

Comprehensive planning helps a community define its goals and future direction. In many ways, the process of planning is more important than the maps and documents that are produced. As citizens, elected officials, appointed board members and staff interact and discuss their community's future, shared values and goals become apparent.



More than 75 citizens attended the May 2008 kickoff meeting for the comprehensive plan at the Cultural Center.

In South Carolina, comprehensive planning is authorized and defined by the Local Government Comprehensive Planning Enabling Act of 1994. If local governments wish to regulate land use through zoning and subdivision ordinances, they are required to develop and adopt a comprehensive plan and to update that plan every 10 years.

The state legislation requires that the comprehensive plan must address nine elements:

- Population
- Housing
- Land Use
- Natural Resources

- Community Facilities
- Cultural Resources
- Economic Development
- Transportation
- Priority Investment

This document is the first update of Mauldin's Comprehensive Plan under the 1994 enabling act. The previous plan was adopted in 1999. The City's first comprehensive plan was prepared by Greenville County Planning Commission and was adopted by City Council in 1972.

A steering committee composed of City staff, two City Council members, citizens, and regional planners was assembled to assist in the preparation of the plan. In addition, citizens participated on three advisory committees that met periodically between July 2008 and May 2009 to provide input on the nine required elements of the plan.

An initial public meeting was held in May 2008 to outline the planning process and to invite citizen participation. Each of the nine required elements of the plan is addressed in a separate chapter of the plan. Information about the comprehensive plan has been posted on the City's website throughout the process, and the chapters of the plan have been posted on the city's website as they have been completed.

A public information meeting was held on Thursday, October 22nd to formally present the draft plan and provide opportunities for public input. The plan was presented to Mauldin Planning Commission on October 27th, with a request to adopt a resolution recommending adoption of the plan to City Council. Two additional public presentations, with questions and discussion, were held at City Hall on December 7, with 61 persons in attendance.



Citizens review the land use inventory map that was among the displays at the kickoff meeting

City Council is required by the 1994 enabling legislation to hold a public hearing after providing 30 days public notice. Two readings are required for adoption. City Council may not adopt the plan on final reading unless the Planning Commission has recommended the plan to City Council for adoption.



Advisory groups provided valuable input to the plan



Chapter 1: Introduction and Public Participation

Steering Committee Members

City Council Members

- Gabe Hunter
- Michael Reynolds

Planning Commission Members

- Randy Eskridge
- Bob Settle

City Staff

- Trey Eubanks, City Administrator
- Peter Nomikos, Building and Zoning Director
- John Gardner, Planning and Economic Development

County and Regional Staff

- Tyler Stone, Greenville County Planning Department
- Chip Bentley, Assistant Director, Appalachian Council of Governments

Mauldin Citizens

- Hank McCullough
- Judy McKinley

Advisory Group Participants

Planning Commission and Zoning Board

Bobby Harper, Planning Commission
 Rodney Neely, Planning Commission
 Gordon Love, Planning Commission
 P. L. Fortune, Planning Commission
 Elizabeth Wiygul, Planning Commission
 Jim Bagwell, Board of Zoning Appeals

Citizens and Business Community

Jay Alexander
 Joy Bailey
 Amy Campbell
 Dave Chesson
 Liz Cox
 Danny Day
 Gina Dill
 Jolee Fanton
 Dan Gerst
 Austin Guest
 Ann Henderson
 Blake Jenkins
 Robbie Kellett
 Emma King
 Joel Kleger
 Andrew Lewis
 Phemy Moore
 Taft Matney
 Mary Navarro
 Arthi Rao
 Matt Rogers
 Kyle Rogers
 Sharon Scott
 Nell Thompson
 Blair Tidmarsh
 Stephen Watkins
 Chris Wrobel

Agency Representatives

Jeff Beacham, Conestee Foundation
 Keith Brockington, Greenville County Planning
 Betty Farley, Greenville County School District
 Ty Houck, Greenville County Recreation District
 Phillip Lemon, Appalachian Council of Governments
 Beth Lewis, Appalachian Council of Governments
 Dean Oang, Neal Prince Architects
 Rick Owens, Greenville County Historic Preservation
 Commission
 Mary Walsh, Upstate Forever

Special thanks to all of the staff at the Greenville County Planning Department for their help, insight, and support provided to the City of Mauldin during the preparation of this plan.