

Chapter 1 Introduction

Mauldin's current comprehensive plan was adopted in November 2009. Since 1994, state law has required local governments to maintain a comprehensive plan if they choose to regulate zoning and subdivision of land.

The Local Government Comprehensive Planning Enabling Act of 1994, as amended, requires local planning commissions to develop a comprehensive plan that addresses nine elements: Population, Housing, Economic Development, Natural Resources, Cultural Resources, Community Facilities, Transportation, Land Use, and Priority Investment. The plan must be updated at least every 10 years; state law calls for planning commissions to re-evaluate their plans at least every 5 years.

Each of these elements is covered in a separate chapter of Mauldin's 2009 plan and in this review and update of the 2009 plan.

For this plan update, demographic data and inventories of local conditions have been updated; key new developments affecting the planning environment are reviewed and described; the status of goals, objectives, and strategies from the 2009 plan is reviewed; and, where appropriate, additional goals, objectives and strategies are recommended.

Mauldin has grown consistently and steadily since 1950, typically increasing population by 30 to 50 percent in each decade, and is now the 17th largest city in South Carolina. Our city is transitioning from a small town with few needs other than police, fire and public works services, to a full service city that must put more focus on improving quality of life, recruitment of business and industry, and making strategic investments in the community's long term interests. The city's comprehensive plan is an important guide to navigate this transition.