

## Chapter 3 Housing

Mauldin's diverse mix of high-quality, affordable housing choices is among the City's greatest strengths. Keys to maintaining the appeal of the city's neighborhoods is to continue to enhance city services, support the excellent schools that serve Mauldin, and expand and improve parks, greenway trails and public facilities to meet the needs of a growing population.

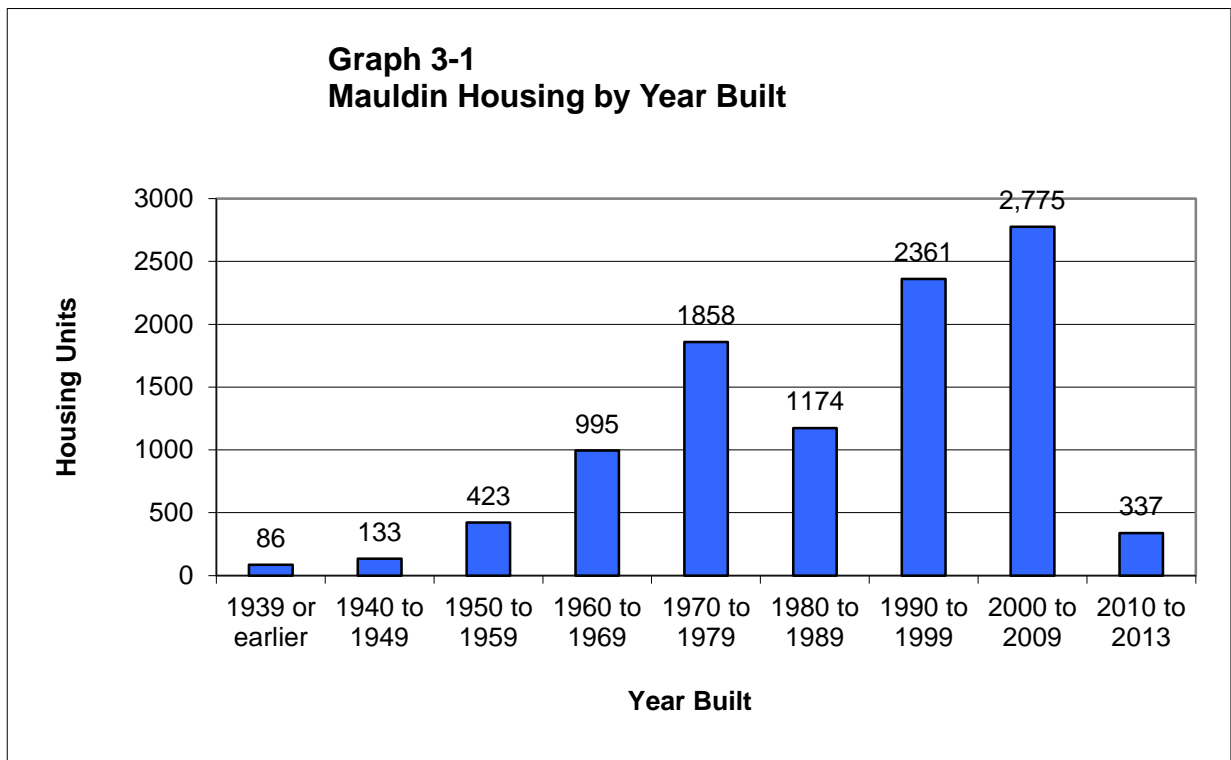
As Table 3-1 and Graph 3-1 show, only 16 percent of dwellings in Mauldin were built before 1970, and 6.3 percent were built before 1960. As a result, the City has relatively few issues with substandard and deteriorated housing stock. However, the earliest subdivisions in the City are at a critical point in their life cycle, as many of these older, predominantly ranch-style homes now require repairs, renovations, or additions to remain attractive to new owners and to continue to increase in value.

Demand for attached single-family housing (townhouses and patio homes) and duplexes saw small but significant increases in the 1990s and 2000s, as presented in Graph 3-2. This trend reflects the rising cost of detached housing, as well as the decreased interest in maintaining a large yard and house.

The continued aging of the population and other lifestyle trends discussed in Chapter 2 likely will increase demand for smaller, one-level, low-maintenance housing, a very different product from what has typically been built in Mauldin. As a result, up to half of new housing units in the next 20 to 30 years are likely to be attached houses and apartment homes for three reasons: the growth in elderly population, the shift toward one- and two-person households, and general housing affordability issues.

Changing lifestyles of the young adult population also are affecting housing demand. Increasingly, young adults are delaying marriage and delaying parenthood, which produces larger number of one- and two-person households. There This group tends to prefer apartments and townhomes to single family homes, reflecting a preference for recreational activities over lawn care and home maintenance. The growing number of single-parent households tends also to create more demand for apartments and townhomes.

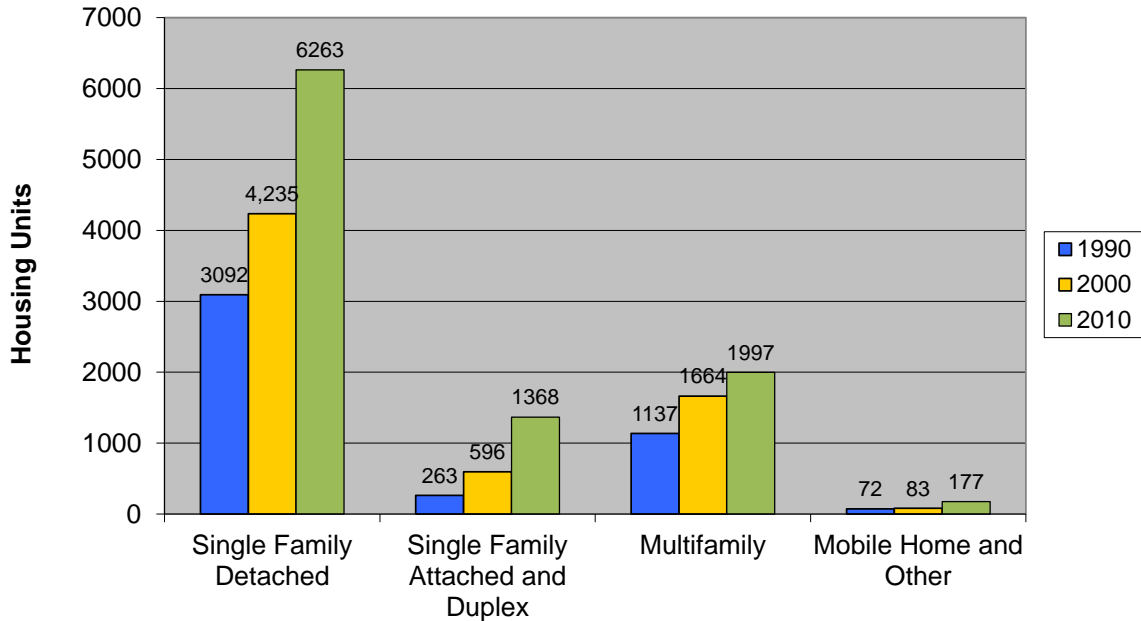
<b>Table 3-1 City of Mauldin Housing by Year Built</b>		
<b>Year Built</b>	<b>Units</b>	<b>%</b>
1939 or earlier	86	0.8%
1940 to 1949	133	1.3%
1950 to 1959	423	4.2%
1960 to 1969	995	9.8%
1970 to 1979	1858	18.3%
1980 to 1989	1174	11.6%
1990 to 1999	2361	23.3%
2000 to 2009	2,775	27.4%
2010 to 2013	337	3.3%
<b>Total</b>	<b>10,142</b>	<b>100.0%</b>



Source: 2010 Census  
City of Mauldin Building Permit Data, 2010 to 2013

It is particularly important to integrate denser housing, commercial development and good access to transportation (including mass transit) facilities. Increasingly, cities must support an older population that sometimes cannot or wishes not to drive, and a younger population that increasingly chooses not to drive, and will walk, bike and use transit to meet most or all of their travel needs.

**Graph 3-2  
Profile of Housing Types, 1990 to 2010**



Source: US Census Bureau

*Future Housing Development Opportunities*

Mauldin has several large undeveloped properties remaining inside or near the city limits where residential developments of about 100 acres likely will occur in the future. One site is partially in Mauldin, between Knollwood Drive and Laurel Creek. Another 100 acre parcel in the city limits is near Laurel Meadows Parkway on West Butler Road. Sandwiched between the Greenville city limits and Mauldin city limits is another series of properties that touch CU-ICAR. A very large area just outside of the city limits, bounded by West Butler Road, Conestee Road, and the Reedy River also is a likely future site for housing growth. When or if these large tracts will become available for development is not known. Map 3-1 highlights these important future development areas. (map to come later).

Apartment developers generally target about 250 apartments in the communities they build, which makes on-site management and community amenities more

cost effective. Sites for such apartment communities are typically in the 20 to 25 acre range, and only one site this size is available in Mauldin with multifamily zoning, an undeveloped part of the Laurel Meadows neighborhood that has challenges with access and topography. Recent efforts to rezone properties for apartment developments have failed.

Mid-rise buildings (4 to 5 stories) are one option to meet the growing demand for apartments where land price and availability are limited. This option might be appropriate in a downtown development, or elsewhere in the US 276 corridor, particularly near CU-ICAR. If improved mass transit service is developed in the Greenville area, mid-rise apartment buildings would be appropriate near transit stations, as is seen frequently in the Charlotte and Atlanta areas.

An important housing strategy from the 2009 plan is to develop a “medium-density” residential zoning district that facilitates development of patio homes, townhomes and small-lot single family homes. This zoning could be applied to a number of 5-to-10 acre parcels scattered around Mauldin that cannot be developed cost-effectively with 4 houses per acre. R-10 zoning (10,000 square foot lots) is currently the densest zoning district available in Mauldin other than the multifamily districts, which allow 10 or more units per acre.

An R-6 zoning district (6,000 square foot lots, or about 60 by 100 feet) would enable residential infill development to occur on parcels that are not feasible to develop with large-lot single family homes. Many of the homes in the Verdae development in the City of Greenville are built on lots 100 feet deep and 40 to 60 feet wide -- 4,000 to 6,000 square feet.

One strategy to ensure compatibility of R-6 neighborhoods with adjacent existing neighborhoods would be to require at least 25 percent of the units to be single family detached houses. An example of a neighborhood in Mauldin that provides a mix of housing sizes, lot sizes, and prices (similar to what might be required in an R-6 zoning district) is Bridges Crossing on Holland Road. Many of the homes in Bridges Crossing are on lots of about 3,500 square feet or 1/12<sup>th</sup> acre, but also have community open space adjacent to most lots, so the resulting overall density of the development is about 6 units per acre.



Mid-rise apartments at Atlantic Station in Atlanta, GA yield about 20 homes per acre, making nearby walkable commercial areas more vibrant and successful.



New homes on 6,000 square foot lots (less than 1/7<sup>th</sup> acre) at Hollingworth Park in Greenville, SC.

## Status of Housing Goals and Objectives

### Goal 1: Promote an appropriate mix of housing choices to meet existing and future housing needs

*Objective 1.1:* Increase the supply of single-level housing units that are attractive to and suitable for seniors and persons with disabilities

#### Implementation Strategies:

- a. Require a limited percentage of units in new multi-family developments and attached single-family developments to be ground-floor single-level units – *no progress*
- b. Reduce required parking spaces for small single-level units – *no progress*

*Objective 1.2:* Pursue appropriate strategies for development of convenient, attractive and affordable workforce housing

#### Implementation Strategies:

- a. Develop an inventory of sites that offer convenient access to community facilities and essential services that are suitable for income-qualified housing – *proposed rezonings have been denied after community opposition was expressed*
- b. Identify successful workforce housing strategies used by other similar communities – *private nonprofit corporations like Homes of Hope seem to be working well*
- c. Continue to work with Greenville County Redevelopment Authority to develop attractive affordable housing units at a small scale on scattered sites – *Homes of Hope*

### Goal 2: Ensure the continued attractiveness of aging single-family neighborhoods in Mauldin

*Objective 2.1:* Encourage the development of neighborhood associations in the city's subdivisions to proactively address neighborhood issues and concerns.

#### Implementation Strategies

a: Coordinate outreach efforts with all City departments and functions to build effective communications with neighborhoods – *limited progress*

b: Create a Council of Neighborhoods to provide a forum for presidents of neighborhood associations to share ideas and communicate needs with City officials – *no progress*

**Objective 2.2:** Ensure that all neighborhoods have convenient access to parks, trails, and quality-of-life amenities

Implementation Strategies

a: Provide public park facilities and open space within one mile of all city neighborhoods – *potential park properties have been identified by staff but no action taken to date by City Council*

b: Improve and expand sidewalks and bicycle pathways to provide safe and convenient access to parks and recreation facilities for all residents – *West Butler Road sidewalk, South Main sidewalk, Fowler Circle multi-use trail (not yet built but funded), Corn Road bike lanes, Forrester Drive bike lanes.*

**Objective 2.3:** Ensure public facilities and private properties are well maintained.

Implementations Strategies

a. Continue proactive code enforcement activities throughout the city -- *ongoing*

b. Develop and amend development codes to ensure adequate ability to promote quality development and to maintain high standards in existing development -- *ongoing.*

c. Develop effective capital improvement plans, with adequate funding to ensure city parks, city streets, sidewalks are well maintained – *ongoing; street resurfacing with match from County Transportation Committee (C-funds); ballfield lighting upgrades and pole replacement*

**Goal 3: Encourage development of pedestrian-friendly mixed-use neighborhoods within walking distance of existing or new neighborhood commercial areas or City Center that will appeal to young professionals relocating to the Upstate.**

*Objective 3.1:* Coordinate with Greenville County to evaluate form-based codes as a more flexible alternative to traditional zoning and subdivision regulations.

Implementation Strategy

Research form-based codes and other alternatives to traditional zoning, and provide information to City Council and citizens through workshops and website postings. – *ongoing discussion and coordination, no implementation to date*

*Objective 3.2:* Encourage consolidation of vacant or underutilized properties into larger parcels for planned development in the City Center area and in areas where mixed use neighborhoods are desirable.

Implementation Strategy

Establish guidelines for infill development that address pedestrian facilities, road improvements, and design standards – *no progress.*