



ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING

MONDAY, APRIL 6, 2026 | 6 PM

1ST Committee Meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers

The meeting will be available remotely through Zoom. Please visit the City's website at [https:// cityofmauldin.org/your-government/meeting-minutes-agendas/](https://cityofmauldin.org/your-government/meeting-minutes-agendas/) to access the meeting via audio and videoconferencing.
A quorum of Council will be present.

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
APRIL 6, 2026, 6PM
CITY HALL - COUNCIL CHAMBERS

Committee Members: Taft Matney (Chair), Mark Steenback and Carol King

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| 1. <u>Call to Order</u> | Chairperson Matney |
| 2. <u>Public Comment</u> | Chairperson Matney |
| 3. <u>Reading and Approval of Minutes</u>
a. Economic Development Committee
Minutes December 1, 2025 [Pages 3-4] | Chairperson Matney |
| 4. <u>Reports or Communications from City Officers</u>
a. City Administrator Seth Duncan
Mauldin Cultural Center Cabin Water
Damage Report | Chairperson Matney |
| 5. <u>Unfinished Business</u>
There is no unfinished business. | Chairperson Matney |
| 6. <u>New Business</u>
a. Discussion: Fireworks and Drone Ordinance
[Page 5] | Chairperson Matney |
| 7. <u>Public Comment</u> | Chairperson Matney |
| 8. <u>Committee Concerns</u> | Chairperson Matney |
| 9. <u>Adjournment</u> | Chairperson Matney |

MINUTES
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
DECEMBER 1, 2025, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
2nd committee meeting

Committee Members present: Taft Matney (Chair), Mark Steenback and Jason Kraeling
Others present: City Administrator Seth Duncan and Assistant City Administrator Greg Saxton

1. Call to Order- Chairman Matney

2. Public Comment- None

3. Reading and Approval of Minutes

a. Economic Development Committee Minutes October 6, 2025

Motion: Councilman Steenback made a motion to accept the minutes with Councilman Kraeling seconding.

Vote: The vote was unanimous (3-0).

4. Reports or Communications from City Officers

a. City Administrator Seth Duncan- Mr. Duncan reported American Gold Buyers, Bargrove Equipment Solutions, In Session Counseling, and the Pittsburgh Paints Company have all opened.

There have been several permits issued to new restaurants including WNB Factory, which will be down Ashmore Bridge Road near Fork Shoals in the new Publix shopping center. Dutch Bros has begun construction of their drive-up location at 203 South Main.

A new daycare facility is being constructed at 13 Brookfield Oaks Drive, and an engineering company is opening up an office in Brookfield Office Park.

Mr. Duncan also mentioned construction on Jenkins continues. The roadway is being dug out for the front half of Jenkins Court. The sidewalks are going in, and the initial layer of asphalt for both Jenkins Court and Jenkins Street should be done by the end of the calendar year. The final layer of asphalt will likely be installed next spring, once temperatures warm back up.

The first two sections of precast concrete have been installed at the stadium at Bridgeway. The stands are starting to go vertical and take shape.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. Pop's Cabin Creamery Lease

The City of Mauldin entered into a Commercial Lease Agreement in October 2020 with Pop's Cabin Creamery, LLC which was amended in 2022 and set a term of 3 years. The Initial Term expired at midnight on February 28, 2025 and the Lessee did not provide notification to the City of its desire to renew per the terms of the Agreement. The Lessee, did however, continue to operate the facility in accordance with the Agreement.

In May 2025, staff provided notice to the owner of Pop's Creamery of the lease expiration and that no decision had been made with regards to renewal. The Lessee did not make contact with City staff, and when approached about it in November, Lessee stated that it never received the notice. The lease does afford the Lessee a one-year renewal if exercised with 60 days of the expiration of the Initial Term. Rent payments continue to be made on time and all business license and hospitality tax remittances are up to date.

Staff recommends continuing to allow Lessee to operate per the terms of the Agreement for another year while a new lease agreement is reached or the Lessee decides to terminate the Agreement and vacate the property.

No action is needed tonight. The new lease will come to committee for approval **in early 2026.**

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Matney adjourned the meeting at 6:27 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

ECONOMIC DEVELOPMENT & PLANNING COMMITTEE AGENDA ITEM

MEETING DATE: April 6, 2026

AGENDA ITEM: 6a

TO: Economic Development & Planning Committee

FROM: Seth Duncan, City Administrator and Greg Saxton, Ast. City Administrator

SUBJECT: Discussion: Fireworks and Drone Ordinance

DISCUSSION

Staff is seeking a discussion regarding the potential revisions to Chapter 20, Fire Prevention and Protection, Article IV, Fireworks to modify language to simplify the approval process and add additional language to address other aerial displays (ie. drones).

Currently, the City Code reads:

Sec. 20-142. - Permits for special displays.

The city council may, upon application, grant permits to persons or organizations for special fireworks displays.

In the last few years, only the City and BridgeWay Station have engaged in public firework displays and they were contained to a special event (last night of the City's concert series) or a national holiday (Independence Day). With the City's stadium (GE Vernova Park) nearing completion and with the rise of drone displays, staff would like to propose a series of modifications to update and modernize the ordinance.

For discussion purposes, staff is proposing the following:

- Updating the ordinance to reflect administrative approval with Council notification;
- Include language pertaining to firework permits issued by State Fire Marshal's office;
- Add inspection requirements by Mauldin Fire Department for both firework shows and other aerial displays.
- Include language pertaining to pyrotechnics that may be used at the City's stadium.
- Other language suggested by Council

If the Committee believes that revisions are warranted, a draft ordinance will be drafted and brought before the Committee for consideration at a future meeting.