

**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