CITY COUNCIL MEETING

MONDAY, OCTOBER 20, 2025 | 7:00 PM

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

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
OCTOBER 20 , 2025
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD

1.	**Call to Order**	Mayor Merritt
	a. Welcome	
	b. Invocation	
	c. Pledge of Allegiance	
2.	**Proclamations and Presentations**	Mayor Merritt
	a. Keep Greenville Beautiful Presentation	
	b. Red Ribbon Proclamation [Page 5]	
3.	**Reading and Approval of Minutes**	Mayor Merritt
	a. City Council Meeting – September 15, 2025 [Pages 6-10]	
	b. Special Called Council- October 6, 2025 [Pages 11-12]	
	c. City Council Workshop – September 17, 2025 [Page 13]	
4.	**Public Comment (Agenda Items)**	Mayor Merritt
5.	**Report from City Administrator**	Seth Duncan
6.	**Report from Standing Committees**	
	a. Economic Planning & Development	Chairman Matney
	b. Public Safety	Chairwoman King
	c. Public Works	Chairman Kraeling
	d. Finance and Policy	Chairman Reynolds
	e. Recreation	Chairman Allgood
	f. Business and Development Services	Chairman Steenback
7.	**Unfinished Business**	Mayor Merritt
	Ordinances 1st Reading	
	a. An ordinance to rezone a 25.8-acre tract located at Fork Shoals Road and Ashmore Bridge Road (tax map parcels #0412.00-01-002.01, and portions of #0412.00-01-003.02 & #0412.00-01-003.03) from the C-2 district to the R-M district, and providing an effective date [Pages 14-45]	Chairman Steenback

b. An ordinance to provide for the annexation of a 7.2-acre portion of property owned by Take Heart Church Inc. and located at 1330 Fork Shoals Road (part of tax map parcel #0412.00-01-002.00) by one hundred percent petition method; and to establish a zoning classification of R-M, Multifamily Residential, for said tract [Pages 14-45] — Chairman Steenback

Ordinances 2nd Reading

c. An ordinance to provide for the annexation of property owned by Donald W. Gilliland and Ann G. Burroughs, and located at 314 Hamby Drive (tax map parcel #M009.02-01-007.00) by one hundred percent petition method; and to establish a zoning classification of R-12, Residential, for said property [Pages 46-53] — Chairman Steenback

d. Ordinance to Convey Property for Miller Road Sidewalk Project [Pages 54-62] — Chairman Kraeling

8. New Business

a. An Amendment to Chapter 6, Animals of the City of Mauldin Code of Ordinances Update Definitions and Reporting Requirements [Pages 63-66] — Chairwoman King

b. An Amendment to Chapter 38, Traffic and Vehicles, Article VI, Through Truck Routes, of the Mauldin Code of Ordinances No Through truck Routes [Pages 67-72] — Chairwoman King

c. An Amendment to Chapter 28 to Regulate Demonstrations, Assemblies, and Exercises of Expressive Conduct on Public Trails, Bridges and Sidewalks; to Promote and Protect Public Safety and Public Property; and to Provide for Enforcement and penalties [Pages 73-78] — Chairwoman King

Standing Committee Items

d. City Hall Renovations Budget [Pages 79-81] — Chairman Kraeling

e. Public Art Trail [Pages 82-90] — Chairman Matney

f. City Council Rules and Procedures [Pages 91-96] — Chairman Reynolds

Committee of the Whole

[None]

9. Public Comment (Non-Agenda Items)	Mayor Merritt
10. Council Concerns	Mayor Merritt
11. Adjournment	Mayor Merritt



PROCLAMATION

Whereas, communities across America have been plagued by problems associated with illicit drug use and those that traffic them; and

Whereas, there is hope in winning the war on drugs through education and reduction in demand, as well as the hard work of organizations such as the Young Marines of the Marine Corps League to foster a healthy drug-free lifestyle; and

Whereas, governments know that citizen support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and

Whereas, the red ribbon has been chosen as a symbol commemorating the work of Enriquee “Kiki” Camarena, a Drug Enforcement Administration agent who was murdered in the line of duty and represents the belief that one person can make a difference; and

Whereas, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts.

NOW THEREFORE, I, TERRY MERRITT, MAYOR OF THE CITY OF MAULDIN, SOUTH CAROLINA, DO HEREBY PROCLAIM OCTOBER 23-31, 2025 AS RED RIBBON WEEK IN THE CITY OF MAULDIN AND URGE THE CITIZENS OF MAULDIN TO JOIN ME IN THIS OBSERVANCE.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of October, 2025.

_____
Terry Merritt, Mayor

ATTEST:

_____
Cindy Miller, Municipal Clerk

MINUTES
CITY OF MAULDIN
COUNCIL MEETING
SEPTEMBER 15, 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, Assistant City Administrator Greg Saxton and City Attorney Daniel Hughes

1. Call to Order- Mayor Merritt
a. Welcome- Mayor Merritt
b. Invocation- Councilman Kraeling
c. Pledge of Allegiance- Councilman Kraeling

2. Proclamations and Presentations
a. MASC Achievement Award Presentation- Charlie Barrineau from the MASC presented the Joseph P. Riley Economic Development Achievement Award to the City for its cooperative Project at Bridgeway
b. Mauldin Police Explorers- The Explorers were presented to Council after winning several awards at their latest competition.
c. Constitution Week Proclamation- Mayor Pro Tempore Matney read the proclamation.
d. Hunger Action Month Proclamation- Mayor Pro Tempore Matney read the proclamation.

3. Reading and Approval of Minutes
a. City Council Meeting – August 18, 2025
b. Special Called Council- August 13, 2025
c. City Council Workshop – September 2, 2025

All sets of minutes were approved by unanimous consent.

4. Public Comment (Agenda Items)

a. Frank Warren of HMF Americana was present to ask Council to defer the two ordinances at Fork Shoals Road until next month. They received some high-cost estimates for the proposed roundabout and road improvements. The developer is also short 8,000 square feet of right-of-way for the roundabout.

b. Brandon White from Kimley Horn was present in case Council had questions about the proposal for 1123 East Butler Road.

c. Doug McMillan of 157 Dodd Trail in Harrington Subdivision brought up some concerns on the Cottage Green proposed development. He doesn't believe the developer's statement that a residential development will produce less traffic than a commercial project. There is only one road within a three-mile radius in all four directions that could be widened. There are so many other developments in the area now.

5. Report from City Administrator

City Administrator Duncan reported the City's proposed SC Opioid Recovery Fund program application was approved by the SC Opioid Recovery Fund Board. Staff are busy reviewing applications and hope to hire a program coordinator for this new program in the near future. The City is set to receive $221,414.00 in funding which will pay for the new position, equipment, vehicle, materials, training and more. Once the position is filled, a presentation will be provided to Council that will provide additional details of the program and our goals this next year.

Publix at the corner of Ashmore Bridge Road and Fork Shoals Road is set to open this Wednesday, September 17th.

The 15th annual Sooie BBQ Festival was a huge success this past weekend with attendance estimated at more than 3,500 people during our two-day event.

Prince of Egypt recently closed and was a success. The show closed its run on our stage as the highest grossing show of all time with $39,022.50 in revenue on a budget of $33k. The show featured the largest production team to date. Next is Noises Off starting October 9th then RENT on November 7th.

Please use caution at night when traveling along HWY 276 in Mauldin. SCDOT's repaving project continues to make its way down from Greenville to I-385. With this work drivers can expect nightly lane closures, potential detours, and other delays when traveling along 276.

The City's contractor is ready to install a new stormwater pipe at the corner of Jenkins St. and HWY 276 next week. This will be the final piece of the streetscaping project's utility relocation. Once complete, crews will begin reconstructing the road on Jenkins Court, installing new sidewalks on Jenkins St. and completing the new railroad crossing at Jenkins St. and Murray Drive. We hope this work will be completed by the end of the year.

6. Report from Standing Committees

a. Economic Planning & Development- Chairman Matney thanked everyone for the successful SOOIE! BBQ event this past weekend.

b. Public Safety- Chairwoman King congratulated the Explorers for the hard work and achievements at their competition. She mentioned that one of our firefighters, Dakota Revels, passed away last week. National Night Out will be this Saturday at the Cultural Center from 2-6 pm.

c. Public Works- Chairman Kraeling thanked the PW Department for their help with the BBQ event and mentioned how great the Cultural Center grounds looks.

d. Finance and Policy- Chairman Reynolds let the Explorers know they are an inspiration to him and other young people.

e. Recreation- No report

f. Business and Development Services- No report

7. Unfinished Business

Ordinances 2nd 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 second reading with Councilman Matney seconding.
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 second reading with Councilman Matney seconding.
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 second reading with Councilwoman King seconding.
Vote: The vote was unanimous (7-0).

8. New Business

Ordinances 1st Reading

a. An ordinance to rezone a 25.8-acre tract located at Fork Shoals Road and Ashmore Bridge Road (tax map parcels #0412.00-01-002.01, and portions of #0412.00-01-003.02 & #0412.00-01-003.03) from the C-2 district to the R-M district, and providing an effective date

Motion: Chairman Steenback made a motion to defer action on this ordinance until next month upon request of the developer. Councilman Matney seconded the motion.
Vote: The vote was unanimous (7-0).

b. An ordinance to provide for the annexation of a 7.2-acre portion of property owned by Take Heart Church Inc. and located at 1330 Fork Shoals Road (part of tax map parcel #0412.00-01-002.00) by one hundred percent petition method; and to establish a zoning classification of R-M, Multifamily Residential, for said tract

Motion: Chairman Steenback made a motion to defer action on this ordinance until next month upon request of the developer. Councilman Matney seconded the motion.
Vote: The vote was unanimous (7-0).

c. An ordinance to provide for the annexation of property owned by Donald W. Gilliland and Ann G. Burroughs, and located at 314 Hamby Drive (tax map parcel #M009.02-01-007.00) by one hundred percent petition method; and to establish a zoning classification of R-12, Residential, for said property

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).

d. Ordinance to Convey Property for Miller Road Sidewalk Project

Motion: Chairman Kraeling made a motion to accept this ordinance on first reading. Councilwoman King seconded the motion.
Vote: The vote was unanimous (7-0).

Standing Committee Items

e. School Resource Officer Grant and Agreement with Green Charter

Motion: Chairwoman King made a motion to accept this agreement. Councilman Allgood seconded the motion.
Vote: The vote was unanimous (7-0).

f. Mutual Aid Agreement with Clemson University Police Department

Motion: Chairwoman King made a motion to accept this agreement. Councilman Kraeling seconded the motion.
Vote: The vote was unanimous (7-0).

g. Part-Time Administrative Judge Appointment

Motion: Chairwoman King made a motion to accept this agreement. Councilman Kraeling seconded the appointment.
Vote: The vote was unanimous (7-0).

Committee of the Whole [None]

9. Public Comment (Non-Agenda Items)

a. Mike Hayden of 525 Flying Squirrel Lane in Hidden Lake Preserve spoke about the possibility of having people park on only one side of the street in that neighborhood. The streets are narrow and emergency vehicles have difficulty coming through when cars are parked on both sides of the street. Mr. Hayden will be in touch with Mr. Duncan on this item.

10. Council Concerns

Councilman Matney said the one-year anniversary of when Hurricane Helene hit the area is coming up. He thanked staff for all the work they did to keep the City running despite the hardship.

Councilwoman King said she is proud of the way City staff comes together when needed.

Councilman Steenback thanked the Public Works Department for all they did at the BBQ. He saw Mr. Fleahman collecting trash. Mr. Cumalander, Mr. Stewart and Mr. Clark handed out meat for the barbecue.

11. Adjournment- Mayor Merritt adjourned the meeting at 8:06 p.m.

Respectfully Submitted,

Cindy Miller
Municipal Clerk

MINUTES
CITY OF MAULDIN
SPECIAL CALLED CITY COUNCIL MEETING
MONDAY, OCTOBER 6, 2025
CITY HALL COUNCIL CHAMBERS–5 E. BUTLER ROAD
IMMEDIATELY FOLLOWING COMMITTEE MEETINGS

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

Others present were City Administrator Seth Duncan and Assistant City Administrator Greg Saxton.

1. Call to Order- Mayor Merritt
a. Welcome- Mayor Merritt
b. Invocation- Councilman Reynolds
c. Pledge of Allegiance- Councilman Reynolds

2. New Business

Motion: Councilwoman King made a motion to move into executive session at 7:47 p.m. for the matters listed below with Councilman Matney seconding.

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

a. Executive Session to consider personnel matters regarding Judicial appointments as allowed by State Statute 30-4-70 (a) (1)

b. Executive Session to consider negotiations incident to proposed purchase and sale of property regarding City Center as allowed by State Statute 30-4-70 (a)(2)

No decisions made and no action taken in executive session.

c. Possible action on items discussed in Executive Session- None

3. Council Requests- None

4. Adjournment- Mayor Merritt adjourned the meeting from executive session at 8:23 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

MINUTES
CITY OF MAULDIN
CITY COUNCIL WORKSHOP
SEPTEMBER 17, 2025, 6:00 PM
CITY HALL – UPSTAIRS CONFERENCE ROOM
5 E. BUTLER ROAD

Members present were: Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, Frank Allgood and Mark Steenack. Councilman Reynolds was not present.

Others present were City Administrator Seth Duncan and Communications Manager Lauren Carter.

1. Call to Order- Mayor Merritt called the meeting to order at 6:00 p.m.

2. Discussion on Council Rules and Procedures- Council discussed proposed changes.

3. Discussion on City Rebranding- This item was discussed. New color schemes and fonts will be explored to bring back to Council.

4. Adjournment- The meeting was adjourned the meeting at 7:30 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

CITY COUNCIL
AGENDA ITEM

MEETING DATE: October 20, 2025
AGENDA ITEM: **7**a/7b

TO: City Council

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

SUBJECT: **Rezoning of 25.8-acre Property at Fork Shoals Rd and Ashmore Bridge Rd**

OWNER(S):	**L. S. Spinks ○ Ashmore Bridge, LLC**
ADDITIONAL REP(S):	Timothy Crawford ○ HMF-Americana, LLC
TAX MAP NUMBER(S):	0412.00-01-002.01 and portions of 0412.00-01-003.02 & 0412.00-01-003.03
LOCATION:	At Fork Shoals Road and Ashmore Bridge Road
CURRENT ZONING:	C-2, General Commercial
REQUESTED ZONING:	R-M, Multifamily Residential
SIZE OF PROPERTY:	Approx. 25.8 acres

UPDATE

Please note that staff revised the wording of the ordinance in response to comments shared at the Business & Development Services Standing Committee meeting. The two adjustments in this ordinance include: (1) reference to the intent and concept for the development of this tract which is facilitating the request to rezone this property; and (2) revision to the effective date of this ordinance that ties it to the completed sale of the property to HMF Americana for the purposes of developing the property in accordance with the concept that has been presented for this tract. If that sale is not completed by May 31, 2026, this rezoning does not take effect and the tract will automatically retain its current C-2, General Commercial, zoning. See highlighted revisions in the attached ordinance.

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 25.8-acre tract at Fork Shoals Road and Ashmore Bridge Road from the C-2 district to the R-M district. The intent of the applicant is to develop this property for a mixed housing residential community.

HISTORY/BACKGROUND

There is the remaining undeveloped property owned by L. S. Spinks following the development of the Spinx gas station at 1305 Fork Shoals Road. This tract fronts both Fork Shoals Road and Ashmore Bridge Road. It is adjacent to Take Heart Church along Fork Shoals Road and adjacent to the Willimon Business Park along Perimeter Road.

PROPOSED DEVELOPMENT

The intent of the applicant is to develop this undeveloped tract for residential community consisting of cottages, duplexes, and garden-style apartments. In total they are considering developing up to 527 residential units at this tract. The entire community would be a rental community. The applicant's cover letter is attached to this report and provides more information about the applicant's development intentions. PLEASE NOTE that the applicant's development proposal will also include a 7.2-acre tract behind the Take Heart Church that is being separately considered for **annexation** into the City of Mauldin. Additionally, please note that a 1.1-acre tract immediately adjacent to the Spinx gas station and fronting Fork Shoals Road is planned for future commercial development and will retain its C-2 zoning.

NEIGHBORHOOD MEETING

In accordance with Section 4:3.3 of the Mauldin Zoning Ordinance, the applicant held a neighborhood meeting on June 10, 2025, at Take Heart Church located at 1330 Fork Shoals Road. About five members of the public attended this meeting. These attendees asked questions and made comments about traffic congestion, sidewalks, traffic safety, affordable housing, and school crowding. The applicant's meeting summary is attached to this report.

ZONING ANALYSIS

Surrounding Development/Zoning

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

Direction	Zoning District(s)	Existing Use(s)
North	I-1 (County)	3M Manufacturing Plant
South	R-S (County)	Take Heart Church
East	C-2 (City)	Publix Shopping Center
West	I-1 (County)	Willimon Business Park

Existing Zoning Classification

The ***C-2 district*** is established to promote accessible and central concentrations of business activities and commercial establishments offering both retail goods and services to people from throughout the community. This district is intended to serve both pedestrians as well as people who travel by automobile. Therefore, this district is located along major roadways, and businesses are encouraged to locate in close proximity to one another. Allowed uses in the C-2 district include:

- Hotel
- Cemetery
- Child day care center
- Adult day care center
- Hospital
- Outpatient health care service
- Library
- Meeting or assembly hall for civic, social, professional, or political organizations
- Public administration building
- Public safety facility for fire, police, or emergency medical services
- Religious institution
- Technical or trade school
- Social assistance services such as child services, adoption/foster care services, services for the elderly and disabled, counseling services, etc.
- Catering services
- Communication or information services
- Dry cleaning and laundry services
- Offices and professional services
- Financial establishment including banks and credit unions
- Financial services outside of a traditional bank such as check cashing, payday loans, title loans, etc.
- Health and personal care services like hair, nail, and skin services, weight loss centers, day spas, tanning salons, etc.
- Tattoo and body piercing services
- Motor vehicle services
- Pet and animal care services
- Restaurant
- Bar, brew pub or drinking place
- Retail sales
- Big box retail store
- Grocery store or supermarket
- Packaged alcoholic beverage store
- Small discount store or "dollar" store
- Thrift or consignment store
- Amusement or games facility like an arcade, bowling center, billiard parlor, mini golf, indoor shooting range, skating rink, or trampoline park
- Event center or banquet hall
- Fitness center or sports club
- Exhibition facility like a museum or art gallery
- Movie theater or performing arts

Requested Zoning Classification

The ***R-M district*** is established to provide a full range of medium- to high-density multi-family housing types as well as single-family residences. This district can serve as a transition between single-family districts and commercial districts. Allowed uses in the R-M district include:

- Single-family homes
- Townhomes
- Multifamily housing
- Bed and breakfast inn
- Child day care center
- Adult day care center
- Assisted living
- Residential care facility
- Religious institution
- Park or recreation area
- Manufactured housing park (by special exception only)
- Library (by special exception only)
- Public safety facility (by special exception only)
- Grade school (by special exception only)

Comprehensive Plan Analysis

In the Comprehensive Plan, this property is at a location depicted as a "Community Corridor." A community corridor is described as areas for less intense commercial uses such as professional offices, office parks, mixed-use developments, restaurants, and small retail centers. The Comprehensive Plan also notes that schools, churches, and residential development can also fit well in this corridor.

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 R-M zoning is compatible with the "Community Corridor" designation of this area in the Comprehensive Plan. The proposed residential community is described in the Comprehensive Plan as an appropriate fit for this corridor.

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 Potential Uses***

The north and west side of this property is largely considered more of an industrial area. Sometimes there can be concerns about locating residences near industry, but these industrial areas have more of a clean appearance. Staff is less concerned about the adjacency of these development types. The uses allowed in the R-M district appear to be compatible with the type of uses found in this area which largely consists of commercial, office, institutional, and other residential uses. Multi-family residential often represents an ideal transition in areas of varied use types such as this location.

The rezoning of this tract from commercial to multifamily residential is also generally associated with less impact on traffic. While a community with up to 527 residential units may seem like a lot, the peak hour trips this would be expected to generate is about 210 trips. If this large tract were to be developed for a 150,000-square-foot shopping center, it would be expected to generate around 600 or more peak hour trips.

D. ***Infrastructure Capacity***

All utilities, including water and sewer, appear to be available at this site. The intersection at Ashmore Bridge Road and Fork Shoals Road was improved not long ago for the Arden Woods development. Prior to plan approval for this proposed development, the applicant will be required to complete a traffic impact study to determine what, if any, additional traffic or road improvements will be needed.

The applicant has already brought a traffic engineer on board to begin studying the impact of their proposed development on roads and traffic and to begin coordination with SCDOT. Their preliminary traffic improvement plans include:

- The construction of a roundabout at Ashmore Bridge Road and Perimeter Road
- The construction of a 250-foot right turn lane on Fork Shoals Road for southbound traffic leading up to the intersection at Ashmore Bridge Road
- The construction of a 100-foot right turn lane on Fork Shoals Road for southbound traffic leading up to the development project entrance
- The construction of a 15-foot left turn lane on Fork Shoals Road for northbound traffic leading up to the development project entrance
- The update and optimization of the signal timing at the intersection of Fork Shoals Road and Ashmore Bridge Road

E. ***Public Need***

This tract is adjacent to the South Carolina Technology & Aviation Center Business Park (Donaldson Center). This business park employs a lot of people. The proposed residential development of this tract will provide housing opportunities conveniently located near a lot of jobs.

The proposed development also represents an opportunity to provide housing types that are not often found in our area. In the housing profession, there is a type of housing referred to as "middle housing" and represents the gap between detached single-family homes and multi-family apartment buildings. Middle housing can include duplexes, fourplexes, cottage courts, and courtyard buildings. The inclusion of these types of housing provides more diverse housing options. This is the type of housing the applicant is proposing to develop.

PUBLIC HEARING

The Planning Commission held a public hearing on July 22, 2025. Notice of this hearing was provided in accordance with the City's requirements which includes publishing notice in the newspaper and posting signage on the property. The following individuals offered comments at this hearing:

Opposition

- Gladys Duvall, a county resident at 326 Pollyanna Drive in the Harrington subdivision, expressed opposition to this rezoning. She commented on the size of the public meeting signs, rental homes in the Harrington subdivision, and traffic on Fork Shoals Road.
- Ted Turiano, a county resident at 4 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on traffic on Fork Shoals Road and the number of new housing developments.
- Darlene Pace, a county resident at 545 Pollyanna Drive in the Harrington subdivision, expressed opposition to this rezoning. She commented on the amount of development already in the area.
- Ellen Williams, a Greenville City resident at the Laurel Woods Apartments at 350 Fairforest Way, expressed opposition to this rezoning. She commented on the traffic congestion at the intersection of Fork Shoals Road and Ashmore Bridge Road.
- Tom Bacola, a county resident at 212 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on the rental homes in the Harrington subdivision and traffic on Fork Shoals Road.
- David Kraft, a county resident at 209 Dodd Trail in the Harrington subdivision, expressed opposition to this rezoning. He commented on the amount of development and traffic on Fork Shoals Road.
- Matthew Tenuto, a county resident at 329 Whitter Street in the Harrington subdivision, expressed opposition to this rezoning. He commented on misfit of residential development for this area.

Support

- Josh Trammell, a pastor at Take Heart Church at 1330 Fork Shoals Road, expressed support for this rezoning. He commented on the church's enthusiastic support for this project and appreciated the opportunity this project will provide for others to move to this great community, just as those who have just spoken have recently enjoyed.

TIMELINE

On June 10, 2025, the applicant held a neighborhood meeting to discuss their proposed development of the site and the rezoning application they intend to make to support this development.

On June 24, 2025, the applicant submitted an application to the City of Mauldin to rezone this property.

On July 22, 2025, the Planning Commission held a public hearing and voted 5-0 to recommend approval of the rezoning.

On August 4, 2025, the Business & Development Services Committee voted 2-0 to hold this item in committee.

On September 2, 2025, the Business & Development Services Committee voted 3-0 to forward this item to City Council.

On September 15, 2025, the City Council deferred first reading of this item until October 20, 2025.

STAFF RECOMMENDATION

Staff finds that this rezoning meets all of the criteria it reviews when considering the rezoning of property. Staff recommends approval of this rezoning request.

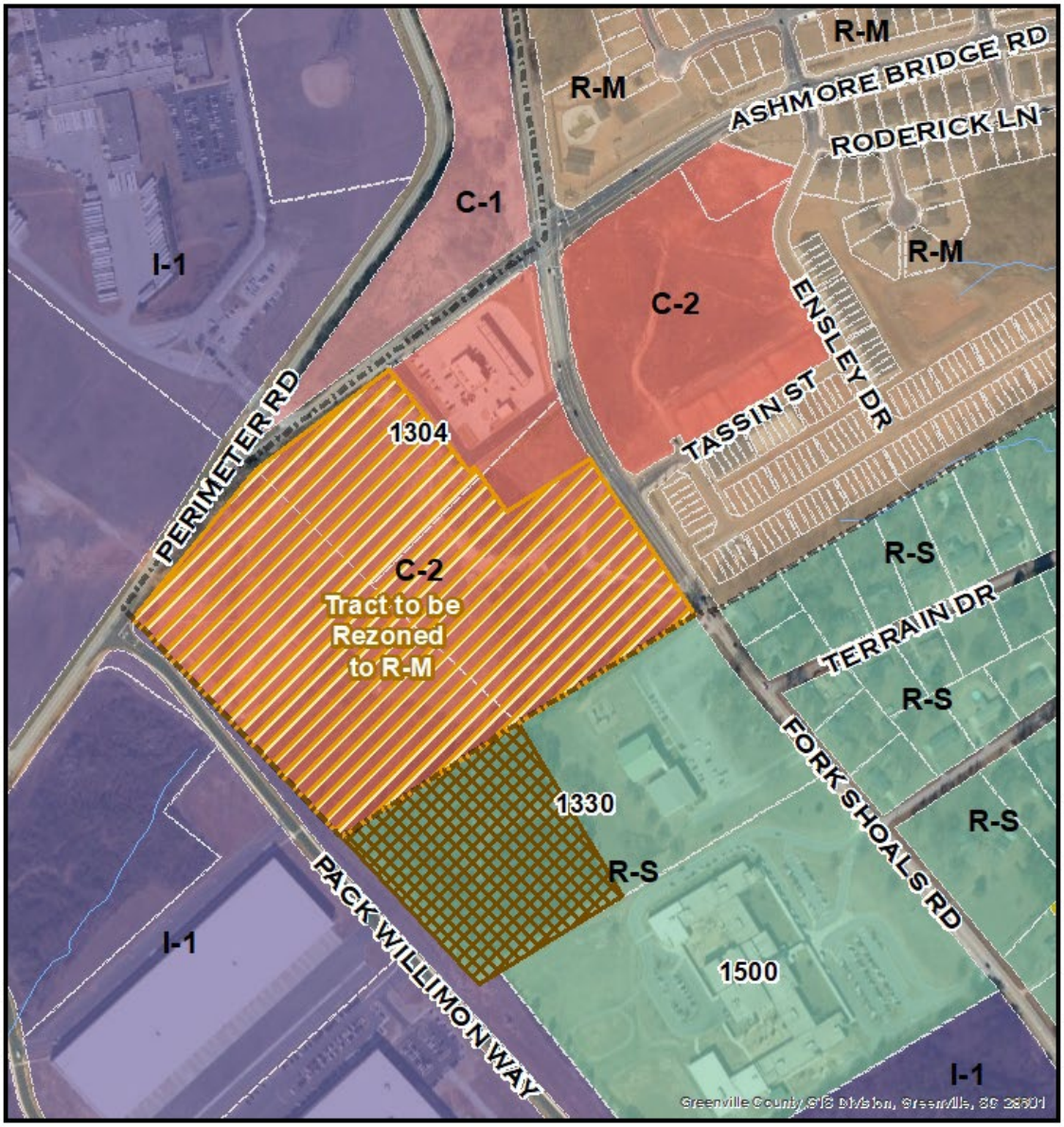
PLANNING COMMISSION RECOMMENDATION

On July 22, 2025, the Planning Commission voted 5-0 to recommend **approval** of this rezoning.

ATTACHMENTS

Property Map
Applicant's Cover Letter
Applicant's Neighborhood Meeting Summary
Images Shared at the Planning Commission Meeting
Revised Ordinances (boundary survey included therein)

Fork Shoals Road and Ashmore Bridge Road
REZONING MAP



Legend

- City Limits of Mauldin
- Subject Property
- Pending Annexation

N

0 400 Feet

Created on July 10, 2025

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.

June 24, 2025

Mr. David Dyrhaug
Director, Business & Development Services
City of Mauldin
P.O. Box 249
Mauldin, SC 29662

RE: Rezoning and Annexation Application

David:

HMF Americana, LLC is pleased to submit this application for rezoning of a site in the southwest quadrant of Fork Shoals and Ashmore Bridge roads. A portion of the site will also require annexation into the City of Mauldin. SeamonWhiteside is our engineer and will be coordinating technical details throughout the process.

Rezoning Site and Acreage: A total of 32.96 acres, including 25.76 acres currently zoned C-2 in the City of Mauldin and 7.2 acres currently zoned R-S in unincorporated Greenville County. A separate 1.13-acre parcel along Fork Shoals Road would remain C-2 in the City of Mauldin. See Exhibit for parcels.

Annexation Request: Annex 7.2 acres currently owned by Take Heart Church into the City of Mauldin.

Zoning Request: Change from C-2 in Mauldin and R-S in Greenville County to Residential: Multi-Family District (RM) in Mauldin.

Uses: Up to 527 multi-family residential units developed in two separate phases/communities, based on the maximum density of 16 units/acre in the Residential: Multi-Family District (RM). The current plan includes a total of 504 units. The first phase would contain approximately 239 units in The Cottage Green, a horizontal multi-family community that includes a mix of single level detached cottages and duplexes, and two-story six- and eight-plexes. The cottages and duplexes have private, fence-enclosed yards, and all units have usable covered porches. The Cottage Green would have gated access. The second phase would contain approximately 265 units of traditional multi-family residential in a mix of three- and four-story buildings. Each community would have its own leasing and amenity center.

Access/Driveways: Four driveway entrances, as shown on the rezoning plan.

1. Fork Shoals Road, lining up with the existing Tassin Street intersection.
2. Ashmore Bridge Road, lining up with the existing Perimeter Road intersection.
3. Pack Willimon Way, by way of an easement with the Willimon Business Park owner
4. Spinx access road, by way of an easement with Spinx (this driveway is optional)

Traffic Impact Study: A Traffic Impact Study is currently underway by Impact Designs and those results will be shared with the City of Mauldin prior to the Planning Commission meeting.

Parking: Parking will adhere to the requirements in the Mauldin Zoning Ordinance for the Residential: Multi-Family District (RM).

The Woodlands Town Center
P.O. Box 7862 • The Woodlands, TX 77387

(832) 305-3350
frank@hmfamericana.com

We look forward to working with you and other City of Mauldin staff and elected officials through the rezoning process. Daniel Merritt at SeamonWhiteside is the primary contact for technical issues related to our application. Frank Warren in our Charlotte office will be overseeing the overall entitlement effort.

Sincerely,

Tim Crawford

HMF Americana, LLC

Cc: Frank Warren, HMF Americana, LLC
Daniel Merritt, SeamonWhiteside

HMF Mauldin
June 10th, 2025
5:30 PM – 7:30 PM

Neighborhood Meeting Notes

- Participants had concerns over additional traffic along Fork Shoals Road as a result of the proposed development. The traffic engineer was in attendance to answer questions about the TIA process.
- Sidewalks and walkability were discussed. Community expressed the desire for safer connections to the neighboring school and lack of crosswalks along key routes.
- Speed limit and 'narrowness' of Fork Shoals Road were brought up when discussing safety issues surrounding the site and beyond.
- Participants brought up a potential reduction in total number of units and an affordable housing component was recommended.
- Expressed concerns about overcrowding in adjacent school. Developer has had conversations with the school district.
- Community was excited about the potential roundabout and described the meeting as very informative.

Images Shared at the Planning Commission Meeting






CLUBHOUSE & AMENITIES
GARAGES
CLUBHOUSE
The CottageGreen


COTTAGES
GARAGES
CARPORTS
POND
The CottageGreen


PATIO HOMES
CLUBHOUSE
LEASING OFFICE
CARPORTS
The CottageGreen


SIXTUPLETS
CARPORTS
GARAGES
The CottageGreen

INTERIORS





A Typical "Green"



Community Entrance



Main Street Aerial



Patio Home



Two-Story Building



Pool and Clock Tower

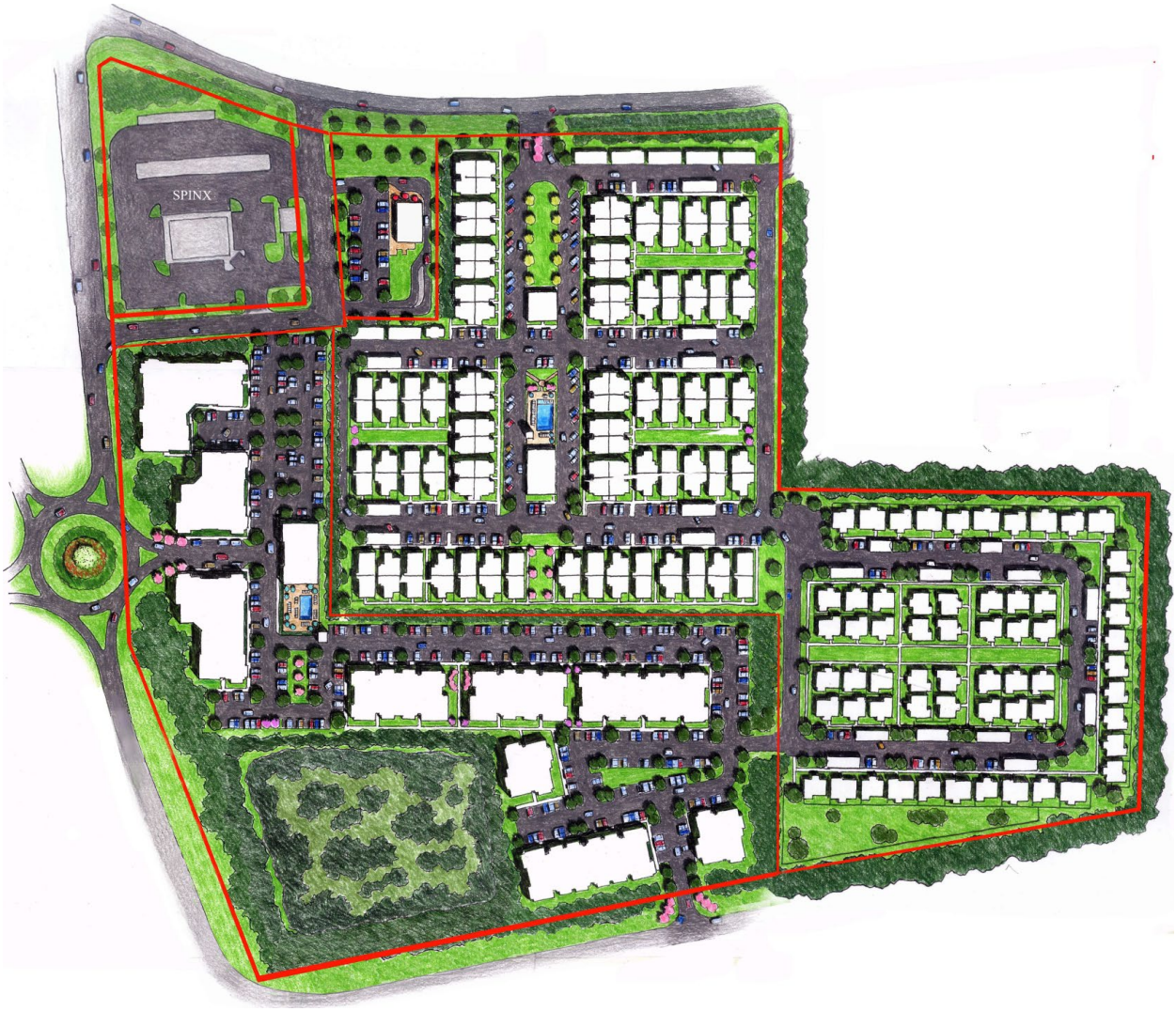


Cottage








SPINX

ORDINANCE # _____

AN ORDINANCE TO REZONE A 25.8-ACRE TRACT LOCATED AT FORK SHOALS ROAD AND ASHMORE BRIDGE ROAD (TAX MAP PARCELS #0412.00-01-002.01, AND PORTIONS OF #0412.00-01-003.02 & #0412.00-01-003.03) FROM THE C-2 DISTRICT TO THE R-M DISTRICT, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Ashmore Bridge, LLC, has petitioned the City of Mauldin to rezone +/- 25.8 acres of their property from the C-2 District to the R-M District; and

WHEREAS, HMF Americana, LLC, has expressed their intent to develop this property for a mixed housing development including cottages, duplexes, and garden-style apartments (see conceptual plans in Exhibit 2); and

WHEREAS, a rezoning of the parcels 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 held a public hearing advertised in accordance with City ordinances on July 22, 2025; 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 properties described in zoning docket PC-2025-08-RZ and identified as Greenville County Tax Map Parcels 0412.00-01-002.01 and portions of 0412.00-01-003.02 and 0412.00-01-003.03 be rezoned from C-2 to R-M, Multifamily Residential. The portion of the property to be rezoned is further highlighted in blue and identified as Tracts 2, 4, and 5 on the attached exhibit, Exhibit 1, that is hereby incorporated into this ordinance.

Section 2. This ordinance shall become effective upon the completed sale of the property described in this ordinance to HMF Americana, LLC, for the purpose of developing the mixed housing project shown in Exhibit 2, provided that such sale is completed by May 31, 2026. Upon failure to complete the sale of the property to HMF Americana, LLC, by May 31, 2026, this ordinance shall be null and ineffective.

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

EXHIBIT 1

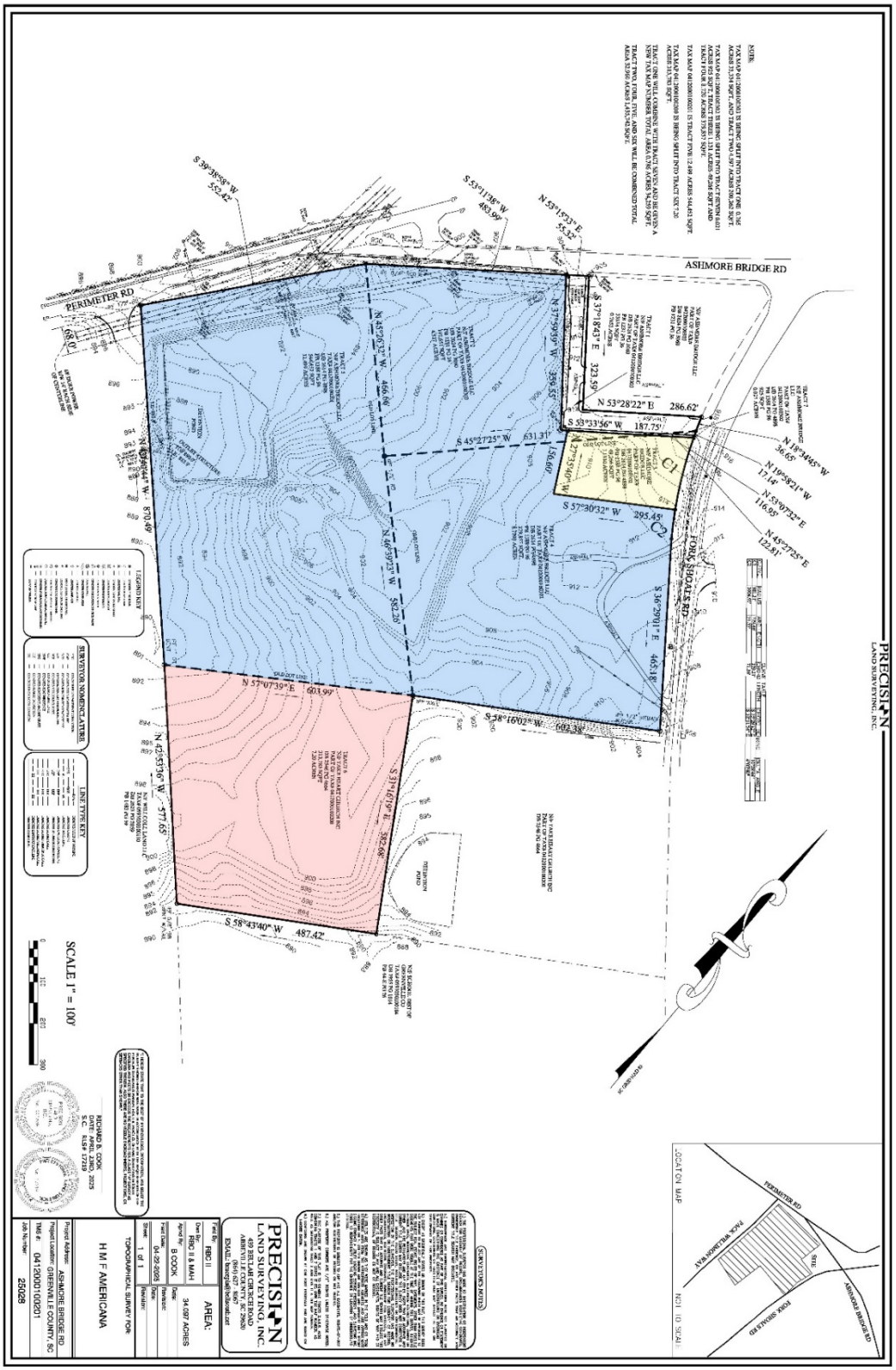
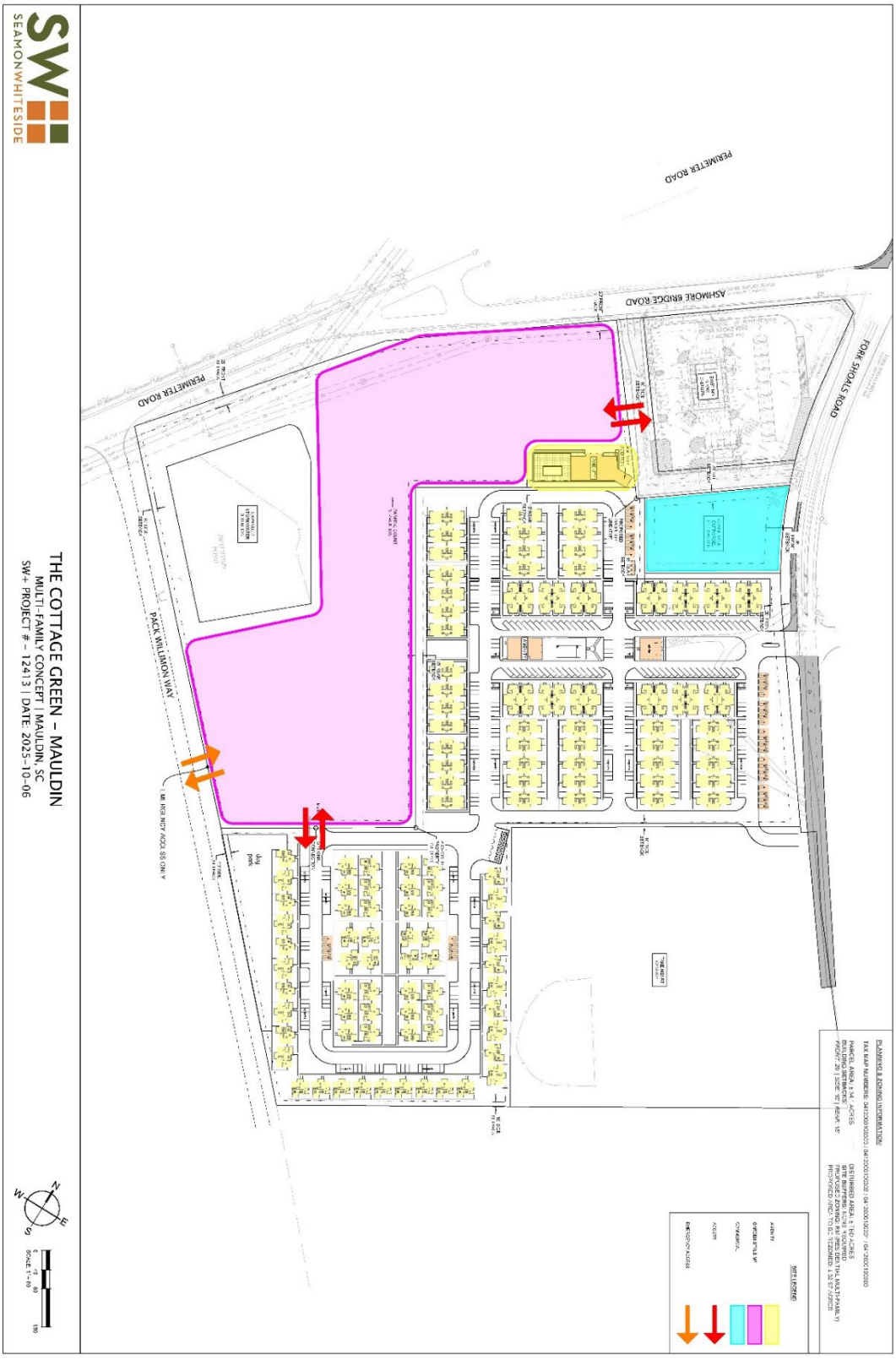
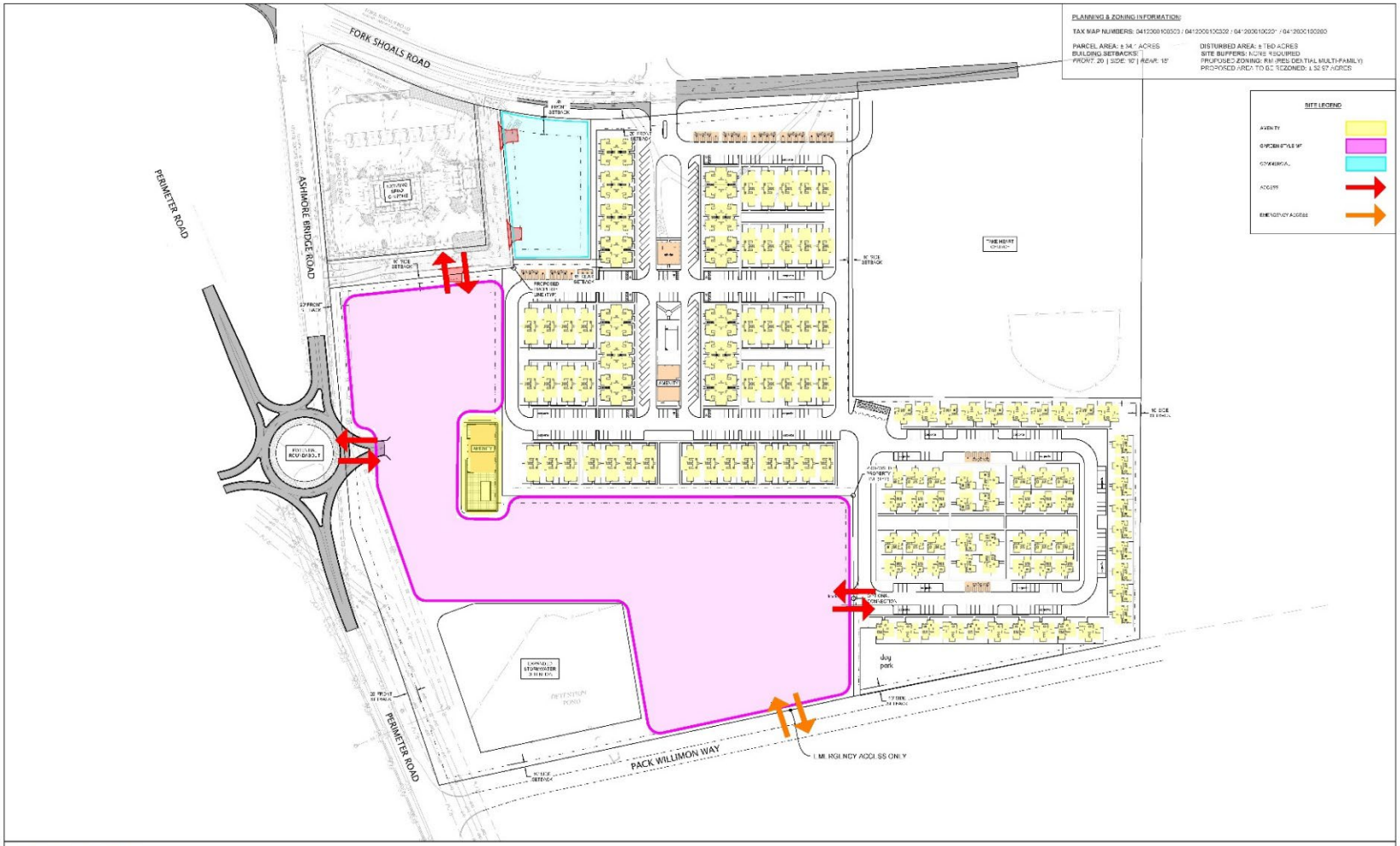

PRECISION
LAND SURVEYING, INC.
ASHMORE BRIDGE RD
PERIMETER RD
FORK SHOALS RD
SCALE 1" = 100'
LOCATION MAP
SURVEYOR NOMENCLATURE
LINE TYPE KEY
LEGEND KEY
SURVEYORS NOTES
RICHARD A. COOK
S.C. REG. NO. 17239
DATE: APRIL 23RD, 2025
PRECISION
LAND SURVEYING, INC.
49 BELLAIR CIRCLE ROAD
GREENVILLE, S.C. 29605
(864) 627 - 8267
EMAIL: fieldgal@bellsouth.net
Field By: RBC II
Dwn By: RBC II & MAH
Appvd By: B COOK
Field Date: 04-29-2025
Scale: 1 of 1
Revision:
Date:
AREA:
34.097 ACRES
TOPOGRAPHICAL SURVEY FOR:
H M F AMERICANA
Project Address: ASHMORE BRIDGE RD.
Project Location: GREENVILLE COUNTY, SC
TMS #: 0412000100201
Job Number: 25028

EXHIBIT 2


SEAMONWHITESIDE
THE COTTAGE GREEN – MAULDIN
MULTI-FAMILY CONCEPT | MAULDIN, SC
SW+ PROJECT # – 12413 | DATE: 2025-10-06
PERIMETER ROAD
ASHMORE BRIDGE ROAD
FORK SHOALS ROAD
PACK WILLIAMSON WAY
dog park
PLANNING & ZONING INFORMATION:
TAX MAP NUMBERS: 0410001002(3) 0410001002(0) 0410001002(7) 0410001002(8)
PARCEL AREA: ± 54 ACRES
DISTURBED AREA: ± 150 ACRES
SITE BUFFERS: NONE REQUIRED
BUILDING SETBACKS: NONE REQUIRED THAN MULTI-FAMILY
PROPOSED USE: TO BE REZONED TO C-2
FRONT: 20' | SIDE: 10' | REAR: 10'
SITE LEGEND
AMENITY
EXISTING PLAY
CHAPEL
POOL
ENTRANCE
EXIT
N
W
E
S
SCALE: 1" = 80'

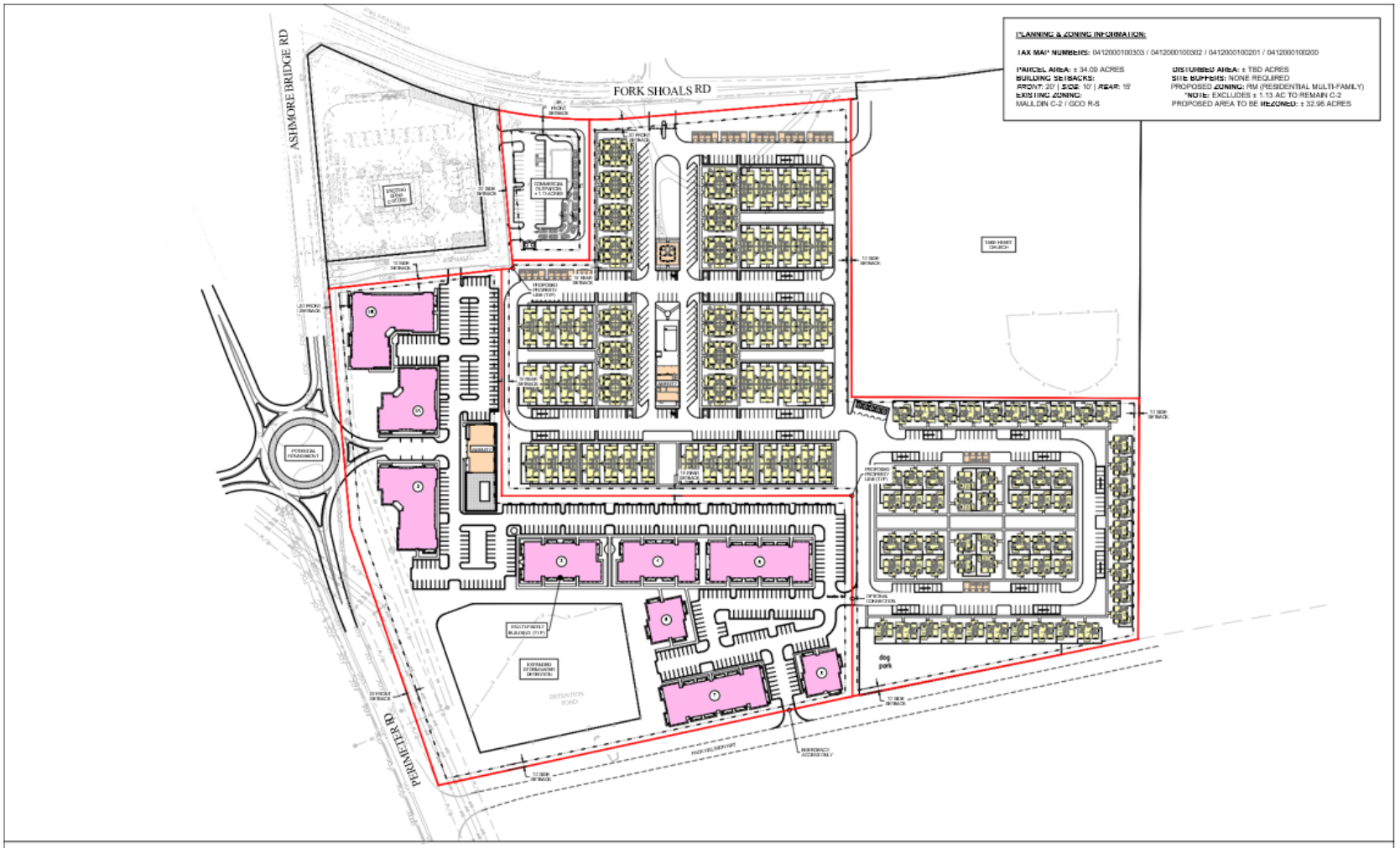


SEAMONWHITESIDE

THE COTTAGE GREEN – MAULDIN

CONCEPTUAL OFF-SITE IMPROVEMENTS | MAULDIN, SC

SW+ PROJECT # - 12413 | DATE: 2025-10-13



SEAMONWHITESIDE

MAULDIN ROAD MULTI-FAMILY & COMMERCIAL
CONCEPTUAL SITE PLAN I CITY OF MAULDIN SC
SW+ PROJECT # – 12413 I DATE: 2025-07-22

ORDINANCE# _____

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A 7.2-ACRE PORTION OF PROPERTY OWNED BY TAKE HEART CHURCH INC. AND LOCATED AT 1330 FORK SHOALS ROAD (PART OF TAX MAP PARCEL #0412.00-01-002.00) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M, MULTIFAMILY RESIDENTIAL, FOR SAID TRACT, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin requesting that a portion of real property containing 7.2 acres, more or less, located at 1330 Fork Shoals Road, which is more particularly depicted in pink as Tract 6 in Exhibit 1 attached hereto, be annexed into the City of Mauldin; and,

WHEREAS, the portion of property to be annexed as depicted in Exhibit 1, is contiguous to the City of Mauldin; and,

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

WHEREAS, HMF Americana, LLC, has expressed their intent to develop this property for a mixed housing development including cottages, duplexes, and garden-style apartments (see conceptual plans in Exhibit 3); and

WHEREAS, the proposed zoning of R-M, Multifamily 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:

Section 1. ANNEXATION: The portion of real property depicted in pink as Tract 6 in the Exhibit 1 hereto attached, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

Section 2. ZONING ASSIGNMENT: The above referenced tract is hereby zoned R-M, Multifamily Residential.

Section 3. This ordinance shall become effective upon the completed sale of the property described in this ordinance to HMF Americana, LLC, for the purpose of developing the mixed housing project shown in Exhibit 2, provided that such sale is completed by May 31, 2026. Upon failure to complete the sale of the property to HMF Americana, LLC, by May 31, 2026, this ordinance shall be null and ineffective.

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

EXHIBIT 1

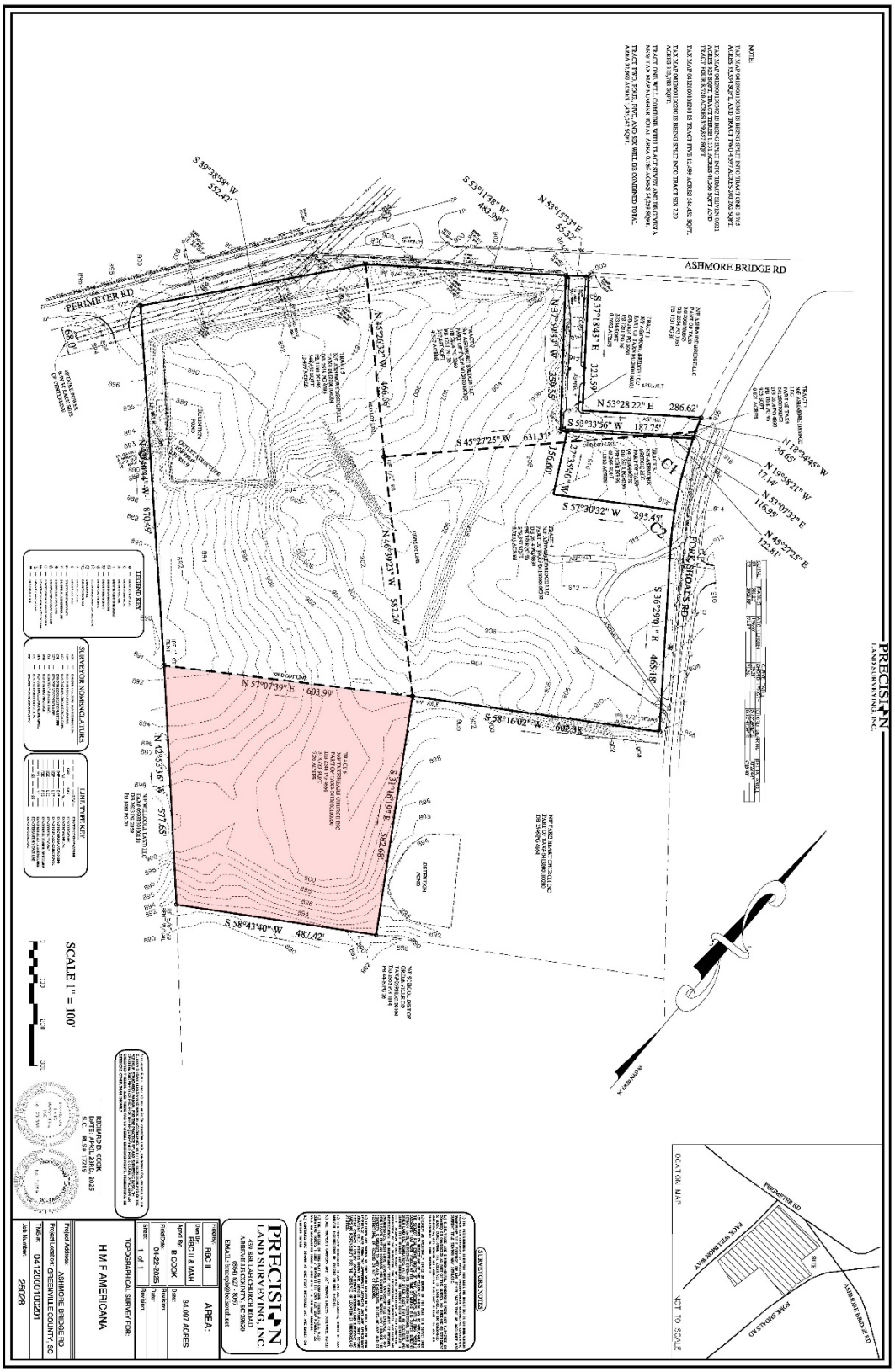

PRECISION
LAND SURVEYING, INC.
ASHMORE BRIDGE RD
PERIMETER RD
ROSE NICHOLS RD
S 39°38'59" W 552.42'
S 53°41'38" W 483.99'
N 53°15'33" E 53.32'
S 37°18'43" E 323.59'
N 53°28'22" E 286.62'
S 53°33'56" W 187.75'
S 45°27'25" W 631.31'
S 27°36'04" W 355.60'
S 57°30'32" W 295.45'
S 36°29'01" E 465.18'
S 58°16'02" W 602.38'
S 31°01'19" E 526.68'
S 58°43'40" W 487.42'
N 42°35'36" W 577.65'
N 57°07'39" E 603.99'
N 46°59'23" W 582.26'
N 45°26'32" W 466.06'
S 87°08'44" W 870.49'
N 18°34'45" W 36.65'
N 19°58'21" W 17.14'
N 53°07'32" E 116.95'
N 45°27'25" E 122.81'
C1
C2
SCALE 1" = 100'
LEGEND KEY
SURVEYOR NOMENCLATURE
LINETYPE KEY
VICINITY MAP
NOT TO SCALE
RICHARD B. COOK
REGISTERED
S.C.L.S. #19779
2025
PRECISION
LAND SURVEYING, INC.
459 BELLAH CHURCH ROAD
ABBEVILLE, ABBEVILLE COUNTY, SC 29620
EMAIL: RBCOOK@PRECISIONSURVEY.NET
SURVEYOR'S NOTES
File By: RBC II
Drawn By: RBC II & MAH
Approved By: B COOK
Field Date: 04-22-2025
Sheet: 1 of 1
AREA: 34.087 ACRES
Date:
Description:
Revision:
H M F AMERICANA
TOPOGRAPHICAL SURVEY FOR:
Project Address: ASHMORE BRIDGE RD
Project Location: GREENVILLE COUNTY, SC
TMS #: 0412000100201
Job Number: 25028

EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF A PORTION OF REAL PROPERTY OWNED BY TAKE HEART CHURCH, INC., AND LOCATED AT 1330 FORK SHOALS ROAD INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Take Heart Church, Inc., 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 portion of a parcel of real property in Greenville County containing approximately 7.20 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 a portion of their property consisting of 7.20 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign this portion of their property the zoning classification of R-M, Multifamily Residential, as depicted in Exhibit C attached hereto, 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 27th day of June, 2025, before the first signature below is attached.

The Petitioner requests that a portion of 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-M, Multifamily Residential, as depicted in Exhibit C attached hereto.

June 27, 2025
Date

TAKE HEART CHURCH, INC.

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

By: _____

Name: Joshua Trammell

Title: Lead Pastor

_____
Witness

_____
Witness

EXHIBIT A

PROPERTY DESCRIPTION

All those certain pieces, parcels or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as pt. of TMS #0412000100200, containing 7.20 acres, more or less, on Fork Shoals Road, depicted as "Tract 6" upon a survey entitled "Survey for Grey Engineering", dated April 22, 2025, prepared by Precision Land Surveying, Inc.; reference to said survey being hereby made for a more complete metes and bounds description thereof.

PT. OF TAX MAP #0412.00-01-002.00

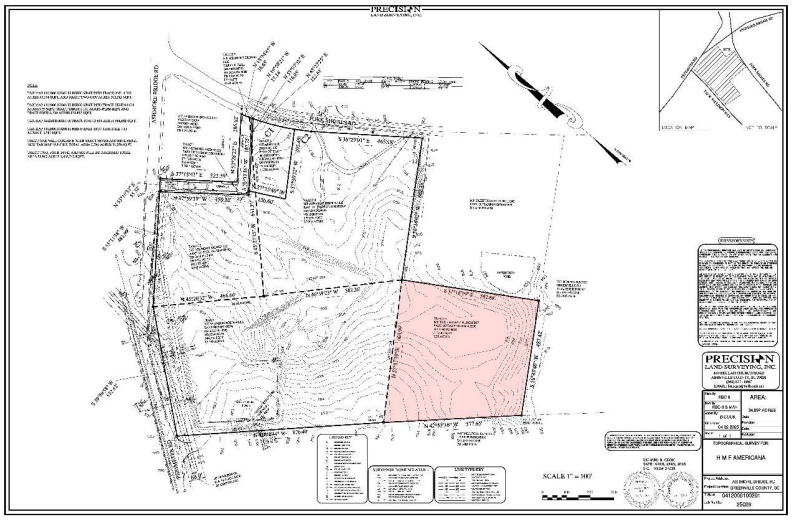
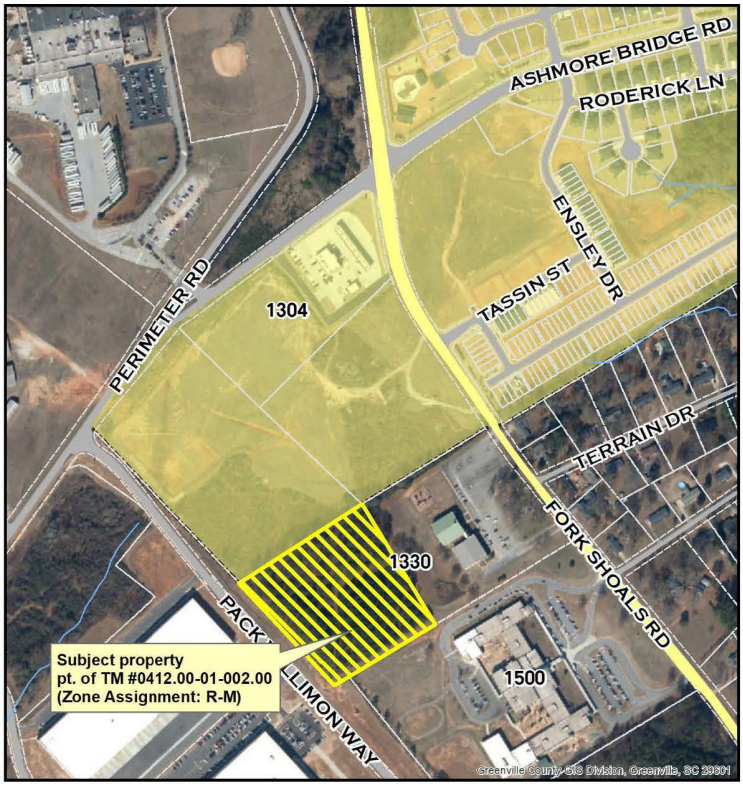


EXHIBIT B

PROPERTY MAP



Legend

- Subject Property
- Parcel Boundary
- City Limits of Mauldin

N

0 400 Feet

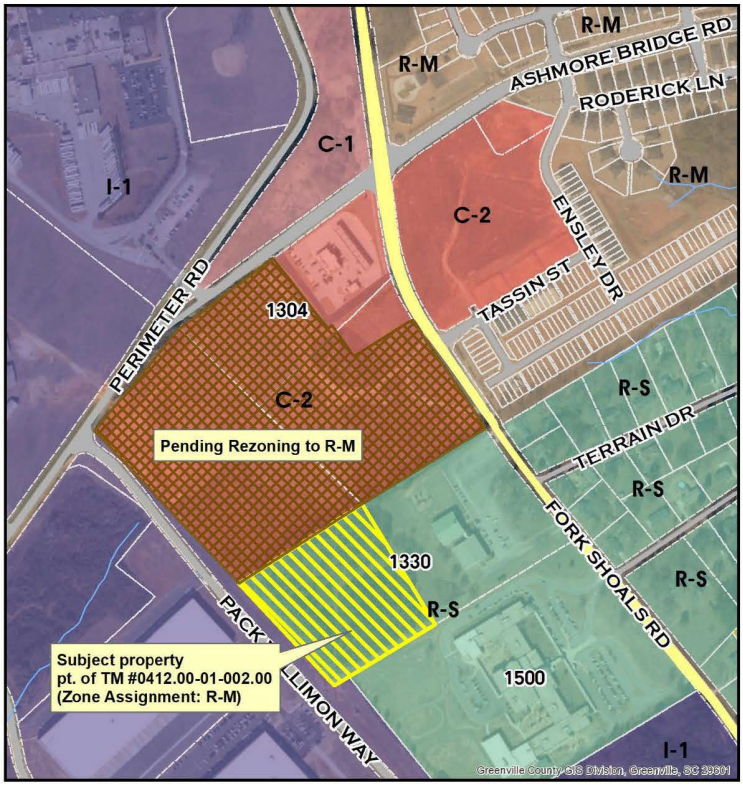
Created on June 27, 2025

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EXHIBIT C

ZONING MAP



Legend

- Pending Rezoning
- Subject Property
- Parcel Boundary

N

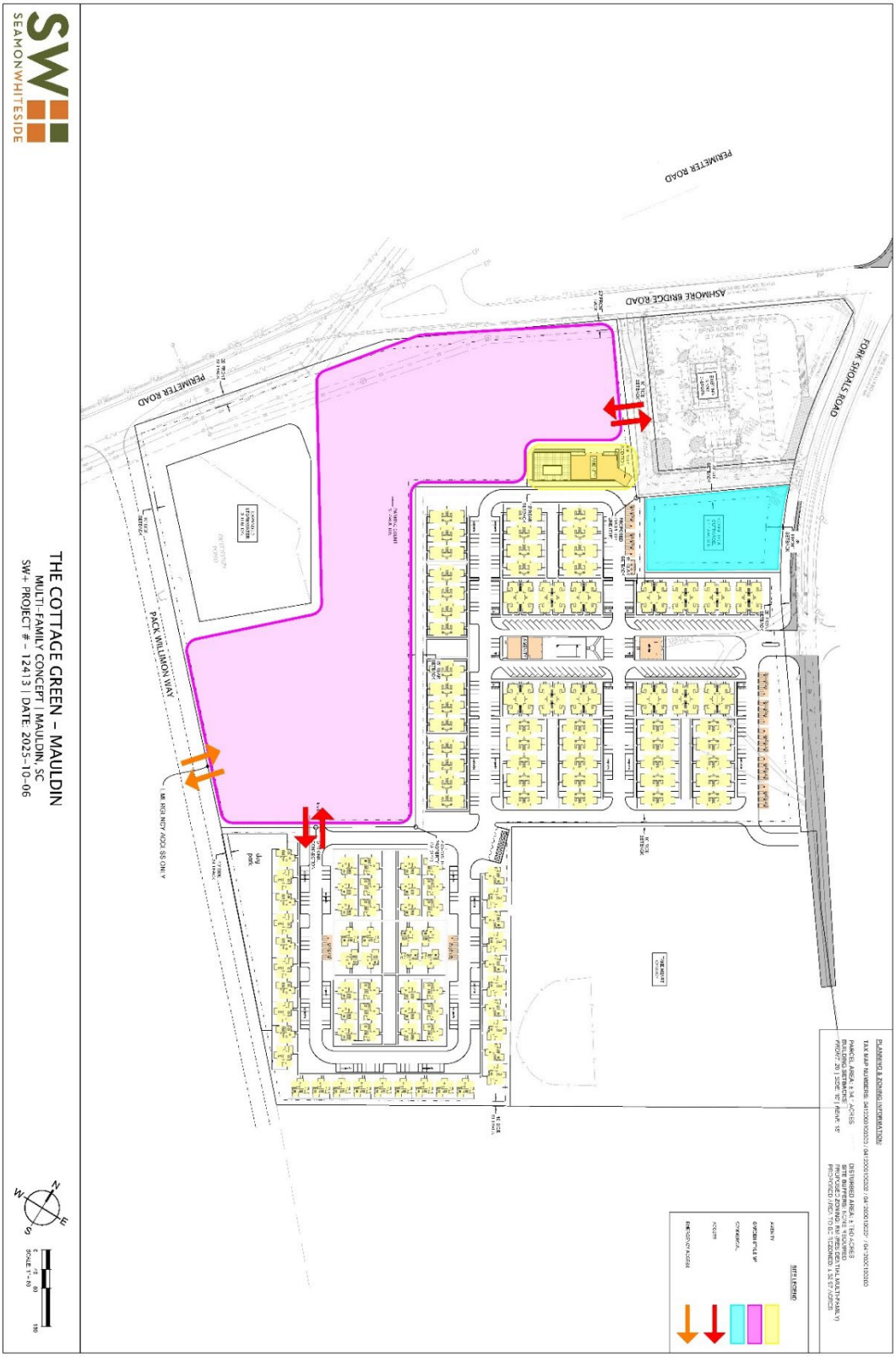
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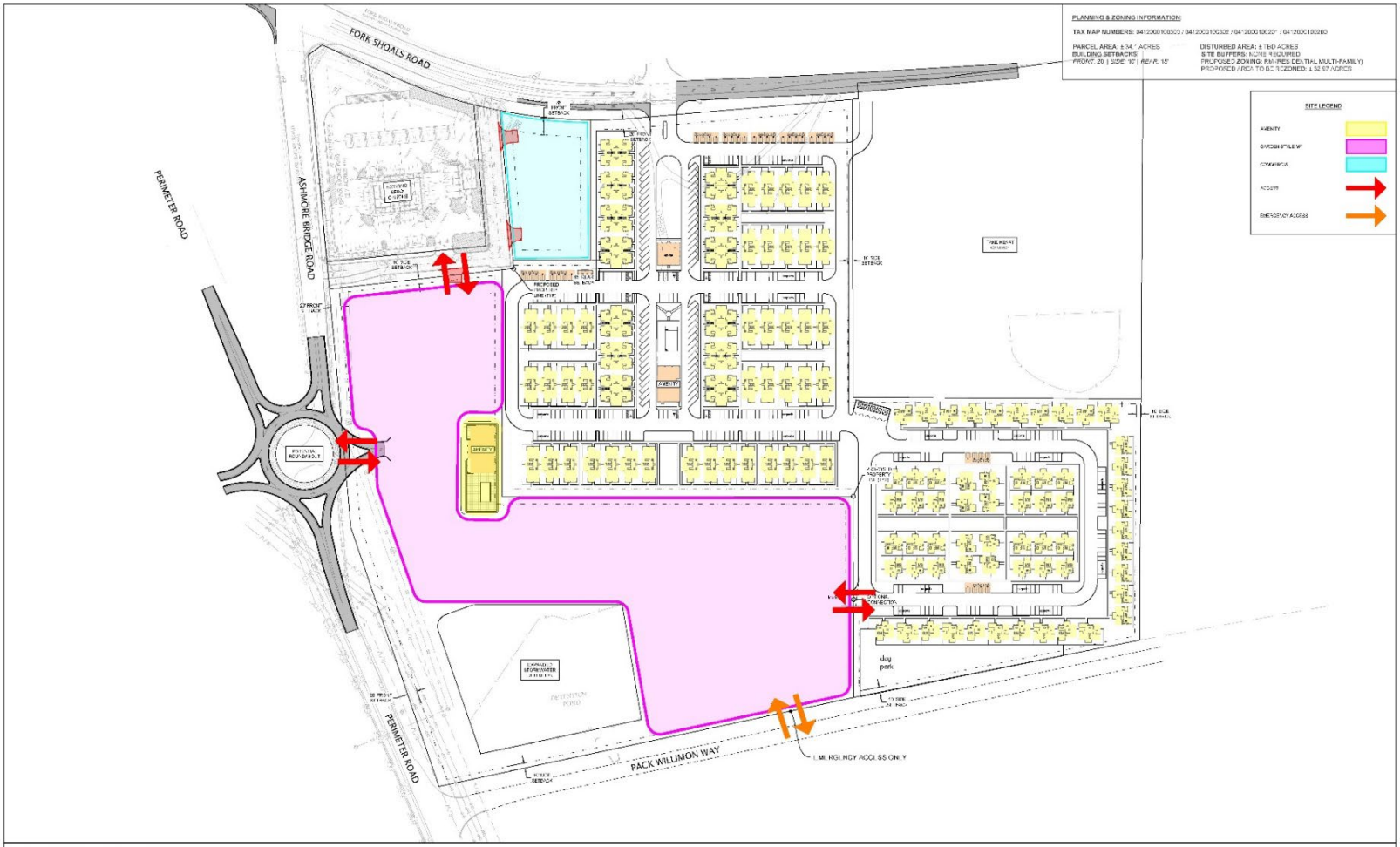
Created on June 27, 2025

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EXHIBIT 3


SEAMONWHITESIDE
THE COTTAGE GREEN – MAULDIN
MULTI-FAMILY CONCEPT | MAULDIN, SC
SW+ PROJECT # – 12413 | DATE: 2025-10-06
PERIMETER ROAD
ASHMORE BRIDGE ROAD
FORK SHOALS ROAD
PACK WILLIMON WAY
PLANNING & ZONING INFORMATION
SITE KEYING
SCALE 1" = 60'

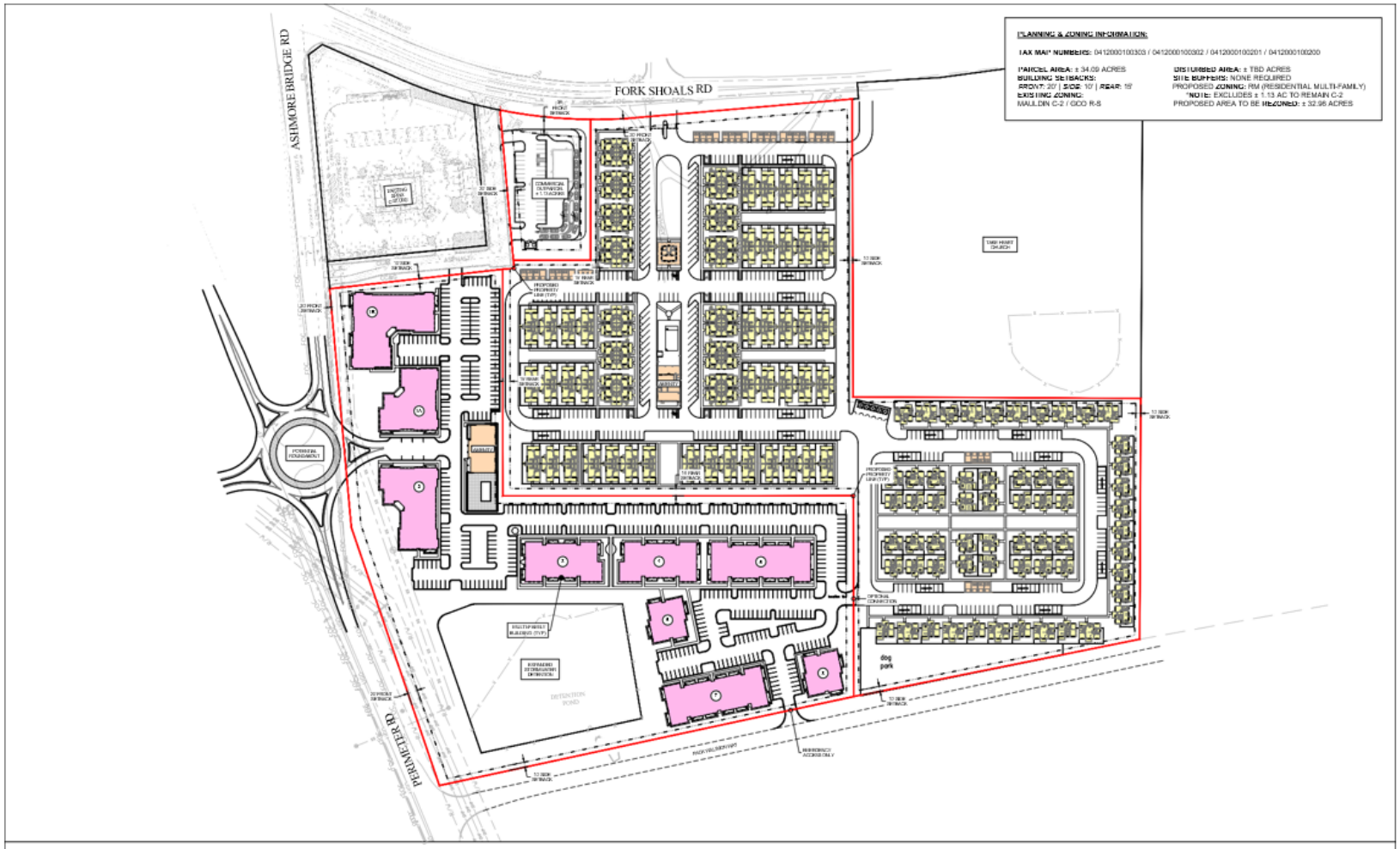


SEAMONWHITESIDE

THE COTTAGE GREEN – MAULDIN

CONCEPTUAL OFF-SITE IMPROVEMENTS | MAULDIN, SC

SW+ PROJECT # - 12413 | DATE: 2025-10-13



SEAMONWHITESIDE

MAULDIN ROAD MULTI-FAMILY & COMMERCIAL
CONCEPTUAL SITE PLAN I CITY OF MAULDIN SC
SW+ PROJECT # - 12413 I DATE: 2025-07-22

CITY COUNCIL
AGENDA ITEM

MEETING DATE: October 20, 2025
AGENDA ITEM: 7c

TO: City Council

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

SUBJECT: Annexation of 314 Hamby Drive
***** 2nd Reading *****

OWNER(S):	**Donald W. Gilliland** and **Ann G. Burroughs** (personally represented by Cynthia M. Miller)
TAX MAP #(S):	M009.02-01-007.00
LOCATION:	2 Woodhedge Ct
CURRENT ZONING:	R-12 (County)
REQUESTED ZONING:	R-12, Residential
SIZE OF PROPERTY:	Approx. 1.6 acres
CONTIGUITY:	The tract at 314 Hamby Drive touches the City along both the front and the rear of the property.

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 1.6 acres at 314 Hamby Drive Court owned by Donald W. Gilliland and Ann G. Burroughs. Cynthia M. Miller is the duly appointed Personal Representative of the Estate of Ann G. Burroughs. The purpose of this request is so that the property can be eligible for City services including trash collection.

PLANNING AND ZONING

About the R-12 District

The R-12 zoning designation is a low-density residential district intended to provide single-family living. R-12 zoning allows a minimum 12,000-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-12 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	PD (City)	Plantation Greene subdivision
South	R-12 (City)	Forrester Woods subdivision
East	R-12 (County)	Single-family residence
West	R-12 (County)	Single-family residence

Summary

The R-12 zoning is consistent with the low-density residential designation in the Comprehensive Plan.

TIMELINE

On August 14, 2025, staff received the signed petition for the annexation of this parcel.

On September 2, 2025, the Business & Development Services Standing Committee voted 3-0 to forward this item to City Council.

On September 15, 2025, 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 DONALD W. GILLILAND AND ANN G. BURROUGHS, AND LOCATED AT 314 HAMBY DRIVE (TAX MAP PARCEL: M009.02-01-007.00) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12, RESIDENTIAL, FOR SAID PROPERTY

WHEREAS, Donald W. Gilliland and Ann G. Burroughs are the sole owners of record title of a parcel of real property containing 1.6 acres, more or less, located at 314 Hamby Drive, 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 Donald W. Gilliland and Cynthia M. Miller, who is the duly appointed Personal Representative of the Estate of Ann G. Burroughs (Greenville County Probate Case No. 2023ES2300709), 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, Donald W. Gilliland and Ann G. Burroughs constitute 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-12, 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:

Section 1. ANNEXATION: The real property owned by Donald W. Gilliland and Ann G. Burroughs, 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.

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

Section 3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-12, Residential.

Section 4. 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:

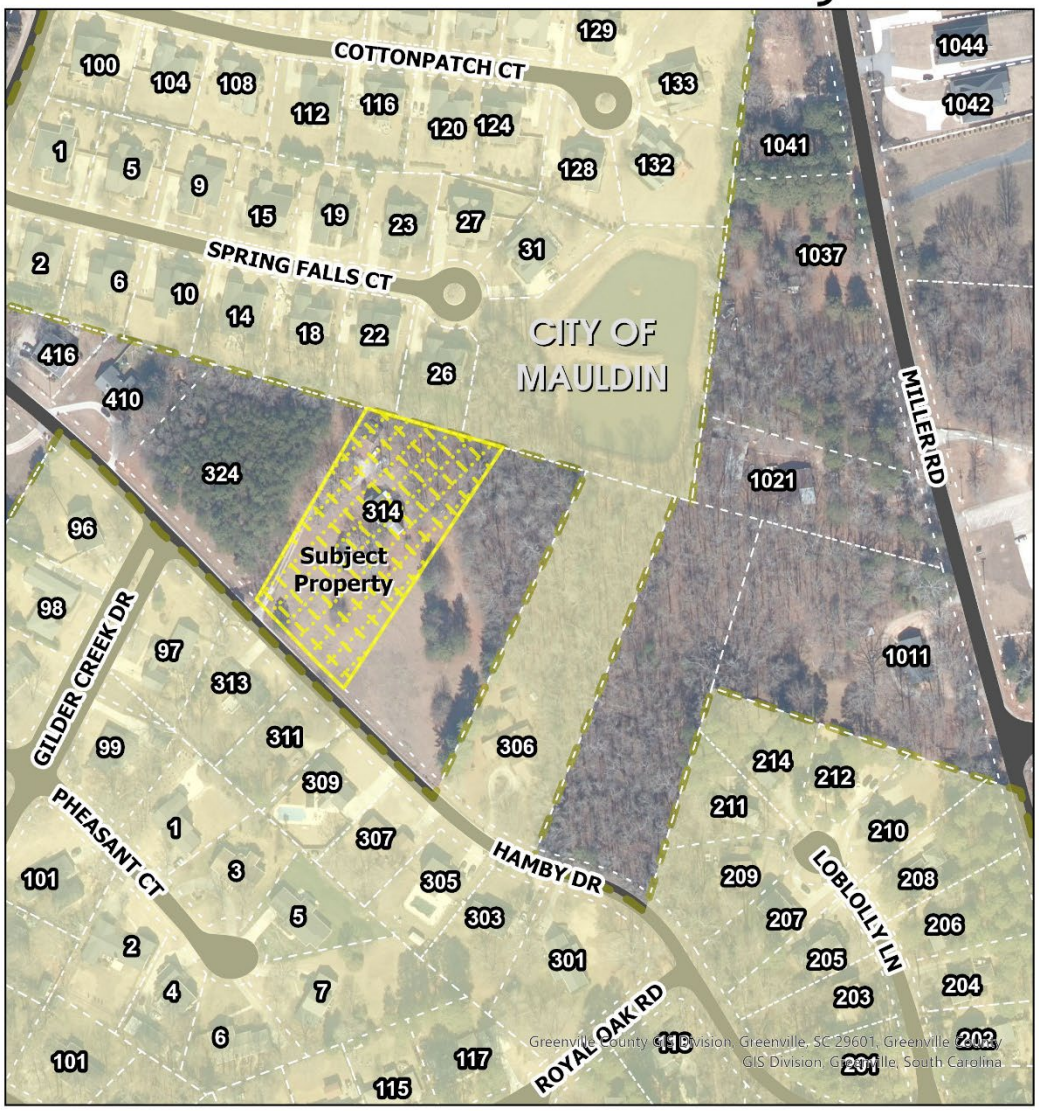
_____
Cindy Miller, Municipal Clerk

Approved as to Form:

_____
City Attorney

EXHIBIT 1 – ANNEXATION MAP

Annexation at 314 Hamby Drive



Legend

- Subject Property
- Tax Parcel
- Municipal Boundary

Subject Property
TM#M009.02-01-007.00
Zoning Assignment: R-12

Annex to centerline of Hamby Drive

0 100 200 300 400 500 Feet

EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED BY DONALD W. GILLILAND AND ANN G. BURROUGHS, AND LOCATED AT 314 HAMBY DRIVE INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Donald W. Gilliland and Ann G. Burroughs are the sole owners [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 1.6 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioners include Donald W. Gilliland and Cynthia M. Miller, who is the duly appointed Personal Representative of the Estate of Ann G. Burroughs (Greenville County Probate Case No. 2023ES2300709).

Petitioners hereby petition to annex their property consisting of 1.6 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-12, 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 _7th_ day of _August_, 2025, 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-12 Single-Family Residential.

August 13, 2025
Date

Donald W Gilliland
Donald W. Gilliland

Witness

Cynthia M. Miller
Cynthia M. Miller

Witness

EXHIBIT A

PROPERTY DESCRIPTION

As recorded in the Title to Real Estate contained in Deed Book 2438 Page 503 of the Greenville County Register of Deeds

ALL that tract of land in Greenville County, State of South Carolina, containing 7.34 acres, more or less, in Austin Township being more particularly described according to a recent survey of J. C. Hill dated April 16, 1953, as follows:

BEGINNING at a nail and cap in the Northeast side of a County Road leading to the Greenville-Laurens Highway, at corner of property, now or formerly owned by Forrester, and running thence with Forrester line, N. 27-40 E. 349.5 feet to a stone, corner of Greene property, thence with line of Greene and Dearman property, S. 74 E. 596.6 feet to an iron pin, original corner; thence S. 16-30 W. 588.6 feet to a nail and cap in center of said road, thence along the center of said road, N. 66-10 W. 272.5 feet to a point; thence continuing along the center of said road N. 66-10 W. 272.5 feet to a point; thence continuing along the center of said road, N. 45 W. 445.3 feet to the point of beginning.

Tax Map # M009020100700

This being the same property conveyed to Walter Melvin Gilliland by deed from Stephen Gilliland dated May 8, 1953 and recorded in the Greenville County Register of Deeds Office in Deed Book 487 at Page 433. Thereafter, Walter Melvin Gilliland died testate, thereby conveying said property to Mary Ellen Gilliland by Deed of Distribution dated March 7, 2001 and recorded in the Greenville County Register of Deeds Office in Deed Book 1945 at Page 133 on March 8, 2001. (See Greenville County Probate File No. 2000-ES-23-00472.)

LESS HOWEVER:

All that certain piece, parcel or tract of land situate, lying and being on the northern side of Hamby Road, in the County of Greenville, State of South Carolina, being known and designated as 1.75 acres, more or less, as shown on plat entitled 'Property of W. M. Gilliland", dated May 3, 1974, prepared by H. C. Clarkson, Jr., R.L.S. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hamby Road at the joint front corner of property of W. M. Gilliland and running with said line N. 33-07 E. 443.6 feet to an iron pin in the line of property of J. D. Greene, Jr.; thence with said line S. 74-00 E. 126 feet to an iron pin; thence S. 24-49 W. 525.1 feet to an iron pin on the northern side of Hamby Road, thence with the northern side of Hamby Road N. 45-40 W. 200 feet to the point of beginning.

Tax Map # M009020100701

This 1.75 acres was conveyed to Donald Wayne Gilliland by deed of W. M. Gilliland on June 17, 1974 and recorded in the Greenville County Register of Deeds Office in Book 1001 at Page 404.

ALSO LESS HOWEVER:

All that certain piece, parcel or tract of land, situate, lying and being on the northern side of Hamby Road in the County of Greenville, State of South Carolina, being known and designated as 1.94 acres, more or less, as shown on plat entitled 'Property of W. M. Gilliland", dated May 3, 1974, prepared by H. C. Clarkson, R.L.S and having, according to said plat, the following metes and bounds, to-wit:

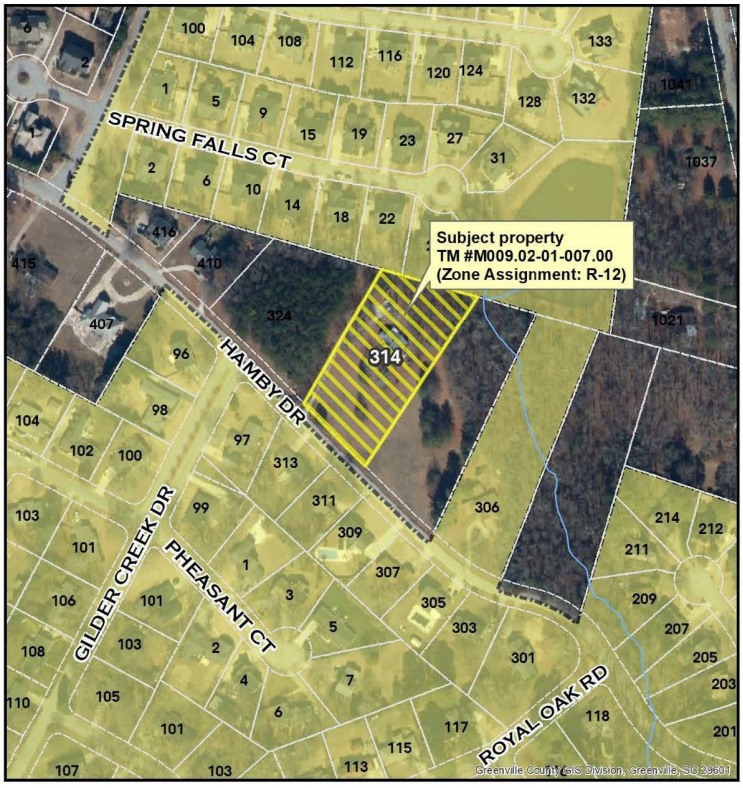
BEGINNING at an iron pin on the northern side of Hamby Road at the joint front corner of said 1.94 acre tract and property this day deeded to Donald Wayne Gilliland and running thence with said line N. 24-49 E., 525.1 feet to an iron pin in the line of property now or formerly of J. D. Greene, Jr.; thence with said line S. 74-00 E. 135 feet to an iron pin in the line of property of W. M. Gilliland; thence running S. 21-08 W. 571 feet to an iron pin on Hamby Road; thence with said road N. 67-31 W. 91.8 feet to an iron pin; thence N. 45-40 W. 83.2 feet to the point of beginning.

Tax Map # M009020100702

This 1.94 acres was conveyed to Michael Thomas Burroughs and Ann Gilliland Burroughs by deed of W. M. Gilliland dated June 17, 1974 and recorded in the Greenville County Register of Deeds Office in Deed Book 1001 at Page 403.

EXHIBIT B

PROPERTY MAP



Legend

- Subject Property
- Parcel Boundary
- City Limits of Mauldin

0 200 Feet

Created on August 7, 2025

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.

CITY COUNCIL
AGENDA ITEM SUMMARY

MEETING DATE: October 20, 2025
AGENDA ITEM: 7d

TO:	City Council
FROM:	Seth Duncan, City Administrator
SUBJECT:	Ordinance to Convey Property for Miller Road Sidewalk Project

REQUEST

Staff is requesting approval of an Ordinance to convey real property to Greenville Legislative Delegation Transportation Committee (GLDTC) for the Miller Road Sidewalk Project.

HISTORY/BACKGROUND

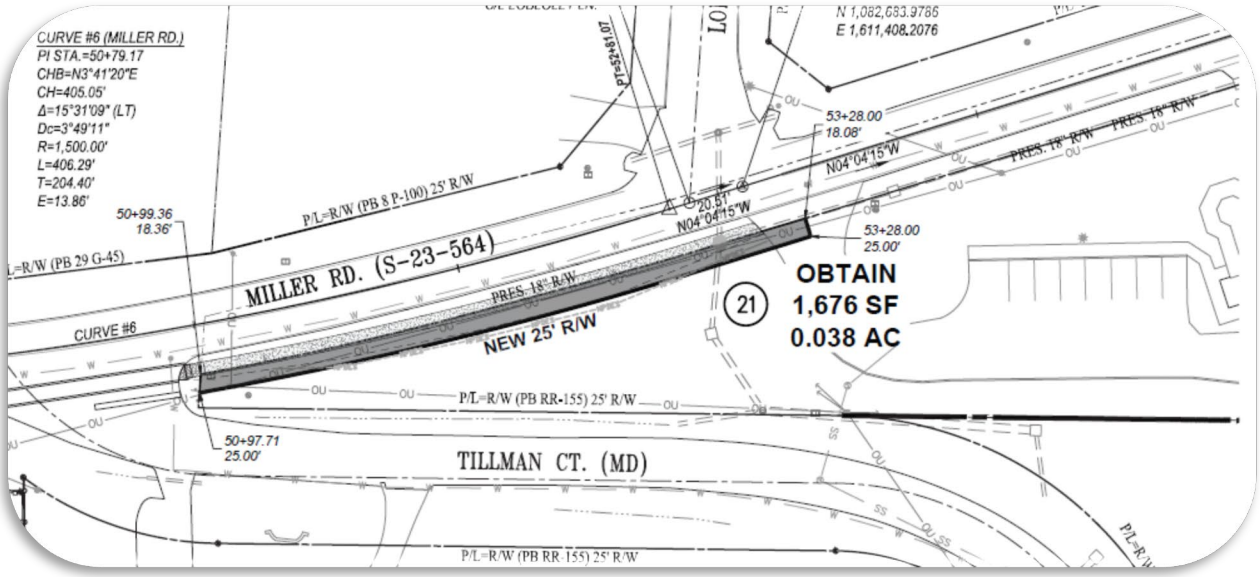
In 2023, the City received $1,000,000 for the installation of sidewalk along two stretches of Miller Road from a state appropriations. The primary focus of this new sidewalk would be from Old Mill Road to Corn Road to improve pedestrian safety and connectivity. Additionally, if funding allowed, sidewalk would also be installed from Middle Road north to the City's Fire Station.

Shortly thereafter, the City also received $190,000 for engineering and architectural activities from Greenville Legislative Delegation Transportation Committee (GLDTC) to assist in the development and construction of these two segments. Since that time, GLDTC through their contractor CoTransCo, have been busy surveying and designing the new sidewalks.

ANALYSIS or STAFF FINDINGS

CoTransCo has completed design drawings for the new sidewalk and is ready to move towards final permitting and construction. In order to proceed, however, GLDTC (through CoTransCo) must secure additional right-of-way on certain parcels including one owned by the City at the Fire Station. As the diagram below shows, CoTransCo is seeking approximately 1,676 square feet or about 0.038 of an acre.





Staff is presenting an ordinance that will convey the property to GLDTC for the purposes of installing a sidewalk and other improvements. Once all easements are obtained, CoTransCo will bid the project as one whole project and in two parts. Based upon early estimates both segments combined could be between $1.7 million and $2.0 million for approximately 0.94 miles of improvements.

RECOMMENDATION

Staff recommends Council approval of the Ordinances as presented.

ATTACHMENTS

- Ordinance and Exhibits
- Project Design

ORDINANCE _____

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY TO GREENVILLE LEGISLATIVE DELEGATION TRANSPORTATION COMMITTEE

WHEREAS, the City of Mauldin ("City") is the owner of certain property described in Deed Book 1228 Page 145 of the Greenville County Register of Deeds ("Property") which contains 1,676 square feet (0.038 acres) more or less of property of property that shall be conveyed; and

WHEREAS, Greenville Legislative Delegation Transportation Committee ("GLDTC") desires for the City to convey its interest in the area of acquisition from Tract 21 shown on Exhibit "A"; and,

WHEREAS, the granting of this property to GLDTC will allow for the installation of new sidewalk and other public utilities on parts of Miller Road that will improve pedestrian safety and connectivity in the area.

WHEREAS, pursuant to S.C. Code Section 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 21 as shown on Exhibit "A" to GLDTC by quit-claim deed attached hereto as Exhibit "B" for the consideration stated in said deed.

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 attached Exhibits hereto and other action necessary and proper for the conveyance of said property for stated purpose.

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

First Reading: _____

Second Reading: _____

Approved as to form: _____
Daniel R. Hughes

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE
Approximate Survey Stations

Road/Route **Miller Rd. (S-23-564)**
Project ID No. **GLDTC 619**
Tract **21**

50 + 97.71 To 53 + 28.00
See Exhibit "A" 25' Right of Way
_____ To _____

_____ To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **The City of Mauldin PO Box 249 Mauldin, SC 29662, Physical Address: 802 Miller Rd. Greenville, SC 29607;** in consideration of the sum of **One Dollar ($1.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the Greenville Legislative Delegation Transportation Committee (GLDTC), a political subdivision of the State of South Carolina exempt from recording fees under the S.C. Code Ann., 12-24-40(2), 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 Greenville Legislative Delegation Transportation Committee, its successors and assigns, all that certain real property of the Grantor in fee simple absolute at Miller Rd. Greenville, SC., State and County aforesaid, as shown on plans prepared by CoTransCo, LLC for The Greenville Legislative Delegation Transportation Committee, SCDOT and City of Mauldin, and dated 07/31/2025.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 1676 square feet (0.038 acres) more or less, and all improvements thereon, if any, owned by **The City of Mauldin.** Herein conveyed property as shown in the "Right of Way Acquisition Drawing" on EXHIBITS "A", dated 07/31/2025, attached hereto and made a part hereof. This being a portion of the property acquired by The City of Mauldin by deed recorded 12/07/1984, in Deed Book 1228, page 145, as shown on Tax map No. M009050109300.

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 Greenville Legislative Delegation Transportation Committee, 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 Greenville Legislative Delegation Transportation Committee, 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 **Twenty-Five**

Signed, sealed and delivered in the presence of: By;
It's;

_____ _____
1st Witness **City of Mauldin** 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 SOUTH CAROLINA **ACKNOWLEDGEMENT**

COUNTY OF GREENVILLE

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____.

SWORN to before me this _____

day of _____, 2025

_____

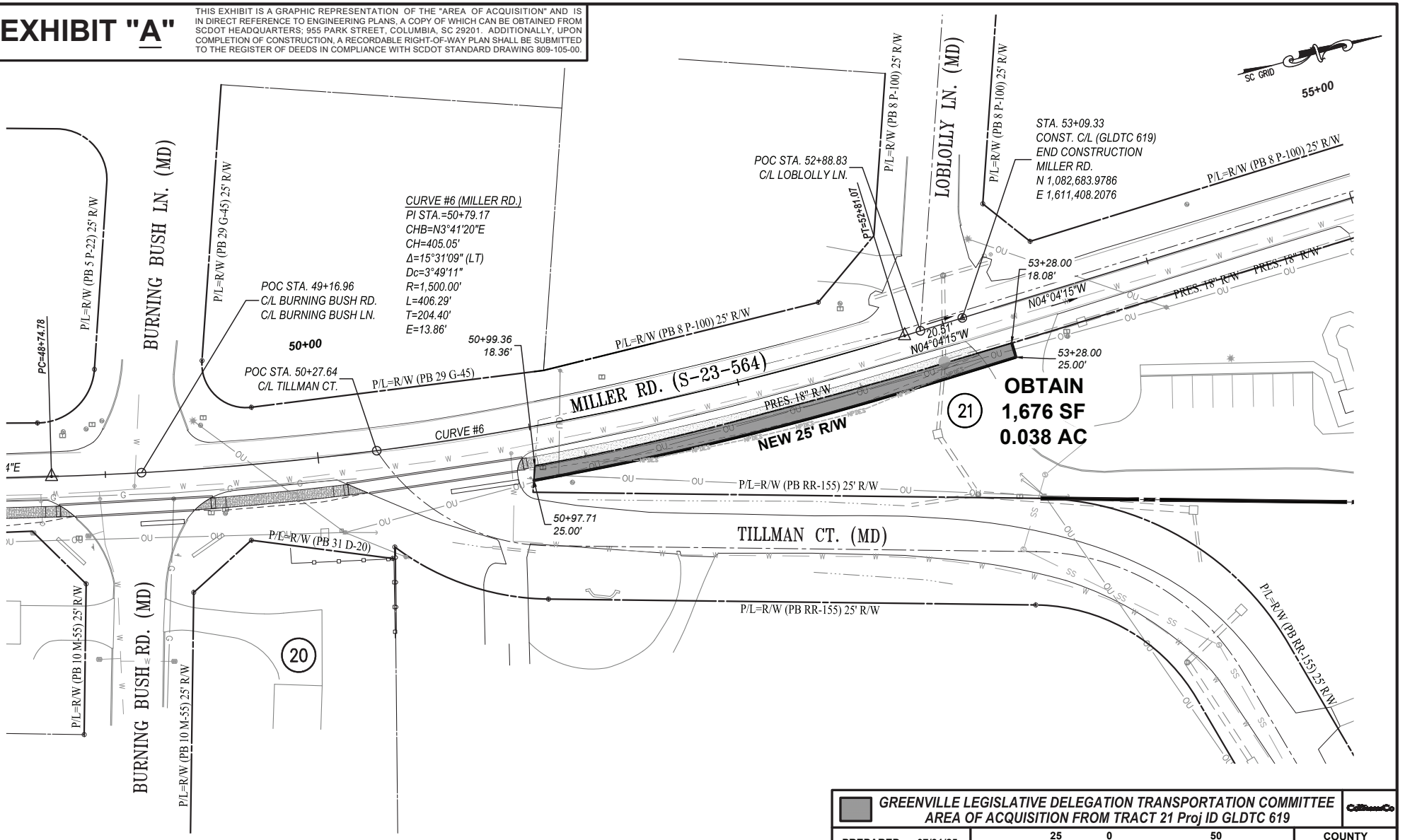
NOTARY PUBLIC FOR South Carolina

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 PLAN SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.



THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route **Miller Road. S-23-564**

Project ID No. **GLDTC 619**
Tract **21**

PERMISSION FOR:

Entrance
Slope
NPDES Silt Fence
Driveway Tie-in

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **The City of Mauldin PO Box 249 Mauldin, SC 29662 (Physical Address) 802 Miller Rd. Greenville, SC 29607** in consideration of the sum of One Dollar ($1.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering hereof, do hereby grant to the Greenville Legislative Delegation Transportation Committee, permission to do the work as outlined below, with the understanding that this work is to be done on property of the grantor outside of the right of way, it being fully understood and agreed that no right of way is being granted to the Department for the purpose of this construction. Further, permission is granted to perform construction beyond the right of way such as grading and other work necessary to adjust the grade of driveways to conform to the proposed roadway improvements as shown on the plans for the construction of this project.

SPECIAL PROVISIONS:

HEREIN GRANTED IS PERMISSION TO ENTER THE PROPERTY: SLOPE PERMISSION & ERECT TEMPORARY SILT FENCE OUTSIDE THE PRIVACY FENCE BETWEEN IT AND THE NEW SIDEWALK TO CONTROL RUN-OFF DURING THIS CONSTRUCTION. ANY AREA DISTURBED SHALL BE RETURNED TO ITS ORIGINAL CONDITION ONCE THE SILT FENCE IS REMOVED. TIE-IN EXISTING DRIVEWAYS TO THE NEW SIDEWALK AND ROADWAY.

TO HAVE AND TO HOLD, all and singular, the said Permission hereinbefore granted, unto the said Greenville Legislative Delegation Transportation Committee, City of Mauldin and the South Carolina Department of Transportation.

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 **Twenty-Five.**

Signed, sealed and delivered in the presence of:

CITY OF MAULDIN

_____ _____

1st Witness **BY:** Grantor (L.S.)

IT'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 GLDTC & City of Mauldin.

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

Personally appeared before me the above named Grantor(s) and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

_____
Signature of Notary Public

_____
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA

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

THE STATE OF SOUTH CAROLINA)

)

COUNTY OF Greenville)

)

)

Road/Route **Miller Rd. S-23-564**)

File **GLDTC 619**) WAIVER OF RIGHTS

Item)

Project **619**)

PIN **TRACT 21**)

Tract 21

I have been fully informed of my right to receive just compensation for the above referenced property pursuant to the U. S. and S. C. Constitutions and the S. C. Code of Laws Section 28-2-370, as amended. However, I hereby willingly and voluntarily agree to waive my right to receive just compensation for the property and choose to donate the property necessary for an easement/right of way for the referenced project. I also hereby release the County of Greenville from the obligation of performing or delivering an appraisal of said property.

Witness our hand and seal this _____

day of _____, 20 _____.

In the presence of:

_____

_____ _____(L.S.)

CITY COUNCIL UPDATE
AGENDA ITEM SUMMARY

MEETING DATE: October 20, 2025
AGENDA ITEM: 8a

TO: City Council
FROM: Chief George Miller
SUBJECT: Ordinance Amending Chapter 6. Animals

Update

Upon review by legal counsel, it was advised to remove language regarding the requirement for complainants to show up and testify, and if not, the case would be dismissed. Dismissal, as legal counsel put it, should be determined on a case-by-case basis. Additional language was offered to be included in complainants' affidavit to reflect participation in any legal proceedings.

REQUEST

Staff is proposing an ordinance to Amend Chapter 6, Animals to add new definitions and clarify nuisance animal reporting requirements to more effectively address common animal complaints.

HISTORY/BACKGROUND

Mauldin Police Department is regularly asked to investigate animal complaints throughout the City. Investigations include complaints of nuisance animals, mistreatment, abandonment, and other violations. Through the course of various investigations, MPD's Code Enforcement Officer has found that certain deficiencies exist within the current code that, if changed, would increase the effectiveness of investigations. These changes include adding two definitions for clarity and conformity and updating reporting requirements to include participation in any judicial action by the complainant.

ANALYSIS or STAFF FINDINGS

The ordinance being presented seeks to address the deficiencies found in two sections and will enhance the department's ability to effectively pursue violators. First, City Ordinance Chapter 6 Section 1 there is no definition for Sustenance or Shelter. Adding these two definitions will make it easier in the future to definitively charge someone with Cruelty to Animals. As these two definitions are essential for the proper care of animals it is important to ensure they are clearly defined in ordinance. The proposed definitions below come directly from SC Code of laws in section 47-1-10.

> *"Sustenance" means adequate food provided at suitable intervals of quantities of wholesome foodstuff suitable for the species and age, sufficient to maintain a reasonable level of nutrition to allow for proper growth and weight and adequate water provided with constant access to a supply of clean, fresh, and potable water provided in a suitable manner for the species.*
>
> *"Shelter" means shelter that reasonably may be expected to protect the animal from physical suffering or impairment of health due to exposure to the elements or adverse weather.*

The second change put forward in the amendment relates to complaints about nuisance animals. Often individuals do not want to produce written complaints (only verbal), there lacks clear notification

requirements to the offending animal owner, and there is no requirement for the complainant to appear and testify in court. These deficiencies lead to dropped charges, ineffective complaint follow-up, and ineffective prosecution.

Therefore, staff is proposing to adopt changes that will require a written complaint statement, notification to the offending animal owner, and require the complainant to testify in court. If the complainant fails to appear in court, the case will be dismissed. These changes will increase the effectiveness of the City ordinance and are consistent with Greenville County's Animal Control Ordinance and relevant state codes. The sections below in red identify the specific changes requested.

Section 6-13. - Nuisance animals; acts deemed a public nuisance.

(b) Upon the receipt of two (2) detailed written and signed affidavits from individuals either residing in separate households or employed by separate businesses, in proximity of the offender that a person is violating the provisions of this section, the animal control officer or other appropriate law or codes enforcement officer shall make reasonable efforts to notify the owner or keeper of the animal in question, that complaints have been received and will investigate the complaint. If the investigating officer determines that the complaint is justified, the animal control officer or other appropriate law or codes enforcement officer shall make reasonable efforts to notify the owner or keeper of the animal, in writing, to correct the violation within ten days. In addition to this procedure, the animal control officer shall have the discretion to investigate other types of complaints that an owner or keeper is violating this section and take action consistent with this section.

RECOMMENDATION

Staff recommends adopting the ordinance as presented or with any requested modifications.

ATTACHMENTS

- Ordinance Amending Chapter 6. Animals

ORDINANCE # _____

AN AMENDMENT TO ARTICLE I, *IN GENERAL*, OF CHAPTER 6, *ANIMALS*, OF THE CITY OF MAULDIN CODE OF ORDINANCES TO AMEND DEFINITIONS AND NOTICE REQUIREMENTS

WHEREAS, the City Council of the City of Mauldin finds it necessary to promote and protect the public health, safety, and welfare of the residents and visitors of the City by regulating the keeping of animals within the City; and,

WHEREAS, City Council desires to provide additional definitions and to provide a notice requirement to the owner(s) of animals under investigation for nuisance complaints.

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 Animal Ordinance be amended as follows:

Section 1. Amend Section 6-1 "Definitions" and 6-13, "Nuisance animals, acts deemed a public nuisance", as follows (the *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 Animal Ordinance that have been skipped and remain unchanged*):

Section 6-1 Definitions. (*Add the following:)*

"Sustenance" means adequate food provided at suitable intervals of quantities of wholesome foodstuff suitable for the species and age, sufficient to maintain a reasonable level of nutrition to allow for proper growth and weight and adequate water provided with constant access to a supply of clean, fresh, and potable water provided in a suitable manner for the species.

"Shelter" means shelter that reasonably may be expected to protect the animal from physical suffering or impairment of health due to exposure to the elements or adverse weather.

***

Section 6-13. - Nuisance animals; acts deemed a public nuisance.

***

(b) Upon the receipt of two (2) detailed written and signed affidavits from individuals either residing in separate households or employed by separate businesses, in proximity of the offender that a person is violating the provisions of this section, the animal control

officer or other appropriate law or codes enforcement officer shall make reasonable efforts to notify the owner or keeper of the animal in question, that complaints have been received and will investigate the complaint. If the investigating officer determines that the complaint is justified, the animal control officer or other appropriate law or codes enforcement officer shall make reasonable efforts to notify the owner or keeper of the animal, in writing, to correct the violation within ten days. In addition to this procedure, the animal control officer shall have the discretion to investigate other types of complaints that an owner or keeper is violating this section and take action consistent with this section.

Section 2. Severability. The provisions of this ordinance are severable. If any part of this ordinance is found to be unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

Section 3. Effective Date. This ordinance will become effective upon second and final reading.

First Reading: _____

Second Reading: _____

Public Hearing: _____

CITY OF MAULDIN

_____
Terry Merritt, Mayor

ATTEST:

_____
Cindy Miller
City Clerk

APPROVED AS TO FORM:

_____
Daniel Hughes
City Attorney

CITY COUNCIL UPDATE
AGENDA ITEM SUMMARY

MEETING DATE: October 20, 2025
AGENDA ITEM: 8b

TO:	City Council
FROM:	Seth Duncan, City Administrator
SUBJECT:	Ordinance to Amend Chapter 38, Through Truck Routes

UPDATE

Upon further review and discussion, staff is not recommending adding the following roads to the No Through Truck Routes Ordinance:

- Holland Road
- Knollwood Drive
- Edgewood Drive

Staff believe that the semi-truck traffic observed on these roads is often lost drivers and not drivers looking for a cut-through or making deliveries. Therefore, staff will work with SCDOT to improve signage in the area and other actions necessary to help improve driver awareness.

REQUEST

Staff is proposing an ordinance to Amend Chapter 38, *Traffic and Vehicles,* Article VI, *Through Truck Routes* to more accurately reflect Council's intention of protecting certain streets from traffic by semi-trucks, 18-wheelers, and similar tractor-trailer types of trucks.

HISTORY/BACKGROUND

Semi-trucks are a necessary part of our economic engine and travers every major roadway in the City daily. However, in recent years there has been an increase in semi-truck traffic on secondary, neighborhood, and residential streets representing a safety hazard to the public, other motorists, and the semi-trucks themselves.

To reduce the risk, Council adopted an ordinance in 2022 restricting semi-truck traffic on Hamby Drive. The ordinance adopted specifically limited through traffic for semi-trucks and similar vehicles along Hamby Drive between Miller Road and Forrester Drive. Signs were installed at the intersection of Miller Road and Hamby Drive and Forester Drive and Hamby Drive to warn drivers, and it allows Mauldin Police Department to issue citations for semi-truck drivers who violate the restriction.

While this roadway is specifically mentioned in code, there are No Thru Truck signs in other parts of the community, but without an accompanying ordinance. While these signs may deter many semi-truck drivers, without the accompanying ordinance, it leaves MPD in a precarious position when it comes to issuing citations.

ANALYSIS or STAFF FINDINGS

To provide MPD with the best opportunity for enforcement, staff has drafted an ordinance that would specifically call out streets and No Thru Truck Routes. These routes are illustrated below and include:

- Ownes Lane to Ashmore Bridge Road by way of Maple Drive.

- Owens Lane to Ashmore Bridge Road by way of Crestwood Drive.
- Whatley Circle to Ashmore Bridge Road by way of Woodland Drive.



Additionally, staff recommends updating the Ordinance to provide readers with a clearer understanding of the no truck route for Hamby Drive. This is because the ordinance posted to MuniCode only provides a reference to an exhibit, but not the actual exhibit. For example, MuniCode provides the following:

> *SC Road S-325 (Hamby Drive) as shown on the map attached hereto as Exhibit "A" along with the location of the "thru trucks prohibited" signs designated as R5-2B-24 as shown on Exhibit "A".*

The proposed changes are as follows:

> **Section 38-173. – Observance of truck routes required; exceptions**
> (a) No person shall operate a truck over and along a no through truck route established pursuant to this article unless otherwise provided herein. The following routes shall be designated as no through truck routes:
> (1) SC Road S-325 (Hamby Drive) between Miller Road and Forrester Drive ~~as shown on the map attached hereto as Exhibit "A" along with the location of the "thru trucks prohibited" signs designated as R5-2B-24 as shown on Exhibit "A".~~
> (2) Ownes Lane to Ashmore Bridge Road by way of Maple Drive.
> (3) Owens Lane to Ashmore Bridge Road by way of Crestwood Drive.
> (4) Whatley Circle to Ashmore Bridge Road by way of Woodland Drive.
> (5) Knollwood Drive
> ***
> **Section 38-175. Penalty.** V~~iolations of this article are punishable by a fine of not more than $200.00 or imprisonment for not more than ten days or both~~. Any person who violates any provision of this ordinance will be subject to penalties described in Section 1-6.
> ***

It is also important to note that though the code allows Council to designate additional no through truck routes by Resolution, staff is recommending adopting these by Ordinance in order to have a complete and

publicly available list all in one place (MuniCode). This way there is better transparency for the public and is more accessible for MPD and Mauldin Municipal Court.

Lastly, these changes, nor the current code, prohibit the operation of a truck making pickups, delivers, or which have other specific business to a location on a designated route provided that the driver can show proof of said business through documentation.

RECOMMENDATION

Staff recommends adopting the ordinance as presented or with any requested modifications.

ATTACHMENT(S)

- Ordinance to Amend Chapter 38,*Traffic and Vehicles,* Article VI, *Through Truck Routes*

ORDINANCE# _____

AN AMENDMENT TO CHAPTER 38, *TRAFFIC AND VEHICLES*, ARTICLE VI, *THROUGH TRUCK ROUTES*, OF THE MAULDIN CODE OF ORDINANCES TO CLARIFY NO THROUGH TRUCK ROUTES.

WHEREAS, Mauldin City Council finds it necessary to amend the Code of Ordinances to better reflect the regulation of certain types of vehicle traffic within the City and provide consistent language for penalties; and,

WHEREAS, the current title of Section 38-173, *Observance of truck routes required; exceptions*, does not adequately describe the provisions or intent of the regulations and which certain trucks are not allowed; and,

WHEREAS, Section 38-175, *Penalty,* should be consistent with language in Section 1-6 *General Provisions* of the Mauldin City Code; and,

WHEREAS, the City Council desires to provide clarity and provide detailed locations for designated *no through trucks* routes on designated streets.

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 Chapter 38, *Traffic and Vehicles,* Article VI, *Through Truck Routes,* be amended as follows:

Section 1. Amend **Section 38-173**, **Observance of truck routes required**, 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 Ordinance that have been skipped and remain unchanged*):

***

Section 38-173. **– Observance of truck routes required; exceptions**

(a) No person shall operate a truck over and along a no-through truck route established pursuant to this article unless otherwise provided herein. The following routes shall be designated as no-through truck routes:

(1) SC Road S-325 (Hamby Drive) between Miller Road and Forrester Drive ~~as shown on the map attached hereto as Exhibit "A" along with the location of the "thru trucks prohibited" signs designated as R5-2B-24 as shown on Exhibit "A".~~

(2) Owens Lane to Ashmore Bridge Road by way of Maple Drive.

(3) Owens Lane to Ashmore Bridge Road by way of Crestwood Drive.

(4) Whatley Circle to Ashmore Bridge Road by way of Woodland Drive.

***

Section 38-175. Penalty. V~~iolations of this article are punishable by a fine of not more than $200.00 or imprisonment for not more than ten days or both~~. Any person who violates any provision of this ordinance will be subject to penalties described in Section 1-6 of the Mauldin City Code.

***

Section 2. Severability The provisions of this ordinance are severable. If any part of this ordinance is found to be unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

Section 3. Effective Date. This ordinance shall become effective upon second and final reading.

First Reading: _____

Second Reading: _____

Public Hearing: _____

CITY OF MAULDIN, SOUTH CAROLINA

_____

Terry Merritt, Mayor

ATTEST:

_____

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

_____

REVIEWED:

_____

Daniel Hughes, City Attorney

Seth Duncan, City Administrator

CITY COUNCIL UPDATE
AGENDA ITEM SUMMARY

MEETING DATE: October 20, 2025
AGENDA ITEM: 8c

TO:	City Council
FROM:	Seth Duncan, City Administrator
SUBJECT:	Ordinance Amending Chapter 28. Parades, Picketing and Demonstrations

UPDATE

Legal counsel advised and included an appeal process and additional language about repealing of conflicting ordinances/language. The ordinance was also modified to include a longer application period by increasing the notice period from 48 hours to 10 business days prior to the planned demonstration. This will provide an appropriate time for the City Administrator or designee time to review the request and approve or deny the permit request. It also provide a duration sufficient for the appeal window to close prior to the planned date of the demonstration.

REQUEST

Staff is proposing an ordinance to Amend Chapter 28, Parades, Picketing and Demonstrations to protect public safety and public property and establish regulations pertaining to demonstrations on public trails, bridges, and sidewalks.

HISTORY/BACKGROUND

In 2024, construction was completed on the Mauldin GateWay Bridge, the only pedestrian purposed bridge across Interstate 385. Along with an accompanying trail, the Bridge connects both residents and visitors to BridgeWay Station and eventually to the Swamp Rabbit Trail. The iconic Bridge provides spectacular views of BridgeWay Station and is regularly used by recreational enthusiasts and many others.

Over the last few months, staff have begun to see greater interest from the public to conduct demonstrations on the Bridge or for events. One group specifically sought guidance and assurance from Mauldin Police Department that demonstrations were permitted on the structure prior to their use. MPD provided general guidance within the framework of existing ordinances, but was not able to pinpoint a specific ordinance for the group to follow.

Since that time, we have seen others (without first requesting permission) conducting demonstrations or received complaints from the public pertaining to individuals or groups protesting on the bridge. In each instance an MPD officer was dispatched to review the situation and determine if any violations were found. The main violations found included the following:

- Affixing signs/banners to the structure (Sec. 6:4 Signs, *Zoning Code)*
- Trash being left from demonstrations (Sec. 36-4. Littering)
- Interfering with users of the bridge (Sec. 28-71. *Permitted; Conditions.*)

ANALYSIS or STAFF FINDINGS

In order to provide clear guidance to MPD and the public pertaining to demonstrations and protest on the bridge, staff has prepared an ordinance for consideration. This ordinance is not intended to regulate

the content of speech or expression, but is a content-neutral regulation of the time, place and manner of such activities, narrowly tailored to address public safety concerns and the free use of public spaces by the public.

The ordinance specifically:

- Prohibits affixing permanent or temporary physical structure or display on any bridge, trail, or sidewalk without permission by the City.
- Requires demonstrations to leave a minimum of five (5) feet of unobstructed width on any public trail, three (3) feet for sidewalks, and one-half of the available width of a bridge walkway for the safe passage of users.
- Requires a permit for demonstrations that will involve groups of 20 people or more.
- Provides for an application process that cannot be reasonably withheld and is for the purpose of having a point of contact for those demonstrating and for scheduling purposes. The application will not require a statement of the purpose or content of the demonstration.
- If a permit is denied the City Administrator or designee will provide a written explanation and when possible, offer an alternative date/time.
- A permit is not required for spontaneous gatherings of individuals responding to recent news or events so long as it does not violate other provisions of the ordinance.
- Any person who violates any provision of the ordinance could be subject to fines or fees up to the City's max ($500).

In addition, staff are working on bridge and trail rules signs to be installed near the bridge to remind users of the City's various rules and ordinances pertaining to using recreational infrastructure. These rules include common reminders like keeping dogs on leashes, no littering, permitted uses, keeping right, no motorized vehicles, etc.

RECOMMENDATION

Staff recommends adopting the ordinance as presented or with any requested modifications.

ATTACHMENT(S)

- Ordinance to Amend Chapter 28. Parades, Picketing and Demonstrations

ORDINANCE# _____

AN AMENDMENT TO CHAPTER 28 OF THE MAULDIN CITY CODE TO REGULATE DEMONSTRATIONS, ASSEMBLIES, AND EXERCISES OF EXPRESSIVE CONDUCT ON PUBLIC TRAILS, BRIDGES AND SIDEWALKS; TO PROMOTE AND PROTECT PUBLIC SAFETY AND PUBLIC PROPERTY; AND TO PROVIDE FOR ENFORCEMENT AND PENALTIES.

WHEREAS, the City of Mauldin has an interest in protecting the health, safety, and welfare of its citizens and visitors; and

WHEREAS, the public trails, bridges and sidewalks within the city are a valuable public resource used for recreation, exercise, commuting, and general transportation; and

WHEREAS, unregulated demonstrations, assemblies, or expressive conduct on these specific, limited-access public spaces may create significant hazards to public safety, impede emergency services, and disrupt the public's intended use of the trails, bridges and sidewalks; and

WHEREAS, this ordinance is not intended to regulate the content of speech or expression but is a content-neutral regulation of the time, place, and manner of such activities, narrowly tailored to address the aforementioned public safety concerns;

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 Chapter 28 (Parades, Picketing, and Demonstrations) of the Mauldin City Code be amended as follows:

Section 1. Amend Chapter 28, Parades, Picketing and Demonstrations as follows (*language that is ~~struck through~~ is language proposed to be deleted, <u>underlined language</u> is language proposed to be added, language that is not ~~struck through~~ or <u>underlined</u> is not to be changed, and *** represents sections of the Ordinance that have been skipped and remain unchanged*):

<u>ARTICLE V. DEMONSTRATIONS</u>

<u>SECTION. 28-200. DEFINITIONS.</u>

<u>For the purpose of this ordinance, the following terms shall have the meanings ascribed to them:</u>

<u>(a) "Demonstration" or "Expressive Conduct" will mean any demonstration, assembly, picketing, speechmaking, marching, protesting, vigil, or other like conduct that involves the communication of a message to the public.</u>

(b) "Public Trail" will mean any paved or unpaved pathway or trail owned, leased, or maintained by the city that is primarily designated for pedestrian, bicycle, or other non-motorized vehicle traffic.

(c) "Public Bridge" will mean any structure owned, leased, or maintained by the city that provides a passage over an obstacle such as a waterway, roadway, or ravine, and which is part of a public trail system. This definition does not include bridges on public streets or highways primarily intended for motor vehicle traffic.

(d) “Public Property” will mean and include any property of the city, or agency thereof, including that owned entirely by such public body, or over which it holds a right-of-way or easement on any streets, roads, parks, malls or other public lands.

SECTION 28-201. REGULATION OF DEMONSTRATIONS.

(a) No person will engage in any Demonstration or Expressive Conduct on a Public Bridge that obstructs the free movement of pedestrians, bicycles, or emergency vehicles. Demonstrators on bridges will not occupy more than one-half of the available width of the bridge walkway, sidewalk, or trail surface.

(b) No person will engage in any Demonstration or Expressive Conduct on a Public Trail that blocks or impedes the free passage of other users. Demonstrators will leave a minimum of five (5) feet of unobstructed width on any Public Trail to allow for the safe passage of other users, including those on bicycles, wheelchairs, or with strollers.

(c) No person will engage in any Demonstration or Expressive Conduct on a public sidewalk that blocks or impedes the free passage of other users. Demonstrators will leave a minimum of three (3) feet of unobstructed width on a public sidewalk to allow for the safe passage of other users, including those using wheelchairs or with strollers.

(d) It will be unlawful to use amplified sound (e.g., bullhorns, speakers, etc.) on any Public Bridge, Public Trail, or sidewalk at a volume that is audible more than fifty (50) feet away, or that violates any other applicable city noise ordinance. This restriction is to prevent disturbances to nearby residential areas and to allow emergency personnel to be heard.

(e) The placement of any permanent or temporary physical structure or display, including but not limited to signs, tables, or canopies, on any Public Bridge, Public Trail, or sidewalk is prohibited. This provision is intended to prevent obstructions and safety hazards.

SECTION 28-202. PERMITTING FOR LARGE DEMONSTRATIONS.

(a) A permit is required for any Demonstration consisting of more than twenty (20) persons on any Public Trail, Public Bridge, or Public Property.

(b) The purpose of the permit is for the City to ensure public safety, manage potential conflicts with other events or trail users, and to coordinate with emergency services.

(c) The application for a permit shall be submitted to the City Administrator or their designee no later than ten (10) business days in advance of the planned Demonstration. The application will require only the name, contact information of the organizer(s), and the anticipated number of participants. The application will not require a statement of the purpose or content of the Demonstration.

(d) The City Administrator will approve or deny the permit application within twenty-four (24) hours of its submission, based solely on the following content-neutral criteria:

1. The proposed Demonstration would not impede emergency vehicles.

2. The proposed Demonstration would not block or unreasonably obstruct access to residential or commercial property.

3. The proposed Demonstration does not conflict with a previously permitted event or activity at the same location and time.

(e) If a permit is denied, the City Administrator will provide a written explanation of the denial and, where possible, offer an alternative time, place, or manner for the Demonstration that would be approved.

(f) The applicant shall have the right to appeal the decision of the City Administrator within five (5) business days from receipt of notice. An appeal does not stay the denial of the permit. The hearing shall be held within thirty (30) days from the date of notice of the request at a regular or special-called meeting of city council. The city council shall notify the applicant of its determination in writing and the decision shall be the final decision of the City. The City Administrator shall have the discretion to designate the hearing duties of this section to a hearing officer.

(g) This permitting requirement will not apply to a spontaneous gathering of individuals responding to recent news or events, so long as the gathering does not violate any other provision of this ordinance, particularly Section 28-201.

SECTION 28-203. ENFORCEMENT AND PENALTIES.

(a) Any person who violates any provision of this ordinance will be subject to fees and or fines according to Sec. 1-6 of for each offense.

(b) This ordinance shall not be construed to prevent law enforcement from dispersing any assembly, regardless of size or permit status, that is engaging in unlawful activity, such as inciting violence, engaging in assault, or destroying public or private property.

Section 2. Severability. The provisions of this ordinance are severable. If any part of this ordinance is found to be unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

Section 3. Repeal of Conflicting Ordinances. All ordinances, orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 3. Effective Date. This ordinance will become effective upon second and final reading.

First Reading: _____

Second Reading: _____

Public Hearing: _____

CITY OF MAULDIN, SOUTH CAROLINA

_____

Terry Merritt, Mayor

ATTEST:

_____

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

_____

Daniel Hughes, City Attorney

REVIEWED:

_____

Seth Duncan, City Administrator

CITY COUNCIL
AGENDA ITEM

MEETING DATE: October 20, 2025

AGENDA ITEM: 8d

TO: City Council

FROM: Public Works Director, Matthew Fleahman

SUBJECT: City Hall Renovation Budget

REQUEST

The Public Works Department is requesting approval from Council on the budget for the City Hall renovations.

HISTORY/BACKGROUND

During the August 2025 City Council meeting, Council approved funding for City Hall improvements as part of the City of Mauldin's 2024-2025 Fiscal Year surplus projection and recommended expenditure plan. The funds came were generated from revenues coming in over projections on primary items (property taxes, permits, and business license). As part of staff's recommendation for the funds, it was identified that a full facility generator was needed for the building as well as other interior improvements. Council ultimately authorized $250,000 for the upgrades and is now being presented with a full budget for those funds.

ANALYSIS or STAFF FINDINGS

Below is a summary of activities and equipment staff is recommending for the use of the funds provided by Council. The first priority for these funds is the full facility generator, with the other items presented on an as funding is available basis.

Full Facility Generator - $185,000

The existing generator was installed when the facility was constructed and is currently undersized for the facility. During the aftermath of Hurricane Helen, it was noted that the generator could only power PD Dispatch and a few portions of the building. Using comparable quotes from recent generator replacements around the City, an estimate of $185,000 is projected. The new system will be sized to power the entire building and any projected expansion of the facility.

Interior Painting - $5,000

The interior lobby of the City Hall complex hasn't been painted since the facility was constructed. Damage to the walls and paint are noted in both the PD section of the downstairs lobby and the staircase by the Business and Development Office. Interior painting is expected to cost approximately $5,000 and will include drywall repair, painting, and trim repairs. Interior colors will be selected by Administration.

Electronic Door Locks - $16,000

While City Hall closes at 5pm, the PD section of the facility remains open 24 hours a day. To bolster facility security, electronic mag locks/door closers are recommended for the two doors connecting the City Hall lobby with the PD section of the facility. Electronic timers can ensure that the doors close at the appropriate time and can only be accessed with the appropriate key card. The expected cost of the security upgrade is approximately $16,000 and will connect to the existing system currently in place at the facility. The proposed cost estimate has been generated from previous quotes and does include replacing the existing wooden doors with glass. Potential cost savings can be realized if the existing wooden doors are repurposed.

ADA accessible entry way - $8,000

The PD section of City Hall remains open 24 hours a day; however, the door to the PD section does not comply with the ADA requirements. A push button electronic door opener is recommended for this entryway at an approximate cost of $8,000. If quotes for the system come in less than anticipated, a similar system will be installed on the front doors of the City Hall lobby.

Council Chamber Carpet - $15,000

Staff recommends replacing all carpet in the Council Chamber with new. The existing flooring has been in place since construction and needs updating. The estimated cost is approximately $15,000 and the pattern/style will be selected by Administration.

Contingency – Balance to finish

The total cost for the projects presented is identified as $229,000. Due to price variability and the conservative nature of how these estimates were generated, a contingency line is recommended. In the event that total costs come in less than the estimates, staff will work to identify additional projects for the facility. These additional projects could include replacing carpet in additional areas, 1st floor public bathroom improvements, or other needed upgrades. If no additional projects can be identified with any remaining balance, those funds will be returned to fund balance.

FINCANCIAL IMPACT

The following narrative summarizes conservative estimates for the projects identified in the City's recommendation. Due to the varying scope of work for the projects, the City will post Request for Quotations (RFQs) for these items independently.

Project	Cost
Full Facility Generator	$185,000.00
Interior Painting	$5,000.00
Electronic Door Locks	$16,000.00
ADA accessible entry way	$8,000.00
Council Chamber Carpet	$15,000.00
Contingency	$21,000.00
TOTAL	**$250,000.00**

RECOMMENDATION

Staff recommends the City Council approve the budget for the renovations at City Hall.

CITY COUNCIL
AGENDA ITEM SUMMARY

MEETING DATE: October 20, 2025
AGENDA ITEM: 8e

TO:	City Council
FROM:	Gregory Saxton, Assistant City Administrator
SUBJECT:	Public Art Trail Selection 2025-2026

REQUEST

Staff is recommending Council approval to commission Aldo Muzzarelli to build and install his piece "The Minstrel of the Muses" along the Mauldin Art Trail.

HISTORY/BACKGROUND

Since 2014, the City of Mauldin has commissioned various works of art as part of an art trail along City Center Drive. The Mauldin Public Art Trail is an initiative designed to beautify the community with public art displays created by local and regional artists.

This year's theme, *Inspiring Transformation*, focuses on the promises of community growth and vibrant development which is something that can be seen all around us. Moreover, the process of transformation and rebirth is necessary for its full potential to become evident and hope this helps residents craft a life full of energy and color.

In June, staff issued a Request for Proposals (RFP) to solicit proposals from local and regional artists. Staff received a total of three proposals, and each were asked to prepare a 3-D model due in August. Once received, each was reviewed and considered based upon the artists' scale models, concept statements, and suitability for the trail.

ANALYSIS or STAFF FINDINGS

The Minstrel of the Muses, by Aldo Muzzarelli, is a monumental sculpture that embodies the transformative power of inspiration and creativity. Composed of three carefully stacked cubes, the piece traces a symbolic journey from ancestral roots through diverse sources of human ingenuity, culminating in the vibrant expression of artistic creation. Each cube will integrate symbolic elements including ancestral masks, artistic and scientific motifs, and natural forms. Crowning the sculpture stands the Minstrel, a timeless figure of the free-spirited artist.

When complete, the piece will stand 7'10" in height and 3'5" in width and weight approximately 330 pounds. The medium will be mostly welded steel and painted resin, and will be installed with removable concrete screws.

Aldo Muzzarelli is a Venezuelan-born artist who holds a Bachelor of Arts from the Central University of Venezuela. He served as the Director of Culture in his hometown along with teaching at fine arts workshops all over Venezuela. Muzzarelli has created monumental works for the Cathedral of San Pedro in Caracas and opened his own gallery in Tinaquillo. Since immigrating to the United Sates, Muzzarelli has continued his artistic pursuits and has won awards and recognition while participating in exhibitions

around the world. If approved, this would be Aldo's second piece of art along the trail as he was the artist that created *The Big Cocoon* which was installed in 2019.

The Aldo will have until April of 2026 to build and install the new art display. The revealing of the new art display will take place during our annual Blues and Jazz Festival of 2026.

FISCAL IMPACT

The City has budgeted $18,000.00 for this year's Public Art Trail. Finalist is notified that the project is not to exceed $ 15,000.00 which covers artist fees, travel, materials, installation, and documentation.

RECOMMENDATION

Staff recommends approving and commissioning Aldo Muzzarelli and his piece *The Minstrel of the Muses* for installation along the Mauldin Public Art Trail.

ATTACHMENT(S)

- Aldo Muzzarelli Application

Aldo Muzzarelli. 864 9916259. awlx2001@yhoo.com

Proposal for the 2025–2026 Mauldin Public Art Trail: **"Inspiring Transformation"**

Title of the Work: *The Minstrel of the Muses*

Artist: Aldo Muzzarelli
Medium: Welded steel, painted resin
Dimensions: 7 ft 10 in (height) x 3 ft 5 in (width)
Approximate Weight: 330 lbs.
Installation Method: Removable concrete screws (½ in diameter x 4 in long)

The Minstrel of the Muses

By Aldo Muzzarelli

The Minstrel of the Muses is a monumental sculpture that embodies the transformative power of inspiration and creativity. Composed of three carefully stacked cubes, the piece traces a symbolic journey from ancestral roots through diverse sources of human ingenuity, culminating in the vibrant expression of artistic creation.

Each cube integrates symbolic elements—ancestral masks, artistic and scientific motifs, and natural forms—crafted with deliberate textures and colors that evolve from aged metals to luminous vibrancy. This progression mirrors the unfolding of inspiration from memory to light, from the silent spark to full manifestation.

Crowning the sculpture stands the Minstrel, a timeless figure of the free-spirited artist. Holding a painter's palette and brushes, he represents the creative voice that channels the legacy of the nine Muses, bridging tradition and innovation. More than a performer, he is a herald of transformation, inviting viewers to witness the alchemy of art and the eternal dance between past and future.

Aldo Muzzarelli. 864 9916259.

Design. Color. Materials and Size.

The piece is a sculpture in welded steel and resin, approximately **8 ft** tall and **3.5 ft** wide. It is composed of three stacked and slightly offset cubes, creating an intentional visual balance that enhances its sculptural presence.

The materials and finishes evolve from base to top: the lower cube has the appearance of oxidized iron, the middle cube simulates aged bronze with a greenish patina, and the upper cube features a finish that starts as bronze and gradually transitions into golden tones, symbolizing the culmination of creativity and expression. This chromatic and material transition reflects a symbolic journey of artistic transformation.

The design incorporates motifs referencing cultural memory, artistic and scientific inspiration, and contemporary expression, culminating at the top with three books arranged as ascending steps and a minstrel figure in vivid tones, holding a painter's palette and brushes, representing the creative spirit.

The sculpture, designed for outdoor display, weighs approximately 330 pounds and is anchored with removable concrete screws to ensure stability. The combination of steel, resin, and paint emphasizes durability, color, and the symbolic richness of the work.

Aldo Muzzarelli. 864 9916259.

Production Schedule – Sculpture **"The Minstrel of the Muses"**

- **October 15–28:** Purchase of materials (clay, resin, rubber for molds, paint, tools, etc.)
- **October 28–November 5:** Fabrication of the metal cubes and base under my supervision, including welding of these pieces
- **October 29–January 15:** Creation of clay figures (minstrel, books, ancestral masks, etc.)
- **January 15–February 15:** Mold-making and casting of the clay figures in resin
- **February 16–28:** Preparation of additional metal pieces (laser-cut elements, gears, robotic arms, etc.)
- **March 1–10:** Integration of resin figures onto the metal structure
- **March 11–20:** Application of automotive primer and base paint
- **March 21–30:** Detailed painting, bronze effects, oxidation, and patina
- **March 31:** Application of gold leaf and gilding
- **April 1–2:** Final sealing with professional satin finish sealant
- **April 1–15:** Transportation of the completed piece to the Mauldin Art Trail

Title of the Work: The Minstrel of the Muses
Artist: Aldo Muzzarelli

Budget

Item	Description	Quantity	Unit Cost	Total
Steel bases & pedestal	Cubes of three sizes plus larger steel pedestal	1 set	$2,250	$2,250
Modeling clay	Minstrel, books, ancestral masks, etc.	6 boxes (25 lb each)	$80	$480
Brushes of Metal		2	$50	$100
Casting resin	To pour clay figures	1	$800	$800
Rubber for molds	For resin figures	1	$560	$560
Epoxy A/B	To reinforce exterior of rubber molds	1	$450	$450
Laser-cut metal pieces	Robot arm, microscope, treble clef, palette, etc.	1 set	$450	$450
Metal gears	For sculpture	3	$60	$180
Automotive gray primer spray	Background for entire sculpture	12 cans	$17	$204
Putty	For surface retouching	1	$40	$40
Bronze-effect paint	Brown, slate, green, ochre (¼ gallon each)	4	$22	$88
Patina green	Bronze-effect	1	$16	$16
Sienna paint	Rust effect	1	$16	$16
Bright gold paint	Outdoor, weather-resistant	1	$70	$70
Vibrant acrylic paints	Red, yellow, blue, green, orange	5	$17	$85
Gold leaf & mordant	Outdoor application	1	$450	$450
Automotive satin sealer spray	Entire sculpture	12 cans	$27	$324
Concrete anchors	4 units	4	$6	$24
Travel for materials & welding	3 trips (1 to NC, 2 for welding metal pieces)	3	$200	$600
Insurance	General liability insurance during execution, transportation, and installation (covering damage to third parties or property)	1	$200	$200

Grand Total: $8,927

Note: The remainder of the budget represents the artist's fees. This quotation may be subject to minor adjustments as cost-saving options are explored during the process.

Aldo Muzzarelli. 864 9916259. awix2001@yahoo.com

Conceptual Description of the Sculpture

The proposed sculpture is conceived as an allegory of the transformative power of art and inspiration. It consists of three slightly offset but balanced cubes, forming an ascending narrative of roots, creativity, and transformation.

The **first cube**, with a finish evoking oxidized iron, represents cultural memory and humanity's origins. On each face, four protruding books display ancestral masks —African, South American, Cycladic, and Japanese— symbolizing diverse traditions and the expressive power of heritage.

The **second cube**, with an aged bronze finish, embodies the sources of human creativity. Its reliefs include a treble clef (music as a universal language), a pair of theatrical masks (performing arts), a parchment with an inkwell and quill (literature and narrative power), and a Native American ancestral mask, honoring the land where the sculpture is displayed.

The **third cube** begins in bronze and gradually transitions to bright, luminous gold, representing the culmination of the creative process and transformation. Its symbols —a microscope (science), multiple gears and a robotic arm (technology), and a flower (nature)— evoke the pursuit of knowledge, innovation, and harmony with the organic world.

A **network of golden scales** flows poetically throughout the piece, suggesting a vital current of inspiration that moves through all levels of the sculpture and converges at the top, merging with the radiant gold and bursting into vivid color.

Nine **books** are scattered throughout the sculpture, symbolizing the nine Greek Muses of the arts and sciences, representing knowledge and the creative spark that drives cultural evolution.

On the third cube, three **books in vivid colors** form ascending steps, topped by a **polychrome jester**. Holding a palette in one hand and brushes in the other, the jester embodies the contemporary artist: rooted in tradition but projecting a vision toward a transformative future.

The visual and material evolution of the piece —from oxidized iron at the base, through transitional bronze, to bright gold at the summit— reinforces the theme of transformation. Ultimately, the sculpture is a metaphor for art as a vital force that elevates, connects, and reshapes our relationship with both the past and the future.

Aldo Muzzarelli. 864 9916259. awix2001@yahoo.com

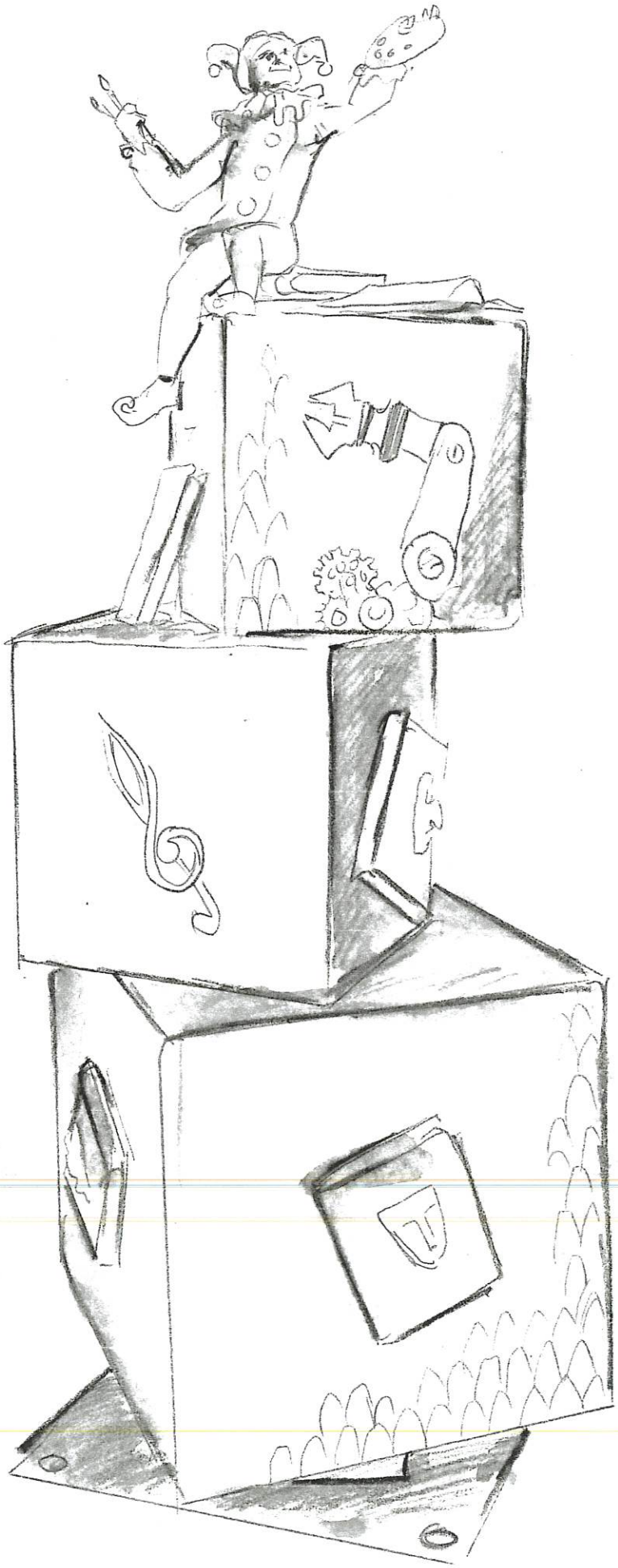
Maintenance Plan.

Any sculptural work displayed outdoors that is not made of bronze will eventually require some touch-ups over the years. If these occasional restorations are properly carried out on a piece made of metal, resin, concrete, or stone paste, there is no reason it should last less than 20 years.

This is a welded steel sculpture with resin pieces adhered using a high-durability, weather-resistant adhesive. The work will be protected with automotive primer, high-resistance acrylic paint, and a professional satin finish exterior sealant.

As with any outdoor artwork, over time it may require touch-ups to refresh the colors, particularly due to bird droppings or other minor effects, including the application of a new layer of sealant. If selected, I commit to inspecting the piece and performing this maintenance as needed.

For cleaning, only a damp cloth is required. For bird droppings, use water with isopropyl alcohol. Any touch-ups can be done with the same paint used for the original execution, followed by resealing with a professional automotive sealant.



CITY COUNCIL
AGENDA ITEM SUMMARY

MEETING DATE: October 20, 2025
AGENDA ITEM: 8f

TO:	City Council
FROM:	Seth Duncan, City Administrator
SUBJECT:	City Council Rules and Procedures

REQUEST

Following Council's Workshop recently, a draft of revised City Council Rules and Procedures is being proposed based upon the feedback from Council.

HISTORY/BACKGROUND

Council last revised City Council Meeting Rules and Procedures in 2005 and recently held a workshop to discuss potential changes. The proposed changes focused on clarifying public comment periods to reflect the will of Council. The changes being proposed provide clearer guidelines for the presiding officer to allocate up to 5 minutes per speaker or less time if appropriate.

ANALYSIS or STAFF FINDINGS

Below is a list of changes made which are also identified in the accompanying document and noted in red.

- "Presiding officer" replaced "Mayor" in a number of instances where appropriate
- Section 4. Addressing the Council – clarified conduct of speakers and purpose, and speakers time
- Section 5. Addressing the Council: Public Hearings – added discretion for the presiding officer
- Various formatting changes

RECOMMENDATION

Staff recommends adopting the Rules and Procedures as presented or with any requested modifications.

ATTACHMENT(S)

- City Council Rules & Procedures

City of Mauldin
Mauldin City Council
Meeting Rules and Procedures

~~(Adopted February 18, 2002)~~

~~(Amended February 16, 2004)~~

~~(Amended May 16, 2005)~~

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(Amended October 20, 2025)

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Section 1. Rules, Purpose, and Effect.

1. The City Council's meetings must be noticed and conducted in accordance with applicable open meeting statutes and other law.
2. These rules and procedures are adopted by the City Council of the City of Mauldin under the Council's authority as provided by state statute and municipal code for determining their own rules and conduct of its meetings. Where not inconsistent with these rules and procedures or other applicable law, the current edition of *Robert's Rules of Order Newly Revised* will be used as a supplementary guideline and general parliamentary procedure will be observed in the conduct of the Council's meetings.
3. The Mayor, or a majority of the Council, may suspend the strict observance of these rules and procedures and any applicable provisions of *Robert's Rules* for the timely and orderly progression of the meeting.

Section 2. Presiding officer.

1. As provided by the City Code, the Mayor, or in the Mayor's absence, the Mayor Pro Tempore is the presiding officer of the City Council and will preside over all City council meetings.
2. The presiding officer will preserve order and decorum at all meetings of the City Council to allow for the orderly conduct of the business of the meeting and to provide persons in attendance with an interest in all agenda items to have an opportunity to have their item of interest duly considered by the Council, including a fair opportunity for interest persons to speak on public hearing items.
3. Any decision by the ~~Mayor~~ presiding officer on procedural items is final, subject only to the appeal of the whole Council as provided in *Robert's Rules*.

Section 3. Order of Business; Regular meetings.

1. The order of business at the regular meetings of the City Council shall be as follows:
    - Call to order (Invocation, Pledge of Allegiance).
    - Reading and approval of the minutes.
    - Public comment on items appearing on the agenda.
    - Reports or communications from city officers.
    - Reports from standing committees.
    - Reports from special committees.
    - Unfinished business.
    - New business.
    - Public comment on matters not appearing on the agenda.
    - Council requests.
    - Adjournment.

2. The ~~Mayor~~ presiding officer, or a majority of Council, may decide to consider items out of sequence from the printed agenda for the meeting. The Council cannot act on any items not listed on the agenda unless an emergency exists.

Section 4. Addressing the Council; Regular Meetings.

1. Any person wishing to address the Council must fill out the Speaker's Log before the start of the meeting. The Log shall indicate the speaker's name, address, and the agenda item or subject matter on which the person wishes to speak. No one will be allowed to sign the Speaker's Log after the Call to Order. ~~Citizens~~ Speakers will be allowed to speak on any matter other than personnel matters and matters under litigation. Speakers will direct all comments to the presiding officer as this is an opportunity for Council to hear comments from the public and it is not a question and answer sessions. Prior to Council's consideration of any item on the agenda for that night's meeting, persons indicating a desire to speak on ~~any~~ an agenda item will speak in the order in which they registered. ~~Presentations~~ A speaker's time will be limited to not exceed five minutes (time limit set by the presiding officer) per person, and all speakers combined will not exceed thirty minutes ~~for all citizen comments~~.

   Following the conclusion of Council's consideration of the business items on the agenda, those persons signed up to speak on items not on the agenda will have an opportunity to speak about matters not listed on that night's agenda. ~~Presentations~~ A speaker's time will be limited to not exceed five minutes per person, and will not ~~to~~ exceed thirty minutes, minus the time used by persons to speak on items listed on the agenda.

2. Proper decorum must be observed by members of Council, by speakers, and by the audience. The ~~Mayor~~ presiding officer shall keep control of the meeting and require the speakers and the audience to refrain from abusive and profane remarks, disruptive outbursts, applause, protests, or other conduct that disrupts or interferes with the orderly conduct of the business of the meeting. Personal attacks on Council members, City staff, or members of the public are not allowed. It is inappropriate to use a public hearing or the public comment period for the purposes of making political speeches, including threats of political action. Engaging in such conduct, and failing to cease with such conduct on the request of the Mayor, will

be grounds for ending a speaker's time at the podium or for removal of any disruptive person from the meeting room, at the direction of the ~~Mayor~~ presiding officer.

Section 5. Addressing the Council: Public Hearings.

1. Any person wishing to address the Council must fill out the speaker's log before the start of the meeting. The log shall indicate the speaker's name, address, and the agenda item or subject matter on which the person wishes to speak.
2. The time limit for each speaker's comments will be limited to a maximum of five minutes. Speakers may be limited to less than five minutes in consideration of the number or people wishing to speak, the length of the agenda, and the timely and orderly progression of the meeting, and at the discretion of the presiding officer.
3. Applicants on public hearing items and their attorneys, representatives, experts, and supporting witnesses are not necessarily limited to a total of five minutes, but must be concise and coordinate their presentations to avoid repetition and unnecessary length. At the discretion of the chair, rebuttal comments by the applicant or applicant's representative may be allowed. If allowed, rebuttal comments will address matters and questions raised in the public hearing or questions raised by Council. Rebuttal comments must be brief.
4. The purpose of public comment is to provide information and the speaker's view for consideration by Council. Any questions raised by the speaker will not be answered by Council during the public hearing, but will be referred for follow-up by the City Administrator or City Staff after the conclusion of the public hearing. It is not appropriate in the public hearing or public comment period for the speakers to debate the matter with other speakers, the audience, or members of Council. All comments should be addressed through the chair. After being recognized by the Chair, the Council may pose questions to the speakers, any applicant's representative, and the City staff. Except when answering a direct question from a Council member, all remarks will be addressed to the Council as a whole, and not to individual members.
5. Proper decorum must be observed by members of Council, by speakers, and by the audience. The Mayor shall keep control of the meeting and require the speakers and the audience from abusive and profane remarks, disruptive

outbursts, applause, protests, or other conduct that disrupts or interferes with the orderly conduct of the business of the meeting. Personal attacks on Council members, City staff, or members of the public are not allowed. It is inappropriate to use a public hearing or the public comment period for the purposes of making political speeches, including threats of political action. Engaging in such conduct, and failing to cease when such conduct on the request of the Mayor, will be grounds for ending a speaker's time at the podium or for removal of any disruptive person from the meeting room, at the direction of the Mayor.

Section 6. Executive Sessions.

1. Executive sessions may be called in accordance with state law. Prior to going into executive session, council shall vote on the question of closing the meeting and going into executive session. Upon a favorable vote, the chair shall announce the executive session's purpose.
2. Council may not take any "formal action" in executive session. Formal action means a recorded vote committing the council to a specific course of action.
3. No matters may be discussed in executive session except for the announced purpose of the executive session.
4. If written materials are presented in executive session, council members shall be given at least five minutes to review the material prior to any discussion.
5. Prior to the adjournment of the Executive Session, the chair shall give every council member a chance to speak. Every member shall have one turn. Turns shall be according to council seat numbers with the first member to speak being rotated accordingly.
6. No votes may be taken in Executive Session except to adjourn or return to public session.