

**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 Soobie 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