

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
AUGUST 18, 2025
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

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

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

1. Call to Order

- a. Welcome- Mayor Merritt
- b. Invocation- Councilwoman King
- c. Pledge of Allegiance- Councilwoman King

2. Proclamations and Presentations- None

3. Reading and Approval of Minutes

- a. City Council Meeting – July 21, 2025

The minutes were approved by unanimous consent.

- b. Special Called Council- August 4, 2025

The minutes were approved by unanimous consent.

- c. City Council Workshop – August 7, 2025

The minutes were approved by unanimous consent.

4. Public Comment (Agenda Items)

- a. Mary Jones of 310 New Neely Ferry Road spoke about her proposed swim school. She would like to make Mauldin her permanent home and would like to find a solution for this issue.
- b. Brandon White from Kimley Horn said he was there on behalf of the First Citizens' project.
- c. Michael Yanover from 105 Meadowood Drive said the neighborhood does not oppose the swim school but opposes the zoning change.

- d. John Rainey of 103 Woodgreen Drive said Meadowood has one retaining pond that is not working. Why try to add another one? Meadowood has one street in and one street out. It is already difficult to get out of the neighborhood. He asked Council to please not rezone the property.
- e. Jocelyn Nix of 113 Woodgreen Drive said we are putting the horse before the cart. Zoning provides the framework for developments and ordinances are not arbitrary. New projects should align with existing zoning and should not be retrofitted.
- f. Denise Clark from 108 Woodgreen Drive said the change would be detrimental to the Meadowood neighborhood. The residents would rather have houses built near them. The proposed change in the text amendment would bring more problems on top of the problems they already have.
- g. James Kennedy of 123 Meadowood Drive emphasized the opposition to C2. The proposal is not good for the appearance of the neighborhood. Property values will depreciate.

5. Report from City Administrator

Mr. Duncan reported that SCDOT announced last week they will be letting the Building a Better Butler project this December and asked utility owners to start work along the project corridor. Building a Better Butler will include various stormwater improvements along E. Butler Road, resurfacing, intersection improvements, and a multipurpose trail from City Center to City Park. SCDOT anticipates the project taking up to 24-months to complete. As construction nears, additional updates will be provided.

HWY 276 Resurfacing – SCDOT’s contractor continues to work south towards the City along HWY 276. Resurfacing activities are taking place at night and we anticipate the contractor being within the City in the next 30 days and will continue through to I-385.

Jenkins St. Streetscaping Project – The City has been patiently awaiting the relocation of a natural gas line along HWY 276 and Jenkins Street which has delayed our contractor from completing stormwater connections as part of the Jenkins St. Streetscaping Project. Officials from Piedmont Natural Gas informed us that their work should begin this week and take approximately 5-days to complete. Work will be done in the evenings and at night. Once complete, Southern Concrete will upgrade the stormwater line crossing HWY 276 at Jenkins.

South Carolina's Hands-Free Law goes into effect on September 1, so just a couple of weeks away. Under the new law, drivers may NOT hold or support their phone, text or scroll while driving. The following is allowed under the new law:

Drivers may use hands-free technology such as Bluetooth, voice-activated commands or dashboard-integrated systems to make calls or send messages.

Drivers may use a phone while lawfully parked

Drivers may call 911 to report an emergency or safety hazard

For the first 180 days, law enforcement can only issue warnings. The grace period ends on March 1, 2026.

6. Report from Standing Committees

- a. Economic Planning & Development- Chairman Matney advised that SOOIE BBQ would be September 12-13th.
- b. Public Safety- Chairwoman King spoke about the loss of Captain Phillip Brown; the Police Department's new Mobile Command Vehicle; and National Night Out, which is rescheduled for September 20th
- c. Public Works- Chairman Kraeling said leaf season is upcoming
- d. Finance and Policy- No report
- e. Recreation- Chairman Allgood reported the Youth Football Jamboree was held last weekend and went very well.
- f. Business and Development Services-No report

7. Unfinished Business

Ordinances 2nd Reading

- a. An ordinance to adopt section 6-14, keeping live chickens, to the animal control ordinance

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

Councilman Matney asked if roosters would be grandfathered in if this ordinance passes. Daniel Hughes answered no.

Mayor Merritt said Mauldin is not a rural community like it used to be. He does, however, recognize property rights and that is why he is voting for this ordinance.

Councilman Kraeling asked if this ordinance should be amended to include the keeping of ducks as well. Mr. Dyrhaug answered the City could look at an ordinance on micro-livestock at a later date after we see how this ordinance does.

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

Ordinances 1st Reading

- b. An amendment to the Mauldin Zoning Ordinance updating the standards and allowed uses in the O-D zoning district

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

Councilman Kraeling said he would vote the way the community wants him to vote even though he believes something that would be more negatively impactful to the neighborhood could move in.

Councilman Allgood asked what zoning gymnasiums or other facilities for exercise would have. Mr. Dyrhaug said there is a separate category for fitness. Most of it would be zoned C2, or maybe CRD or S1. Councilman Allgood said Mauldin does not have a lot of the OD district. He believes the swim school is more of a gymnasium and could fit better in C2. OD is supposed to be for professional services, offices and daycares. This ordinance would adjust the entire district, not just this one parcel.

Councilman Reynolds said he thinks this makes sense for the property. The timing is important as well. The City will be looking at the comprehensive plan soon.

Mayor Merritt said there have been no accidents at the entrance of Meadowood. There is no blind curve there. Traffic has increased in the City of Mauldin. The neighborhood was cut out on a slope with a 60-foot elevation. The City did not cause the stormwater problem.

Councilman Allgood asked if this ordinance does not pass, can any of this be reintroduced? Mr. Dyrhaug said because it is a text amendment, it can be reintroduced.

A super majority is needed to overturn the Planning Commission's recommendation on this item. A roll call vote was requested.

Councilman Matney- yes, Councilwoman King- yes, Councilman Kraeling- no, Councilman Reynolds- no, Councilman Allgood- no, Councilman Steenback- yes, and Mayor Merritt- yes.

Vote: The vote was 4-3. The ordinance was defeated.

8. New Business

Ordinances 1st Reading

- a. An ordinance to rezone a 2-acre tract located at 1123 E. Butler Road (tax map parcels #05547.03-01-049.00 & #0547.03-01-049.02) from the S-1 district to the C-2 district and providing an effective date

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

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

- b. An ordinance to amend Section 10:34, Bar, Brew Pub or Drinking Place, of the Mauldin Zoning Ordinance to clarify the application of the separation requirement between such businesses and residences

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

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

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

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

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

Standing Committee Items

- d. School Resource Officer Agreement with Greenville County

Motion: Chairwoman King made a motion to accept the SRO agreement. Councilman Allgood seconded the motion.

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

- e. FY2025 Preliminary Year End Summary Memo

Motion: Chairman Reynolds made a motion to accept the FY 2025 surplus plan. Councilman Kraeling seconded the motion.

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

Committee of the Whole- None

9. Public Comment (Non-Agenda Items)- None

10. Council Concerns- Councilman Matney mentioned the passing of Betty Mitchell's husband, MHS Coach John Mitchell.

11. Adjournment- Mayor Merritt adjourned the meeting at 8:29 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

