



CITY COUNCIL MEETING

MONDAY, DECEMBER 15, 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
DECEMBER 15 , 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 |
| None | |
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| 3. Reading and Approval of Minutes | Mayor Merritt |
| a. City Council Meeting – November 17, 2025
[Pages 4-11] | |
| b. Rebranding Workshop- December 1, 2025
[Page 12] | |
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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 amendment to Section 7:3 of the Mauldin Zoning Ordinance to allow mobile food sales at specified sales at specified places of entertainment [Pages 13-18] | Chairman Steenback |
| b. An amendment to Articles 7 and 8 of the Mauldin Zoning Ordinance pertaining to accessory dwelling units [Pages 19-31] | Chairman Steenback |

8. New Business	Mayor Merritt
Ordinances 1st Reading	
None	
Standing Committee Items	
a. 2026 Committee, Council Meeting, and Holiday Calendars [Pages 32-33]	Chairman Reynolds
b. Judicial Appointment [Page 34]	Chairwoman King
Committee of the Whole	
c. City Rebranding [Pages	
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 Executive Session regarding City Administrator's annual evaluation as allowed by State Statute 30-4-70(a)(1)	
Immediately following Executive Session:	
b. Possible action on items discussed in Executive Session	
12. Adjournment	Mayor Merritt

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
NOVEMBER 17 , 2025
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, Frank Allgood and Mark Steenback. Councilman Michael Reynolds was not present at the Call to Order.

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 Allgood
- c. Pledge of Allegiance- Councilman Allgood

2. Proclamations and Presentations

- a. Audit Presentation- Michael Slapnick of Scott and Company presented the audit. The company issued the highest assurance they can give.
- b. Justin Dean Proclamation- Mayor Merritt presented Mr. Dean with the proclamation, a trophy, and a street sign with his name on it to commemorate his World Series win with the L.A. Dodgers.

3. Reading and Approval of Minutes

- a. City Council Meeting – October 20, 2025
- b. Special Called Council- November 3, 2025

The minutes were approved by unanimous consent.

Councilman Reynolds joined the Council meeting at 7:32 p.m.

4. Public Comment (Agenda Items)

- a. Corinne Campbell- 221 Dodd Trail in Greenville. Ms. Campbell said Fork Shoals Road does not currently have a median or a shoulder. It is difficult for First Responders to reach residents who may need help. The development is happening without infrastructure to support it. The community is being negatively impacted.
- b. Stewart Spinks- 154 River Place in Greenville. Mr. Spinks said he has decided to contract with HMF Americana after careful consideration. They are a capable company. The development they promised will be delivered. He is confident that SCDOT will do

something to help mitigate traffic in the area. Housing is very important and traffic is inevitable. He said this proposed development is something Mauldin will be proud of.

- c. Dean Dragonneti- 213 Horse Tack Trail. He is a retired producer from Tennessee who has done stories on traffic. Mauldin's population is growing by 25%. We need to protect our quality of life. This proposed development is on a large piece of property and safety is an issue. Council is responsible for the quality of life of their residents.
- d. Josh Trammel- Vestrella Road in Arden Woods. He is the pastor of Take Heart Church. He said it is a misunderstanding that traffic will be worse. Traffic from a large commercial project such as the Publix that was just built would be worse than from a residential development. Intentional growth makes communities strong. The church voted unanimously to sell their part of the land for the development. They believe in this project and in Mauldin. Rental homes are a way to start living in a community and fall in love with it.
- e. Ed Frye- 8 Justify Lane in Whispering Meadows. He has lived here for 3.5 years and the roads are getting busier. Roads are not supported in this state as they should be. He asked Council not to approve this development until there is a plan.
- f. Carrie Kay- Harrington Subdivision. She echoed the earlier comments regarding quality of life. She would like to prioritize the issues we already have instead of making new ones. She asked Council to consider that the residents that are attending the meetings and speaking are not paid. The representatives of the developer are paid to attend. She would like to see smaller businesses come to the area.
- g. Irene Heidiger- 303 Miller Road. She would like to keep open spaces and native animals. She moved here from Germany and the area she is from is being destroyed and becoming a concrete jungle. Trees are being felled and roads are congested. She would like Mauldin to learn from what is happening in Germany. Ms. Heidiger said there are 21,000 voters in Mauldin and only 4% turned out to vote in the last election. The residents feel voiceless.
- h. Darlene Pace- 545 Pollyanna Drive. She asked in the October 20th council meeting if this item could be deferred. She is asking today for a one-year stoppage to assess the impact the development will have on the community. There is currently land erosion, problems with the ecosystem, fire and air pollution, and issues concerning human and wildlife safety. She warned if construction continues, the area will be destroyed.
- i. Allen Reid- 220 North Main Street in Greenville. SCDOT approved a plan that requires about \$1,000,000 in road improvements for the development but does not recommend a roundabout at Ashmore Bridge Road and Perimeter Road.

- j. Cindy Pottinger- 321 Whittier Lane in Harrington. She noted there are 676 vacant apartments. Why would you add more apartments to that vacancy rate? Residents need recreation nearby and projects that are thoughtfully considered.
- k. Tim Crawford- 32 Falls Street in Greenville. Mr. Crawford clarified the SCDOT has asked for about a million dollars in road improvements for the development. There will be 100 feet of a new southbound right-hand turn lane on Fork Shoals Road at the Spinx Driveway, 150 feet of a brand new northbound left turn lane at Fork Shoals. There will also be a new southbound right-hand lane with 250 feet of storage at the intersection, and improvements being made to the signal so that it operates and functions more appropriately. He said they are not building standard rentals and the buildings will look nice.
- l. Kelly Ammons from Houston. The developers pay attention to their residents and refine the product based on what they want. The housing provides high quality amenities with a strong demand and long-term residents.
- m. Joe Sentelle- 26 Edgewood Drive in Mauldin. He worked at Donaldson at 3M. He knows people have gotten hit at the intersection so 3M requested a light at the intersection. We cannot get people home and cannot get them to work. There are some potholes that have been there since 1979.
- n. Taryn Harris- 177 Dodd Trail. She fell in love with Greenville and moved here. Developers are building homes in the area that have been vacant for more than a year. More housing is not needed.

5. Report from City Administrator

Staff received notification recently that the last reimbursement expected for costs associated with Hurricane Helene clean-up efforts is being transferred to the City. The final payment of \$184,752.68 brings the total amount reimbursed to \$1,050,654.80 for storm debris removal and post hurricane emergency response. This final payment meets staff's schedule goal of being fully reimbursed by the end of calendar year 2025. We now will transition to post reimbursement/grant monitoring and hope to have the program closed out in the next few years.

This weekend MCC's hit Rent will be coming to an end at the Mauldin Cultural Center

Join the City of Mauldin and the Greater Mauldin Chamber of Commerce for A Merry Mauldin Christmas on December 4th 5-8pm. This year's festivities will include live holiday music, a holiday market, pictures with Santa, train rides, the annual tree lighting, and more.

Lastly, GE Vernova announced their partnership with Greenville Pro Soccer this past Saturday as they finalized a multi-year agreement as the official naming rights sponsor for the new home of the Greenville Triumph and Greenville Liberty soccer teams at BridgeWay Station in Mauldin.

6. Report from Standing Committees

- a. Economic Planning & Development- No report
- b. Public Safety- No report
- c. Public Works- Chairman Kraeling reminded everyone to check the leaf pickup schedule.
- d. Finance and Policy-Chairman Reynolds thanked the Finance staff for the great audit year.
- e. Recreation- Chairman Allgood said the Veterans Day activities were great.
- f. Business and Development Services- No report.

7. Unfinished Business

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

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

Chairman Steenback asked Mr. Reid if any of the other intersections or roads were looked at in the traffic impact study other than Ashmore Bridge at Perimeter Road. Mr. Reid answered no.

Councilman Reynolds said all the cars are not going in the same direction at the same time. Traffic can go east, west, north or south.

Councilman Allgood said he thinks the best solution to the traffic at the intersection of Ashmore Bridge and Perimeter Road is a roundabout. He asked Mr. Reid at the last council meeting if he agreed and he thought Mr. Reid answered yes. But now, SCDOT is not recommending a roundabout at that intersection. Councilman Allgood said he does not believe SCDOT is taking into account the future development when they said they didn't recommend a roundabout at the intersection, they are only looking at accidents and fatalities. They should take into account the traffic flow, fuel efficiency, and overall planning for the future.

Chairman Steenback read a statement that he is not against this project, but is against unplanned growth that has no end goal or design that will continue to create issues. A development like this might make sense if it were proposed in City Center.

It has been stated we need more rooftops to attract bigger stores. On Ashmore Bridge Road, in Arden Woods there are a total of 714 homes, Adams Glen, 273, 72 in Ashmore Hills, and 111 in Hidden Lake Estates. That is a total of 1,170 homes that are either built, under construction, or to be built and now we are considering adding 570 more.

Council is elected to represent the entire City, not just a portion. The group in opposition stands because they will have to live with the consequence of more unplanned development on infrastructure that is decades behind where it should be. There will be increased traffic, accidents, and frustration.

Councilman Kraeling said he wants to make sure the developer does what they say they are going to do and what they have proposed to Council.

Mayor Merritt said Ashmore Bridge is on the GPATS list to be improved sometime in the future. Publix would not have located there if they did not believe there were enough customers to support it. He said he has driven Ashmore Bridge three times during the day and yes, there is traffic, but it moves. Mayor Merritt said he likes the Cottage Green concept because it is different.

Councilman Reynolds asked Mr. Duncan if there was enough water and sewer capacity to support the development. Mr. Duncan answered yes. He then asked about fire and police response to the development and public works service. Mr. Duncan said the City could support the development with all departments needed.

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

- 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 accept this ordinance on second reading with Councilman Matney seconding.

Vote: The ordinance passed 5-2 with Chairman Steenback and Councilman Kraeling voting against.

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

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

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

- d. An Amendment to Chapter 38, Traffic and Vehicles, Article VI, Through Truck Routes, of the Mauldin Code of Ordinances

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

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

- 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

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

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

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

Motion: Chairman Steenback made a motion to pass this ordinance on first reading. Councilwoman King seconded the motion.

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

- b. An amendment to Articles 7 and 8 of the Mauldin Zoning Ordinance pertaining to accessory dwelling units

Motion: Chairman Steenback made a motion to pass this ordinance on first reading. Councilwoman King seconded the motion.

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

Standing Committee Items

c. Judicial Re-appointments

Motion: Chairwoman King made a motion to accept the re-appointments. Councilman Kraeling seconded the motion.

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

Committee of the Whole- None

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

10. Council Concerns

Councilman Matney thanked all of staff who worked so hard to make tonight's celebration of Justin Dean a reality. He then wished everyone a Happy Thanksgiving. Lastly, he mentioned Wreaths Across America on December 13th.

Mayor Merritt said he appreciated the Veterans Day activities and thought they were wonderful.

11. Call for Executive Session

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

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

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:

Mayor Merritt reconvened the Council meeting at 10:06 p.m. Councilman Matney reported no decisions were made and no action taken in executive session.

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

12. Adjournment- Mayor Merritt adjourned the meeting at 10:07 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

**MINUTES
CITY OF MAULDIN
CITY COUNCIL WORKSHOP
DECEMBER 1, 2025, 6:00 PM
CITY HALL – UPSTAIRS CONFERENCE ROOM
5 E. BUTLER ROAD**

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

Others present were City Administrator Seth Duncan, Assistant City Administrator Greg Saxton, and Lauren Carter, Communications Manager.

1. Call to Order- Mayor Merritt

2. City Rebranding Discussion- Council discussed proposed logo options. Our consultant, Flock and Rally has been asked to make larger renderings of four options. This item will be brought to the December council meeting for consideration.

3. Adjournment- Mayor Merritt adjourned the meeting at 7:17 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

CITY COUNCIL AGENDA ITEM

MEETING DATE: December 15, 2025

AGENDA ITEM: 7a

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
***** 2nd Reading *****

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.

On November 17, 2025, the City Council voted 7-0 to approve this ordinance on first reading.

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: December 15, 2025

AGENDA ITEM: 7b

TO: City Council

FROM: Director of Business & Development Services, David Dyrhaug

SUBJECT: Text Amendment to Zoning Ordinance regarding Accessory Dwelling Units
*** **2nd Reading** ***

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.

On November 17, 2025, the City Council voted 7-0 to approve this ordinance on first reading.

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.
712. Ownership. Accessory dwellings units shall not be sold apart, subdivided or otherwise segregated in ownership from the principal residence upon the same property.
813. 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.
414. 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.
516. 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

UPDATE

MEETING DATE: December 15, 2025

AGENDA ITEM: 8a

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: 2026 Committee and Council Meeting Calendar

REQUEST

The Finance & Policy Committee recently discussed Council's 2026 Committee and Council Meeting Calendar and is recommending moving the January 2026 Council Meeting to Monday, January 12th due to a federal holiday on Monday, January 19th.

HISTORY/BACKGROUND

According to Section 2-32 of the Mauldin City Code of Ordinances, City Council, after public notice, shall meet regularly at least once in every month, and by rule and practice Council holds Committee Meetings on the 1st Monday of each month and Council Meetings on the 3rd Monday. In order to prepare the 2026 Council Meeting Calendar for public notice, staff is seeking guidance from Council regarding two particular dates that coincide with Federal holidays.

In 2026, Martin Luther King, Jr. Day is Monday, January 19th. While the City would typically move the meeting date to the next day, in this instance, moving the meeting to Tuesday, January 20th presents a slight schedule conflict for anyone attending the South Carolina Municipal Association's Hometown Legislative Action Day, also scheduled for the 20th. Although there is time for those attending the meeting in Columbia to return to the City for the meeting, it will present a logistical challenge for regularly planned events in Columbia that coincide with the MASC's annual event.

Therefore, depending upon the number of Members who will be traveling for the meeting and needing to stay overnight for MASC's training on Wednesday, January 21st, staff would like guidance as to whether or not to hold the Council Meeting on MLK Day (as done last year), or Tuesday, January 20th.

The second date in conflict with a federal holiday is the Committee Meeting scheduled for September 7th, Labor Day. This should be easier to resolve by simply scheduling the Meetings on Tuesday, September 8th instead of the holiday. Moving the meeting to Tuesday is typical for the City, but staff would like to affirm with Council the decision to move the date.

COMMITTEE RECOMMENDATION

The Finance and Policy Committee recommended Council move the January Council Meeting date to Monday, January 12th. Additionally, the Council Committees in September be held on Tuesday, September 8th as allowed by the Standing Committees Rules.

ATTACHMENT(S)

- 2026 City Council and Committee Meetings



City of Mauldin 2026 Holiday Schedule:

<i>New Year's Day</i>	<i>Thursday, January 1, 2026</i>
<i>Martin Luther King, Jr. Day</i>	<i>Monday, January 19, 2026</i>
<i>Good Friday</i>	<i>Friday, April 3, 2026</i>
<i>Memorial Day</i>	<i>Monday, May 25, 2026</i>
<i>Juneteenth</i>	<i>Friday, June 19, 2026</i>
<i>Independence Day</i>	<i>Friday, July 3, 2026</i>
<i>Labor Day</i>	<i>Monday, September 7, 2026</i>
<i>Veteran's Day</i>	<i>Wednesday, November 11, 2026</i>
<i>Thanksgiving Day</i>	<i>Thursday, November 26, 2026</i>
<i>Day after Thanksgiving</i>	<i>Friday, November 27, 2026</i>
<i>Christmas Holidays</i>	<i>Thursday, December 24, 2026</i>
	<i>Friday, December 25, 2026</i>
<i>**Floating Holiday**</i>	<i>Used at Employee's Discretion</i>

Must be used in calendar year- cannot be carried over

CITY COUNCIL

AGENDA ITEM SUMMARY

MEETING DATE: December 15, 2025

AGENDA ITEM: 8b

TO: City Council
FROM: Donna DeRado, Judicial Director
SUBJECT: Municipal Court Associate Judge Appointment Term

REQUEST

To appoint the Honorable Tina McMillan as part-time Associate Trial Judge for City of Mauldin.

HISTORY/BACKGROUND

Mauldin Judicial Department is structured to employ three part time associate trial judges who preside over cases on our traffic/court, preliminary hearing and jury trial dockets on a rotating basis.

ANALYSIS or STAFF FINDINGS

With the recent vacancy in one of our Associate Trial Judge positions, the job was posted and S.C. certified Municipal Judge Tina McMillan applied for the position. Judge McMillan has over 15 years of trial judge experience, serving most of those years as a Spartanburg County Magistrate. She currently serves as Chief Judge for City of Cowpens and also for the City of Chesnee. She previously served as Chief Judge for City of Inman for three (3) years. Judge McMillan is in good standing with SC Bar and all CLE credits and certifications regarding her current title are up-to-date. I believe Judge McMillan possesses the skills and responsibilities to fairly preside over hearings in Mauldin Court.

FISCAL IMPACT

There is no fiscal impact to the City associated with this request as the Judicial budget already includes the financial obligation for this position.

RECOMMENDATION

To appoint the Honorable Tina McMillan as part time Associate Trial Judge to a newly created two-year appointment term with an expiration date of December 31, 2027.

ATTACHMENTS

- Judge McMillan's resume