The existing zoning classification of the subject property;
- k. The building setback requirements;
- l. The calculations for off-street parking required and the number of off-street parking spaces that will be provided;
- m. The date that plans were prepared and a “revision box” that depicts the dates that any revisions were made;
- n. Each sheet must be sealed with the name, signature, date, and state registration number by the licensed professional that prepared that sheet; and
- o. Each sheet must include a scale, north arrow, and legend.

(2) *Boundary survey.* An accurate boundary survey of the property prepared by a registered land surveyor licensed to practice in the State of South Carolina. The boundary survey must include the following:

- a. The bearings and distances of all property lines;
- b. The location, name, pavement width, and right-of-way width of all adjacent roadways;
- c. The location and width of all existing sidewalks on or adjacent to the subject property;
- d. The location, type, and width of any recorded easements or rights-of-way on or adjacent to the property;
- e. The location of any water courses, wetlands, marshes, flood plains, flood ways, and similar hydrological features;
- f. The location and dimensions of any existing houses, barns, vertical structure, cemeteries, or other significant features on the property;
- g. Existing topographic contour intervals not greater than 12 feet; and
- h. The address and/or property owner names of adjoining properties.

(3) *Preliminary layout.* A preliminary layout of the proposed subdivision that includes the following:

- a. The lot number for each lot;
- b. The area (in square feet) of each lot;
- c. The length of each lot line (in feet) for each individual lot;

- d. The location, name, type (public or private), right-of-way width (in feet), and pavement width (in feet) of each new roadway or street;
- e. The location and type of traffic control devices that will be installed;
- f. The location and design of road improvements that will be constructed;
- g. The location and width of all new sidewalks and crosswalks;
- h. The location and dimensions of any new parking areas;
- i. The location and type of community facilities such as amenities and cluster mailbox units; and
- j. The location and area (in acres or square feet) of each open space tract that will be provided.

(4) *Basic grading and drainage plan.* A basic grading and drainage plan that includes the following:

- a. The anticipated location of each catch basin, storm water piping, and detention/retention pond;
- b. The location and width of each drainage easement;
- c. A basic grading plan that shows an approximation of how the topography will be altered; and
- d. The location, width and height of any proposed retaining walls.

(5) *Basic utility plan.* A basic utility plan that includes the following:

- a. The names of the utility providers for the property including water, sewer, electricity, and natural gas;
- b. The location and size of existing sanitary sewer lines and water main lines on adjacent tracts (if water mains and sewer lines are not on or adjacent to the subject property, please indicate the direction, distance to, and size of the nearest accessible lines);
- c. The location and size of proposed sanitary sewer lines and water lines; and
- d. The location and width of each utility easement.

(6) *Basic tree preservation and landscape plan.* A basic tree preservation and landscape plan that includes the following:

- a. The location and size (in acres) of tree preservation areas;
- b. An estimation of the number of trees that will be preserved;
- c. The size and design of buffers along the perimeter of the project;

- d. The location and number of trees that will be planted along streets, in buffer areas, in parking areas, and in other community areas.

E. *Preliminary plat process*

- (1) *Review by Subdivision Advisory Committee.* The Preliminary Plat shall be submitted to and checked by the Greenville County Subdivision Advisory Committee (SAC) for conformance with the standards for each of the agencies that participate on that committee. The comments from that committee must be submitted to the City before the City will take any action and process the application.
- (2) *Application to City.* Following the pre-application meeting and receipt of the SAC comments, an applicant may submit an application for a Preliminary Plat to the City. The submission must include a completed application form, review fees, SAC comments, and all plans and details required by the application checklist.
- (3) *Completeness review.* Within ten (10) business days after receipt of the application, the Director of Business and Development Services, or his designee, shall determine whether the application a Preliminary Plat is complete. If the application or the plans are determined to be incomplete, the Director, or his designee, will provide the applicant with a statement of the reasons why the Preliminary Plat application or plans are incomplete. Applications or plans which are incomplete will not be processed any further until complete applications or plans are resubmitted.
- (4) *Public notice.* Signs advertising the date, time and place of the public meeting for the subdivision Preliminary Plat shall be posted on the property no less than 14 days prior to the public meeting conducted by the Planning Commission.
- (5) *Staff review.* The Director of Business and Development Services, or his designee, will review the completed application and plans for the Preliminary Plat and will provide a staff report to the Planning Commission in advance of the public meeting. Prior to the preparation of the staff report, other City staff may make comments or recommendations to the Director to include in the staff report.
- (6) *Planning Commission review.* After referral of the application from the Director, or his designee, the Planning Commission must conduct a public meeting on the application. At the public meeting, the Planning Commission must consider the application, the relevant support materials, the staff report, and the standards as defined in these

regulations and the zoning ordinance. The Planning Commission shall base its decision on the following criteria:

- a. The land uses and intensity of the proposed development are consistent with the character and intent of the zoning district and comply with the land uses authorized therein.
 - b. The provision and preservation of open space and landscape buffers are consistent with the standards and intent of the City's ordinances and regulations.
 - c. The proposed layout of streets, lots, utilities, and public improvements are designed in a manner consistent with the City's policies and can be reasonably and efficiently served by the City and other public agencies.
 - d. The availability of adequate public services, including, but not limited to, water, sanitary sewer, emergency response, and educational facilities.
 - e. Significant impacts on public infrastructure such as roads and utilities will be appropriately mitigated.
 - f. The ability of the proposed development to meet all standards provided in these regulations and the City's zoning ordinance.
- (7) *Planning Commission decision.* The Planning Commission must approve, approve with modifications, approve with conditions, or disapprove the Preliminary Plat for subdivision within sixty (60) days of the date the application is deemed sufficient or complete, unless this time limit is extended by mutual agreement. The decision or action of the Planning Commission is made by majority vote. Failure by the Planning Commission to act within this 60-day time limit constitutes approval of the Preliminary Plat. In approving a Preliminary Plat for subdivision, the Planning Commission may impose conditions on the permit approval.
- (8) *Preliminary Plat approval.* Approval of a Preliminary Plat for subdivision will constitute approval of the development with the lot dimensions and alignments of streets identified on the Preliminary Plat. Approval of a Preliminary Plat does not constitute approval of the construction plans or the Final Plat. The approval of a Preliminary Plat for subdivision will expire at the end of twenty-four (24) months from the date approval was granted by the Planning Commission unless the applicant has submitted an application for approval of a Final Plat for subdivision for at least ten percent (10%) of the land area of the subdivision or the application receives a one (1) year extension granted by the Director of Business and Development Services, or his designee. Up to three (3) extensions may be granted by the Director or his designee. After three (3) extensions, additional extensions may only be granted by the Planning Commission.

F. *Construction plans*

- (1) *Land disturbance permit.* Upon approval of the Preliminary Plat for subdivision, the applicant must obtain a Land Disturbance Permit before clearing and grading of land and installation of improvements for the subdivision may begin.
- (2) *Construction plan approval.* Before a Land Disturbance Permit may be issued, approval of the construction plans including full civil engineering drawings and tree preservation and landscape plans must be approved by the Director of Business and Development Services, or his designee, and other City staff as appropriate.
- (3) *Storm water plans.* Detailed drainage plans, including sediment and erosion control plans and pond plans, must conform to the standards and requirements established by Greenville County.

G. *Final plat*

- (1) *Final Plat application.* Upon fulfillment of the conditions of the preliminary approval and, after the required improvements have been completed or an acceptable financial security has been posted in lieu of the improvements, the applicant may submit an application for Final Plat for subdivision.
- (2) *Final plat requirements.* The Final Plat shall conform to all the standards of a Class “A” Land Survey as found in the Standards of Practice Manual for Surveying in South Carolina. The Final Plat shall be produced on sheets not larger than 36 inches by 24 inches and in a scale of not less than 1 inch to 60 feet. If the Final Plat is drawn in two or more sections, each section shall be accompanied by a key map showing the location of each section. All Final Plat shall be accompanied by an electronic copy. The Final Plat shall include the following components:
 - a. A title block containing the subdivision name; name and address of the owner/developer; location as to city, county, and state; the date the Final Plat was prepared; a numerical scale; a graphic scale; and the name, address, registration number, seal, and signature of the South Carolina Registered Land Surveyor who prepared the Plat;
 - b. An accurately positioned north arrow coordinated with any bearing shown on the Plat. Indication shall be made as to whether the north index is true, magnetic, or grid;

- c. All parcels, rights-of-way, ground control points, street centerlines, easements, lot numbers, lot dimensions, lot area (in square feet), road names, easement types, utilities, and watercourses;
 - d. The location, bearing, and length of every lot line, easement line, right-of-way line, and boundary line;
 - e. Where a line is formed by a curved line, the curved line must be defined in a curve data chart to include the radius, delta, arc length, and the long chord with the chords' bearing and distance. The curve may also be defined as a traverse of chords around the curve;
 - f. The address, and tax map number, and property owner names of adjacent properties;
 - g. The base flood elevation, the delineation and area of special flood hazard, and the lowest floor elevation chart, if applicable; and
 - h. There shall appear on the Final Plat a certificate by the land surveyor stating the origin of the information shown on the map including deeds and any recorded data shown thereon. The error of closure shall be 1:10,000. Any lines on the map that were not actually surveyed must be clearly indicated and a statement included revealing the source of information.
- (3) *Boundary monuments and corners.* All boundary monuments must be in place prior to the approval of the Final Plat. All new or re-established corners shall be metal, concrete, or other durable material and shall be detectable with conventional instruments for finding ferrous or magnetic objects. Corners shall be at least 24 inches in length. Metal corners shall be at least ½ inch in diameter and concrete corners shall be at least 4 inches in diameter. If the corner location falls on pavement, concrete, or other impervious material where one of the above cannot be placed, it is permissible to use nails, spikes, scribes, or similar object in or on the surface.
- (4) *Required infrastructure.* At a minimum, sewer systems, water lines, hydrants, curbing, and all of the roadway binder and surface (except the final surface) must be installed and in working order prior to the approval of the Final Plat. Furthermore, water lines and hydrants must be installed and in working order prior to combustible materials being allowed on site.
- (5) *Required landscaping.* At a minimum, landscaping in required buffers must be installed prior to the approval of the Final Plat, unless the landscaping has been guaranteed through a financial security.

- (6) *Model home.* Prior to the approval of the Final Plat, a single model home may be constructed provided that a hydrant is available within 600 linear feet and there is access to the home via an all-weather driving surface at least 20 feet wide and sufficient to support a fire truck where approved by the Mauldin Fire Department. The model home may not be occupied unless the sewer is operational or the applicant obtains a pump and haul permit.
- (7) *Covenants and restrictions.* The membership rights and obligations related to the common areas in a subdivision shall be described in covenants running with the land. All common areas shall be maintained by an association of the homeowners or property owners within the subdivision. The establishment of the association must take place prior to the Final Plat approval. No deed restrictions or restrictive covenants shall stipulate lower standards than the minimum standards in these regulations and the Mauldin Zoning Ordinance. Covenants and restrictions must be provided and recorded along with the Final Plat.
- (8) *Dedication offering.* No Final Plat shall be approved until the City receives a notarized statement of dedication of streets and roads signed by each owner of the property to the effect that:
 - a. The subdivision plan shown on the Plat or a reasonable revision thereof is made with his or their free consent and in accordance with their desires;
 - b. The dedication of streets or roads shown on the Plat and the road dedication form is freely offered; and
 - c. The property shown on the Plat is not encumbered by a recorded deed of trust or mortgage or by a judgment rendered by any court.
- (9) *Final Plat review and approval.* The Director of Business and Development Services is authorized to approve Final Plats for subdivision upon finding that the application complies with all applicable standards and all required dedications and improvements, or payments and guarantees in lieu thereof, have been installed on or finalized for the property.
- (10) *Final Plat recordation.* The Final Plat must be recorded by the subdivider or his authorized agent in the office of the Greenville County Register of Deeds within thirty (30) days of the date of approval by the appropriate official or such approval shall be void.
- (11) *Effect of Final Plat approval.* Approval of the Final Plat and the subsequent recordation of the Plat in the office of the Greenville County Register of Deeds shall be deemed an offer to dedicate all streets and

other public areas shown on the Plat. The approval of a Final Plat for subdivision will not be deemed to constitute or effect the acceptance by the City of the dedication of any street or other ground, public utility line or other public facility shown on the plat. No dedications made pursuant to these requirements are effective unless the appropriate City official has expressly accepted the dedication.

- (12) *Assumption of liability.* If street construction is not completed and Final Plat approval is granted under the conditions of a financial security to ensure the completion of the streets, the developer assumes liability for damages that might be incurred by persons using the streets prior to the time that the dedication of the streets is accepted by the City.

H. *Dedications*

- (1) *Authority.* The City or other public authority shall not accept, lay out, open, improve, grade, pave, or light any street; or authorize the laying of water mains, sewers, connections, or other facilities or utilities in any street unless such street has been accepted and opened, or shall have otherwise received the legal status of a street for public use, or unless such street corresponds in its location and lines with a street shown on a Preliminary Plat approved the by Planning Commission. Notwithstanding, the City Council may authorize the location and construction or accept any other street pursuant to City ordinances and polices.
- (2) *Construction of appurtenances.* Before the dedication of streets is accepted by the City, all curbing, gutters, catch basins and sidewalks must be installed and in good condition before the dedication will be accepted by the City. Notwithstanding, the dedication may be accepted if the applicant establishes a financial security in accordance with the provisions herein for the unfinished sidewalk.
- (3) *Notice of acceptance.* Upon acceptance of a dedication, the appropriate City official will send a written notice of acceptance.

I. *Amendment*

- (1) *Minor amendment.* Minor amendments to Major Subdivision plans may be approved by the Director of Business and Development Services, or his designee, in accordance with these regulations. Minor amendments include modifications that are not considered major amendments.
- (2) *Major amendment.* Major amendments to Major Subdivision plans must be approved by the Planning Commission. The following shall be considered major amendments:

- a. An increase in the number of lots;
- b. Significant modifications to the basic layout of the street system or nonmotorized transportation system, such as removal of a connection, realignment of the street network, or change in the type or widths of streets or public rights-of-way;
- c. Reduction of open space; or
- d. Substantive removal or dilution of features or amenities that were essential elements of the approved subdivision plan.

J. *Appeal of administrative decision.* Appeals of administrative decisions on Major Subdivisions may be taken to the Planning Commission in accordance with the provisions herein.

3.4 **Exempt Plat**

A. *Exempt Plat qualifications.* Exempt Plats include activities that do not constitute a subdivision as defined by these regulations. Exempt Plats including the following:

- (1) A transfer of title to land not involving the division of land into parcels;
- (2) The combination or recombination of entire lots of record where no new roadway is created;
- (3) The combination or recombination of portions of previously platted and recorded lots where the total number of lots is not increased and resultant lots comply with the dimensional standards of the zoning district in which they are located and where no new roadway is created;
- (4) The division of a parcel into no more than two lots that comply with the dimensional standards of the zoning district in which they are located and where no new roadway is created; or
- (5) The division of land into parcels less than 5,000 square feet in area that are exclusively for the provision of local utilities such as pump stations.

B. *Public notice.* No public notice is required for an Exempt Plat.

C. *Exempt Plat approval.* The Director of Business and Development Services, or his designee, is authorized to approve Exempt Plats for recordation.

D. *Effect of Exempt Plat approval.* Approval of an Exempt Plat shall authorize the applicant to record the Exempt Plat with the Greenville County Register of Deeds.

Section 5 Adoption. Adopt ARTICLE 4, Financial Securities for Incomplete Improvements, in its entirety as follows:

ARTICLE 4 FINANCIAL SECURITIES FOR INCOMPLETE IMPROVEMENTS

4.1 General Procedures

- A. *Completion of improvements.* The developer has the option to complete the required infrastructure improvements and have them accepted by the City of Mauldin before recording a Final Plat. Alternatively, the developer also the option to provide financial security instruments in accordance with these regulations in lieu of completing the infrastructure improvements upon meeting the minimum requirements provided herein.
- B. *Submittal.* When a financial security is permissible, the developer through his engineer of record shall submit to the Mauldin Business and Development Services Department the actual bid from the contractor or a cost estimate prepared by the developer's engineer and verified by the Mauldin Public Works Director or his designee.
- C. *Subject to approval.* All instruments and agreements presented herein are subject to the approval of the City of Mauldin.
- D. *Financial security period.* The initial financial security must be in effect for one year and is renewable for one-year extensions up to three times, subject to conditions as may be specified by City staff. The improvements covered by the financial security must be completed within four (4) years of the initial financial security acceptance date for each Plat.
- E. *Violations.* The City reserves the right to deny the issuance of building permits or other permits in a subdivision during any period in which the developer and/or the subdivision project is in violation of the approved plans, these regulations, or any zoning ordinances.

4.2 Financial Security Requirements

- A. *Recipient.* All financial security instruments shall be posted for and on behalf of the City.
- B. *Amount.* The Financial Security shall cover the full cost of all remaining infrastructure and public improvements and shall be based on one hundred and twenty-five percent (125%) of the cost estimates as approved by the City or a minimum of twenty thousand dollars (\$20,000), whichever is greater. All financial security requests shall be accompanied by a fee.

- C. *Financial security methods.* A developer may execute a Financial Security using any of the following methods.
 - a. An irrevocable letter of credit from an acceptable FDIC accredited bank or institution;
 - b. Cash to be deposited in a City escrow account properly securing the amount of the Financial Security; or
 - c. A certified check to be deposited in a City escrow account properly securing the amount of the Financial Security.

- D. *Lending institutions.* Acceptable lending institutions shall be limited to a FDIC accredited bank or institution. Letters of credit must be issued by a financial institution with a full service branch located within the State of South Carolina, at which the letter of credit may be presented for payment. The letters themselves may be processed from the bank's main office located in another city or state.

4.3 **Previous Failures by Developer**

- A. *Qualifications for previous failures.* If there is documentation that a developer of record has failed to complete all of the required infrastructure improvements in two separate subdivisions (not two phases of a single subdivision), the Director of Business and Development Services, or his designee, is not permitted to approve a financial security on any subsequent subdivision projects. Approval of such financial securities must be granted by the Planning Commission.

- B. *Increased financial security.* As a condition of such approval, the Planning Commission may require a financial security up to an amount of one hundred and forty percent (140%) of the estimated cost of the infrastructure improvements as submitted by the developer's engineer and verified by the Mauldin Public Works Director where it finds that this additional fifteen percent (15%) is appropriate as a reserve to provide reimbursement to the City for staff for project management services required to complete the infrastructure in the subdivision in the event that the developer fails to perform.

- C. *Reversion to standard procedures.* When a developer has successfully completed two separate subdivisions under the increased financial security provisions without the need to draw the financial security, the developer shall be allowed on future projects to provide a financial security in the regular amounts and will not require approval by the Planning Commission.

4.4 **Reductions to a Financial Security**

- A. *Qualification and application.* Developers may apply for a reduction in the amount of the posted financial security based on completed infrastructure

improvements. In order to qualify for credit for completed work, a significant portion of the infrastructure must be installed in accordance with approved plans.

- B. *Assurance of construction.* Developers must ensure that relevant work is complete and in accordance with approved construction plans prior to receiving a reduction in the financial security.
- C. *Remaining financial security.* The remaining amount of the financial security must be found by City staff to be adequate to complete the remaining work covered by the financial security.
- D. *Minimum financial security amount.* In no case may the remaining amount of the financial security be less than twenty thousand dollars (\$20,000).

4.5 **Completion of Improvements**

When the required infrastructure has been installed, the developer shall provide a copy of the acceptance letter from the City and any other applicable agencies as well as any required affidavits and dedications.

4.6 **Expiration and Extension of the Financial Security**

- A. *Developer responsibility.* The developer is responsible for maintaining adequate financial securities. The official designated by the City for administering financial securities will generally provide notice of expiration approximately ninety (90) days prior to the expiration of the financial security. Failure to receive a notice of expiration does not dismiss nor relieve the developer of the responsibility to maintain an adequate financial security.
- B. *Additional financial security.* If in the process of extending the financial security the City finds that the security amount is not sufficient or adequate to cover the remaining work, the developer may be required to provide an additional amount of financial security.
- C. *Unsatisfactory progress.* If the City finds that the improvements are not progressing in a satisfactory manner or in accordance with City requirements, the developer may be required to complete certain improvements before an extension of the financial security will be approved.

4.7 **Failure to Complete Improvements**

- A. *Forfeiture of financial security.* If the improvements indicated on the approved plans are not constructed, completed, installed, or accepted as required, and the financial security is not renewed, the City shall declare the financial security funds to be forfeited and begin collection of the funds.

- B. *Use of forfeited funds.* Upon collecting financial security funds, the City may complete, or have completed, the subdivision improvements to the extent practicable with the available financial security funds. This may be accomplished by applying the remaining financial security funds to the construction of improvements. This provision shall not be construed to require the City to fund subdivision infrastructure improvements.
- C. *New developer or successor.* If prior to the completion of the improvements a new developer or successor acquires ownership of or development rights to a subdivision deemed to be in default in accordance with this section, the new developer shall submit a new financial security in accordance with these regulations prior to any construction activity.
- D. *Transfer of forfeited funds.* If the financial security funds have been drawn by the City prior to the new developer or successor acquisition of development rights to the subdivision, the City may assign or transfer funds to the new developer or successor upon establishment of a new financial security by the new developer or successor.

Section 6 Adoption. Adopt ARTICLE 5, General Survey Requirements, in its entirety as follows:

ARTICLE 5 GENERAL SURVEY REQUIREMENTS

5.1 Intent

In order to maintain and improve City and County land records, the City of Mauldin intends to maintain consistency with Greenville County Survey Requirements.

5.2 Standards

The City of Mauldin requires land parcels subject to these regulations to follow the most recent general survey requirements adopted by Greenville County.

Section 7 Severage Provision. It is hereby declared to be the intention of the governing authority of this municipality that the sections, paragraphs, sentences and clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared to be invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

Section 8. The Council further intends and declares that the pending ordinance doctrine shall apply as allowed by South Carolina law. This ordinance shall be considered pending as soon as

Council advertised to the public its intention to hold public hearings on the amendments contained herein. Therefore, City officials and employees shall not issue or permit or authorize commencement of construction when the permit or proposed construction would allow the establishment of a use which is inconsistent or repugnant to the pending amendments contained herein.

Section 9. This ordinance shall become effective upon and after its final passage.

Passed on First Reading: _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 8e

TO: City Council

FROM: Finance Director, Holly Abercrombie

SUBJECT: FY24 Budget Amendment Ordinance

REQUEST

Council approval on first reading.

HISTORY/BACKGROUND

Throughout the year Council has approved various expenditures, projects, and grants. Staff has accumulated all items to present in one budget amendment. Below is a running list of items approved through the year with date of approval.

ANALYSIS or STAFF FINDINGS

Table 1 Items Approved

Revenue	Amount	Fund
Legislative Grant Sidewalk	\$ 1,000,000.00	Grant
Legislative Grant Stadium	\$ 4,000,000.00	Grant
Legislative Grant Fire	\$ 250,000.00	Grant
Legislative Grant Senior Center	\$ 250,000.00	Grant
Insurance Proceeds for City Hall roof	\$ 62,800.81	Capital
Total Council Approved Revenues	\$ 5,562,800.81	

Expenditure		
Sports Center Equipment	\$ 175,000.00	Capital
Two Fire response SUV's	190,000.00	Capital
Strategic Plan	75,000.00	Gen Fund
Finish Aspects of the Fire HQ	\$ 90,000.00	Capital
Comp Time Payout	\$ 383,008.69	Gen Fund
Legislative Grant Sidewalk	\$ 1,000,000.00	Grant
Legislative Grant Stadium	\$ 4,000,000.00	Grant
Legislative Grant Fire	\$ 250,000.00	Grant
Legislative Grant Senior Center	250,000.00	Grant
Branding for Trails and Bridge	16,000.00	H&A
City Hall roof replacement	53,254.33	Capital
Total Council Approved Expenditures	\$ 6,482,263.02	

FINANCIAL IMPACT

Table 2 Totals per Fund

<u>Fund</u>	<u>Revenue</u>	<u>Expenditure</u>	<u>Transfer In/(Out)</u>	<u>Inc/(Dec) to Fund Bal</u>
General		\$ 458,008.69	\$ -	\$ (458,008.69)
Capital	\$ 62,800.81	\$ 508,254.33	\$ -	\$ (445,453.52)
Sewer			\$ -	\$ -
H&A	\$ -	\$ 16,000.00	\$ -	\$ (16,000.00)
Grants	\$ 5,500,000.00	\$ 5,500,000.00	\$ -	\$ -
ARPA	\$ -	\$ -	\$ -	\$ -
Fire	\$ -	\$ -	\$ -	\$ -
Sports Center	\$ -	\$ -	\$ -	\$ -
Totals	\$ 5,562,800.81	\$ 6,482,263.02	\$ -	\$ (919,462.21)

RECOMMENDATION

Staff recommends Council for approval on first reading.

ATTACHMENTS

Budget Amendment Ordinance

Ordinance # _____

An Ordinance To Amend Appropriations For The Fiscal Year Beginning July 1, 2023 And Ending June 30, 2024 For Ordinary And Other City Purposes; To Provide For A Levy Of Taxes On All Taxable Property In The City Of Mauldin For All City Purposes, Including Sufficient Tax For Any Principal And Interest On Outstanding Indebtedness Maturing In The Fiscal Year; To Provide For The Expenditure Of Said Taxes And Other Revenues Coming To The City During The Fiscal Year.

WHEREAS, the South Carolina Code of Laws requires that a municipal council shall act by ordinance to adopt a budget and levy taxes pursuant to public notice;

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof:

Section 1: That the prepared budget, the estimated revenues for payment, and the attached disbursement schedules attached hereto, the terms of which are hereby incorporated herein as if set forth fully, are hereby adopted in the following amounts:

	Revenues	Expenditures
General Fund	19,535,256	19,535,256
MCIP Fund	130,000	130,000
Mauldin Public Facilities Fund	594,305	594,305
Capital Projects Fund	4,791,351	4,791,351
Capital Projects Transportation Fund	415,974	415,974
Sewer Fund	1,375,479	1,375,479
Hospitality & Accommodations Fund	1,772,490	1,772,490
ARPA Fund	5,385,333	5,385,333
Victim Advocate Fund	20,000	20,000
Grants Fund	6,188,242	6,188,242
Health Fund	1,828,438	1,828,438
Fire Fund	4,979,849	4,979,849
Sports Center Fund	695,020	695,020
Debt Service Fund	1,028,738	1,028,738
Property Management Fund	12,000	12,000
Fire 1% Money	230,000	230,000
Mauldin Foundation	10,000	10,000
TOTAL	48,992,475	48,992,475

Section 2: That for the purpose of defraying all expenses, including the payment of debt service from July 1, 2023 through June 30, 2024, and for other corporate purposes, a tax of sufficient millage to pay for the appropriations, after crediting against said appropriations other revenues anticipated to accrue to the City during the fiscal period not earmarked for specific purposes, are hereby levied and the same shall hereafter be collected as follows:

For each one hundred dollars (\$100.00) of assessed value of all real estate and personal property on which this municipal corporation is authorized and empowered by law to impose a tax in the City of Mauldin, and in proportion of all real estate and personal property of less than one hundred dollars in value, the total millage on each One dollar (\$1.00) shall not exceed 0.0539 or \$5.39 on each \$100.00 assessed value for General Fund and debt service requirements.

Should the amount levied exceed the amount required for General Fund and debt service requirements, such excess shall remain in the General Fund to be used as City Council may direct.

Section 3: That the FY 2024 budget includes \$1,028,738 in debt service for the purpose of bond retirement and lease purchases and other long term obligations, as well as debt service in the amount of \$234,594 for retirement of the revenue bond in the Sewer Fund.

Section 4: That for the purpose of defraying all expenses including the payment of debt service from July 1, 2023 through June 30, 2024 and for other corporate purposes, franchise fees for Duke Power, Laurens Electric Cooperative, and Piedmont Natural Gas will be set at a rate of 5%.

Section 5: That the sewer pump station fee previously established for FY 2017-2018 in the amount of \$410 per affected parcel is hereby readopted and approved.

Section 6: That City taxes are collected by Greenville County in a Cooperative Consolidation Joint collection Agreement dated May 1, 1990, and shall be due and payable between October 1, 2023 and January 15, 2024. After January 15th 3% shall be added to the base tax amount. After February 1st, 10% shall be added to the base tax amount. After March 16th, 15% shall be added to the base tax amount.

Section 7: That funds sufficient to cover all fiscal year 2022-2023 budget items encumbered but unpaid at the close of the fiscal year shall be carried forward from the fiscal year 2022-2023 budget to the succeeding 2023-2024 budget to meet such lawful obligations of the City of Mauldin.

Section 8: That this budget may be amended by ordinance of the City Council as may be required from time to time.

Section 9: That it is the intention of the City Council that the sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, subsection, or section of this ordinance be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining portions of this ordinance.

Section 10: That this ordinance supersedes all previous or inconsistent legislation. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 11: That this ordinance shall take effect immediately upon its passage.

Passed on first reading on,
Passed on second reading on

Mayor Terry Merritt

Attest:

Municipal Clerk

Approved as to form:

City Attorney

CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 8f

TO: City Council

FROM: Finance Director, Holly Abercrombie

SUBJECT: Fiscal Year 2025 Budget Ordinance

REQUEST

Staff is submitting the Fiscal Year (FY) 2025 Budget and Ordinance to the Finance & Policy Committee for final review.

HISTORY/BACKGROUND

The City Council of the City of Mauldin is required to annually adopt a budget before the start of its next fiscal year. The budget will comprise all of the forecasted revenue and expenditures for the City as authorized by City Council. A copy of the FY2025 budget is available online at <https://cityofmauldin.org/departments/finance/>

BUDGET SUMMARY

It is with great pleasure to present a Fiscal Year 2025 Budget for the City of Mauldin. The budget is the culmination of many hours of hard work by staff, City Council, and others, and represents an investment in the future of Mauldin. The budget, as presented, is balanced and includes specific investments in three critical areas including Police, Fire and Public Works. The budget also includes directed investments in stormwater maintenance to enhance the capabilities of the City's Street Division.

Specific investments include:

- 4 additional Patrol Officers for the creation of a MPD Traffic Team;
- 3 additional Fire Fighters to operationalize MFD's Quick Response Vehicles;
- 2 additional Sanitation Drivers to increase sanitation collection services;
- 1 additional Parks Division staff member to enhance beautification efforts;
- 1 additional Street Division staff member to enhance stormwater maintenance efforts;
- Dedicated funding for GTA 601 Connector Route;
- Purchase of various Capital equipment including 6 police cars, grapple truck, side-loader garbage truck, and other vehicles;

	Revenues	Expenditures
General Fund	21,554,500	21,554,500
MCIP Fund	130,000	130,000
Mauldin Public Facilities Fund	592,889	592,889
Capital Projects Fund	1,360,400	1,360,400
Capital Projects Transportation Fund	467,000	467,000
Sewer Fund	1,714,500	1,714,500
Hospitality & Accommodations Fund	2,384,000	2,384,000
ARPA Fund	-	-
Victim Advocate Fund	15,000	15,000
Grants Fund	543,450	543,450
Health Fund	1,890,000	1,890,000
Fire Fund	5,598,400	5,598,400
Sports Center Fund	721,500	721,500
Debt Service Fund	1,139,900	1,139,900
Property Management Fund	12,000	12,000
Fire 1% Money	230,000	230,000
Mauldin Foundation	10,000	10,000
TOTAL	38,363,539	38,363,539

In order to ensure that revenues are sufficient to meet the expenses associated with these investments, a millage increase has been requested. The FY2025 budget includes a millage increase of 6 mills to City residents and businesses, and seeks a 3 mill increase to residents and businesses within the Mauldin Fire Service Area (unincorporated areas around Mauldin that are served by Mauldin Fire Department). These increases will represent an annual increase of approximately \$52.94 for the average Mauldin resident, and an increase of approximately \$26.47 for Fire Service Area residents. This is the first increase in the City's millage in more than 15 years.

In closing, the FY2025 Budget represents a commitment to enhancing the City's public safety and public works services and ensuring that as the City's resident and business population grows, service capacity will grow.

RECOMMENDATION

Staff recommends Council pass this ordinance on first reading.

ATTACHMENTS

FY 2025 Budget Ordinance and Budget

Ordinance # _____

An Ordinance To Provide Appropriations For The Fiscal Year Beginning July 1, 2024 And Ending June 30, 2025 For Ordinary And Other City Purposes; To Provide For A Levy Of Taxes On All Taxable Property In The City Of Mauldin For All City Purposes, Including Sufficient Tax For Any Principal And Interest On Outstanding Indebtedness Maturing In The Fiscal Year; To Provide For The Expenditure Of Said Taxes And Other Revenues Coming To The City During The Fiscal Year.

WHEREAS, the South Carolina Code of Laws requires that a municipal council shall act by ordinance to adopt a budget and levy taxes pursuant to public notice;

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof:

Section 1: That the prepared budget, the estimated revenues for payment, and the attached disbursement schedules attached hereto, the terms of which are hereby incorporated herein as if set forth fully, are hereby adopted in the following amounts:

	Revenues	Expenditures
General Fund	21,554,500	21,554,500
MCIP Fund	130,000	130,000
Mauldin Public Facilities Fund	592,889	592,889
Capital Projects Fund	1,360,400	1,360,400
Capital Projects Transportation Fund	467,000	467,000
Sewer Fund	1,714,500	1,714,500
Hospitality & Accommodations Fund	2,384,000	2,384,000
ARPA Fund	-	-
Victim Advocate Fund	15,000	15,000
Grants Fund	543,450	543,450
Health Fund	1,890,000	1,890,000
Fire Fund	5,598,400	5,598,400
Sports Center Fund	721,500	721,500
Debt Service Fund	1,139,900	1,139,900
Property Management Fund	12,000	12,000
Fire 1% Money	230,000	230,000
Mauldin Foundation	10,000	10,000
TOTAL	38,363,539	38,363,539

Section 2: That for the purpose of defraying all expenses, including the payment of debt service from July 1, 2024 through June 30, 2025, and for other corporate purposes, a tax of sufficient millage to pay for the appropriations, after crediting against said appropriations other revenues anticipated to accrue to the City during the fiscal period not earmarked for specific purposes, are hereby levied and the same shall hereafter be collected as follows:

For each one hundred dollars (\$100.00) of assessed value of all real estate and personal property on which this municipal corporation is authorized and empowered by law to impose a tax in the City of Mauldin, and in proportion of all real estate and personal property of less than one hundred dollars in value, the total millage on each One dollar (\$1.00) shall not exceed 0.0599 or \$5.99 on each \$100.00 assessed value for General Fund and debt service requirements.

Should the amount levied exceed the amount required for General Fund and debt service requirements, such excess shall remain in the General Fund to be used as City Council may direct.

Section 3: That the FY 2024 budget includes \$1,028,7388 in debt service for the purpose of bond retirement and lease purchases and other long-term obligations, as well as debt service in the amount of \$234,594 for retirement of the revenue bond in the Sewer Fund.

Section 4: That for the purpose of defraying all expenses including the payment of debt service from July 1, 2024 through June 30, 2025 and for other corporate purposes, franchise fees for Duke Power, Laurens Electric Cooperative, Piedmont Natural Gas, and other like entities will be set at a rate of 5%.

Section 5: That the sewer pump station fee previously established by various ordinances are hereby readopted and approved.

Section 6: That City taxes are collected by Greenville County in a Cooperative Consolidation Joint collection Agreement dated May 1, 1990, and shall be due and payable between October 1, 2024 and January 15, 2025. After January 15th 3% shall be added to the base tax amount. After February 1st, 10% shall be added to the base tax amount. After March 16th, 15% shall be added to the base tax amount.

Section 7: That funds sufficient to cover all fiscal year 2023-2024 budget items encumbered but unpaid at the close of the fiscal year shall be carried forward from the fiscal year 2023-2024 budget to the succeeding 2024-2025 budget to meet such lawful obligations of the City of Mauldin.

Section 8: That this budget may be amended by ordinance of the City Council as may be required from time to time.

Section 9: That it is the intention of the City Council that the sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, subsection, or section of this ordinance be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining portions of this ordinance.

Section 10: That this ordinance supersedes all previous or inconsistent legislation. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 11: That this ordinance shall take effect immediately upon its passage.

Passed on first reading on,
Passed on second reading on

Mayor Terry Merritt

Attest:

Municipal Clerk

Approved as to form:

City Attorney

REVENUES

Account Code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024 - 2025)	% Difference
GENERAL FUND						
100-311-001-000	Current property taxes	7,010,260	7,012,991	8,500,000	1,487,009	21.20%
100-311-002-000	Personal property taxes (auto)	829,745	780,000	830,000	50,000	6.41%
100-311-003-000	Delinquent taxes	200,908	199,718	200,000	282	0.14%
100-311-004-000	Motor Carrier Tax	25,202	20,000	25,000	5,000	25.00%
100-311-005-000	County-Wide Utility Tax	20,094	10,000	15,000	5,000	50.00%
100-311-006-000	Property Tax Reimbursements (Homestead)	246,433	240,000	240,000	-	0.00%
100-311-007-000	Negotiated Fees	131,610	185,000	150,000	(35,000)	-18.92%
100-311-009-000	Penalties and Fees	(6,533)	(7,500)	(7,500)	-	0.00%
100-311-010-000	Manufacturer's PVE	122,103	27,155	120,000	92,845	341.91%
Total Taxes and Special Assessments		8,579,822	8,467,364	10,072,500	1,605,136	18.96%
100-321-001-000	Business Licenses	2,836,941	2,620,000	2,800,000	180,000	6.87%
100-321-001-001	Business Licenses-Delinquent	516,750	350,000	350,000	-	0.00%
100-321-002-000	Business Licenses-Telecommunication MASC	233,149	400,000	250,000	(150,000)	-37.50%
100-321-003-000	Business Licenses-Insurance - MASC	2,503,428	2,450,000	2,600,000	150,000	6.12%
100-321-005-000	Franchise fees	2,154,380	2,040,000	2,040,000	-	0.00%
100-322-001-000	Building permits	517,543	570,000	700,000	130,000	22.81%
100-322-002-000	Other permits	402,075	310,000	450,000	140,000	45.16%
100-322-002-001	Encroachment Permits	700	-	-	-	0.00%
100-322-004-000	ReWa	61,875	45,000	50,000	5,000	11.11%
100-322-007-000	Zoning applications	18,331	20,000	18,000	(2,000)	-10.00%
Total Licenses and Permits		9,245,172	8,805,000	9,258,000	453,000	5.14%
100-333-001-000	Grant Revenue	-	-	-	-	0.00%
100-333-007-000	SC Public Safety Grant	86,543	-	-	-	0.00%
100-333-450-000	Grants-Recreation PARD Grant	54,976	39,393	0	(39,393)	#DIV/0!
100-333-421-001	Grant-SCMIT (Police Vests)	788	2,000	2,000	-	0.00%
100-333-421-003	Grant - Scmirf (2 Tasers)	-	2,000	2,000	-	0.00%
100-333-421-004	Grant - SC Dept of Public Safety	6,150	-	-	-	0.00%
100-333-431-001	Grant - SCMIT Public Works	-	2,000	0	(2,000)	-100.00%
100-335-001-000	State Aid to Subdivisions	632,877	600,000	625,000	25,000	4.17%
100-335-002-000	State Accommodations Tax	89,180	40,000	0	(40,000)	-100.00%
100-335-003-000	Intergovernmental Revenue	-	-	-	-	0.00%
100-335-007-000	Greenville County Schools (SRO Contract)	122,282	122,284	120,000	(2,284)	-1.87%
Total Intergovernmental		992,795	807,677	749,000	(58,677)	-7.26%
100-370-421-001	Leash / Code Enforcement	113	150	0	(150)	-100.00%
100-352-001-000	Court fees	121,018	125,000	125,000	-	0.00%
100-352-002-000	Court 3 % fees	243	250	300	50	20.00%
Total Penalties and Fines		121,373	125,400	125,300	(100)	-0.08%
100-340-421-001	Alarm fees	230	200	0	(200)	-100.00%
100-340-421-002	Police Clemson Games	3,173	-	-	-	0.00%
100-340-432-003	Garbage can fees	82,057	100,000	125,000	25,000	25.00%
100-370-432-000	Sanitation Waste Sales	2,041	2,000	2,000	-	0.00%
Total Charges for Services		87,500	102,200	127,000	24,800	24.27%
100-381-001-000	Recreation fees	179,872	150,000	170,000	20,000	13.33%
100-381-003-000	Rec Misc Fees	8,204	2,500	5,000	2,500	100.00%
100-381-009-000	Recreation Facility Rental	20,570	20,000	20,000	-	0.00%
Total Recreation Fees		208,646	172,500	195,000	22,500	13.04%
100-382-009-001	Facility Rental	17,576	-	15,000	15,000	#DIV/0!
100-382-010-000	Other Revenue	6,526	10,000	5,000	(5,000)	-50.00%
Total Comm Dev Fees		24,102	10,000	20,000	10,000	100.00%

REVENUES

Account Code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024 - 2025)	% Difference
100-340-453-000	Senior Fitness/Training Classes	4,225	2,500	4,000	1,500	60.00%
100-340-453-001	Senior Program Revenues	450	30,000	25,000	(5,000)	-16.67%
Total Sr Cntr Fees		4,675	32,500	29,000	(3,500)	-10.77%
100-361-001-000	Interest income	113,909	50,000	150,000	100,000	200.00%
100-370-001-000	Other revenue	130,708	185,000	150,000	(35,000)	-18.92%
100-370-005-000	Sale of Fixed Assets	34,265	10,000	35,000	25,000	250.00%
100-370-006-000	Insurance Proceeds	179,524	5,000	25,000	20,000	400.00%
100-370-100-000	GHA Agreement Revenue	143,486	143,000	143,000	-	0.00%
100-370-421-002	Police Other Revenue	10,000	10,000	11,000	1,000	9.09%
Total Miscellaneous Revenue		611,891	403,000	514,000	111,000	27.54%
Total General Fund Current Revenues		19,875,975	18,925,641	21,089,800	2,164,159	11.44%
100-390-000-110	Operating transfers in MCIP			-	-	0.00%
100-390-000-115	Operating transfers in MPFC				-	0.00%
100-390-000-300	Operating transfers in Hospitality & Accom	267,998	118,948	353,700	234,752	197.36%
100-390-000-390	Operating transfers in Health Fund			111,000	111,000	0.00%
100-390-000-100	Budgeted Use of Fund Balance	-	32,658		(32,658)	-100.00%
Total Other Financing Sources		267,998	151,606	464,700	313,094	206.52%
Total General Fund Revenues and Other Financing Sources		20,143,973	19,077,247	21,554,500	2,477,253	12.99%
MCIP FUND						
110-311-001-000	MCIP Prop Tax - Downtown	20,837	25,000	25,000	-	0.00%
110-311-001-001	MCIP Prop Tax - Bridgeway	152,075	105,000	105,000	-	0.00%
Total MCIP Funds		172,912	130,000	130,000	-	-
MAULDIN PUBLIC FACILITIES FUND						
115-361-002-000	Interest Income - US Bank	110,002			-	0.00%
115-370-001-000	MPFC Other Revenue	1,697			-	0.00%
Total Fund Current Revenues		111,700	0	0		
115-390-000-100	Transfer In Gen Fund	559,518	429,900	429,400	(500)	-0.12%
115-390-000-150	Transfer In Capital Projects Fund				-	0.00%
115-390-000-300	Transfer In Hospitality & Accommodations Fund		164,405	163,489	(916)	-0.56%
Total Other Financing Sources		559,518	594,305	592,889	(1,416)	-0.24%
Total MPF Funds		671,218	594,305	592,889	-	-
CAPITAL PROJECTS/EQUIPMENT FUND						
150-333-004-100	Donations Restricted	50,000		0		
150-361-001-000	Interest Income	2,766	1,000	2,000	1,000	100.00%
150-370-001-000	Other Revenue	-		-	-	0.00%
150-370-005-000	Sale of Assets	140,932	30,000	30,000	-	0.00%
150-370-006-000	Insurance Proceeds			-	-	0.00%
Total Fund Current Revenues		193,698	31,000	32,000	1,000	3.23%
150-390-000-100	Operating transfers in (from General Fund)	2,435,000			-	0.00%
150-390-000-300	Operating transfers in (from H&A Fund)	161,547				0.00%
150-390-000-310	Operating transfers in (from Grant Fund)					0.00%
150-390-000-311	Operating transfers in (from ARPA Fund)	2,549,504	2,340,644	0		0.00%
150-390-000-650	Operating transfers in (from Prop Mgt Fund)	1,150,000		0		0.00%
150-395-002-000	Proceeds from Capital Lease		152,732	1,014,000	861,268	563.91%
150-390-000-150	Budgeted Use of Fund Balance	-	1,758,720	314,400	(1,444,320)	-82.12%
Total Other Financing Sources		6,296,051	4,252,096	1,328,400	(2,923,696)	-68.76%
Total Special Projects Funds		6,489,749	4,283,096	1,360,400	(2,922,696)	-68.24%
CAPITAL PROJECTS/TRANSPORTATION FUND						

REVENUES

Account Code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024 - 2025)	% Difference
151-335-008-000	Paving Revenue	110,511	115,000	110,000		
	Total Fund Current Revenues	110,511	115,000	110,000	(5,000)	-4.35%
151-390-000-100	Operating transfers in (from General Fund)	257,622	280,974	307,000		
151-390-000-300	Operating transfers in (from H&A Fund)	20,000	20,000	50,000		
151-390-000-151	Budgeted Use of Fund Balance					
	Total Other Financing Sources	277,622	300,974	357,000	56,026	18.61%
	Total Road Improvement Funds	388,133	415,974	467,000	51,026	12.27%
SEWER FUND						
200-333-001-000	Grant Revenue	500,000			-	0.00%
200-382-001-000	Sewer Maintenance fee	1,022,390	1,330,379	1,250,000	(80,379)	-6.04%
200-382-002-000	Sewer Pump Station Fee	42,220	33,000	42,000	9,000	27.27%
200-361-001-000	Interest Income	31,257	10,000	20,000	10,000	100.00%
200-361-002-000	Interest Income	2,460	2,100	2,500	400	19.05%
	Total Sewer Fund Current Revenues	1,598,327	1,375,479	1,314,500	(60,979)	-4.43%
200-395-002-000	Proceeds from Capital Lease		-	400,000	400,000	#DIV/0!
200-390-000-200	Budgeted Use of Fund Balance				-	0.00%
200-390-000-311	Transfer In (ARPA Fund)	769,885		-	-	0.00%
	Total Other Financing Sources	769,885	-	400,000	400,000	#DIV/0!
	Total Sewer Fund	2,368,212	1,375,479	1,714,500	339,021	24.65%
HOSPITALITY & ACCOMMODATIONS TAX						
300-311-001-000	Hospitality Tax	1,713,030	1,548,490	1,875,000	326,510	21.09%
300-311-002-000	Accommodations Tax	128,369	80,000	145,000	65,000	81.25%
300-311-003-000	Accommodations Tax - State			90,000	90,000	0.00%
300-320-001-000	Sunday Alcohol Sales Permits	12,750	10,000	10,000	-	0.00%
300-361-000-000	Interest Income	75,940	6,500	75,000	68,500	1053.85%
	Total H&A Current Revenues	1,930,088	1,644,990	2,195,000		
300-370-001-000	Other Income	2,925		2,500	2,500	0.00%
300-381-010-000	Theatre Co. Show # 1	26,592	25,000	25,000	-	0.00%
300-381-011-000	Theatre Co. Show # 2	11,753	30,000	25,000	(5,000)	-16.67%
300-381-012-000	Theatre Co. Show # 3	30,786	12,000	20,000	8,000	66.67%
300-381-013-000	Theatre Co. Show # 4	7,595		20,000	20,000	0.00%
300-381-014-000	Theatre Co. Show # 5	11,415		25,000	25,000	0.00%
300-381-015-000	Youth Theatre Show #2	24,831		0	-	0.00%
300-381-020-000	Summer Music Concert Series	13,000	20,000	15,000	(5,000)	-25.00%
300-381-021-000	Blues & Jazz Festival	1,500	10,000	0	(10,000)	-100.00%
300-381-022-000	Sooie BBQ Festival	18,996	8,500	38,000	29,500	347.06%
300-381-023-000	Christmas Event/Festival	690		0	-	0.00%
300-381-024-000	Fall Production	1,260	1,000	0	(1,000)	-100.00%
300-381-025-000	Mauldin City Singers	12,238	5,000	8,500	3,500	70.00%
300-381-026-000	Spotlight Series			10,000	10,000	0.00%
	Total H&A Other Event Revenues	163,582	111,500	189,000	77,500	69.51%
300-390-000-300	Budgeted Use of Fund Balance	-	-	-	-	0.00%
	Total Other Financing Sources	-	-	-	-	#DIV/0!
	Total Hospitality and Accommodations Tax Fund	2,093,670	1,756,490	2,384,000	627,510	35.73%
GRANTS FUND						
310-333-421-000	SRO Grant Revenue Police	-	435,117	543,450	108,333	24.90%

REVENUES

Account Code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024 - 2025)	% Difference
310-333-421-001	SC Department of Public Safety Grant	53,029		-	-	0.00%
310-333-452-000	EPA Brownfields Grant	88,602	253,126		(253,126)	-100.00%
Total Grants Current Revenues		141,631	688,243	543,450	(144,793)	-21.04%
310-390-000-100	Operating transfers in from General Fund				-	0.00%
310-390-001-150	Operating transfers out to Capital Fund				-	0.00%
310-390-000-310	Budgeted Use of Fund Balance		75,000		(75,000)	-100.00%
Total Other Financing Sources		-	75,000	-	(75,000)	-100.00%
Total Grant Fund		141,631	763,243	543,450	(219,793)	-28.80%
ARPA FUND						
311-335-003-000	ARPA Intergovernmental Revenue	6,324,859			-	0.00%
Total ARPA Current Revenues		6,324,859	0	-		
311-390-000-311	Budgeted use of Fund Balance		5,385,333	0	(5,385,333)	-100.00%
Total Other Financing Sources		-	5,385,333	0		
Total ARPA Special Revenue		6,324,859	5,385,333	-	(5,385,333)	-100.00%
VICTIM ADVOCATE SPECIAL REVENUE						
350-352-003-000	Court Revenue-Victim Advocate	17,041	20,000	15,000	(5,000)	-25.00%
Total Victim Advocate Current Revenues		17,041	20,000	15,000		
350-390-000-350	Budgeted use of Fund Balance				-	0.00%
350-390-000-100	Operating transfers in from General Fund				-	0.00%
Total Other Financing Sources		-	-	-	-	0.00%
Total Victim Advocate Spec Revenue		17,041	20,000	15,000	(5,000)	-25.00%
EMPLOYEE HEALTH						
390-370-001-000	Employee Health Other Revenue	33,456	25,000	35,000	10,000	40.00%
390-370-010-000	Employee Premiums	181,387	200,951	205,000	4,049	2.01%
390-370-011-000	Employer Premiums	1,575,383	1,602,487	1,650,000	47,513	2.96%
390-390-000-390	Budgeted Use of Fund Balance					
Total Employee Health		1,790,226	1,828,438	1,890,000	61,562	3.37%
FIRE SERVICE FUND						
400-311-001-000	Fire property taxes	2,359,999	2,377,998	2,820,000	442,002	18.59%
400-311-002-000	Fire personal property taxes (auto)	256,863	215,000	240,000	25,000	11.63%
400-311-003-000	Fire - delinquent	46,360	40,000	40,000	-	0.00%
400-311-004-000	Motor Carrier	8,575	8,000	8,500	500	6.25%
400-311-005-000	County - Wide Utility Tax	6,781	3,500	5,000	1,500	42.86%
400-311-006-000	Property Tax Reimbursement	88,831	75,000	80,000	5,000	6.67%
400-311-007-000	Current Prop Tax Neg Fee	15,812	2,500	5,000	2,500	100.00%
400-311-008-000	FSA Fire Protection Contracts	9,550	9,550	9,550	-	0.00%
400-311-009-000	Prop Tax Penalties & Fees	(65)			-	0.00%
400-311-010-000	Merchant Inventory	13,135	12,000	12,000	-	0.00%
400-311-011-000	FSA Manufacturer PVE	33,879	7,500	15,000	7,500	100.00%
400-370-001-000	Other	3,000	3,500	3,000	(500)	-14.29%
400-370-005-000	Sale of Assets				-	0.00%
Total Fire Service Fund current revenues		2,842,719	2,754,548	3,238,050	483,502	17.55%
400-390-000-100	Operating transfers in (General Fund)	1,787,219	2,225,301	2,360,350	135,049	6.07%
400-390-000-311	Operating transfers in (ARPA Fund)				-	0.00%
Total Other Financing Sources		1,787,219	2,225,301	2,360,350	135,049	6.07%

REVENUES

Account Code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024 - 2025)	% Difference
Total Fire Service Fund		4,629,938	4,979,849	5,598,400	618,551	12.42%
SPORTS CENTER FUND						
500-340-001-000	Sports Cntr Training Rev	20,082	15,000	15,000	-	0.00%
500-381-001-000	Sports Center Membership Rev	279,947	248,730	260,000	11,270	4.53%
500-381-005-000	Sports Center Program Revenue	26,602	35,000	25,000	(10,000)	-28.57%
500-370-001-000	Sports Center Other Rev	1,820	250	-	(250)	-100.00%
Total Sports Center Current Revenue		328,450	298,980	300,000	1,020	0.34%
500-390-000-100	Operating transfers in (from General Fund)	294,763	396,039	421,500	25,461	6.43%
Total Other Financing Sources		294,763	396,039	421,500	25,461	6.43%
Total Sports Center Fund		623,213	695,019	721,500	26,481	3.81%
DEBT SERVICE FUND						
600-390-000-100	Operating transfers in (from General Fund)	512,195	405,600	610,500	204,900	50.52%
600-390-000-150	Operating transfers in (from Capital Fund)	231,767	296,720	238,400	(58,320)	-19.65%
600-390-000-200	Operating transfers in (from Sewer Fund)			100,000	100,000	0.00%
600-390-000-300	Operating transfers in (from H&A Fund)	326,766	326,418	191,000	(135,418)	-41.49%
Total Debt Service Fund		1,070,728	1,028,738	1,139,900	111,162	10.81%
PROPERTY MANAGEMENT FUND						
650-381-008-000	Log Cabin Property Rental Income	6,000	12,000	12,000	-	0.00%
650-370-005-000	Sale of Assets	1,145,726			-	0.00%
Total Charges for Services		1,151,726	12,000	12,000	-	0.00%
650-390-000-100	Operating transfers in from General Fund				-	0.00%
650-390-000-200	Budgeted Use of Fund Balance				-	0.00%
Total Other Financing Sources		-	-		-	#DIV/0!
Total Property Mgt Fund		1,151,726	12,000	12,000	-	0.00%
FIRE 1% MONEY						
805-352-422-000	Fire 1% Revenue	243,741	230,000	230,000	-	0.00%
805-361-001-000	Interest Income	37		0	-	0.00%
Total Fire 1% Money		243,778	230,000	230,000	-	0.00%
MAULDIN FOUNDATION						
900-333-004-000	GCRA Senior Program Grant Revenue	10,477	10,000	10,000	-	0.00%
Total Mauldin Foundation		10,477	10,000	10,000	-	0.00%
TOTAL REVENUE ALL FUNDS		48,331,484	42,585,211	38,363,539	(4,221,672)	-9.91%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024- 2025)	%
Other Financing Uses						
100-390-001-100	Contribution to Fund Balance	-	-	-	-	0.0%
100-390-001-115	Operating transfers (out) Mauldin Public Facilities	559,518	429,900	429,400	(500)	-0.1%
100-390-001-150	Operating transfers (out) Capital Projects Fund	2,435,000	-	-	-	0.0%
100-390-001-151	Operating transfers (out) Transportation Fund	257,622	280,974	307,000	26,026	9.3%
100-390-001-350	Operating transfers (out) Victim Advocate Fund	-	-	-	-	0.0%
100-390-001-400	Operating transfers (out) to Fire Service Fund	1,787,219	2,225,301	2,360,350	135,049	6.1%
100-390-001-500	Operating transfers (out) to Sports Center Fund	294,763	396,039	421,500	25,461	6.4%
100-390-001-600	Operating transfers (out) to Debt Service Fund	512,195	405,600	610,500	204,900	50.5%
Total Financing Uses		5,846,317	3,737,814	4,128,750	390,936	10.5%
400 Council						
100-400-000-010	Salaries	75,589	80,168	88,000	7,832	9.8%
100-400-000-021	FICA	5,689	6,133	7,000	867	14.1%
100-400-000-024	Retirement	13,094	14,879	18,000	3,121	21.0%
100-400-000-025	Group insurance	25,181	18,642	20,000	1,358	7.3%
100-400-000-028	Worker's Comp Ins.	1,096	1,374	1,500	126	9.2%
Subtotal Personnel		120,649	121,196	134,500	13,304	11.0%
100-400-000-150	Travel / Dues	8,079	16,000	16,500	500	3.1%
100-400-000-210	Telephone	2,599	3,500	3,000	(500)	-14.3%
100-400-000-624	Public Officials Liability	7,380	8,981	11,500	2,519	28.0%
100-400-000-650	Council Attorney Fees	56,215	51,200	46,500	(4,700)	-9.2%
100-400-000-653	Community Support	950	1,000	1,500	500	50.0%
100-400-000-700	Other/Misc.	10,089	20,500	13,500	(7,000)	-34.1%
100-400-000-710	Council/Mayor's miscellaneous expense	1,555	2,000	2,000	-	0.0%
Subtotal Operations & Maintenance		86,868	103,181	94,500	(8,681)	-8.4%
Total Council		207,517	224,377	229,000	4,623	2.1%
405 Finance						
100-405-000-010	Salaries	242,514	259,560	275,000	15,440	5.9%
100-405-000-021	FICA	18,275	19,856	22,000	2,144	10.8%
100-405-000-024	Retirement	42,726	48,174	54,000	5,826	12.1%
100-405-000-025	Group insurance	28,945	27,915	29,000	1,085	3.9%
100-405-000-028	Worker's Comp Ins.	2,815	3,532	3,500	(32)	-0.9%
Subtotal Personnel		335,274	359,037	383,500	24,463	6.8%
100-405-000-100	Supplies	2,256	4,000	3,500	(500)	-12.5%
100-405-000-110	Postage	2,685	2,500	3,000	500	20.0%
100-405-000-150	Employee Expenses	368	1,675	1,600	(75)	-4.5%
100-405-000-180	Gas & Oil	-	-	-	-	0.0%
100-405-000-210	Telephone	349	382	500	118	30.9%
100-405-000-624	Liability Insurance-General (Payroll)	1,900	2,313	3,000	687	29.7%
100-405-000-650	Contracts & Services	68,280	71,170	80,500	9,330	13.1%
100-405-000-652	Special projects	780	1,550	2,500	950	61.3%
100-405-000-700	Other expenses	1,262	500	500	-	0.0%
Subtotal Operations & Maintenance		77,880	84,090	95,100	11,010	13.1%
Total Finance		413,154	443,127	478,600	35,473	8.0%
410 Administration						
100-410-000-010	Salaries	352,083	455,590	481,000	25,410	5.6%
100-410-000-021	FICA	26,071	34,853	37,000	2,147	6.2%
100-410-000-024	Retirement	61,675	84,557	95,000	10,443	12.4%
100-410-000-025	Group insurance	53,804	42,171	53,000	10,829	25.7%
100-410-000-028	Worker's Comp Ins.	2,796	3,507	3,500	(7)	-0.2%
Subtotal Personnel		496,429	620,678	669,500	48,822	7.9%
100-410-000-100	Supplies	6,655	4,000	4,000	-	0.0%
100-410-000-110	Postage	319	500	500	-	0.0%
100-410-000-150	Employee Expenses	6,157	12,000	15,000	3,000	25.0%
100-410-000-170	Admin R&M Auto	903	500	1,000	500	100.0%
100-410-000-180	Gas & Oil	497	500	500	-	0.0%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024- 2025)	%
100-410-000-210	Telephone	3,401	3,096	4,000	904	29.2%
100-410-000-624	Liability Insurance-General (Payroll)	2,464	3,000	4,000	1,000	33.3%
100-410-001-624	Liability Insurance-Auto	3,323	4,044	5,500	1,456	36.0%
100-410-000-650	Contracts & Services	54,995	37,599	38,000	401	1.1%
100-410-000-651	IT Development & Support	178,340	161,000	190,000	29,000	18.0%
100-410-000-700	Other expenses	68,860	3,000	3,000	-	0.0%
	Subtotal Operations & Maintenance	325,913	229,239	265,500	36,261	15.8%
	Total Administration	822,342	849,917	935,000	85,083	10.0%
411	Employee Services					
100-411-000-019	Employee services & benefits	24,679	30,000	50,000	20,000	66.7%
100-411-000-020	Employee Health/ WC claims(pub safe phys)	36,716	25,000	25,000	-	0.0%
100-411-000-100	Employee Health Reimbursement	-	-	-	-	0.0%
100-411-000-155	Employee Health Education	-	-	-	-	0.0%
100-411-000-650	Employee Health Prof Fees	8,631	4,500	4,500	-	0.0%
100-411-001-650	Employee Health SEC 125 Fees	4,063	4,600	4,600	-	0.0%
	Subtotal Operations & Maintenance	79,079	64,100	84,100	20,000	31.2%
	Total Employee Services	79,079	64,100	84,100	20,000	31.2%
412	Judicial					
100-412-000-010	Salaries	270,136	333,990	348,000	14,010	4.2%
100-412-000-021	FICA	19,967	25,550	27,000	1,450	5.7%
100-412-000-024	Retirement	44,861	61,989	69,000	7,011	11.3%
100-412-000-025	Group insurance	29,750	36,166	36,500	334	0.9%
100-412-000-028	Worker's Comp Ins.	3,446	4,324	4,000	(324)	-7.5%
	Subtotal Personnel	368,162	462,019	484,500	22,481	4.9%
100-412-000-100	Supplies	7,547	14,000	17,000	3,000	21.4%
100-412-000-110	Postage	919	2,800	3,000	200	7.1%
100-412-000-150	Judicial Employee Expenses	10,486	13,500	25,000	11,500	85.2%
100-412-000-210	Telephone	1,349	1,392	1,500	108	7.8%
100-412-000-260	Repair & Maintenance	-	-	-	-	0.0%
100-412-000-624	Liability Insurance	1,577	1,950	2,500	550	28.2%
100-412-000-650	Professional services (includes Attorney)	46,166	85,000	85,000	-	0.0%
100-412-000-659	Detention fees	41,469	45,000	45,000	-	0.0%
100-412-000-725	Juror Payments	2,595	2,500	3,000	500	20.0%
100-412-000-730	Judicial Court Interpreter/Translator	1,481	2,200	2,500	300	13.6%
	Subtotal Operations & Maintenance	113,708	168,342	184,500	16,158	9.6%
	Total Judicial	481,870	630,361	669,000	38,639	6.1%
421	Police					
100-421-000-010	Salaries	2,686,173	3,400,182	3,824,000	423,818	12.5%
100-421-000-012	Overtime	61,103	57,000	158,000	101,000	177.2%
100-421-000-015	Salaries-Clemson Games	2,346	-	-	-	0.0%
100-421-000-021	FICA	205,356	260,114	305,000	44,886	17.3%
100-421-000-024	Retirement	536,209	722,198	886,000	163,802	22.7%
100-421-000-025	Group insurance	538,000	649,549	759,000	109,451	16.9%
100-421-000-028	Worker's Comp Ins.	186,138	233,527	225,300	(8,227)	-3.5%
	Subtotal Personnel	4,215,325	5,322,570	6,157,300	834,730	15.7%
100-421-000-100	Supplies	27,685	46,520	47,500	980	2.1%
100-421-000-110	Postage	1,021	1,000	1,500	500	50.0%
100-421-000-140	Employee Services	3,327	8,470	8,500	30	0.4%
100-421-000-150	Employee expenses	59,710	60,700	75,000	14,300	23.6%
100-421-000-170	Repair & Maintenance Auto	44,290	40,000	37,500	(2,500)	-6.3%
100-421-000-175	Tires	7,491	12,500	14,000	1,500	12.0%
100-421-000-180	Gas & Oil	131,198	130,000	135,000	5,000	3.8%
100-421-000-210	Telephone	7,296	8,412	7,000	(1,412)	-16.8%
100-421-000-260	Repair & Maintenance	1,763	4,000	10,000	6,000	150.0%
100-421-000-370	Repair & Maintenance Radio	302	2,000	2,000	-	0.0%
100-421-000-410	Uniforms	33,008	32,000	40,000	8,000	25.0%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024-2025)	% Difference
100-421-000-411	Protective gear	5,630	21,500	23,000	1,500	7.0%
100-421-000-435	Evidence supplies	602	1,000	1,500	500	50.0%
100-421-000-440	Forensic supplies	1,010	1,000	2,500	1,500	150.0%
100-421-000-450	Wireless communications	26,109	22,102	23,000	898	4.1%
100-421-000-500	Professional dues	2,154	5,499	6,700	1,201	21.8%
100-421-000-510	Film & photographic expense	-	500	-	(500)	-100.0%
100-421-000-624	Liability insurance -General Payroll	20,173	24,552	31,000	6,448	26.3%
100-421-000-650	Contracts & Services	74,926	133,028	320,500	187,472	140.9%
100-421-000-700	Other expenses	2,860	4,500	7,000	2,500	55.6%
100-421-000-794	Police Animal Codes Enforcement	3,327	7,800	9,500	1,700	21.8%
100-421-000-795	Special operations	58,418	400	-	(400)	-100.0%
100-421-000-796	Special programs-Crime Prevention	3,628	6,500	22,000	15,500	238.5%
100-421-000-797	Codes Enforcement	124	600	-	(600)	-100.0%
100-421-000-820	Police K-9	18,585	18,025	18,000	(25)	-0.1%
100-421-000-830	Non-Capital Equipment	149,943	97,902	101,000	3,098	3.2%
100-421-001-624	Auto Liability Insurance	81,885	99,662	126,000	26,338	26.4%
100-421-002-624	Law Enforcement	21,266	25,883	33,000	7,117	27.5%
100-421-000-875	SCMIRF Taser Grant Expenditure	-	4,000	-	(4,000)	-100.0%
Subtotal Operations & Maintenance		787,731	820,055	1,102,700	282,645	34.5%
Total Police		5,003,056	6,142,625	7,260,000	1,117,375	18.2%
424 Business Services						
100-424-000-010	Salaries	292,978	313,240	535,000	221,760	70.8%
100-424-000-011	Boards compensation	1,100	2,000	2,500	500	25.0%
100-424-000-021	FICA	22,023	23,963	41,000	17,037	71.1%
100-424-000-024	Retirement	51,616	58,137	105,000	46,863	80.6%
100-424-000-025	Group insurance	51,816	45,620	84,500	38,880	85.2%
100-424-000-028	Worker's Comp Ins.	10,678	13,396	17,500	4,104	30.6%
Subtotal Personnel		430,211	456,356	785,500	329,144	72.1%
100-424-000-100	Supplies	8,144	10,000	10,000	-	0.0%
100-424-000-110	Postage	1,782	3,500	2,500	(1,000)	-28.6%
100-424-000-150	Employee expenses	1,398	6,000	10,000	4,000	66.7%
100-424-000-170	Repair & Maintenance - Auto	298	500	1,000	500	100.0%
100-424-000-180	Gas & Oil	360	1,500	4,000	2,500	166.7%
100-424-000-210	Telephone	3,763	3,852	5,000	1,148	29.8%
100-424-000-260	Repair & Maintenance	-	500	500	-	0.0%
100-424-000-610	Advertising	281	500	500	-	0.0%
100-424-000-624	Liability insurance-General (Payroll)	2,477	3,015	4,000	985	32.7%
100-424-000-650	Services & Contracts	245,674	325,000	35,000	(290,000)	-89.2%
100-424-000-700	Other	-	2,500	2,500	-	0.0%
100-424-001-624	Liability insurance-Auto	1,711	2,083	3,000	917	44.0%
Subtotal Operations & Maintenance		265,889	358,950	78,000	(280,950)	-78.3%
Total Business Services		696,100	815,306	863,500	48,194	5.9%
431 Street						
100-431-000-010	Salaries	215,309	231,920	277,500	45,580	19.7%
100-431-000-012	Overtime	1,134	2,500	2,500	-	0.0%
100-431-000-021	FICA	15,615	17,742	22,000	4,258	24.0%
100-431-000-024	Retirement	38,125	43,044	55,000	11,956	27.8%
100-431-000-025	Group insurance	43,308	46,209	60,000	13,791	29.8%
100-431-000-028	Worker's Comp Ins.	6,452	8,094	7,500	(594)	-7.3%
Subtotal Personnel		319,943	349,509	424,500	74,991	21.5%
100-431-000-100	Supplies	6,417	8,500	8,500	-	0.0%
100-431-000-150	Employee expenses	1,188	3,000	3,000	-	0.0%
100-431-000-170	Repair & Maintenance - Auto	13,257	17,500	17,500	-	0.0%
100-431-000-180	Gas & Oil	5,832	7,000	7,000	-	0.0%
100-431-000-200	Utilities	17,302	-	-	-	0.0%
100-431-000-201	Street lights	169,203	165,000	170,000	5,000	3.0%
100-431-000-210	Telephone	5,543	5,780	3,500	(2,280)	-39.4%
100-431-000-260	Repair & Maintenance	14,997	15,000	15,000	-	0.0%
100-431-000-350	Asphalt supplies	33,212	35,000	60,000	25,000	71.4%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024-2025)	%
100-431-000-410	Uniforms	3,456	3,600	3,500	(100)	-2.8%
100-431-000-540	Signs & fittings	7,060	15,000	12,000	(3,000)	-20.0%
100-431-000-624	Liability insurance-General (Payroll)	2,733	3,326	4,500	1,174	35.3%
100-431-000-650	Services & Contracts	3,902	10,000	10,000	-	0.0%
100-431-000-700	Other	11,498	12,000	12,000	-	0.0%
100-431-000-730	Drainage	23,942	34,000	90,000	56,000	164.7%
100-431-000-830	Non-Capital Equipment	7,347	9,000	9,000	-	0.0%
100-431-001-624	Auto Liability	17,289	21,041	27,000	5,959	28.3%
100-431-001-830	Non-Capital Equipment	-	-	-	-	0.0%
Subtotal Operations & Maintenance		344,177	364,747	452,500	87,753	24.1%
Total Street		664,120	714,256	877,000	162,744	22.8%
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432	Sanitation					
100-432-000-010	Salaries	488,649	577,210	667,000	89,790	15.6%
100-432-000-012	Overtime	6,670	4,500	5,000	500	11.1%
100-432-000-021	FICA	37,831	44,157	52,000	7,843	17.8%
100-432-000-024	Retirement	87,176	107,130	132,000	24,870	23.2%
100-432-000-025	Group insurance	115,752	110,504	131,000	20,496	18.5%
100-432-000-028	Worker's Comp Ins.	40,216	50,455	51,500	1,045	2.1%
Subtotal Personnel		776,294	893,956	1,038,500	144,544	16.2%
100-432-000-100	Supplies	9,560	8,500	9,500	1,000	11.8%
100-432-000-110	Postage	24	500	500	-	0.0%
100-432-000-150	Employee expenses	1,534	11,500	11,500	-	0.0%
100-432-000-170	Repair & Maintenance - Auto	177,083	180,000	180,000	-	0.0%
100-432-000-180	Gas & Oil	162,516	160,000	180,000	20,000	12.5%
100-432-000-210	Telephone	903	1,080	1,500	420	38.9%
100-432-000-260	Repair & Maintenance	-	-	-	-	0.0%
100-432-000-264	Containers	73,345	182,658	125,000	(57,658)	-31.6%
100-432-000-410	Uniforms	9,633	12,000	12,000	-	0.0%
100-432-000-624	Liability insurance-General (Payroll)	5,828	7,093	9,000	1,907	26.9%
100-432-000-700	Other	4,679	3,500	5,500	2,000	57.1%
100-432-000-714	Landfill expense	646,430	515,000	675,000	160,000	31.1%
100-432-001-624	Liability insurance-Auto	51,855	63,112	80,000	16,888	26.8%
Subtotal Operations & Maintenance		1,143,391	1,144,943	1,289,500	144,557	12.6%
Total Sanitation		1,919,684	2,038,899	2,328,000	289,101	14.2%
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433	PW Admin					
100-433-000-010	Salaries	250,093	300,760	279,500	(21,260)	-7.1%
100-433-000-012	Overtime	3,378	3,500	4,000	500	14.3%
100-433-000-021	FICA	19,330	23,008	22,000	(1,008)	-4.4%
100-433-000-024	Retirement	44,612	55,821	56,000	179	0.3%
100-433-000-025	Group insurance	27,542	43,595	43,500	(95)	-0.2%
100-433-000-028	Worker's Comp Ins.	10,157	12,743	12,000	(743)	-5.8%
Subtotal Personnel		355,113	439,427	417,000	(22,427)	-5.1%
100-433-000-100	Supplies	29,173	19,500	22,000	2,500	12.8%
100-433-000-150	Employee expenses	410	3,000	2,000	(1,000)	-33.3%
100-433-000-170	Repair & Maintenance - Auto	3,202	4,000	4,000	-	0.0%
100-433-000-180	Gas & Oil	4,321	5,000	5,000	-	0.0%
100-433-000-200	Utilities	34,209	75,475	70,500	(4,975)	-6.6%
100-433-000-210	Telephone	7,095	7,740	6,000	(1,740)	-22.5%
100-433-000-260	Repair & Maintenance	28,234	16,000	20,000	4,000	25.0%
100-433-000-410	Uniforms	4,977	4,000	5,000	1,000	25.0%
100-433-000-624	Liability insurance -General (Payroll)	1,463	1,781	2,500	719	40.4%
100-433-000-650	Services & Contracts	17,396	25,000	77,000	52,000	208.0%
100-433-000-700	Other	733	2,000	2,000	-	0.0%
100-433-001-624	Auto Liability	5,803	7,063	9,000	1,937	27.4%
100-433-002-624	Property & Machine Insurance	65,983	78,420	100,000	21,580	27.5%
100-433-000-702	Inmate Expenses	171,018	-	-	-	0.0%
Subtotal Operations & Maintenance		374,017	248,979	325,000	76,021	30.5%
Total PW Admin		729,130	688,406	742,000	53,594	7.8%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024-2025)	%
434 Fleet Maint.						
100-434-000-010	Salaries	137,608	147,245	149,200	1,955	1.3%
100-434-000-012	Overtime	-	500	500	-	0.0%
100-434-000-021	FICA	10,127	11,264	12,000	736	6.5%
100-434-000-024	Retirement	24,243	27,329	30,000	2,671	9.8%
100-434-000-025	Group insurance	13,366	14,859	24,000	9,141	61.5%
100-434-000-028	Worker's Comp Ins.	7,224	9,063	8,500	(563)	-6.2%
	Subtotal Personnel	192,567	210,260	224,200	13,940	6.6%
100-434-000-100	Supplies	6,354	5,000	6,000	1,000	20.0%
100-434-000-150	Employee expenses	-	1,000	1,000	-	0.0%
100-434-000-170	Repair & Maintenance - Auto	1,889	2,500	2,500	-	0.0%
100-434-000-180	Gas & Oil	1,975	2,000	2,000	-	0.0%
100-434-000-200	Utilities	-	-	-	-	0.0%
100-434-000-210	Telephone	990	995	1,000	5	0.5%
100-434-000-260	Repair & Maintenance	320	2,000	2,000	-	0.0%
100-434-000-410	Uniforms	1,059	1,500	1,500	-	0.0%
100-434-000-624	Liability insurance -General (Payroll)	819	997	1,500	503	50.5%
100-434-000-650	Services & Contracts	2,046	12,000	4,000	(8,000)	-66.7%
100-434-000-802	Garage/Recycling Supplies	26,043	24,000	26,000	2,000	8.3%
100-434-001-624	Auto Liability	1,596	1,943	2,500	557	28.7%
	Subtotal Operations & Maintenance	43,090	53,935	50,000	(3,935)	-7.3%
	Total Fleet Maint.	235,657	264,195	274,200	10,005	3.8%
440 Parks Management						
100-440-000-010	Salaries	298,792	335,750	394,500	58,750	17.5%
100-440-000-012	Overtime	6,056	6,500	6,500	-	0.0%
100-440-000-021	FICA	22,343	25,685	31,000	5,315	20.7%
100-440-000-024	Retirement	53,649	62,315	79,000	16,685	26.8%
100-440-000-025	Group insurance	72,133	67,962	79,500	11,538	17.0%
100-440-000-028	Worker's Comp Ins.	7,257	9,105	11,000	1,895	20.8%
	Subtotal Personnel	460,231	507,317	601,500	94,183	18.6%
100-440-000-100	Supplies	26,116	30,000	30,000	-	0.0%
100-440-000-150	Employee expenses	813	1,000	1,000	-	0.0%
100-440-000-170	Repair & Maintenance - Auto	6,161	5,000	6,000	1,000	20.0%
100-440-000-180	Gas & Oil	18,430	18,500	18,500	-	0.0%
100-440-000-200	Utilities	77,126	81,000	69,000	(12,000)	-14.8%
100-440-000-201	Lighting	3,457	1,500	1,500	-	0.0%
100-440-000-210	Telephone	495	500	500	-	0.0%
100-440-000-260	Repair & Maintenance	32,656	40,000	40,000	-	0.0%
100-440-000-261	Park/Turf Management	67,575	125,000	129,000	4,000	3.2%
100-440-000-410	Uniforms	5,731	7,000	8,000	1,000	14.3%
100-440-000-650	Services & Contracts	19,588	21,000	24,000	3,000	14.3%
100-440-000-624	Liability insurance-General (Payroll)	2,444	2,975	4,000	1,025	34.5%
100-440-000-700	Other	3,641	5,000	5,000	-	0.0%
100-440-001-802	Mosquito Spray Supplies	-	1,000	1,000	-	0.0%
100-440-000-830	Non-Capital Equipment	9,042	10,000	10,000	-	0.0%
100-440-001-624	Liability insurance-Auto	6,608	8,043	10,500	2,457	30.5%
	Subtotal Operations & Maintenance	279,882	357,518	358,000	482	0.1%
	Total Parks Management	740,113	864,835	959,500	94,665	10.9%
450 Recreation						
100-450-000-010	Salaries	292,988	307,730	322,500	14,770	4.8%
100-450-000-021	FICA	20,776	23,541	25,000	1,459	6.2%
100-450-000-024	Retirement	51,608	57,115	64,000	6,885	12.1%
100-450-000-025	Group insurance	56,584	62,238	45,000	(17,238)	-27.7%
100-450-000-028	Worker's Comp Ins.	6,176	7,748	7,500	(248)	-3.2%
	Subtotal Personnel	428,131	458,372	464,000	5,628	1.2%
100-450-000-100	Supplies	3,102	5,250	5,500	250	4.8%
100-450-000-110	Postage	187	500	1,000	500	100.0%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024- 2025)	%
100-450-000-150	Employee expenses	8,455	12,000	25,000	13,000	108.3%
100-450-000-170	Repair & Maintenance - Auto	1,489	3,000	3,000	-	0.0%
100-450-000-180	Gas & Oil	3,934	5,000	5,000	-	0.0%
100-450-000-210	Telephone	9,365	8,940	12,000	3,060	34.2%
100-450-000-260	Repair & Maintenance	40	1,500	1,500	-	0.0%
100-450-000-410	Uniforms	922	1,000	1,000	-	0.0%
100-450-000-412	Program expenses	202,366	218,500	234,000	15,500	7.1%
100-450-000-624	Liability insurance-General (Payroll)	2,349	2,860	4,000	1,140	39.9%
100-450-000-625	Insurance - Children (Nationwide)	4,725	6,750	7,000	250	3.7%
100-450-000-650	Services & Contracts	1,442	4,000	4,000	-	0.0%
100-450-000-700	Other	86	2,000	2,500	500	25.0%
100-450-000-800	Bank Fees	6,905	5,550	8,000	2,450	44.1%
100-450-000-875	PARD Project Expenditures	68,720	49,241	-	(49,241)	-100.0%
100-450-001-624	Liability insurance-Auto	5,345	6,506	8,500	1,994	30.6%
Subtotal Operations & Maintenance		319,432	332,597	322,000	(10,597)	-3.2%
Total Recreation		747,564	790,969	786,000	(4,969)	-0.6%
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452 Community Development						
100-452-000-010	Salaries	207,577	241,395	246,000	4,605	1.9%
100-452-000-021	FICA	15,618	18,467	20,000	1,533	8.3%
100-452-000-024	Retirement	36,539	44,803	49,000	4,197	9.4%
100-452-000-025	Group insurance	26,942	43,857	55,000	11,143	25.4%
100-452-000-028	Worker's Comp Ins.	6,809	8,542	8,000	(542)	-6.3%
Subtotal Personnel		293,484	357,064	382,000	24,936	7.0%
100-452-000-100	Supplies	9,925	15,500	15,000	(500)	-3.2%
100-452-000-150	Employee expenses	6,604	10,000	12,000	2,000	20.0%
100-452-000-200	Utilities	31,498	41,104	32,000	(9,104)	-22.1%
100-452-000-210	Telephone	3,672	4,020	4,000	(20)	-0.5%
100-452-000-260	Repair & Maintenance	15,780	12,000	12,000	-	0.0%
100-452-000-624	Liability insurance-General (Payroll)	262	320	500	180	56.3%
100-452-002-624	Liability insurance-Building	5,862	7,150	9,000	1,850	25.9%
100-452-000-650	Services & Contracts	29,115	36,200	91,000	54,800	151.4%
100-452-000-652	Special Projects	1,639	15,000	15,000	-	0.0%
100-452-000-700	Other	2,405	12,500	22,500	10,000	80.0%
Subtotal Operations & Maintenance		107,219	153,794	213,000	59,206	38.5%
Total Community Development		400,703	510,858	595,000	84,142	16.5%
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453 Senior Center						
100-453-000-010	Salaries	106,936	92,990	96,500	3,510	3.8%
100-453-000-021	FICA	8,083	7,114	8,000	886	12.5%
100-453-000-024	Retirement	16,205	17,259	19,000	1,741	10.1%
100-453-000-025	Group insurance	16,964	8,916	9,800	884	9.9%
100-453-000-028	Worker's Comp Ins.	1,180	1,481	1,500	19	1.3%
Subtotal Personnel		149,369	127,760	134,800	7,040	5.5%
100-453-000-100	Supplies	2,621	3,500	5,500	2,000	57.1%
100-453-000-170	Repair & Maintenance - Auto	524	2,000	2,500	500	25.0%
100-453-000-180	Gas & Oil	1,157	2,000	2,000	-	0.0%
100-453-000-200	Utilities	43,569	48,276	49,800	1,524	3.2%
100-453-000-210	Telephone	2,486	2,880	2,500	(380)	-13.2%
100-453-000-260	Repair & Maintenance	10,696	15,000	21,500	6,500	43.3%
100-453-000-412	Fitness expenses	1,461	4,000	5,000	1,000	25.0%
100-453-000-413	Program expenses	26,892	53,000	51,000	(2,000)	-3.8%
100-453-001-413	Printing Expenses	-	1,250	1,000	(250)	-20.0%
100-453-000-624	Liability insurance-General (Payroll)	860	1,046	1,500	454	43.4%
100-453-000-650	Services & Contracts	24,418	32,920	41,500	8,580	26.1%
100-453-000-700	Other	360	1,000	1,000	-	0.0%
100-453-000-800	Bank Fees	-	-	-	-	0.0%
100-453-001-624	Liability insurance-Auto	2,109	2,570	3,500	930	36.2%
100-453-000-875	GCRA Senior Program Grant Expenditure	-	-	-	-	0.0%
Subtotal Operations & Maintenance		117,153	169,442	188,300	18,858	11.1%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024-2025)	% Difference
Total Senior Center		266,522	297,202	323,100	25,898	8.7%
100-900-000-000	Unallocated Expenditures	-	-	21,750	21,750	0.0%
Total General Fund		19,252,927	19,077,247	21,554,500	2,477,253	13.0%
Fund 110	MCIP Fund					
Other Financing Uses						
110-390-001-100	Operating transfers (out) to General Fund	-	-	-	-	0.0%
110-390-001-150	Operating transfers (out) to Capital Fund	-	-	-	-	0.0%
110-390-001-110	Contribution to Fund Balance	-	130,000	130,000	-	0.0%
Total OFU		-	130,000	130,000	-	0.0%
110-452-000-700	Other Exp- Downtown	-	-	-	-	0.0%
110-452-000-701	Other Exp- Bridgeway	-	-	-	-	0.0%
Subtotal Operations & Maintenance		-	-	-	-	0.0%
Total MCIP Fund		-	130,000	130,000	-	0.0%
Fund 115	Mauldin Public Facilities Fund					
Other Financing Uses						
115-390-001-100	Operating transfers (out) to General Fund	-	-	-	-	0.0%
115-390-001-150	Operating transfers (out) to Capital Projects Fund	-	-	-	-	0.0%
115-390-001-600	Operating transfers (out) to Debt Service Fund	-	-	-	-	0.0%
Total OFU		-	-	-	-	0.0%
115-422-000-700	Admin Capital Outlay	1,697	-	-	-	0.0%
115-422-000-970	Fire Capital Outlay	6,366,669	-	-	-	0.0%
115-433-000-970	PW Admin Capital Outlay	-	-	-	-	0.0%
115-497-000-473	Trust Fees	2,000	-	-	-	0.0%
115-497-000-483	IPRB Series 2020 Principal	99,000	102,000	104,000	2,000	2.0%
115-497-000-484	IPRB Series 2020 Interest	65,237	62,405	59,489	(2,916)	-4.7%
115-497-000-485	IPRB Series 2021 Fire Principal	200,000	210,000	220,000	10,000	4.8%
115-497-000-486	IPRB Series 2021 Fire Interest	227,900	219,900	209,400	(10,500)	-4.8%
115-497-000-800	Bond Issuance Costs	-	-	-	-	0.0%
Subtotal Operations & Maintenance		6,962,503	594,305	592,889	(1,416)	-0.2%
Total Mauldin Public Facilities Fund		6,962,503	594,305	592,889	(1,416)	-0.2%
Fund 150	Capital Projects/Equipment					
Other Financing Uses						
150-390-001-600	Operating transfers (out) to Debt Service	231,767	296,720	238,400	(58,320)	-19.7%
150-390-001-150	Contribution to Fund Balance	-	-	-	-	-
Total OFU		231,767	296,720	238,400	(58,320)	-19.7%
150-405-000-650	Bank Service Charges	-	-	-	-	0.0%
150-400-000-970	Council Capital	-	-	-	-	0.0%
150-405-000-970	Finance Capital	-	-	-	-	0.0%
150-410-000-970	Administration Capital	-	60,000	-	(60,000)	-100.0%
150-411-000-700	Expenditures Other	7,500	-	-	-	0.0%
150-412-000-970	Judicial Capital	-	-	-	-	0.0%
150-421-000-970	Police Capital	1,233,978	1,233,742	339,000	(894,742)	-72.5%
150-422-000-970	Fire Capital	157,268	483,141	-	(483,141)	-100.0%
150-424-000-970	Business Development Capital	-	30,000	57,000	27,000	90.0%
150-431-000-970	Street Capital	-	30,000	80,000	50,000	166.7%
150-432-000-970	Sanitation Capital	682,711	806,760	550,000	(256,760)	-31.8%
150-433-000-970	Buildg Maint Capital	341,259	-	25,000	25,000	0.0%
150-440-000-970	Parks Capital	26,204	85,000	12,000	(73,000)	-85.9%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024-2025)	% Difference
150-450-000-970	Recreation Capital	49,336	-	9,000	9,000	0.0%
150-451-000-970	Sports Center Capital	-	152,732	50,000	(102,732)	-67.3%
150-452-000-970	Community Development Capital	-	-	-	-	-
150-453-000-970	Senior Center Capital	-	-	-	-	0.0%
150-470-702-970	Pedestrian Bridge	4,015,287	-	-	-	-
150-470-703-970	Swamp Rabbit Trail	46,329	-	-	-	-
150-470-704-970	Mauldin Street Scape Project	530,974	1,105,000	-	-	-
150-470-706-970	Economic Development - Underground Utilities	-	-	-	-	0.0%
	Subtotal Capital Improvements	7,090,846	3,986,376	1,122,000	(2,864,376)	-71.9%
	Total Capital Projects/Equipment Fund	7,322,614	4,283,096	1,360,400	(2,922,696)	-68.2%
Fund 151	Capital Projects/Road Improvements					
151-390-001-151	Contribution to Fund Balance	-	20,000	-	(20,000)	-100.0%
151-390-002-151	Contribution to Fund Balance -Bridge Maintenance	-	-	50,000	50,000	0.0%
	Total OFU	-	20,000	50,000	30,000	150.0%
151-405-000-970	Street Resurfacing	541,194	395,974	417,000	21,026	5.3%
151-431-000-970	Sidewalks & Trails	-	-	-	-	0.0%
	Subtotal Capital Improvements	541,194	395,974	417,000	21,026	5.3%
	Total Capital Projects/Equipment Fund	541,194	415,974	467,000	51,026	12.3%
Fund 200	Sewer					
200-390-001-150	Transfer out to Capital Fund	-	-	100,000	100,000	0.0%
200-390-001-200	Contribution to Fund Balance	-	-	8,000	8,000	0.0%
	Total OFU	-	-	108,000	108,000	0.0%
200-430-000-010	Salaries	285,668	338,050	343,000	4,950	1.5%
200-430-000-012	Overtime	2,491	4,000	4,000	-	0.0%
200-430-000-021	FICA	21,374	25,861	27,000	1,139	4.4%
200-430-000-024	Retirement	50,723	62,742	68,000	5,258	8.4%
200-430-000-025	Group insurance	65,533	53,395	48,500	(4,895)	-9.2%
200-430-000-028	Worker's Comp Ins.	24,093	30,227	28,000	(2,227)	-7.4%
200-430-000-030	Pension GASB 68	3,905	-	-	-	0.0%
	Subtotal Personnel	453,788	514,275	518,500	4,225	0.8%
200-430-000-100	Supplies	29,820	2,000	5,000	3,000	150.0%
200-430-000-110	Postage	-	-	-	-	0.0%
200-430-000-150	Employee expenses	871	3,000	3,000	-	0.0%
200-430-000-170	Repair & Maintenance	9,432	10,000	11,000	1,000	10.0%
200-430-000-180	Gas & Oil	8,182	8,000	9,500	1,500	18.8%
200-430-000-200	Utilities	(26)	-	-	-	0.0%
200-430-000-210	Telephone	2,844	2,710	3,000	290	10.7%
200-430-000-211	Depreciation	268,000	-	-	-	0.0%
200-430-000-260	Repair & Maintenance	32,855	40,500	47,500	7,000	17.3%
200-430-000-410	Uniforms	6,251	6,500	7,000	500	7.7%
200-430-000-624	Liability Insurance-General (Payroll)	1,007	1,226	2,000	774	63.1%
200-430-001-624	Liability Insurance-Auto	3,634	4,424	6,000	1,576	35.6%
200-430-000-650	Services & Contracts	77,259	46,500	65,000	18,500	39.8%
200-430-000-651	Pump Station Repair & Maint	10,278	17,750	20,000	2,250	12.7%
200-430-000-700	Other	1,940	10,000	10,000	-	0.0%
200-430-001-801	Revenue Bond Principal	-	159,000	165,000	6,000	3.8%
200-430-001-802	Revenue Bond Interest	79,582	75,594	70,500	(5,094)	-6.7%
200-430-000-830	Non-Capital Equipment	1,518	4,000	8,000	4,000	100.0%
200-430-000-831	Grant Expenditures	-	-	-	-	0.0%
	Subtotal Operations & Maintenance	533,445	391,204	432,500	41,296	10.6%
200-430-000-970	Capital Equipment/Repair/Rehabilitation	-	470,000	655,500	185,500	39.5%
	Subtotal Capital Outlay	-	470,000	655,500	185,500	39.5%
	Total Sewer Fund	987,233	1,375,479	1,714,500	339,021	24.6%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024-2025)	% Difference
Fund 300	Hospitality & Accommodations Fund					
	Operations					
	Other Financing Uses					
300-390-001-300	Contribution to Fund Balance	-	25,000	504,311		
300-390-001-100	Operating transfers (out) to General Fund	267,998	118,948	353,700	234,752	197.4%
300-390-001-115	Operating transfers (out) to Mauldin Public Facilities	-	164,405	163,489	(916)	-0.6%
300-390-001-150	Operating transfers (out) to Capital Projects Fund	161,547	-	-	-	0.0%
300-390-001-151	Operating transfers (out) to Transportation Fund	20,000	20,000	50,000	30,000	150.0%
300-390-001-600	Operating transfers (out) to Debt Service	326,766	326,418	191,000	(135,418)	-41.5%
	Total OFU	776,311	654,771	1,262,500	607,729	92.8%
300-401-000-010	Salaries	33,103	41,600	70,000	28,400	68.3%
300-401-000-012	Overtime	-	-	2,000	2,000	0.0%
300-401-000-021	FICA	2,532	3,182	6,000	2,818	88.6%
300-401-000-024	Retirement	5,825	7,721	15,000	7,279	94.3%
300-401-000-025	Group insurance	-	8,500	9,000	500	5.9%
300-401-000-028	Worker's Comp Ins.	3,077	3,000	3,000	-	0.0%
	Subtotal Personnel	44,538	64,003	105,000	40,997	64.1%
300-400-000-650	Professional Service	61,880	-	-	-	0.0%
300-425-000-650	Tourism Project Svc & Contracts	-	8,500	141,500	133,000	1564.7%
300-425-000-700	Misc Expenses	41,655	57,500	35,000	(22,500)	-39.1%
300-425-000-701	Marketing	133,732	175,000	135,000	(40,000)	-22.9%
300-425-000-710	Theatre Show #1	35,589	20,000	25,000	5,000	25.0%
300-425-000-711	Theatre Show #2	25,614	20,000	30,000	10,000	50.0%
300-425-000-712	Theatre Show #3	19,267	20,000	25,000	5,000	25.0%
300-425-000-713	Theatre Show #4	19,756	20,000	20,000	-	0.0%
300-425-000-714	Theatre Show #5	21,451	20,000	30,000	10,000	50.0%
300-425-000-715	Mauldin Theatre Production Rights/Licensing	20,848	26,000	30,000	4,000	15.4%
300-425-000-720	Summer Music Series	57,628	50,000	60,000	10,000	20.0%
300-425-000-721	Blues & Jazz	19,852	25,000	30,000	5,000	20.0%
300-425-000-722	Sooie BBQ Festival	44,454	50,000	60,000	10,000	20.0%
300-425-000-723	Christmas Event	4,770	8,000	10,000	2,000	25.0%
300-425-000-724	Fall Production/Event	3,132	8,000	8,000	-	0.0%
300-425-000-725	Mauldin City Singers	11,906	6,000	10,000	4,000	66.7%
300-425-000-726	Mauldin High Band Support	1,345	2,500	-	(2,500)	-100.0%
300-425-000-727	Train Show (Chamber)	-	5,000	-	(5,000)	-100.0%
300-425-000-728	Public Art Trail	-	18,000	18,000	-	0.0%
300-425-000-729	Spotlight Series Auditorium Entertainment Events	-	24,000	24,000	-	0.0%
300-425-000-830	Non-Capital Equipment	-	10,000	25,000	15,000	150.0%
300-425-000-970	Capital Outlay	412,775	400,000	150,000	(250,000)	-62.5%
300-425-001-970	Capital Outlay - Project Entrance Signs	-	25,000	50,000	25,000	100.0%
300-425-002-970	Capital Outlay - Project Trails	243,075	39,216	100,000	60,784	155.0%
300-425-003-970	Capital Outlay - Project	-	-	-	-	0.0%
	Total	1,178,728	1,037,716	1,016,500	(21,216)	-2.0%
	Total H & A Tax Fund	1,999,578	1,756,490	2,384,000	627,510	35.7%
Fund 310	Grant Fund					
	Other Financing Uses					
310-390-001-150	Operating transfers (out) to Capital Fund	-	-	-	-	0.0%
	Total OFU	-	-	-	-	0.0%
310-401-000-700	Fed HMGP 4166-035 Grant Covered Exp	-	-	-	-	0.0%
310-401-000-701	Parks Grant	-	-	-	-	0.0%
310-420-000-700	LEN Grant Police	-	-	-	-	0.0%
310-421-000-010	Salaries	39,375	141,965	253,250		0.0%
310-421-000-021	FICA	3,222	10,860	20,000		0.0%
310-421-000-024	Retirement	8,555	30,153	57,000		0.0%
310-421-000-025	Group insurance	-	43,500	48,500		0.0%
310-421-000-028	Worker's Comp Ins.	-	11,357	9,000		0.0%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024-2025)	% Difference
310-421-000-100	Supplies	-	-	-	-	0.0%
310-421-000-150	Employee expenses	4,315	25,260	42,000	16,740	66.3%
310-421-000-700	Other	309	2,119	18,700	16,581	782.5%
310-421-000-830	Non-Capital Equipment	-	-	-	-	0.0%
310-452-000-700	Grant Expenditures -Other	71,345	328,126	-	-	0.0%
	Subtotal Operations & Maintenance	127,121	593,340	448,450	(144,890)	-24.4%
310-421-000-970	Capital Equipment	-	169,902	95,000	(74,902)	-44.1%
	Subtotal Capital Outlay	-	169,902	95,000	(74,902)	-44.1%
	Total Grant Fund	127,121	763,242	543,450	(219,792)	-28.8%
Fund 311	ARPA Fund					
311-390-001-100	Transfer out to General Fund	-	-	-	-	0.0%
311-390-001-150	Transfer out to Capital Fund	2,549,504	2,340,644	-	-	0.0%
311-390-001-200	Transfer out to Sewer Fund	769,885	-	-	-	0.0%
311-390-001-400	Transfer out to Fire Fund	-	-	-	-	0.0%
311-390-001-311	Contribution to Fund Balance	-	-	-	-	0.0%
	Total OFU	3,319,389	2,340,644	-	-	0.0%
311-402-000-700	ARPA Covered Expenditure Sewer	1,703	1,939,564	-	-	0.0%
311-402-000-701	ARPA Covered Expenditure Stormwater	684,885	1,105,126	-	(1,105,126)	-100.0%
311-402-000-702	ARPA Covered Expenditure Other	342,746	-	-	-	0.0%
311-402-000-703	ARPA Covered Expenditure Citywide Ventilation	321,000	-	-	-	0.0%
	Subtotal Operations & Maintenance	1,350,334	3,044,690	-	(3,044,690)	-100.0%
	Total ARPA	4,669,723	5,385,333	-	(5,385,333)	-100.0%
Fund 350	Victim Advocate Spec Revenue					
350-421-000-010	Salaries	12,773	-	-	-	0.0%
350-421-000-021	FICA	1,296	-	-	-	0.0%
350-421-000-024	Retirement	2,971	-	-	-	0.0%
	Subtotal Personnel	17,041	-	-	-	0.0%
350-421-000-797	Spec Prog Victim Advocate	-	20,000	15,000	(5,000)	-25.0%
	Subtotal Operations & Maintenance	-	20,000	15,000	(5,000)	-25.0%
	Total Victim Advocate	17,041	20,000	15,000	(5,000)	-25.0%
Fund 390	Health Fund					
390-390-001-100	Transfer out to General Fund	-	-	111,000	-	0.0%
390-390-001-390	Contribution to Fund Balance	-	176,276	-	-	0.0%
	Total OFU	-	176,276	111,000	-	0.0%
390-411-000-110	Claims Exp	916,837	1,055,600	1,185,000	129,400	12.3%
390-411-000-111	Admin Fees	440,029	437,365	435,000	(2,365)	-0.5%
390-411-000-112	Proactive MD Fees	158,730	159,197	159,000	(197)	-0.1%
	Subtotal Operations & Maintenance	1,515,596	1,652,162	1,779,000	126,838	7.7%
	Total Health	1,515,596	1,828,438	1,890,000	61,562	3.4%
Fund 400	Fire					
400-422-000-010	Salaries	2,650,896	2,970,510	3,257,500	286,990	9.7%
400-422-000-021	FICA	198,059	227,244	250,000	22,756	10.0%
400-422-000-024	Retirement	536,654	630,936	727,000	96,064	15.2%
400-422-000-025	Group insurance	507,286	493,948	557,900	63,952	12.9%
400-422-000-028	Worker's Comp Ins.	121,960	153,011	147,500	(5,511)	-3.6%
	Subtotal Personnel	4,014,854	4,475,649	4,949,900	474,251	10.6%
400-422-000-100	Supplies	10,380	10,500	12,000	1,500	14.3%
400-422-000-110	Postage	60	250	-	(250)	-100.0%
400-422-000-150	Employee expenses	13,890	32,000	33,000	1,000	3.1%
400-422-000-170	Tires/Fire Equip & Auto	150,009	77,000	85,000	8,000	10.4%
400-422-000-180	Gas & Oil	86,651	60,000	75,000	15,000	25.0%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024- 2025)	%
400-422-000-200	Utilities	48,346	47,618	73,000	25,382	53.3%
400-422-000-210	Telephone	55,173	26,515	14,000	(12,515)	-47.2%
400-422-000-260	Fire Building Repair & Maintenance	22,788	20,000	20,000	-	0.0%
400-422-000-271	Equipment & Supplies	6,069	7,000	6,000	(1,000)	-14.3%
400-422-000-272	Medical equipment & supplies	7,277	7,500	7,500	-	0.0%
400-422-000-273	Hazmat Support	694	5,000	5,000	-	0.0%
400-422-000-370	Radio	1,769	4,000	27,000	23,000	575.0%
400-422-000-410	Uniforms & Protective Clothing	17,364	18,000	29,000	11,000	61.1%
400-422-000-411	Protective Gear	4,045	10,000	26,500	16,500	165.0%
400-422-000-450	Wireless Communications	11,516	10,500	11,000	500	4.8%
400-422-000-500	Professional Dues	425	1,105	1,500	395	35.7%
400-422-001-624	Liability insurance -Auto	34,209	41,650	53,000	11,350	27.3%
400-422-000-624	Liability insurance-General (Payroll)	17,031	20,730	26,500	5,770	27.8%
400-422-000-650	Services & Contracts	80,315	48,782	77,000	28,218	57.8%
400-422-000-700	Other	1,857	4,000	4,000	-	0.0%
400-422-000-793	Fire prevention	1,286	10,000	4,000	(6,000)	-60.0%
400-422-000-794	Codes Enforcement/Investigation	1,635	1,650	4,000	2,350	142.4%
400-422-000-830	Non-Capital equipment	42,294	40,400	54,500	14,100	34.9%
Subtotal Operations & Maintenance		615,084	504,200	648,500	144,300	28.6%
Total Fire Service Fund		4,629,938	4,979,849	5,598,400	618,551	12.4%
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Fund 500	Sports Center					
500-451-000-010	Salaries	286,159	279,615	274,000	(5,615)	-2.0%
500-451-000-021	FICA	21,892	21,391	21,000	(391)	-1.8%
500-451-000-024	Retirement	41,985	51,897	54,000	2,103	4.1%
500-451-000-025	Group insurance	25,850	26,502	28,000	1,498	5.7%
500-451-000-028	Worker's Comp Ins.	12,404	15,562	14,500	(1,062)	-6.8%
Subtotal Personnel		388,292	394,967	391,500	(3,467)	-0.9%
500-451-000-100	Supplies	24,482	25,000	25,000	-	0.0%
500-451-000-110	Postage	271	500	500	-	0.0%
500-451-000-150	Employee Expenses	3,612	7,000	7,000	-	0.0%
500-451-000-200	Utilities	62,125	76,458	83,000	6,542	8.6%
500-451-000-210	Telephone	3,512	3,864	3,000	(864)	-22.4%
500-451-000-260	Repair & Maintenance	10,044	20,000	23,000	3,000	15.0%
500-451-000-410	Uniforms	1,154	1,500	2,000	500	33.3%
500-451-000-412	Fitness/Adult Program Supplies	19,457	17,000	18,500	1,500	8.8%
500-451-000-610	Advertising	3,904	7,500	9,000	1,500	20.0%
500-451-000-624	Liability Insurance-Payroll	3,088	3,800	5,000	1,200	31.6%
500-451-002-624	Liability Insurance - Building	23,484	28,581	37,000	8,419	29.5%
500-451-000-650	Services & Contracts	72,221	96,000	98,000	2,000	2.1%
500-451-000-700	Other	-	500	1,000	500	100.0%
500-451-000-800	Sports Cntr Bank Fees	7,566	7,350	8,000	650	8.8%
500-451-000-830	Non-Capital	-	5,000	10,000	5,000	100.0%
Subtotal Operations & Maintenance		234,921	300,053	330,000	29,947	10.0%
Total Sports Center Fund		623,213	695,020	721,500	26,480	3.8%
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Fund 600	GO Debt Service					
600-497-000-402	FY19 Capital Lease Principal	80,843	18,567		(18,567)	-100.0%
600-497-000-403	FY19 Capital Lease Interest	3,121	583		(583)	-100.0%
600-497-000-404	FY20 Capital Lease Principal	120,953	124,171	87,500	(36,671)	-29.5%
600-497-000-405	FY20 Capital Lease Interest	8,842	5,625	2,500	(3,125)	-55.6%
600-497-000-406	FY21 Capital Lease Principal	139,257	141,318	144,000	2,682	1.9%
600-497-000-407	FY21 Capital Lease Interest	8,546	6,456	4,400	(2,056)	-31.8%
600-497-000-408	FY25 Capital Lease Principal	-	20,000	256,000	236,000	1180.0%
600-497-000-409	FY25 Capital Lease Interest	-	5,000	71,000	66,000	1320.0%
600-497-000-473	Fees and Penalties	1,050	1,500	1,500	-	0.0%
600-497-000-474	SC Tourism Revenue Bond Principal	128,370	131,617		(131,617)	-100.0%
600-497-000-475	SC Tourism Revenue Bond Interest	6,578	3,330		(3,330)	-100.0%
600-497-000-478	GO Series 2020 Road Improvement Principal	125,000	125,000	130,000	5,000	4.0%
600-497-000-479	GO Series 2020 Road Improvement Interest	54,750	51,000	47,500	(3,500)	-6.9%

EXPENDITURES

Account code	Description	FY2023 Actual	FY2024 Budget	FY2025 Budget	Difference (2024 - 2025)	
						%
600-497-000-488	Tourism Series 2020 Revenue Bond Principal	117,000	120,000	123,000	3,000	2.5%
600-497-000-489	Tourism Series 2020 Revenue Bond Interest	74,818	71,471	68,000	(3,471)	-4.9%
600-497-000-505	GO Series 2009 Fire Bond Principal	175,000	180,000	185,000	5,000	2.8%
600-497-000-506	GO Series 2009 Fire Bond Interest	26,600	23,100	19,500	(3,600)	-15.6%
600-497-000-800	Bond Issuance Costs	-	-	-	-	0.0%
Total Debt Service Fund		1,070,728	1,028,738	1,139,900	111,162	10.8%
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Fund 650	Property Management Fund					
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Other Financing Use						
650-390-001-100	Operating transfers out (to General Fund)	-	-	-	-	0.0%
650-390-001-150	Operating transfers out (to Capital Fund)	1,150,000	-	-	-	0.0%
650-390-001-650	Contribution to Fund Balance	-	12,000	12,000	-	0.0%
Total OFU		1,150,000	12,000	12,000	-	0.0%
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650-470-000-211	Depreciation Expense	5,092	-	-	-	0.0%
650-470-002-624	Rental Property Liability Insurance	2,609	-	-	-	0.0%
650-497-000-471	Warehouse Revenue Bond Principal	(4,125)	-	-	-	0.0%
650-497-000-472	Warehouse Revenue Bond Interest	47,195	-	-	-	0.0%
650-497-000-700	Warehouse Expenses - Other	3,451	-	-	-	0.0%
Total Property Management Fund		1,204,222	12,000	12,000	-	0.0%
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Fund 805	Fire 1% Money					
805-422-000-799	Fire Miscellaneous Costs	233,399	230,000	230,000	-	0.0%
Total Fire 1% Fund		233,399	230,000	230,000	-	0.0%
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Fund 900	Mauldin Foundation					
900-450-000-413	Senior Program Expenses	10,477	10,000	10,000	-	0.0%
Subtotal Operations & Maintenance		10,477	10,000	10,000	-	0.0%
Total Mauldin Foundation		10,477	10,000	10,000	-	0.0%
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GRAND TOTAL		51,167,506	42,585,211	38,363,539	(4,221,672)	-9.9%

CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 8g

TO: City Council

FROM: Public Works Director, Matthew Fleahman

SUBJECT: Temporary Easement (Track 21)

REQUEST

City Council is being asked to approve a temporary easement along E. Butler Road to the South Carolina Department of Transportation (SCDOT) for the purpose of road improvements as part of the Butler Road Improvement Project.

HISTORY/BACKGROUND

In April, the City received the appraisal findings from ORC Real Estate Solutions for Infrastructure for the acquisition of a temporary easement along E. Butler Road (Track 21). The property is a part of the Butler Road Improvement Project corridor which will see the improvement of E. Butler Road from Bridges Road to Highway 276. Improvements will include stormwater changes, inclusion of a 10-foot multi-use path, intersection changes, and other improvements. SCDOT is requesting a temporary Right-Of-Way (ROW) and permanent relocation of City improvements.

ANALYSIS or STAFF FINDINGS

The City owns several parcels along the project corridor and due to the nature of this project, the SCDOT is increasing its ROW throughout the project area. The parcel related to this appraisal is Track 21 which is the Cultural Center property located at 101 E. Butler. As described below, SCDOT is seeking a temporary easement on this City property for the project and is requiring the City to relocate certain improvements.

The new ROW will not have a significant impact on the use of the property, but will require the relocation of a pipe frame for banners, trench and utility box, water meter vault, backflow preventer, flagpole relocation, irrigation system modification and landscaping changes. Therefore, SCDOT's offer is for a temporary ROW and the relocation of the above stated improvements. The property acquisition is described below and illustrated in the referenced attached Exhibits.

Tract 21 - Cultural Center Grounds	
Compensation	
\$56,679.00	Cost to Cure
\$22,256.00	Temporary ROW to 0.34 acre
\$78,935.00	<i>Total</i>

Staff have found the appraisal fair and cost to cure acceptable.

Fiscal Impact

The City will receive \$78,935 for providing a temporary easement to the SCDOT. Staff suggest dedicating those funds to Cost to Cure activities as described in the appraisal.

Recommendation

Staff recommends Council approve the temporary easement with SCDOT as stated in the offer.

ATTACHMENTS

- Resolution
- Tract 21 Exhibit A
- Tract 21 Temporary ROW Easement

RESOLUTION _____-2024

**A RESOLUTION GRANTING A
TEMPORARY CONSTRUCTION EASEMENT**

WHEREAS, the City of Mauldin (“City”) owns certain road right-of-way property lying and situate within the city limits of Mauldin, County of Greenville along East Butler Road identified as Tract 021 on the “SCDOT Area of Temporary Right of Way from Tract 021 Project ID P030553” attached hereto as Exhibit “A;” and,

WHEREAS, the SCDOT desires for the City to convey a Temporary Right-Of-Way (“ROW”) from Tract 021 identified as part of the planned improvements known as the Butler Road Improvements Project (buildingabetterbutler.com); and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey by Temporary Right Of Way Easement an area shown on Exhibit “A” for the consideration stated in said easement; and,

WHEREAS, the Temporary Right of Way herein granted shall revert to the City upon completion and acceptance of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the right-of-way easement attached hereto as Exhibit “B.”

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

Reviewed:

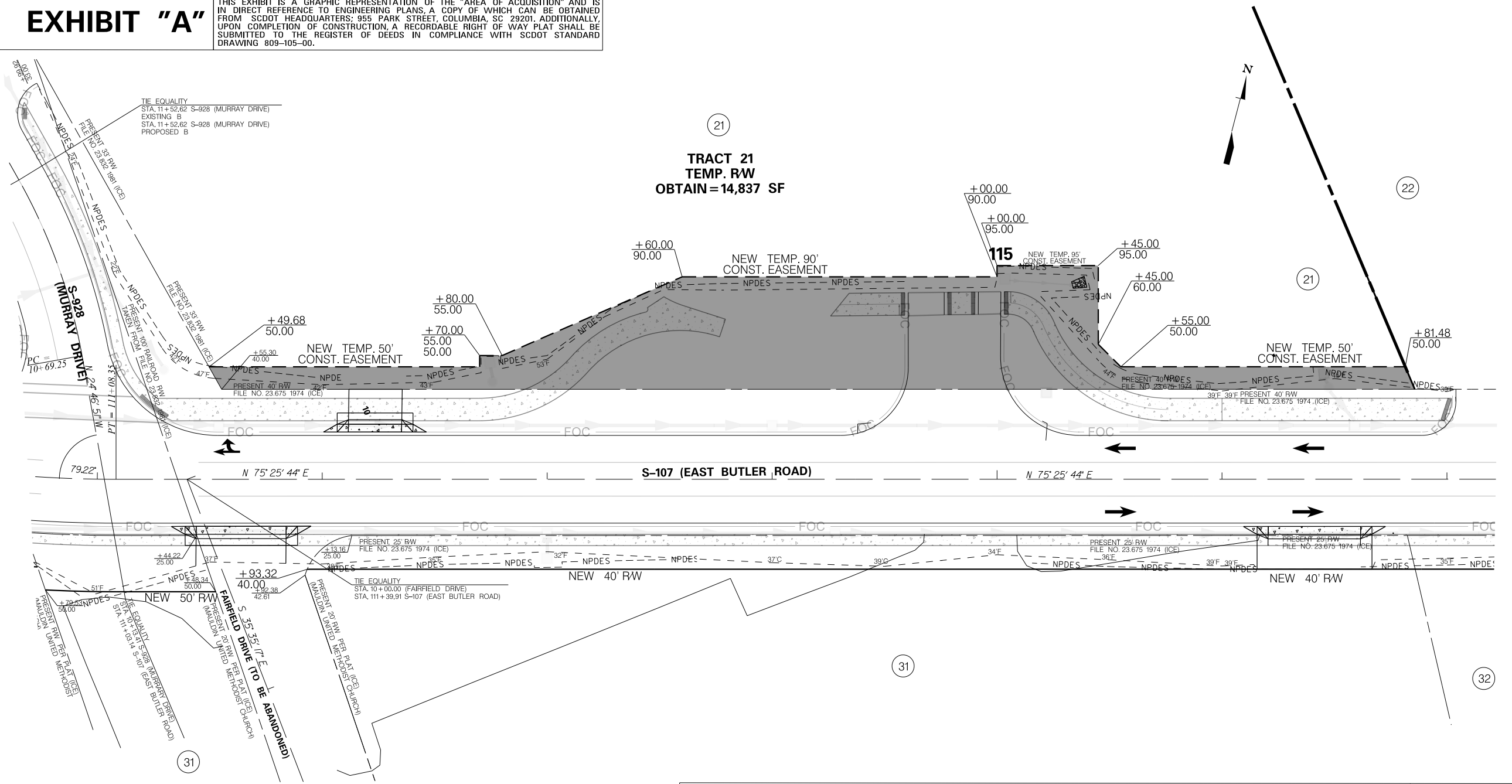
Seth Duncan, City Administrator

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TIE EQUALITY
 STA. 11+52.62 S-928 (MURRAY DRIVE)
 EXISTING 'B'
 STA. 11+52.62 S-928 (MURRAY DRIVE)
 PROPOSED 'B'

(21)
TRACT 21
TEMP. RW
OBTAIN = 14,837 SF



NOTE:
 RELOCATE S-107 CENTERLINE BETWEEN
 STA. 99+99.61 AND STA. 111+08.83

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
 AREA OF TEMPORARY RIGHT OF WAY FROM TRACT 22 PROJECT ID P030553

PREPARED 01/11/2024

SCALE 0 25 50 100 FEET



Exhibit B

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TEMPORARY
RIGHT OF WAY EASEMENT
 Approximate Survey Stations

Road/Route	Road S-107 (East Butler Road)	111+00	To	116+00 Lt
Project ID No.	P030553	Reloc S-107 East Butler Road		
Tract	021	To _____		
		To _____		

KNOW ALL MEN BY THESE PRESENTS, That I (or we) The City of Mauldin, a South Carolina Municipality chartered by the State of South Carolina – Post Office Box 249, Mauldin, South Carolina 29662 in consideration of the sum of Seventy Eight Thousand Nine Hundred Thirty Five and No/100 Dollars (78,935.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road). State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

The above consideration is for temporary easement to 0.340 acres (14,837 square feet), more or less, and all improvements thereon, if any, owned by The City Of Mauldin, a South Carolina Municipality chartered by the State of South Carolina, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc. S-107. **Temporary right of way herein granted shall revert to the grantor upon completion and acceptance of the project.**

Tax Map No. M003.01-01-010.00. Tie Equality STA. 10+13.41 S-928 (Murray Drive) = STA. 111+03.14 S-107 (East Butler Road) and Tie Equality STA. 11+52.62 S-928 (Murray Drive) Existing B STA11+52.62 S-928 (Murray Drive) Proposed B.

GRANTEE'S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked _____ By _____
 Project ID No. P030553 Tract 021

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this ____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

**The City of Mauldin, a South Carolina
Municipality chartered by the State of South
Carolina**

1st Witness

Grantor (L.S.)

2nd Witness

Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)
_____)
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____ it's _____ of The City of Mauldin, a South Carolina Municipality chartered by the State of South Carolina, on behalf of the City.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF _____

My Commission Expires: _____
(Affix seal if outside SC)

CITY COUNCIL
AGENDA ITEM

MEETING DATE: May 20, 2024
AGENDA ITEM: 8h

TO: City Council
FROM: Fire Chief, Brian McHone
SUBJECT: Automatic Aid Agreement with Boiling Springs Fire District

REQUEST

To approve the Auto Aid Agreement with Boiling Springs Fire District (Greenville County).

HISTORY/BACKGROUND

This Memorandum of Understanding memorializes an Automatic Aid Agreement for responses occurring within the Boiling Springs Fire District and the Mauldin Fire Department.

ANALYSIS or STAFF FINDINGS

Mauldin Fire Department staff deems it proper and necessary to enter into an automatic aid agreement relating to specific types of calls outlined in the agreement.

FISCAL IMPACT

Very Little impact on the city

RECOMMENDATION

Staff recommends adopting a Memorandum of Understanding memorializing terms of an automatic aid agreement between the Boiling Springs Fire District and the City of Mauldin for and on behalf of the Mauldin Fire Department and for certain emergency incidents within the designated areas of the city and the district.

ATTACHMENTS

A copy of the memorandum of understanding and automatic aid agreement.

STATE OF SOUTH CAROLINA)
) MEMORANDUM OF UNDERSTANDING
) AND AUTOMATIC AID AGREEMENT
COUNTY OF GREENVILLE)

This Memorandum of Understanding (“Agreement”) is made and entered into by and between the City of Mauldin, South Carolina (the “City”), for and on behalf of the City of Mauldin Fire Department (“MFD”), and the Boiling Springs Fire District (“BSFD”) (each a “Party” and collectively, the “Parties”), and shall be effective on the date that the Agreement has been signed by the last of the Parties hereto. Each party is responsible for any approval requirements of their respective governing bodies as may be required under the laws of the State of South Carolina.

WHEREAS the City is an incorporated municipality and political subdivision of the State of South Carolina; and

WHEREAS the BSFD is a special purpose district and political subdivision of the State of South Carolina, created by special legislation of the South Carolina General Assembly prior to the South Carolina Home Rule Act; and

WHEREAS, the South Carolina Constitution, Article VIII, Section 13, provides that any county, incorporated municipality, or other political subdivision may agree with the State or with any other political subdivision for the joint administration of any function and exercise of powers and the sharing of the costs thereof; and

WHEREAS the City of Mauldin and the BSFD acknowledge that this Agreement is an intergovernmental agreement authorized under Article VIII, Section 13, of the South Carolina Constitution; and

WHEREAS, the South Carolina Code of Laws, Section 25-1-450 provides that State, county, and municipal governments shall cooperate in developing and maintaining a plan for mutual assistance in emergencies; and

WHEREAS, the South Carolina Code of Laws, Section 6-11-1810 provides that any municipality, fire district, fire protection agency, or other emergency service entity may provide mutual aid assistance, upon request, from any other municipality, fire district, fire protection agency, or other emergency service delivery system in the State at the time of a significant incident such as fire, earthquake, hurricane, flood, tornado, hazardous material event, or other such disaster; and

WHEREAS the Parties are dedicated to providing support to each other to improve the safety of their citizens and their firefighters; and

WHEREAS “Automatic Aid” is defined herein as assistance that is automatically dispatched for emergency incidents occurring within the designated areas of the Parties’ respective jurisdictions; and

WHEREAS the Parties desire to memorialize their understanding of Automatic Aid for certain emergency incidents that occur in the designated response areas of their respective jurisdictions.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties hereto agree as follows:

I. Terms of Automatic Aid Dispatch.

A. It is expressly agreed and understood that the primary responsibility of the MFD and the BSFD is to provide emergency services within the geographical boundaries of their respective jurisdictions. Therefore, it is agreed that a Party whose assistance is requested shall be the sole judge as to whether or not it can respond to an emergency incident and to what extent it can comply with the request for assistance from the other Party.

B. This Agreement applies to “identified” calls for service occurring within the designated areas of the Mauldin Fire Department and the BSFD.

C. Each Party agrees to follow the following procedure for Automatic Aid:

1. Upon receiving a dispatch from a Communication Center/PSAP, the MFD and/or the BSFD will automatically respond to emergency incidents occurring in each fire department’s protection area.
2. The request for assistance shall include: (i) a description of the situation creating the need for assistance, (ii) the specific aid needed, (iii) the specific apparatus needed, and (iv) the location to which firefighters are to be dispatched. It is recommended that all the information listed above be delivered through the Computer Automatic Aid (CAD) and that the fire departments acknowledge their response with Mobile Data Terminals (MDT) if available.
3. All emergency incident operations will be conducted in accordance with 29 CFR §1910.134, Respiratory Protection Program, for personnel working in atmospheres that pose an immediate threat to life and health (IDLH).
4. All tactical units and personnel responding to a mutual dispatch emergency incident will operate in accordance with the Incident Command System prescribed by the U.S. Department of Homeland Security's National Incident Management System (NIMS). **The use of 10-codes shall be prohibited.** Good judgment for using “Plain Language” should prevail. Keep radio traffic to the minimum necessary to convey information. Radio traffic shall be clear and concise. Upon arrival at the scene, the use of the Blue Card radio reporting template to convey the situation to incoming units is recommended. Incidents will be under the command of the first arriving officer on scene, regardless of jurisdiction, until command is assumed by an officer of appropriate rank from the jurisdiction in which the incident is located.
5. Units responding to emergency incidents must comply with the agreed upon standard operating guidelines (SOG) for structural firefighting, its SOG for incident management, and/or the Incident Commander's directions. A committee will be formed with equal representation from each Party to establish these SOGs.
6. Incident Commanders will use a personnel accountability system to monitor the location and assignment of personnel during emergency incident operations.

7. Only personnel trained according to NFPA 1001, Standard for Fire Fighter Professional Qualifications, Firefighter II, or an equivalent level will participate in emergency incidents when providing Automatic Aid.
8. All Automatic Aid apparatus will be staffed with a minimum of three personnel meeting NFPA qualifications examples (NFPA 1001, NFPA 1002 and NFPA 1021).

D. Each Party shall bear its own costs and expenses in complying with this Agreement. The assisting Party shall not be reimbursed by the requesting Party for the use of its equipment and personnel. For the avoidance of doubt, this Agreement shall in no manner affect the compensation, pension, or retirement rights of any responding personnel.

E. Each Party shall be responsible for its own equipment and personnel and further agrees to waive any and all claims it may have against the other Party for compensation of any loss, damage, personal injury, or death occurring as a result of any performance under the terms of this Agreement.

F. The Parties agree to participate in quarterly joint training exercises.

II. Apparatus and Personnel Staging. The Parties agree to use the following levels of staging:

A. ON SCENE: Staging area for personnel will be designated by the Incident Commander. All personnel arriving at the scene shall report to staging and check in for accountability.

B. LEVEL I: Level I is located one or two blocks from the scene, where apparatuses are staged, but not committed to the emergency incident until given an assignment by the Incident Commander.

C. LEVEL II: For large emergency incidents where command desires to maintain a reserve of apparatuses and manpower close to the scene, respond and standby at the pre-determined, designated staging area and await assignment by the Staging Area Manager.

III. Recordkeeping.

A. The requesting Party shall be primarily responsible for maintaining records relating to the emergency incident for which Automatic Aid has been requested. However, each Party shall maintain records of activities of its personnel that it would otherwise generate within its own jurisdiction including, but not limited to, incident reports. Each Party shall make these records available to the other Party upon request and without cost.

B. The requesting Party shall be primarily responsible for responding to Freedom of Information (“FOIA”) requests relating to the emergency incident for which assistance has been requested. However, each Party shall maintain records as set forth above and assist the requesting Party in responding to FOIA requests in a timely manner and without cost.

IV. Terms of the Agreement.

A. *Term; Termination*. This Agreement shall continue in effect for three years, unless earlier terminated by the Parties hereto as provided herein. Any renewal of this Agreement shall be accomplished only by legislative act of equal dignity.

B. Termination. Each Party shall have the right to terminate this Agreement upon 90 days' prior written notice to the other Party. Such notice shall be effective upon receipt by the other Party.

C. Entire Agreement; Amendments. This Agreement represents the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes any existing agreements, written or otherwise, among the Parties concerning the subject matter of Automatic Aid. This Agreement shall not be modified, amended, or changed in any manner except upon express written consent of each of the Parties to this Agreement.

D. Other Agreements. THIS AGREEMENT DOES NOT ALTER, IN ANY WAY, EXISTING AGREEMENTS WITH OTHER AGENCIES SUCH AS THE GCFCA COUNTYWIDE MUTUAL AID AGREEMENT OR THE SC STATEWIDE MUTUAL AID AGREEMENT.

E. Assignment. This Agreement may not be assigned by either Party hereto without the express written consent of the other Party. This Agreement shall be binding upon the respective successors and permitted assigns of the Parties.

F. Employment Status. Nothing herein shall be construed or interpreted to imply that the firefighters responding in accordance with this Agreement shall be the employees of the fire agency requesting such assistance.

G. Insurance. Each Party shall maintain suitable insurance coverage for general liability, automobile liability, workers' compensation for the benefit of its own employees, and other such coverage as may be required by law or deemed advisable by individual Parties.

H. No Indemnification or Third-Party Rights. To the extent provided by law, the Parties shall be solely responsible for the acts and omissions of their respective employees, officers, and officials, and for any claims, lawsuits, or damages that arise from the activities of their employees, officers, and officials under this Agreement. No right of indemnification is created by this Agreement, and the Parties expressly disclaim such right. This Agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any person or entity not a party to this Agreement.

I. Choice of Law. This Agreement shall be governed by and interpreted under the laws of the State of South Carolina.

[Signature page follows]

IN WITNESS WHEREOF, the duly authorized representatives of each of the Parties hereto have executed this Agreement as of the dates set forth below.

CITY OF MAULDIN, SOUTH CAROLINA

Terry Merritt
Mayor

Date: _____

BOILING SPRINGS FIRE DISTRICT

Name: _____

Title: _____

Date: _____

CITY COUNCIL AGENDA ITEM

MEETING DATE: May 20, 2024

AGENDA ITEM: 8i

TO: City Council

FROM: Public Safety Committee (Seth Duncan, City Administrator)

SUBJECT: Resolution to Adopt an Operating and Capital Program for Mauldin FSA

REQUEST

City Council is asked to approve a Resolution to approve and adopt a five-year operating and capital program for the Mauldin Fire Service Area.

HISTORY/BACKGROUND

The City has a contract with Greenville County to provide fire suppression and other fire protection related services to County residents outside the city limits. In order to provide the required services to meet the requirements of the contract and to meet the fire protection needs to the residents of the Fire Service Area, certain operating improvements and capital must be enhanced. Th City has found it necessary to increase personnel to respond to calls for service as call volume is increasing significantly in the Fire Service Area due to rapid populations growth. The five-year plan, as proposed, increases personnel and readopts portions of the City’s previously approved 10-year plan.

STAFF ANALYSIS

As part of the FY 2025 Budget, staff have proposed increasing the Fire Service Area millage by 3 mills to hire three new firefighters. The final decision to increase the FSA millage rests with Greenville County Council, but starts with the County’s Finance Committee. Staff recently presented the request to the Finance Committee where the millage increase received unanimous support and was forward to full County Council for consideration.

As part of the request package, was the inclusion of this Resolution. The Resolution and supporting materials were provided to the County with the note that City Council would be taking this item up on the 20th of May. The materials provide a road map for future revenue and expenditures and the cost to maintain and expand services for the next five years. As part of that plan, the City does anticipate the need to increase millage to ensure revenue is sufficient to provide for additional personnel, equipment, and operations.

The City’s request for a millage increase does not come lightly or without forethought of the impact on the FSA taxpayers. It is estimated that based on an owner-occupied median home value of \$220,000, the increase of 3 mills will cost approximately \$26.47 per year or about \$2.21 per month. Again, this increase

for the hiring of 3 new firefighters will enhance the department's capabilities and ensure the FSA's and City's able to maintain an ISO 1 rating.

RECOMMENDATION

Staff recommends approving the Resolution as presented.

ATTACHMENTS

- Resolution to Adopt an Operating and Capital Program for Mauldin FSA

RESOLUTION ____-2024

A RESOLUTION TO APPROVE AND ADOPT A FIVE-YEAR OPERATING AND CAPITAL PROGRAM FOR THE MAULDIN FIRE SERVICE AREA, GREENVILLE COUNTY, SOUTH CAROLINA

WHEREAS, the City of Mauldin (“City”) has a contract with Greenville County (“County”) to provide fire suppression and other fire protection related services to county residents residing outside the City limits (“Fire Service Area”); and

WHEREAS, in order to provide the required services to meet the requirements of the contract and to meet the fire protection needs to the residents of the Fire Service Area, certain operating improvements (“Operations Plan”) and capital must be enhanced; and

WHEREAS, the proper planning and management for the provision of fire services in the Fire Service Area requires long-range planning to ensure personnel needs and capital equipment are adequate and sufficient to provide for the growth and demand; and

WHEREAS, the City has found it necessary to increase personnel to respond to calls for service as call volume is increasing significantly in the Fire Service Area due to rapid population growth; and

WHEREAS, a primary factor in keeping the City’s and Fire Service Area’s ISO 1 rating is adequate staffing levels, therefore this increase is dedicated to supporting 3 new fire fighter positions which will result in:

- Deployment of the City’s recently purchased Quick Response Vehicles;
- Maintaining the highest ISO rating of a 1 resulting in potential savings to homeowner’s insurance premiums;
- Enhance medical and fire response throughout the FSA;
- Reduce response times for call for services.

NOW, THEREFORE, BE IT RESOLVED, that Mauldin City Council approves a five-year Operations and Capital Plan for the Fire Service Area that is attached hereto and made a part hereof by reference.

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

Reviewed:

Seth Duncan, City Administrator

May 3, 2024

Greenville County Council
Greenville County
301 University Ridge, Suite 4000
Greenville, SC 29601

RE: Mauldin Fire Service Area Millage Increase Request

Honorable Chairman Tripp and Members of Greenville County Council:

As you know, the City of Mauldin and Greenville County have for many years now partnered to provide superior fire service coverage to the residents and businesses within the Mauldin Fire Service Area. Through this partnership, we have purchased new equipment, built a new fire station headquarters, and delivered the resources needed to maintain the City's and FSA's ISO 1 rating. However, as we evaluate staffing levels for the future and service demands currently faced, we believe Mauldin Fire Department staffing levels must increase to provide a workforce trained and ready to serve the FSA when the bell tolls.

To meet our growing demand for public safety services within the City and throughout the FSA, Mauldin City Council has begun the process of adopting a 6 mill tax increase for City residents and businesses as part of the FY2025 Budget. Mauldin City Council is also seeking a 3 mill tax increase in the FSA to share in the cost of increasing fire department personnel to meet our growing demand. With both of these increases, the City will invest in hiring 4 police officers, 3 firefighters, and 4 staff members for our sanitation and public works programs. The 3 mill tax increase request from the FSA will specifically and only be used to hire 3 firefighters and purchase all required equipment to support the operations of our new quick response vehicles (QRVs).

In 2023, the City began purchasing and outfitting 2 quick response vehicles to provide more flexible medical emergency services throughout the FSA and City. These vehicles will be stocked with various medical equipment and will be deployed to medical scenes more efficiently and at lower cost than deploying a full engine. This ultimately will save on the wear and tear of larger, more expensive apparatus and will enhance the capabilities of the department. These new vehicles are currently being outfitted and should be operational at about the same time these new firefighters are hired.

As you know, growth throughout the FSA is unabating and will likely continue for many years. The County recently approved new developments along Ashmore Bridge Road and Log Shoals Road. These new developments will require the addition of new personnel to not only provide services, but to help maintain the FSA's ISO 1 rating. The largest of these new communities will be an age-targeted development, which by nature will demand increased services. This is why the City is not only focused on increasing its departmental workforce, but also beginning to identify locations for a new fire station in the FSA. The City hopes to purchase or be donated a tract of land in sufficient proximity to these new developments to construct the department's 5th station. Once built, the new station will need to be outfitted with personnel and equipment. The City forecasts that this new station will need to be built and operational by no later than 2030.

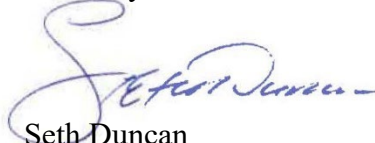
The City's request for a millage increase does not come lightly or without forethought of the impact on the FSA taxpayers. It is estimated that based on an owner-occupied median home value of \$220,000, the increase of 3 mills will cost approximately \$26.47 per year or about \$2.21 per month. Again, this increase for the hiring of 3 new firefighters will enhance the department's capabilities and ensure the FSA's and City's able to maintain an ISO 1 rating.

To further illustrate and document this request, attached are the following documents:

- Map of the Department's stations in FSA and City, and recent new developments in FSA
- Updated five-year financial model for the Department
- Updated five-year Department CIP
- Draft Resolution by City Council (will be approved on May 20th)
- Fire District Millage Request Application

In closing, the City remains a dedicated partner to the County and surrounding FSAs to provide superior fire protection services, medical response, and education to save lives and protect property. Thank you for your consideration of this request, and we look forward to speaking with you more about the department's future and how we can work together to enhance the quality of our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Seth Duncan". The signature is stylized with a large initial "S" and a long horizontal stroke at the end.

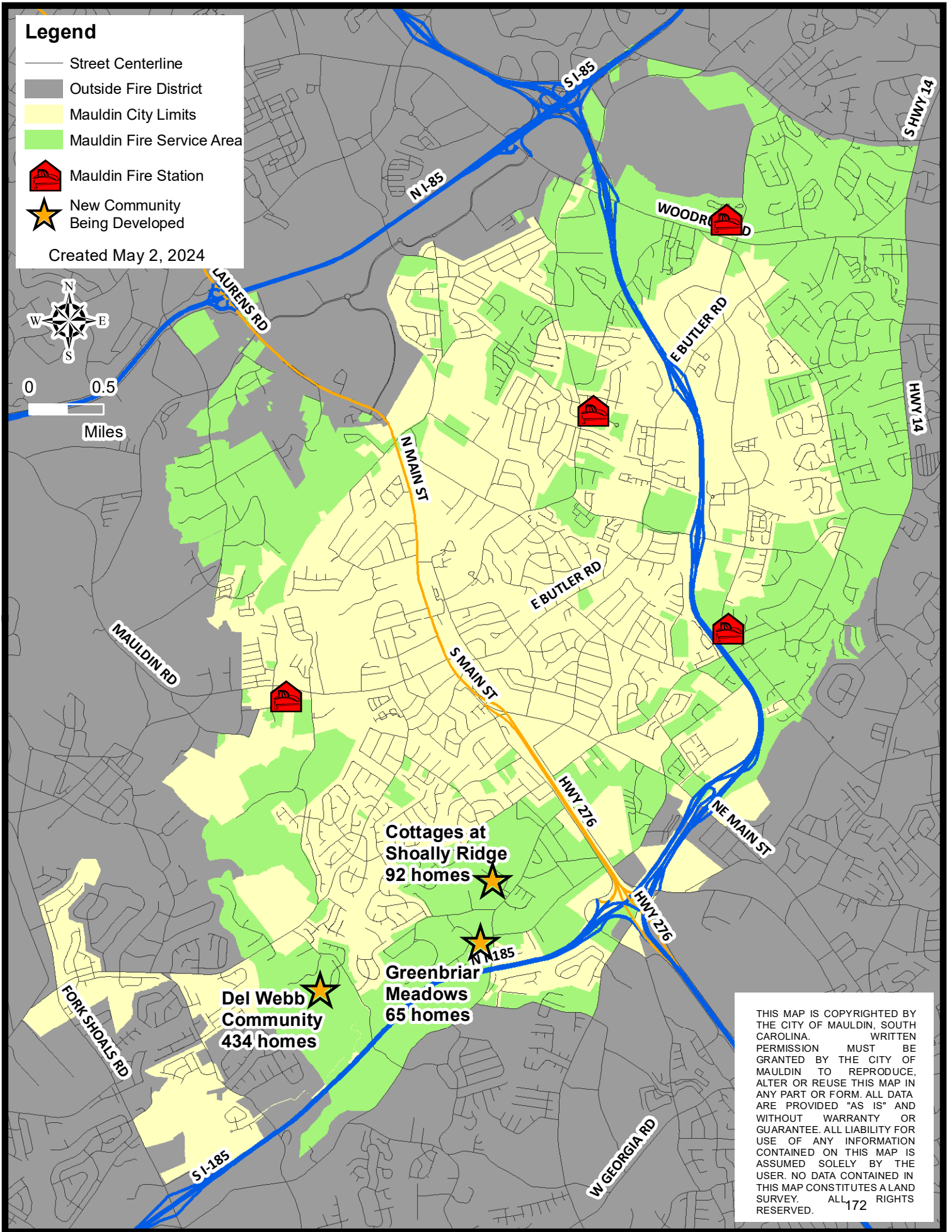
Seth Duncan
City Administrator

Mauldin Fire Service Area

Legend

- Street Centerline
- Outside Fire District
- Mauldin City Limits
- Mauldin Fire Service Area
- 🚒 Mauldin Fire Station
- ★ New Community Being Developed

Created May 2, 2024



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City of Mauldin, South Carolina
Mauldin Fire Department
Projected Revenues, Operating and Capital Expenditures

		2023	2024	2025	2026	2027	2028	2029	2030
		Actual	Current Budget	Proposed Budget	Projections				
Revenue									
Fire Service Area Tax Revenue	2.0%	\$2,833,169	\$2,744,998	\$2,908,500	\$2,966,670	\$3,026,003	\$3,086,523	\$3,148,254	\$3,211,219
City Contribution	2.0%	\$1,787,219	\$2,225,301	\$2,680,350	\$2,733,957	\$2,788,636	\$2,844,409	\$2,901,297	\$2,959,323
Fire Protection Contracts	2.0%	\$9,550	\$9,550	\$9,550	\$9,741	\$9,936	\$10,135	\$10,337	\$10,544
Fire Personal Property Taxes	2.0%			\$0	\$0	\$0	\$0	\$0	\$0
Fire - Delinquent	2.0%			\$0	\$0	\$0	\$0	\$0	\$0
Merchant Inventory	2.0%			\$0	\$0	\$0	\$0	\$0	\$0
Motor Carrier	2.0%			\$0	\$0	\$0	\$0	\$0	\$0
Other									
Total Fire Department Revenue		\$4,629,938	\$4,979,849	\$5,598,400	\$5,710,368	\$5,824,575	\$5,941,067	\$6,059,888	\$6,181,086
Expenses									
Personnel Expenses									
Salaries and Wages	3.00%	\$2,650,896	\$2,970,510	\$3,257,500	\$3,355,225	\$3,455,882	\$3,559,558	\$3,666,345	\$3,776,335
Volunteer Expense				\$0	\$0	\$0	\$0	\$0	\$0
Overtime			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Social Security		\$198,059	\$227,244	\$250,000	\$257,500	\$265,225	\$273,182	\$281,377	\$289,819
State Retirement		\$536,654	\$630,936	\$727,000	\$748,810	\$771,274	\$794,413	\$818,245	\$842,792
Group Insurance		\$507,286	\$493,948	\$557,900	\$574,637	\$591,876	\$609,632	\$627,921	\$646,759
Workers Compensation		\$121,960	\$153,011	\$147,500	\$151,925	\$156,483	\$161,177	\$166,013	\$170,993
Total Personnel Services		\$4,014,854	\$4,475,649	\$4,939,900	\$5,088,097	\$5,240,740	\$5,397,962	\$5,559,901	\$5,726,698
Operating Expenses	3.00%	Escalation Applied 2020 & Thereafter							
Insurance - General		\$51,240	\$62,380	\$79,500	\$81,885	\$84,342	\$86,872	\$89,478	\$92,162
Contracts and Services		\$82,084	\$52,782	\$77,000	\$79,310	\$81,689	\$84,140	\$86,664	\$89,264
Dues & Subscription		\$425	\$1,105	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739
Employee Training		\$13,890	\$32,000	\$33,000	\$33,990	\$35,010	\$36,060	\$37,142	\$38,256
Gas & Oil		\$86,651	\$60,000	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$86,946
Repairs & Maintenance		\$172,797	\$97,000	\$105,000	\$108,150	\$111,395	\$114,736	\$118,178	\$121,724
Non-Capital Equipment		\$42,294	\$40,400	\$54,500	\$56,135	\$57,819	\$59,554	\$61,340	\$63,180
Supplies		\$26,648	\$41,650	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556
Telephone		\$66,689	\$37,015	\$38,125	\$39,269	\$40,447	\$41,661	\$42,911	\$44,198
Uniforms		\$21,409	\$28,000	\$29,000	\$29,870	\$30,766	\$31,689	\$32,640	\$33,619
Utilities		\$48,346	\$47,618	\$73,000	\$75,190	\$77,446	\$79,769	\$82,162	\$84,627
Other Expenses		\$2,611	\$4,250	\$32,875	\$33,861	\$34,877	\$35,923	\$37,001	\$38,111
Total Operating Expenses		\$615,084	\$504,200	\$658,500	\$678,255	\$698,603	\$719,561	\$741,148	\$763,382
Total Personnel & Operating Expenses		\$4,629,938	\$4,979,849	\$5,598,400	\$5,766,352	\$5,939,343	\$6,117,523	\$6,301,049	\$6,490,080
Net Operating Revenues		\$0	\$0	(\$0)	(\$55,984)	(\$114,768)	(\$176,456)	(\$241,161)	(\$308,995)

City of Mauldin, South Carolina
Mauldin Fire Department
Projected Revenues, Operating and Capital Expenditures

		2023	2024	2025	2026	2027	2028	2029	2030
		Actual	Current Budget	Proposed Budget	Projections				
Net Operating Revenues		\$0	\$0	(\$0)	(\$55,984)	(\$114,768)	(\$176,456)	(\$241,161)	(\$308,995)
Prepaid Fire Equipment									
FSA General Obligation Bonds									
Series 2016B		\$181,250	\$96,300	\$98,750	\$101,050	\$99,150	\$102,250		
Series 2020		\$208,300	\$209,250	\$205,050	\$205,850	\$206,500	\$207,000	\$207,350	\$207,550
Series									
Series									
Total FSA GO Debt Service		\$389,550	\$305,550	\$303,800	\$306,900	\$305,650	\$309,250	\$207,350	\$207,550
FSA Millage Adjustment									
Operating Millage		25.4	25.4	25.4	28.4	28.4	28.4	28.4	28.4
Operating Millage Adjustment Effective 2025				28.4					
Debt Service Millage		3.6	2.3	2.3	2.3	2.3	2.3	2.3	2.3
General Obligation Millage Adjustment for FY 2025									
Operating and Debt Service Millage		29.0	27.7	30.7	30.7	30.7	30.7	30.7	30.7
Millage Increase Requested				3.0					
Based Upon	Value of Mill								
FSA Millage Limitation									
CPI Adjustment (%)		4.70%	8.00%	4.12%					
Population Growth Adjustment (%)		1.30%	2.51%	1.86%					
Operating Millage Adjustment		1.52	2.91	3.00	0.00	0.00	0.00	0.00	0.00
Operating and Debt Service Millage	25.4	27.7	27.70	30.70	30.70	30.70	30.70	30.70	30.70
Debt/GO Portion									
Millage Increase Requested		29.0	27.7	30.7	30.70	30.70	30.70	30.70	30.70
Based Upon	##### Value of Mill								
Impact on Property with a market value of	\$220,000		\$243.76	\$270.16	\$270.16	\$270.16	\$270.16	\$270.16	\$270.16
Additional Information									
City Obligations									
Series 2016		\$201,600	\$203,100	\$204,500	\$200,800	\$212,100	\$208,100	\$209,100	
Series 2021		\$427,900	\$429,900	\$429,400	\$430,600	\$431,400	\$431,800	\$431,800	\$431,400
Series									
Total City GO Debt Service		\$629,500	\$633,000	\$633,900	\$631,400	\$643,500	\$639,900	\$640,900	\$431,400

Overview of 5 Year Capital Improvement Program

Category	Dept Name	Item	Description & Justification	FY2024	FY2025	FY2026	FY2027	FY2028
Public Safety	Fire	Fire Apparatus: Rescue truck	Replaces 2004 unit. Unit has approximately 67,000 actual miles & 210,000 engine hours.			\$ 700,000.00		
Public Safety	Fire	Firefighter Gear Replacement	Reserve amount to purchase - NFPA mandates gear replacement at 10 year interval.				\$ 258,500.00	\$ 258,500.00
Public Safety	Fire	Station Cascade System	Replace stationary cascade system - 30 years old.	\$ 100,000.00				
Public Safety	Fire	Fire Station New HQ Plymovent System	Fire Station New HQ Plymovent System	\$ 45,000.00				
Public Safety	Fire	Repairs to façade and interior Station 47	Update the façade and interior for Station 47	\$ 40,000.00				
Public Safety	Fire	Hose/Gear dryer	Hose/Gear dryer	\$ 18,000.00				
Public Safety	Fire	Turn out gear Washer/ Extractor	Replacement washer/extractor for turnout gear to remove cancer causing contaminants					\$ 18,000.00
Public Safety	Fire	Fire MDT Computers	Fire MDT Computers			\$ 9,000.00	\$ 10,000.00	\$ 12,000.00
Public Safety	Fire	Fire Apparatus: Pumper	Additional engine added to the fleet in anticipation of continued annexation and growth.			\$ 720,000.00		
Public Safety	Fire	Add 5th fire station	A new Fire station will be needed to deal with the growth of the City.		\$ 4,000,000.00			
Public Safety	Fire	Replace Heart Monitor	Replace Lifepak 15 Heart Monitor				\$ 44,000.00	\$ 45,300.00
Public Safety	Fire	HVAC System Fire Station HQ	HVAC System Fire Station HQ					\$ 16,000.00
Public Safety	Fire	HVAC System Fire Station 3	HVAC System Fire Station 3					\$ 14,000.00
TOTAL		TOTAL		\$ 203,000.00	\$ 4,000,000.00	\$ 1,429,000.00	\$ 312,500.00	\$ 363,800.00



Fire District Millage Request Application

Contact Information

District Name: _____ State FDID Number _____
Fire Chief's Name _____ Email: _____
Mailing Address _____ City, State, Zip _____
Contact Person's Name: _____ Email: _____
Address: _____ City, State, Zip _____
Phone: _____ Fax: _____

Financial Operations

Please Check One of the Following Options:

- Our district is seeking to maintain our current millage rate
- Our district is seeking a millage rate increase
- Our district is seeking bond approval

FD Annual Budget _____ Value of One Mill _____
FD Current Millage Rate _____ Value of Total Millage _____
Taxes collected last fiscal year (July 1-June 30) _____
Supplemental non-tax income last fiscal year (grants, fundraisers, etc.) _____
Number of Paid Firefighters _____ Number of Volunteer Fire Fighters _____

*For the following financial measurements, please provide a dollar amount.
(Any additional pertinent information can be detailed in an attached sheet.)*

Debt Service _____
(include annual amount of any/all payments on stations, apparatus, and equipment)
Operating Expenses _____
(include all normal operating expenses, including operational overhead and salary expenses)
Reserve/Savings _____
(include any/all reserve and/or savings currently on hand for breakdowns, purchases or replacements)
When did your district last request a millage increase? _____
Was your request granted? _____
If so, please detail your accomplishments with the additional revenue? (You may attach a separate sheet if necessary.)

In 2020, the County and City issued bonds for the construction of a new Fire Station Headquarters and for the purchase of three new apparatus. The new station is built and operational.

Performance Data

ISO Rating _____ Year Rating Received _____

Population Served (daytime) _____ Population Served (nighttime) _____

Number of Households _____ Number of Businesses _____

Total Number of Calls Last Year (fiscal year?) 1544 (FSA) 3318 (City)

Number of Structure Fires _____ Number of MVA's _____

Number of Medical Calls _____ Number of Brush Fires _____

Number of Vehicle Fires _____ Number of Mutual Aid Calls _____

*For the following questions, please circle or highlight "Y" for Yes or "N" for No.
(Any additional pertinent information may be provided in a separate sheet.)*

- Is your district registered with the State Firefighter Mobilization? Y / N
- Does your district participate in the South Carolina Fire Incident Reporting System? Y / N
- Is your district in compliance with the SC Firefighter Registration Act? Y / N
- Does your district meet requirements of OSHA Standard 1910.30 for Infectious Disease Control? Y / N
- Does your district perform annual SCBA fit testing on all active personnel? Y / N
- Do your district's firefighters meet minimum OSHA training requirements? Y / N
- Does your district perform annual testing on all ground and aerial ladders to meet NFPA standard? Y / N
- Does your district meet all NIMS requirements? Y / N
- Does your district have a fire prevention program? Y / N
- Does your district have a Fire Safety inspection program? Y / N
- Does your district have a pre-fire plan program? Y / N
- Does your district meet minimum hose testing requirements? Y / N
- Does your district meet minimum pump testing requirements? Y / N
- Does your department meet minimum apparatus requirements? Y / N
- Does your district meet minimum equipment on apparatus requirements? Y / N
- Does your district have a preventive maintenance program for your apparatus? Y / N
- Does your district provide physicals to all members? Y / N
- Do all of your members meet the minimum training requirements for their specific job titles? Y / N
- Does your district meet minimum communication requirements? Y / N
- Does your district meet Narrow Band Requirements? Y / N
- Does your district house an EMS vehicle? Y / N

For the following questions, please provide the more detailed information necessary to understand the complexities for your district. You may attach separate sheets as necessary to fully answer the questions.

1. Please describe any businesses or structures which require special equipment or represent potentially dangerous calls.
2. Please list any mutual aid agreements or operational or resource sharing agreements your district participates in with other fire districts.
3. Please describe how, if at all, the requested millage increase will impact your district's ISO ratings.
4. Please describe the tax-exempt properties in your district and the services you provide to these entities.

Please assign a priority rating to your millage increase request from the following options: _____

Priority 1: Without the increase, we cannot continue to provide the level of service that we are giving currently. Our ISO ratings could be affected negatively. The need is dire.

Priority 2: Without the increase, we cannot purchase needed equipment to improve the level of service we are currently giving. ISO ratings may or may not be improved. This priority level also allows for needed specialty equipment to be acquired.

Priority 3: Without the increase, we can continue to provide excellent service to our district, but the increase will allow us to improve our operation in an exemplary way. ISO ratings may potentially be improved.

Opportunity for Council person(s) statement:

I, _____, County Council representative to this fire district, **Support / Do Not Support** this request.

I, _____, County Council representative to this fire district, **Support / Do Not Support** this request.

I, _____, County Council representative to this fire district, **Support / Do Not Support** this request.

Please include with your application the following documents:

- A formal letter from the Commission stating the intentions to either maintain or increase millage;
- Last year's financial audit;
- A five-year plan (spreadsheet) showing projected revenues as well as operating and capital expenditures;
- Any background information necessary to justify the need of a millage increase; and
- A signed resolution from the governing body approving the operating/capital plan and millage increase.

All applications should be mailed or emailed to:
Greenville County Finance Committee
Attn: John Hansley, Deputy County Administrator
301 University Ridge, Suite 2400
Greenville, SC 29601

or

jhansley@greenvillecounty.org

CITY COUNCIL

AGENDA ITEM SUMMARY

MEETING DATE: May 20, 2024

AGENDA ITEM: 8j

TO: City Council
FROM: Chief George Miller
SUBJECT: Use of Forfeiture Fund

REQUEST

To approve the use of the Forfeiture Fund to purchase a K-9 and the purchase of a new Drug Terminator (Drug Burning Device).

HISTORY/BACKGROUND

We currently have three patrol K-9s in service, and with one having to be medically retired soon. This will leave the department one short of our current service level. To maintain this level of service, Council is being asked to consider the acquisition of a new K-9 to maintain our 3 dog count.

Additionally, our Drug Terminator has reached end of life. The current one is rusting out in several areas and therefore making it unsafe for our P&E Clerk to operate it during the destruction of the drugs.

ANALYSIS or STAFF FINDINGS

The police department has been operating with three K-9s for years. That is a healthy number of K-9s for the current size of our department. If we reduce the number to two and keep it at that number, it will add extra duties for them to make up for the job of the 3rd K-9, such as call outs, search warrants, arrest warrants, drug searches, tracks, demonstrations, etc.

MPD evaluated acquiring a fully trained dog versus an untrained dog. The cost of a fully trained K-9 is more expensive and would be operational faster, however MPD found that an untrained K-9 would be significantly cheaper and can be trained locally. While both options have their pros and cons, the department believes acquiring a new K-9 and training it locally will create a better working dog for the team and is a more economical option. The new K-9 and the handler will go through a training course with Greenville County and be trained together as in the past.

Additionally, MPD has been determined that the continued use of the current Drug Terminator is a health hazard for the operator and request to purchase of a new one.

The K-9 and the Drug Terminator are authorized to purchase from the Drug Forfeiture Fund, since they are used in the fight on drugs.

FISCAL IMPACT

The cost of a K-9 will be approximately \$11,000. The K-9 and the handler will go through training together with Greenville County as they have in the past. The training will start in the fall and it will be at no cost to the city, except for equipment needed. There will be no travel, lodging or meals required. The purchase will be through a local reputable vendor.

The total cost of the Drug Terminator is approximately \$7,000.

There is approximately \$78,000.00 in the Drug Forfeiture Fund and we are requesting \$18,000.00.

RECOMMENDATION

Staff Recommends that we use the Drug Forfeiture Fund to purchase a K-9 and a Drug Terminator in an amount not to exceed \$18,000.

ATTACHMENTS

COMMITTEE OF THE WHOLE AGENDA ITEM SUMMARY

MEETING DATE: May 20, 2024

AGENDA ITEM: 8k

TO: Committee of the Whole
FROM: Seth Duncan, City Administrator
SUBJECT: Duke Energy Easement

REQUEST

Staff requests Council approval to sign an Easement with Duke Energy for the installation of underground and overhead facilities and equipment at 208 N. Main Street (tax map # M003010202700) along Jenkins Court.

HISTORY/BACKGROUND

As part of the undergrounding of electricity on Jenkins Street and Jenkins Court, Duke Energy needs to update and modify some existing easements to account for the addition and/or relocation of certain electrical facilities and equipment for the conversion. The City has been working with Duke Energy and property owners for the last several years to plan this conversion project. Due to one property owner unable to sign an updated easement agreement with Duke until after the pending sale of his property is resolved, additional facilities will need to be installed on the City's property to maintain the property's existing service structure.

ANALYSIS or STAFF FINDINGS

As part of the easement request, Duke is proposing to install an additional utility pole at the southeast corner of the property (yellow circle with green outline) to retain overhead power to properties further down Jenkins Court. This pole could be removed in the future if property owners further down the street are able to sign an updated easement to allow for equipment to be placed on a surface pad instead of overhead.



Additionally, two switch gears will be installed on the City's property to receive and distribute power to other properties along Jenkins Court as show in the diagram. While this will limit development opportunities to some degree on the parcel, this equipment can be uninstalled and better incorporated into the development as parcels are assembled for redevelopment.

FISCAL IMPACT

The immediate fiscal impact to the City is non-existent, however, this easement will allow Duke to finalize the overhead to underground conversion planning/design process and move forward with the conversion. The conversion is expected to cost between \$700k and \$900k with about \$300k being provided by Duke as a match.

RECOMMENDATION

Staff recommends Council approve the easement to continue the City Center conversion project.

ATTACHMENTS

- Duke Easement
- Duke Proposed Utility Plan
- Ordinance – Duke Easement at 208 N. Main Street

MAULDIN ORDINANCE _____-2024

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
A PERPETUAL AND NON-EXCLUSIVE EASEMENT**

WHEREAS, the City of Mauldin (“City”) is the owner of certain property described in that instrument recorded in Deed Book 2525, Page 4908, Greenville County Register of Deeds; and

WHEREAS, Duke Energy Carolinas, LLC, a North Carolina limited liability company (“Company”) desires a perpetual and non-exclusive easement for the installation of electrical utility structures, equipment and facilities, and as shown on Exhibit “A”; and,

WHEREAS, the granting of this easement will allow for the overhead to underground conversion of utilities on Jenkins Street and Jenkins Court as envisioned and desired by the City and as part of creation of walkable urban village, known as City Center Village.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the utility easement attached hereto as Exhibit “B.”

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

First Reading: _____

Second Reading: _____

Approved as to form: _____
Daniel R. Hughes

DRAFT

Exhibit A

