

The purpose of this section of Mauldin’s Comprehensive Plan is to focus the City’s capital investment on the priorities identified elsewhere in the plan, to relate the City’s priority areas to those of adjacent jurisdictions, and to identify sources of funding.

Mauldin’s plans take into account the priorities identified by Greenville County, discussed below.

Greenville County Priority Investment Areas

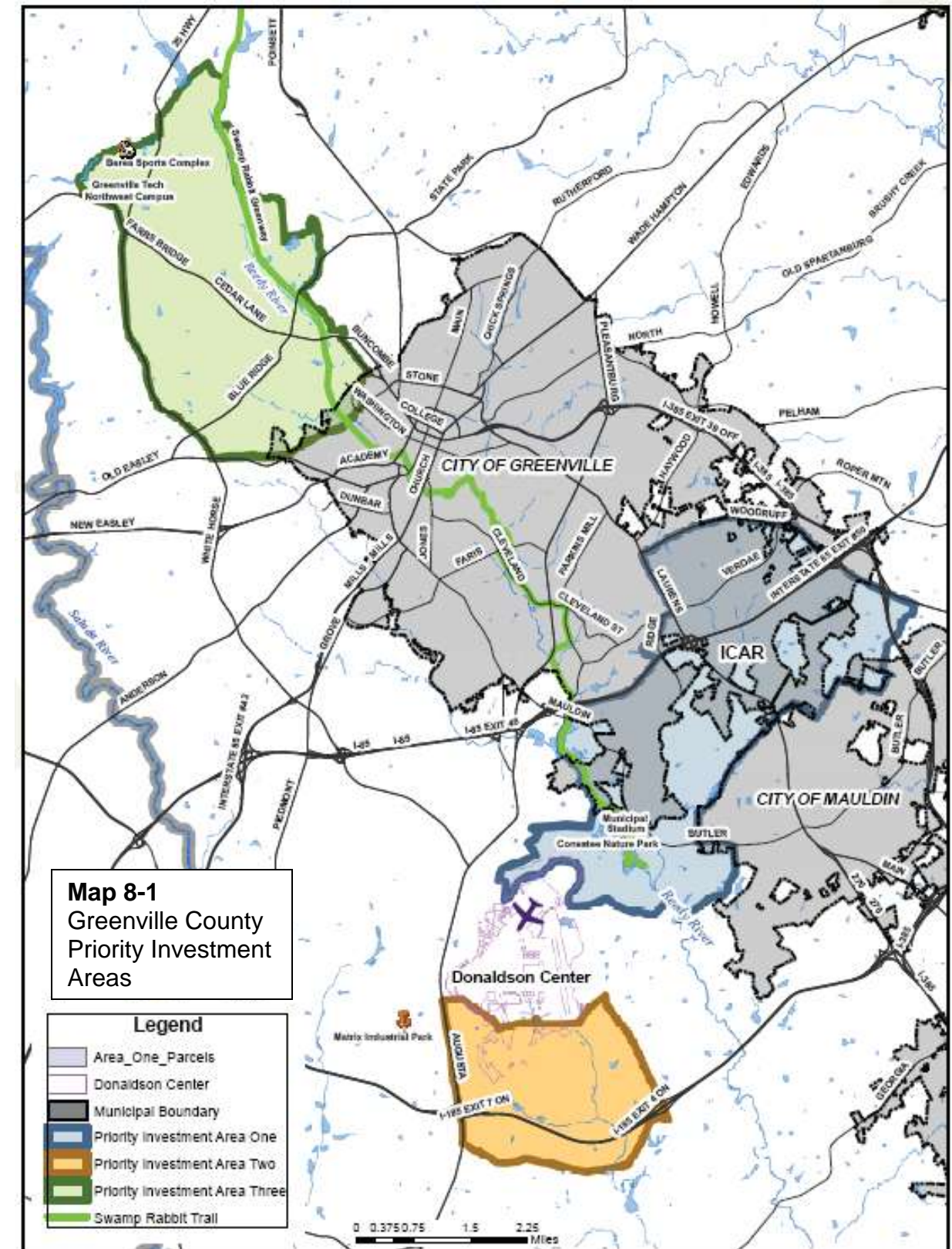
Greenville County has identified three priority investment areas in the county’s comprehensive plan, as shown in Map 8-1, two of which are near Mauldin.

The county planning staff met several times with public service organizations representing water, sewer, schools, and economic development. Mauldin officials participated in several of these meetings. The focus of the meetings was to map likely growth areas, identify potential deficiencies in the infrastructure need to support future growth, and develop strategies to provide infrastructure for growth in the most cost effective ways.

The Laurel Creek area is identified as a priority investment area by Greenville County for several reasons: proximity to CU-ICAR, Verdae Boulevard, and Fairforest Way, where significant employment growth is anticipated in the next 20 years. Good arterial road infrastructure is in place in the northern part of the area, with available capacity for traffic growth. A key issue in the corridor is trunk sewer capacity, which is not adequate for the population and employment growth projected in the area. When trunk sewer capacity is increased, it should be sized to support infill development in the Laurel Creek area, and also creates an opportunity to develop another link in the regional greenway trail network when an additional trunk sewer line is added along the creek. This trail could link CU-ICAR with Lake Conestee Nature Park and Donaldson Center to the south and possibly with the Haywood Road area in the City of Greenville to the north, creating an important quality of life amenity and supporting economic development in the Laurel Creek corridor.

The county plan also identifies the area south of the South Carolina Technology and Aviation Center (SCTAC), the new name for the former Donaldson Center. This area has excellent regional highway access to I-185 (Southern Connector toll road) and US Highway 25, large parcels of land available for industrial development, but inadequate sewer capacity.

The third priority investment area identified by Greenville County is northwest of the City of Greenville in the Cedar Lane Road corridor, and does not directly affect Mauldin.





Chapter 8: Priority Investment Areas

City of Mauldin Priority Investment Areas

Mauldin's plan identifies investment priorities in two ways: first, by geographic areas of the city and surroundings, and by specific functional areas where continued investment is needed to implant this comprehensive plan.

Geographic Priority Investment Areas

Four geographic areas of the city where public investment will be critical to support growth and to leverage private investment are identified in Map 8-2.

The West Butler Road area offers the potential to develop new road infrastructure to help relieve existing and predicted future traffic congestion, while enabling high quality development of large undeveloped tracts of land. The terrain and natural features of the Laurel Creek basin demand low-impact development practices to preserve the natural beauty of this area and to protect water quality in this largely undeveloped creek system. This availability of land in the area and the scenic beauty of Laurel Creek also offers the best opportunity for the City to acquire and develop a high-quality passive park, to provide a quality-of-life amenity in the area to spur quality, planned development. With improved road access, the Shanks driving range property and surrounding large tracts of land become an ideal location for a mixed-use village, with retail, office and residential components.

The City Center area offers an opportunity to revitalize the commercial core of the city. A critical need in this area is improved traffic circulation and connectivity. Investment in streetscape improvements and traffic flow improvement along Main Street is critical to attracting new business and supporting existing business in the corridor. The City also has an opportunity to create a more traditional "downtown" area by upgrading and connecting the fragments of local streets a block east of Main Street, forming a pedestrian-friendly, tree shaded avenue to anchor restaurants, offices, and retail shops built in a traditional urban village style. Improvements to East Butler Road are included in the GPATS long-range plan, and an opportunity exists to help revitalize retail on East Butler Road by investing in a linear park and greenway trail along the branch of Gilder Creek south of East Butler Road, connecting this area to the Cultural Center and Sports Center complex.

The Bridges Road area has been the focus of recent development, with the Samsung Networks America headquarters facility. Holland Road is being widened north of Bridges Road to the Samsung location; improvements to Bridges Road in the I-385 area are needed to support expected further development at Centerpointe Business Park. A new fire station is being planned for this area. Commuter traffic overlaps with school traffic in the area, creating significant

congestion for morning commuters. SCDOT's proposed widening of I-385 from Woodruff Road south to US 276 will provide a 50 percent jump in Interstate traffic capacity, but will not correct the inadequate traffic capacity and poor maintenance conditions on Bridges Road.

The Main Street corridor offers development and redevelopment opportunities to the north and to the south. The Main Street Plan adopted by City Council in February 2009 will continue to be the guide for investment in this corridor. Opportunities to consolidate several parcels on North Main Street for mixed use office and retail redevelopment were outlined in the Main Street Plan. Older industrial buildings in the South Main Street corridor are beginning to be reused, with advanced materials manufacturing, distribution, and other manufacturing businesses taking advantage of the available inventory of industrial space.

Functional Facility Priority Areas

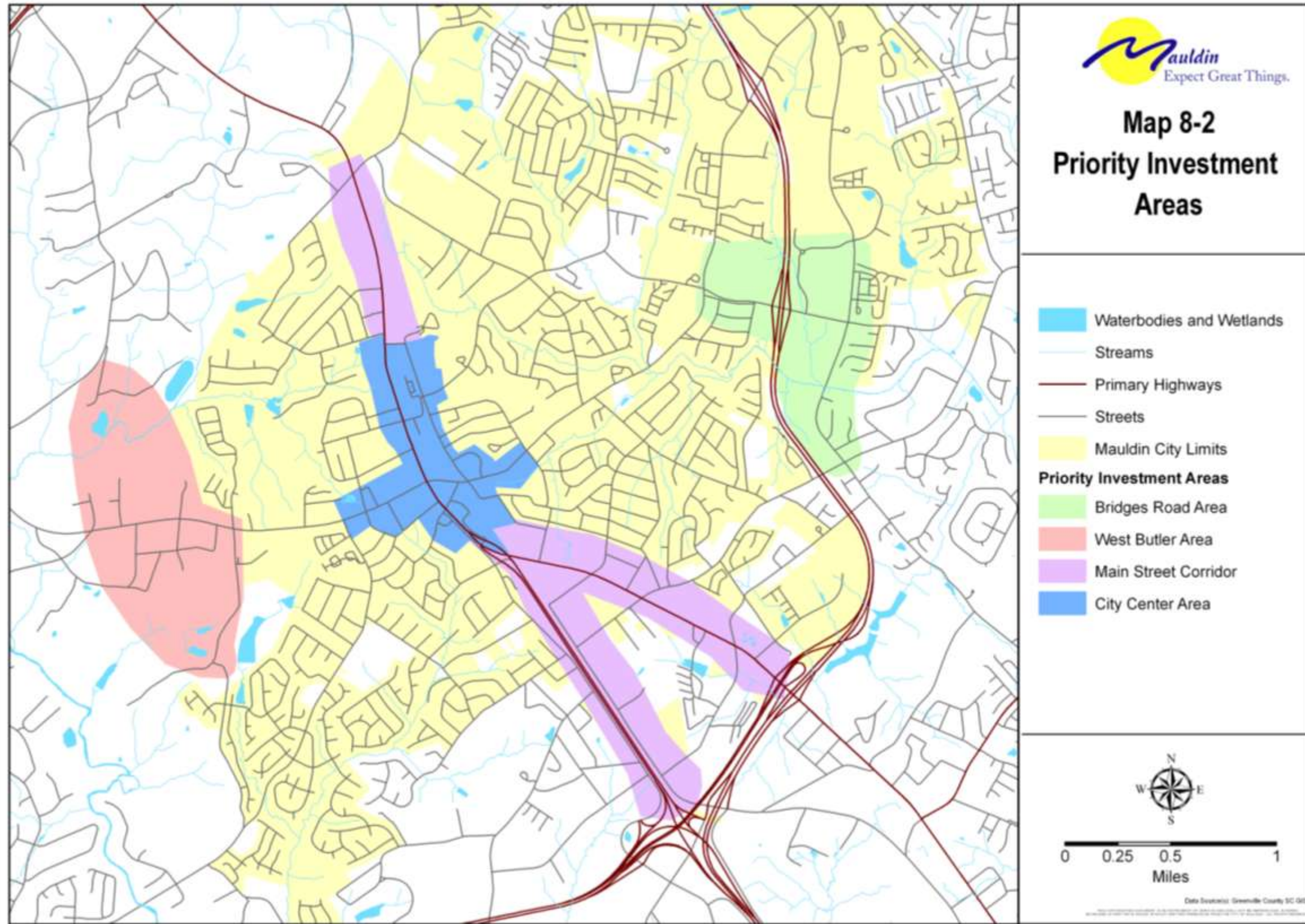
Four functional areas are key to the successful implementation of the City's comprehensive plan.

Inadequate state funding for the street network has resulted in crumbling roads, inadequate sidewalk and bicycle facilities, traffic congestion, and safety issues for all street users. Streets typically represent the largest infrastructure investment in a community; proper, timely, and cost-effective maintenance of City-maintained streets must continue to be a priority. Additional sidewalk and bicycle facilities will be an important quality of life improvement and will support the City's economic development strategy. An extensive list of street improvements is identified in the transportation section of this plan.

The continued rapid growth of the Mauldin area has generated a need for additional fire stations; new or improved stations are planned or are being considered for each of the geographic priority investment areas. Improved fire service coverage translates to lower insurance costs for residents and business.

Expanded parks and greenway trails have been among City Council's goals for several years. The opening of the Swamp Rabbit Trail through Travelers Rest has demonstrated the broad range of people who are attracted to greenway trails, and illustrates the economic benefits and quality of life benefits of parks and greenway trails. Some state and federal grants are available for parks and greenways; additional local funding options will be needed. Parks and greenways provide quality of life benefits that play an important role in economic development.

Wastewater system maintenance and expansion will continue to be critical, to meet environmental protection requirements, protect the city's investment in this infrastructure, and support continued economic development. Expansion of the system will also support the city's annexation strategy.





Chapter 8: Priority Investment Areas

Goals and Objectives

Goal 1: Focus public investment in and near Mauldin to maximize economic development opportunities and quality of life benefits

Objective 1.1: Implement the Main Street (US 276) Plan

Implementation Strategies

- a. Apply for additional grant funding for construction of the landscaping, congestion management, street connectivity improvements, and sidewalks and bike lanes identified in the plan
- b. Identify additional city funding sources for implementation and for matching grants.

Objective 1.2: Focus infrastructure improvements near other large undeveloped areas with good transportation access in the West Butler Road/Fowler Circle area and the Bridges Road/Holland Road area.

Implementation Strategies

- a. Work with GPATS to pursue Federal Highway Administration funds for improvements to Bridges Road and to develop a new minor arterial road between Ridge Road and West Butler Road.
- b. Seek opportunities to develop passive parks along the major creeks as a strategy to encourage high quality development in these areas.