



CITY COUNCIL MEETING AGENDA

**MONDAY, OCTOBER 19, 2026, 7:00 P.M.
CITY HALL - COUNCIL CHAMBERS
5 EAST BUTLER ROAD, MAULDIN, SC 29662**

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. Proclamations and Presentations

- a. Red Ribbon Proc- Green Charter Simpsonville [Pg 4]
- b. Youth Substance Prevention Proc [Pages 5-7]
- c. Pancreatic Cancer Proclamation [Page 8]

3. Reading and Approval of Minutes

- a. September 21, 2026 [Pages 9- 12]
- b. Special Called Council- Oct 5, 2026 [Pages 13-14]

4. Public Comment (Agenda Items)

5. Report from City Administrator

6. Report from Standing Committees

- | | |
|--------------------------------------|--------------------|
| a. Economic Planning and 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 |

All meetings are streamed live at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/>.

A quorum of Council will be present.



7. Unfinished Business

Ordinances 2nd Reading

Business and Development Services Committee

- a. 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, for said tract, and providing an effective date [Pages 15-23]

8. New Business

Ordinances 1st Reading

Business and Development Services Committee

- a. An ordinance to rezone a 5-acre tract located at West Butler Road and Laurel Meadows Parkway (tax map parcel #M008.02-01-003.00) from the R-M district to the C-2 district and providing an effective date [Pages 24-30]
- b. An ordinance to provide for the annexation of a 10-foot-wide strip of property owned by King Asphalt Inc., and located at 1189 Old Stage Road (tax map parcel #0293.00-01-007.03) by one hundred percent petition method; and providing an effective date [Pages 31- 38]
- c. An ordinance to provide for the annexation of a 23.5-acre portion of property located at Kemet Way (tax map parcel #0303.00-01-001.02 and part of tax map parcel #0305.00-01-001.00) by one hundred percent petition method; and to establish a zoning classification of I-1, Industrial, for said tract, and providing an effective date [Pages 39-43]

Standing Committee Items

Public Safety Committee (King)

- d. Adoption of the 2026 Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan [Pages 44-45]

Public Works Committee (Kraeling)

- e. Public Works Capital Equipment Changes [Page 46]

9. Public Comment (Non-Agenda Items)

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



10. Council Concerns

11. Call for Executive Session

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

- a. Goodwin Reserve Subdivision
- b. Project Convert

Immediately Following Executive Session

Possible action on items discussed in Executive Session

12. Adjournment

PROCLAMATION

RED RIBBON WEEK

WHEREAS, Alcohol and other drug abuse in this nation has reach epidemic stages; and

WHEREAS, It is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs; and

WHEREAS, the National Family Partnership is sponsoring the National Red Ribbon Campaign offering citizens the opportunity to demonstrate their commitment to drug-free lifestyles (no use of illegal drugs, no illegal use of legal drugs); and

WHEREAS, the National Red Robbin Campaign will be celebrated in every community in America during “Red Ribbon Week,” October 23-31;

WHEREAS, Business, government, parents, law enforcement, media, medical, religious institutions, schools, senior citizens, service organizations and youth will demonstrate their commitment to healthy, drug-free lifestyles by wearing and displaying Red Ribbons during this week-long campaign; and

WHEREAS, The City of Mauldin further commits its resources to ensure the success of the Red Ribbon Campaign;

NOW THEREFORE BE IT PROCLAIMED that I, Terry Merritt, Mayor of the City of Mauldin, proclaim October 23-31, 2026 as RED RIBBON WEEK and encourage our citizens to participate in drug prevention education activities, making a visible statement that we are strongly committed to a drug free state.

Terry Merritt, Mayor



PROCLAMATION

NATIONAL YOUTH SUBSTANCE USE PREVENTION MONTH

WHEREAS, the health, safety, and future of the City of Mauldin depend upon our collective commitment to ensuring that young people have the opportunity to grow, learn, build healthy relationships, and reach their full potential; and

WHEREAS, substance use prevention is an investment made upstream—before experimentation becomes a pattern, before substance use escalates, and before preventable concerns become lifelong consequences; and

WHEREAS, prevention science demonstrates that effective prevention strengthens protective factors and addresses risk factors across the environments where young people live, learn, work, and develop, including families, schools, neighborhoods, healthcare settings, faith communities, youth-serving organizations, and workplaces; and

WHEREAS, adolescence is a critical period of social, emotional, and neurological development during which young people are developing identity, relationships, coping skills, decision-making patterns, and expectations for their futures; and

WHEREAS, early prevention and early intervention provide important opportunities to identify concerns, strengthen protective factors, connect young people and families with appropriate support, and address challenges before they escalate; and

WHEREAS, prevention is strengthened when young people are recognized for their strengths, potential, voice, and capacity to make positive contributions to their families, schools, and community; and

WHEREAS, parents and caregivers play a critical role in prevention through open communication, healthy boundaries, positive relationships, and ongoing conversations with young people about alcohol, nicotine, cannabis, prescription medications, illicit drugs, and other emerging substances; and

WHEREAS, schools and educators are essential partners in prevention by fostering belonging, connection, healthy decision-making, social and emotional development, and access to appropriate support; and

WHEREAS, healthcare providers, behavioral health professionals, law enforcement, community organizations, faith communities, businesses, foundations, civic leaders, and residents all have an important role in creating communities where prevention is prioritized and young people can access support before problems escalate; and



PROCLAMATION

WHEREAS, organizations such as **RIZE Prevention** contribute to these efforts through youth substance use prevention and early intervention, individualized coaching and counseling, youth engagement, social media safety education, and parent and caregiver education; and

WHEREAS, prevention is not the responsibility of a single organization, school, program, or campaign, but requires sustained community investment, collaboration, education, and a shared commitment to addressing concerns early while strengthening the relationships and protective factors that help young people thrive; and

WHEREAS, recognizing National Youth Substance Use Prevention Month provides the City of Mauldin an opportunity to move from awareness to action by encouraging meaningful conversations, strengthening partnerships, expanding access to prevention and early intervention, and making youth prevention a visible community priority throughout the year; and

WHEREAS, every young person deserves access to informed adults, supportive relationships, safe and healthy environments, accurate information, and opportunities to envision a future not defined by substance use;

NOW, THEREFORE, BE IT PROCLAIMED,

that the **City of Mauldin** hereby recognizes **OCTOBER 2026 AS NATIONAL YOUTH SUBSTANCE USE PREVENTION MONTH IN THE CITY OF MAULDIN**, and calls upon residents, families, schools, businesses, healthcare providers, community organizations, faith communities, civic leaders, and youth-serving agencies to join together in strengthening prevention and early intervention efforts throughout our community.

BE IT FURTHER PROCLAIMED,

that the City of Mauldin encourages all residents to recognize youth substance use prevention as a shared community responsibility and to take meaningful action by talking with young people, supporting families, strengthening protective factors, connecting individuals with appropriate resources, and investing in effective prevention and early intervention efforts.

BE IT FURTHER PROCLAIMED,

the City of Mauldin recognizes the individuals, organizations, schools, professionals, volunteers, parents, caregivers, and young people whose daily efforts contribute to a healthier, safer, and more connected community, and encourages continued collaboration to make prevention a sustained priority in Mauldin.



PROCLAMATION

IN WITNESS WHEREOF,

I have hereunto set my hand and caused the official seal of the City of Mauldin to be affixed this
_____ day of October, 2026.

Mayor Terry Merritt



PROCLAMATION

PANCREATIC CANCER DAY

WHEREAS, in 2026, an estimated **67,530** people will be diagnosed with pancreatic cancer in the United States and **52,740** will die from the disease;

WHEREAS pancreatic cancer is one of the deadliest cancers, is currently the third leading cause of cancer death in the United States, and is projected to become the second leading cause around 2030;

WHEREAS pancreatic cancer is the only major cancer with a five-year relative survival rate at just **13 percent**;

WHEREAS when symptoms of pancreatic cancer present themselves, it is generally in later stages, and **87 percent** of pancreatic cancer patients die within the first five years;

WHEREAS approximately **960 deaths** will occur in South Carolina in 2026;

WHEREAS pancreatic cancer is **the sixth most common** cause of cancer-related death across the world;

WHEREAS there were an estimated **510,992 new pancreatic cancer cases diagnosed worldwide in 2022**;

WHEREAS the good health and well-being of the residents of Mauldin are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments; therefore, be it

PROCLAIMED that I, Terry Merritt, Mayor of the City of Mauldin, proclaim November 19 as World Pancreatic Cancer Day in the City of Mauldin.

Terry Merritt, Mayor



**MINUTES
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 21, 2026
CITY HALL - COUNCIL CHAMBERS
5 EAST BUTLER ROAD, MAULDIN, SC 29662**

Members present were Mayor Pro Tempore Taft Matney, Council members Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Mark Steenback. Mayor Terry Merritt was not present.

City Attorney Daniel Hughes, City Administrator Seth Duncan, and Assistant City Administrator Greg Saxton were also present.

- 1. Call to Order-** Mayor Pro Tempore Matney
 - a. Welcome- MPT Matney
 - b. Invocation- Councilman Kraeling
 - c. Pledge of Allegiance- Councilman Kraeling

- 2. Proclamations and Presentations**
 - a. Constitution Week Proclamation

MPT Matney read and presented the proclamation

- 3. Reading and Approval of Minutes**
 - a. August 17, 2026

Motion: Councilman Kraeling made a motion to approve the minutes with Councilman Reynolds seconding.

Vote: The vote was unanimous (6-0).

- b. Special Called City Council- September 8, 2026

Motion: Councilman Reynolds made a motion to approve the minutes with Councilwoman King seconding.

Vote: The vote was unanimous (6-0).

- 4. Public Comment (Agenda Items)-** None

5. Report from City Administrator

Mr. Duncan reported Building a Better Butler has been delayed due to SCDOT only receiving two bids for the work and the bids were over budget. The project will be put out to bid again in February, 2027.

The play **Our Town** will run this weekend at the Cultural Center.

SOOIE. BBQ Cookoff went well last week.

A community forum for the proposed penny sales tax will be held this Thursday at City Hall beginning at 6:00 p.m.

The Flock transparency portal is live and new items have been added.

6. Report from Standing Committees

- a. Economic Planning and Development- No report
- b. Public Safety- Chairwoman King reported on Law Enforcement Appreciation Day, which took place this past weekend at the Downtown Airport. It was a very well-attended event. Chairwoman King also said a Unified Police Academy will be held this Friday with intellectually disabled participants.
- c. Public Works- Chairman Kraeling said leaf season would be starting soon.
- d. Finance and Policy- No report
- e. Recreation- No report
- f. Business and Development Services- No report

7. Unfinished Business

Ordinances 2nd Reading

None

8. New Business

Ordinances 1st Reading

None

Standing Committee Items

Finance and Policy Committee (Reynolds)

a. Year End Financial Summary

The City concluded Fiscal Year 2026 in a strong financial position, with overall revenues exceeding expenditures. Preliminary financial analysis projects a General Fund surplus to exceed \$2.9 million. Final figures will be confirmed upon completion of the annual external audit as outstanding revenues and expenditures are finalized.

Recommended Allocation of Projected Surplus will be:

- \$1,500,000 transferred to the Capital Projects Fund (supporting capital leases, planned equipment/projects, and potential co-funding for a replacement fire truck alongside insurance and lease proceeds).
- \$1,000,000 transferred to the Capital Projects Transportation Fund (allocated for streetscaping, sidewalks, trails, and network improvements).
- \$400,000 for performance-based Merit Pool for staff.

Motion: Chairman Reynolds made a motion to approve the staff's recommendations for the surplus. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (6-0).

Public Safety Committee (King)

b. Public Safety Compensation

Staff is proposing a new compensation schedule for both the Police and Fire Departments that will ensure both departments remain competitive in the region and are able to retain top talent. The implementation cost of this new compensation plan would be approximately \$20k for the Fire Department and \$21k for the Police Department. Both can be incorporated into existing budgets due to turnover and vacancies.

Lastly, to ensure the City prevents wage compression of existing police officers and firefighters, staff will utilize the Merit Pool funds to augment compensation within the departments to account for the new pay bands.

Motion: Chairwoman King made a motion to approve the compensation schedule for the police and fire departments. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (6-0).

9. Public Comment (Non-Agenda Items)

- a. Jason Pleakis of 106 Saddlebrook Lane spoke on the Flock system. Mr. Pleakis advised that he submitted a FOIA request and did not receive what he requested. He received an internal log, but he requested the external network audit log. He believes that not receiving what he asked for could be a lack of proficiency and asked where the oversight is. Mr. Pleakis said it has been difficult to obtain information.

Other cities and counties are starting to pause or ban Flock and Mr. Pleakis said it is time to stop ignoring the issue.

10. Council Concerns- None

11. Adjournment- Mayor Pro Tempore Matney adjourned the meeting at 7:27 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

**MINUTES
SPECIAL CALLED CITY COUNCIL MEETING
MONDAY, OCTOBER 5, 2026,
CITY HALL - COUNCIL CHAMBERS
IMMEDIATELY FOLLOWING COMMITTEE MEETINGS**

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

Others present: City Administrator Seth Duncan and Assistant City Administrator Greg Saxton

1. Call to Order- Mayor Merritt

- a. Welcome- Mayor Merritt
- b. Invocation- Councilman Reynolds
- c. Pledge of Allegiance- Councilman Reynolds

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

Motion: Chairman Steenback made a motion to approve the ordinance on first reading with Councilman Allgood seconding.

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

3. Call for Executive Session

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

Motion: Councilman Matney made a motion to adjourn into executive session for the items listed below. Councilman Steenback seconded the motion.

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

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

Immediately Following Executive Session

Mayor Merritt reconvened the meeting at 7:54 p.m. Councilman Steenback left during executive session. Councilman Matney reported no decisions were made and no action taken in executive session.

Possible action on items discussed in Executive Session- None

4. Adjournment- Mayor Merritt adjourned the meeting at 7:54 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

CITY COUNCIL AGENDA ITEM

MEETING DATE: October 19, 2026

AGENDA ITEM: 7a

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: **Annexation of 707 E Standing Springs Road**
****2nd Reading****

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.

On October 5, 2026, the Business & Development Services Standing Committee voted 3-0 to forward this annexation to City Council with a recommendation of approval.

On October 5, 2026, the City Council passed the ordinance to annex this property by a vote of 7-0.

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 4. 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:

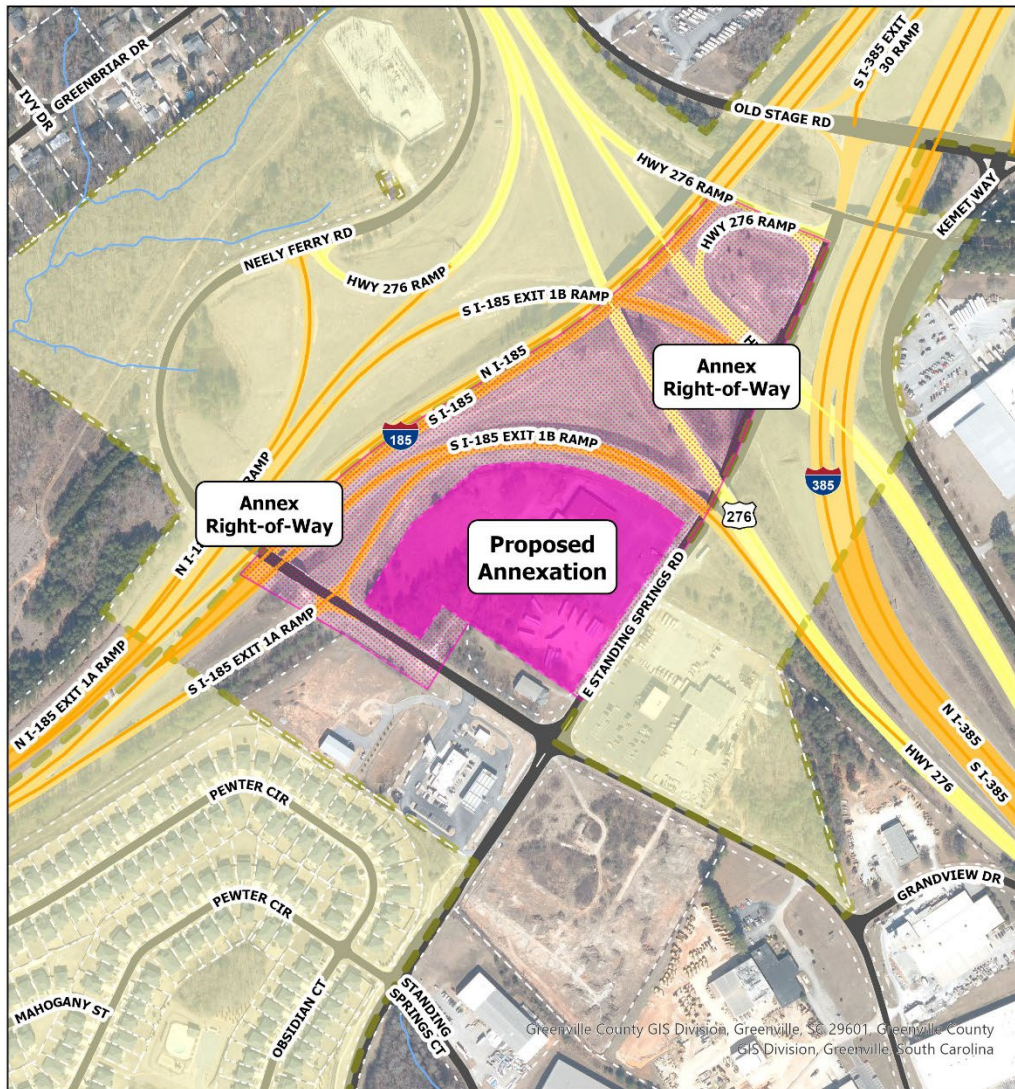
Cindy Miller, Municipal Clerk

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 BYLENGA
Title: GM
Date: 9/30/26

CITY COUNCIL AGENDA ITEM

MEETING DATE: October 19, 2026

AGENDA ITEM: 8a

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Rezoning of 5-acre Property at W. Butler Road and Laurel Meadows Parkway

OWNER(S): Sung Choi • Abby & Matt, LLC

TAX MAP NUMBER(S): M008.02-01-003.00

LOCATION: West Butler Road and Laurel Meadows Parkway

CURRENT ZONING: R-M, Multifamily Residential

REQUESTED ZONING: C-2, General Commercial

SIZE OF PROPERTY: Approx. 5.4 acres

REQUEST

Rezone a 5-acre tract at the intersection of W. Butler Road and Laurel Meadows Parkway from R-M (Multifamily Residential) back to C-2 (General Commercial), which was the zoning of this tract prior to 2022.

HISTORY/BACKGROUND

This property was formerly zoned C-2 prior to 2022. On September 19, 2022, the property was rezoned to R-M, Multifamily Residential, at the request of the property owner and Arbor Land Design. At that time, Arbor Land Design had proposed to develop a 57-unit townhome community. That project included two entrances along Laurel Meadows Parkway.

During the rezoning hearing in 2022, some residents expressed concerns about the development of the property. Much of the concerns concentrated on the deficiencies of the intersection at Laurel Meadows Parkway and West Butler Road. Although the rezoning was approved in 2022, the proposed townhome community project never moved forward and the property owner would like to revert the zoning of the property back to what was it prior to the development proposed by Arbor Land Design.

PROPOSED DEVELOPMENT

The property owner is currently exploring the development of this property for a small shopping plaza fronting West Butler Road. At the Planning Commission meeting, the applicant specified that he is considering an international food market at this property along with two outparcels for commercial development. Formal plans will be designed and prepared after the successful rezoning of the property.

ZONING

Current Zoning: The property is presently zoned **R-M, Multifamily Residential**. The R-M district provides for a full range of medium- to high-density multi-family housing types including townhomes and apartments.

Requested Zoning: The owner has requested to zone this property back to **C-2, General Commercial**. The C-2 district is established to promote accessible and central concentrations of business activities and commercial establishments offering both retail goods and services to people from throughout the community. This district is intended to serve both pedestrians as well as people who travel by automobile. Therefore, this district is located along major roadways, and businesses are encouraged to locate in close proximity to one another. Allowed uses in the C-2 district include:

- Institutional uses such as child care, medical services, and religious worship
- Commercial uses such as catering, banks, beauty salons, offices, pet care, restaurants, and retail
- Entertainment and recreation uses such as fitness studios, family fun centers, museums, art galleries, and theaters.
- Lodging uses such as hotels.

Surrounding Zoning:	North	PD (Planned Development)	<i>Laurel Meadows Subdivision</i>
	South	C-1 (Light Commercial)	<i>Development forthcoming</i>
	East	R-20 (Residential)	<i>The Estates at Mauldin Subdivision</i>
	West	C-2 (General Commercial)	<i>Library and Oasis Animal Hospital</i>

COMPREHENSIVE PLAN

The Mauldin Comprehensive Plan envisions the corridor this property is located along as a “Community Activity Corridor.” The intent of this classification is to integrate commercial uses with high-density residential uses.

Primary Uses: Neighborhood retail, personal services, and offices along primary roadways.

Secondary Uses: High-density residential uses such as townhomes and apartments.

REVIEW CRITERIA

The following criteria represent those typically used by the City of Mauldin to evaluate rezoning requests.

CRITERIA	STAFF COMMENTARY
<i>Consistency with the Comprehensive Plan</i>	The C-2 zoning is consistent with the “Community Activity Corridor” classification shown along W. Butler Road.
<i>Suitability of the Site for Development</i>	There are not any apparent floodplains, wetlands, or steep topography on this site that would otherwise constrain the site for development. Additionally, the owner has arranged to direct stormwater runoff to a detention pond that will be constructed at the Estates at Mauldin subdivision. This will mitigate stormwater impacts on properties in the Laurel Meadows subdivision.
<i>Compatibility of Potential Uses</i>	The uses allowed in the C-2 district appear to be compatible and consistent with the types of uses found along W. Butler Road, which largely consists of commercial development.
<i>Capacity of the Infrastructure</i>	All utilities, including water and sewer, appear to be available at this site. The intersection at Laurel Meadows Parkway, W. Butler Road, and Fowler Circle is in need of some improvements—namely a turn signal on Laurel Meadows Parkway and turn lanes and a turn signal on Fowler Circle. City staff is currently exploring ways to facilitate these improvements.
<i>Public Need for the Potential Uses</i>	As Mauldin continues to grow, there is an increased need for businesses that provide commercial products and services. This rezoning will help facilitate additional commercial products and services for the community.

TIMELINE

On August 12, 2026, the property owner submitted a request to rezone this property back to its former C-2 zoning.

On September 22, 2026 the Planning Commission held a public hearing and voted 7-0 to recommend approval of the rezoning.

On October 5, 2026, the Business & Development Services Standing Committee voted 3-0 to forward this rezoning to City Council with a recommendation of approval.

PUBLIC HEARING

The Planning Commission held a public hearing on September 22, 2026. Notice of this hearing was provided in accordance with the City’s requirements which includes publishing notice in the newspaper and posting signage on the property. Two individuals offered comments at the public hearing:

- Marilyn Haddle, a resident in the Laurel Meadows neighborhood at 200 Laurel Meadows Parkway, expressed opposition to zoning this property for commercial use and cited concerns about traffic.
- Linda McGohon, a resident in the Parkland neighborhood at 200 Timber Falls Drive, expressed opposition to zoning this property for commercial use and cited concerns about traffic.

STAFF RECOMMENDATION

Staff finds that this rezoning meets the above criteria. This property would ideally be developed for neighborhood retail and commercial along the West Butler Road frontage. Additionally, it provides an opportunity for nearby residents to walk to a place of commerce. This is befitting of the type of development that is emerging along this corridor. Staff recommends approval of this rezoning request.

PLANNING COMMISSION RECOMMENDATION

On September 22, 2026, the Planning Commission voted 5-0 to recommend **approval** of this rezoning.

During their deliberation, members of the Planning Commission expressed appreciation that the property owner had an arrangement for the stormwater to be directed to and managed on the Estates at Mauldin project being developed by Lennar. This will help not exacerbate stormwater issues already affecting properties in the Laurel Meadows community.

Members of the Planning Commission also inquired about the traffic comparison of residential development and commercial development at this property. If this property were fully developed for residential, it could generate up to 86 peak hour trips. The international food market described by the property owner would generate about 92 peak hour trips.

ATTACHMENTS

Map Exhibit
Proposed Ordinance

ORDINANCE # _____

AN ORDINANCE TO REZONE A 5-ACRE TRACT LOCATED AT WEST BUTLER ROAD AND LAUREL MEADOWS PARKWAY (TAX MAP PARCEL #M008.02-01-003.00) FROM THE R-M DISTRICT TO THE C-2 DISTRICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Abby & Matt, LLC, has petitioned the City of Mauldin to rezone their +/- 5-acre property from the R-M District to the C-2 District; and

WHEREAS, a rezoning of the parcels is in keeping with the current City of Mauldin Comprehensive Plan adopted in 2026; and

WHEREAS, the site is suitable for the types of uses that could be developed under the new zoning district; and

WHEREAS, the potential uses permitted in the new zoning district meet a public need and are not detrimental to the public health, safety, and welfare; and

WHEREAS, the Mauldin Planning Commission held a public hearing advertised in accordance with City ordinances on September 22, 2026; and

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

Section 1. That the property described in zoning docket PC-2026-02-RZ and identified as Greenville County Tax Map Parcel M008.02-01-003.00 be rezoned from R-M to C-2 (General Commercial). The portion of the property to be rezoned is further highlighted and identified as “Subject Property” on the attached exhibit, Exhibit 1, that is hereby incorporated into this ordinance.

Section 2. This ordinance shall become effective upon and after its final passage.

Passed on First Reading _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

ATTEST:

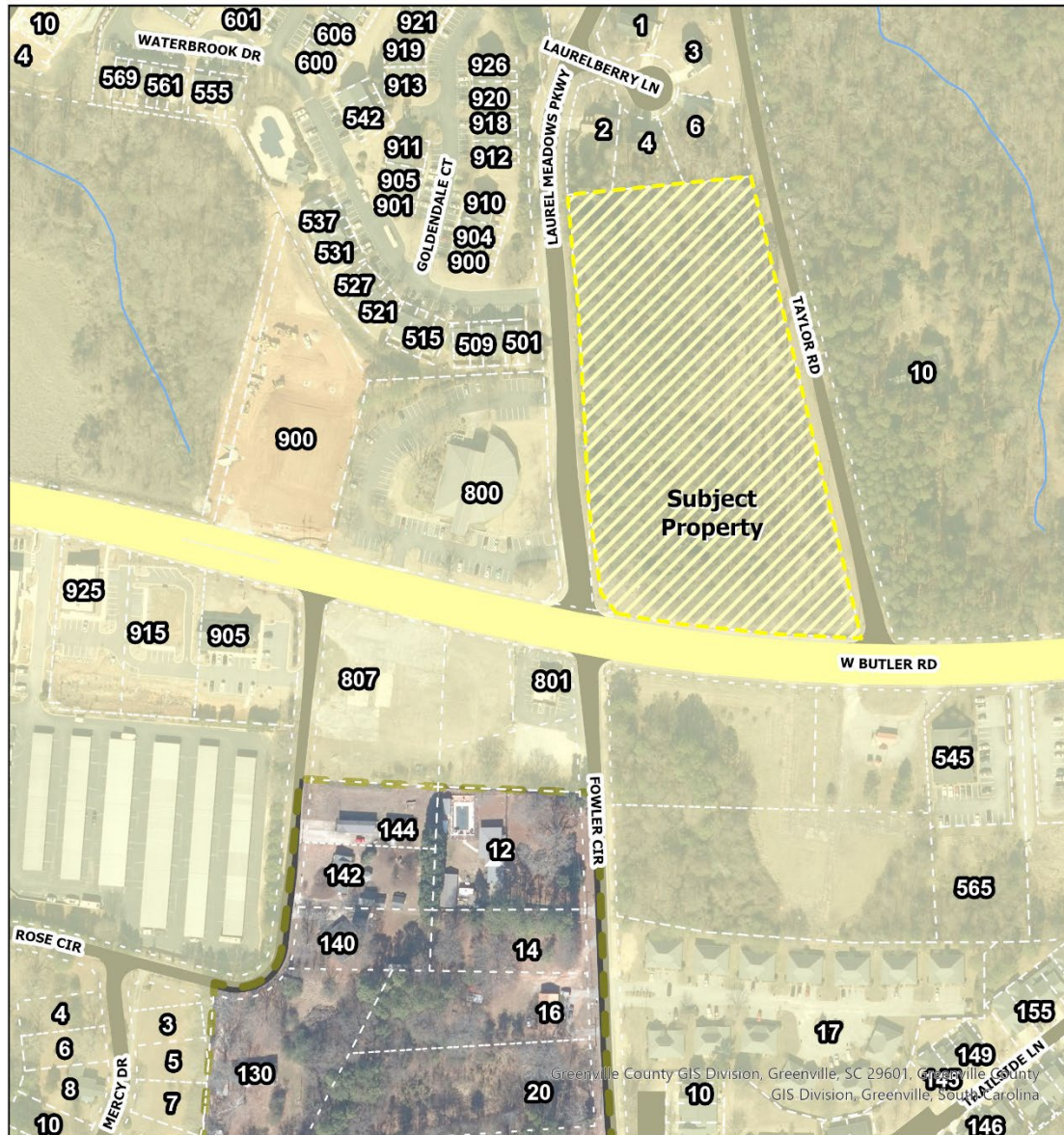
BY: _____
Terry Merritt, Mayor

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

Exhibit 1



Legend

- Tax Parcel
- Municipal Boundary
- Subject Property

Subject Property
TM#M008.02-01-003.00



0 500
 Feet

CITY COUNCIL AGENDA ITEM

MEETING DATE: October 19, 2026

AGENDA ITEM: 8b & 8c

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: **Annexation of 23-acre Property at Kemet Way**

PROSPECTIVE OWNER(S):	G. Jackson Hughes • 385 Exchange, LLC
TAX MAP NUMBER(S):	0303.00-01-001.02 and part of 0305.00-01-001.00
LOCATION:	Kemet Way
CURRENT ZONING:	I-1, Industrial (County)
REQUESTED ZONING:	I-1, Industrial (City)
SIZE OF PROPERTY:	Approx. 23.5 acres
CONTIGUITY:	This tract will touch the City border at Old Stage Road via a 10-foot strip through the King Asphalt property

REQUEST

Annex a 23-acre tract along Kemet Way into the City of Mauldin and assign the tract to the I-1 (Industrial) zoning district.

HISTORY/BACKGROUND

This tract is being sold by Kemet Electronics Corporation. The tract currently consists of wooded areas, a baseball diamond, and a walking path. This property is listed by Lee & Associates and has been on the market for over two years. It is currently zoned Industrial (I-1) by Greenville County. 385 Exchange, LLC, has this tract under contract to purchase. The ordinance to annex this tract will be tied directly to their purchase of the property.

PROPOSED DEVELOPMENT

385 Exchange, LLC, is planning to develop approximately 300,000 square feet of industrial flex space at this site.

ZONING

Current Zoning: The property is presently zoned ***I-1, Industrial***, 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	R-S (Residential Suburban)	<i>Rural-type homes</i>
	South	I-1 (Industrial)	<i>Coronado Stone Products</i>
	East	I-1 (Industrial)	<i>Kemet Electronics Corporation</i>
	West	I-1 (Industrial)	<i>Milliken & Company</i>

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.

Additionally, this site is part of the potential annexation areas depicted in the Comprehensive Plan. This a “tier 2” area which entails opportunities for annexation along the periphery of the City. One of the annexation priorities described in the Comprehensive Plan is potential industrial and commercial properties. Therefore, the annexation of this tract for this industrial flex development would meet a priority.

CONTIGUITY

King Asphalt Inc. owns a 9-acre tract which borders at the north edge of this tract. King Asphalt’s property fronts Old Stage Road where the current City limits are located. King Asphalt has agreed to the annexation of a 10-foot strip along their property line which would establish contiguity to the City limits.

TIMELINE

On July 31, 2026, 385 Exchange, LLC, submitted a petition to annex this tract.

On September 29, 2026, King Asphalt Inc. submitted a petition to annex a 10-foot-wide strip along their property line.

On October 5, 2026, the Business & Development Services Standing Committee voted 3-0 to forward this annexation to the City Council with a recommendation of approval.

STAFF RECOMMENDATION

Staff finds that this annexation opportunity meets a priority expressed in the Comprehensive Plan. Further, staff finds that the proposed development meets the character of the area in which it is located which is almost exclusively industrial. Staff recommends approval of this annexation petition.

ATTACHMENTS

Proposed Ordinances

ORDINANCE# _____

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A 10-FOOT-WIDE STRIP OF PROPERTY OWNED BY KING ASPHALT INC., AND LOCATED AT 1189 OLD STAGE ROAD (TAX MAP PARCEL #0293.00-01-007.03) BY ONE HUNDRED PERCENT PETITION METHOD; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, King Asphalt Inc. 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 located at 1189 Old Stage Road; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 3, has been filed with the City of Mauldin by King Asphalt Inc. requesting that a ten (10)-foot-wide strip along the southeast property line of their property be annexed into the City of Mauldin as depicted in Exhibit 1; 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 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. 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 2 is also hereby annexed into the corporate limits of the City Mauldin effective upon the effective date provided in this ordinance.

Section 3. EFFECTIVE DATE: This ordinance shall become effective upon the completed sale of the adjacent property proposed to be annexed shown in Exhibit 2 to 385 Exchange, LLC, 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 385 Exchange, LLC, 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:

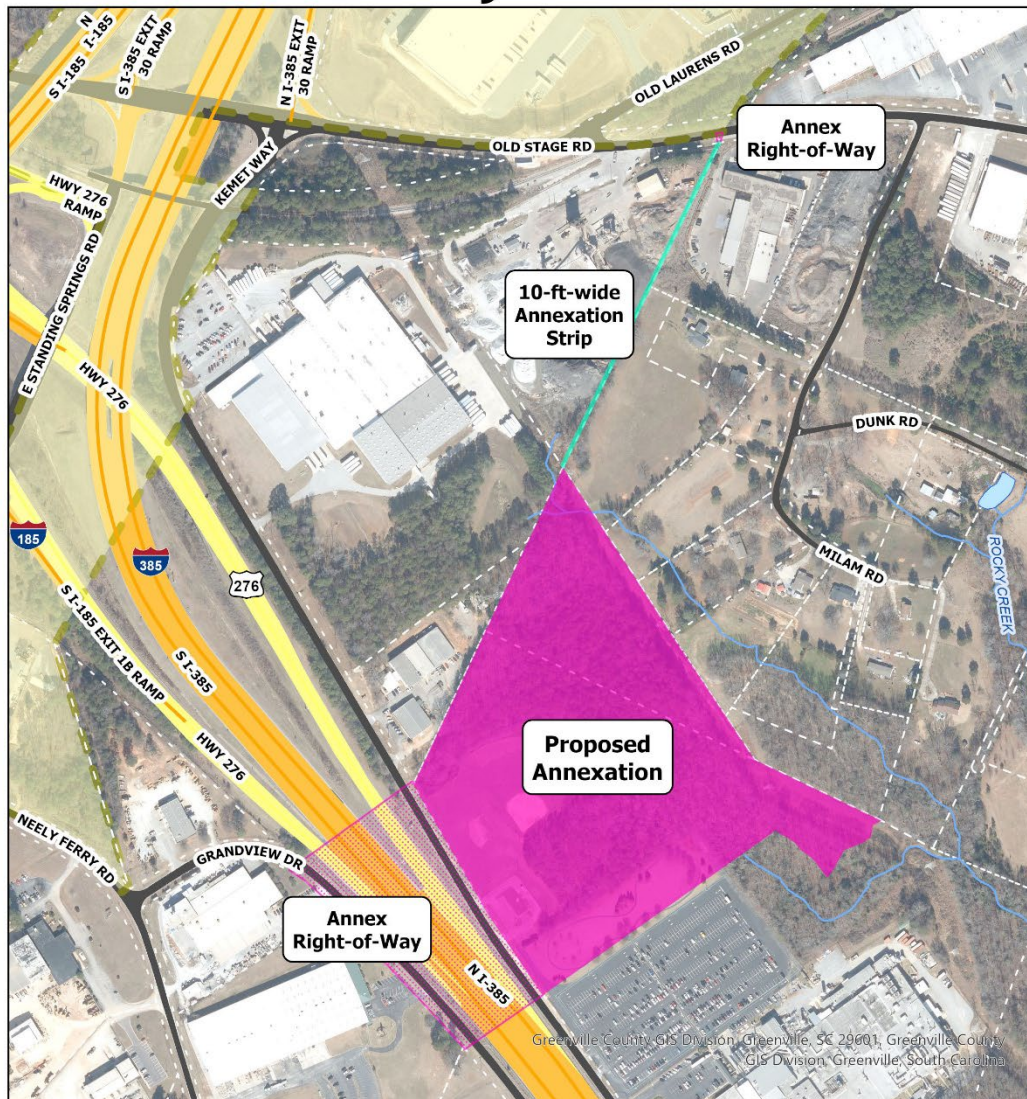
Daniel Hughes, City Attorney

EXHIBIT 1 – DIAGRAM OF ANNEXATION STRIP



EXHIBIT 2 – ANNEXATION MAP

Kemet Way Annexation



Legend

-  Municipal Boundary
-  Proposed Annexation
-  Right-of-Way to be Annexed
-  10-ft-wide Annexation Strip



0 500 1,000 Feet

EXHIBIT 3 – PETITION

PETITION FOR ANNEXATION
OF A STRIP OF REAL PROPERTY
INTO THE CITY OF MAULDIN

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 ten (10)-foot-wide strip along the edge of real property at the following location in Greenville County:

ADDRESS: 10-foot strip along 1189 Old Stage Rd
(see vicinity map in attached survey)
TAX MAP #: 10-foot strip along 0293000100703

The Petitioner hereby requests that the ten (10)-foot-wide strip as shown in the attached plat, survey, or similar exhibit be annexed into the corporate city limits of the City of Mauldin.

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 this strip by the one hundred percent (100%) method.

This petition is presented in good faith with the understanding that the annexation of this strip will have no effect on the taxes for this property nor alter the taxing jurisdiction for the property; this strip does not convey an easement, right-of-way or any other type of access; this strip does not subject the property to any laws or ordinances of the City of Mauldin; and the petitioner will continue to maintain full use of their property as presently constituted.

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: 9/29/26
Date

King Asphalt Inc.
Corporation/Organization

[Signature]
Signature

[Signature]
Witness Signature

Casey P. Schwager
Printed Name

President
Title/Position

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

ORDINANCE# _____**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A 23.5-ACRE PORTION OF PROPERTY LOCATED AT KEMET WAY (TAX MAP PARCEL #0303.00-01-001.02 AND PART OF TAX MAP PARCEL #0305.00-01-001.00) 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, 385 Exchange, LLC, is under contract to become 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 23.5 acres, more or less, located along Kemet Way, as depicted in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 3, has been filed with the City of Mauldin by 385 Exchange, LLC, requesting that the aforementioned tract of real property be annexed into the City of Mauldin; 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 2 is also hereby annexed into the corporate limits of the City of Mauldin effective upon the effective date provided in this ordinance.



Section 4. STORMWATER MANAGEMENT STANDARDS: Whereas the petitioner has already commenced the design for the development of this tract in accordance with Greenville County stormwater management requirements and standards for construction in unincorporated areas, the petitioner is authorized to continue to design to these standards for any land disturbance permit issued within twelve (12) months of the annexation of this tract.

Section 5. EFFECTIVE DATE: This ordinance shall become effective upon the completed sale of the property described in this ordinance to 385 Exchange, LLC, 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 385 Exchange, LLC, 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:

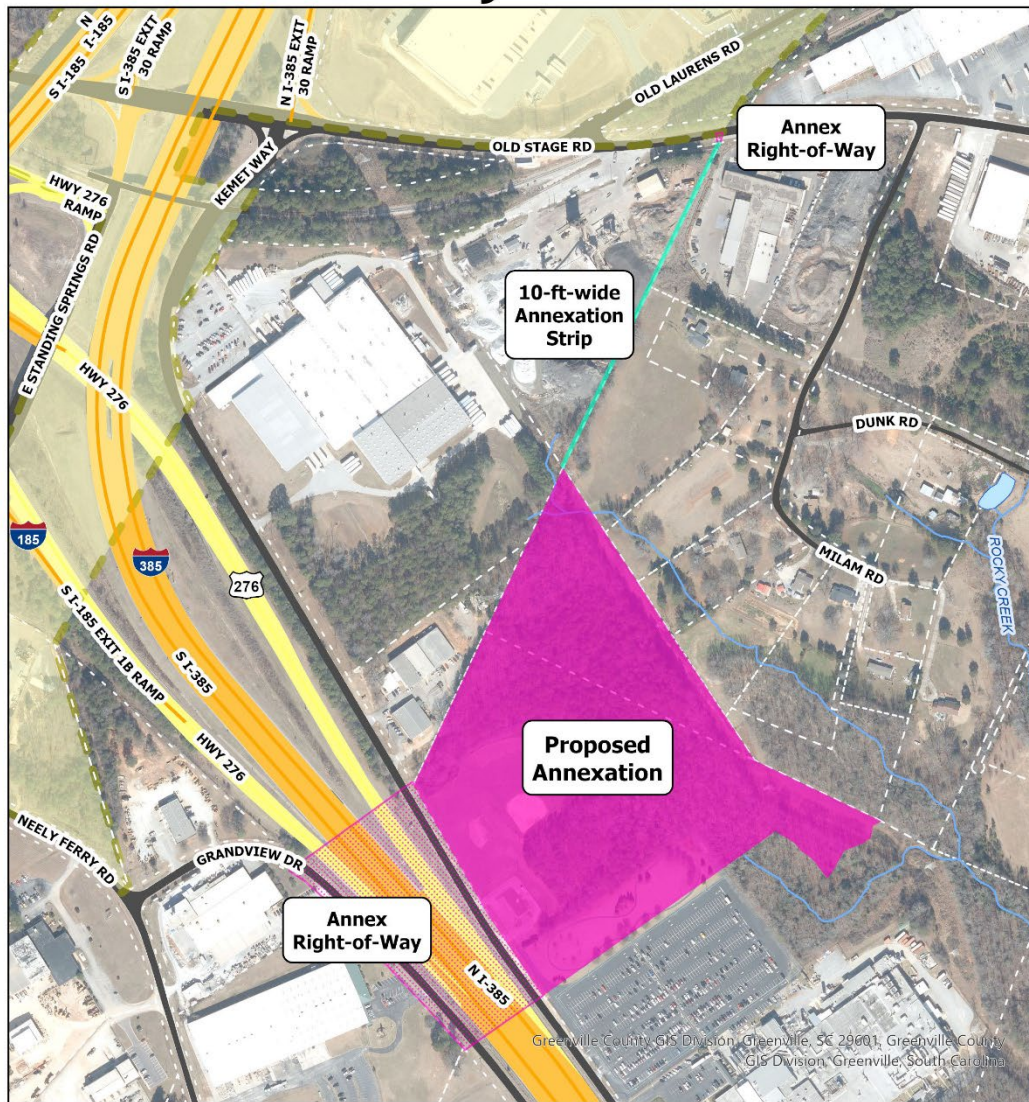
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

EXHIBIT 2 – ANNEXATION MAP

Kemet Way Annexation



Legend

-  Municipal Boundary
-  Proposed Annexation
-  Right-of-Way to be Annexed
-  10-ft-wide Annexation Strip



0 500 1,000 Feet

EXHIBIT 3 – PETITION

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

The undersigned is under contract to become 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: unaddressed tract along Kemet Way
(see vicinity map on attached survey)
TAX MAP #: 0303000100102 and portion of 0305000100100

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 upon its acquisition of the tract.

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, Industrial

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: July 31, 2026
Date

385 Exchange LLC
Corporation/Organization

G. J. Hughes Jr.
Signature

Construcmebane
Witness Signature

G. Jackson Hughes, Jr.
Printed Name

Manager
Title/Position

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



CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: 10/19/2026

AGENDA ITEM: 8d

TO: City Council
FROM: Brian McHone, Fire Chief
SUBJECT: Resolution 2026-08 Hazard Mitigation Plan

REQUEST

Consider approval of the resolution to adopt an update to the Greenville County Multi-Jurisdictional Hazard Mitigation Plan.

HISTORY/BACKGROUND

Greenville County and its municipal jurisdictions are vulnerable to a wide range of natural hazards, including floods, winter storms, tornadoes/high winds, severe storms/thunderstorms, drought, wildfires, and earthquakes. Hazard mitigation planning aids in reducing the impacts that these hazards can have on the community.

Greenville County adopted its inaugural Hazard Mitigation Plan in 2005. This 2005 Plan was created to comply with the Disaster Mitigation Act of 2000. This plan is required to be updated every 5 years. In 2010, the County converted the original plan to a multi-jurisdictional plan as it involved and included the cities of Mauldin, Greenville, Greer, Simpsonville, Fountain Inn, and Travelers Rest.

Participating in the Greenville County Multi-Jurisdictional Hazard Mitigation Plan enables a more comprehensive approach to mitigating the hazards that pose an equal threat to Greenville County, the City of Mauldin, and other participating jurisdictions.

FEMA requires a jurisdiction to have a current hazard mitigation plan when applying for certain types of non-emergency disaster assistance including various grants.

RECOMMENDATION

Staff are requesting that this updated resolution be approved.

ATTACHMENTS

- [2026 Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan](#)

A RESOLUTION 2026-08

ADOPTING THE 2026 GREENVILLE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION AND RESILIENCY PLAN.

WHEREAS, the City of Mauldin recognizes the threat that natural hazards pose to people and property within the city of Mauldin; and

WHEREAS, the City of Mauldin has prepared a multi-hazard mitigation plan, hereby known as 2026 Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, 2026 Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in in the City of Mauldin from the impacts of future hazards and disasters; and

WHEREAS, adoption by the Mauldin City Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2026 Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MAULDIN, SOUTH CAROLINA THAT:

Section 1. In accordance with Section 5-7-260 of South Carolina Code of Laws, the City of Mauldin adopts the [2026 Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan](#). While content related to City of Mauldin may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Mauldin to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

Done in meeting duly assembled this 19th day of October, 2026.

CITY OF MAULDIN, SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

REVIEWED:

City Administrator

CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: October 19, 2026

AGENDA ITEM: 8e

TO: City Council

FROM: Public Works Director, Matthew Fleahman

SUBJECT: Capital Purchase Change- Trash Truck

REQUEST

Authorization is requested to cancel the capital purchase of a forklift for the Public Works shop and allocate the funds to the purchase of a new side arm trash truck.

HISTORY/BACKGROUND

As part of the 2026 – 2027 City of Mauldin Annual Budget, funds were allocated for the purchase of a new side arm trash truck and for a new forklift. Both purchases were capital expenditures for the Sanitation Division. The budgeted cost of both items was generated last year at this time when the budget process began.

ANALYSIS or STAFF FINDINGS

The Public Works Department solicited bids for side arm trash trucks from vendors who were either on the State contract or other competitive bid programs such as Sourcewell. Due to the current economic conditions, the cost of a side arm trash truck is roughly 40,000 dollars higher than when the budget was put together. When prioritizing purchases for the Public Works Department, the acquisition of a new trash truck takes priority. The budgeted amount for a new forklift is approximately the difference in the budgeted amount and current cost of a new side arm trash truck.

RECOMMENDATION

Staff recommends City Council approve transfer of funds from the canceled capital purchase to the purchase of a new side arm trash truck