

**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