CITY COUNCIL MEETING AGENDA

MONDAY, NOVEMBER 16, 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

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AGENDA

1. **Call to Order**
   a. Welcome
   b. Invocation
   c. Pledge of Allegiance

2. **Proclamations and Presentations**
   a. Mauldin Police Community Outreach Team
   b. Scott and Company- City Audit Presentation
   c. Upstate Alliance Presentation [Pages 3-19]

3. **Reading and Approval of Minutes**
   a. October 19, 2026 [Pages 20-24]

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 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 25-31]

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 32-39]

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 40-45]

8. **New Business**

Ordinances 1st Reading - None

Standing Committee Items

Public Works Committee (Kraeling)

a. City Hall Renovations Budget [Page 46]

Economic Planning and Development Committee (Matney)

b. Accommodations Tax Grant Recommendations [Pages 47-61]

Committee of the Whole

c. Resolution: Sales Tax Referendum Results [Pages 62-65]

d. Resolution: Stadium Change Order [Page 66]

9. **Public Comment (Non-Agenda Items)**

10. **Council Concerns**

11. **Adjournment**


UPSTATE SC
Business moves here. Yours can, too.
UpstateSCAlliance
STOP

WHO IS THE UPSTATE SC ALLIANCE?

2000

organization established

public + private sector investors

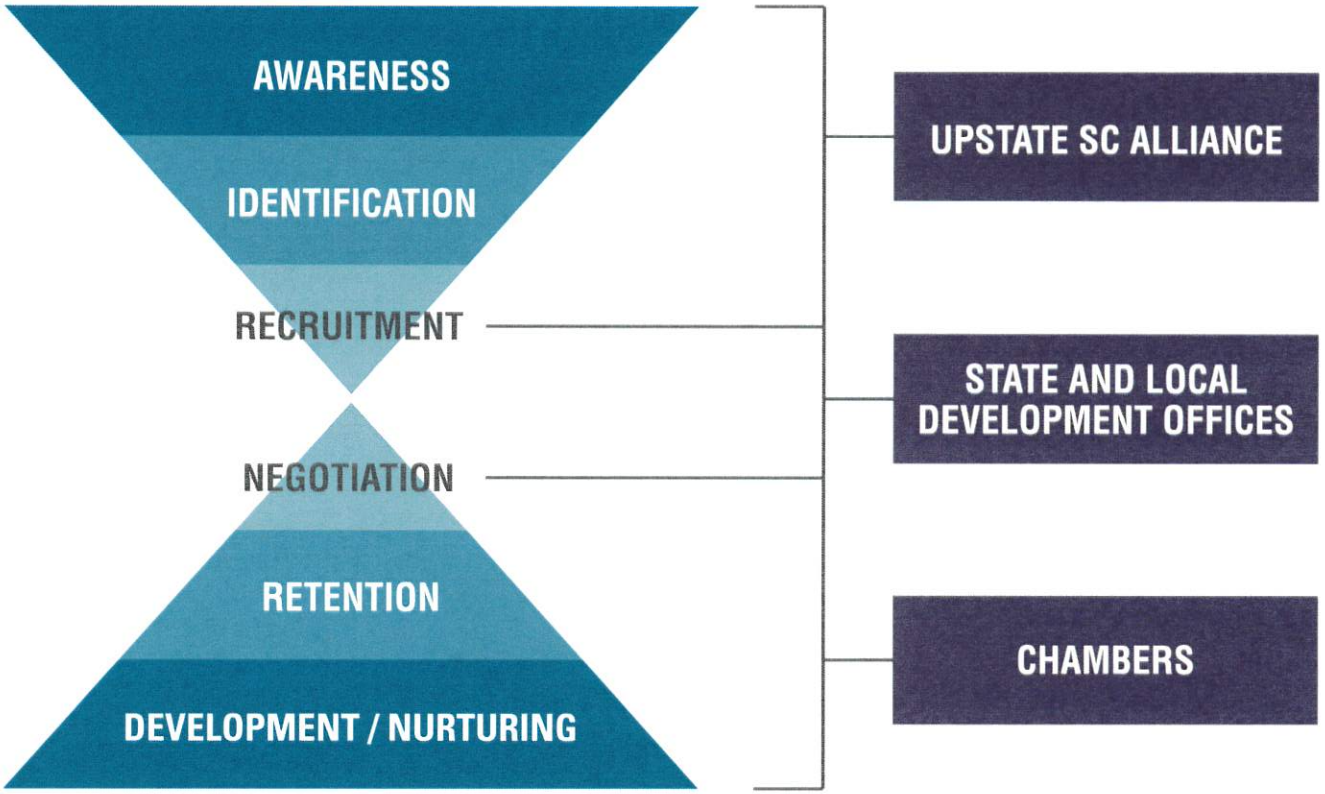
Executive Committee + Board governed



WHY ARE WE HERE?

- Strength of a regional approach
- Limited resources of counties + SC Commerce

OUR ROLE


AWARENESS
IDENTIFICATION
RECRUITMENT
NEGOTIATION
RETENTION
DEVELOPMENT / NURTURING
UPSTATE SC ALLIANCE
STATE AND LOCAL DEVELOPMENT OFFICES
CHAMBERS

OVER

$18.8 BILLION

IN CAPITAL INVESTMENT &

28,659 NEW JOBS

LAST 5 YEARS





40%

OF JOBS
INTERNATIONAL
COMPANIES

57%

OF JOBS FROM
NEW COMPANIES

43%

OF JOBS FROM
EXISTING COMPANIES

2025 UPSTATE ANNOUNCEMENTS

$7.6B
in new capital investment

4,978
new jobs announced

21
new companies

32
existing companies

53 TOTAL ANNOUNCEMENTS

UPSTATE SC ALLIANCE

PROSPECT RECRUITMENT
Missions & Tradeshows
International Target Markets
Site Selection Support
Supporting Company Visits

INFLUENCING INFLUENCERS
Site Consultant Engagement
International Relationship Building
Inbound Events

RESEARCH
Proprietary Data Sources
Lightcast Subscription
Request for Information "RFI" Support



MARKETING + STORYTELLING
Website + Data Center
Digital Marketing
Collateral Materials

TALENT: MOVE UP
Connecting Upstate Employers + Talent
Marketing Upskilling Opportunities

"TEAM UPSTATE" REGIONALISM
Networking Opportunities
Informational Programs
Business Advocacy Support

PUBLIC/PRIVATE SUPPORT

230+ INVESTORS

17 PUBLIC
sector investors

215+ PRIVATE
sector investors







PUBLIC PARTNERSHIPS

17 PUBLIC

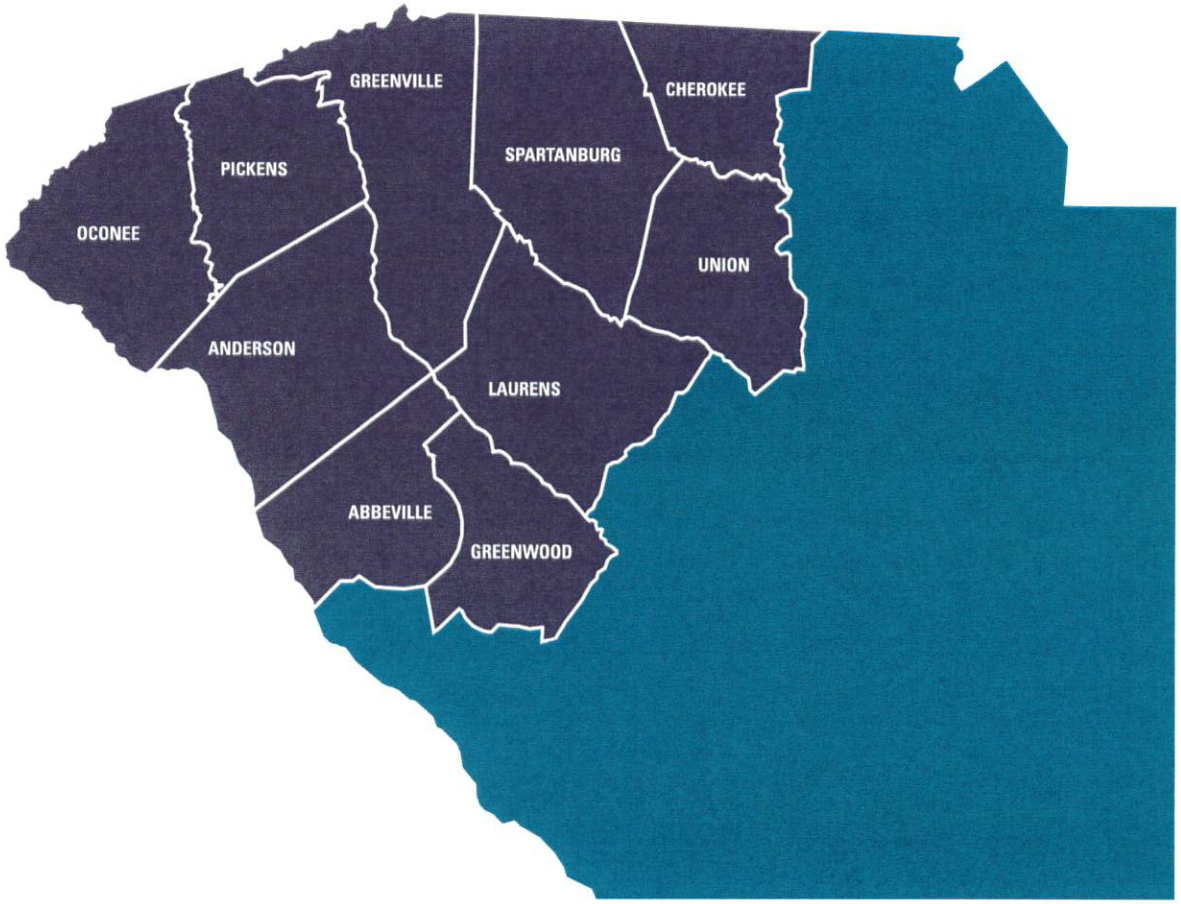
sector investors

Municipal Board Members:

- City of Anderson
- City of Clinton
- City of Greenville
- City of Greer
- City of Mauldin

Municipal Members:

- City of Fountain Inn
- City of Simpsonville



TARGETED PROSPECT RECRUITMENT

LEVERAGE ALLIES

SC Aerospace
SC Automotive Council
SCbio
SC Department of Commerce

TRADESHOWS

Aerospace
Automotive
Life Sciences
Engineered Materials

OUTBOUND MISSIONS

Brazil
Canada
Europe
Illinois

MARKETING

Digital Ads
Website

INBOUND EVENTS

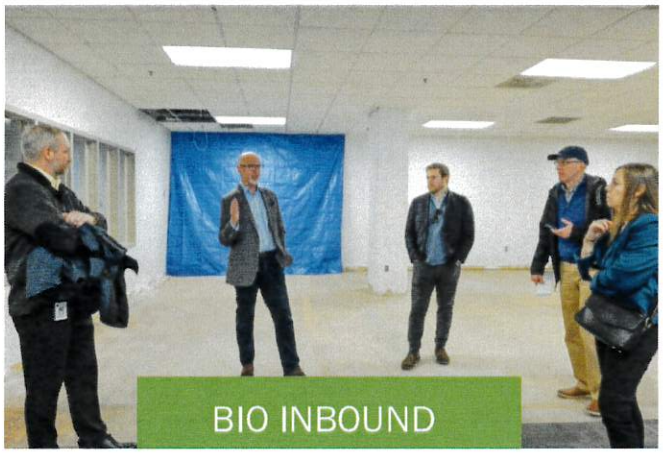
Business Delegations
Site Consultants
International Consular Representatives

HOSTING BUSINESS VISITORS


IAMC CONFERENCE


COMMERCE PROJECT MANAGERS


CONSULTANT INBOUND


BIO INBOUND


INTERNATIONAL INBOUND


SEUS CANADA

SHOWCASING TRIUMPH





RESEARCH TOOLS

UpstateSCAlliance
INDUSTRY DATABASE

Airtable

D&B Hoovers

Lightcast

GIS WebTech

BIT.AI

BUILDING THE PIPELINE 2025

429
presentations
about Upstate SC

78
requests for
information

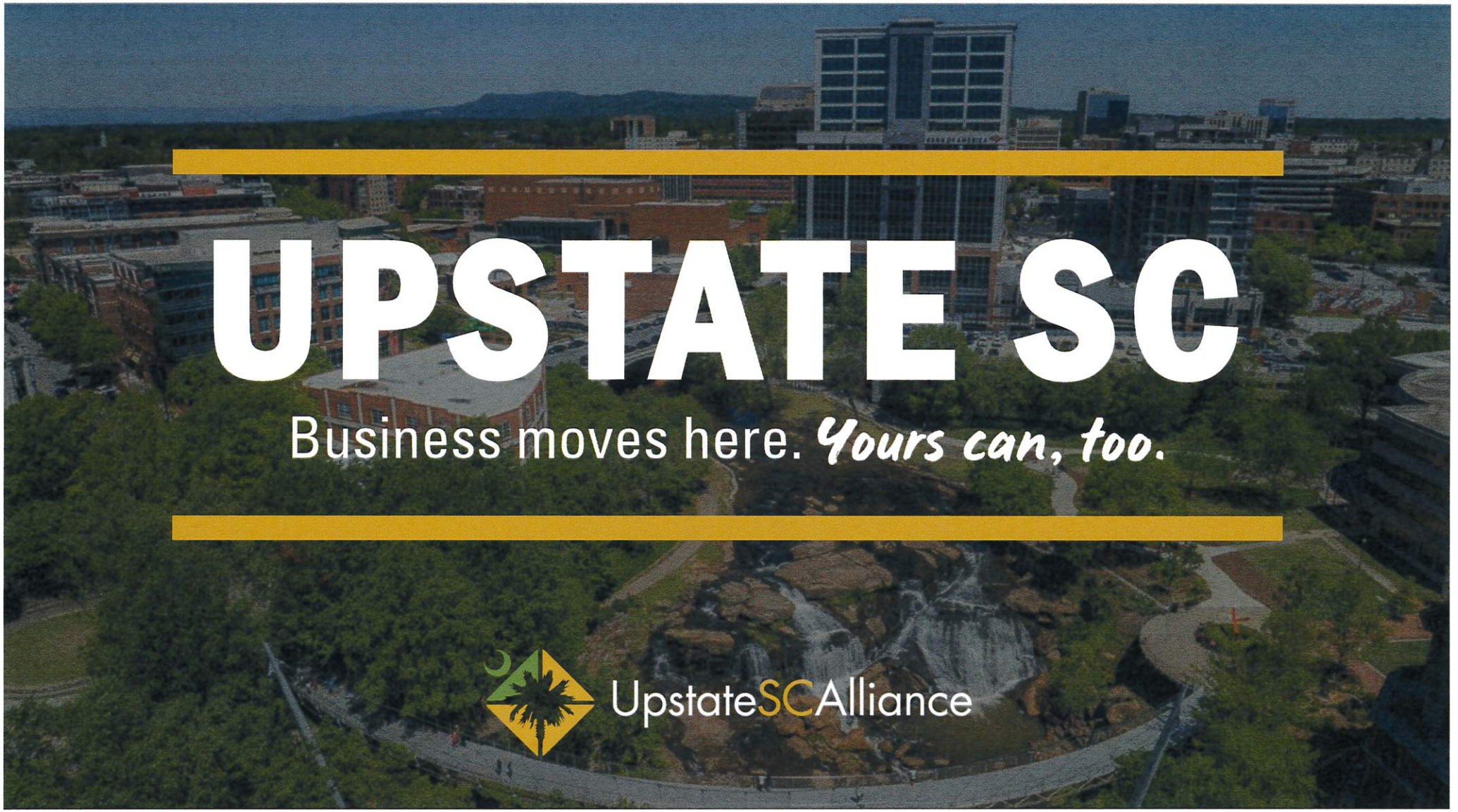
102
inbound visits
Companies + COIs

Why

Economic Development Matters

SERIES


LANDWISE
VIDEO SERIES
Learn the core principles of economic development.
Why Economic Development Matters SERIES
John Lummus
President & CEO,
Upstate SC Alliance
CALCULATING PROPERTY TAX
VALUE
ASSESSMENT RATIO
MILLAGE RATE
AMOUNT OWED IN TAXES
10.5%


UPSTATE SC
Business moves here. Yours can, too.
UpstateSCAlliance

MINUTES
CITY COUNCIL MEETING
MONDAY, OCTOBER 19, 2026, 7:00 P.M.
CITY COUNCIL CHAMBERS

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

Others present: City Attorney Daniel Hughes, City Administrator Seth Duncan, and Assistant City Administrator Greg Saxton

1. Call to Order
a. Welcome- Mayor Merritt
b. Invocation- Councilman Reynolds
c. Pledge of Allegiance- Councilman Reynolds

2. Proclamations and Presentations- The Mayor read all three proclamations.
a. Red Ribbon Proclamation- Green Charter Simpsonville
b. Youth Substance Prevention Proclamation
c. Pancreatic Cancer Proclamation

3. Reading and Approval of Minutes
a. September 21, 2026

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

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

b. Special Called City Council- October 5, 2026

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

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

4. Public Comment (Agenda Items)- None

5. Report from City Administrator

Mr. Duncan reported on several events.

Fri, Oct 23rd Friday Night Frights from 5:30 until 7:30pm at the Mauldin Amphitheater for trick-or-treating, music and fun followed by Monsters Inc.

Fri, Oct 30th Halloween in the Park presented by Green Charter Schools at GE Vernova Park from 5-8pm for trick-or-treat stations, costume contests, games, music, and a Kids Zone, all free for the whole community.

Sat, Oct 31st a Fall Food Truck Festival from 12pm until 8pm is being planned along City Center Drive. This is a ticketed event and will feature live music, local vendors, and 9 food trucks.

Little Women the Musical Opens Fri, Nov 6th at the Mauldin Cultural Center. Tickets are available now at mauldinculturalcenter.org

Sat, Nov. 7th will be Mauldin Night the Greenville Swamp Rabbits. We will be posting a discount code online soon for tickets and invite the entire community to come out and join us for a fun night of Swamp Rabbits hockey.

Early voting for 2026 Statewide General Election begins Monday, October 19th until Saturday, October 31st. Early voting centers will be open from 8:30am until 6pm Monday through Saturday. Greenville County will be hosting several early voting locations including the following:

McAlister Square (Back Entrance): 225 S. Pleasantburg Drive, Greenville, SC 29607
Mt. Pleasant Community Center: 710 S Fairfield Rd., Greenville, SC 29605
Praise Cathedral (Family Life Center): 3375 Brushy Creek Road, Greer, SC 29650
Cedar Grove Missionary Baptist Church (Gym): 206 Moore Street, Simpsonville, SC 29681
Greenville Tech NW Campus: 8109 Whitehorse Rd Greenville, SC 29617
City of Greenville Public Works: 475 Fairforest Way Greenville, SC 29607
Greenville County Library Five Forks Branch: 104 Sunnydale Drive, Simpsonville, SC 29681

General Election Day is on Tuesday, November 3rd from 7am until 7pm.

6. Report from Standing Committees

a. Economic Planning and Development- No report
b. Public Safety- No report
c. Public Works- Chairman Kraeling advised leaf season will be coming soon
d. Finance and Policy- Chairman Reynolds said insurance renewal will be done in the next month
e. Recreation- No report
f. Business and Development Services- No report

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

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

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

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

Motion: Chairman Steenback made a motion to pass this ordinance on first reading with Councilman Reynolds seconding.

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

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

Motion: Chairman Steenback made a motion to pass this ordinance on first reading with Councilman Reynolds seconding.

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

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

Motion: Chairman Steenback made a motion to pass this ordinance on

first reading with Councilman Matney seconding.

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

Standing Committee Items

Public Safety Committee (King)

d. Adoption of the 2026 Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan

Motion: Chairwoman King made a motion to accept this resolution with Councilman Kraeling seconding.

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

Public Works Committee (Kraeling)

e. Public Works Capital Equipment Changes

Motion: Chairman Kraeling made a motion to accept the capital equipment change to use funds designated for the purchase of a forklift to add to the purchase of a new trash truck. Councilwoman King seconded the motion.

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

9. Public Comment (Non-Agenda Items)

a. Jason Pleakis- 106 Saddlebrook Lane. He said he had previously asked for guardrails for the Flock system but now believes Flock should not exist at all as it normalizes mass surveillance. Data is going to a database that agencies can access across the southeast. The data could also be hacked.

   Mr. Pleakis said he is going to start a petition to get a referendum on the ballot to stop the surveillance.

10. Council Concerns- None

11. Call for Executive Session

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

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

Council adjourned into executive session at 7:39 p.m.

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

Mayor Merritt called the meeting back to order at 8:20 p.m. Councilman Matney reported no decisions were made and no action taken in executive session.

Possible action on items discussed in Executive Session- None

12. Adjournment- Mayor Merritt adjourned the meeting at 8:21 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

CITY COUNCIL
AGENDA ITEM

MEETING DATE: November 16, 2026

AGENDA ITEM: 7a

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**
*****2nd READING*****

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)	*Laurel Meadows Subdivision*
	South	C-1 (Light Commercial)	*Development forthcoming*
	East	R-20 (Residential)	*The Estates at Mauldin Subdivision*
	West	C-2 (General Commercial)	*Library* and *Oasis Animal Hospital*

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
Consistency with the Comprehensive Plan	The C-2 zoning is consistent with the "Community Activity Corridor" classification shown along W. Butler Road.
Suitability of the Site for Development	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.
Compatibility of Potential Uses	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.
Capacity of the Infrastructure	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.
Public Need for the Potential Uses	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.

On October 19, 2026, the City Council voted 7-0 to approve this rezoning on first reading.

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.

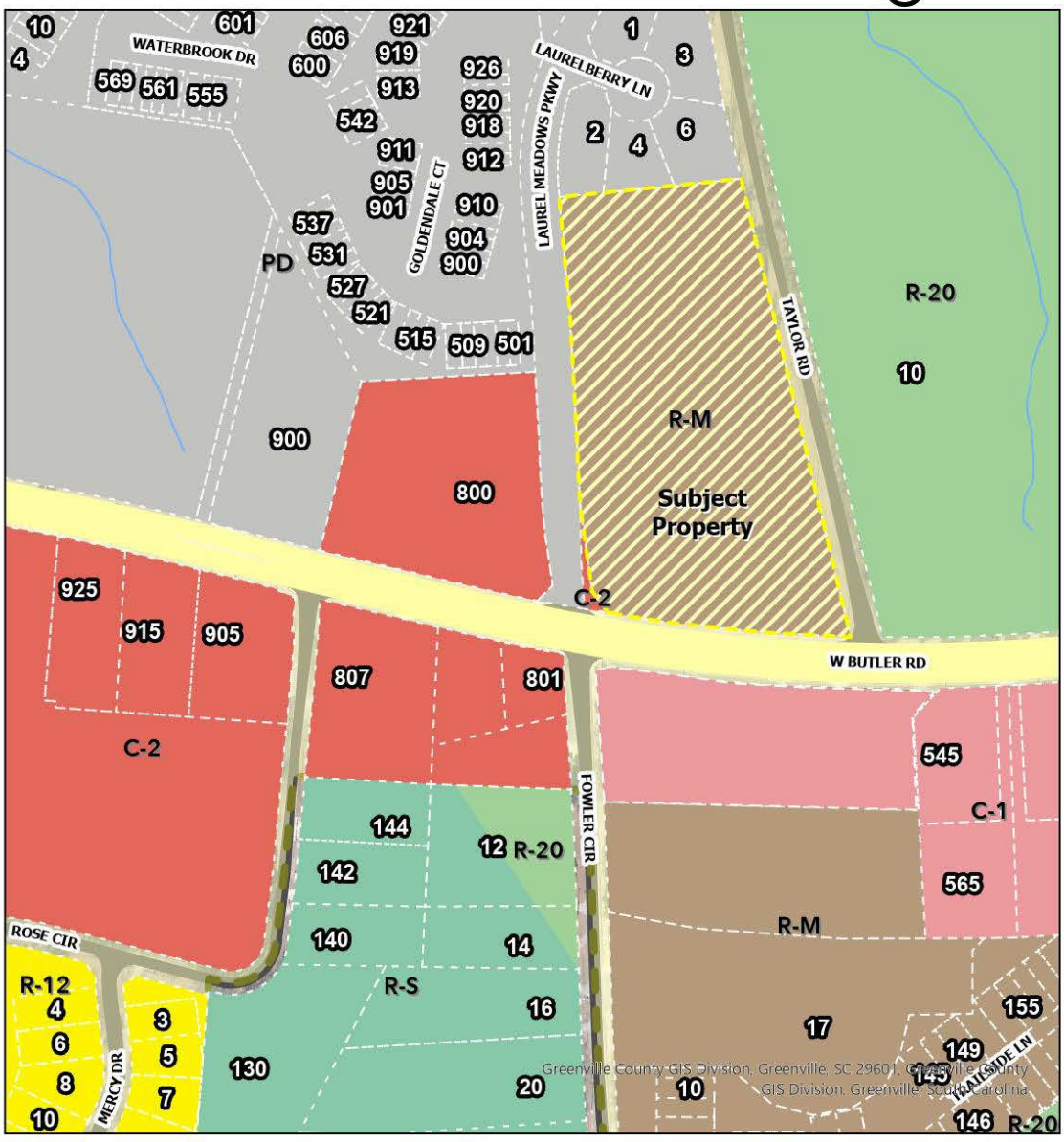
During their deliberation, members of the Planning Commission expressed appreciation that the property owner had an arrangement for the stormwater to be directed to and managed on the Estates at Mauldin project being developed by Lennar. This will help not exacerbate stormwater issues already affecting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

W Butler Road Rezoning



Legend

Tax Parcel

Subject Property

Subject Property
TM#M008.02-01-003.00

0 500 Feet

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:

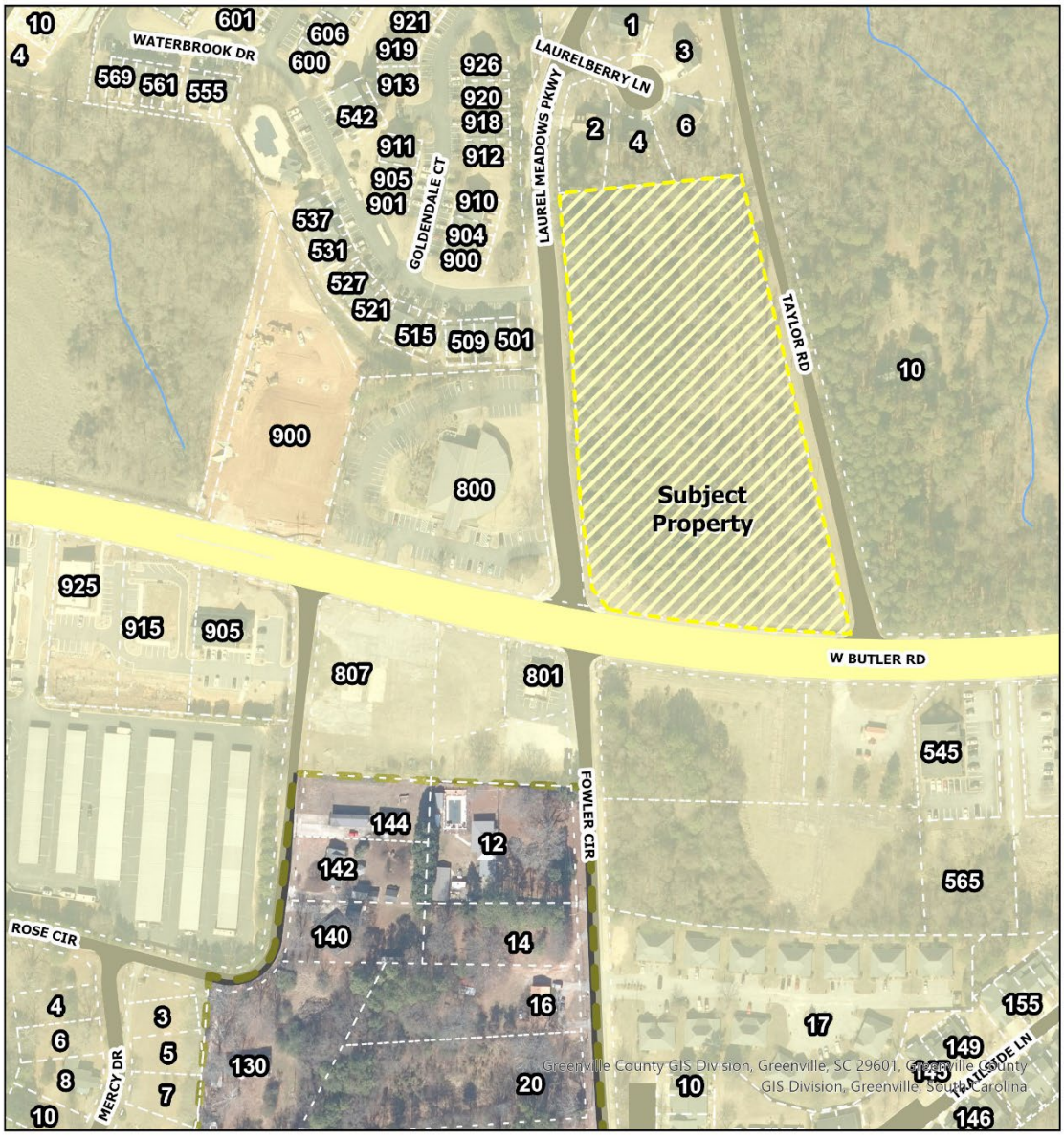
BY: _____
Terry Merritt, Mayor

_____
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: November 16, 2026

AGENDA ITEM: 7b & 7c

TO: City Council

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

SUBJECT: **Annexation of 23-acre Property at Kemet Way**
***** 2nd READING *****

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)	*Rural-type homes*
	South	I-1 (Industrial)	*Coronado Stone Products*
	East	I-1 (Industrial)	*Kemet Electronics Corporation*
	West	I-1 (Industrial)	*Milliken & Company*

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 Ashpalt 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.

On October 19, 2026, the City Council approved each of the ordinances associated with this annexation by a vote of 7-0.

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 ASHPALT 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:

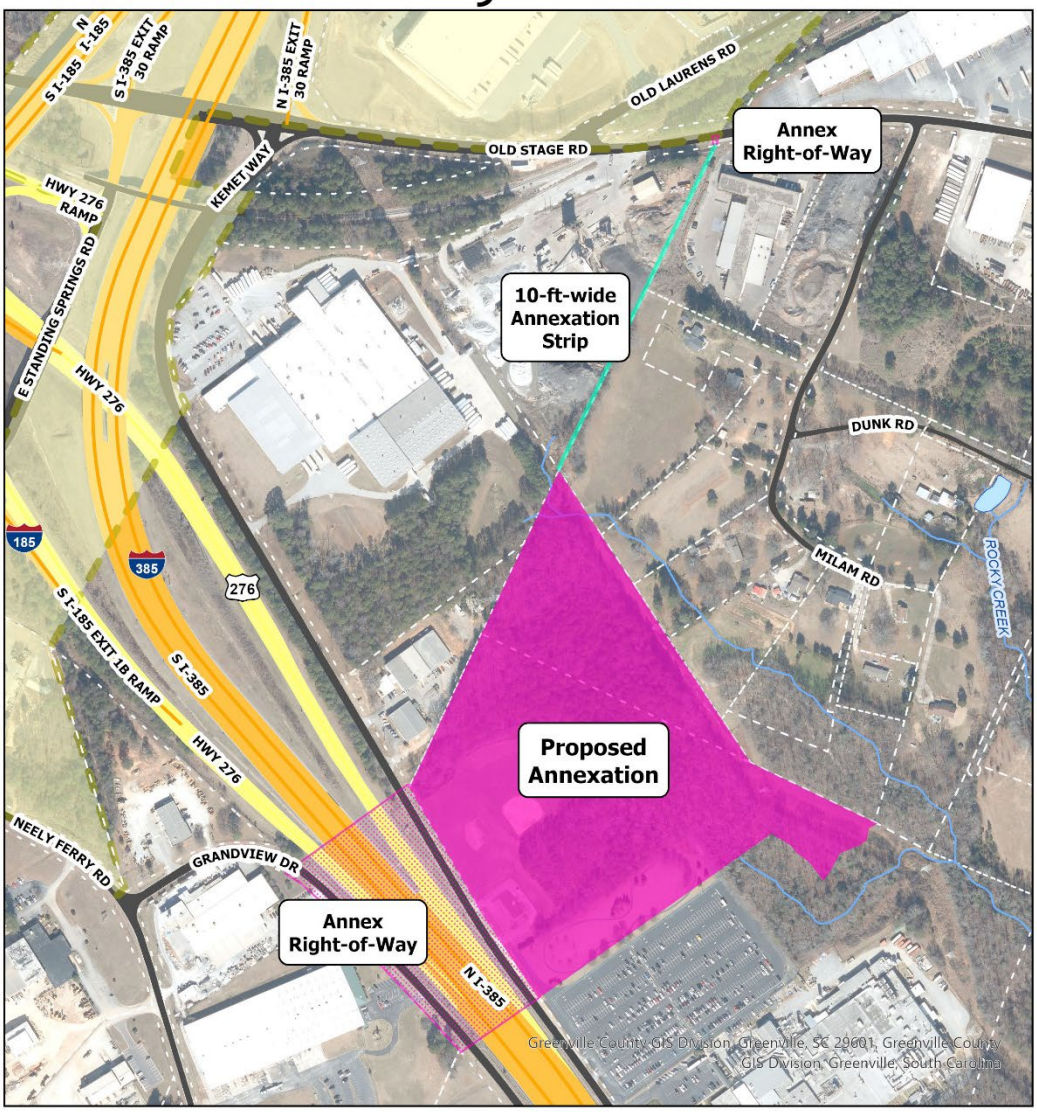
_____
Daniel Hughes, City Attorney

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

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 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 1 - SURVEY

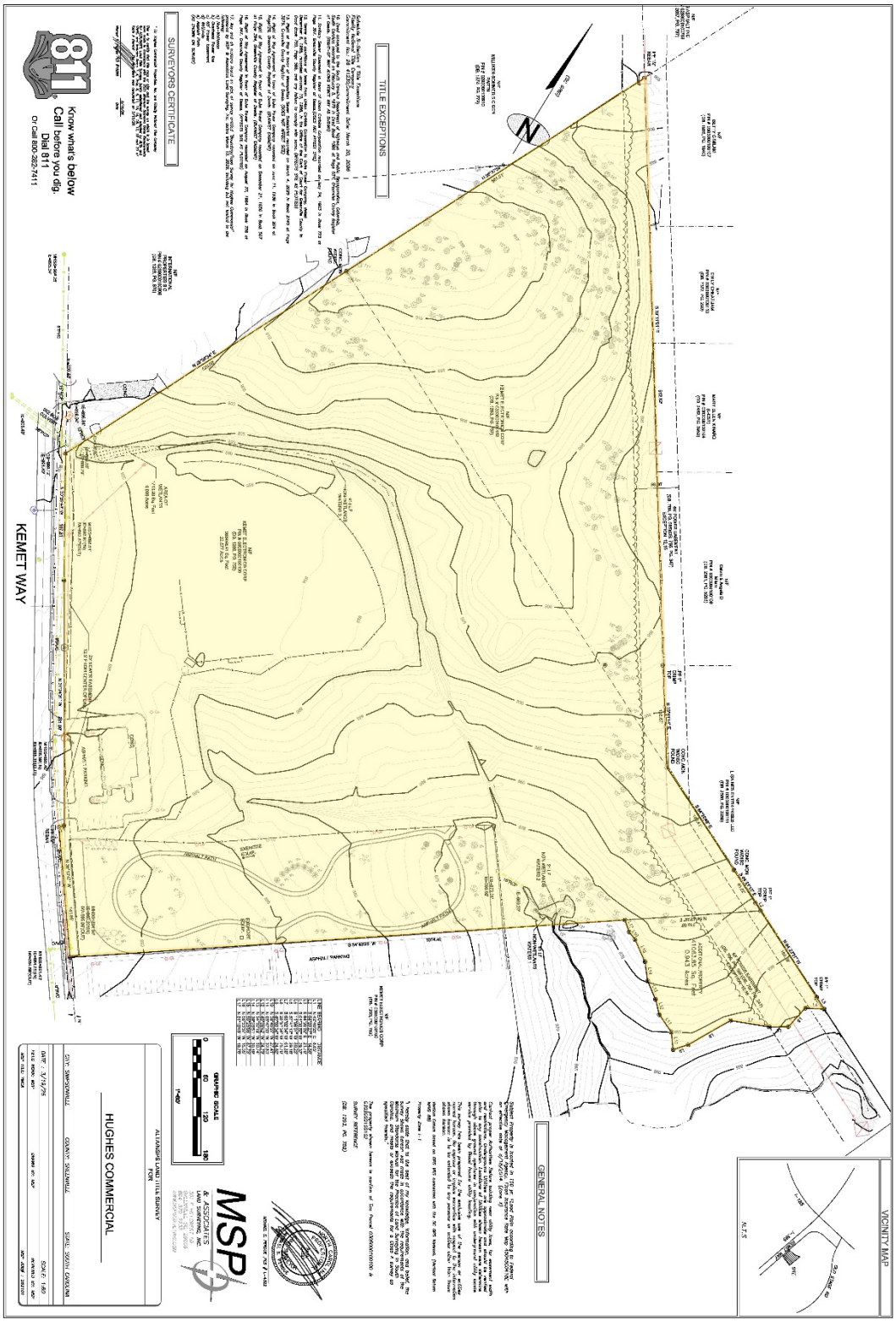
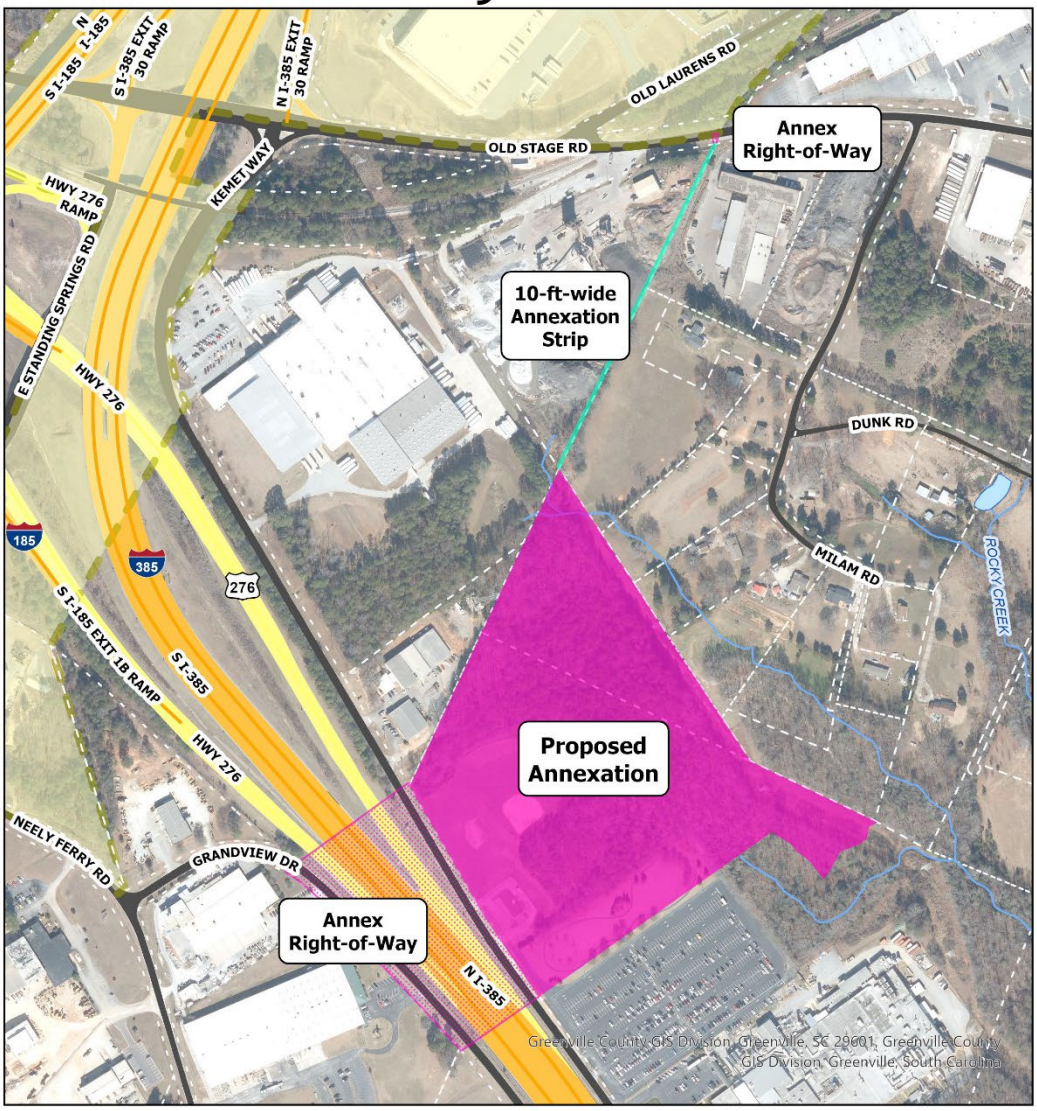

KEMET WAY
HUGHES COMMERCIAL
TITLE EXCEPTIONS
SURVEYORS CERTIFICATE
GENERAL NOTES
VICINITY MAP
Know what's below
Call before you dig
Dial 811
Or Call 800-282-7411
MSP
& ASSOCIATES, INC.
LAND SURVEYING

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

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: November 16, 2026
AGENDA ITEM: 8a

TO: City Council
FROM: Matthew Fleahman, Public Works Director; Seth Duncan, City Administrator
SUBJECT: City Hall Renovations Budget

REQUEST

City Council is being asked to consider approving a capital improvement plan for City Hall to be funded by appropriations from the FY2026-2027 SC State Budget.

HISTORY/BACKGROUND

As part of the South Carolina 2026-2027 Fiscal Year Budget, $500,000 is being granted to the City for improvements and renovations at City Hall. These improvements are necessary to address critical infrastructure needs driven by the City's growth. This project focuses on renovating public spaces and staff areas. The project will ensure that City Hall is able to accommodate more staff, provide services to the public effectively and efficiently, and improve operational areas.

ANALYSIS or STAFF FINDINGS

To support this renovation effort, staff is recommending the following project budget:

Project	**Budget**
Interior Painting	$ 15,000.00
Fence Replacement	$ 20,000.00
BDS Lobby Improvements	$ 50,000.00
Bathroom Renovations	$ 70,000.00
Carpet/Flooring	$100,000.00
Lighting	$ 15,000.00
West Stairwell	$ 10,000.00
Interior Signage	$ 10,000.00
Windows and Frames	$ 30,000.00
PD Conference Room	$ 50,000.00
Court/BDS Breakroom	$ 30,000.00
Furnishings	$ 25,000.00
Technology	$ 10,000.00
Generator Pad	$ 15,000.00
Contingency	$ 50,000.00
TOTAL	$500,000.00

RECOMMENDATION

Staff is requesting approval of the budget as presented.

CITY COUNCIL

AGENDA ITEM

MEETING DATE: November 16, 2026

AGENDA ITEM: 8b

TO: City Council

FROM: Director of Business & Development Services, David Dyrhaug

SUBJECT: Allocation of State Accommodations Tax Special Fund

I. ABOUT THE STATE ACCOMMODATIONS TAX

The state imposes a 2% tax on all accommodations (i.e., stays at lodging facilities such as hotels and inns) statewide. The S.C. Department of Revenue collects this tax and distributes it back to the cities and counties based on the location where the tax was collected. The State of South Carolina provides a very specific formula for how these funds are to be used. A specified amount is assigned to the City's general fund, another specific amount is assigned to a visitor bureau or similar organization, and the remainder is assigned to a special fund for tourism-related expenditures. A municipality that receives more than $50,000 in revenue from the state accommodations tax is required to appoint an advisory committee to make recommendations for the allocation and expenditure of the remaining funds that are assigned to this special fund.

II. AMOUNT OF FUNDS AVAILABLE

In the state accommodations tax special fund designated for tourism-related expenditures, the City of Mauldin currently has $104,925.16 available. This includes both the allocation for this year as well as the carryover from the previous year. The City of Mauldin has established a program to accept applications from eligible entities for the use of the funds in this special fund.

III. APPLICATIONS RECEIVED

After advertising for applications for the use of the funds in the special fund for tourism-related expenditures, the City of Mauldin received the following applications:

PROJECT	APPLICANT	AMOUNT REQUESTED
Bridgeway Station Event Series	Bridgeway Station	$20,000.00
Visit Mauldin Tourism Campaign	City of Mauldin	$50,000.00
*Tourism Strategic Plan	City of Mauldin	$34,925.16
		$104,925.16

* After applications had been received, it was noted that the amount requested was below the amount of funds available. There was still $34,925.16 in funds not requested. Therefore, the City Administrator submitted a request to the Mauldin Accommodations Tax Advisory Committee requesting the balance of funds to develop a tourism strategic plan as part of the Visit Mauldin Tourism Campaign.

See attached applications for more information. In all cases, the applicants meet the eligibility criteria for the assignment of these funds. And all applications represent an acceptable use of the funds as defined by state law.

IV. ACCOMMODATIONS TAX ADVISORY COMMITTEE RECOMMENDATION

At their meeting on October 15, 2026, the Mauldin Accommodations Tax Advisory Committee reviewed all applications. The committee unanimously voted to recommend allocation to each applicants as requested, including $20,000 to Bridgeway Station for their event series and $84,925.16 to the City of Mauldin for their Visit Mauldin Tourism Campaign and Tourism Strategic Plan.

V. RECOMMENDED MOTION

Approve the recommendation of the Mauldin Accommodations Tax Advisory Committee to allocate $20,000 to Bridgeway Station and $84,925.16 to the City of Mauldin for the appropriate tourism-related expenditures.

VI. ATTACHMENTS

Applications

APPLICATION
MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM

ORGANIZATION: Bridgeway Station Owners Association, Inc

Organization Type: ☐ Governmental Agency ■ Non-profit Organization ☐ Other: _____

Federal Employee Identification Number (FEIN): #[redacted]

Address: 506 Hidden Hills Drive

City, State, Zip: Greenville, SC 29605

Contact Name: Secretary/Treasurer

Position/Title: Vice President

Contact Phone: 864-242-2100

E-mail Address: theresa@hughesinvestments.com

NAME OF EVENT/PROJECT: BridgeWay Station Signature Event Series

Location of Event/Project: BridgeWay Station – Mauldin, South Carolina

Date(s)/Time(s) of Event/Project Completion: March 12-13, March 28, July 3, Dec. 10-12

Event/Project Website: BridgeWayStation.com/Events & https://www.instagram.com/bridgewaystation/

Event Type: ☐ First-time event ☐ One-time event ■ Annual event ■ Multiple occurrences per year

Description of Event/Project: BridgeWay Station's Signature Holiday Event Series includes four large-scale annual celebrations: St. Patrick's Celebration, Easter Celebration, Independence Day Celebration, and Christmas at BridgeWay. Held within BridgeWay's distinctive European-inspired setting, these free events feature live entertainment, family activities, seasonal programming, local vendors, dining, shopping and other experiences that encourage visitors to explore the destination.The series is designed to attract visitors from across the Upstate and beyond, including travelers from 50+ miles away. By expanding regional marketing and enhancing event programming, BridgeWay Station aims to increase tourism, extend visitor stays, support local businesses and generate additional economic activity within Mauldin and the greater Greenville area.

Projected Attendance: 50-55,000 annually across all four events

Projected # of Tourists: 5,000-7,500

How will you track the # of tourists? Placer.ai data, in partnership with the City of Mauldin, will be used to analyze attendance and visitor origin, supplemented by social media activity surrounding each event.

Cost of Admission: $ $0 – Free and open to the public

Projected Revenue: $ 0

Event/Project Total Budget: $ $80,000 (projected based on historical expenditures, with consideration for anticipated increases)

AMOUNT OF FUNDS REQUESTED: $ 20,000

Use of Funds Requested: $10,000 – Public Safety & Law Enforcement: Support for additional law enforcement, security, traffic management and public safety services required to safely accommodate increased tourist attendance during the four Signature Holiday Events. $10,000 – Tourism Marketing & Promotion: Development and implementation of a regional tourism marketing campaign promoting BridgeWay Station's Signature Holiday Event Series to visitors outside the immediate market, with an emphasis on generating awareness and attendance from travelers located 50+ miles from Mauldin.

Describe how the use of these funds for this event/project will promote tourism to the City of Mauldin

These funds will allow BridgeWay Station to expand the regional reach and tourism impact of its four Signature Holiday Events. A targeted tourism marketing campaign will promote Mauldin and BridgeWay Station to visitors outside the immediate area, with an emphasis on attracting travelers from 50+ miles away. Increased marketing will highlight not only the events, but BridgeWay's dining, shopping, entertainment and distinctive European-inspired destination experience. Funding will also support the additional law enforcement, security, traffic management, and public safety resources necessary to safely accommodate increased visitor attendance. Together, these investments will help attract new visitors to Mauldin, encourage longer stays and spending at local businesses, and establish the Signature Holiday Event Series as a recurring regional tourism draw.

MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM
APPLICATION

MARKETING AND PROMOTIONS

Please mark each type of media that will be used to promote this event/project

Type	Budgeted funds	Target geographic areas	# of people that will be reached beyond 50 miles
☐ Newspaper Ads			
☐ Magazine Ads			
☐ Radio Ads			
☐ TV Ads			
■ Social Media Ads	5000	Western NC, Columbia + targeted audiences 50+ miles from Mauldin	~450,000 impressions
■ Press Releases	0	Upstate SC & regional media markets	Earned media – reach varies
☐ Direct Mailings			
☐ Billboards			
■ Other: Radio/Podcast Combo	5000	Regional audiences within targeted 50+ mile tourism markets	~200,000 impressions

LODGING IMPACT

1. Projected # of people attending the event/project who will use hotels/inns in Mauldin: 200-400
   Projected average length of stay: 1–2 nights
2. Will you reserve a room block for this event at a hotel/inn in Mauldin? ☐ Yes ■ No
   If yes, # of rooms: n/a Hotel(s)/Inn(s): n/a
3. How will you measure the impact of your event/project on hotel/inn activity in Mauldin (e.g., room block usage information, survey of hoteliers, etc.): Work with the City of Mauldin and local lodging partners to evaluate overnight visitation associated with the event serie
4. Will you negotiate a special rate or hotel/event package to attract overnight stays? ■ Yes ☐ No
   If yes, please describe: BridgeWay will also work with the City of Mauldin and local lodging partners to evaluate overnight visitation associated with the event series.
5. What marketing initiatives will you utilize to promote hotel activity for this event/project?
   Regional digital marketing will promote Mauldin lodging options and encourage overnight stays for visitors traveling 50+ miles.

Note: Priority may be given to those events/projects able to generate overnight stays in the City of Mauldin. Applicants are encouraged to provide historical data for overnight stays generated in prior years.

SUBMITTAL CHECKLIST

Please submit the following with your completed and signed application:

- ☐ Proposed marketing plan for the event/project
- ☐ Detailed budget of all event/project expenditures
- ☐ Detailed budget listing all sources and amounts of income/revenue including, but not limited to, sales, admissions, sponsorships, contributions/donations, grants, etc.
- ☐ Letter from the IRS confirming the organization's non-profit status
- ☐ Confirmation of non-profit organization registration with the S.C. Secretary of State's Office
- ☐ Copy of the organization's most recent audited financial statements (or, if an audited financial statement is not available, your most recent IRS 990 return or S.C. Secretary of State Public Charities Division Annual Financial Report)

APPLICATION DEADLINE: 2:00 P.M. on September 30, 2026

- *Send a PDF copy of your application and materials to Lisa Clark at LClark@MauldinCitySC.com*
- *Large files that are 10 MB or more must be delivered on a USB flash drive to the Business & Development Services Office at 5 E. Butler Rd., Mauldin, SC 29662*

MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM
APPLICATION

STATEMENT OF ASSURANCES

Should this grant application be awarded, the organization named herein agrees that:

1. Financial records, support documents, statistical records, and all other records pertinent to the funds requested in this grant application shall be retained for a minimum period of three years.
2. All procurement transactions, regardless of whether negotiated or advertised and without regard to dollar value, shall be conducted in a manner to provide maximum competition.
3. Safeguards shall be established to prohibit employees or volunteers involved with the organization from using their positions for a purpose of private gain for themselves or others.
4. All expenditures must have adequate documentation.
5. All accounting records and supporting documentation shall be immediately available for inspection by the City of Mauldin upon request.
6. No person, on the basis of race, color, or national origin, shall be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the event/project funded in whole or in part by the funds requested in this grant application.
7. Employment made by or resulting from the grant of these funds shall not discriminate against any employee or applicant on the basis of handicap, age, race, color, religion, sex, or national origin.
8. None of the funds, materials, property, or services relating to the grant of these funds shall be used for any political activity, or to further the election or defeat of any candidate for public office.
9. Failure to comply with these statements may result in a loss of funding for the project.
10. For this event/project, the organization will promote hotels/inns within the City of Mauldin.
11. A final report will be provided at the completion of the event/project. All information in the final report will be detailed as required.

I do hereby certify that the information provided in this application and the supporting materials is correct. Furthermore, I agree to the statement of assurances provided herein should my request for funds be granted. Finally, I agree to comply with the laws, requirements, and standards of the City of Mauldin and the State of South Carolina pertaining to the use of these funds.

The undersigned represents that he/she has authority to bind this organization to this application and no other signatures are needed.

By: Bethany Gibson
Authorized Representative Signature

Printed Name: Bethany Gibson

Date: 09/30/2026

Title/Position: Property Manager / Authorized Representative

Morgan Blais
Witness Signature

2027 PROPOSED MARKETING PLAN

BridgeWay Station Signature Event Series

Event Series: St. Patrick's Celebration, Easter Celebration, Independence Day Celebration, and BridgeWay Christmas Market

Tourism Marketing Budget: $10,000

Objective

Promote BridgeWay Station's four Signature Holiday Events as regional destination events that attract visitors to Mauldin from 50+ miles away, increase visitor spending, and encourage extended and overnight stays.

Target Markets

Grant-funded advertising will focus on audiences 50+ miles from Mauldin, including Western North Carolina, Columbia, and other regional tourism markets. Targeting may also include audiences interested in festivals, family travel, holiday events, dining, shopping, live entertainment, and weekend getaways.

Proposed Marketing Mix

Type	Budgeted Funds	Target Geographic Areas	Estimated Delivery
Social Media Ads	$5,000	Western NC, Columbia + targeted audiences 50+ miles from Mauldin	~450,000 impressions
Press Releases	$0	Upstate SC & regional media markets	Earned media - reach varies
Radio/Podcast Combo	$5,000	Regional audiences within targeted 50+ mile tourism markets	~200,000 impressions

Total Grant-Funded Marketing: $10,000

BridgeWay Station's website, email database, organic social media, on-property digital screens, and other owned channels will supplement the paid campaign at no additional grant cost.

Campaign Timeline

St. Patrick's Celebration: Launch approximately 4–6 weeks before the event, with heavier promotion during the final two weeks.

Easter Celebration: Family-focused regional promotion beginning approximately 3–4 weeks before the event.

Independence Day Celebration: Regional campaign beginning approximately 4–6 weeks in advance, highlighting entertainment, fireworks, dining, and the destination experience.

BridgeWay Christmas Market: Largest and longest campaign, beginning approximately 6–8 weeks in advance and positioning the multi-day market as a holiday destination and weekend experience.

Tourism-Focused Messaging

Advertising will promote both the individual events and BridgeWay Station/Mauldin as a destination, highlighting BridgeWay's European-inspired setting, restaurants, shopping, entertainment, and seasonal experiences. Campaigns will encourage regional visitors to make a day or weekend of their trip and increase spending at local businesses and lodging properties.

Measurement & Reporting

Campaign performance will be measured through impressions, reach, engagement, website traffic, and geographic audience data. In partnership with the City of Mauldin, Placer.ai visitation and visitor-origin data will also be used to evaluate attendance and visitation from 50+ miles away. Social media geographic analytics will provide additional insight into the regional reach of each event.

BridgeWay Station Signature Event Series – Proposed Budget 2027

Projected based on historical 2025–2026 expenditures and anticipated increases in event-related costs.

Expense Category	St. Patrick's	Easter	Independence Day	Christmas	Series Total
Entertainment & Activities	$4,000	$4,000	$25,000	$10,000	$43,000
Event Staffing	$500	$300	$1,000	$1,500	$3,300
Security & Public Safety	$1,750	$500	$5,750	$2,000	$10,000
Décor & Event Enhancements	$1,000	$1,000	$1,000	$3,500	$6,500
Marketing: Signage & Print	$250	$200	$750	$500	$1,700
Marketing: Tourism Advertising	$1,250	$1,250	$2,500	$5,000	$10,000
Event Operations & Infrastructure	$750	$750	$2,000	$2,000	$5,500
EVENT TOTAL	**$9,500**	**$8,000**	**$38,000**	**$24,500**	**$80,000**

Budget Category Notes	
Entertainment & Activities	Bands/DJs, performers, children's activities, inflatables, fireworks/seasonal programming where applicable.
Event Staffing	Event staff, parking attendants, setup/takedown labor and contracted operational support.
Security & Public Safety	Off-duty law enforcement, private security, traffic management and event-specific safety support.
Décor & Event Enhancements	Holiday/seasonal décor, lighting and temporary experiential elements.
Marketing, Signage & Print	Event signage, banners, wayfinding, printed collateral and creative/print assets.
Marketing: Tourism Advertising	Advertising expenses as determined by tourism grant money.
Event Operations & Infrastructure	Portable restrooms, tents, rentals, temporary power, waste services, barricades and related infrastructure.

BridgeWay Station Signature Event Series

Proposed Sources of Funding

Source	Amount	Notes
BridgeWay Station	$55,000	Applicant contribution toward the Signature Holiday Event Series.
City of Mauldin A-Tax Grant Request – Tourism Marketing	$10,000	Requested funding for regional tourism marketing targeting visitors 50+ miles from Mauldin.
City of Mauldin A-Tax Grant Request – Tourism-Related Security/Public Safety	$10,000	Requested funding toward tourism-related security and public safety costs.
Vendor Fees / Event Participation Fees	$5,000	Projected event-generated revenue from vendor and participation fees across the series.
Admission / Ticket Sales	$0	Signature Holiday Events are free and open to the public.
Sponsorships / Contributions	$0	No active 2027 sponsorship agreements are currently in place. Independence Day has historically received sponsorship support; projected sponsorship revenue is subject to change as 2027 partnerships are secured.
TOTAL PROJECT REVENUE / FUNDING	**$80,000**	

Mauldin
SOUTH CAROLINA

APPLICATION
MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM

ORGANIZATION: Mauldin Cultural Center

Organization Type: ■ Governmental Agency ☐ Non-profit Organization ☐ Other: _____

Federal Employee Identification Number (FEIN): #[redacted]

Address: 101 East Butler Road

City, State, Zip: Mauldin, SC 29662

Contact Name: Gina McAtee

Position/Title: Cultural & Tourism Manager

Contact Phone: 864.449.1433

E-mail Address: gmcatee@mauldincitysc.com

NAME OF EVENT/PROJECT: Visit Mauldin Tourism Campaign

Location of Event/Project: City of Mauldin

Date(s)/Time(s) of Event/Project Completion: December 2027

Event/Project Website: cityofmauldin.org

Event Type: ■ First-time event ■ One-time event ☐ Annual event ☐ Multiple occurrences per year

Description of Event/Project: We are seeking funds to launch a tourism campaign to promote the City of Mauldin. Through the project, the City will partner with a professional videography team over a 3-4 month period to capture high-definition video and drone footage of signature community events, local businesses and culinary scene, and sports and recreation. See Project Narrative for more information.

Projected Attendance: _____

Projected # of Tourists: _____

How will you track the # of tourists? The video will be used as advertisement in multiple markets throughout the South Carolina and neighboring States.

Cost of Admission: $ n/a

Projected Revenue: $ n/a

Event/Project Total Budget: $ $50,000

AMOUNT OF FUNDS REQUESTED: $ 50,000

Use of Funds Requested: The requested funds will directly support two areas of the campaign:

1. Video creation ($30,000) - contracting professional videographer to capture, edit and produce flagship video and multiple cut-down ad formats.

2. Advertisement ($20,000) - purchasing ad placement in multiple markets through various mediums including streaming and digital.

Describe how the use of these funds for this event/project will promote tourism to the City of Mauldin
The campaign will drive regional visitation by using high-impact video advertising to position Mauldin as a premier Upstate destination for sports, events, and dining. The videos will be advertised in markets located 50-250 miles outside of Mauldin, including Atlanta, Charlotte, Asheville and Columbia.

MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM
APPLICATION

MARKETING AND PROMOTIONS

Please mark each type of media that will be used to promote this event/project

Type	Budgeted funds	Target geographic areas	# of people that will be reached beyond 50 miles
☐ Newspaper Ads			
☐ Magazine Ads			
☐ Radio Ads			
■ TV Ads	$12,000	Columbia, Charlotte, Atlanta, Asheville	3million +
■ Social Media Ads	$4,000	Columbia, Charlotte, Atlanta, Asheville	3million +
☐ Press Releases			
☐ Direct Mailings			
☐ Billboards			
■ Other: Digital	$4,000	Columbia, Charlotte, Atlanta, Asheville	3million +

LODGING IMPACT

1. Projected # of people attending the event/project who will use hotels/inns in Mauldin: 300-400
   Projected average length of stay: 1-2 nights
2. Will you reserve a room block for this event at a hotel/inn in Mauldin? ☐ Yes ■ No
   If yes, # of rooms: _____ Hotel(s)/Inn(s): _____
3. How will you measure the impact of your event/project on hotel/inn activity in Mauldin (e.g., room block usage information, survey of hoteliers, etc.): survey of hoteliers, tracking consumer behavior on ads through clicks.
4. Will you negotiate a special rate or hotel/event package to attract overnight stays? ☐ Yes ■ No
   If yes, please describe: _____
5. What marketing initiatives will you utilize to promote hotel activity for this event/project?
   Ads will include call to action which will link to a page that includes links to local hotels for booking.

Note: Priority may be given to those events/projects able to generate overnight stays in the City of Mauldin. Applicants are encouraged to provide historical data for overnight stays generated in prior years.

SUBMITTAL CHECKLIST

Please submit the following with your completed and signed application:

- ■ Proposed marketing plan for the event/project
- ■ Detailed budget of all event/project expenditures
- ■ Detailed budget listing all sources and amounts of income/revenue including, but not limited to, sales, admissions, sponsorships, contributions/donations, grants, etc.
- ■ Letter from the IRS confirming the organization's non-profit status
- ■ Confirmation of non-profit organization registration with the S.C. Secretary of State's Office
- ■ Copy of the organization's most recent audited financial statements (or, if an audited financial statement is not available, your most recent IRS 990 return or S.C. Secretary of State Public Charities Division Annual Financial Report)

APPLICATION DEADLINE: 2:00 P.M. on September 30, 2026

- *Send a PDF copy of your application and materials to Lisa Clark at LClark@MauldinCitySC.com*
- *Large files that are 10 MB or more must be delivered on a USB flash drive to the Business & Development Services Office at 5 E. Butler Rd., Mauldin, SC 29662*

MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM
APPLICATION

STATEMENT OF ASSURANCES

Should this grant application be awarded, the organization named herein agrees that:

1. Financial records, support documents, statistical records, and all other records pertinent to the funds requested in this grant application shall be retained for a minimum period of three years.
2. All procurement transactions, regardless of whether negotiated or advertised and without regard to dollar value, shall be conducted in a manner to provide maximum competition.
3. Safeguards shall be established to prohibit employees or volunteers involved with the organization from using their positions for a purpose of private gain for themselves or others.
4. All expenditures must have adequate documentation.
5. All accounting records and supporting documentation shall be immediately available for inspection by the City of Mauldin upon request.
6. No person, on the basis of race, color, or national origin, shall be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the event/project funded in whole or in part by the funds requested in this grant application.
7. Employment made by or resulting from the grant of these funds shall not discriminate against any employee or applicant on the basis of handicap, age, race, color, religion, sex, or national origin.
8. None of the funds, materials, property, or services relating to the grant of these funds shall be used for any political activity, or to further the election or defeat of any candidate for public office.
9. Failure to comply with these statements may result in a loss of funding for the project.
10. For this event/project, the organization will promote hotels/inns within the City of Mauldin.
11. A final report will be provided at the completion of the event/project. All information in the final report will be detailed as required.

I do hereby certify that the information provided in this application and the supporting materials is correct. Furthermore, I agree to the statement of assurances provided herein should my request for funds be granted. Finally, I agree to comply with the laws, requirements, and standards of the City of Mauldin and the State of South Carolina pertaining to the use of these funds.

The undersigned represents that he/she has authority to bind this organization to this application and no other signatures are needed.

By: _____ Printed Name: Gina McAtee
Authorized Representative Signature

Date: 9/30/26 Title/Position: Cultural + Tourism Manager

_____
Witness Signature

Mauldin
SOUTH CAROLINA

Visit Mauldin Tourism Campaign

Supporting Documentation

Project Summary:

The Mauldin Cultural Center is requesting the use of A-Tax Grant funds to create and launch a City-wide tourism campaign; a high-impact, visual marketing initiative designed to promote Mauldin as a premier Upstate destination for dining, entertainment, outdoor recreation, and sports tourism.

Through this project, the Cultural Center will partner with a professional videography team over a 3 to 4-month production period. The production crew will document the vibrancy of Mauldin by capturing high-definition video and aerial drone footage across four key pillars:

1. Community Events: City of Mauldin concerts, festivals, theater productions and other local events (i.e. BridgeWay Station, GE Vernova Park).
2. Local Businesses and Developments: local restaurants, breweries, and businesses unique to Mauldin.
3. Sports & Recreation: youth and adult recreation, Greenville Triumph and Liberty teams, park facilities, public art, and trails.
4. Hospitality & Accommodations: local hotel properties, event spaces, and visitor amenities.

The primary video will be a flagship 3-minute tourism promotional video, accompanied by a suite of cut-down ad spots (15-sec, 30-sec, and 9:16 vertical shorts) for targeted distribution through Connected TV/Over-The-Top (OTT) platforms, digital ads, social media, and websites.

The overall objective of the tourism campaign is to drive regional, statewide, and out-of-state visitation to Mauldin, translating directly into increased overnight stays and occupancy, and boosted local Accommodations and Hospitality Tax revenues. In addition, the video assets created through this project will serve as a multi-year marketing foundation for the City of Mauldin. Beyond the paid campaign period, the media library can be repurposed for ongoing web promotion, future event marketing, and economic development.

Marketing Plan:

The campaign will feature multiple video segments to be used on a variety of different platforms targeting markets within a 50 to 250-mile radius. By filming over 3-4 months, the footage will capture the range of Mauldin's offerings demonstrating that Mauldin is not just a pass-through town, but a vibrant destination with a variety of events, restaurants

and places to explore and stay, while also being conveniently located near major interstates and the Blue Ridge Mountains.

Primary Target Markets:

1. Charlotte Metro Area, NC: Focusing on young adults and families seeking weekend road trips and cultural/culinary getaways.
2. Atlanta Metro Area, GA: Focusing on sports families and leisure travelers driving up the I-85 corridor.
3. Columbia & Midlands, SC: Focusing on day-trippers and weekend visitors attending seasonal events or youth sports tournaments.
4. Asheville & Western NC: Focusing on regional travelers looking for dining, theater, and recreational options in the Upstate.

Advertising Mediums:

1. Over-the-Top (OTT) & Connected TV (CTV): Streaming video ads placed on platforms like Hulu, Paramount+, and YouTube TV, geo-targeted strictly to target zip codes in the markets listed above.
2. Targeted Social Media Ads: Geo-targeted Facebook and Instagram video campaigns designed to capture interest in sports travel, dining, outdoor recreation, and regional arts.
3. Programmatic Video & Search Marketing: High-impact digital display and pre-roll video ads running across specified websites.

Each ad will include a call-to-action and will direct viewers to a landing page on the City of Mauldin's website which will feature local hotel links, event schedules, and places to explore, eat, and play.

Budget Narrative:

The requested $50,000 budget for the tourism campaign is split between comprehensive content production ($30,000) and out-of-market paid media placement ($20,000) to ensure both high-quality messaging and broad regional exposure.

Creative and field production accounts for $20,000, covering pre-production planning, shot-list development, 3 to 4 months of multi-day filming across local events, sports facilities, dining, and hotels, as well as aerial drone videography. Post-production and asset creation account for $10,000, encompassing professional editing to deliver a flagship 3-minute video alongside cut-down spots (15-second, 30-second, and 9:16 vertical shorts) to fit various ad specs.

The remaining $20,000 is directly allocated to paid media buys, split between geo-targeted streaming platforms ($12,000 on OTT/CTV) and digital/social channels ($8,000 on Facebook/Instagram and pre-roll videos).

Revenue		
Mauldin A-Tax Grant Funds		$50,000.00
TOTAL		*$50,000.00*
Expenses		
Video pre-production, 3-4 months filming, drone/ariel videography		$20,000.00
Video post-production, asset creation		$10,000.00
Out-of-Market Media Buy (OTT/CTV)		$12,000.00
Digital & Social Media Buy		$8,000.00
TOTAL		*$50,000.00*

Mauldin
SOUTH CAROLINA

Mauldin
SOUTH CAROLINA

MEMO

MEETING DATE: **October 15, 2026**
AGENDA ITEM: 4b

TO: Accommodations Tax Advisory Committee
FROM: Seth Duncan, City Administrator
SUBJECT: **Allocation of Funding**

REQUEST

Accommodations Tax Advisory Committee,

I humbly request that the balance of funding available for distribution for calendar year 2027 be awarded to the **City of Mauldin** for the purpose of creating a **Tourism Strategic Plan** as part of the **Visit Mauldin Tourism Campaign**.

In 2025, Mauldin City Council set forth a goal to build a strong and diverse local economy with an emphasis on attracting high paying jobs, attracting unique commercial and retail establishments and supporting a diverse sports and entertainment tourism industry. To support this effort, a new, dynamic campaign is being planned to help put Mauldin and its fantastic tourism locations (BridgeWay Station, GE Vernova Park, PAR Greenville, and more) on the map. A Tourism Strategic Plan will focus the efforts of the Visit Mauldin Tourism Campaign and serve as an official guide lighting a path in how the City identifies, targets, and measures tourism in our community.

If the Committee is so inclined, I request that the balance of funds, approximately $34,925.16 be allocated for this effort and to implement the strategies identified. Staff have already begun laying the foundation of what this Plan could look like and how it will guide future tourism related expenditures for years to come.

Thank you for your consideration.

Sincerely,

Seth Duncan
City Administrator

CITY COUNCIL MEETING
AGENDA ITEM SUMMARY

MEETING DATE: November 16, 2026
AGENDA ITEM: 8c

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: Resolution: Sales Tax Referendum Results

REQUEST

City Council is being asked to consider approving a Resolution declaring the results of the sales tax referendum as required under Section 5-41-120(G).

HISTORY/BACKGROUND

On Friday, November 6, 2026, the Greenville County Board of Elections met to declare the results of the 2026 Statewide General Election. The official results as certified by the Board of Elections is as follows for the sales tax referendum:

City of Mauldin Tax Relief Referendum
Yes 6,402
No 5,413

Based upon these results the referendum is approved by the electors of the City of Mauldin.

ANALYSIS or STAFF FINDINGS

According to Section 5-41-120(G) of the South Carolina Code the City must adopt a Resolution declaring the results of the referendum.

> *Section 5-41-120(G) Upon receipt of the returns of the referendum, the municipal governing body must, by resolution, declare the results. In such event, the results of the referendum, as declared by resolution of the municipal governing body, are not open to question except by a suit or proceeding instituted within thirty days from the date the resolution is adopted.*

The Resolution, prepared by the City's tax/bond attorney Brad Love, meets the requirements of this section and must be adopted by City Council before proceeding to implementation. Upon adoption, a 30-day protest period begins, after which, the election cannot be contested.

RECOMMENDATION

Staff is requesting approval of the Resolution as presented.

Resolution No. _____

A RESOLUTION TO DECLARE THE RESULTS OF A REFERENDUM HELD ON NOVEMBER 3, 2026

WHEREAS, on August 3, 2026 the City Council (the ***"Council"***) of the City of Mauldin, South Carolina (the ***"City"***), pursuant to the Municipal Tax Relief Act, codified as Title 5, Chapter 41 of the Code of Laws of South Carolina, 1976, as amended (the ***"Tax Relief Act"***), enacted an ordinance calling for a referendum (the ***"Referendum"***) to be held in the City at the then upcoming general election to determine whether the City would be empowered to impose a one percent sales and use tax; and

WHEREAS, the Greenville County Voter Registration and Election Commission (the ***"Election Commission"***) subsequently ordered the Referendum to be held in the City on November 3, 2026; and

WHEREAS, notices of the Referendum were published by the Election Commission and by the City pursuant to state election laws and the Tax Relief Act; and

WHEREAS, the Election Commission held the Referendum in the City in conjunction with the general election on November 3, 2026; and

WHEREAS, there has been received by the City certification of the Election Commission certifying that the Referendum held in the City on November 3, 2026 did result as described below;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAULDIN, SOUTH CAROLINA IN MEETING DULY ASSEMBLED:

***Section 1*.** Pursuant to Section 5-41-120(G) of the Tax Relief Act, it is hereby declared that the Referendum, at which was submitted to the qualified electors of the City the following question, resulted as follows:

> Must a one percent sales and use tax be levied in the City of Mauldin, South Carolina for no more than eight years for the purpose of allowing a credit against certain municipal ad valorem tax liability and for the purpose of raising the amounts specified for the following purposes?
>
> (1) $15,600,000 for city road infrastructure improvements, including repaving, drainage systems, curbs and sidewalks
>
> (2) $4,000,000 for a new fire station project
>
> and must the City Council of the City of Mauldin, South Carolina be authorized to issue and sell, either as a single issue or as several separate issues, not exceeding $15,600,000 principal amount of general obligation bonds of the City of Mauldin, to defray the costs of the foregoing purposes, plus issuance costs, to be paid from the sales and use tax to be imposed as stated herein and pledged to the payment of the principal of and interest on such bonds, and, in the event such sales and use tax is inadequate for the payment of such bonds, such bonds shall be payable from an ad valorem tax imposed on all taxable property in the City of Mauldin?

The Referendum resulted favorably to the question submitted therein, there being 6,402 votes cast in favor of the question and 5,413 votes being cast opposed to the question.

DONE IN MEETING DULY CALLED AND ASSEMBLED, this 16th day of November, 2026.

CITY OF MAULDIN, SOUTH CAROLINA

_____
Mayor

ATTEST:

_____
City Clerk

Approved as to Form:

_____
City Attorney

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

CERTIFIED COPY OF RESOLUTION

I, the undersigned, City Clerk of the City of Mauldin, South Carolina, **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of a Resolution adopted by the City Council of the City (the ***"Council"***) at a meeting duly called and held on November 16, 2026, at which meeting a quorum of the members of the Council were present and voted in favor of the adoption thereof, and such Resolution was duly adopted.

That the original of said Resolution is duly entered in the permanent records of the Council, in my custody as City Clerk.

IN WITNESS WHEREOF, I have hereunto set my Hand this 16th day of November, 2026.

CITY OF MAULDIN, SOUTH CAROLINA

_____
City Clerk

RESOLUTION __ - 2026

A RESOLUTION APPROVING A CHANGE ORDER TO INCREASE THE GUARANTEED MAXIMUM PRICE FOR STADIUM IMPROVEMENTS

WHEREAS, The City of Mauldin approved a Lease and Stadium Project Agreement dated as of October 24, 2024, by and among the Greenville Pro Soccer, CenterPlace, LLC, and BridgeWay Station Owners Association, Inc., as amended by that certain Amendment No. 1 to Lease and Stadium Project Agreement dated March 6, 2025, and as further amended by certain Amendment No. 2 to Lease and Stadium Project Agreement dated September 8, 2026, by and among the City of Mauldin, South Carolina, CenterPlace, LLC, BridgeWay Station Owners Association, Inc., Greenville Pro Soccer, LLC ("TeamCo"), and Hat Trick Properties, LLC ("StadCo") (as amended, the "Master Lease"); and

WHEREAS, The Guaranteed Maximum Price (GMP) was increased to $32,045,528 as part of Amendment No. 2 to the Lease and Stadium Project Agreement and includes, but is not limited to, approved construction expenses and change orders, soft costs related to architectural and engineering, pre-development expenses, and tenant improvements; and

WHEREAS, the stadium lease holder, Hat Trick Properties, LLC desires to increase the budget allowance for tenant upfit improvements to complete the public facing and back-of-house improvements which will include a team store, restrooms and locker rooms, offices, suites, VIP lounge, flex space/pub, press box, and other operational spaces; and

WHEREAS, the expenses associated with the tenant upfit improvements will be paid for in whole by Hat Trick Properties, LLC including any cost overruns; and

WHEREAS, the City will continue to manage the cashflow of the project and will ensure expenses associated with the upfit are made timely and accurately; and

WHEREAS, the City appreciates the continued investment by Hat Trick Properties and Greenville Pro Soccer for Stadium improvements and operations as GE Vernova Park becomes a focal point for sports tourism, economic development, community development, and more.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Mauldin as follows:

Section 1. The Guaranteed Maximum Price is hereby increased from $32,045,528 to $37,841,113 for the purpose of including additional funding for tenant improvements and other change orders. All expenses associated with these improvements will be paid by Hat Trick Properties including cost overruns and cost associated with completing Phase II of the Stadium. The expenses will be paid in the same manner and method as all other expenses for stadium construction.

ADOPTED this ____ day of _____, 2026.

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

_____
Cindy Miller, Municipal Clerk