



SPECIAL CALLED CITY COUNCIL MEETING AGENDA

**MONDAY, OCTOBER 5, 2026,
CITY HALL - COUNCIL CHAMBERS
5 EAST BUTLER ROAD, MAULDIN, SC 29662
IMMEDIATELY FOLLOWING COMMITTEE MEETINGS**

COUNCIL MEMBERS

Mayor

Terry Merritt

Council Members

Taft Matney, Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Mark Steenback

AGENDA

1. Call to Order

- a. Welcome
- b. Invocation
- c. Pledge of Allegiance

2. New Business

- a. Ordinance to Annex 707 Standing Springs Road (Tax Map Parcel: 0293000100900) by One Hundred Percent Petition Method; and to establish a zoning classification of I-1, for said property [Pages 2-9]

3. Call for Executive Session

Executive Session to consider the following items as allowed by State Statute 30-4-70(a)(2)

- a. Proposed sale or purchase of property for Sunset Park
- b. Proposed economic development incentive for Project Convert

Immediately Following Executive Session

Possible action on items discussed in Executive Session

4. Adjournment

All meetings are streamed live at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/>.
A quorum of Council will be present.

CITY COUNCIL AGENDA ITEM

MEETING DATE: October 5, 2026

AGENDA ITEM: 2a

TO: Business & Development Services Standing Committee
FROM: Business & Development Services Director, David C. Dyrhaug
SUBJECT: **Annexation of 707 E Standing Springs Road**

CURRENT OWNER(S):	ALEXRULES, LLC
PROSPECTIVE OWNER(S):	PK U.S.A., Inc.
TAX MAP NUMBER(S):	0293.00-01-009.00
LOCATION:	707 E. Standing Springs Road
CURRENT ZONING:	I-1, Industrial/S-1, Services (County)
REQUESTED ZONING:	I-1, Industrial (City)
SIZE OF PROPERTY:	Approx. 9.07 acres
CONTIGUITY:	This tract will touch the City border at E. Standing Springs Road

REQUEST

Annex a 9-acre tract at 707 E. Standing Springs Road into the City of Mauldin and assign the tract to the I-1 (Industrial) zoning district.

HISTORY/BACKGROUND

This tract was recently developed for a 140,000+ square-foot flex industrial facility. It is being sold by ALEXRULES, LLC, to PK U.S.A., Inc. PK U.S.A., Inc., is planning to use this facility for their manufacturing. They are the primary supplier of metal body parts, chassis parts, and plastic injection parts for automotive companies such as Isuzu, Toyota, Subaru, Nissan, and Dana. Their expected capital investment and job creation at this facility is \$30 million and 85 jobs over the next five years.

PROPOSED DEVELOPMENT

PK U.S.A, Inc., is planning to operate a manufacturing facility at this recently constructed 140,000+ square-foot facility.

ZONING

Current Zoning: The property is presently split zoned ***I-1, Industrial***, and ***S-1, Services***, by Greenville County.

Requested Zoning: The owner has requested to maintain their zoning designation of ***I-1, Industrial***. The I-1 district is established for manufacturing, assembly, and warehousing operations.

Surrounding Zoning:	North	I-1 (Industrial)	<i>Various highways and roads</i> <i>East Coast Graphics</i> <i>Mauldin Public Works facility</i> <i>Electrical substation</i>
	South	C-3 (Commercial)	
	East	S-1 (Trades & Services)	
	West	I-1 (Industrial)	

COMPREHENSIVE PLAN

The Mauldin Comprehensive Plan envisions the area that entails this property as “Mixed Employment and Industry.” The intent of this classification is to integrate office, industrial, research & development, and logistics operations. Secondary uses could include convenience retail and service uses. This type of land use would typically have convenient access to regional highways. This site meets that requirement.

This site is part of the potential annexation areas depicted in the Comprehensive Plan. This a “tier 1” area which entails infill opportunities for annexation. Additionally, an annexation priority described in the Comprehensive Plan is potential industrial and commercial properties. Therefore, the annexation of this tract for this industrial flex development would meet multiple priorities.

CONTIGUITY

This property is contiguous to the City limits at E. Standing Springs Road. It is directly across the street from the Mauldin Public Works facility.

TIMELINE

On September 30, 2026, ALEXRULES, LLC, submitted a petition to annex this tract.

STAFF RECOMMENDATION

Staff finds that this annexation opportunity meets multiple priorities expressed in the Comprehensive Plan. Staff recommends approval of this annexation petition.

ATTACHMENTS

Proposed Ordinance

ORDINANCE# _____

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF
A 9-ACRE PROPERTY LOCATED AT 707 E. STANDING
SPRINGS ROAD (TAX MAP PARCEL #0293.00-01-009.00)
BY ONE HUNDRED PERCENT PETITION METHOD; AND TO
ESTABLISH A ZONING CLASSIFICATION OF I-1,
INDUSTRIAL, FOR SAID TRACT, AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, ALEXRULES, LLC, is the sole owner [freeholder owning one hundred percent (100%) of the assessed value of property in the area proposed to be annexed] of a tract of real property containing approximately 9 acres, more or less, located at 707 E. Standing Springs Road, as depicted in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin by ALEXRULES, LLC, requesting that the aforementioned tract of real property be annexed into the City of Mauldin; and,

WHEREAS, PK U.S.A., Inc., or its assignees, are under contract to purchase this tract from ALEXRULES, LLC; and,

WHEREAS, the portion of property to be annexed as depicted in Exhibit 1, is contiguous to the City of Mauldin; and,

WHEREAS, the petitioner will constitute one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of I-1, Industrial, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

Section 1. ANNEXATION: The portion of real property depicted in Exhibit 1 hereto attached, is hereby annexed into the corporate city limits of the City of Mauldin effective upon the effective date provided in this ordinance.

Section 2. ZONING ASSIGNMENT: The above referenced tract is hereby zoned I-1, Industrial.

Section 3. ANNEXATION OF ADJACENT RIGHTS-OF-WAY: All of that portion of right-of-way along the edge of and adjoined to the annexed property shown in Exhibit 1 is also hereby annexed into the corporate limits of the City Mauldin effective upon the effective date provided in this ordinance.

Section 5. EFFECTIVE DATE: This ordinance shall become effective upon the completed sale of the property described in this ordinance to PK U.S.A., Inc., or its assignees, provided that such sale is completed within twelve (12) months of the passage of second reading of this ordinance. Upon failure to complete the sale of the property to PK U.S.A., Inc., or its assignees, within this timeframe, this ordinance shall be null and ineffective.

Passed on First Reading _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

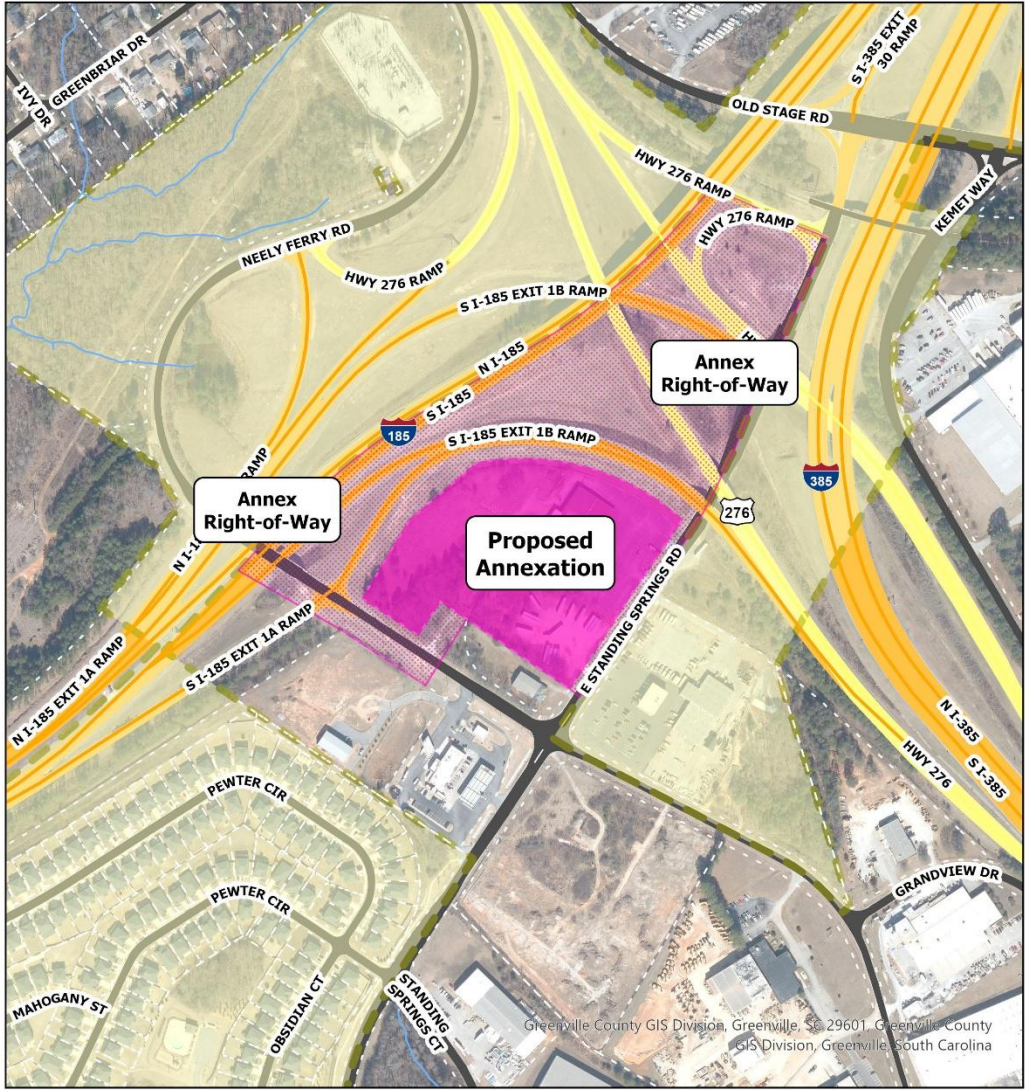
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

EXHIBIT 1 – ANNEXATION MAP

707 E Standing Springs Rd Annexation



Legend

- Municipal Boundary
- Type
- Proposed Annexation
- Right-of-Way to be Annexed



0 500 1,000 Feet

EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY
INTO THE CITY OF MAULDIN
BY ONE HUNDRED PERCENT (100%) METHOD

The undersigned is the sole owner [freeholder owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a tract of real property at the following location in Greenville County:

ADDRESS: 707 E. Standing Springs Road
Simpsonville, South Carolina 29680
TAX MAP #: 0293.00-01-009.00

The Petitioner hereby requests that the tract as shown in the attached plat, survey, or similar exhibit be annexed into the corporate city limits of the City of Mauldin.

The Petitioner further requests that this tract be assigned the following zoning classification on the Official Zoning Map of the City of Mauldin.

REQUESTED ZONING CLASSIFICATION: I-1

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

The undersigned represents that he/she has authority to bind the owning corporation/organization to this petition, and no other signatures are needed.

This petition is dated as follows: 9/30/26
Date

ALEXRULES, LLC

Corporation/Organization

Brad Bylenga
Signature

Robert Bylenga
Witness Signature

Brad Bylenga

Printed Name

GM

Title/Position

ATTACHMENT: Plat, survey, or similar exhibit of tract petitioned to be annexed.

**ADDENDUM TO PETITION FOR ANNEXATION OF REAL PROPERTY
INTO THE CITY OF MAULDIN
BY ONE HUNDRED PERCENT (100%) METHOD**

PROPERTY:

707 E. Standing Springs Road, Simpsonville, South Carolina 29680

Tax Map No.: 0293.00-01-009.00

Petitioner: ALEXRULES, LLC, a South Carolina limited liability company

PROPERTY DESCRIPTION:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 9.07 acres, more or less, containing 395,061 sq. ft., more or less, on Standing Springs Road and Neely Ferry Road, upon a plat entitled "Boundary Survey for AlexRules, LLC", dated November 9, 2012, prepared by Kent W. Tollison, PLS, recorded in the Office of the Register of Deeds for Greenville County, SC in Plat Book 1146 at Page 80.

CONDITIONS OF ANNEXATION:

This Petition for Annexation is submitted subject to and expressly conditioned upon the following terms and conditions, which are integral to this Petition and without which the Petitioner would not have filed this Petition:

1. ZONING CONDITION.

This annexation is expressly conditioned upon the subject property being assigned and classified as I-1 (Industrial) zoning upon annexation into the corporate limits of the City of Mauldin. If the City of Mauldin declines to zone the property I-1 upon annexation, or if any other zoning classification is assigned, this annexation petition shall be null and void.

2. PURCHASER ACQUISITION CONDITION.

This annexation is further expressly conditioned upon PK U.S.A., INC. (the "Purchaser") successfully acquiring the subject property pursuant to that certain Purchase and Sale Agreement dated on or about September 2026, between Petitioner, as Seller, and Purchaser. In the event the Purchaser does not acquire the property and the contemplated transaction fails to close for any reason, this annexation petition shall automatically become null and void, and the property shall not be annexed into the City of Mauldin.

3. SIMULTANEOUS EFFECTIVENESS CONDITION.

The effective date of this annexation shall be simultaneous with and contingent upon the actual closing of the sale of the subject property to PK U.S.A., INC. The annexation shall not become effective until the closing occurs, and shall become effective at the same moment the closing is consummated. In no

event shall the annexation become effective prior to closing.

RESERVATION OF RIGHTS:

These conditions are set forth to protect the Petitioner's interests and to ensure clarity regarding the contingent and simultaneous nature of the annexation with the property transfer. Petitioner reserves the right to withdraw this petition at any time prior to the effective date of annexation.

PETITIONER:

ALEXRULES, LLC,

a South Carolina limited liability company

By: 
Name: BRAD BYLENA
Title: GM
Date: 9/30/26