

MAULDIN CITY CENTER

MASTER PLAN ENVISIONING



JANUARY 2025

SW ■ ■ ■ ■
SEAMONWHITESIDE

CONTENTS

1. Property Phasing Plan

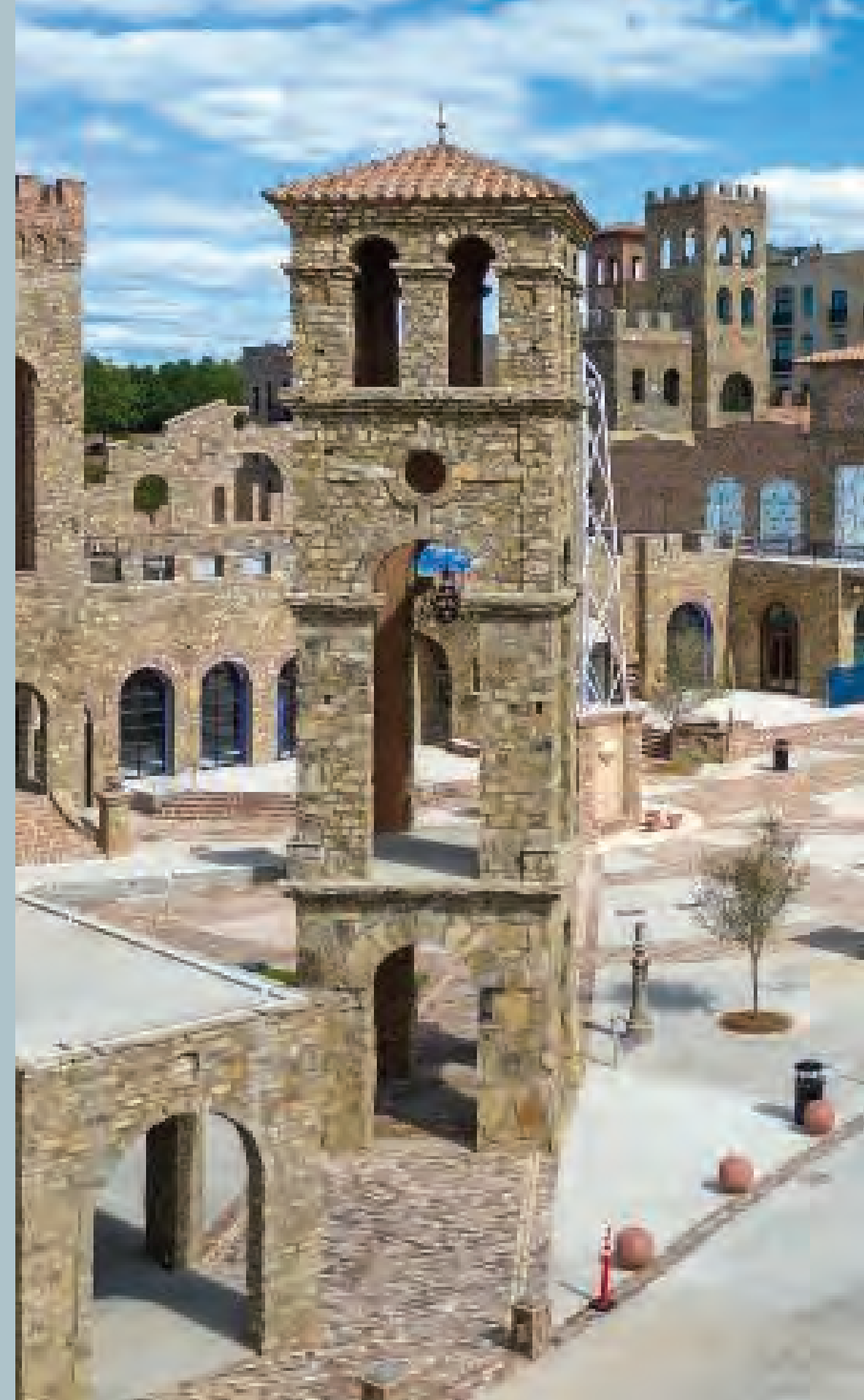
2. Land Use Maps

3. Future Land Use Descriptions +
Precedent Imagery

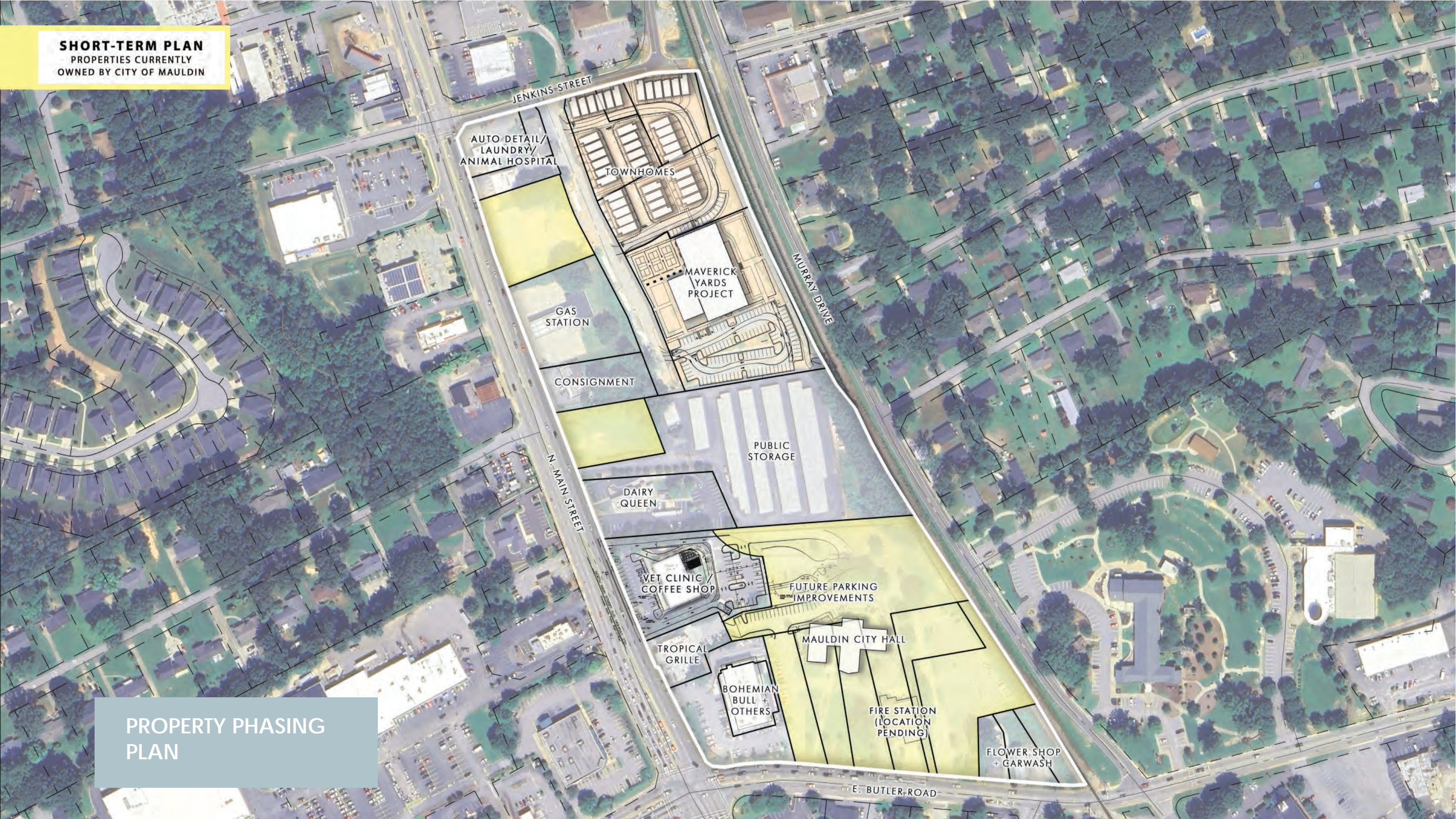
4. Small Area Design Studies

- SOUTH | CIVIC CORE + PUBLIC GREENSPACE
- CONNECTOR | APARTMENTS + TRAIL CONNECTION
- NORTH | WALKABLE URBAN CENTER

5. Combined City Center Master Plan



SHORT-TERM PLAN
PROPERTIES CURRENTLY
OWNED BY CITY OF MAULDIN

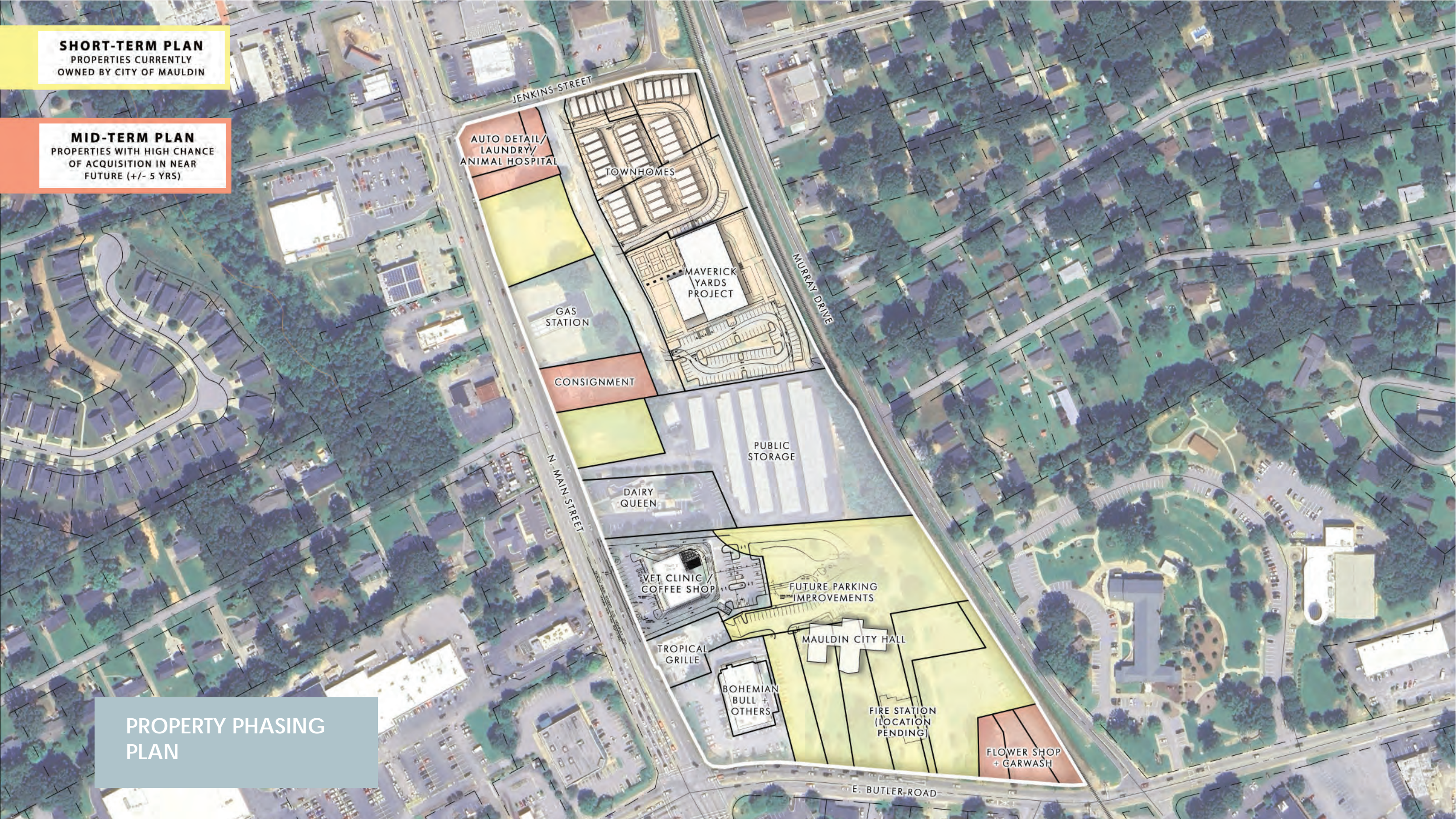


**PROPERTY PHASING
PLAN**

SHORT-TERM PLAN
PROPERTIES CURRENTLY
OWNED BY CITY OF MAULDIN

MID-TERM PLAN
PROPERTIES WITH HIGH CHANCE
OF ACQUISITION IN NEAR
FUTURE (+/- 5 YRS)

**PROPERTY PHASING
PLAN**



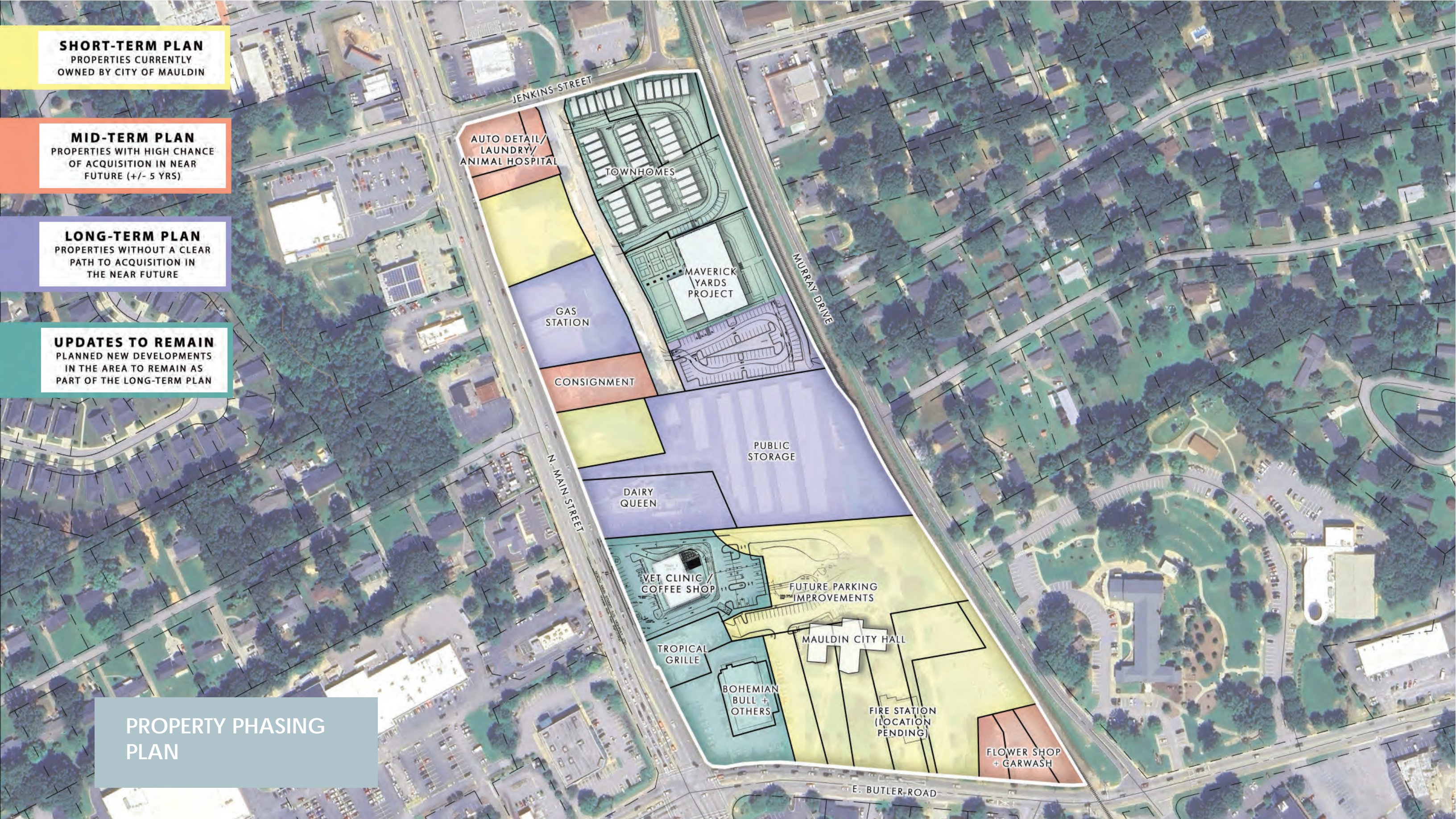
SHORT-TERM PLAN
PROPERTIES CURRENTLY OWNED BY CITY OF MAULDIN

MID-TERM PLAN
PROPERTIES WITH HIGH CHANCE OF ACQUISITION IN NEAR FUTURE (+/- 5 YRS)

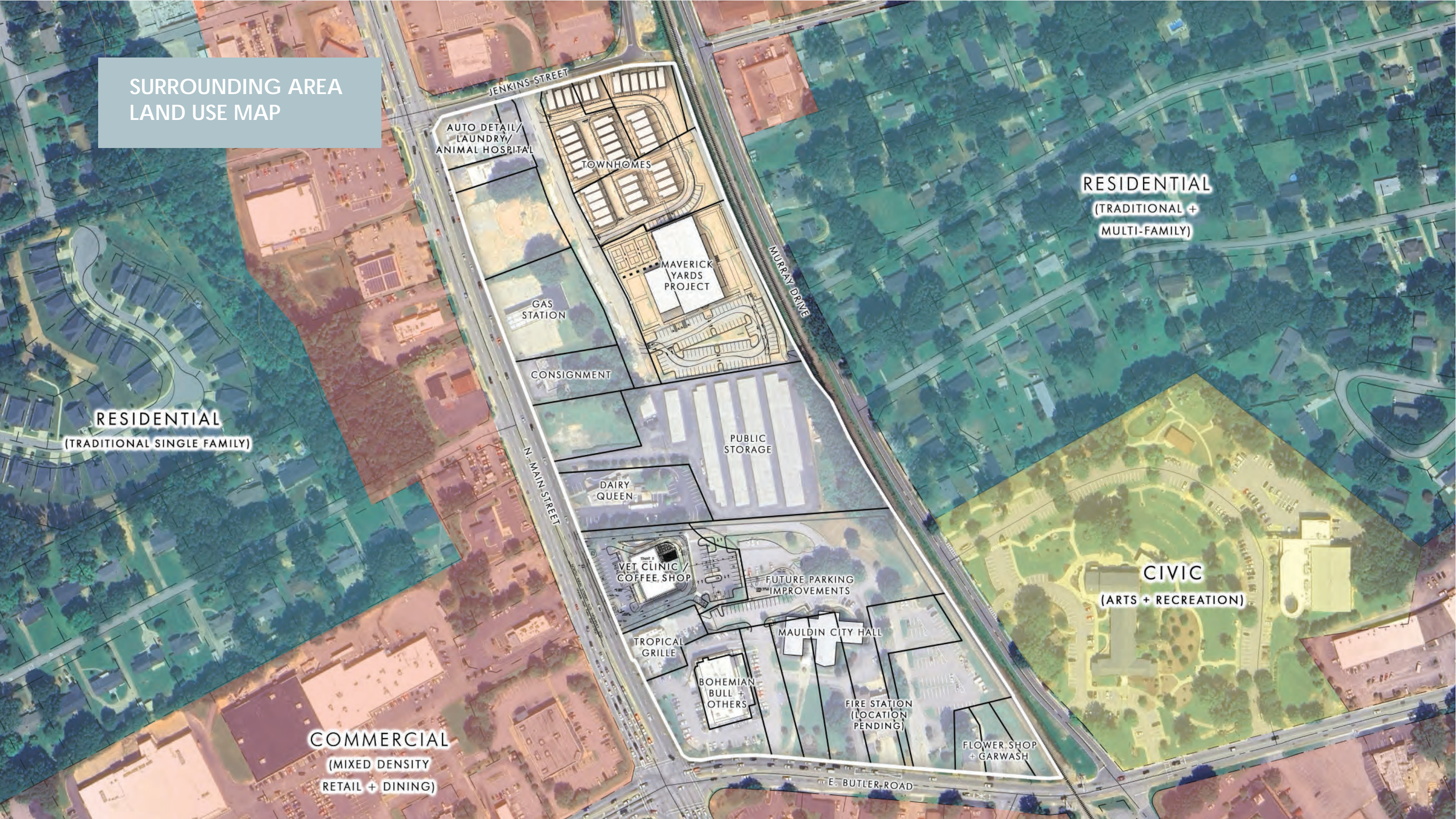
LONG-TERM PLAN
PROPERTIES WITHOUT A CLEAR PATH TO ACQUISITION IN THE NEAR FUTURE

UPDATES TO REMAIN
PLANNED NEW DEVELOPMENTS IN THE AREA TO REMAIN AS PART OF THE LONG-TERM PLAN

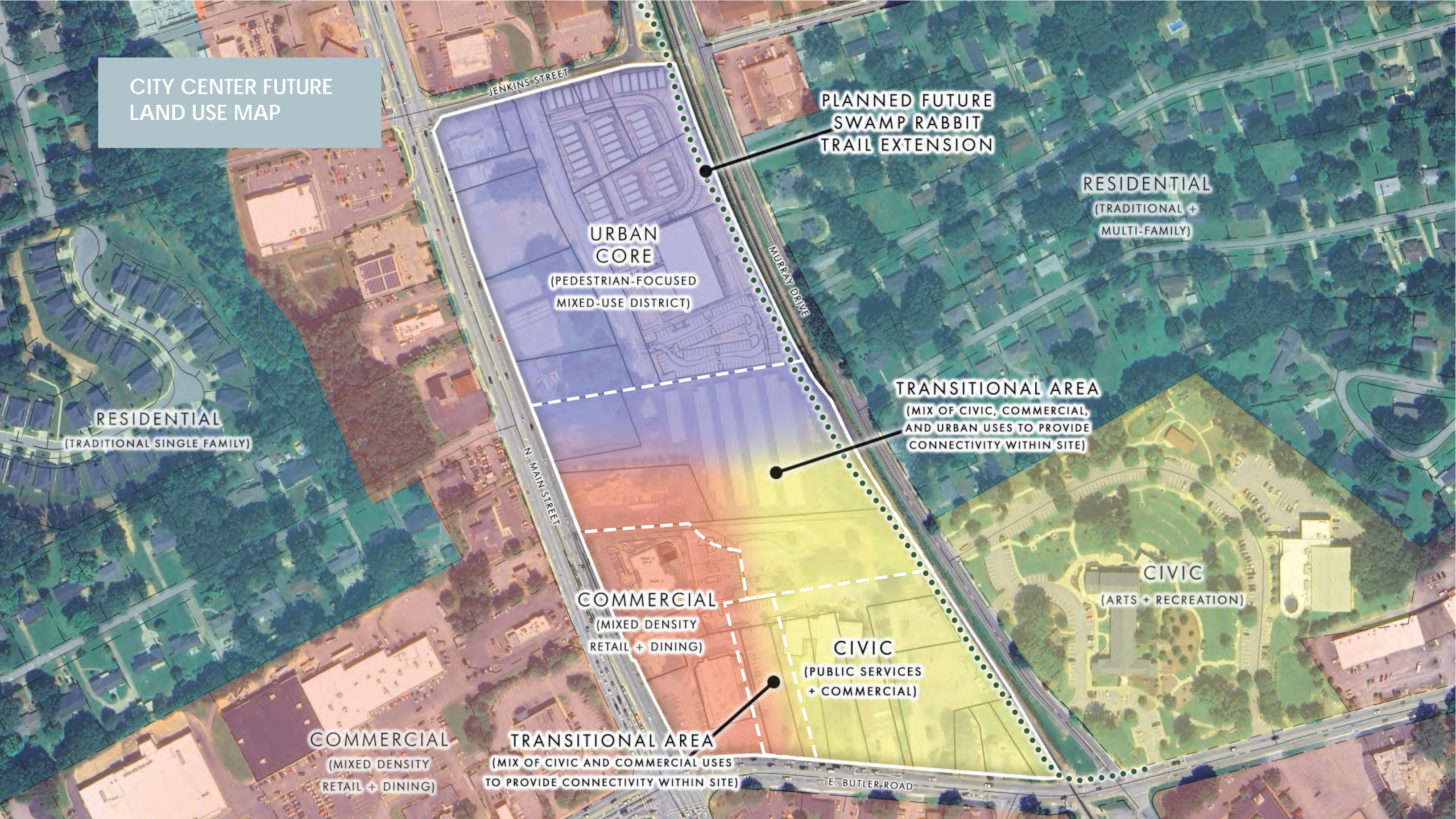
PROPERTY PHASING PLAN



SURROUNDING AREA LAND USE MAP



CITY CENTER FUTURE
LAND USE MAP



LAND USE PRECEDENT IMAGERY
COMMERCIAL



COMMERCIAL

MIXED-DENSITY RETAIL + DINING



The designated commercial district houses a range of business types to serve community-wide needs. Businesses that are anchored here may include grocery, convenience, restaurant + retail storefronts, banking and financial facilities, real estate agencies, and other office or business anchors. Alongside these commercial options will also be opportunities for locally or family-owned stores and boutique retail. This district is convenience-focused while incorporating pedestrian-friendly design. Light automobile circulation is taken into account in this area with both on-street parking and ample surface parking provided. Sufficient pedestrian access and opportunities to incorporate public transportation will be included, as well. Residential and lodging uses are not a focus here. This district aims to create a hospitable environment for high-demand businesses and services with a focus on both vehicular and pedestrian access.

EXCLUDED USES

- PUBLIC ADMINISTRATION BUILDINGS
- FUNERAL HOME
- TATTOO AND BODY PIERCING SERVICES
- VEHICLE SALES / VEHICLE SERVICES
- WAREHOUSING OR CONSTRUCTION USES
- ANY USES CONTRARY TO AN URBAN RETAIL DISTRICT OR DEEMED UNFIT BY CITY OF MAULDIN PLANNING STAFF

TYPICAL INCLUDED USES

- RESTAURANT / BAR
- SMALL GROCERY / CONVENIENCE
- OUTDOOR DINING
- BOUTIQUE RETAIL
- FINANCIAL OR BANKING SERVICES
- BOUTIQUE HOTEL
- OFFICE AND PROFESSIONAL SERVICES
- BOUTIQUE SMALL BOX STORES
- LIMITED RESIDENTIAL DWELLINGS (MULTI-FAMILY OR RESIDENTIAL ABOVE RETAIL DWELLINGS)
- DINING WITH OUTDOOR SEATING AND PEDESTRIAN CIRCULATION INCLUDED



LAND USE PRECEDENT IMAGERY
CIVIC



CIVIC

PUBLIC SERVICES + COMMERCIAL



The civic use district is dedicated to shared space and public services. This space is home to Mauldin City Hall as well as a planned future community greenspace. As the Civic Center of the community, this area will stand out as the “heart” of Mauldin and should largely reflect the public identity and local history through design and public art. Select commercial offerings add utility and vibrancy to this district alongside opportunities for public parks and trails, recreation, festival and performance space, and community services. Pedestrian uses and public transportation access will be prioritized over automobile use in this district. Appropriate surface parking and vehicular access will be maintained for all municipal offices. The goal of this district is to provide a dynamic intersection between commercial and civic space to be utilized by the community for social development, recreation, and the shared enjoyment of Mauldin’s identity.

EXCLUDED USES

- DETACHED GROUND-FLOOR RESIDENTIAL
- HOTEL / BED AND BREAKFAST
- TATTOO AND BODY PIERCING SERVICES
- VEHICLE SALES / VEHICLE SERVICES
- DRIVE THRU OR QUICK SERVICE DINING
- FUNERAL HOME
- WAREHOUSING OR CONSTRUCTION USES
- ANY USES CONTRARY TO AN URBAN RETAIL DISTRICT OR DEEMED UNFIT BY CITY OF MAULDIN PLANNING STAFF

TYPICAL INCLUDED USES

- PUBLIC ADMINISTRATION BUILDINGS
- PUBLIC PARK OR RECREATION AREA
- OUTDOOR RECREATIONAL STRUCTURE
- STADIUM OR ARENA
- EVENT SPACE, CITY-SPONSORED/HOSTED
- EDUCATIONAL FACILITIES
- LIBRARY
- PARKING STRUCTURE
- MEETING OR ASSEMBLY HALL
- RESTAURANT / BAR
- OUTDOOR DINING
- LIMITED RESIDENTIAL DWELLINGS (MULTI-FAMILY OR RESIDENTIAL ABOVE RETAIL DWELLINGS)



LAND USE PRECEDENT IMAGERY
URBAN CORE



URBAN CORE

PEDESTRIAN FOCUSED MIXED-USE DISTRICT



The urban core district is envisioned as the vibrant, downtown center of Mauldin. Dedicated to retail, dining, and entertainment uses - this space will become a key destination for residents and visitors alike. Vehicular circulation is considered only from a parking and emergency access standpoint - the overarching circulation focus of this district is a pedestrian-centric streetscape. Infrastructure for public transportation, walking, biking, small parklets, and future access to the Swamp Rabbit Trail Extension are all represented. Surface parking will be considered to support future density alongside flexible building design offering ground floor retail and upper story residences or lodging. Modeled after a walkable, urban district - this area will have ample outdoor gathering spaces along with a variety of retail, lodging, and entertainment offerings that cater to a range of age groups and life stages.

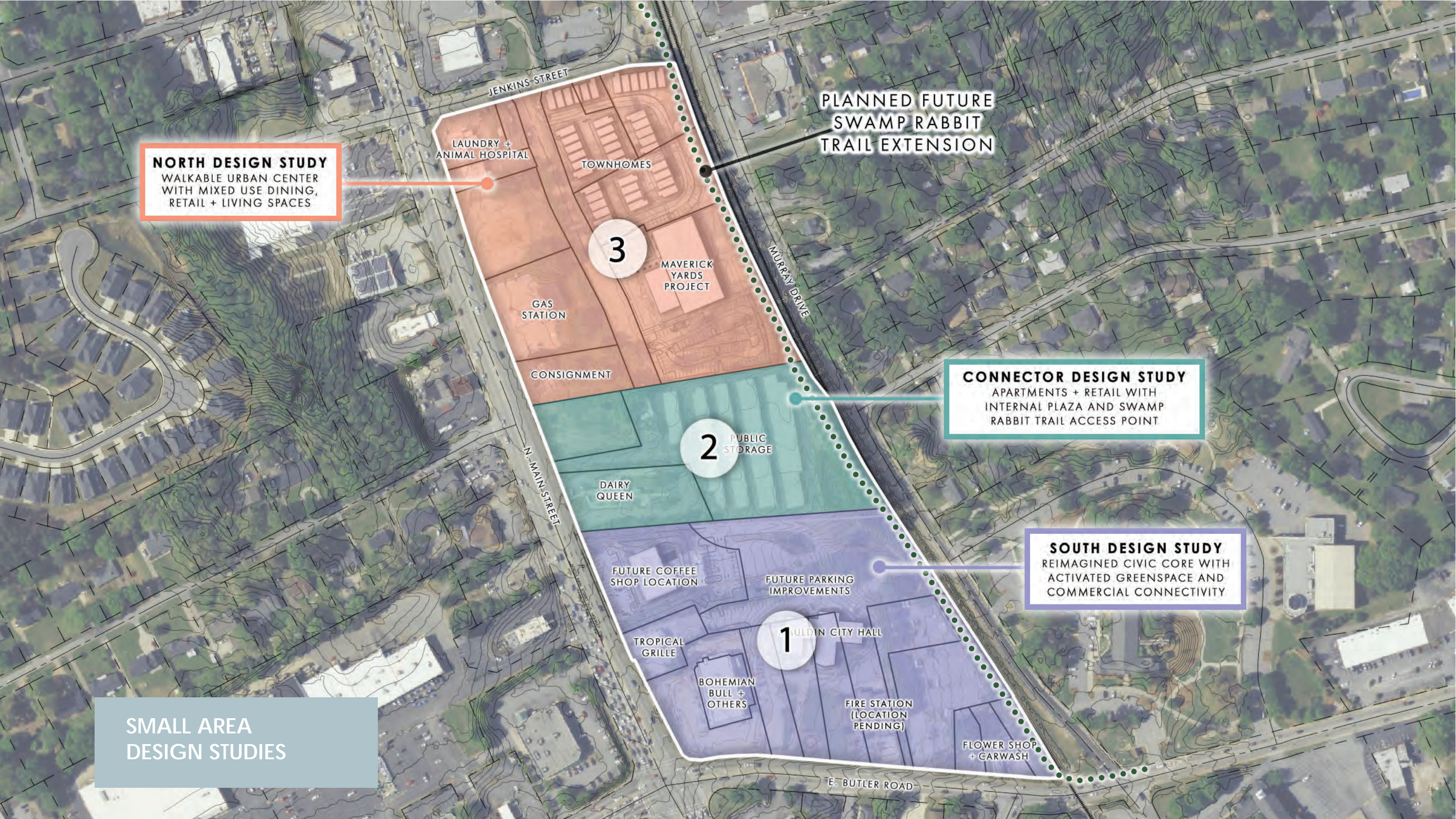
EXCLUDED USES

- PUBLIC ADMINISTRATION BUILDINGS
- EDUCATIONAL FACILITIES
- PUBLIC WORKS FACILITY
- FUNERAL HOME
- VEHICLE SALES / VEHICLE SERVICES
- WAREHOUSING OR CONSTRUCTION USES
- DRIVE THRU OR QUICK SERVICE DINING
- ANY USES CONTRARY TO AN URBAN RETAIL DISTRICT OR DEEMED UNFIT BY CITY OF MAULDIN PLANNING STAFF

TYPICAL INCLUDED USES

- RESTAURANT / BAR / BREWERY
- BOUTIQUE RETAIL
- HOTEL / BED AND BREAKFAST
- RESIDENTIAL DWELLINGS (MULTI-FAMILY OR RESIDENTIAL ABOVE RETAIL DWELLINGS)
- ENTERTAINMENT
- OUTDOOR DINING
- FITNESS OR SPORTS CLUB
- THEATER (MOVIE OR PERFORMING ARTS)
- PARKING STRUCTURE
- PUBLIC PARK OR RECREATION AREA





NORTH DESIGN STUDY
WALKABLE URBAN CENTER
WITH MIXED USE DINING,
RETAIL + LIVING SPACES

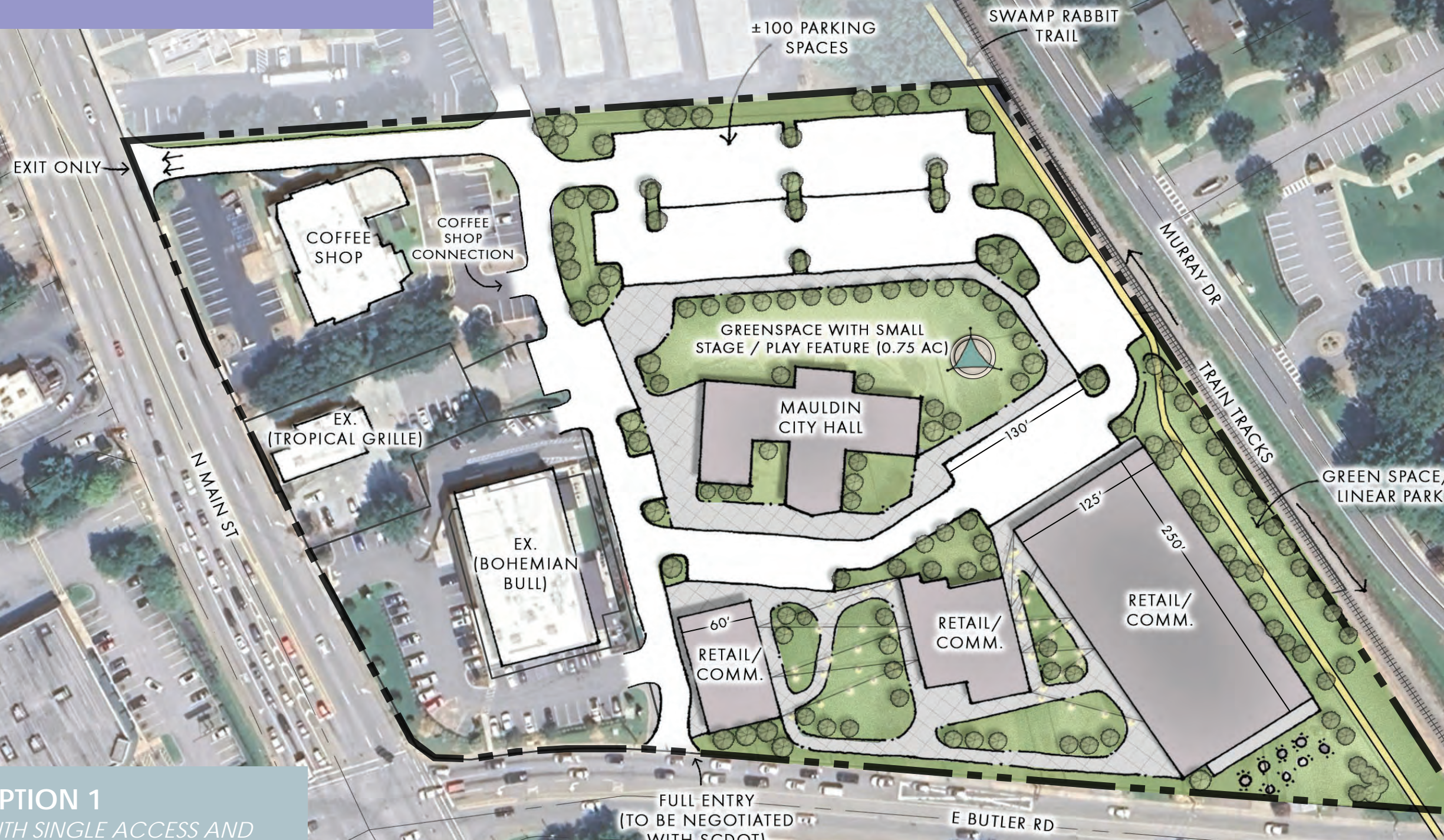
**PLANNED FUTURE
SWAMP RABBIT
TRAIL EXTENSION**

CONNECTOR DESIGN STUDY
APARTMENTS + RETAIL WITH
INTERNAL PLAZA AND SWAMP
RABBIT TRAIL ACCESS POINT

SOUTH DESIGN STUDY
REIMAGINED CIVIC CORE WITH
ACTIVATED GREENSPACE AND
COMMERCIAL CONNECTIVITY

**SMALL AREA
DESIGN STUDIES**

DESIGN STUDY 1 | SOUTH CIVIC CORE + PUBLIC GREENSPACE



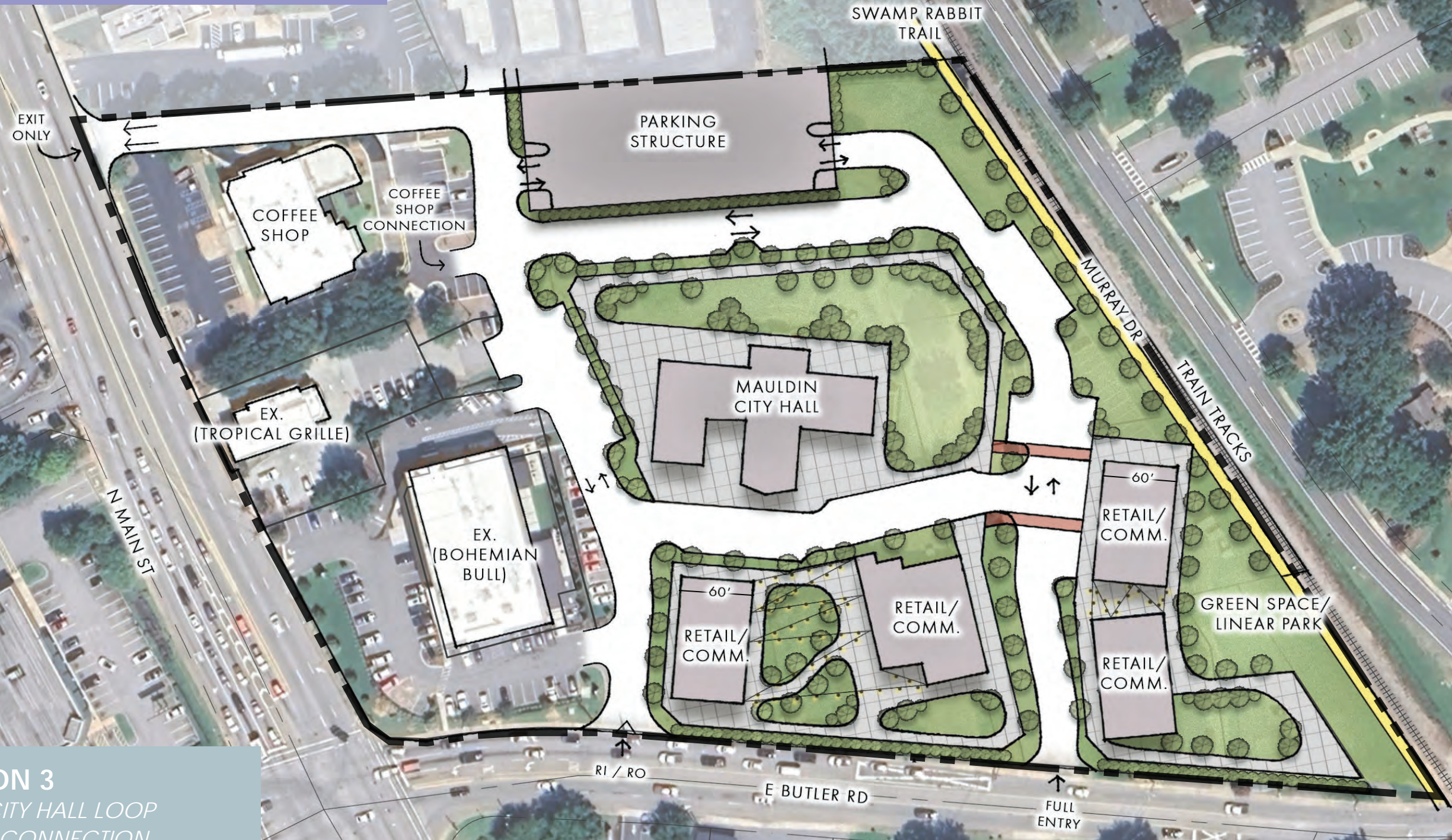
OPTION 1
WITH SINGLE ACCESS AND
LARGE BLDG. ANCHOR

DESIGN STUDY 1 | SOUTH
CIVIC CORE + PUBLIC GREENSPACE



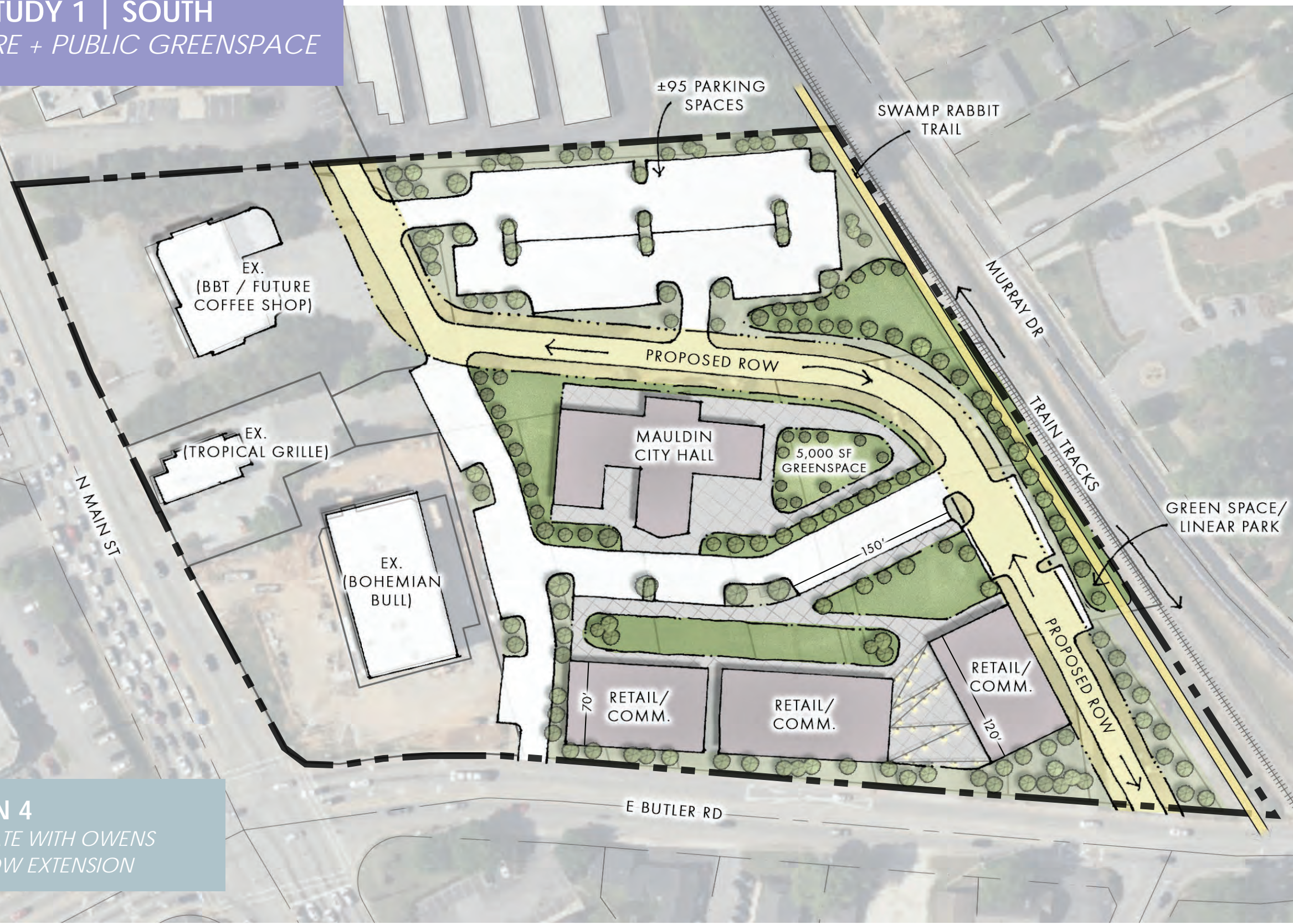
OPTION 2
WITH CITY HALL FRONTING
ON GREENSPACE

DESIGN STUDY 1 | SOUTH
CIVIC CORE + PUBLIC GREENSPACE



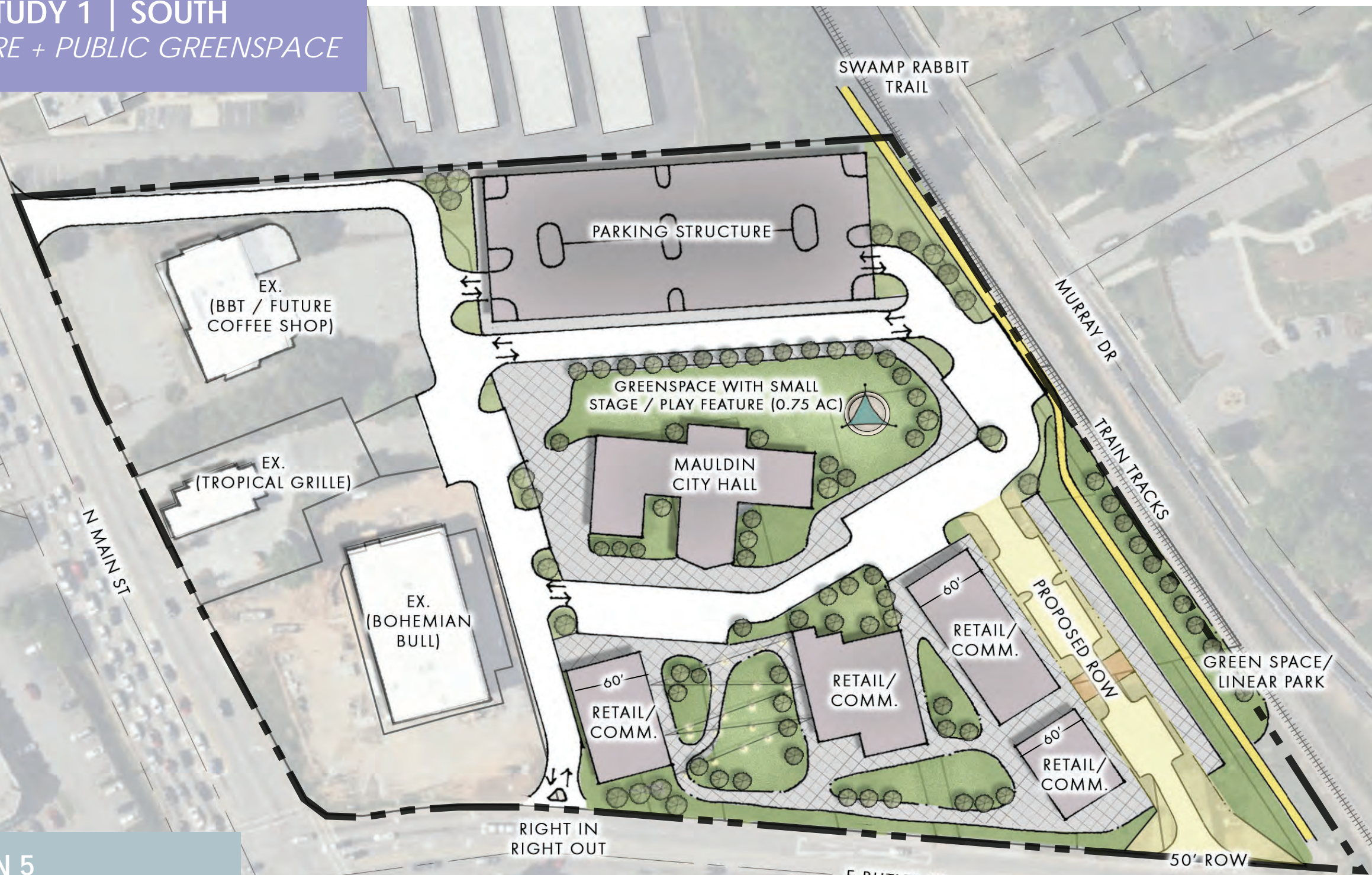
OPTION 3
WITH CITY HALL LOOP
ROAD CONNECTION

DESIGN STUDY 1 | SOUTH
CIVIC CORE + PUBLIC GREENSPACE



OPTION 4
ALTERNATE WITH OWENS
LANE ROW EXTENSION

DESIGN STUDY 1 | SOUTH
CIVIC CORE + PUBLIC GREENSPACE

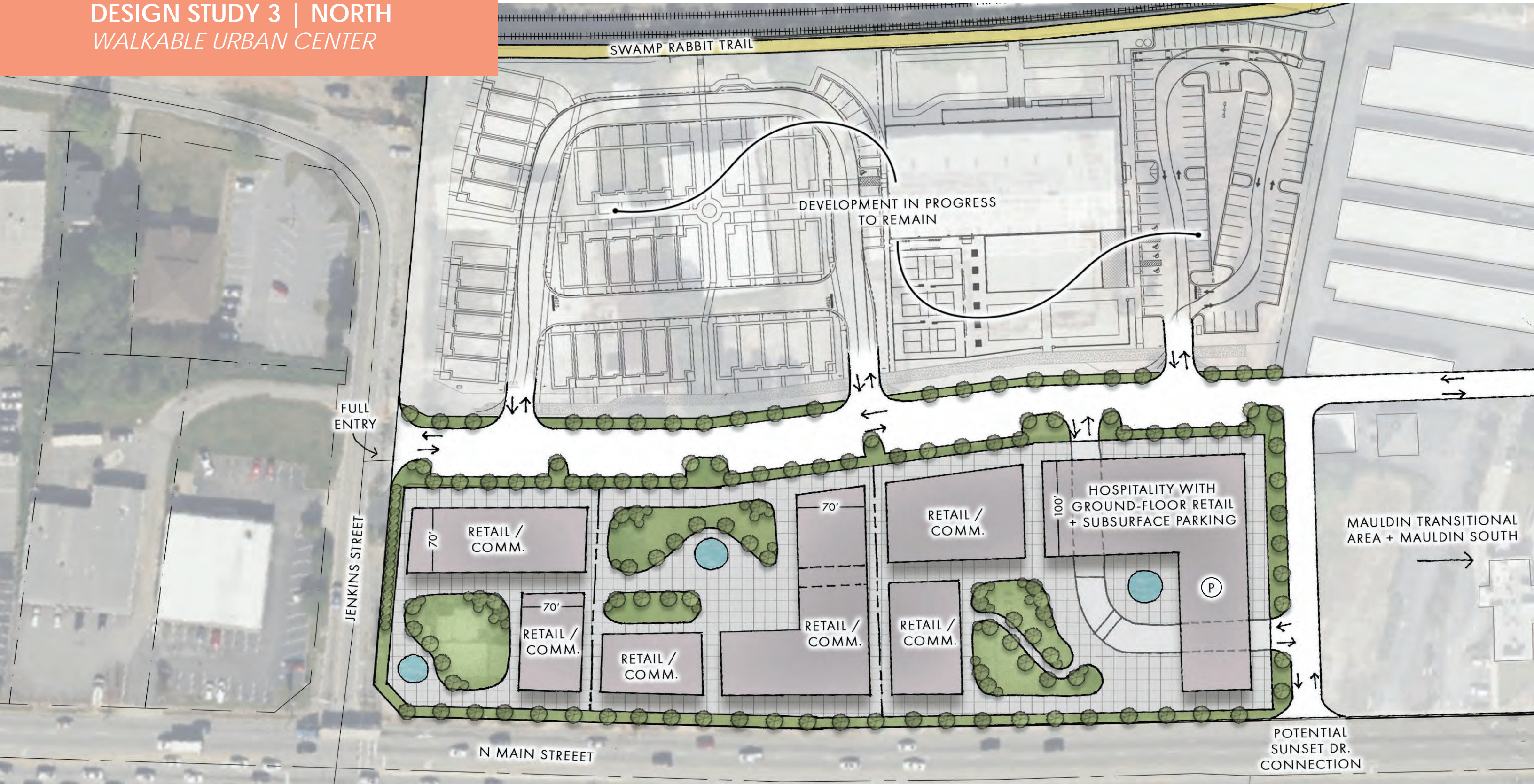


OPTION 5
ALTERNATE 2 WITH OWENS
LANE ROW EXTENSION

DESIGN STUDY 2 | CONNECTOR APARTMENTS + TRAIL CONNECTION



DESIGN STUDY 3 | NORTH
WALKABLE URBAN CENTER

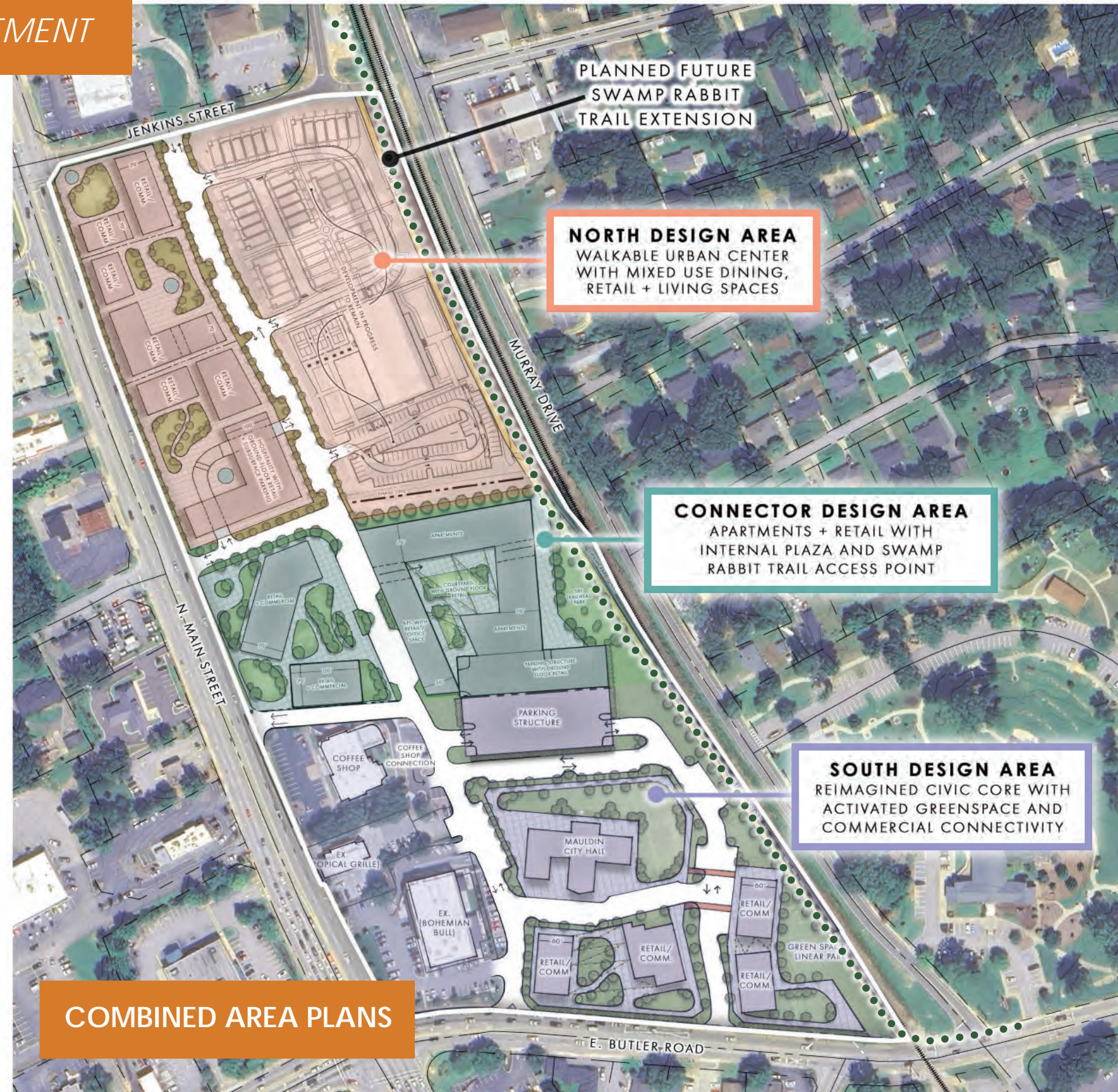


COMBINED MASTER PLAN STUDY

ROADWAY INFRASTRUCTURE + BUILDING ARRANGEMENT



PROPOSED ROAD NETWORK



COMBINED AREA PLANS