



CITY COUNCIL MEETING

MONDAY, NOVEMBER 17, 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
NOVEMBER 17 , 2025
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

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|---|--------------------|
| 1. Call to Order | Mayor Merritt |
| a. Welcome | |
| b. Invocation | |
| c. Pledge of Allegiance | |
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| 2. Proclamations and Presentations | Mayor Merritt |
| a. Audit Presentation | |
| b. Justin Dean Proclamation | |
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| 3. Reading and Approval of Minutes | Mayor Merritt |
| a. City Council Meeting – October 20, 2025
[Pages 5-14] | |
| b. Special Called Council- November 3, 2025
[Pages 15-16] | |
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| 4. Public Comment (Agenda Items) | Mayor Merritt |
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| 5. Report from City Administrator | Seth Duncan |
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| 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 |
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| 7. Unfinished Business | Mayor Merritt |
| Ordinances 2nd 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 17- 37] | 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 | Chairman Steenback |

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 38-48]

- c. An Amendment to Chapter 6, Animals, of the City of Mauldin Code of Ordinances to Update Definitions and Reporting Requirements [Pages 49-52] Chairwoman King

- d. An Amendment to Chapter 38, Traffic and Vehicles, Article VI, Through Truck Routes, of the Mauldin Code of Ordinances [Pages 53- 58] Chairwoman King

- e. 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 59- 64] Chairwoman King

8. New Business

Ordinances 1st Reading

- a. An amendment to Section 7:3 of the Mauldin Zoning Ordinance to allow mobile food sales at specified sales at specified places of entertainment [Pages 65- 70] Chairman Steenback

- b. An amendment to Articles 7 and 8 of the Mauldin Zoning Ordinance pertaining to accessory dwelling units [Pages 71-83] Chairman Steenback

Standing Committee Items

- c. Judicial Re-appointments [Page 84] Chairwoman King

Committee of the Whole

[None]

9. Public Comment (Non-Agenda Items) Mayor Merritt

10. Council Concerns Mayor Merritt

11. Call for Executive Session

Executive Session to consider:

- a. Consideration of an economic development matter regarding Project Bunker as allowed by State Statute 30-4-70(a)(2)

Immediately following Executive Session:

- b. Possible action on items discussed in Executive Session

12. Adjournment

Mayor Merritt

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
OCTOBER 20, 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

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

2. Proclamations and Presentations

- a. Keep Greenville Beautiful Presentation- Summer Gagnon was present from Keep Greenville Beautiful. She spoke of the importance of removing litter in communities. Litter is unsightly and sends a message that negative behavior is tolerated in a community and perhaps is an unsafe place to be. She thanked the City of Mauldin for participating in the second Clean-Up day this year, which was held on October 11, 2025. 522 total hours were given by 261 volunteers this year. They removed 2,660 pounds of litter. That is a cost savings to the City of Mauldin of \$16,265.52.

- b. Red Ribbon Proclamation- The Mayor read the proclamation.

3. Reading and Approval of Minutes

- a. City Council Meeting – September 15, 2025
- b. Special Called Council- October 6, 2025
- c. City Council Workshop – September 17, 2025

All sets of minutes were approved by unanimous consent.

4. Public Comment (Agenda Items)

- a. Darlene Pace- Pollyanna Drive in Harrington subdivision. She is concerned about the over-development of land around Fork Shoals Road and Ashmore Bridge. The area has problems with erosion, human and animal safety, and traffic. She would like to see more green space instead of more development. Ms. Pace is also concerned about earlier comments attributed to the developer saying they were short acreage and funds for traffic remediation.

- b. Ted Turiano- Dodd Trail In Harrington subdivision. He asked about the road study and when it was done. Mr. Turiano then asked who would pay for the proposed roundabout.
- c. Luke White of 102 Fieldtower Court was present representing Ashmore Bridge, LLC. He said Cottage Green is a thoughtful development that aligns with the City's goals. The developer has been carefully vetted. He asked Council to support the rezoning.
- d. Kelly Ammons of Dallas Texas is the leasing manager for the developer. She said Cottage Green is not your typical complex. It gives its residents a sense of belonging to a special community. The community will be fully gated and safe. The residents will range in age from 20-80 and are people who value being part of a community. The residents go through a detailed qualification period.
- e. Jan Masters of Whittier Street in Harrington subdivision said unincorporated Greenville County has paused new development for a year and she asked the City to do the same. Wildlife and the ecosystem are being destroyed. The infrastructure has not caught up with the development. Doctors, schools and roads are stretched thin with all the new development occurring.
- f. Stuart Spinks said he has been in the area for 57 years. He believes this development is consistent with the City's needs and will provide balance in the neighborhood.
- g. Pastor Josh Trammel of Take Heart Church said he supports the development. The church vote to sell this property was unanimous. Growth requires housing. Growth brings vitality, diversity and a strong economic life. This development creates the same opportunity the residents in the new neighborhoods had. Residential zoning will be less impactful than the current C2.
- h. Allen Reid from Impact Designs is the traffic consultant on the property. The traffic study has been approved by DOT. There are improvements to the road that need to be done that DOT is currently studying. Trip generation for this development versus commercial zoning shows commercial development would add 4 times the traffic of residential.
- i. Frank Warren from HMF Americana represents the developer. Cottage Green is a mixed-use development that complements and connects residents and the community. It is not traditional apartments or townhomes; it is single storied cottages and duplexes. The community would also cater to the senior population. There will be contractual obligations the developer has to adhere to.

5. Report from City Administrator

Business and Boo Community Trick-or-Treat

The Mauldin Cultural Center will host Business and Boo next Friday, from 5pm to 7pm at the Mauldin Cultural Center. The community trick-or-treat event will be followed by the City's last Friday Night Flicks showing Wicked starting at 7:30pm.

First Step Realty's 2nd Annual Badge v Badge Oct. 25th

First Step Realty is hosting the 2nd Annual Badge v Badge on October 25th from 10am until 2pm at Mauldin High School. Competitors from Mauldin Fire and Police Department's will face off in a fun community competition and feature food trucks, a hot air balloon, vendors, music and kids activities – all while supporting Vets Helping Vets of Greenville.

Rent Tickets Now on Sale

Tickets are going fast for Mauldin Theatre Company's next production Rent! Taking the stage from November 7th through 23rd at the Mauldin Cultural Center, the world-renowned Broadway show follows a year in the life of a group of impoverished young artists and musicians struggling to survive and create in New York's Lower East Side.

Veterans Day Program – November 11th

The City of Mauldin along with Mauldin First Baptist Church and Mauldin Christian Academy are partnering to host a series of programs and activities to say thank you to our veterans on Veterans Day, November 11th. The day will begin with a breakfast at Mauldin FBC then students from Mauldin Cristian Academy will conduct a program honoring vets called America's White Table. It is a symbol for and remembrance to service members fallen, missing, or held captive in the line of duty. Following the program participants will transition to the City's Veterans Memorial upon the grounds of the Mauldin Cultural Center for an organized program.

Mauldin Night at with the Swamp Rabbits

Mark your calendars for Friday, November 14th and plan to join us for Mauldin Night with the Greenville Swamp Rabbits. The Rabbits will be taking on the Florida Everblades at Bon Secours Wellness Arena starting at 7:05pm. In partnership with the City of Mauldin, we will be posting a link or discount code for City of Mauldin residents to join in the evening of fun and hockey.

City Launches New Webpage for Projects

There's a lot happening in Mauldin, and now it's easier than ever to stay in the know! We've launched a brand-new Projects page on our city website where you can explore the latest details of our current projects, including:

- Mixed-use developments
 - Road improvements
 - Trail expansions
 - Sidewalk projects
 - ...and more!
- Take a look here: cityofmauldin.org/projects

We'll continue to update this page as projects progress and additional projects come online, so make sure to check back regularly to stay informed and see how we're building a more connected, vibrant community.

6. Report from Standing Committees

- Economic Planning & Development- Chairman Matney said an exciting economic development announcement will be upcoming.
- Public Safety- Chairwoman King congratulated dispatcher Nikki Stepp on being the recipient of the Palmetto Award for her life-saving actions.
- Public Works- Chairman Kraeling said leaf season is upon us.
- Finance and Policy- No report
- Recreation- Chairman Allgood reported Mauldin wrestling and basketball registrations are ongoing.
- Business and Development Services- No report.

7. Unfinished Business

Ordinances 1st Reading

- 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 pass this ordinance on first reading. Councilman Matney seconded the motion.

Councilman Allgood asked how much the rent would cost for these properties and Mr. Warren answered between \$1300-\$2300 per month.

Councilman Allgood then asked about the traffic circle and the previous mention of some sidewalk improvements and making sure the developer would be the ones who fund that.

Mr. Warren said the traffic consultant is working on a study now. The development does not have access onto Ashmore Bridge Road and access would be through the road at Spinx. Regarding the roundabout, the developer would need to buy about a quarter of an acre of land to be able to do it. The developer has gotten approval for the purchase from the property owner, but what is ultimately done is up to the South Carolina Department of Transportation.

Councilman Allgood asked Mr. Warren if the intention is still to fund what DOT approves and Mr. Warren answered yes.

Councilman Matney asked if the City would have the answer from DOT by second reading of this ordinance. Mr. Dyrhaug said an answer is never available before a rezoning is completed.

Councilman Matney thanked the developer for listening to the Council's concerns and doing what they could to address those concerns.

Chairman Steenback asked if there would be any City money put into this project. Mr. Dyrhaug answered no, that issue has not been brought up at all. Chairman Steenback then asked how old the current comprehensive plan is and was answered it was updated about 6 years ago.

Chairman Steenback said he ran for Council to provide a point of view and a voice from the citizens who live on his side of the City, around West Butler and Ashmore Bridge Roads. At the time he decided to run, there were 2,500 homes under construction within 2 miles of his house in Planters Row. He realized no one on Council had the experience of living in that corridor, which is continuing to grow on a daily basis. He hears from neighbors about the continued difficulty and concern with the amount of growth up and down the Ashmore Bridge corridor.

Chairman Steenback said he doesn't think the project is not without merit, but there is not an overall direction. The comp plan is 6 years is out of date and we are currently working on what our new long-term goals are. Rezoning property now seems to be putting the cart before the horse.

Councilman Reynolds said he understands that point of view, because he previously lived on that side of town, but he understands the uniqueness of this community. The developer and property owner have put in contingencies, recognizing that growth is an issue, but trying to still grow and meet community demands.

Councilman Allgood asked the traffic engineer if he believes a roundabout would be the solution for this development. Mr. Reid said yes, if the developer wants this point of access to his property. Councilman Allgood said his concern would be voting for this project and then not getting the roundabout, which he really wants out there.

Mayor Merritt said the City's residents have wanted more restaurants and more shopping options, so the City brought in an economic developer to get what the citizens said they wanted. The developers of those types of businesses said they needed more rooftops in Mauldin, more homes to generate the traffic to attract them.

Then third and fourth generation children that own land out toward Ashmore Bridge Road said they wanted to sell their land and Mauldin annexed some of it. Now we have diverse housing, including apartments, which are less expensive for people starting out.

Mayor Merritt said he and Councilman Matney went to DOT and County Council about getting the Ashmore Bridge Road area on the list for improvements more than 6 years ago. They said if you get enough support, we will put it on the project list and in 14 years, we will start talking about it. We are reminding DOT we are not a town of 1200 people anymore; our population is about 29,000 people, with some approaching "a new season of life." We have growing pains, and not just on the west side, but also on the east side.

Councilwoman King said she commutes to Anderson everyday via I85 and the traffic continues to get worse. She said it is also important to point out that the current zoning of C2 will draw more traffic to that area than the proposed change to RM. The land is going to sell regardless. Sometimes you have to look at what is the lesser of two evils.

Councilwoman King said we need diverse housing. What she would like is not what someone else might like.

Mr. Duncan stated that single-family residential generates typically 7 to 10 trips per day, per dwelling unit. Multifamily residential generates 4 to 6 trips, per unit, and then commercial typically generates between 8 and 12 trips per thousand square feet. In Mr. Dyrhaug's report, he also noted that at full completion, that the development would likely generate about 210 trips per day, as compared to with about 3 or 4 times that if there is 150,000 square foot shopping center being developed there. So, in essence, this is a lower use for the property.

Councilman Matney asked Mr. Hughes if Council could require a roundabout as a condition of the rezoning. Mr. Hughes answered yes. Mr. Warren said he could speak with his team and have an answer on whether the developer was amenable to that by second reading of the ordinance.

Councilman Kraeling said he has a bad feeling about what is being proposed and it would take a lot to bring him back to support the project.

Mr. Warren was asked if there was any other type of development being considered or if Council could be sure that what is being presented is what would be built. Mr. Warren said nothing else was being considered by them.

Mayor Merritt called the item to question.

Vote: The vote was 4-3 with Councilman Kraeling, Councilman Allgood and Chairman Steenback dissenting.

- 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 pass this ordinance on first reading. Councilman Allgood seconded the motion.

Vote: The vote was 5-2 with Councilman Kraeling and Chairman Steenback dissenting.

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

Motion: Chairman Steenback made a motion to accept this ordinance on second reading with Councilman Reynolds seconding.

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 second reading with Councilwoman King seconding.

Councilwoman King said this has been a long time coming.

Councilman Kraeling added this also includes a bridge over the creek on Miller Road.

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

8. New Business

Ordinances 1st Reading

- a. An Amendment to Chapter 6, Animals of the City of Mauldin Code of Ordinances Update Definitions and Reporting Requirements

Motion: Chairwoman King made a motion to accept this ordinance on first reading with Councilman Kraeling seconding.

After a question about draft language being taken out regarding requiring the complainant to be present in court, Mr. Hughes said it is not a good practice for the city to legislate that the case will be dismissed if that person doesn't show up. The Animal Control Officer may still be able to prosecute the case.

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

- b. An Amendment to Chapter 38, Traffic and Vehicles, Article VI, Through Truck Routes, of the Mauldin Code of Ordinances No Through truck Routes

Motion: Chairwoman King made a motion to accept this ordinance on first reading with Councilman Kraeling seconding.

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

- 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

Motion: Chairwoman King made a motion to accept this ordinance on first reading with Councilman Kraeling seconding.

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

Standing Committee Items

d. City Hall Renovations Budget

Motion: Chairman Kraeling made a motion for the Council to approve the not to exceed \$250,000 budget for the renovation of City Hall. Councilwoman King seconded the motion.

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

e. Public Art Trail

Motion: Chairman Matney made a motion for the Council to approve to commission Aldo Muzzarelli to build and install his piece, The Minstrel of the Muses, along the Mauldin Art Trail with a cost not to exceed \$15,000. Councilman Steenback seconded the motion.

Mayor Merritt said he went back to his notes in 2014 and 2015 on the purpose of the art pieces on our trail and it was to build on the history of Mauldin in an artistic way. He said we have deviated from that. Last year was a real stretch and this new piece he has an objection to and won't support. He asked this council in the future to please work with our staff so they fully understand what that walkway is supposed to be.

Vote: The vote was 6-1 with Mayor Merritt dissenting.

f. City Council Rules and Procedures

Motion: Chairman Reynolds made a motion to accept the revised Council rules and procedures. Councilwoman King seconded the motion.

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

Committee of the Whole

[None]

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

10. Council Concerns

Councilwoman King let Council know that Justin Dean, who received a proclamation from City and graduated from Mauldin High School was first drafted by the Atlanta Braves in the 17th round. He has been in the minors for the last 7 years.

At the beginning of this year, he decided to go free agent and about 2 months ago, was called up to the Los Angeles Dodgers and will be making his appearance in the World Series. He will be put in to play defense, center field.

Councilman Matney said whenever we turn on the news now, we see how divisive politics is. He would like to thank City Council, everyone in the audience, our department heads and our staff for making sure that this City continues to excel. We all have the City's best interest at heart. We don't always agree on the route to get there, but we can have those discussions without making things personal and vilifying the person across the table.

Mayor Merritt spoke on the Veteran's Day ceremony. Mr. Duncan relayed information on the ceremony earlier. It will be in conjunction with Mauldin First Baptist and the Mauldin Christian Academy. The white table was mentioned. If anyone has pictures of Mauldin veterans, please send them to Kim at the Mauldin Christian Academy along with name, rank, and the year served. She will place the pictures on the white table. David Austell will be the featured speaker.

Tomorrow the Mayor is honored to perform the inspection of cadets in review for the Mauldin High School Navy Junior ROTC.

11. Adjournment- Mayor Merritt adjourned the meeting at 9:17 p.m.

Respectfully Submitted,

Cindy Miller
Municipal Clerk

**MINUTES
CITY OF MAULDIN
SPECIAL CALLED CITY COUNCIL MEETING
MONDAY, NOVEMBER 3, 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, Assistant City Administrator Greg Saxton, and Communications Manager Lauren Carter.

1. Call to Order- Mayor Merritt

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

2. New Business

Motion: Councilman Kraeling made a motion to suspend the rules to change the order of the agenda and hold the executive sessions first. * Councilwoman King seconded the motion.

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

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

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

- a. Consideration of an Executive Session to discuss economic development matters related to Mauldin Stadium as allowed by State Statute 30-4-70 (a)(2)
- b. Consideration of an Executive Session for personnel matters related to City Administrator's annual review as allowed by State Statute 30-4-70 (a)(1)

Mayor Merritt called the meeting back to order at 7:45 p.m. Councilman Matney reported no decisions were made and no action taken in executive session.

Councilman Kraeling left during the executive session.

- c. Possible action on items discussed in Executive Session

Motion: Councilman Matney made a motion to authorize the City Administrator to sign Change Order #3 related to Mauldin Stadium. Councilman Reynolds seconded the motion.

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

d. Discussion on City Rebranding Initiative

Discussion on rebranding commenced at 7:47 p.m. Council discussed several options but no decisions were made.

3. Council Requests- Councilman Matney sent sympathies to the Chiles family. Bonnie Chiles passed away last week after a brief illness.

Sidney Garrett's youngest son, Dickie, passed away last night.

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

Respectfully Submitted,
Cindy Miller
Municipal Clerk

*Minutes reflect the new order of agenda items after the suspension of rules

CITY COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

AGENDA ITEM: 7a/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
*** SECOND READING *****

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

OCTOBER 20th 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.

NOVEMBER 17th UPDATE

At the October 20th City Council meeting, the traffic circle shown on some of the applicant's plans for the intersection of Ashmore Bridge Road and Perimeter Road received considerable discussion. The applicant has since clarified that this traffic circle was only being considered as a means of access for phase 2 of their project but that it was not being required SCDOT. As the applicant has examined this traffic circle in greater detail, they have determined that the costs and challenges far outweigh the benefit the traffic circle would provide.

The applicant has since updated their access plan and traffic study to omit this traffic circle. The applicant has reported that the revised traffic study has been approved by SCDOT. This study includes the following improvements that will be made by the applicant:

- Construct a southbound right turn lane with 100 feet of storage on Fork Shoals Road at the Spinx driveway.
- Construct a northbound left turn lane with 150 feet of storage on Fork Shoals Road at the proposed Cottage Green main entrance.
- Construct a southbound right turn lane with 250 feet of storage on Fork Shoals Road at the Ashmore Bridge Road intersection.
- Optimize the signal timings at Fork Shoals Road and Ashmore Bridge Road.
- Update the signal design at Fork Shoals Road and Ashmore Bridge Road to accommodate the proposed southbound right turn lane.

In addition to these traffic improvements, the applicant will also be making sidewalk improvements along Fork Shoals Road to the nearby elementary school as well as other stormwater and sewer upgrades.

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.

ZONING ANALYSIS

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)

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

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.

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.

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.

On October 20, 2025, the City Council voted 4-3 to approve this rezoning on first reading.

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.

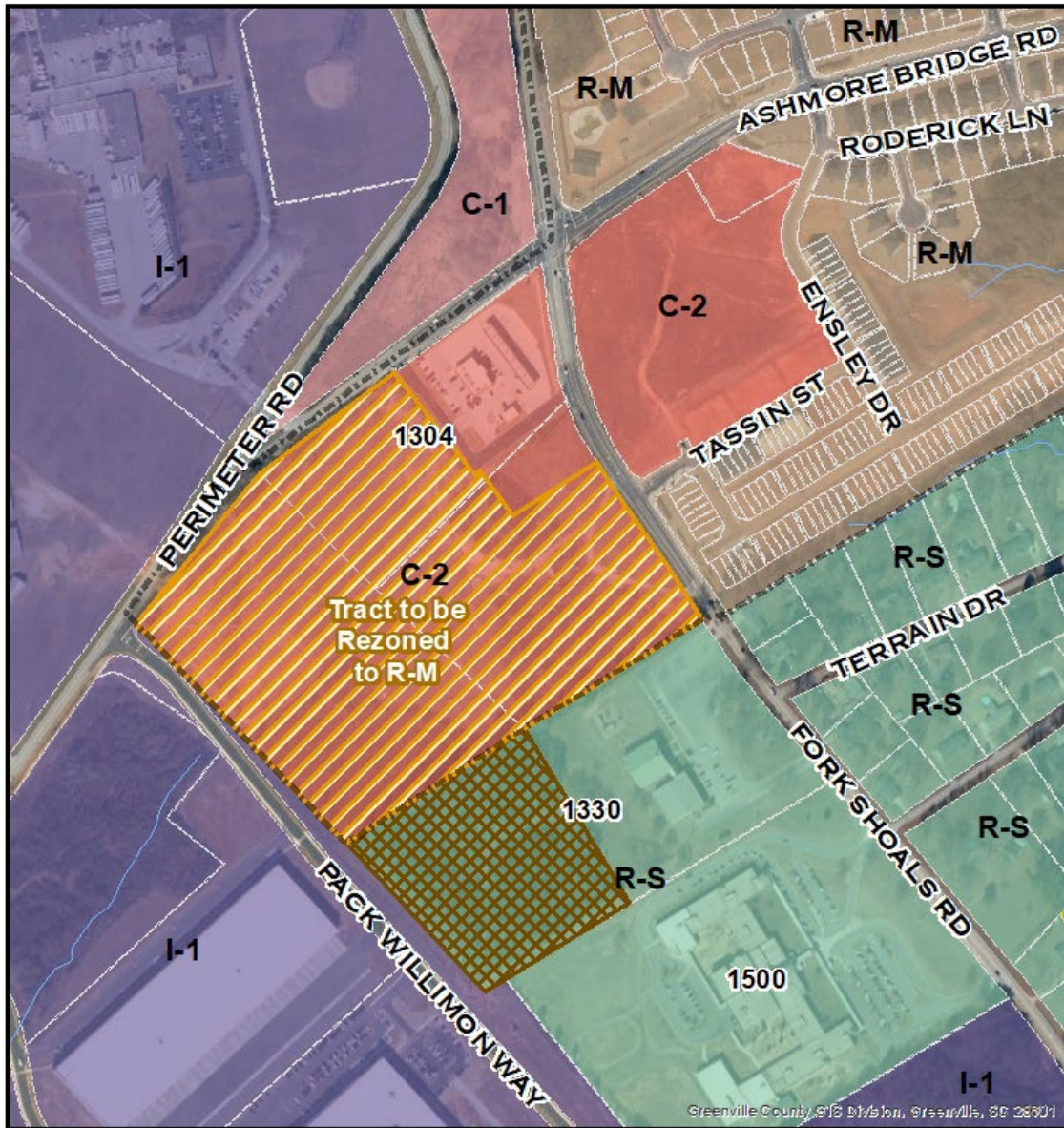
PLANNING COMMISSION RECOMMENDATION

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
Off-site Transportation Improvements
Ordinance



Fork Shoals Road and Ashmore Bridge Road REZONING MAP



Greenville County GIS Division, Greenville, SC 29601

Legend

-  City Limits of Mauldin
-  Subject Property
-  Pending Annexation


 Feet
 0 400

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.

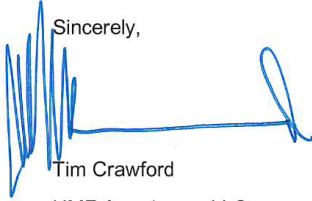
Parking: Parking will adhere to the requirements in the Mauldin Zoning Ordinance for the Residential: Multi-Family District (RM).

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,

A handwritten signature in blue ink, appearing to read 'Tim Crawford', with a large, stylized flourish at the end.

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.

701 Easley Bridge Road, Judson Mills Building 6000, Suite 6060, Greenville, SC 29611 | (864) 298-0534

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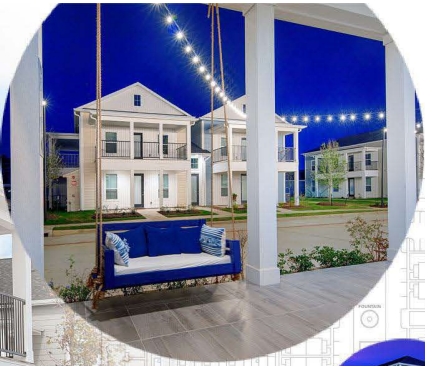
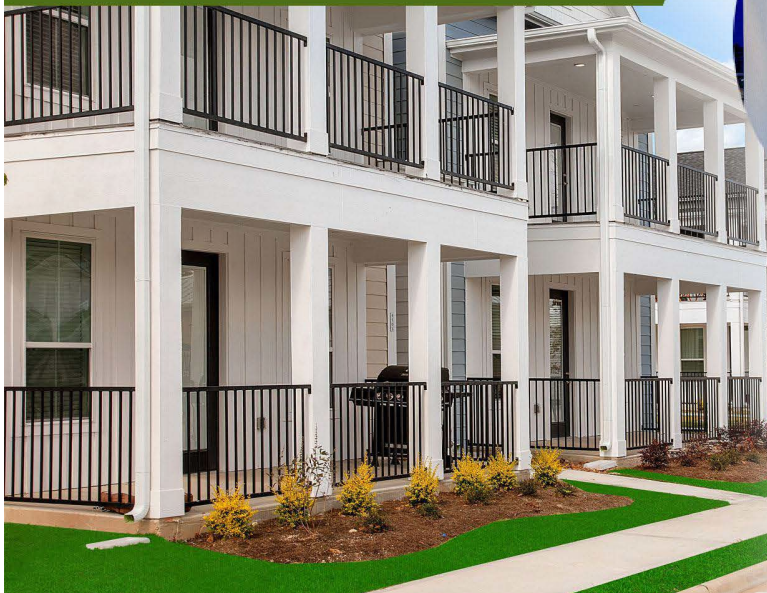
COTTAGES



PATIO HOMES



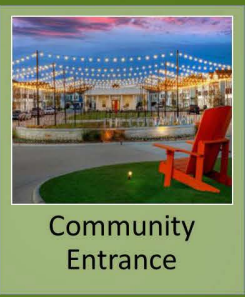
SIXTUPLETS



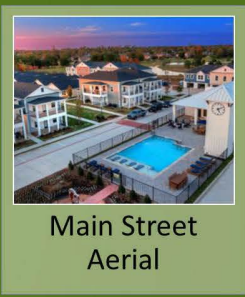
INTERIORS



A Typical "Green"



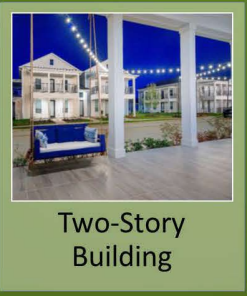
Community Entrance



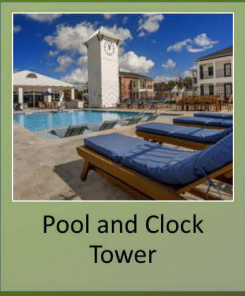
Main Street Aerial



Patio Home



Two-Story Building

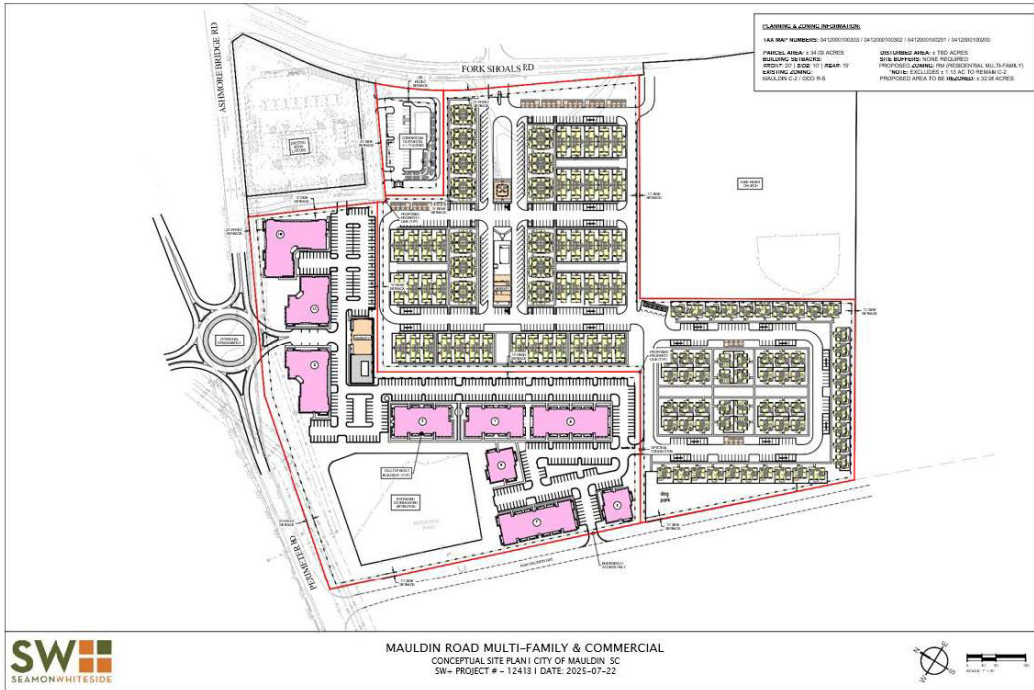


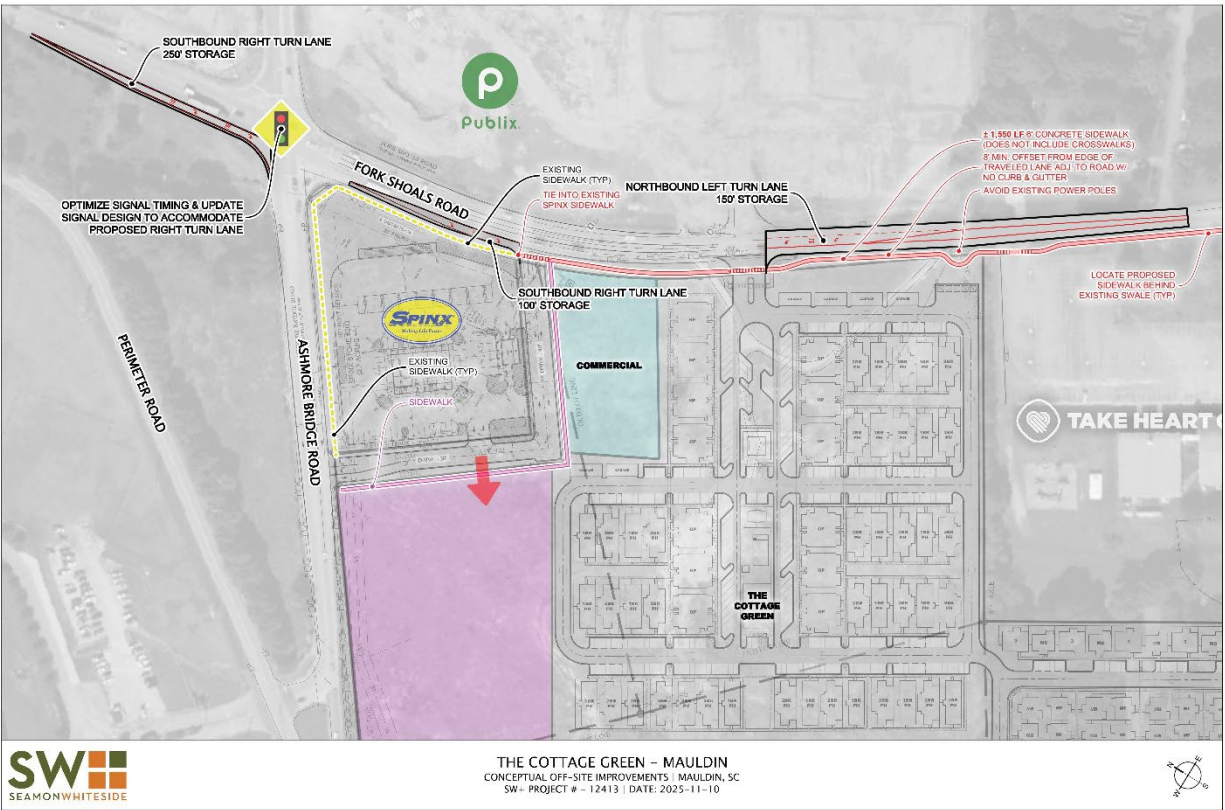
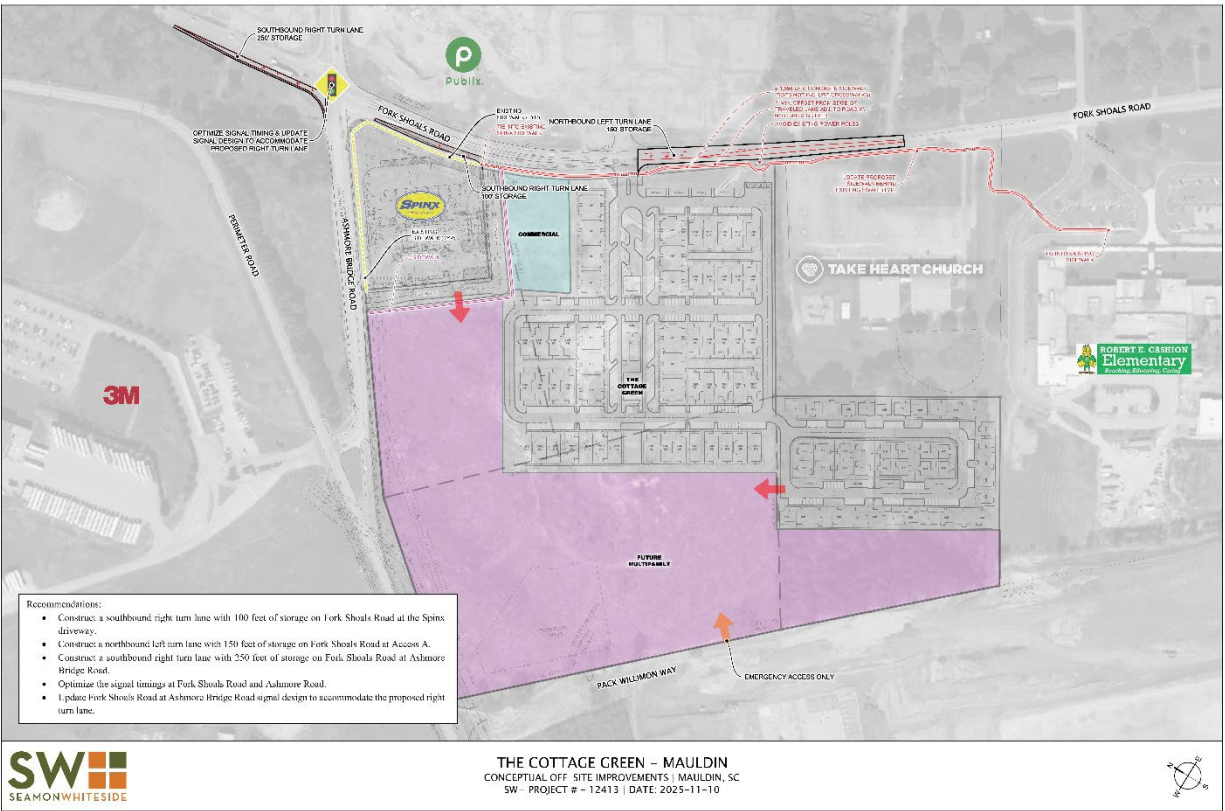
Pool and Clock Tower



Cottage







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 plan 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:

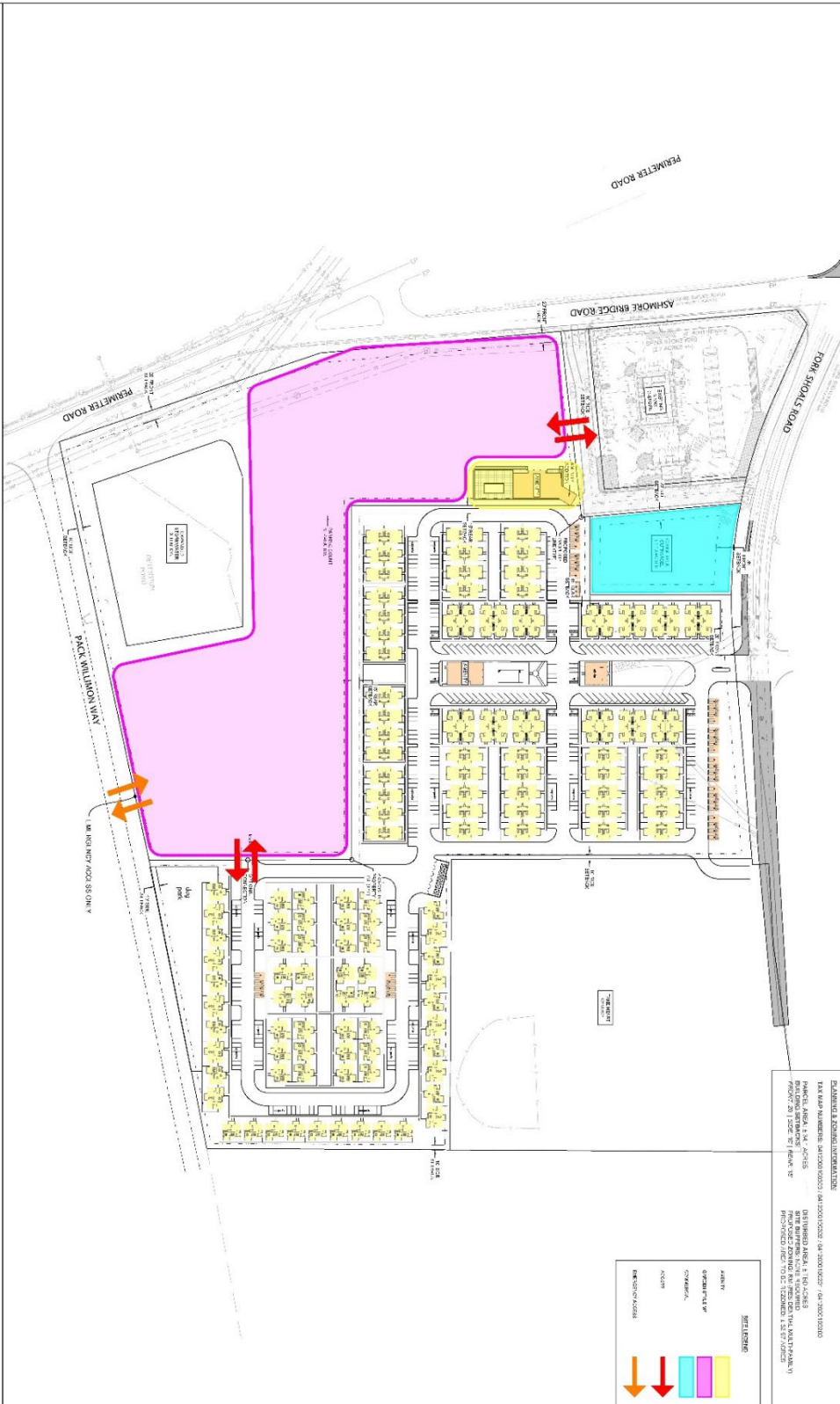
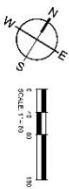
Cindy Miller, Municipal Clerk
APPROVED AS TO FORM:

Daniel Hughes, City Attorney

EXHIBIT 2



THE COTTAGE GREEN - MAULDIN
 MULTI-FAMILY CONCEPT | MAULDIN, SC
 SW+ PROJECT # - 12413 | DATE: 2023-10-06



CITY COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

AGENDA ITEM: 7b

TO: City Council

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

SUBJECT: Annexation of 7.2 acres at 1330 Fork Shoals Road
*** SECOND READING ***

OWNER(S):	Take Heart Church Inc.
TAX MAP #(S):	portion of 0412.00-01-002.00
LOCATION:	1330 Fork Shoals Road
CURRENT ZONING:	R-S (County)
REQUESTED ZONING:	R-M, Multifamily Residential
SIZE OF PROPERTY:	Approx. 7.2 acres
CONTIGUITY:	This tract touches the City along its northern property line

OCTOBER 20th 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 annexation does not take effect.

NOVEMBER 17th UPDATE

At the October 20th City Council meeting, the traffic circle shown on some of the applicant's plans for the intersection of Ashmore Bridge Road and Perimeter Road received considerable discussion. The applicant has since clarified that this traffic circle was only being considered as a means of access for phase 2 of their project but that it was not being required SCDOT. As the applicant has examined this traffic circle in greater detail, they have determined that the costs and challenges far outweigh the benefit the traffic circle would provide.

The applicant has since updated their access plan and traffic study to omit this traffic circle. The applicant has reported that the revised traffic study has been approved by SCDOT. This study includes the following improvements that the will made by the applicant:

- Construct a southbound right turn lane with 100 feet of storage on Fork Shoals Road at the Spinx driveway.
- Construct a northbound left turn lane with 150 feet of storage on Fork Shoals Road at the proposed Cottage Green main entrance.
- Construct a southbound right turn lane with 250 feet of storage on Fork Shoals Road at the Ashmore Bridge Road intersection.
- Optimize the signal timings at Fork Shoals Road and Ashmore Bridge Road.
- Update the signal design at Fork Shoals Road and Ashmore Bridge Road to accommodate the proposed southbound right turn lane.

In addition to these traffic improvements, the applicant will also be making sidewalk improvements along Fork Shoals Road to the nearby elementary school as well as other stormwater and sewer upgrades.

REQUEST

The City of Mauldin has received signed petitions requesting the annexation of a tract of land pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes the rear portion of this tract consisting of approximately 7.2 acres at 1330 Fork Shoals Road.

The applicant has additionally requested that this tract be assigned to the R-M, Multifamily Residential, district upon annexation into the City of Mauldin.

HISTORY/BACKGROUND

The entirety of this parcel is approximately 15.2 acres. It is currently owned by and occupied by Take Heart Church. The 7.2-acre portion of this tract petitioned to be annexed is wooded and is at the rear of the parcel. The church will be selling this property to HMF-Americana to be developed along with the adjacent tract for their mixed housing residential community.

PLANNING AND ZONING

About the R-M District

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)

Surrounding Development/Zoning

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

Direction	Zoning District(s)	Existing Use(s)
North	pending rezoning to R-M (City)	Undeveloped
South	R-S (County)	Robert E. Cashion Elementary School
East	R-S (County)	Fairway Acres residential community
West	I-1 (County)	Willimon Business Park

Comprehensive Plan Designation

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.

TIMELINE

On June 30, 2025, staff received the signed petition for the annexation of this tract.

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.

On October 20, 2025, the City Council voted 5-2 to approve this annexation on first reading.

STAFF RECOMMENDATION

Staff recommends approval of this annexation petition.

ATTACHMENTS

Annexation Ordinance (maps and petitions attached therein)

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 plan 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 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

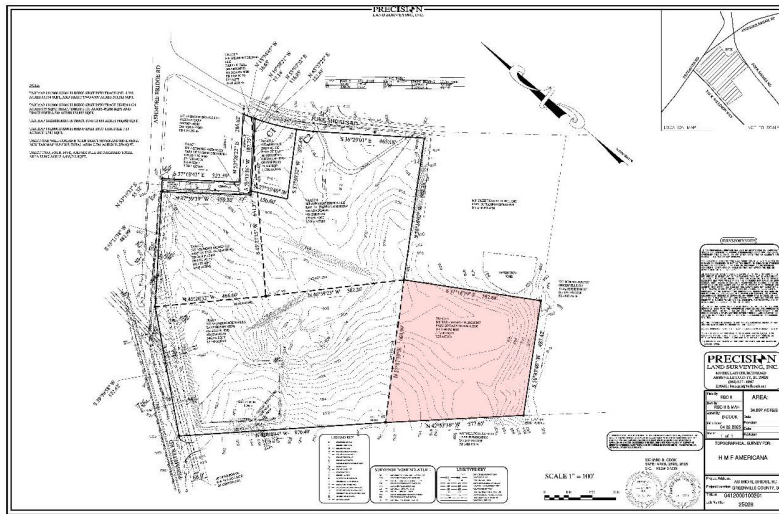
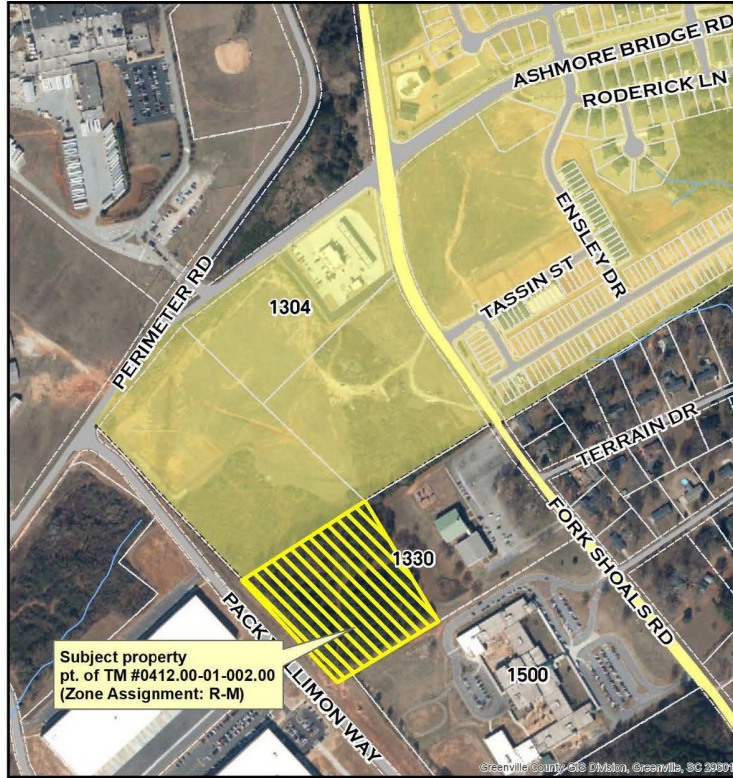


EXHIBIT B

PROPERTY MAP



Legend

- Subject Property
- Parcel Boundary
- City Limits of Mauldin

0 400 Feet

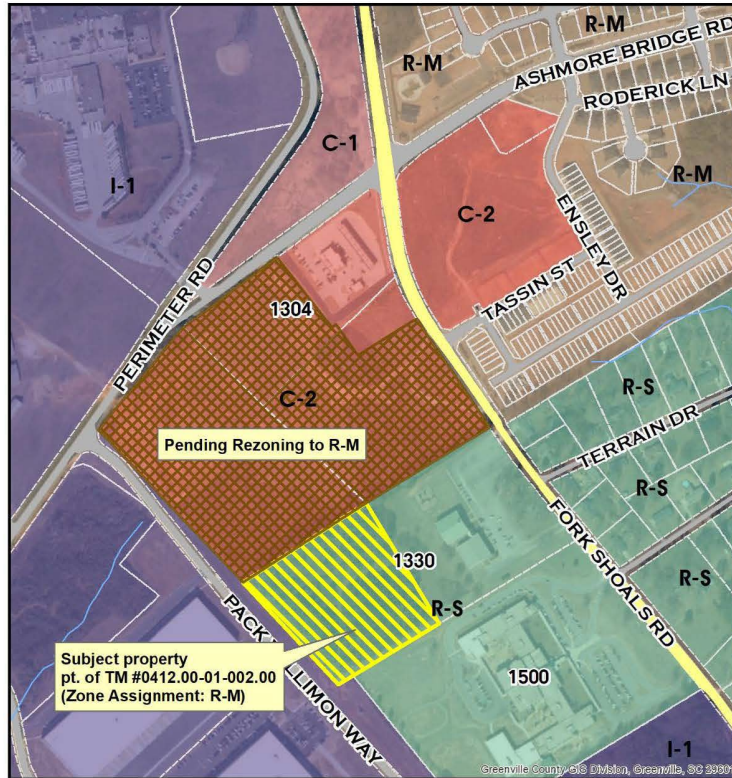
Created on June 27, 2025

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EXHIBIT C

ZONING MAP

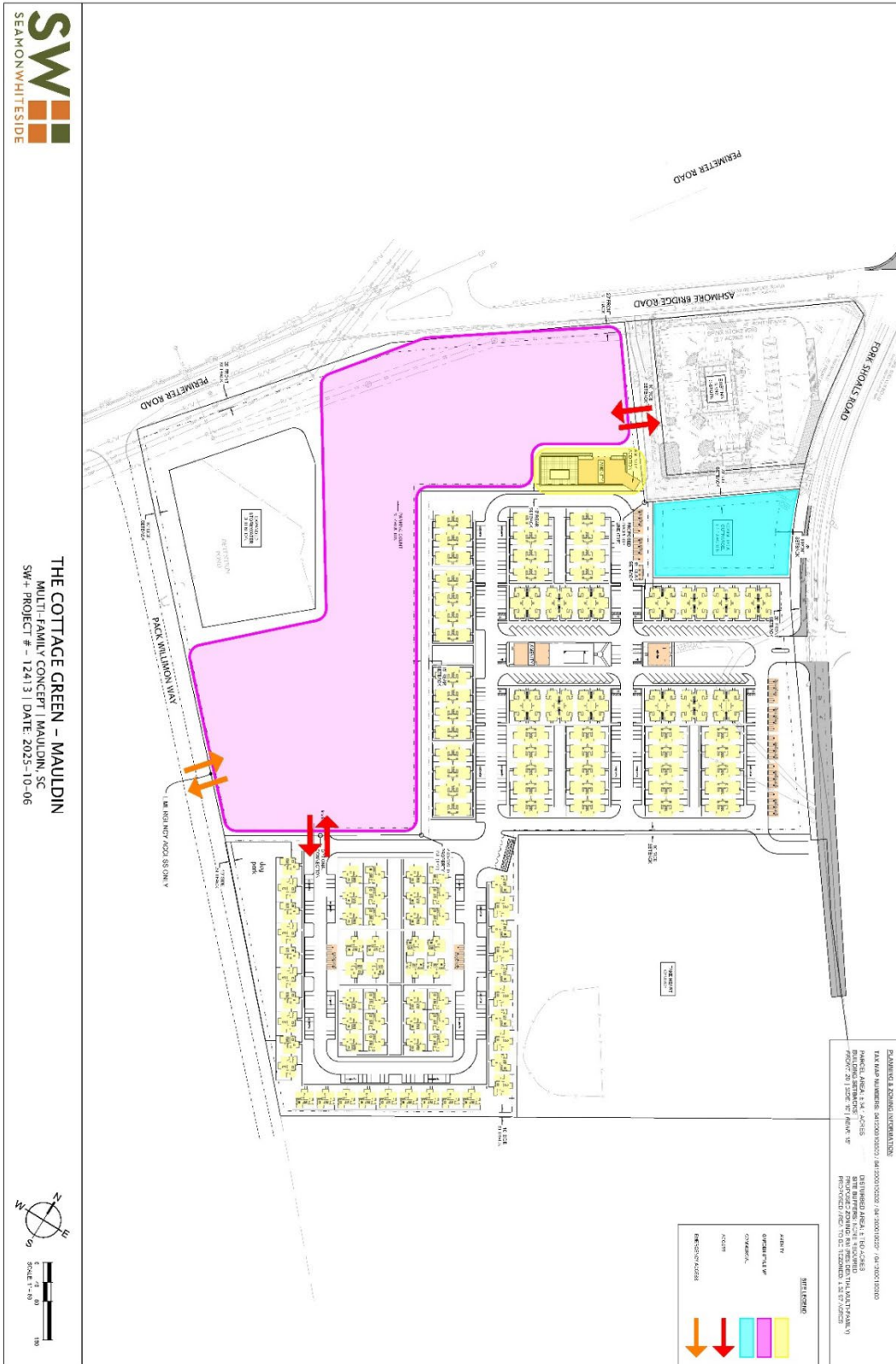


Legend

- Pending Rezoning
- Subject Property
- Parcel Boundary

Created on June 27, 2025
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EXHIBIT 3



CITY COUNCIL

AGENDA ITEM SUMMARY

UPDATE

MEETING DATE: November 17 2025

AGENDA ITEM: 7c

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:

APPROVED AS TO FORM:

Cindy Miller
City Clerk

Daniel Hughes
City Attorney

CITY COUNCIL

AGENDA ITEM SUMMARY

UPDATE

MEETING DATE: November 17, 2025

AGENDA ITEM: 7d

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) 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.
- (5) Knollwood Drive

Section 38-175. Penalty. ~~Violations 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. ~~Violations 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 AGENDA ITEM SUMMARY

UPDATE

MEETING DATE: November 17, 2025

AGENDA ITEM: 7e

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, 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*):

ARTICLE V. DEMONSTRATIONS

SECTION. 28-200. DEFINITIONS.

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

(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.

(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:

REVIEWED:

Daniel Hughes, City Attorney

Seth Duncan, City Administrator

CITY COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

AGENDA ITEM: 8a

TO: City Council

FROM: Director of Business & Development Services, David Dyrhaug

SUBJECT: Text Amendment to Zoning Ordinance regarding
Mobile Food Sales at Places of Entertainment

BACKGROUND

In 2024, the City of Mauldin updated its regulations for food trucks and temporary uses. That ordinance (1) provided general standards that apply to all temporary uses and structures, (2) identified temporary uses and structures that are allowed and exempt from permit requirements, (3) identified temporary uses and structure that are allowed by permit, and (4) specified a brief set of standards for mobile food sales.

In particular, the change to allow certain temporary events and exempt them from permit requirements was widely welcomed, alleviated many frustrations, and appears to be going well. Events that were affected by this change and were no longer required to obtain a permit included:

- Outdoor promotional events for less than 200 attendees and no more than two consecutive days (up to four times a year)
- Private events, such as weddings, funerals, and private parties, not open to the general public
- Events sponsored or hosted by the City of Mauldin
- Events at churches, sports facilities, schools, auditoriums, and similar places of assembly
- Events at common areas in residential neighborhoods
- Events at BridgeWay Station

PROPOSED AMENDMENT

The amendment being proposed at this time seeks to expand the types of temporary uses that would be allowed without a permit—specifically to allow regular mobile food sales at specified types of places of entertainment including family entertainment centers, sports club facilities, microbreweries, and microdistilleries. This amendment will help the City in facilitating its vision for more places to gather and hang out—that “third place” where people can gather and socialize outside of the home and work.

Currently there are two such places in the process of coming to Mauldin. This includes the Pickle Yard (an entertainment complex focused around pickleball) and Brewwell (a brewery and wellness center). Both businesses have expressed a desire to accommodate a food truck at their location. Each has proposed a convenient and designated place at their site for a food truck to park and serve their customers.

The draft amendment includes the following standards for mobile food sales at these types of places of entertainment:

1. The maximum number of mobile food sales vendors allowed at a site at one time is two, except that more than two mobile food sales vendors may be allowed for events in accordance with Section 7:3.5(A) or Section 7:3.6(B).
2. Mobile food sales shall only be set up in a designated space for their operation. They shall not be parked in or block or impede access to any regular vehicle parking space. Additionally, mobile food sales shall not be placed in a manner that would jeopardize the safety of any motorist, cyclist, or pedestrian by impairing their visibility.
3. Prior to the operation of any mobile food sales at any such business, a site plan on which the space for the operation of mobile food sales is designated must first be approved by the Mauldin Business & Development Services Director.

Please note that a mobile food sales vendor would still need to obtain a business license from the City of Mauldin. And that mobile food sales vendors would be subject to collecting and remitting hospitality taxes to the City of Mauldin. The effect of this ordinance is that family entertainment centers, sports club facilities, microbreweries, and microdistilleries would not be restricted to having mobile food sales (food trucks) at their sites no more than four times a year and they would not need a permit from the City of Mauldin.

NOVEMBER 2nd UPDATE: At the October 6th Business & Development Services Standing Committee meeting, interest was expressed in removing the limitation of the number of mobile food sales vendors allowed at one time. Staff added language that would allow such places to host more than two mobile food sales vendors in accordance with the standards for outdoor promotional events and permitted large events. As for interest in accommodating food truck parks or food truck courts, including at the type of places specified herein, staff recommends addressing that in a separate ordinance if that is the desire of City Council.

PUBLIC HEARING

The Planning Commission held a public hearing on October 28, 2025. Notice of this hearing was provided in accordance with the City's requirements which includes publishing notice in the newspaper. No public comments were offered at the public hearing.

TIMELINE

On October 6, 2025, City staff presented the proposed text amendment to the Business & Development Services Standing Committee of City Council for discussion and input.

On October 28, 2025, the Planning Commission held a public hearing and voted 5-1 to recommend approval of this ordinance.

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

STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION

On October 28, 2025, the Planning Commission voted 5-1 to recommend **approval** of this ordinance.

ATTACHMENTS

Proposed Ordinance

ORDINANCE # _____

AN AMENDMENT TO SECTION 7:3 OF THE MAULDIN ZONING ORDINANCE TO ALLOW MOBILE FOOD SALES AT SPECIFIED PLACES OF ENTERTAINMENT.

WHEREAS, mobile food sales can be beneficial to local economic development and promote activity; and

WHEREAS, this ordinance is intended to provide reasonable allowances and regulations for mobile food sales at specified places of entertainment; and

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

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on October 28, 2025.

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

Section 1. Amendment. Amend Section 7:3, Temporary Uses and Structures, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 7. – ALLOWED USES

Sec. 7:3 – Temporary Uses and Structures.

7:3.5 Certain Temporary Uses and Structures Exempt from Permit Requirements.

Temporary use permits are not required for the following activities or events (this exemption does not exempt the activity from any other required applicable permits or licenses, such as building permits, business licenses, alcoholic beverage licenses, health department approvals, hospitality taxes, etc.).

- N. Mobile food sales at the following specific types of places of entertainment: family entertainment center, sports club facility, and microbrewery or microdistillery. In addition to the general standards provided in Section 7:3.4, such sales shall adhere to the following standards.

1. **Number of mobile food sales vendors.** The maximum number of mobile food sales vendors allowed at a site at one time is two, except that more than two mobile food sales vendors may be allowed for events in accordance with Section 7:3.5(A) or Section 7:3.6(B).
2. **Placement.** Mobile food sales shall only be set up in a designated space for their operation. They shall not be parked in or block or impede access to any regular vehicle parking space. Additionally, mobile food sales shall not be placed in a manner that would jeopardize the safety of any motorist, cyclist, or pedestrian by impairing their visibility.
3. **Site plan approval.** Prior to the operation of any mobile food sales at any such business, a site plan on which the space for the operation of mobile food sales is designated must first be approved by the Mauldin Business & Development Services Director.

7:3.7 Mobile Food Sales.

Mobile food sales, including any vehicle, truck, trailer, cart, or other movable structure or device used for the sale of food and beverages, are only allowed to set up and operate at the following temporary use activities provided in Section 7:3.5 and Section 7:3.6:

- a. Outdoor promotional events in accordance with Section 7:3.5(A);
- b. Private events in accordance with Section 7:3.5(B);
- c. Events sponsored or hosted by the City of Mauldin in accordance with Section 7:3.5(C);
- d. Events at permanent places of worship, sports facilities, school, auditoriums, or similar established places of assembly in accordance with Section 7:3.5(D);
- e. Events at common areas in residential neighborhoods in accordance with Section 7:3.5(E);
- f. Events at the plaza and activity spaces at BridgeWay Station in accordance with Section 7:3.5(F);
- g. Mobile food sales at construction sites in accordance with Section 7:3.5(G);
- h. Mobile food sales at places of employment with 100 or more employees in accordance with Section 7:3.5(G); ~~and~~
- i. Intermittent food sales by an ice cream truck in accordance with Section 7:3.5(L); ~~and~~
- j. Mobile food sales at specified types of places of entertainment in accordance with Section 7:3.5(N)

Section 2 Amendment. Amend Section 3:3, Definitions, of Article 3, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 3. – ZONING DISTRICTS, GENERAL STANDARDS, DEFINITIONS

Sec. 3:3 – Definitions

Family entertainment center. A commercial venue offering a variety of paid amusement attractions, games, and activities for families, children, teenagers, and adults. Common examples of attractions found in family entertainment centers include: arcades, laser tag, bowling alleys, go-karts, trampolines, climbing walls, miniature golf, indoor playgrounds, virtual reality experiences, and similar activities designed to create engaging experiences.

Microbrewery. A limited-production brewery, typically producing specialty beers and often selling its products only locally.

Microdistillery. A small-scale, often boutique-style, commercial distillery that produces relatively small quantities of beverage-grade alcohol, typically in single batches.

Sports club facility. A physical venue, such as a stadium, field, court, or building, designated and equipped for sports-related activities, including athletic competitions, training, recreation, and spectating.

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

Passed on First Reading: _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

CITY COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

AGENDA ITEM: 8b

TO: City Council

FROM: Director of Business & Development Services, David Dyrhaug

SUBJECT: Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units

BACKGROUND

For years, one of the most popular requests received by the Mauldin Business & Development Services Department is from residents who would like to add an accessory dwelling unit (ADU) to their home. Currently, the City only allows ADUs in its small-lot residential zoning including R-10, R-8, R-6, R-M1, R-M, and R-O zoning districts. About all of the requests the City has received for ADUs have been for homes in the R-20, R-15, or R-12 zoning districts, which are the districts in which accessory dwellings are prohibited.

Sometimes these requests have been for the purpose of building an independent living space for an aging parent. Other times it has been for the purpose of building an independent living space for young adult children. And other times it has been for the purpose of building a rentable space that can provide a supplementary source of income. Nationally, there has been renewed interest in ADUs since the 1990s.

OTHER GREENVILLE COUNTY COMMUNITIES

The Cities of Greenville, Greer, and Travelers Rest all permit accessory dwelling units in all of their detached single-family residential districts. Below is a brief summary of the standards that each community has for accessory dwelling units.

City of Greenville	City of Greer	Town of Travelers Rest
<ul style="list-style-type: none">• Maximum size of the ADU is 80 percent of the primary dwelling or 1,000 square feet, whichever is less• Street-facing entries are not allowed	<ul style="list-style-type: none">• Maximum size of the ADU is 800 square feet• No more than one ADU per lot• Mobile homes are not allowed to be used as ADUs	<ul style="list-style-type: none">• Maximum size of the ADU is 70 percent of the primary dwelling of 1,000 square feet• No more than one ADU per lot• The property owner must be a permanent resident of the property

CURRENT MAULDIN REGULATIONS

The City of Mauldin's Zoning Ordinance currently allows accessory dwelling units in the R-10, R-8, R-6, R-M1, R-M, and R-O zoning districts. These represents the residential areas in the City that have primarily been developed for small-lot residential communities.

Accessory dwellings in these districts are subject to the following standards:

1. Accessory dwellings are only allowed at detached single-family residences.
2. Detached accessory dwellings must be located in the back yard.
3. No more than one accessory dwelling unit is allowed on a property.
4. No additional driveways are allowed (the accessory dwelling cannot have its own independent driveway).
5. Accessory dwellings do not count towards minimum lot size or maximum density standards.
6. The accessory dwelling cannot exceed 500 square feet or 25 percent of the gross floor area of the primary residence, whichever is greater. Note: Detached accessory dwellings can be up to 50 percent of the gross floor area of primary residence.
7. Accessory dwellings cannot be sold apart from the primary residence.
8. Accessory dwellings cannot be used as a short-term rental.

PROPOSED AMENDMENT

The amendment being proposed at this time would allow accessory dwelling units in all of the City's residential zoning districts, including the R-20, R-15, and R-12 districts where they are currently prohibited. Additionally, this amendment would significantly beef up the standards for accessory dwelling units. The new regulations added in the proposed amendment would include standards for maximum height, the placement and setbacks for standalone accessory dwelling units, maximum number of bedrooms and bathrooms, parking, architecture, location of entryways, utilities, and home-based businesses.

This amendment would also expressly identify forms of accessory dwelling units that would not be acceptable, including mobile homes, manufactured homes, recreational vehicles, travel trailers, tiny homes on wheels, shipping containers, and prefabricated metal boxes or metal buildings. However, the ordinance also clarifies that manufactured homes, shipping containers, or metal buildings which are clad in accordance with the architectural requirements herein may be allowed.

The amendment also clarifies the City interpretation regarding tiny homes, boarding houses, and room rentals; namely that tiny homes are not an acceptable principal residence at single-family properties and that boarding houses and room rentals are not allowed at single-family properties.

Below is the list of standards for accessory dwelling units that are included in this proposed text amendment. Standards listed in **blue** represent new or updated standards.

1. *Qualify residence.* An accessory dwelling unit shall only be permitted at a property on which there is an existing detached single-family dwelling.
2. *Owner occupancy.* The property owner(s) of the legal lot of record must occupy, as their primary residence, either the principal residence or the accessory dwelling unit thereon. If at any time the property owner no longer has their primary residence established on the property, the accessory dwelling unit shall not be occupied separately from the family occupying the principal residence.
3. *Type of structure.* An accessory dwelling unit may be constructed within an existing single-family dwelling, attached to the single-family dwelling, or provided as a detached accessory structure located in the rear yard. An accessory dwelling unit may only be created or added to an existing detached accessory structure if that structure meets the maximum size, height, placement, and minimum setback requirements provided herein.
4. *Number of dwellings.* No more than one accessory dwelling unit shall be permitted at the premises of a detached single-family dwelling.

5. *Maximum size.* No accessory dwelling unit shall exceed 1,000 square feet or fifty (50) percent of the gross floor area of the principal residence (excluding carports, garages, unfinished basements, patios, porches, and similar appurtenances), whichever is less.
6. *Maximum height of detached structures.* An accessory dwelling unit that is detached from the principal residence shall not exceed the height of the principal residence. Additionally, the accessory dwelling unit shall not consist of more than two stories above ground.
7. *Placement of detached structures.* Any accessory dwelling unit that is detached from the principal residence must be located to the rear of the principal residence. The accessory dwelling unit shall be set back at least ten (10) feet from the principal residence.
8. *Minimum setbacks.* Accessory dwelling units built as either an addition to the principal residence or as a detached structure in the rear yard must meet the same minimum building setback requirements in the underlying zoning district that apply to the principal residence.
9. *Maximum number of bedrooms.* The maximum number of bedrooms allowed in the accessory dwelling unit is two (2) bedrooms.
10. *Maximum number of full bathrooms.* The number of full bathrooms in the accessory dwelling unit shall not exceed the number of bedrooms in that unit.
11. *Kitchen.* Only one kitchen is allowed per accessory dwelling unit.
12. *Ownership.* Accessory dwelling units shall not be sold apart, subdivided or otherwise segregated in ownership from the principal residence.
13. *Rental.* Accessory dwelling units shall not be leased or rented for tenancies of less than thirty (30) consecutive calendar days. In the case where the owner(s) of the property have established their primary residence in the accessory dwelling unit, the principal residence shall not be leased or rented for tenancies of less than thirty (30) consecutive calendar days.
14. *Driveway design.* Unless the accessory dwelling is accessed from a rear alley, no additional driveways shall be permitted to serve the accessory dwelling separate from the existing driveway(s) that serves the principal residence.
15. *Parking.* In addition to the minimum parking required for the principal residence, at least one off-street parking space per bedroom in the accessory dwelling unit shall be provided on site. Parking spaces shall measure at least 8 feet wide and 18 feet long and shall be surfaced with concrete, asphalt, paver blocks, or similar hard durable surface. Such parking spaces shall not be placed in front of the principal residence. Notwithstanding, the driveway may be used for parking for the accessory dwelling unit provided the driveway is sized and surfaced in accordance with the standards herein.
16. *Effect on density.* Accessory dwelling units shall not be considered as an additional dwelling unit for the purpose of determining minimum lot size or maximum density.
17. *Architecture.* Accessory dwelling units should ensure aesthetic continuity by maintaining similar architectural styles and elements as the principal residence. The accessory dwelling unit shall have a similar architectural style, including roof style, building materials, color, and window design, as the principal residence.
18. *Building entryways.* The building entryways for an accessory dwelling unit within or attached to the principal residence shall not face the street nor be located along the front façade of the principal residence.
19. *Utilities.* Both the principal residence and the accessory dwelling unit shall be served with public water and public sanitary sewer.
20. *Prohibited forms.* Mobile homes, manufactured homes, recreational vehicles, travel trailers, tiny homes on wheels, shipping containers, and prefabricated metal boxes or metal buildings shall not be used as accessory dwellings. However, a manufactured home, shipping container, or metal building which is clad and designed in accordance with the architectural requirements and other provisions herein may be allowed.

21. *Home-based businesses.* Home offices are the only type of home occupation allowed in an accessory dwelling unit. No other types of home occupations are allowed in an accessory dwelling unit. Non-resident employees, patrons, and clients are expressly prohibited at home occupations in an accessory dwelling unit.
22. *Address.* An accessory dwelling unit shall have the same street address number and mailbox as the principal residence.
23. *Restrictive covenants.* Where these provisions conflict with the provisions of private easements, covenants, restrictions, or other homeowner/neighborhood association regulations, the stricter provision shall control.

PUBLIC HEARING

The Planning Commission held a public hearing on October 28, 2025. Notice of this hearing was provided in accordance with the City’s requirements which includes publishing notice in the newspaper. No public comments were offered at the public hearing.

TIMELINE

On October 6, 2025, City staff presented the proposed text amendment to the Business & Development Services Standing Committee of City Council for discussion and input.

On October 28, 2025, the Planning Commission held a public hearing and voted 6-0 to recommend approval of this ordinance.

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

STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION

On October 28, 2025, the Planning Commission voted 6-0 to recommend **approval** of this ordinance. Their recommendation included the provision of a standard setting the maximum number of full bathrooms in an accessory dwelling unit which has since been added to the proposed ordinance.

BDS COMMITTEE DISCUSSION

At its November 3 meeting, the Business & Development Services Committee discussed the requirement for parking and how a parking pad was defined. In response to this discussion, staff removed the term “parking pad” (which term was ambiguous in its use) and instead focused the requirement on parking spaces. To provide more clarity to the requirement for parking, staff added minimum dimensions for parking spaces and a requirement that the parking spaces must be surfaced with concrete, asphalt, paver blocks, or similar hard durable surface.

ATTACHMENTS

Proposed Ordinance

ORDINANCE # _____

**AN AMENDMENT TO ARTICLES 7 AND 8 OF THE MAULDIN
ZONING ORDINANCE PERTAINING TO ACCESSORY
DWELLING UNITS.**

WHEREAS, there is a significant and growing need for diverse and affordable housing options in the City of Mauldin; and

WHEREAS, accessory dwelling units (ADUs) offer a means to provide diverse and affordable housing options in existing neighborhoods without drastically changing their character; and

WHEREAS, ADUs can provide vital housing for families, such as for aging parents to live independently, or for young adults desiring to remain in the community;

WHEREAS, allowing ADUs can generate rental income for homeowners, helping them with mortgage payments and to age in place;

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

WHEREAS, pursuant to properly published public notice, the Mauldin Planning Commission considered this matter at a public hearing on October 28, 2025.

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

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

ARTICLE 7. – ALLOWED USES

Sec. 7:1 – Uses by Districts.

7:1.1 Generally.

The Table of Allowed Uses established in this section sets forth the uses allowed within the base zoning districts of this Ordinance. The following shall serve as a key to this table and shall direct whether each type of use is allowed or not in any given district.

1. **Permitted (P):** Permitted by right subject to generally district standards, site development standards, and other applicable standards provided in this Ordinance and related codes.
2. **Conditional (C):** Permitted subject to specific conditions and specific use standards in addition to general district standards, site development standards, and other applicable standards provided in this Ordinance and related codes. The specific conditions and specific uses standards provided in this Ordinance are not eligible for variance, unless otherwise specified.
3. **Special Exception (S):** Permitted only as a special exception through a discretionary review process set forth in Article 4 of this Ordinance and in accordance with the review criteria established in this Ordinance. Such uses shall also be subject to any applicable use standards set forth herein in addition to general district standards, site development standards, and other applicable standards.
4. **Not Permitted (-):** The use is not permitted in the district. A blank cell or field in the table shall also indicate that the use is not permitted in the district.

7:1.5 Table of Allowed Uses.

	R-20, R-15, R-12	R-10, R-8, R-6, RM-1	R-M	R-O	O-D	C-1	C-2	C R D	S-1	I-1	Notes
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<i>Residential Accessory Uses and Structures</i>											
Accessory Dwelling Unit	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.2
Equine Stable	C	-	-	-	-	-	-	-	-	-	See standards in Sec. 8:6.3
Fence or Wall	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.4
Home Occupation	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.5
Outdoor Recreational Structure	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.6
Residential Storage (Garage, Shed, etc.)	C	C	C	C	-	-	-	-	-	-	See standards in Sec. 8:6.1

7:2.1 Description of Residential Uses.

B. Dwelling—Attached Single-Family

A one-family dwelling with its own ground floor exterior entry and attached to one or more one-family dwellings by common vertical walls without openings.

Boardinghouses, bed and breakfast inns, and other arrangements where individual rooms are leased or rented separately from another are expressly not allowed under this use classification.

C. Dwelling—Detached Single-Family

A one-family dwelling that is not attached to any other dwelling or other principal use by any means and is surrounded by open space or yards.

This classification excludes mobile homes, manufactured homes, recreational vehicles, ~~and~~ travel trailers, shipping container homes, and tiny homes. Such do not constitute an allowable form of a principal dwelling under this classification. Additionally, boardinghouses, bed and breakfast inns, and other arrangements where individual rooms are leased or rented separately from another are expressly not allowed under this use classification.

7:2.8 Description of Residential Accessory Uses and Structures.

A. Accessory Dwelling Unit

~~A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling or other principal use, and that is part of the same structure.~~
A dwelling unit that is accessory, supplementary, and secondary to the principal residence and with its own cooking, living, sleeping, bathing, and eating facilities independent of the principal residence. Without these independent facilities, a room(s) that is leased or rented separately from the remainder of the principal residence does not qualify as an accessory dwelling unit under this classification. A half-bath which does not include a shower or tub does not constitute “bathing facilities.”

Mobile homes, recreational vehicles, ~~and~~ travel trailers, tiny homes on wheels, shipping containers, and prefabricated metal boxes or metal buildings shall not be used as accessory dwelling units, unless expressly stated otherwise.

Section 2. Amendment. Amend Section 8:6, Residential Accessory Uses and Structures, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged*):

ARTICLE 8. – RESIDENTIAL USE STANDARDS

Sec. 8:6 – Uses by Districts.

This section provides standards pertaining to the establishment of accessory uses and structures that are incidental and customarily subordinate to residences. All accessory uses and structures shall comply with the standards set forth herein.

The Table of Allowed Uses established in Article 7 of this Ordinance lists the types of accessory uses, structures, and activities that are allowed in each of the zoning districts. The Business and Development Services Director may evaluate proposed accessory uses, structures, and activities that are not specifically identified to determine if that use, structure, or activity can reasonably be interpreted to fit into a use category where similar uses, structures, or activities are described. In making an interpretation, the Business and Development Services Director shall apply the rules for interpretation established in Article 7. In addition, the Business and Development Services Director shall also consider if the proposed use, structure, or activity will pose any potential adverse effects to surrounding properties and whether the use, structure, or activity is consistent with the definition and general standards for an accessory use or structure. If the Business and Development Services Director determines that a proposed use is similar to a listed use, the proposed use shall comply with the standards for that listed use.

8:6.1 General Standards.

All accessory uses and structures shall meet the following standards:

1. *Relation to residence.* Accessory uses and structures shall directly serve the residence and shall be located on the same site as the residence.
2. *Subordinate.* Accessory uses and structures shall be subordinate in area, height, extent, and purpose to the residence. The maximum floor area of all enclosed accessory structures on the subject property shall not exceed fifty (50) percent of the total gross floor area of the residence on the same property.
3. *Ownership.* Accessory uses and structures shall be owned and used by the same owner of the residence.
4. *Location.* Unless otherwise indicated herein, accessory uses and structures shall not be located closer to the street right-of-way than the front façade of the residence on the subject property as well as the front façade of the residence on an adjacent property.

5. *Setbacks.* Except for fences and freestanding walls, accessory structures shall be setback at least five (5) feet from all adjacent property lines.

8:6.2 Accessory Dwelling Unit.

1. *Qualifying residence.* An accessory dwelling unit shall only be permitted at a property on which there is an existing detached single-family dwelling detached single family properties that are owner occupied.
2. *Owner occupancy.* The property owner(s) of the legal lot of record must occupy, as their primary residence, either the principal residence or the accessory dwelling unit thereon. If at any time the property owner no longer has their primary residence established on the property, the accessory dwelling unit shall not be occupied separately from the family occupying the principal residence.
23. *Type of structure.* An accessory dwelling unit may be constructed within an existing single-family dwelling, attached to the single-family dwelling, or provided as a detached accessory structure located in the rear yard. An accessory dwelling unit may only be created or added to an existing detached accessory structure if that structure meets the maximum size, height, placement, and minimum setback requirements provided herein.
34. *Number of dwellings.* No more than one accessory dwelling unit shall be permitted at ~~a single-family property~~ the premises of a detached single-family dwelling.
65. *Maximum size.* ~~The gross floor area of the accessory dwelling housed within or attached to an existing residence shall not exceed five hundred (500) square feet or twenty five (25) percent of the gross floor area of the principal residence, whichever is greater. When provided as a detached accessory structure, the gross floor area of the accessory dwelling shall not exceed fifty (50) percent of the gross floor area of the principal residence of the property~~ No accessory dwelling unit shall exceed 1,000 square feet or fifty (50) percent of the gross floor area of the principal residence (excluding carports, garages, unfinished basements, patios, porches, and similar appurtenances), whichever is less.
6. *Maximum height of detached structures.* An accessory dwelling unit that is detached from the principal residence shall not exceed the height of the principal residence. Additionally, the accessory dwelling unit shall not consist of more than two stories above ground.
7. *Placement of detached structures.* Any accessory dwelling unit that is detached from the principal residence must be located to the rear of the principal residence. The accessory dwelling unit shall be set back at least ten (10) feet from the principal residence.
8. *Minimum setbacks.* Accessory dwelling units built as either an addition to the principal residence or as a detached structure in the rear yard must meet the same minimum building setback requirements in the underlying zoning district that apply to the principal residence.
9. *Maximum number of bedrooms.* The maximum number of bedrooms allowed in the accessory dwelling unit is two (2) bedrooms.
10. *Maximum number of full bathrooms.* The number of full bathrooms in the accessory dwelling unit shall not exceed the number of bedrooms in that unit.

11. Kitchen. No more than one kitchen is allowed in the accessory dwelling unit.
12. Ownership. Accessory dwellings units shall not be sold apart, subdivided or otherwise segregated in ownership from the principal residence upon the same property.
13. Short-term Rental. Accessory dwellings units shall not be leased or rented for tenancies of less than thirty (30) consecutive calendar days. In the case where the owner(s) of the property has established their primary residence in the accessory dwelling unit, the principal residence shall not be leased or rented for tenancies of less than thirty (30) consecutive calendar days.
14. Driveway design. Unless the accessory dwelling is accessed from a rear alley, no additional driveways shall be permitted to serve the accessory dwelling separate from the existing driveway(s) that serves the principal residence.
15. Parking. In addition to the minimum parking required for the principal residence, at least one off-street parking space per bedroom in the accessory dwelling unit shall be provided on site. Parking spaces shall measure at least 8 feet wide and 18 feet long and shall be surfaced with concrete, asphalt, paver blocks, or similar hard durable surface. Such parking spaces shall not be placed in front of the principal residence. Notwithstanding, the driveway may be used for parking for the accessory dwelling unit provided the driveway is sized and surfaced in accordance with the standards herein.
16. Effect on density. Accessory dwellings units shall not be considered as an additional dwelling unit for the purpose of determining minimum lot size or maximum density.
17. Architecture. Accessory dwelling units should ensure aesthetic continuity by maintaining similar architectural styles and elements as the principal residence. The accessory dwelling unit shall have a similar architectural style, including roof style, building materials, color, and window design, as the principal residence.
18. Building entryways. The building entryways for an accessory dwelling unit within or attached to the principal residence shall not face the street nor be located along the front façade of the principal residence.
19. Utilities. Both the principal residence and the accessory dwelling unit shall be served with public water and public sanitary sewer.
20. Prohibited forms. Mobile homes, manufactured homes, recreational vehicles, travel trailers, tiny homes on wheels, shipping containers, and prefabricated metal boxes or metal buildings shall not be used as accessory dwelling units. However, a manufactured home, shipping container, or metal building which is clad and designed in accordance with the architectural requirements and other provisions herein may be allowed.
21. Home-based businesses. Home offices are the only type of home occupation allowed in an accessory dwelling unit. No other types of home occupations are allowed in an accessory dwelling unit. Non-resident employees, patrons, and clients are expressly prohibited at home occupations in an accessory dwelling unit.
22. Address. An accessory dwelling unit shall have the same street address number and mailbox as the principal residence.

23. Restrictive covenants. Where these provisions conflict with the provisions of private easements, covenants, restrictions, or other homeowner/neighborhood association regulations, the stricter provision shall control.

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

ARTICLE 3. – ZONING DISTRICTS, GENERAL STANDARDS, DEFINITIONS

Sec. 3:3 – Definitions

~~*Accessory Apartment.* A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family detached dwelling or a business.~~

~~*Accessory Dwelling.* A residence located on premises with a main non-residential use and occupied only by a caretaker or guard employed on the premises and, as applicable, his or her family.~~

~~*Dwelling.* Any building or structure, or part thereof, used and occupied for human habitation or intended to be so used, and including any outhouses and appurtenances belonging thereto or usually used therewith, but excluding hotels, motels and rooming and boarding houses.~~

~~*Dwelling, garden court.* A single-family dwelling unit, also known as a patio house, which is located on its lot nearer to one (1) side and/or rear property line(s) than is allowed for normal single-family dwellings; however, such structure cannot be located closer than five (5) feet to the side and/or rear property lines). For the purpose of this ordinance, a garden court dwelling shall be treated as a single-family attached dwelling.~~

~~*Dwelling, multifamily.* A residential building containing three or more individual dwelling units located on a single lot or parcel of ground. A multifamily dwelling, commonly known as an apartment house, generally has a common outside entrance for all the dwelling units and the units are generally designed to occupy a single floor one (1) above the other. A dwelling or group of dwellings on one lot containing separate living units for three or more families, but which may have joint services or facilities.~~

Dwelling, single-family. A residential building containing only one (1) dwelling unit and not occupied by more than one (1) family.

Dwelling, single-family attached. Two (2) or more single-family dwelling units, each with its own outside entrance, which are generally joined together by a common party wall or connecting permanent structures such as breezeways, carports, or garages whether or not such a group is located on a single lot or parcel of ground or on adjoining individual lots. For the purpose of this ordinance, dwellings such as garden court dwellings, patio houses, rowhouses, townhouses, and zero lot line dwellings shall be treated as single-family attached dwellings.

Dwelling, single-family detached. A single dwelling unit on its own lot that is developed with open yards on all sides, but excluding manufactured homes, mobile homes, recreational motor vehicles or trailers. A single-family dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space or yards.

Dwelling, two-family. A residential building containing two (2) individual dwelling units located on a single lot or parcel of ground. A detached house designed for and occupied exclusively as the residence of not more than two families, each living as an independent housekeeping unit.

Dwelling unit. One (1) or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one (1) family with separate toilets and facilities for cooking and sleeping. A dwelling unit which is rented or leased for intervals of less than thirty (30) days shall constitute a short term rental. One or more rooms providing complete living facilities for one family, including kitchen facilities or equipment for cooking or provisions for the same, and including a room or multiple rooms for living, sleeping, bathing, and eating.

Dwelling, zero lot line. A single family dwelling, which has a zero foot setback from a side and/or rear property line. For the purpose of this ordinance, a zero lot line dwelling shall be treated as a single family attached dwelling.

Family. A person living alone, or a group of people, including domestic employees, living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, eating and sanitary facilities as distinguished from a group occupying a boardinghouse or other group living facility or visitor accommodations.

Premises. A lot ,parcel, tract, or plot of land together with all buildings and structures thereon.

Principal residence. A dwelling unit that constitutes the principal structure on a lot or parcel.

Principle structure. The main or predominant structure(s) in which the primary use occurs. ~~Parcels may support more than one (1) principal structure when said structure does not vary in gross floor area by more than twenty (20) percent.~~

Residence. A home, abode, or place where an individual resides.

Story. A horizontal section of a building defined as the space between the surface of a floor and the surface of a floor or roof directly above it.

Tiny home. A residential dwelling with a total gross floor area less than 800 square feet and that is usually designed for ergonomics and space efficiency.

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

Passed on First Reading: _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

CITY COUNCIL AGENDA

ITEM SUMMARY

MEETING DATE: November 17, 2025

AGENDA ITEM: 8c

TO: City Council
FROM: Donna DeRado, Judicial Director/Chief Municipal Judge
SUBJECT: Associate Trial and Administrative Judges Re-Appointment Terms

REQUEST

To re-appoint two (2) current Associate Trial Judges and two (2) Administrative Judges for two-year appointment terms set to expire December 1, 2027.

HISTORY/BACKGROUND

At this time, several Municipal Judge positions (Associate Trial Judges and Administrative Judges) are due for appointment/re-appointment terms within the following parameters: Per S.C. Summary Court Judges Bench Book and per S.C. Code Ann. § 14-25-15(A) of the Code, it provides that "Each Municipal Judge must be appointed by the council to serve for a term set by the Council of not less than two years but not more than four years and until his successor is appointed and qualified." In compliance with the requirements of the South Carolina Court Administration and the appointment terms approved by City Council, the following Municipal Judge positions are scheduled for re-appointment due to the expiration of terms: two (2) Associate Trial Judges and two (2) Administrative Judges.

ANALYSIS or STAFF FINDINGS

Based on the current volume of arrests, bond hearings and court sessions conducted, it is believed that the current number and composition of part-time municipal judges appointed by Council adequately meet the City's operational needs. These re-appointed judges will perform their duties within the scope of their designated judicial roles to ensure the fair, efficient, and timely administration of justice for the community. All current judge appointments presented have expired and need new appointment terms. We currently have one more vacant associate trial judge position to be filled while all administrative judge positions would be filled.

FISCAL IMPACT

There is no fiscal impact to the City associated with this request as the Judicial budget already includes these positions.

RECOMMENDATION

Re-Appoint Judge Will McKibbon – Associate Trial Judge – two year term to expire 12/1/2027
Re-Appoint Judge Christopher Jackson - Associate Trial Judge – two year term to expire 12/1/2027
Re-Appoint Judge Curtis Spearman – Administrative Judge - two year term to expire 12/1/2027
Re-Appoint Judge Mark Putnam - Administrative Judge - two year term to expire 12/1/2027

ATTACHMENTS

- N/A