

PLAN ELEMENTS



POPULATION

MAULDIN IN THE REGION

Mauldin is a growing city in Greenville County; located in the northwestern part of South Carolina. Positioned between Greenville and Simpsonville, it benefits from its proximity to major transportation corridors like I-385, I-85, and I-185, making it an attractive hub for business and residential growth.

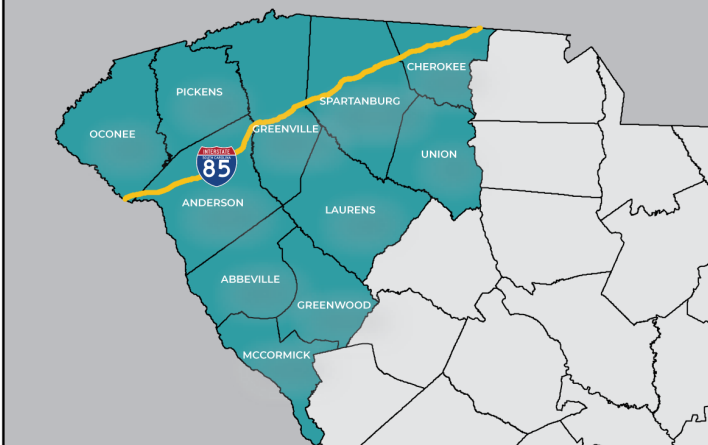
As part of the rapidly expanding Greenville-Anderson metropolitan area, Mauldin plays a key role in the region's economy, offering a balance of suburban living and access to urban amenities.

Mauldin is included as part of the Upstate Region, which encompasses Abbeville, Anderson, Cherokee, Greenville, Greenwood, Laurens, McCormick, Oconee, Pickens, Spartanburg, and Union Counties. Situated between Atlanta and Charlotte, the Upstate is the geographic center of the Charlanta Mega-region.

This area is considered to be a top ranked destination for home buyers, families with children, millennials, and international companies. Within this region, is the Greenville-Anderson MSA, which includes just Anderson, Greenville, Laurens, and Pickens Counties.

Greenville County was ranked 1st in Niche's 2021 ranking of Best Counties for Families in South Carolina. As the most populous county in South Carolina, Greenville's economy has also expanded and diversified to become the commercial, cultural, and recreational heart of the Upstate.

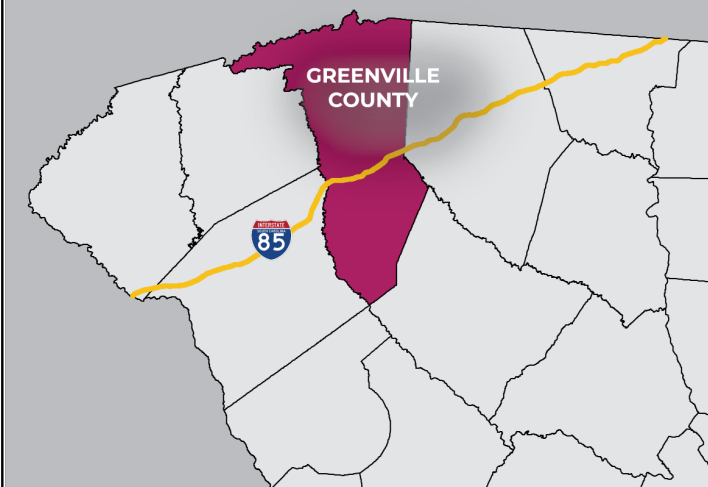
THE UPSTATE REGION



GREENVILLE-ANDERSON MSA

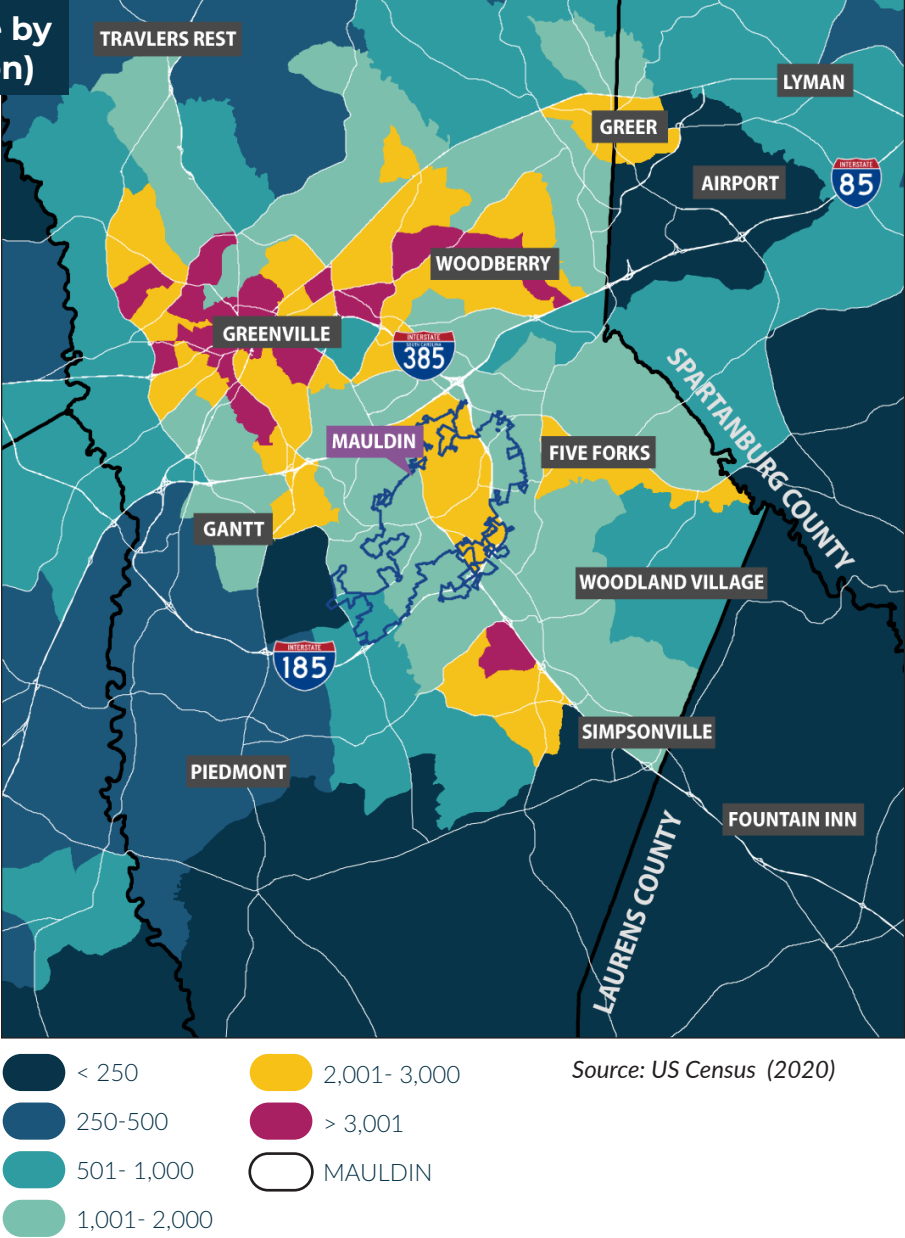


GREENVILLE COUNTY



Population per Square Mile by Census Block Group (Region)

Since 1960, Greenville County's population has grown at a pretty consistent rate of around 12-20% each decade. While its growth has generally mirrored that of the State, it has outpaced the State's growth this past decade. Looking at population density in the region, Downtown Greenville and the neighborhood of Woodberry have the highest concentrations of people per square mile, with another dense area in Simpsonville. In general, the majority of the population in Greenville County is in the center of the County, with the northern and southern third having very low density.



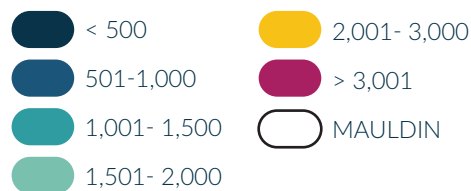
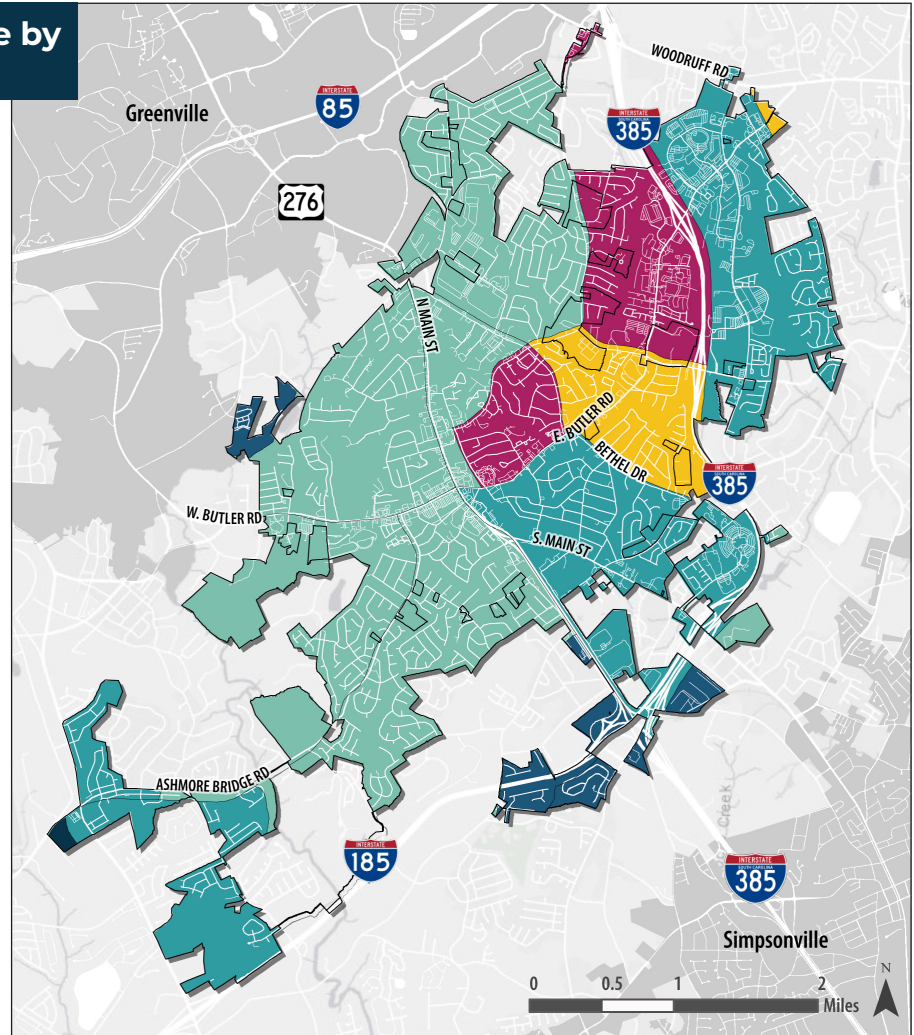
GROWTH TRENDS: MUNICIPALITIES

Geography	Year					
	1960-70	1970-80	1980-90	1990-2000	2000-2010	2010-2020
Mauldin	159.7%	114.5%	42.3%	30.2%	51.8%	8%
Fountain Inn	46.0%	21.3%	3.8%	47.2%	20.8%	39.8%
Greer	18.7%	-1.1%	-1.9%	60.2%	54.3%	38.4%
Simpsonville	45.0%	173.2%	29.6%	36.5%	23.2%	38.6%
Traveler's Rest	13.6%	34.6%	1.7%	31.7%	13.2%	79.2%

Source: U.S. Decennial Census

Population per Square Mile by Census Block Group (City)

In Mauldin, population is most dense in the northeastern quadrant, west of I-385 but north of Butler and Bethel Roads. This area is highly residential with several apartment units. The western half of the City is also fairly dense with high concentrations of homes; however there are more open spaces, parks, and commercial uses in this area, bringing down the net density. The lowest densities in Mauldin are on the southeast and western most points, where I-185 and I-385 intersect.



Source: US Census (2020)

GROWTH TRENDS: CITY, COUNTY, STATE

Geography	Year					
	1960-70	1970-80	1980-90	1990-2000	2000-2010	2010-2020
Mauldin	159.7%	114.5%	42.3%	30.2%	51.8%	8%
Greenville County	14.8%	19.6%	11.2%	18.6%	18.9%	16.5%
South Carolina	8.7%	20.5%	11.7%	15.1%	15.3%	10.7%

Source: U.S. Decennial Census (1960 - 2020)

POPULATION GROWTH

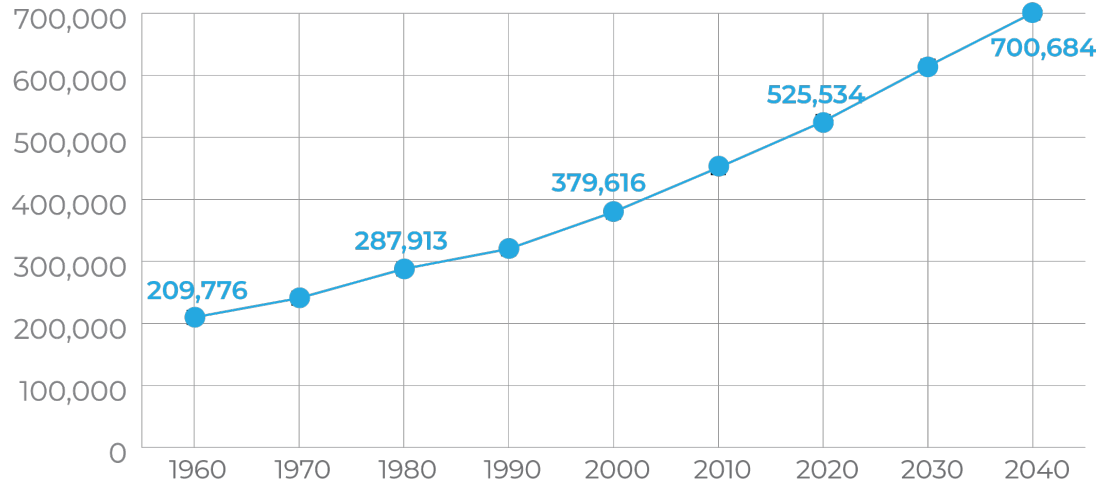
Due largely to its smaller size, Mauldin’s growth rate has drastically outpaced the County and State throughout the past 20 years. However, in contrast to the County, there has been a slowing of growth in the past decade. Current projections expect over 35,000 people to live in Mauldin by 2030.

As compared to other municipalities in the County, Mauldin has grown at a similar rate to Simpsonville since 1960. Fountain Inn and Traveler’s Rest have grown at a considerably slower rate since the mid 70s. Mauldin’s growth has largely occurred as a suburb of Greenville, in hand with Greenville County.

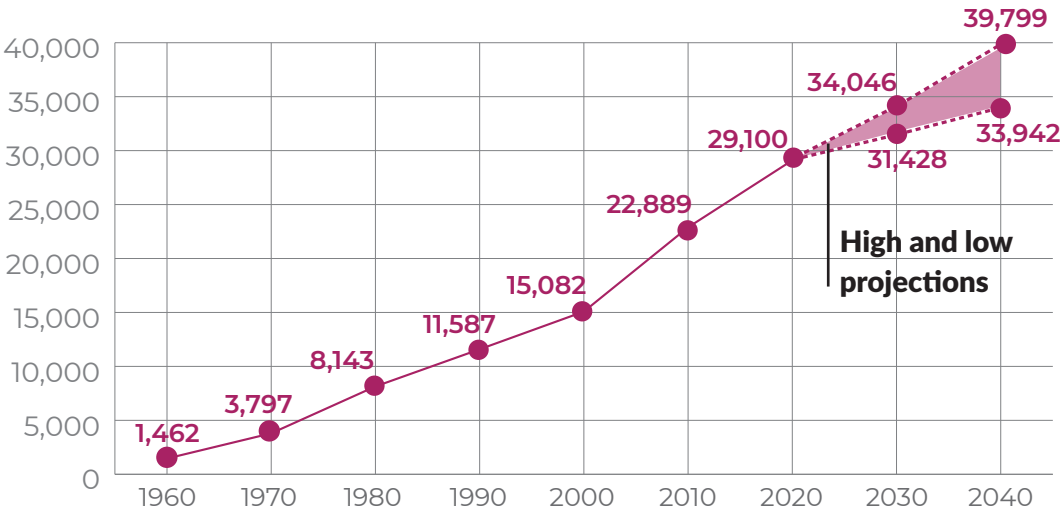
PROJECTIONS

The State of South Carolina projects that Greenville County’s population will grow to over 700,000 residents by 2040. Based on 2020 estimates, this anticipates almost 200,000 new residents over the next two decades. The City of Mauldin may grow at a comparable rate as it has over the past decade, at a comparable rate to the County’s projections, or based on the current development trends of over 1,000 new housing units each decade. Based on all of the potential projection methods, it’s anticipated that the City’s population will top 30,000 before 2030 and continue to grow to between 33,942 and 39,799 residents by 2040. The highest and lowest projections are shown on the chart below.

GREENVILLE COUNTY POPULATION GROWTH AND PROJECTION



CITY OF MAULDIN POPULATION GROWTH AND PROJECTIONS



WHO IS MOVING TO MAULDIN

In recent years, Mauldin has emerged as an increasingly desirable place to live, driven in large part by rapid population and economic growth of the Greenville region. As a key suburb in one of the fastest-growing metro areas in the Southeast, Mauldin is attracting a diverse array of new residents—ranging from young professionals and families to retirees and remote workers—seeking affordability, quality of life, and access to jobs.

South Carolina continues to be a national migration hot spot. In the first quarter of 2025, South Carolina recorded the highest in-to-out move ratio in the United States, with 2.18 people moving in for every one person moving out—a rate 26% higher than the next most popular state. This trend has remained strong over the past five years, with the Palmetto State consistently ranking in the top ten for net migration. Within the state, the Greenville metro area is a standout. As of early 2025, Greenville is the third most popular city in the nation for movers, boasting a remarkable 229 inbound movers for every 100 outbound. This level of interest has risen 8.3% since the beginning of 2024, underscoring its continued growth and desirability.

Employment is a key driver of migration. The broader Greenville area—including nearby cities like Mauldin—is home to a strong and diverse job market, supported by manufacturing, logistics, technology, and healthcare. Mauldin's proximity to Greenville's economic core makes it especially attractive to workers who want a suburban lifestyle with easy access to urban opportunities. According to the 2023 five-year American Community Survey estimates, Mauldin's population is growing from both local and long-distance migration:

- » 7.6% of new residents moved from elsewhere in Greenville County,
- » 3.6% came from another county within South Carolina,
- » 5.9% relocated from out of state, and
- » An estimated 310 people moved to Mauldin from outside the United States, adding to the city's cultural diversity.

This dynamic mix of regional, national, and international migration reflects Mauldin's growing reputation as a community of opportunity and livability. By age, the majority of people moving to Mauldin from a different County are 25-29, 35-59, and 5-17 indicating that young families are attracted to the City. Movement from a different state tended to skew slightly older with over 30% of people ages 40-44 but also a large number of families with 25% under the age of 17.

Mauldin Stats

#1

LOWEST PROPERTY TAXES IN COUNTY

#5

SAFEST CITY IN SC

#20

LARGEST CITY IN SC

#25

BEST PLACE TO LIVE FOR FAMILIES (2022)

85%

SCHOOL GRADUATION RATE

HOUSING

HOUSING OVERVIEW

Mauldin is an appealing place to live, offering an abundance of new housing choices, a central location within the metropolitan area, and a variety of sports facilities, activities, and cultural events. Like every municipality in Greenville County, Mauldin is absorbing a historic influx of new residents and the businesses needed to serve them. With the County expected to attract many new residents in the next decade, one of the biggest challenges is developing enough housing to accommodate growth.

Townhomes and small-lot developments are becoming increasingly prevalent, as both retirees and young families seek housing options with fewer maintenance demands. This trend is driving a shift to build “up, not out,” and Mauldin is actively adapting to meet changing needs.

In 2022, Mauldin was ranked 3rd in the U.S. by Realtor.com as the best place to buy a new home based on “lower unemployment rates and commute times to work and plenty of things to do as measured by the number of restaurants and bars per 1,000 households.” That same year, Mauldin was also named one of the best places to live in the U.S. for families by Fortune Well.

- » Mauldin has several characteristics that influence housing development, including:
- » A shorter average commute time of 21.3 minutes compared to 23.9 minutes countywide
- » More affordable home values than many other Greenville County cities
- » Lower property taxes than neighboring jurisdictions

As of 2024, there were 13,632 total housing units in the City and a median home value of \$339,600. The most common housing type is single-family detached homes, which account for 58.46% of the city's total housing units.

A 2024 SURVEY OF MAULDIN RESIDENTS CONDUCTED AS PART OF THE CITY'S STRATEGIC PLAN RANKED FUTURE PREFERENCES IN HOUSING. RESPONDENTS INDICATED THAT MAULDIN SHOULD AIM TO HAVE MORE:

- 1** Single Family Housing
68 responses
- 2** Age Restricted Senior Housing
58 responses
- 3** Affordable Workforce Housing
51 responses
- 4** Townhomes
30 responses
- 5** Apartments
22 responses

Apartments make up 23.5% of the 2020 housing inventory, with the remaining housing types including townhomes, duplexes, homes converted to apartments, or other small apartment buildings. A greater portion of multi-family units exist in Mauldin (by about 19%) than in Greenville County, the MSA, or the State—indicating that Mauldin is playing an important role in absorbing higher-density housing for the region.

Most housing units (97%) are currently occupied, a rate that exceeds neighboring areas. However, this figure does not account for housing units under construction or in the planning phase. Owner-occupied housing accounts for 66.5% of all occupied units in Mauldin, which is slightly below the range of 69% to 71% in surrounding jurisdictions.

HOUSING
CHARACTERISTICS

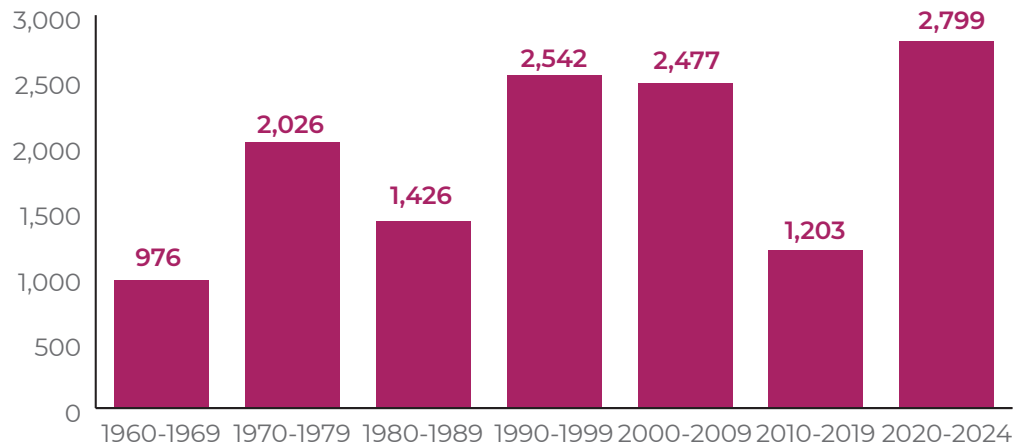
AGE AND CONDITION
OF HOUSING

Mauldin’s housing stock is relatively new. Since 2020, more than 2,799 new housing units have been built, representing over 20% of the total. Approximately 76.6% of the City’s housing units were built after 1980, while 23.3% (3,185 units) were built prior to 1980.

Older housing may present risks such as lead-based paint, which requires special attention during rehabilitation. Habitat for Humanity of Greenville County offers a home repair program that supports safe, stable housing for lower-income residents who meet income guidelines. The City also closely monitors new construction to ensure adherence to the latest building codes and tracks home tract builders for quality assurance—providing monthly reports that serve as valuable consumer tools for home buyers.

Housing condition is closely tied to the age of the unit and appropriate local inspection throughout the construction process. Housing construction is closely monitored by the City to ensure all new development meets the latest building code requirements.

HOUSING UNITS BUILT BY DECADE (1960-2024)



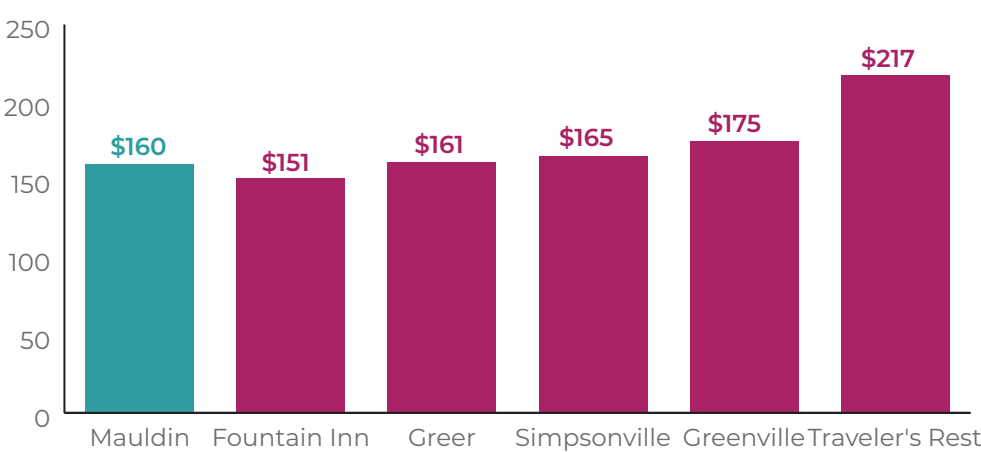
Source: U.S. Census (2020); City of Mauldin Year End Reports

HOUSING UNITS BY NUMBER OF BEDROOMS (2020)

Housing Size by Bedrooms	2020 Occupied Units	Percent of Total Units
Studio	92	0.9%
One Bedroom	688	6.7%
2-3 Bedrooms	7,211	70.2%
4 or more Bedrooms	2,280	22.2%
Total Occupied Units	10,272	100%

Source: US Census (2020)

RESIDENTIAL SALES PRICE PER SQUARE FT (2024)



Source: Redfin (2025)

The City provides monitoring and reporting on a monthly basis and monitors home tract builders. This strategy provides reports for each new subdivision meeting standards and serves as valuable consumer information for new buyers. This is especially important with home building occurring at record levels since 2020.

Housing units with two and three bedrooms are most common in Mauldin, representing more than 70% of all occupied housing units in 2020. This excludes 536 vacant units.

HOUSING VALUE AND HOUSEHOLD INCOME

The median household income in Mauldin is \$81,027, approximately 10% higher than the median household income for Greenville County.

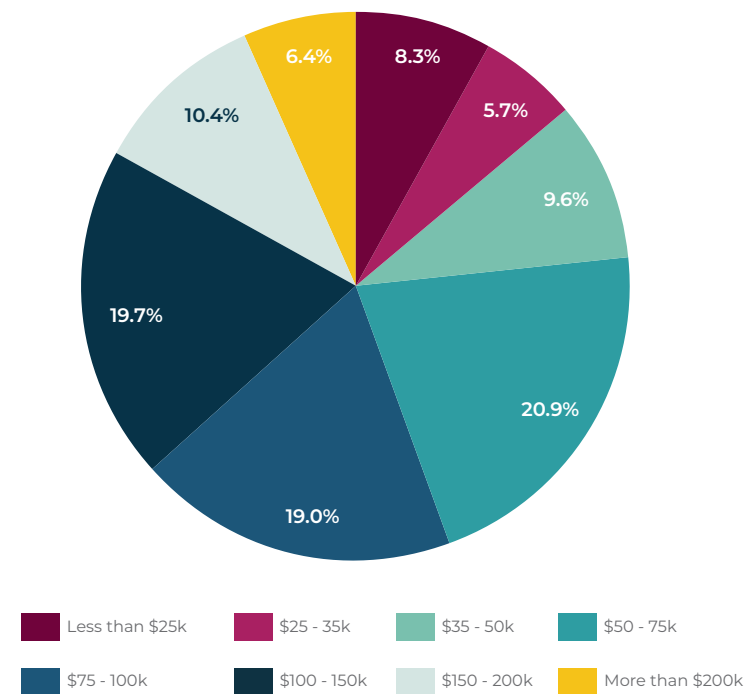
Owner-occupied homes in Mauldin, as reported by the 2020 U.S Census, range from less than \$100,000 to over \$1,000,000. Home values in Mauldin, across Greenville County, and throughout South Carolina have increased annually since 2020.

In 2024, the median price of new single-family homes was \$379,500, and new townhomes average sales price was \$285,000, approximately \$94,500 less than new single-family homes. Despite the increased home values, Mauldin remains one of the most affordable in Greenville County in 2025, and homeowners receive more square footage for their home investment based on housing costs per square foot.

HOUSING AFFORDABILITY

The standard measurement of housing affordability is to compare household income to housing costs. According to the U.S. Department of Housing and Urban Development, households paying in excess of 30% of their monthly household income towards housing costs are said to be “cost burdened.” To

HOUSEHOLD INCOME PERCENTAGE OF POPULATION (2020)



analyze the impact of cost burden on residents, the population is separated into two housing types: homeowners and renters.

Based on the average cost of single family and townhome units in the City, as well as residents’ median household incomes, relative affordability can be calculated. For an average single family home in Mauldin, costing just under \$340,000, about 46.9% of City households have difficulty purchasing a home (assuming a 6% interest rate and 20% down payment). Purchasing an average priced townhome (valued at \$285,000) is feasible for approximately 70.1% of the City’s households. Therefore, the recent emphasis on constructing more townhomes has offered more home buying opportunities for the City’s households.

Approximately 16% of renters are cost burdened, paying 30% or more of their income on housing. Even without considering housing cost burden, renters have greater housing instability and a greater likelihood of

AFFORDABILITY OF THE MEDIAN HOME PURCHASE

Home Purchase Variable	Townhome	Single Family Home
Home Mortgage Rate	6.0%	6.0%
Mauldin Median Home Value (2025)	\$285,000	\$339,600
Loan- Value-Ratio	80%	80%
Down Payment (20% of Home Value)	\$57,000	\$67,920
Monthly Mortgage Payment (30 year term)	\$1,367	\$1,629
Annual Income Required to Afford to Purchase Median Home Price	\$65,625	\$78,190
Median Household Income (2024)	\$81,027	\$81,027
Households Able to Afford Home Purchase (2020)	7,670 Households	5,770 Households
Affordability for Household Earning the Median Household Income	70.5% of Households	53.1% of Households
Households Unable to Afford a House Purchase	29.5% of Households	46.9% of Households

Source: Department of Housing and Urban Development, ACS (2023), Redfin

needing assistance. A household that can purchase property within their means is able to provide a more secure housing situation and create intergenerational wealth.

The median gross rent was \$1,401 compared to \$1,295 for Greenville County. The hourly wage needed to afford a modest two-bedroom apartment in Mauldin is \$22.84/hour or \$46,594 per year, according to 2020 census data, only 22.4% of the city's households earn less than this amount.

Affordable rental housing in Mauldin is provided through a cooperative agreement with Greenville County. The Greenville Housing Authority operates the Section 8 Housing Choice Voucher and public housing programs for Mauldin. There are 1,328 affordable rental units in eight apartment projects, including two projects managed by the Greenville Housing Authority. Within these apartment projects, two-bedroom unit rental rates range from \$1,095 to \$1,480 per month. Median rent for a two-bedroom unit is \$1,287 per month.

DEVELOPMENT

Housing Development in Mauldin mirrors population growth in the City, with 90% of units being built between 1960 and 2009. While there was a slight pause in the mid 2010s, a number of developments have recently been approved and are anticipated to be developed in the coming years.

Subdivisions compose 3,646 acres of the City of Mauldin (70% of total land area). While this is a significant proportion, it also includes commercial and industrial subdivisions, such as Brookfield Corporate Center and Ashbury Park,

Another measure of development is the number of building inspections. In 2017, the City averaged around 2,000 building inspections. By 2022, the City performed more than 18,000 building inspections; a record nine times the previous trend. Like every municipality in Greenville County, Mauldin is absorbing a historic influx of new residents along with businesses needed to serve them. With the county expected to attract 200,000 new residents in the next two decades, one of the biggest challenges is developing the housing needed to accommodate so many people.

Historically, Mauldin's growth has largely occurred as a suburb of Greenville / in hand with the growth of Greenville County. However, the last decade has seen a turn in the City's growth strategy, particularly as much of its land has already been developed into subdivisions. Instead, the City has turned toward developing dense, mixed-use centers which provides homes for new (and younger) residents, while also providing much desired commercial amenities for existing residents.

RECENT/ONGOING DEVELOPMENT PROJECTS

1 MAVERICK STATION

Maverick Station, located in the City Center redevelopment area, is a restaurant and retail development that was recently completed in 2023.

2 MAVERICK YARDS

Maverick Yards, also located in the City Center redevelopment area, is a 42-unit townhome community that was completed in 2025. Adjacent to this community is the Pickleyard, which includes pickleball courts, food, golf and racing simulators, and outdoor paddle courts. This project also opened for business at the end of 2025.

3 BRIDGEWAY STATION

Phase 1 of BridgeWay Station, a \$100 million, 80-acre urban village, was completed in 2024. This development combines housing, shopping, dining, and entertainment in an urban form with Italian-inspired architecture. This project is rich with pedestrian experiences and opportunities.

4 DISTRICT SOUTH

Construction of District South, located at Verdin Road and Tanner Road, is nearing completion. This village community features multi-story buildings that will create a main street environment and will include 365 apartments, 90 townhomes, 6 carriage homes, and 13 shops/work space units, among other amenities.

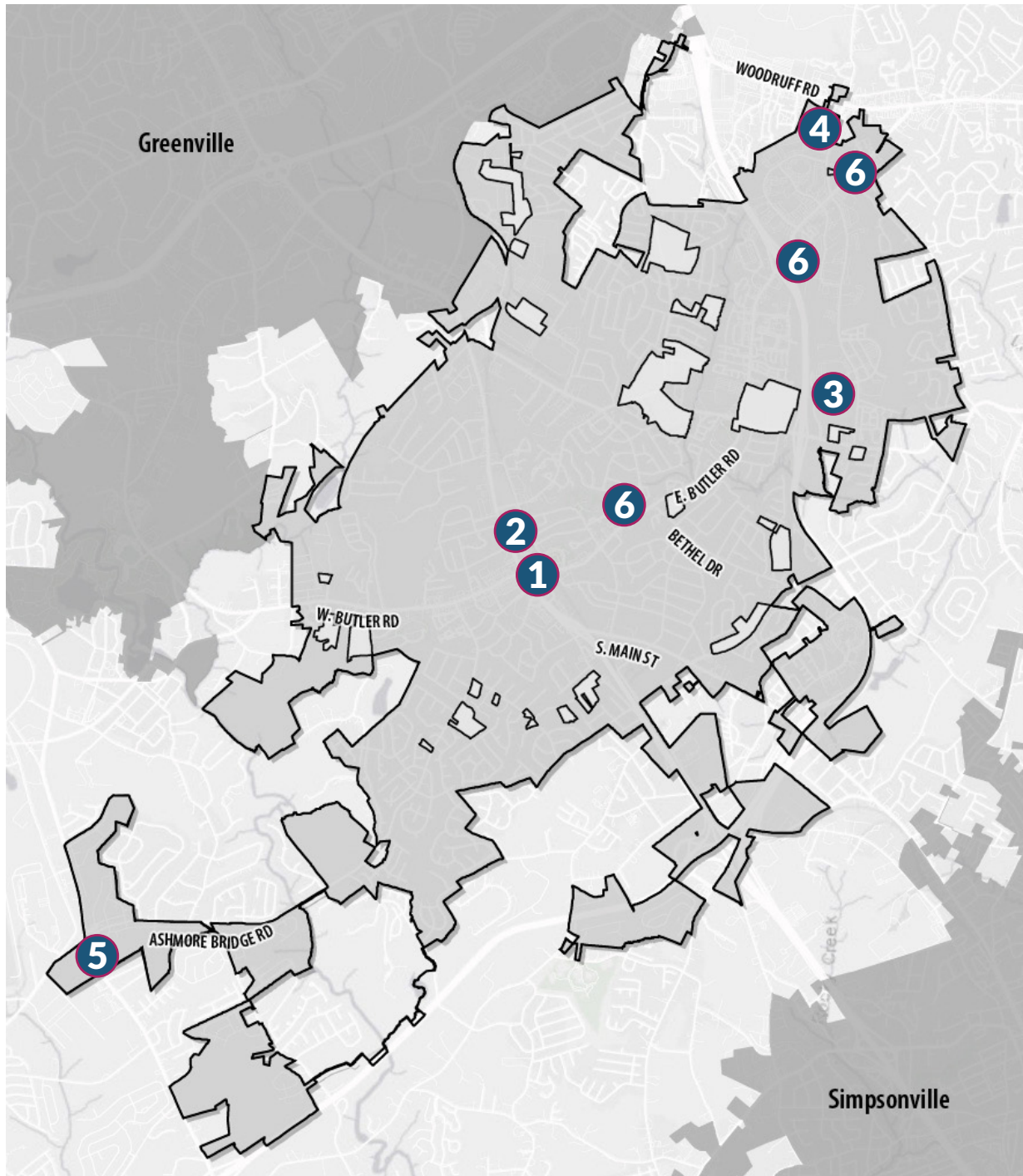
5 COTTAGE GREEN

The City recently annexed and rezoned land near the intersection of Fork Shoals Road and Ashmore Bridge Road for the development of a cottage community. In addition to cottage homes, this 33-acre project will also include garden-style apartments and adjacent commercial development opportunities.

6 WORKFORCE HOUSING

A few workforce housing projects have been constructed in Mauldin in the last few years. Mercy Housing constructed the Olii Place community consisting of 46 units in 2021 and just finished the Paragon community consisting of 88 units in 2026. NHE has completed both of its phases of the Parkside at Butler community which includes 152 units. Phase 1 (72 units) was completed in 2022 while Phase 2 (80 units) was completed in 2025.

Recent/Ongoing Developments



ECONOMIC DEVELOPMENT

Mauldin has a strong and diverse local economy with an emphasis on attracting high paying jobs, supporting unique commercial and retail establishments, and a diverse sports and entertainment tourism industry. The economy in Greenville County and the MSA provides context for economic conditions and development within Mauldin where specific data is not reported. Greenville County has the second highest Gross Domestic Product (GDP) among South Carolina’s counties. During 2023, total GDP was \$50.8 billion, an increase of 8.5% since 2020, reflecting the continued growth throughout the municipalities within the metropolitan area.

EMPLOYMENT AND LABOR FORCE

Mauldin has a higher labor force participation rate than the surrounding geographies—over 4% higher than Greenville County, nearly 7% higher than the MSA, and almost 9% higher than the State. Nearly half of Mauldin residents are employed in management, business, science, and arts occupations. When looking at industry sectors, Mauldin’s employment patterns closely mirror those of the broader region. Approximately 69% of residents work for private companies, 10% are employed in local, state, or federal government, and the remaining 20% are self-employed, work for nonprofits, or are unpaid family workers. Mauldin’s workforce is fully integrated into the larger Greenville County economy. While the city’s median household income is higher than that of the County, MSA, and State, its per capita income does not exceed those benchmarks

EMPLOYMENT CATEGORY

The City of Mauldin has 968 businesses including:

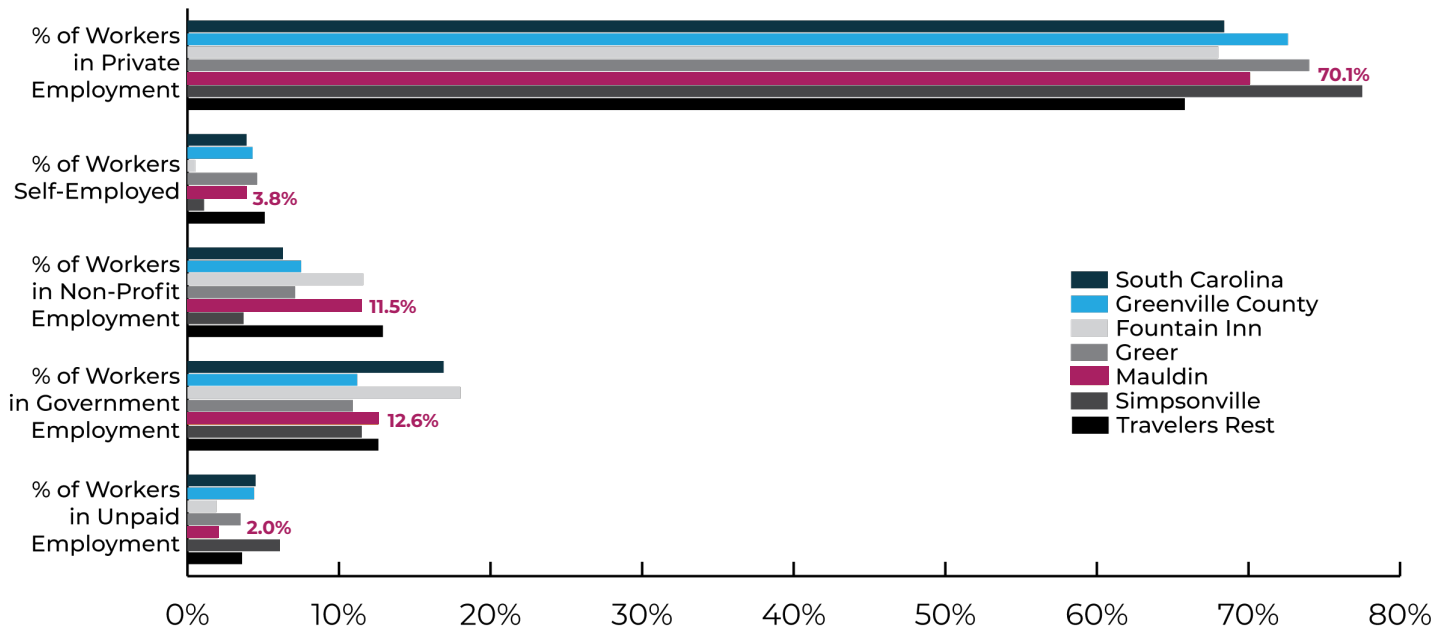
- » 151 retail stores
- » 101 restaurants (not including 44 mobile food services and caterers)
- » 20 arts, entertainment, and recreation businesses
- » 37 manufacturers
- » 5 grocery stores
- » 101 home occupation businesses
- » 553 other businesses led by real estate and rental/leasing (120 businesses), professional, scientific and technical services (83), and construction (61 companies)

Mauldin and Greenville County employment levels have grown by an average of 1.5% annually since 2020. In 2023, approximately 20.1% of Mauldin’s working residents were employed in manufacturing, followed by healthcare and social assistance jobs, which accounted for 15.4% of the City’s workforce.

EMPLOYMENT FAST FACTS:

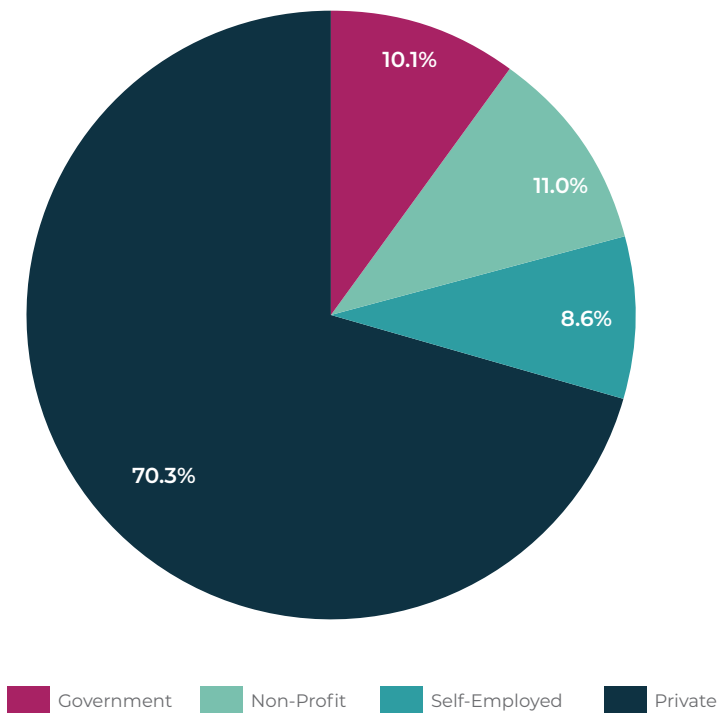
Estimated Mauldin Labor Force 2024	14,582
Estimated Number of Jobs 2024	14,046
Labor Force Participation Rate 2023	66.4%
Unemployment Rate 2024	3.7%
Median Household Income 2023	\$81,027
Per Capita Income Estimate 2023	\$41,231

CLASS OF WORKER COMPARISONS (2022)



The South Carolina Department of Employment and Workforce projects Greenville County employment to continue to increase by an average of 1.34% through 2030. The industries projected to grow the fastest are:

EMPLOYMENT CATEGORY



- » Arts, entertainment and recreation are projected to increase by an average of 2.95% per year
- » Accommodations and food services to increase by 2.24% per year
- » Information to increase by 1.50% per year
- » Wholesale trade is expected to increase by 1.44% per year

Only the finance and insurance sector is projected to decline during this period.

Together, Mauldin businesses generated \$352 million in retail sales in 2022 and an average of \$13,111 per capita. Retail sales per capita and accommodation and food services sales per capita in Mauldin are lower than the county, statewide and its neighboring cities averages. This is due in part to Mauldin's proximity to the number of retail and dining choices along the nearby Woodruff Road commercial corridor in Greenville.

EMPLOYMENT ESTIMATES BY SECTOR (2023)

EMPLOYMENT SECTOR	2023 NUMBER OF EMPLOYEES	PERCENT OF WORKFORCE
Agriculture, Forestry, Fishing & Hunting	99	0.7%
Construction	518	3.7%
Manufacturing	2,828	20.1%
Wholesale Trade	197	1.4%
Retail Trade	1,284	9.1%
Transportation & Warehousing	390	2.8%
Utilities	225	1.6%
Information	275	2.0%
Finance & Insurance	766	5.5%
Real Estate & Rental & Leasing	129	0.9%
Professional, Scientific, & Technical Services	1,266	9.0%
Management of Companies & Enterprises	39	0.3%
Administrative, Support & Waste Management	422	3.0%
Educational Services	1,026	7.3%
Health Care & Social Assistance	2,166	15.4%
Arts, Entertainment, & Recreation	171	1.2%
Accommodation & Food Services	1,036	7.4%
Other Services, Except Public Administration	654	4.7%
Public Administration	546	3.9%
TOTAL EMPLOYEES	14,037	100%

Source: ACS 5-year Estimates (2023)

RETAIL SALES

According to taxable sales data from the South Carolina Department of Revenue (2022-2023), Mauldin businesses have earned comparable amounts as Fountain Inn and Greenville County. In fact, Mauldin is doing well in terms of sales, with a greater amount of sales than Simpsonville and Traveler's Rest.

MAJOR EMPLOYERS

RETAIL SALES

Jurisdiction	2023 Population	2022 Total Retail Sales (\$1,000)	2022 Retail Sales Per Capita	Accommodation and Food Service Sales (\$1,000)	Accommodation and Food Sales Per Capita
Mauldin	28,010	\$352,809	\$13,111	\$60,846	\$2,172
Simpsonville	27,506	\$724,039	\$27,092	\$63,590	\$2,319
Travelers Rest	8,750	\$256,946	\$30,290	\$46,581	\$6,466
Greenville County	558,036	\$11,838,411	\$21,609	\$2,027,129	\$3,632
South Carolina	5,373,555	\$102,257,745	\$19,356	\$17,879,711	\$3,327

Source: ACS 5-year Estimates (2023)

Mauldin is home to a variety of businesses and industries that comprise a diversified and dynamic economic base and features opportunities in many different sectors. The principal employers in Mauldin (in alphabetical order) are as follows:

MAJOR EMPLOYERS IN MAULDIN

- Ahold Delhaize USA, LLC
- City of Mauldin
- CompX National
- Dodge Industrial
- Global Lending Services
- Greenville County School District
- NVR, Inc.
- Sauer Brands
- Spectrum
- Truist

Source: City of Mauldin Business & Development Services

EDUCATION

Mauldin is served by the Greenville County School District—the largest and one of the most highly regarded districts in the State. The City is home to several well-ranked public schools, including Mauldin Elementary, Greenbrier Elementary, and Bethel Elementary.

Middle school students are served by Mauldin Middle School, Hillcrest Middle School, and Beck Academy of International Studies, which offer a well-rounded curriculum that supports academic growth and leadership development for grades five through eight. Mauldin High School—one of the top-ranked high schools in South Carolina—boasts a strong graduation rate of 91.1% (the highest in Greenville County for the 2022–2023 school year), a wide selection of Advanced Placement (AP) courses, competitive athletics, and diverse extracurricular programs to prepare students for college and career success.

Mauldin High's 46.22-acre campus, originally built in 1973 and fully renovated in 2022, includes 108 classrooms, a 676-seat auditorium, a 4,500-seat football stadium, and two gymnasiums with seating capacities of 2,642 and 800, respectively.

EDUCATIONAL ATTAINMENT

Mauldin adults have an above the countywide average rate of high school graduates (94%) in comparison to the Greenville County high school graduation rate of 90.5%. The percentage of residents with a college bachelor's degree is slightly lower than the countywide average.

HIGHER EDUCATION

Greenville County is home to many higher education institutions that prepare students and graduates for the workforce. Foremost among them are:

Greenville Technical College (GTC) is a six-campus public community college with nearly 25,000 students and more than 100 curriculum program choices. With short-term training for career and personal development, GTC gives area employers a ready supply of skilled workers.

The Clemson University International Center for Automotive Research, located less than three miles from Mauldin, is a 250-acre automotive and motor sports research campus in Greenville. The facility includes a graduate school offering Master's and Doctoral degrees in automotive engineering.

SCHOOL ENROLLMENT AND EMPLOYMENT (2024-2025)

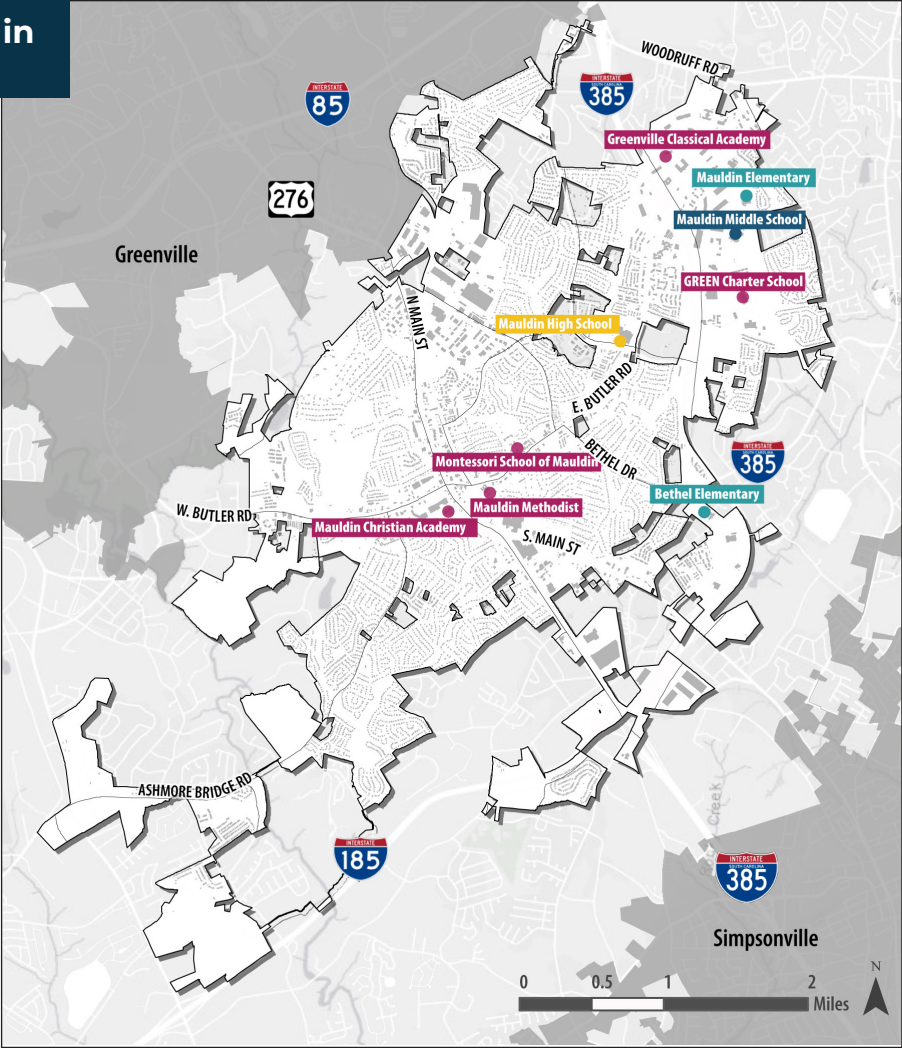
School	Student Enrollment	School District Employment
Mauldin High	2,141	172
Fisher Middle	880	100
Hillcrest Middle	994	92
Mauldin Middle	919	102
Bethel Elementary	914	104
Cashion Elementary	968	109
Greenbrier Elementary	875	104
Mauldin Elementary	1,048	106
Monarch Elementary	874	101

Source: Greenville County School District

Public and Private Schools in Mauldin

The public and private schools within Mauldin are shown on the map to the right. For families seeking alternative education options, Lead Academy Public Charter School offers a unique learning environment focused on academic excellence and character development. Mauldin families also have access to a variety of private and parochial schools, including Brashier Middle College Charter, Green Upstate High School, J.L. Mann Academy, South Carolina Governor’s School for the Arts and Humanities, Montessori School of Mauldin, St. Joseph’s Catholic School, Langston Charter, Christ Church Episcopal School, Shannon Forest Christian School, and Southside Christian School.

Other post-secondary colleges, universities, and technical schools nearby include **Furman University**, **Bob Jones University**, **ECPI College of Technology**, **Strayer University - South Carolina**, and **Webster University**.



Source: Greenville County (2024)

- SCHOOLS
- ELEMENTARY

MIDDLE

HIGH

PRIVATE / K-12

MAULDIN



MAUDLIN SCHOOL REPORT CARDS

ELEMENTARY

Mauldin Elementary	50
Greenbrier Elementary	54
Bethel Elementary	64

MIDDLE

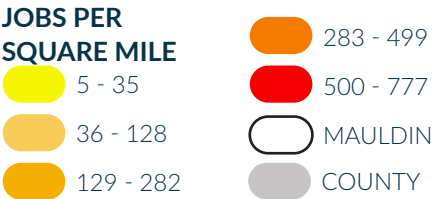
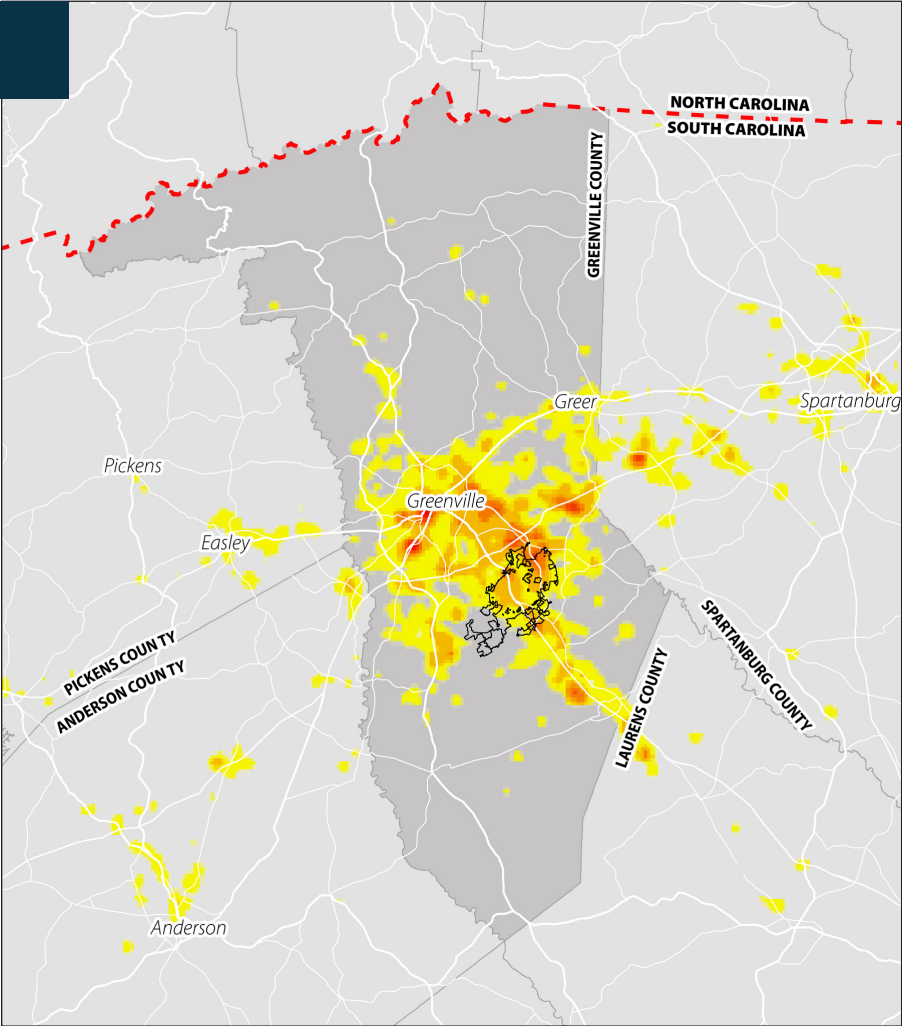
Mauldin Middle School	50
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HIGH

Mauldin High School	75
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Where Mauldin Residents Work

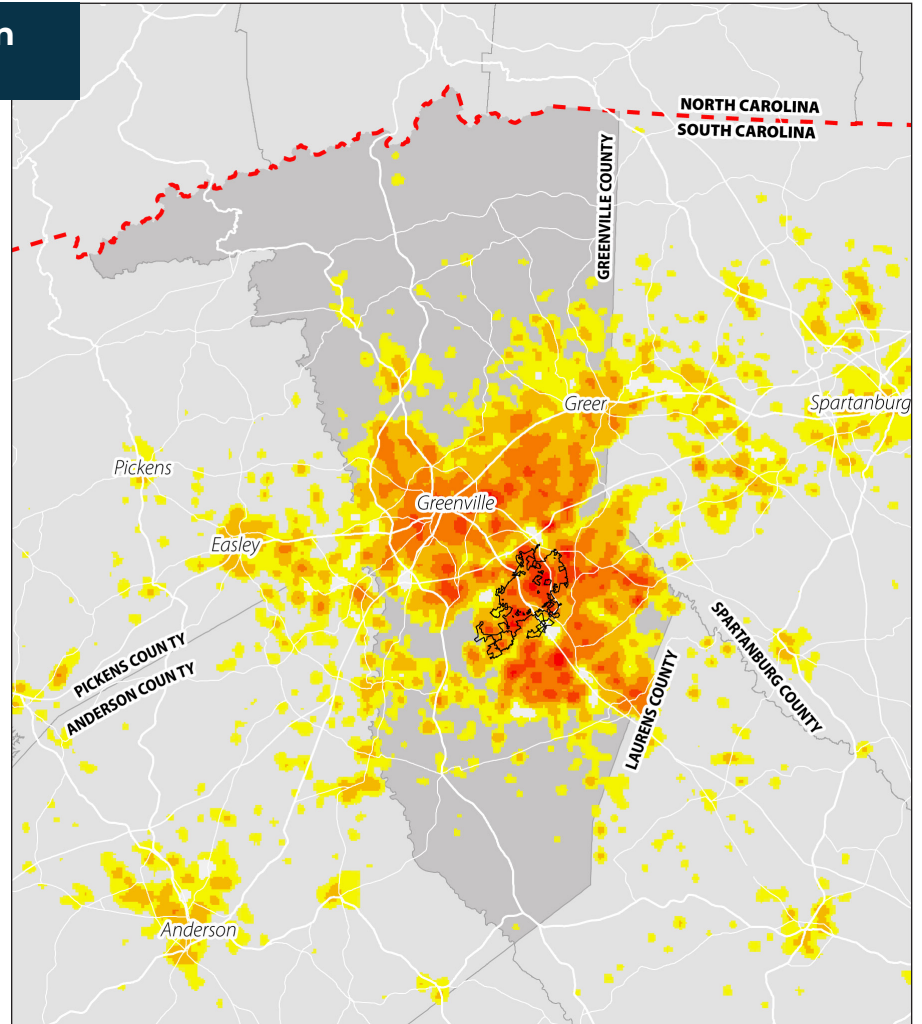
Two-thirds of workers who live in Mauldin commute less than 10 miles to work, with most traveling in the direction of Greenville. People who work in Mauldin tend to commute from further away, with only 44% traveling less than 10 miles and 18% traveling greater than 50 miles. Most people commute into Mauldin from the southeast. The average commute time is slightly shorter for City residents than the average for the County, State, and the MSA. Largely because the City has a higher work from home/ remote work population, 12.5% of workers in the City as compared to less than 9% in the MSA and State.



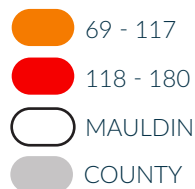
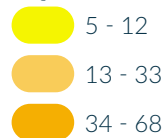
Source: US Census On The Map (2023)

Where People Employed in Mauldin Live

In Mauldin, many of the employees live in the City, or in unincorporated areas of Greenville County. A particularly significant concentration of employees commute from the neighborhoods just southeast and south of the City. Another significant portion of the City's labor force commutes from the cities of Greenville, Greer, Easley, Pickens, Spartanburg, and Anderson. A notably smaller portion of the labor force commutes into Mauldin from unincorporated areas in surrounding counties.



HOMES PER SQUARE MILE



Source: US Census On The Map (2023)

ECONOMIC DEVELOPMENT AFFILIATES

Mauldin's business recruitment strategy can be assisted by supporting and actively participating in local and area economic development groups.

GREATER MAULDIN CHAMBER OF COMMERCE

Greater Mauldin Chamber of Commerce serves to open doors, make connections possible and connect a diverse group of members. They provide a variety of networking, advertising, educational and social opportunities to Mauldin business members



THE GREENVILLE AREA DEVELOPMENT CORPORATION

The Greenville Area Development Corporation (GADC) is Greenville County's primary economic development agency offering business development services and economic development assistance for new and expanding businesses. GADC is designated by Greenville County as the only organization at the local level with authority to negotiate state and county financial incentives for new and growing companies.



THE SOUTH CAROLINA SMALL BUSINESS DEVELOPMENT CENTER (SBDC)

The South Carolina Small Business Development Center (SBDC) provides important information on regulations, grants, guidelines, laws and best practices. SBDC consultants also make referrals to put entrepreneurs in touch with the resources and connections necessary for business success.



THE UPSTATE SOUTH CAROLINA ALLIANCE

The Upstate South Carolina Alliance is a public/private regional economic development organization representing 10 counties in the upstate. Their mission is to establish Upstate South Carolina as a unified and innovative economic region; market the upstate for global business investment and talent attraction; foster public-private collaboration and regional relationships.



COMMUNITY FACILITIES

The community facilities element provides a high level summary of the infrastructure owned and or maintained by the City of Mauldin. This includes a public water system, a public wastewater system, and streets owned or maintained by the City's Public Works Department.

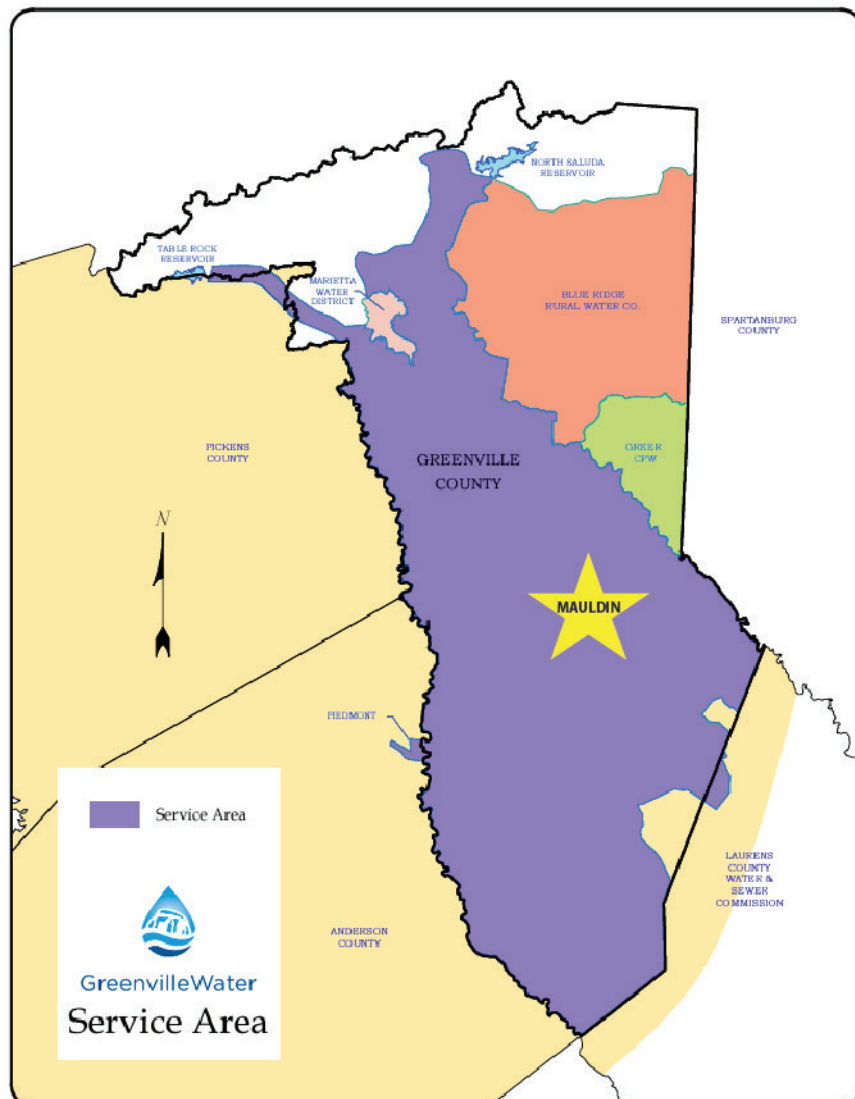
WATER AND SEWER

WATER

Greenville Water is responsible for supplying potable (drinking) water to Mauldin and surrounding areas. As one of the largest water systems in the state, Greenville Water serves over 500,000 people in Greenville County, including the city of Mauldin. The water supply system in Mauldin is designed to meet the needs of both residential and commercial customers while maintaining high water quality standards.

The primary source of drinking water for Mauldin is Lake Hartwell, a large reservoir on the Savannah River, as well as Lake Keowee, which feed into the Greenville Water system. These sources provide a reliable and abundant supply of water for the region. Greenville Water operates a series of water treatment plants that treat water from these reservoirs before it is distributed to customers.

The water distribution system in Mauldin includes a network of pipelines, water storage tanks, and pump stations that deliver water from treatment plants to homes, businesses, and public facilities. The system is designed to provide adequate water pressure and supply, even during peak demand periods. The water is also regularly tested for quality and safety, with strict adherence to federal and state regulations set by the Environmental Protection Agency (EPA) and the South Carolina Department of Environmental Services (SCDES).



Source: Greenville Water (2013)

City Sewer Service System

SEWER

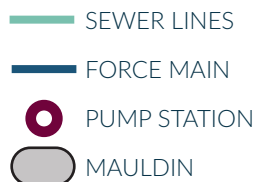
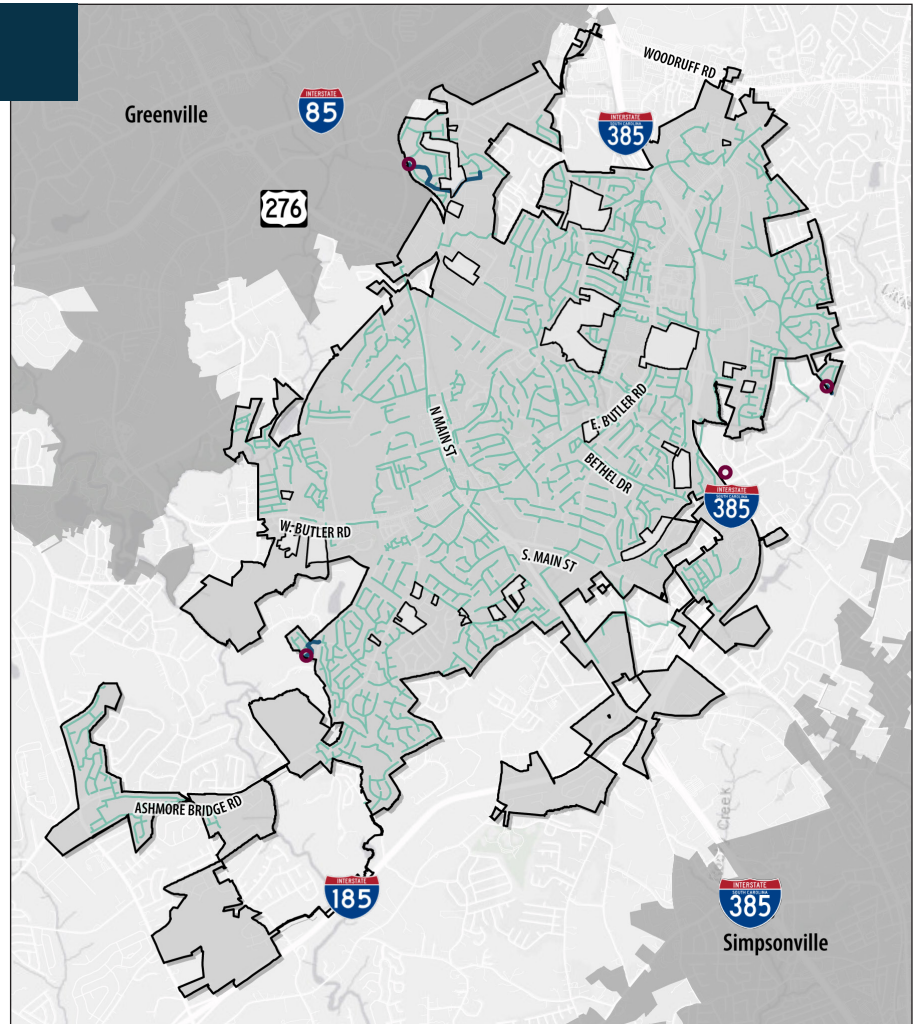
Renewable Water Resources (ReWa) provides wastewater treatment services to Upstate South Carolina. ReWa has nine water resource recovery facilities, 345 miles of collection lines, and provides services to Greenville County, as well as portions of Anderson, Laurens, Pickens, and Spartanburg counties.

The Mauldin Sewer Division is a subdistrict of ReWa, providing wastewater collection, treatment, and disposal to the City.

The Mauldin Sewer Division is an extensive network of gravity-fed sewer lines, pump stations, and force mains that collect and transport wastewater from homes, businesses, and other properties to ReWa's wastewater treatment facilities. The infrastructure is regularly maintained to ensure reliability and to prevent issues like

blockages, overflows, or failures. The district's system is built to handle both sanitary waste and, in some cases, stormwater runoff. Adjacent and connecting subdistricts within ReWa's system include Greenville, Simpsonville, and MetroConnects (who manages sewer in unincorporated areas surrounding Mauldin). MetroConnects also owns and manages sewer lines within Mauldin's City limits.

Once wastewater is collected, it is sent to the Greenville County Wastewater Treatment Plant. The plant uses a multi-stage process, including screening, biological treatment, and disinfection, to ensure the water is treated to meet or exceed safety and environmental standards. After treatment, the cleaned water (effluent) is returned to local water bodies, typically after passing stringent quality checks to ensure compliance with regulations set by the EPA and South Carolina Department of Environmental Services.



Source: City of Mauldin GIS (2024)

CITY OF MAULDIN PUBLIC WORKS

The Public Works Department in the City of Mauldin provides Sanitation services and maintenance to City Parks and Streets. The Sanitation Division offers weekly trash removal and recycling pickup throughout the year to residents and businesses. These services require the purchase of a City trash and recycling bin. The City also collects yard debris throughout the year on an as-needed basis. Street sweeping is also conducted on a regular basis to help prevent clogging and pollution of the storm drainage system and keep the roads clean.

The Street Division of the City of Mauldin's Public Works Department oversees the maintenance of municipal streets and the associated stormwater drainage infrastructure within city rights-of-way and dedicated easements. Additionally, the division is responsible for the upkeep of various drainage ditches, ensuring they remain clear of debris to facilitate proper stormwater flow. Public streets in Mauldin are maintained either by the City or the South Carolina Department of Transportation (SCDOT).

NATURAL RESOURCES

FLOOD ZONES

Approximately 365 acres of land within the City of Mauldin is in the FEMA 100 year flood zone with an additional 52 acres in the 500 year flood zone. Based on precipitation levels, past flood variability factors, and FEMA flood zones, there are over 1,000 properties in Mauldin at risk of flooding in the next 30 years. Residents in Mauldin have expressed concern over flooding due to heavy rainfall and inadequate stormwater management. The City is currently undergoing a stormwater master plan to address these issues.

HISTORY OF FLOODS

Mauldin has experienced several significant flooding events, with notable incidents in recent decades.

HISTORICAL FLOODING EVENTS

2013 Flooding: In early July 2013, heavy rainfall led to severe flash flooding across the Southeastern United States, including Upstate South Carolina. Mauldin was among the affected areas, with residents facing substantial property damage.

2014 Flooding: In March 2014, Mauldin residents were still recovering from flooding that had occurred nine months earlier. The slow recovery process highlighted the challenges faced by the community in rebuilding and addressing flood damage.

FLOOD RISK AND MITIGATION EFFORTS

The First Street Foundation's flood risk report for Mauldin, SC, details the city's current and future flood risks. About 11.4% of properties (1,285 total) face flood risk, with projections showing an increase due to climate change. 641 properties are at major risk of flooding (100 year flood plain). However, the highest impact to the community that is projected is the risk to roadways flooding to a depth that makes them unsafe. In February 2024, Mauldin received a grant from FEMA to develop a stormwater master plan aimed at addressing the city's drainage issues. Residents expressed concerns about recurring flooding problems and the need for effective solutions.

The City has also undertaken mitigation activities, such as the acquisition and demolition of flood-prone properties, to reduce repetitive damage and prevent loss of life. For instance, in 2019, a project was proposed to acquire and demolish a house located in a flood zone, converting the land into designated green space.

WATERSHEDS

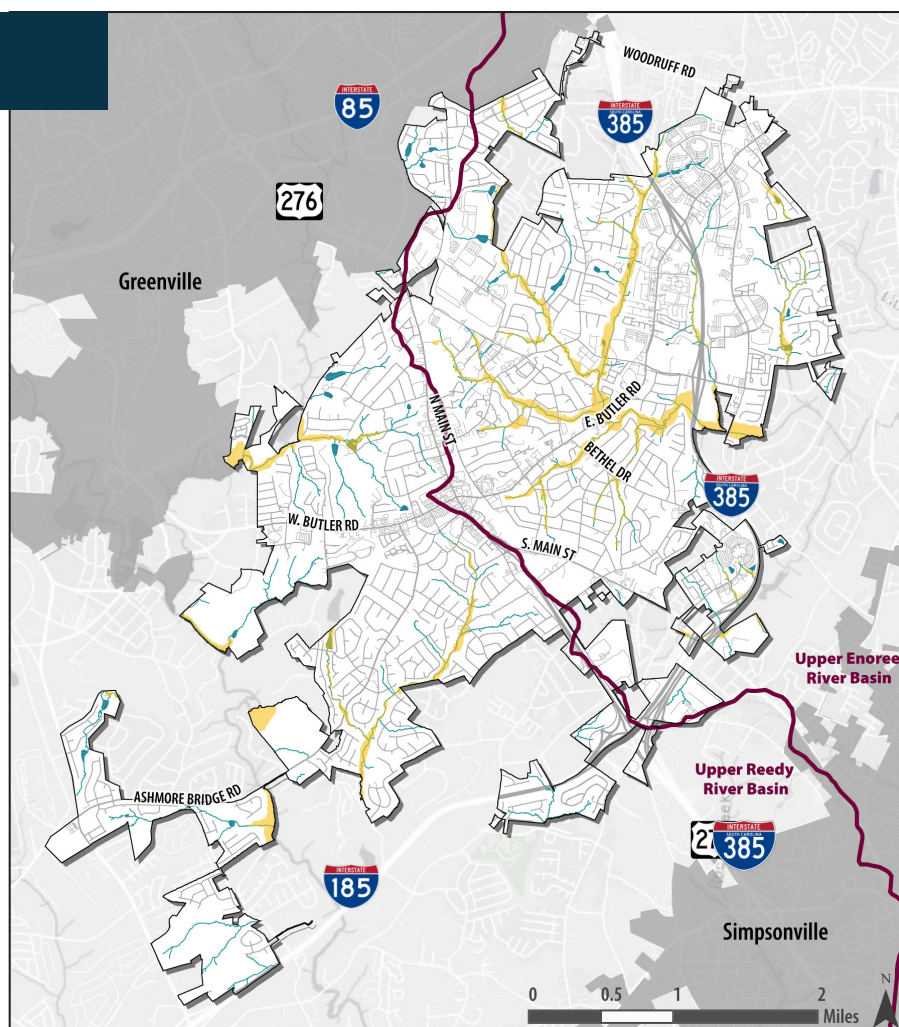
The City of Mauldin is split between the Upper Reedy River Basin and Upper Enoree River Basins.

Environmental Features

UPPER REEDY RIVER BASIN

The Reedy River originates near Travelers Rest, flowing approximately 65 miles through Greenville and Laurens counties before joining the Saluda River in Lake Greenwood. The river's headwaters are situated in the foothills of the Blue Ridge Mountains, contributing to its varied topography. A notable feature along the River is the Reedy River Falls, located in Falls Park within downtown Greenville. This area has undergone significant revitalization, transforming from industrial use to a centerpiece of urban recreation and tourism.

Historically, the Reedy River faced environmental challenges due to industrialization, leading to pollution and sedimentation issues. Efforts by organizations like Friends of the Reedy River focus on conservation and restoration to improve water quality and habitat.



- LAKES
- RIVERS AND STREAMS
- FLOOD HAZARD AREAS
- WATERSHED BOUNDARY

MAULDIN

Source: FEMA (2024)

According to the Reedy River Report Card, the river and its tributaries generally meet or exceed water quality standards for dissolved oxygen and pH. Notably, phosphorus concentrations have decreased by more than half since the 1990s, leading to the removal of the Reedy River from South Carolina Department of Environmental Services impaired water list for phosphorus at Boyd's Millpond in 2016. However, challenges remain with nitrogen levels and E. coli concentrations, which do not meet in-stream standards at many locations.

UPPER ENOREE RIVER BASIN

The Enoree River begins in northern Greenville County and flows approximately 70 miles southeastward, eventually joining the Broad River above Columbia. Its basin covers over 730 square miles across South

Carolina's Piedmont region, encompassing parts of Greenville, Spartanburg, Laurens, Union, and Newberry counties. The upper portion of the basin is characterized by urban and residential development associated with the Greenville Metropolitan Area, while the lower portion remains more rural, consisting primarily of pasture and forested land. The Enoree River's diverse habitats support a variety of wildlife, including species such as red-shouldered hawks, blue herons, barred owls, mink, muskrat, otter, and various fish species. The river's course through Sumter National Forest offers recreational opportunities like hiking and paddling, allowing visitors to experience its natural beauty.

The Enoree River has seen improvements in water quality over recent years. Data from SCDES indicate that certain monitoring stations, such as BE-024 (Enoree River at US 221) and B-231 (Beards Fork Creek at US 276), now meet water quality standards for fecal coliform bacteria and are classified as fully supporting recreational use. Other stations have shown reduced violation rates, reflecting positive trends in water quality. The U.S. Geological Survey (USGS) maintains monitoring location 02160500 on the Enoree River near Enoree, SC, providing water data dating back to 1929.

TOPOGRAPHY

Mauldin, South Carolina, is situated within the Piedmont region, characterized by gently rolling terrain and moderate elevation variations. The city's elevation ranges from approximately 850 to 1,000 feet above sea level, with a landscape shaped by the transition from the Blue Ridge Mountains to the coastal plains. This topography influences hydrology, land use planning, and infrastructure development across the region.

The predominant slope characteristics in Mauldin fall within the 2-8% range, creating a moderately undulating terrain that facilitates natural drainage while also presenting challenges related to stormwater

management. Areas with steeper slopes, particularly those exceeding 8%, are generally found near creeks and drainage basins. These locations require careful erosion control and stabilization measures to mitigate the effects of runoff and sediment transport.

Hydrologically, Mauldin is part of the Reedy River and Enoree River watersheds, with a network of tributaries shaping localized elevation changes. Low-lying flood-prone areas are concentrated near these watercourses, where flatter topography contributes to water retention and potential inundation during heavy precipitation events. As urbanization continues, stormwater infrastructure will play a critical role in managing runoff and maintaining watershed health.

From a planning and development perspective, Mauldin's topography has directly informed land use decisions, transportation networks, and environmental conservation efforts. Slope stability, drainage patterns, and flood risk assessments will be integral to sustainable growth strategies, to continue to ensure that both the natural and built environments are resilient to hydrological and climatic challenges.

FORESTRY AND WILDLIFE

Mauldin is characterized by a diverse array of tree cover and habitats that significantly contribute to the city's ecological health and biodiversity.

TREE COVER AND URBAN FORESTRY

In Mauldin, urban forestry is governed by specific ordinances aimed at preserving and enhancing the city's tree canopy. According to the city's zoning ordinance, all sites are required to maintain a minimum tree density canopy coverage, as specified in Section 6:2.4(B) Table A of the ordinance. This regulation underscores the city's commitment to sustaining its green infrastructure.

The South Carolina Forestry Commission provides technical and educational assistance to communities like Mauldin regarding urban and community forestry. This includes support for community forest inventories, management plans, and guidance on proper tree selection, installation, and care. SCDNR's Urban and Community Forestry program also offers technical and educational assistance to municipalities, including forest inventories, management plans, and guidance on tree selection, planting, and maintenance.

NATURAL HABITATS AND WILDLIFE

Mauldin, South Carolina, is located within a region rich in ecological diversity, providing access to several significant public lands. While Mauldin itself is primarily urban, the surrounding areas contain a variety of conservation sites that offer essential opportunities for outdoor recreation, environmental education, and habitat preservation. These managed lands are integral to the region's ecological health, supporting biodiversity and promoting sustainable land management practices.

Adjacent to Mauldin, the Conestee Nature Preserve spans approximately 640 acres and serves as a vital sanctuary for wildlife. The preserve encompasses various habitats, including wetlands, forests, and meadows, supporting over 200 bird species and a range of other wildlife. The presence of such habitats near Mauldin provides residents and visitors opportunities for outdoor recreation and environmental education. Situated approximately 25 miles northeast of Mauldin, the Lake Hartwell Wildlife Management Area spans roughly 8,000 acres, providing a mix of forested uplands, wetlands, and lakeside habitats. This supports a wide variety of wildlife species and offers numerous recreational opportunities, including fishing, boating, hunting, and wildlife observation. Lake Hartwell is managed by the South Carolina Department of Natural Resources (SCDNR), who focuses on maintaining ecological balance through habitat restoration, sustainable resource management, and the protection of endangered species.

Several public parks within Greenville County, including those near Mauldin, benefit from collaborative management efforts between local agencies and SCDNR. Paris Mountain State Park, north of Mauldin, offers a combination of forested hills, streams, and recreational facilities. The park is a key site for hiking, fishing, and wildlife observation, with its ecosystems carefully managed. Similarly, the Poinsett Bridge Heritage Preserve provides both historical and ecological value, with its forested trails offering opportunities for environmental education and research. While these parks are primarily overseen by Greenville County, SCDNR plays a crucial role in habitat management and conservation efforts, ensuring that natural resources within these areas are sustainably managed for both wildlife and public benefit.

Located approximately 20 miles northwest of Mauldin, the Blue Ridge Wildlife Management Area covers more than 10,000 acres of mountainous terrain, including forests, streams, and rugged hillsides. The area provides critical habitat for various species of wildlife, including deer, wild turkeys, and a range of bird species. The Blue Ridge WMA offers opportunities for a variety of outdoor activities, such as hiking, hunting, and fishing, while also serving as a focal point for conservation efforts in the foothills of the Blue Ridge Mountains. Through responsible land management practices, SCDNR works to maintain the ecological health of the area, balancing recreational access with the protection of natural resources. These SCDNR-managed lands are essential to the preservation of local ecosystems and are a tremendous resource to the public. They serve as critical habitats for a wide range of species and contribute to regional biodiversity. Moreover, they support recreational activities that foster environmental stewardship and promote a deeper understanding of natural resource management. Through ongoing conservation efforts, these public lands play a pivotal role in maintaining the ecological integrity of the Mauldin area and ensuring that future generations can continue to enjoy and benefit from these natural spaces.

CULTURAL RESOURCES

HISTORY OF MAULDIN

The City of Mauldin, South Carolina, has a history shaped by resilience, transportation advancements, and economic transformation. Before European settlers arrived, the area now known as Mauldin, South Carolina, was primarily inhabited by Indigenous peoples, notably the Cherokee. The Cherokee, an Iroquoian-speaking people, were concentrated in towns along river valleys across regions that now include western South Carolina. Additionally, South Carolina was historically home to other Indigenous tribes, including the Catawba, Pee Dee, Waccamaw, Ashepoo, Combahee, Edisto, and Waxhaw. However, specific historical records directly associating these tribes with the Mauldin area are limited.

Established in 1784 when Benjamin Griffith was granted 100 acres in the area, the settlement initially functioned as a small agricultural community. By the late 19th century, it was informally known as Butler's Crossroads, named after a prominent landowner, Willis William Butler.

A pivotal moment in Mauldin's development came in the 1880s with the arrival of the Greenville and Laurens Railroad. This transportation expansion significantly enhanced the region's accessibility and economic potential. Lieutenant Governor William L. Mauldin played a key role in securing the railroad's passage through the area, leading to the naming of the local train depot in his honor. Over time, the name extended to the entire community, and Mauldin was officially incorporated as a town on December 24, 1890.

During the early 20th century, Mauldin's economy was primarily driven by agriculture, with cotton serving as its dominant crop. However, the 1920s

brought significant challenges when the boll weevil infestation severely impacted cotton production, leading to economic hardship.

Despite these setbacks, infrastructure improvements, such as the 1925 paving of the Greenville-Laurens road (now U.S. Highway 276) and the introduction of electricity by Duke Power in 1929, facilitated gradual recovery and modernization.

Following World War II, Mauldin experienced steady growth, fueled by regional economic expansion and proximity to Greenville. Recognizing the need for structured governance and development, the community reincorporated as a city in 1969. Today, Mauldin is an integral part of the Greenville-Anderson-Greer Metropolitan Statistical Area, with a population of approximately 25,000.

CULTURAL AND HISTORIC RESOURCES

Mauldin, South Carolina, offers a variety of cultural and historic resources that reflect its rich heritage and community spirit. While there are only a few places recognized by the National Register, there are many more sites and resources that are locally recognized for their historic and cultural significance to the City.

NATIONAL REGISTER HISTORIC SITES AND AREAS

There are several historic areas and one National Register Historic Site in Mauldin.

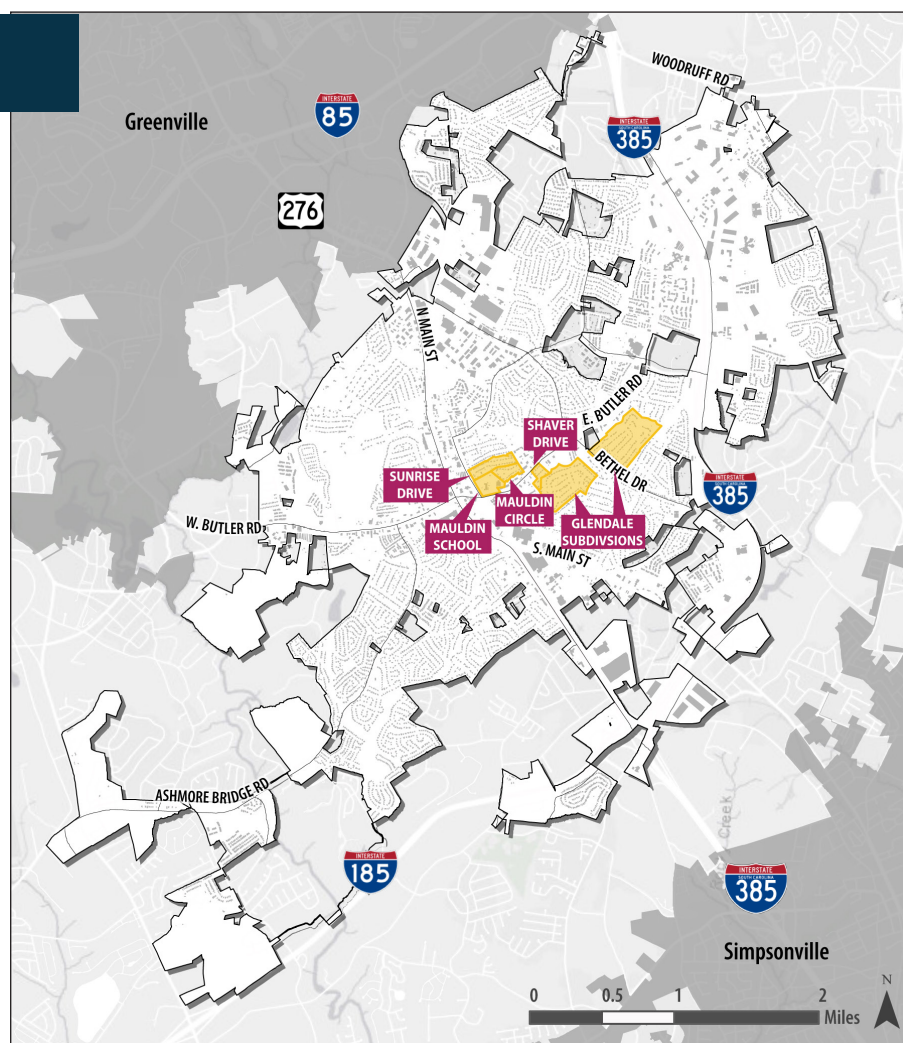
Local Cultural Resources

HISTORIC AREAS

Mauldin includes some older neighborhoods that have been integral in the formation of the community. None are on any register of historic properties or areas, but the South Carolina Department of Archives and History does show a few old neighborhoods that are either ineligible or have not been evaluated for the National Register of Historic Places. This includes areas along Sunrise Drive (1955-1960), Mauldin Circle (1957-1969), Shaver Drive (1957), the Glendale community (1966-1976), and the Pine Forest community (1966-1980s).

Mauldin School

The Mauldin School, located at 101 East Butler Road, has played a pivotal role in the community's educational



Source: SC Arch Site (2024)

and cultural development. Though not recognized on the National Register either, this building holds significant value to the community. The original school was constructed in 1922 but was destroyed in a fire in 1935. A new school building was erected in 1937 on the same site. The building served children grades 2-12 and was a central educational institution for the City. By 1957, the building was re-purposed as Mauldin Elementary School. In 2002, a new Mauldin Elementary School was constructed. Recognizing the building's historical and cultural significance, the City of Mauldin purchased the property in 2003. The former school was transformed into the Mauldin Cultural Center, which now serves as a hub for arts, cultural events, and community activities. The evolution of the Mauldin School building reflects the city's commitment to preserving its heritage while adapting to the changing needs of its residents.

LOCAL CULTURAL RESOURCES

Mauldin Cultural Center

The revitalized Mauldin Cultural Center is an asset to the community. This City-owned facility hosts nearly 30,000 visitors annually, offering over 1,500 classes, performances, and events that celebrate the arts and community engagement. Notable event offerings include a series of outdoor events held at the center's amphitheater, featuring live music, food, and activities. Highlights include "Amp'd Up Fridays," a summer concert series showcasing genres from beach and pop to rock and country, and "SOOIE. Mauldin's BBQ Cook-off," celebrating some of the best barbecue in the Southeast. The Cultural Center also is home to Mauldin Youth Theatre and the Mauldin Theatre Company, offering a range of productions from youth performances to community theater involving both adult and youth actors.

The Mauldin Cultural Center is run by the Cultural Center Team, a branch of Mauldin's Community Development Department that is responsible for managing the cultural and artistic assets of Mauldin and finding ways to use the arts as a tool to drive economic development.

Mauldin Mural Project

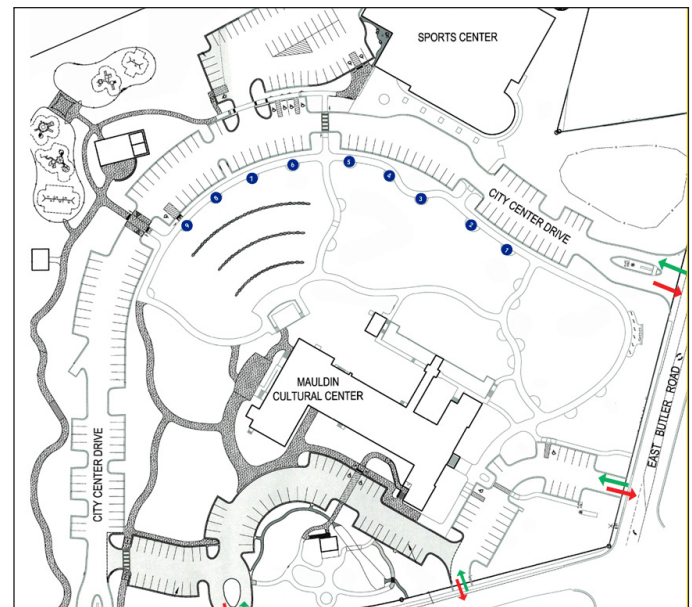
In 2015, Mauldin High School senior Celine Crum created a large mural on the Mauldin Cultural Center building as part of her service project for Furman University's Emerging Public Leaders program. Crum, who also attended the Fine Arts Center, noticed a lack of student artwork displayed in the community and sought to address this by showcasing local talent. Inspired by Vincent Van Gogh's *Starry Night*, the mural was designed to celebrate creativity, particularly that of children, and encourage adults to foster this creativity throughout their lives. Crum envisioned the mural as a catalyst for a stronger arts scene in Mauldin, inspiring both children and the broader community to engage with the arts.

Public Art Trail

The Mauldin Public Art Trail, established in 2014, is a public art initiative designed to enhance the community with sculptures created by South Carolina artists. Located around the Mauldin Cultural Center's outdoor amphitheater, the Trail features up to nine pieces, with a new artwork added annually. Each sculpture aligns with a specific theme, such as "Heroes and Leaders" and "Youth: Passion for Change." Artists are selected through an annual RFP process, with a budget of up to \$15,000 for each piece. As of 2025, there are currently seven pieces on display.

Gosnell Cabin

Gosnell Cabin, situated on the grounds of the Mauldin Cultural Center, is a meticulously restored 200- year old log cabin, relocated from Camp Old Indian in Travelers Rest. Restored and preserved by local citizens, the cabin offers visitors a glimpse into the area's early settler life and architectural heritage.



*Mauldin Public Art Trail Map;
Source: City of Mauldin's Office of Cultural Affairs*

PARKS & RECREATION

Mauldin offers a variety of parks and recreational facilities that serve the community. These spaces provide residents and visitors opportunities for outdoor recreation, environmental education, and community engagement. The City's parks are designed to cater to a range of activities, from sports and fitness to leisurely strolls and nature observation. Parks with the City occupy almost 70 acres of land.

Mauldin City Park

Mauldin City Park is one of the central recreational areas in the City, providing a variety of amenities for all ages. The park features a large open space ideal for picnicking, as well as walking trails and playgrounds. The park's community center hosts various local events and activities, serving as a hub for social gatherings and community programs. Mauldin City Park also includes sports fields, making it a popular spot for organized sports such as soccer and softball.

Sunset Park

Sunset Park, located near the heart of Mauldin, offers a serene environment for relaxation and outdoor recreation. This park includes walking paths, green spaces, and playgrounds, making it a great spot for families and individuals to enjoy nature. The park is also known for its small pond, where visitors can engage in quiet reflection or simply enjoy the surrounding natural beauty. The park's combination of open space and natural areas allows for both active recreation and peaceful leisure.

Pine Forest Park

Pine Forest Park, located in the northern part of Mauldin, is a well-maintained green space that features a mix of recreational amenities and natural areas. The park is known for its walking trails, picnic areas, and playgrounds. It is a favorite spot for local families and individuals looking to enjoy outdoor

activities in a peaceful environment. The park also has open fields for various recreational pursuits, making it a versatile space for both relaxation and physical activity. Its proximity to residential areas makes it easily accessible for residents of all ages.

City Center Park

City Center Park is one of Mauldin's newer and more urban parks, situated near the heart of the city. This park is a central gathering place, offering a variety of amenities including a performing arts amphitheater, paved walking paths, and open green spaces for community events and leisure activities. The park is frequently used for outdoor concerts, art shows, and local festivals, making it an important venue for cultural and social events in Mauldin. With its modern design and central location, City Center Park serves as a focal point for community engagement and outdoor recreation in the city.

Springfield Park

Springfield Park, located to the south of Mauldin, provides residents with a quiet and scenic environment for outdoor activities. The park is known for its lush green spaces, walking trails, and picnic areas that are perfect for relaxing and enjoying nature. Springfield Park also features a pond, making it an ideal spot for birdwatching and wildlife observation. The park's tranquil setting makes it a popular destination for those seeking a peaceful retreat from the bustle of daily life.

Mauldin Sports Center

The Mauldin Sports Center is dedicated to providing high-quality sports facilities for both recreational and competitive athletes. The center is home to various sports leagues, with facilities for basketball, volleyball, and tennis. It also features a fitness center equipped with modern exercise equipment for residents looking to stay active. The center frequently hosts youth and adult sporting events, making it an essential venue for local athletes and sports enthusiasts.

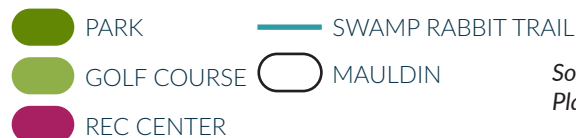
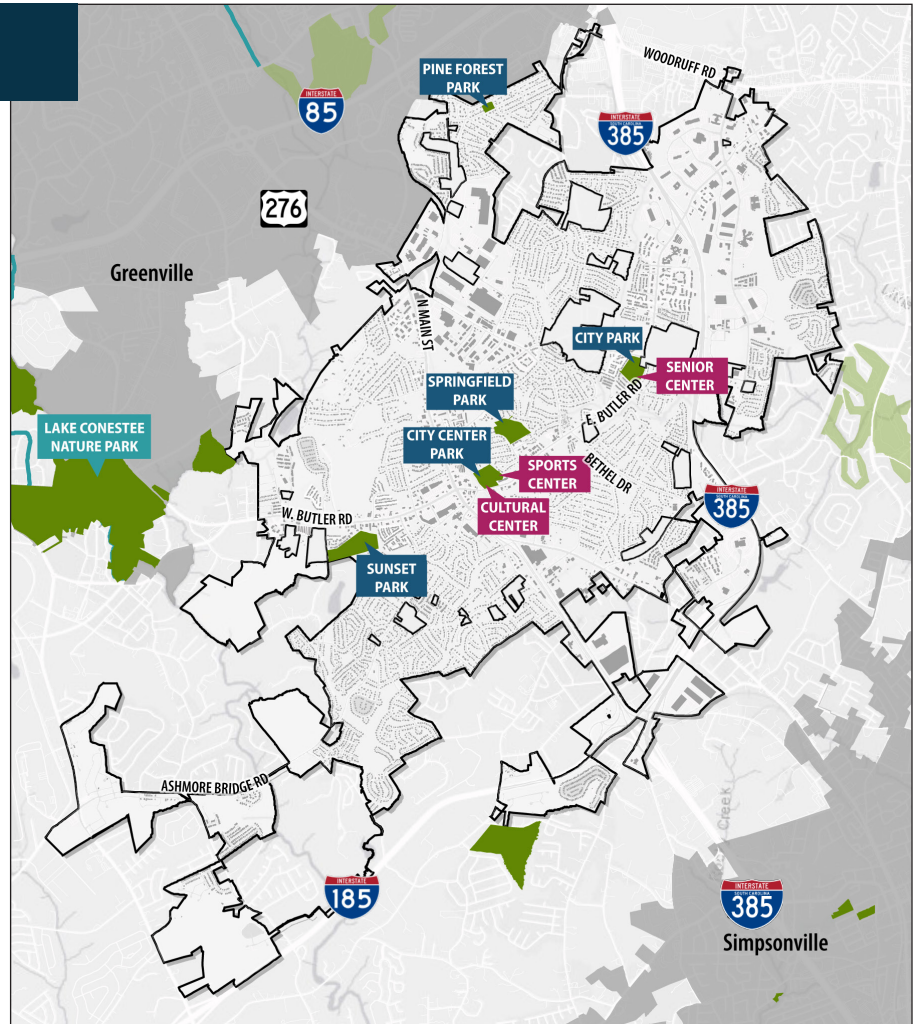
Parks and Recreation

Barton Creek Park

Barton Creek Park, a more recent addition to Mauldin's park system, is located in the southeastern part of the City. This park offers walking trails, picnic areas, and open green spaces. Barton Creek Park has been designed to accommodate nature walks and environmental education, with a focus on preserving the natural habitat along the creek. It serves as an important area for wildlife observation and outdoor exploration.

Recreation Programs

Mauldin's Parks and Recreation Department offers an array of programs that cater to residents of all ages. These include youth sports leagues, summer camps, fitness classes, and arts and crafts workshops. The department also organizes seasonal events such as community picnics, holiday celebrations, and fitness challenges, which help foster a sense of community and provide opportunities for social engagement. For seniors, the Senior Center is a focal point for active aging programs, including wellness seminars and social clubs, ensuring that older adults have access to resources that keep them engaged and healthy.



Source: City of Mauldin, Benchmark Planning (2024)

The Mauldin Senior Center

The Mauldin Senior Center is a vital community resource dedicated to supporting the well-being of senior residents. Located near Mauldin City Park, the Senior Center offers a wide range of services and programs designed to enhance the quality of life for older adults. These programs include fitness classes, educational workshops, social events, and health screenings. The Senior Center is also a place for seniors to gather and connect with others in the community, providing a welcoming environment where they can participate in recreational activities and foster relationships with peers. The center plays a key role in promoting active aging and ensuring that Mauldin's senior population has access to resources that support their physical and social well-being.

GREENWAY AND TRAILS

Mauldin is also working to expand its greenway system, enhancing its network of trails for walking, running, and biking. These trails connect various parks and recreational facilities across the city, providing safe and accessible routes for outdoor exercise and transportation. The development of additional greenway corridors is part of the city's long-term plan to improve access to nature and promote active lifestyles.

COLLABORATION WITH GREENVILLE COUNTY

Mauldin also benefits from its proximity to the broader Greenville County Parks and Recreation system, which includes several regional parks and outdoor facilities. Residents of Mauldin can easily access additional recreational areas, including larger nature preserves, hiking trails, and sports complexes, providing even more opportunities for outdoor activities and environmental education.

REGIONAL PARKS AND TRAILS



**BLUE RIDGE
MOUNTAINS**

~ 1.5 HOUR DRIVE



**SWAMP RABBIT
TRAIL**

~ 12 MINUTE DRIVE



**LAKE CONESTEE
NATURE PARK**

~ 6 MINUTE DRIVE

Median Number of Residents Per Park
and Parkland (for cities of 20,000-49,999)

Mauldin's Metrics



2,062

RESIDENTS PER
PARK



11.2

ACRES OF PARKLAND
FOR 1,000 RESIDENTS



5,383

RESIDENTS
PER PARK



2.6

ACRES OF PARKLAND
FOR 1,000 RESIDENTS

Source: 2024 NRPA Agency Performance Review Key Findings

LAND USE

The land use element provides a summary of existing land uses, as well as potential future uses of land and surrounding factors which impact land use in Mauldin. This section also considers potential growth of the City.

EXISTING LAND USE

Existing land use in the City reveals that just over half of the total land area in Mauldin is used for residential purposes and over 20% is occupied by commercial and office uses. Almost 8% of the residential land area is not currently developed, providing opportunity for future infill development. Industrial and commercial uses are concentrated along the major roadway corridors in Mauldin, primarily US-276, Butler Road, I-385, and S Main Street. These areas also extend into neighboring municipalities.

Almost 3% of parcels within Mauldin are currently either undeveloped or vacant. This accounts for approximately 8% of the total land area within the City, indicating some potential for infill development and redevelopment. These undeveloped or vacant properties are spread across the City, with limited concentration in one area.

ZONING DISTRICTS

The following general zoning categories are assigned within the City of Mauldin:

LOW DENSITY RESIDENTIAL:

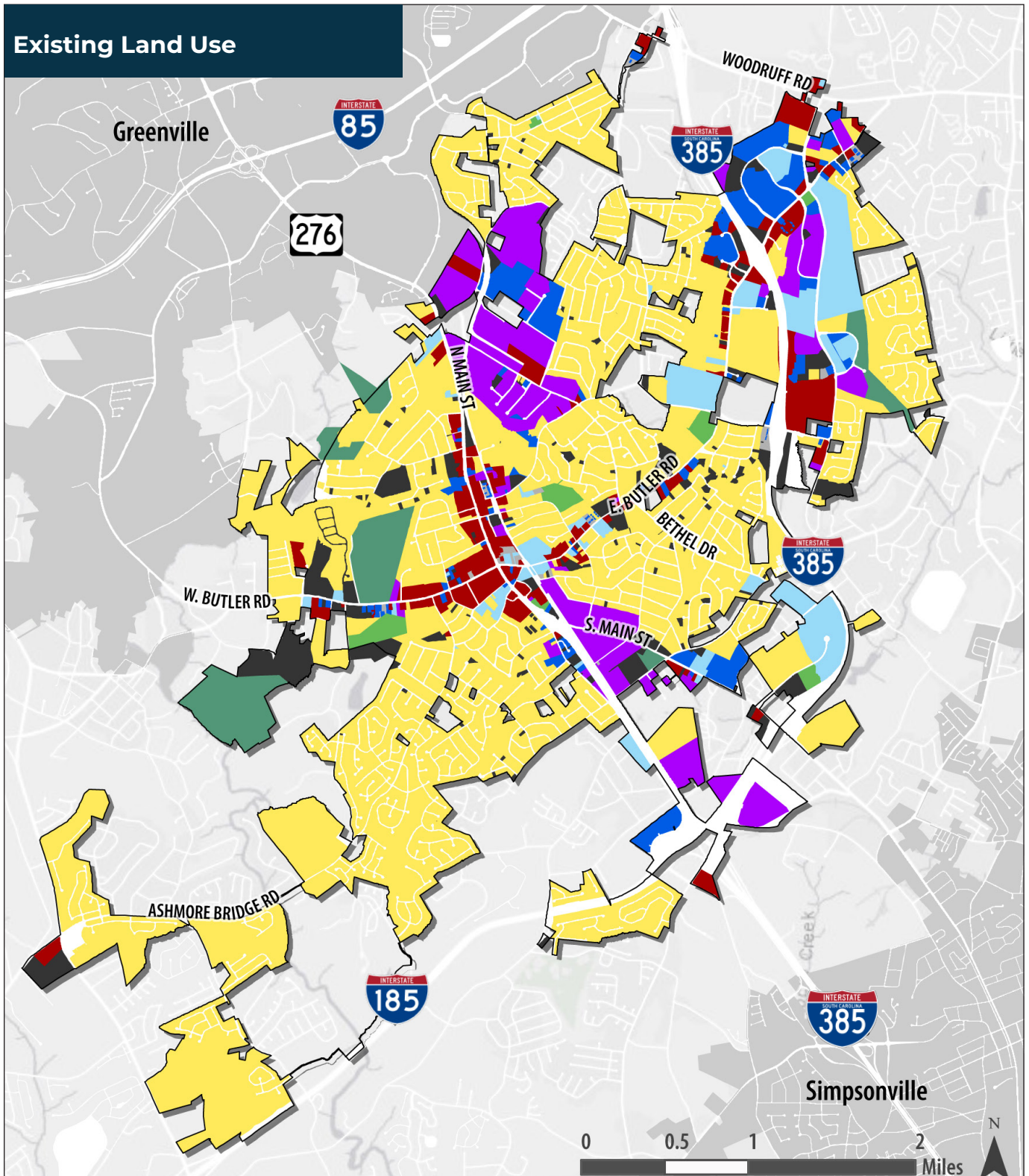
The R-12, R-15, and R-20 residential zoning classifications are considered low density residential districts that are established in areas with the primary use of single family homes and related recreational, religious, and educational facilities. R-20 is the lowest density, with a minimum lot area of 20,000 square feet, while R-12 has a minimum lot area of 12,000 square feet.

MEDIUM DENSITY RESIDENTIAL:

The R-10, R-8, and R-6 districts are used to classify medium density residential zones. These districts are also intended for primarily single family living while encouraging a more diverse housing types and limited non-residential uses. Within these categories both attached and detached housing is allowed as well as provisions for cluster developments to encourage the preservation of open space.

MIXED AND MULTI-FAMILY RESIDENTIAL:

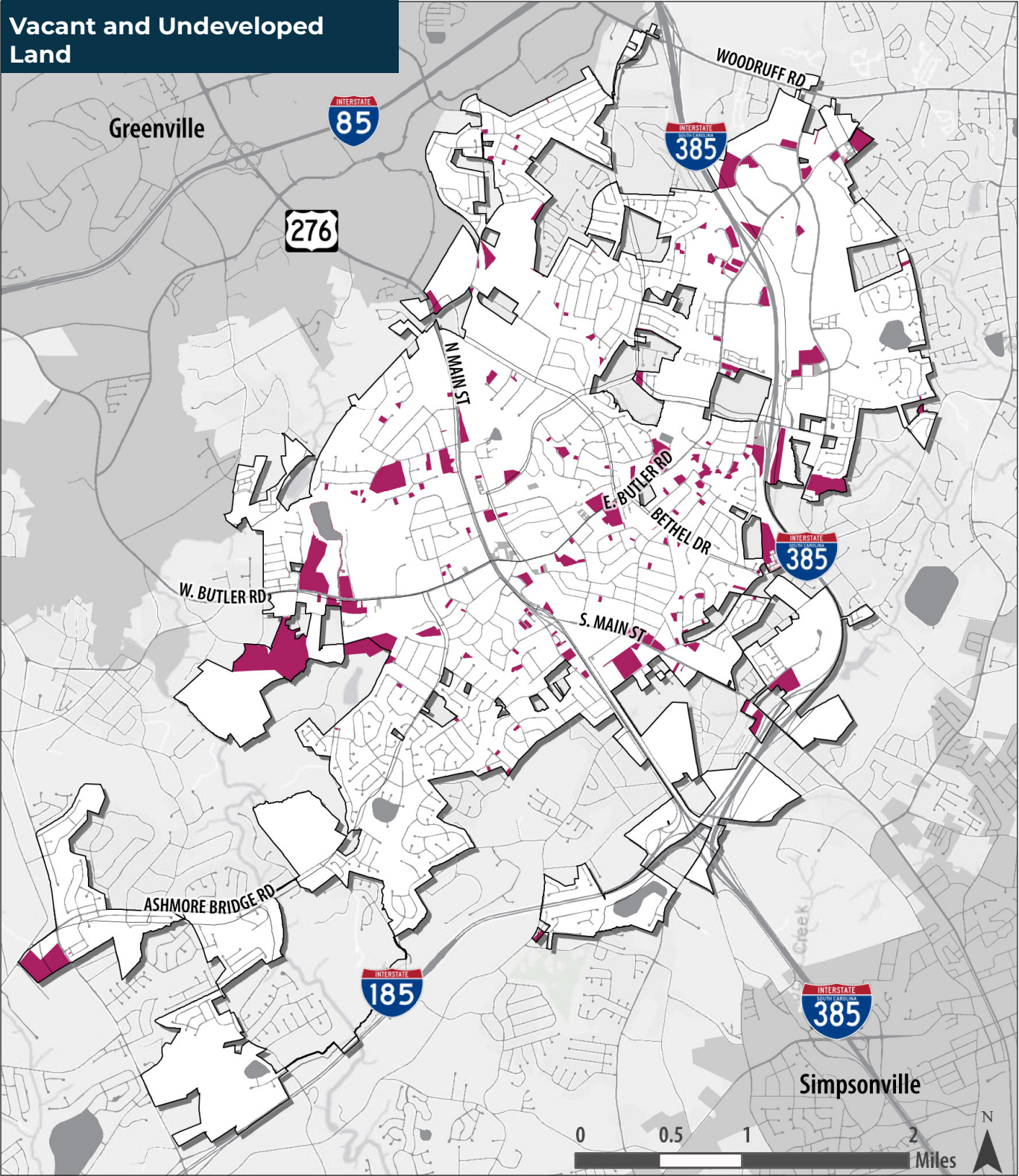
The R-M, R-M1, R-M10 and R-M12 zoning classifications encourage higher density residential. R-M1 is the lowest density of these districts, serving medium density residential areas with one to two family dwellings and recreational, religious, and supporting educational facilities. The R-M, R-M10, and R-M12 districts allow a range of medium to high density multi-family housing types. These districts serve as a transition between single family districts and commercial districts.



EXISTING LAND USE

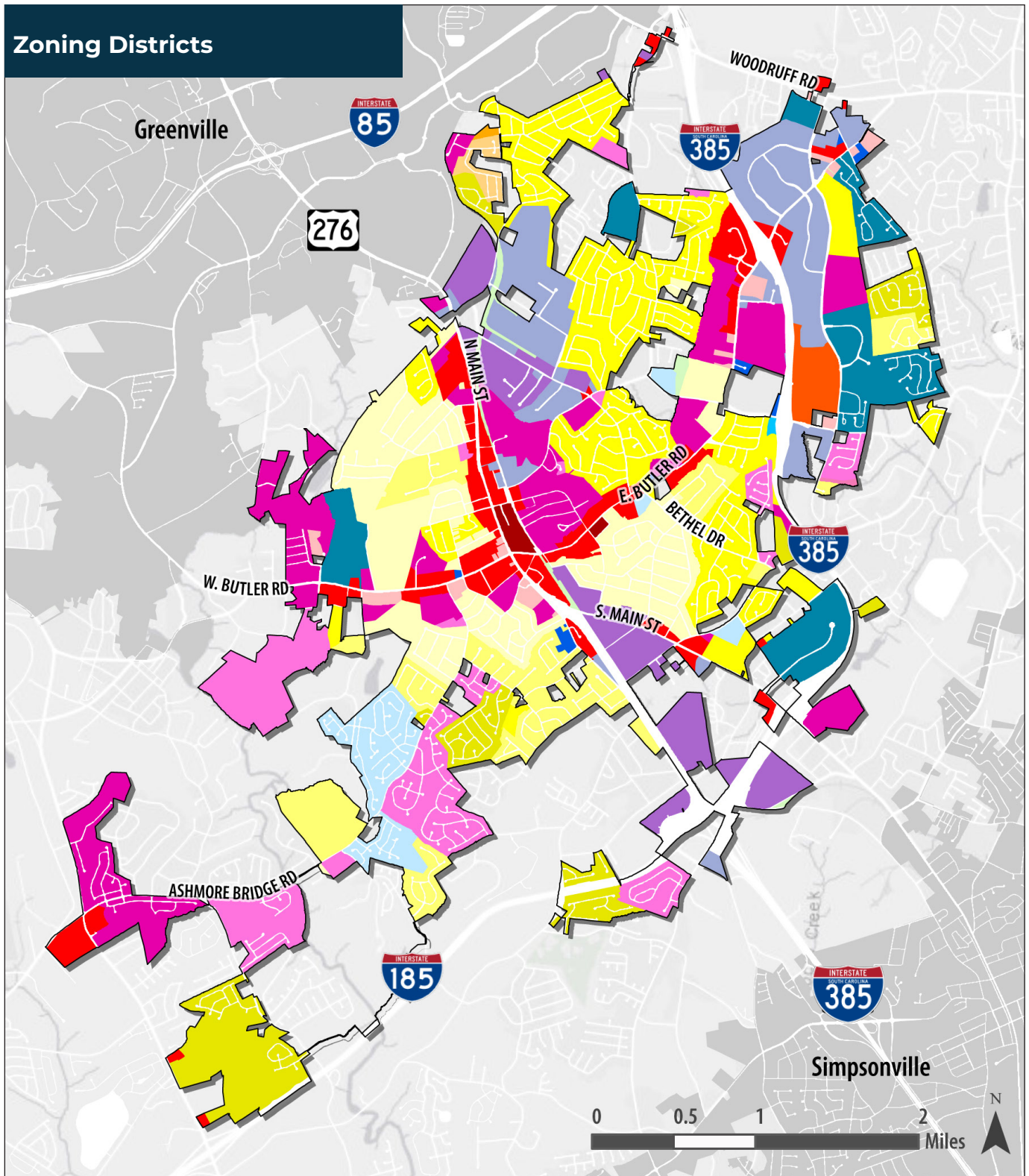
Source: Greenville County GIS (May 2024)

- | | | |
|---|---|---|
| AGRICULTURAL | GOVERNMENT / INSTITUTIONAL | INDUSTRIAL |
| PARKS & RECREATION | OFFICE | PARKING / INFRASTRUCTURE |
| RESIDENTIAL | COMMERCIAL | UNDEVELOPED / VACANT |



Source: Greenville County GIS (May 2024)

 UNDEVELOPED/ VACANT



ZONING DISTRICTS

Source: Greenville County GIS (May 2024)

C-1	I-1	PD-R	R-15	R-8	R-M1
C-2	OD	POD	R-12	R-6	S-1
CRD	PD	R-20	R-10	R-M	UVD

COMMERCIAL:

There are two predominant commercial zoning classifications in Mauldin: C-1 and C-2. C-1, Light Commercial District, promotes small scale retail, service, and professional offices that serve nearby residences. The C-2, General Commercial District, promotes accessible and central concentrations of business activities and commercial establishments offering both retail goods and services for the broader community. This district is designed to serve both automobiles and pedestrians but is primarily along major roadways.

MIXED USE:

The Central Redevelopment District is designed to encourage development in the central core of the City and to create an identifiable and pedestrian friendly downtown. The Urban Village District encourages a similar mix of commercial, civic, and residential uses in a walkable setting in other parts of the City. This designation is designed for contiguous areas of at least 10 acres but could be established on smaller sites that meet the same purpose.

OFFICE AND INDUSTRIAL:

The Office District (OD) allows office and research facilities in a convenient district. The Trades and Commercial Services District (S-1), is designed to provide a transition between commercial and industrial districts by allowing service oriented commercial uses, services related to commercial uses, commercial uses that sell merchandise and require warehouses or outdoor areas, and light industries that have minimal impact on adjoining properties. The Industrial District (I-1) is for exclusive industrial uses such as manufacturing plants, assembly plants, and warehouses.

PLANNED DEVELOPMENT DISTRICTS:

Several zoning classifications are established or planned developments to encourage more

creative design of residential, commercial, and office developments with greater flexibility than conventional zoning. Planned Development (PD) is the base designation. PD-R is intended to provide primarily residential uses, PD-C is intended to accommodate primarily non-residential uses, and POD (Planned Office District) is established to accommodate office development that should be compatible with surrounding residential properties.

AIRPORT:

The City has an Airport Protective Areas (AP) zoning overlay designation which identifies areas subject to regulations which are supplementary to the regulations of the district in which the designation is attached, appended, or "overlaid."

GREENVILLE COUNTY FUTURE LAND USE (2020)

In 2019, Greenville County updated their comprehensive plan. As the plan projected a large increase in the population over the next 20 years, the county was challenged to accommodate this growth. The City of Mauldin was part of the Future Land Use character areas within the County's Comprehensive Plan so that they could be a part of the discussion of where the County would grow. The map below shows the County's Future Land Use Character Areas in and around the City of Mauldin. As the City plans for its own future and growth it will be important to acknowledge the County's Comprehensive Plan and assess compatibility with this map.

Within the City limits, the main character areas assigned are Suburban Neighborhood, Suburban Mixed Use, Industrial, and Mixed Employment Center. The County also included Floodplain as an overlay character area to ensure the protection of vulnerable land.

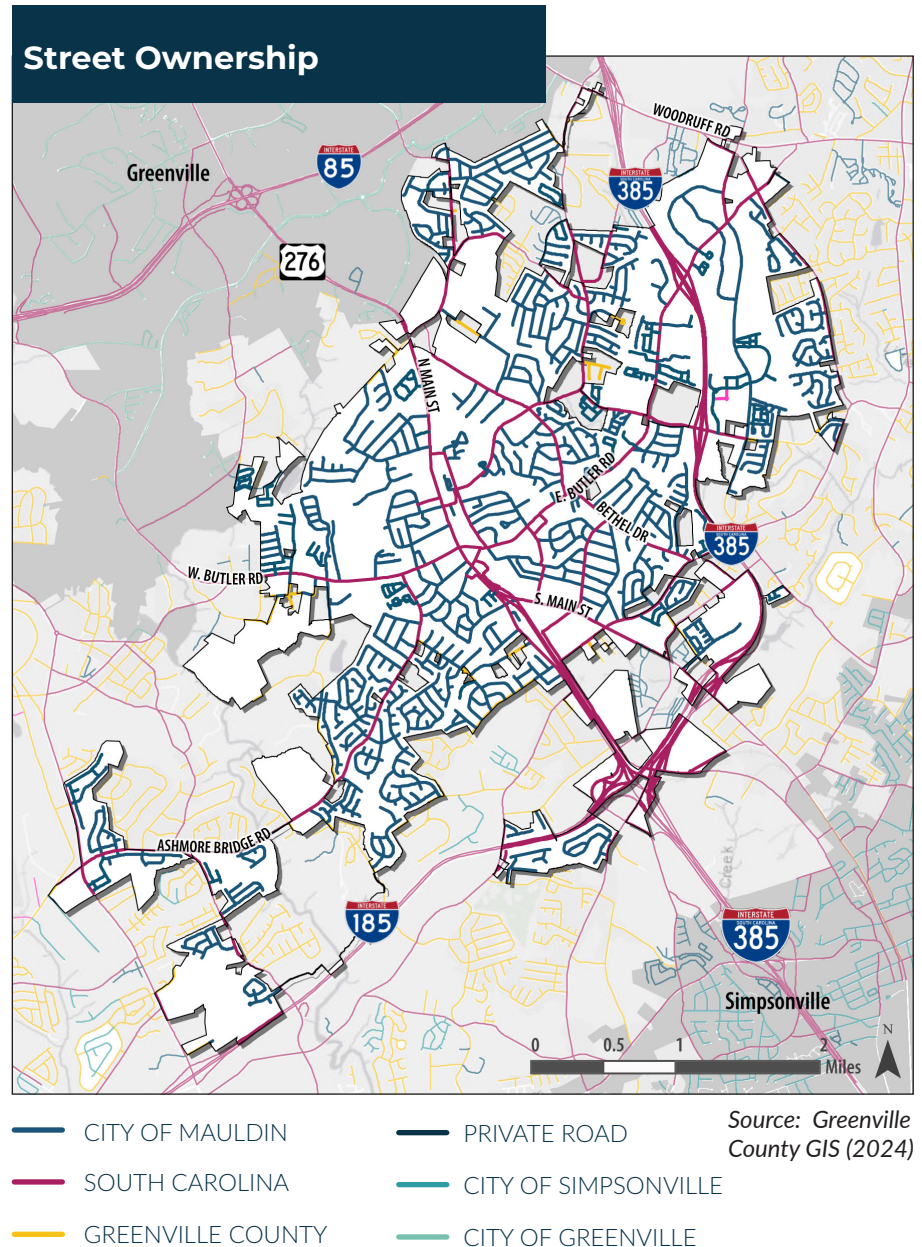
TRANSPORTATION

The transportation system in Mauldin is primarily composed of public roadways which serve private automobile traffic. However, there are also multi-modal trails, sidewalks, a small bus system, and existing rail lines. This section provides a summary of the transportation network in Mauldin.

ROADWAYS

There are approximately 183 miles of roadway in the City of Mauldin. More than half of the roads (99.2 miles) are owned and maintained by the City, and this includes the majority of neighborhood roads and smaller scale roadways in Mauldin.

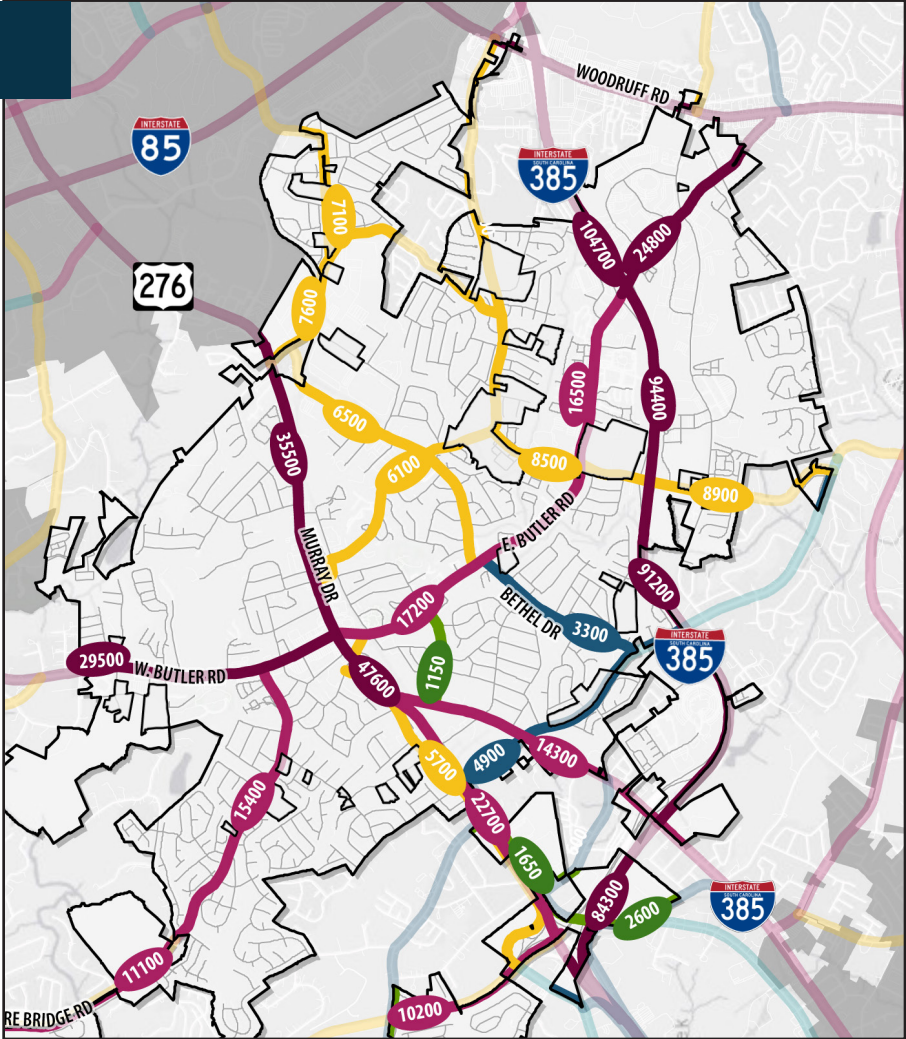
An additional 15.6 miles of roadway are owned by a private entity and 5.5 miles of roadway are owned by the County; all of which are towards the edge of the City limits. The remainder of the roads are owned by the State of South Carolina, including the interstates and major arterials such as Miller Road, Ashmore Bridge Road, Bethel Drive, Butler Road, Main Street, and Old Mill Road.



Average Daily Traffic

AVERAGE DAILY TRAFFIC

Interstate 385, which runs along the eastern edge of the City, connecting Mauldin to Greenville via I-85, is the most trafficked roadway in Mauldin. On average, it carries 85,000 vehicle trips per day. North Main Street is the second most trafficked roadway in the City, accommodating around 35,000 trips per day. Traffic count data is available only for major roadways, and the majority of other roads carry fewer than 10,000 vehicle trips per day. The map on the following page illustrates the average daily traffic across the major roadways in and just outside of Mauldin.



AVERAGE ANNUAL DAILY TRAFFIC

Source: South Carolina Department of Transportation (2024)

- < 2,500
- 2,500 - 5,000
- 5,001 - 10,000
- 10,001 - 25,000
- > 25,000

Vehicle Crash Data

Vehicle Crash Data

According to data obtained from the South Carolina Department of Public Safety, the majority of Mauldin has witnessed minimal vehicle accidents in recent years. However, major intersections, particularly along Butler Road and Murray Drive, have experienced a significant amount of accidents. The intersection of Butler Road and Murray Drive in particular witnessed more than 100 accidents from 2017-2022.

Mauldin Police Records provided more recent crash data from LawTrak for several locations that consistently have higher crashes.

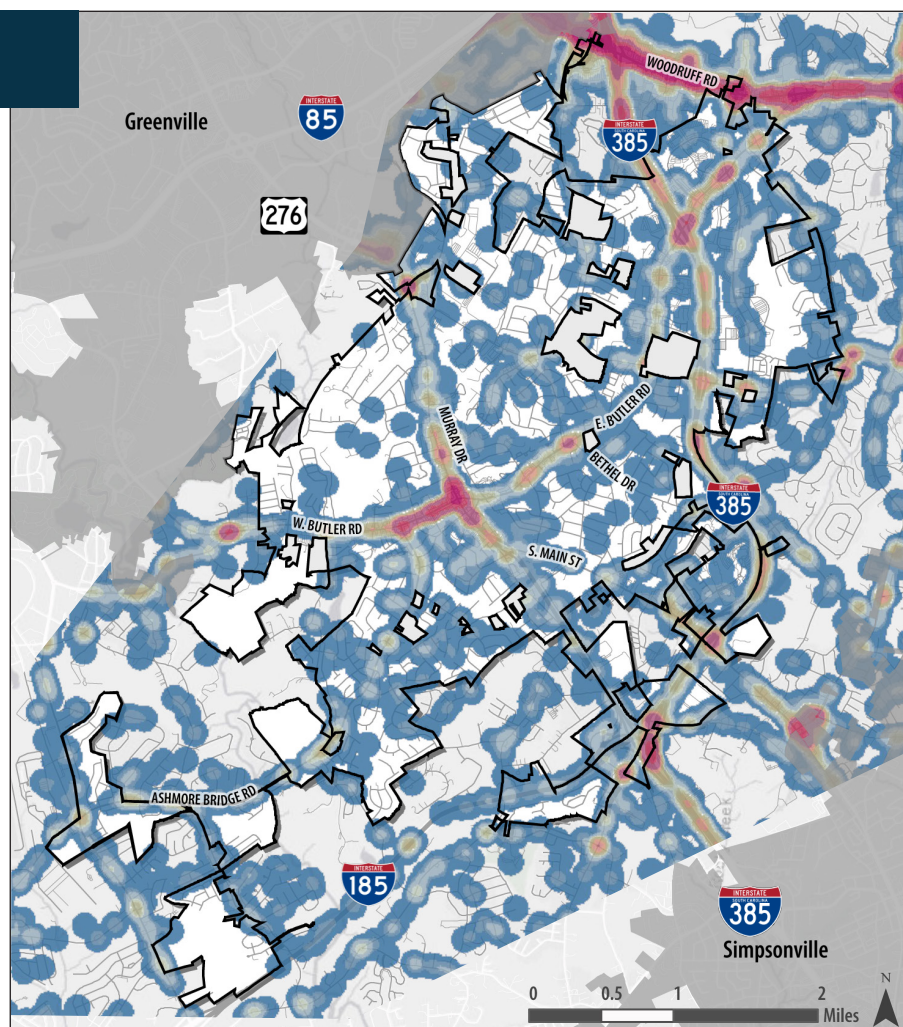
Since 01/01/2024:

Near Main St/Butler Rd

- » 70+ accidents around Owens Ln/S Main/Main intersection
- » 160+ around Main/Butler Rd intersection
- » 87 around Main/Sunset/Jenkins intersection

Near E Butler Rd/Verdin Rd

- » 15+ accidents around Butler/Verdin Rd intersection
- » 50+ around Brookfield/Butler Rd intersection
- » 21+ around Butler/Holland Rd intersection

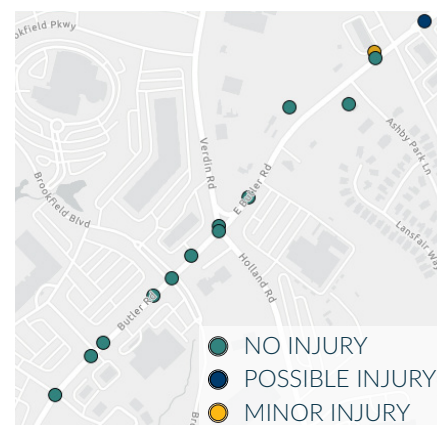
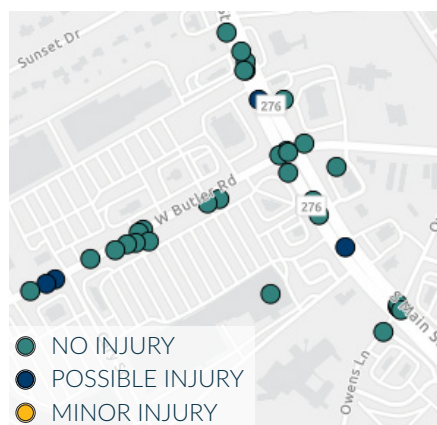


VEHICULAR CRASHES (2017 - 2022)

1 2-5 5-10 11-50 51-100 >100



Source: South Carolina Department of Transportation (2023)



LawTrak maps shows several crashes since 01/01/2024 clustered along W Butler Rd and N and S Main St. (left) and along E Butler Rd near Verdin Rd (right). Source: City of Mauldin

BUILD A BETTER BUTLER

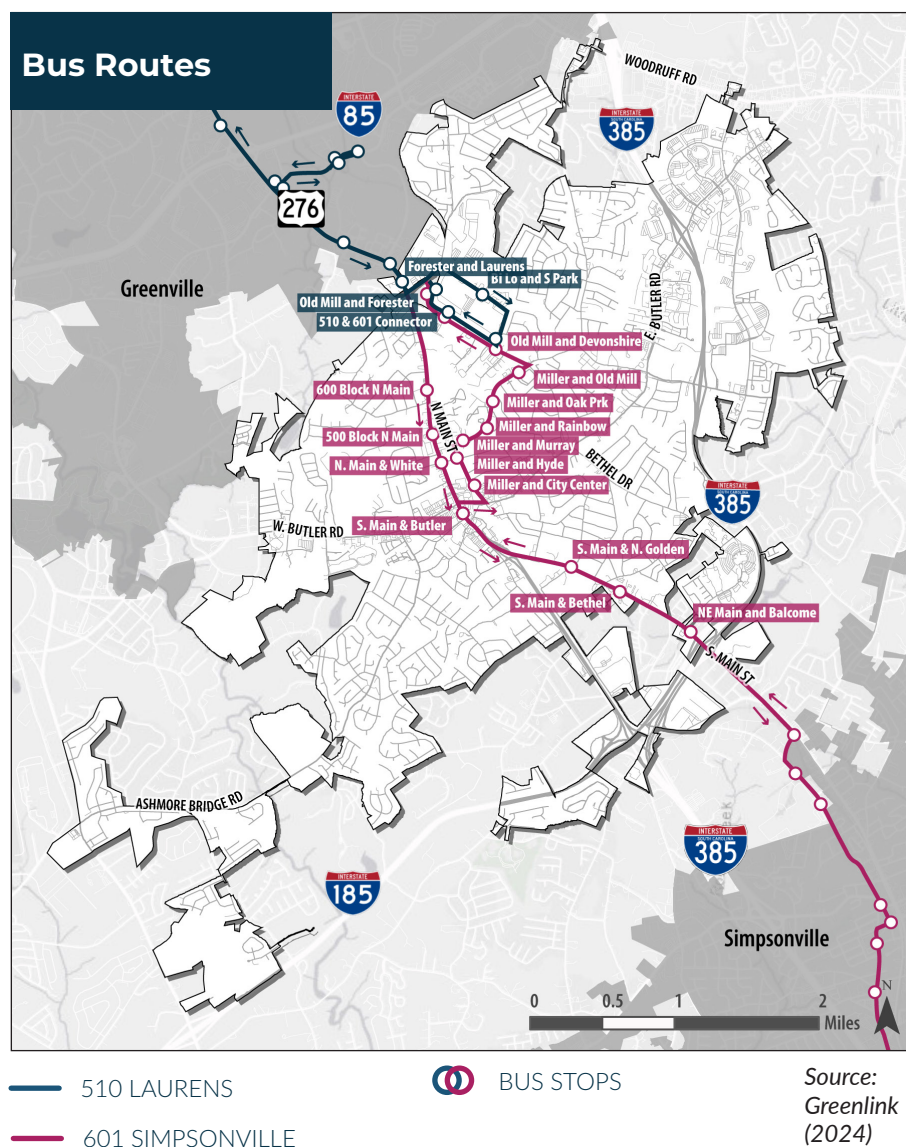
The South Carolina Department of Transportation (SCDOT), in collaboration with the Greenville-Pickens Area Transportation Study (GPATS) and the City of Mauldin, initiated the Butler Road Improvements Project to enhance traffic flow and safety along East Butler Road in Mauldin. This 1.7-mile stretch extends from North Main Street (US 276) to the entrance of the Mauldin Senior Center.

As part of this project, improvements will be made to Intersection Enhancements, Bridge Replacements, Bicycle and Pedestrian Facilities, and Curb and Gutter Installation. As of March 2025, the South Carolina Department of Transportation (SCDOT) has made significant progress on the Butler Road Improvements Project in Mauldin, SC. In May 2024, the Mauldin City Council approved the sale of certain properties along East Butler Road to SCDOT for right-of-way (ROW) purposes. These properties, identified as Tracts 205 and 229, are located at City Park and near the Gilder Creek crossing on East Butler Road. This acquisition is essential for implementing planned improvements, including the construction of a 10-foot multi-use path and other roadway enhancements.

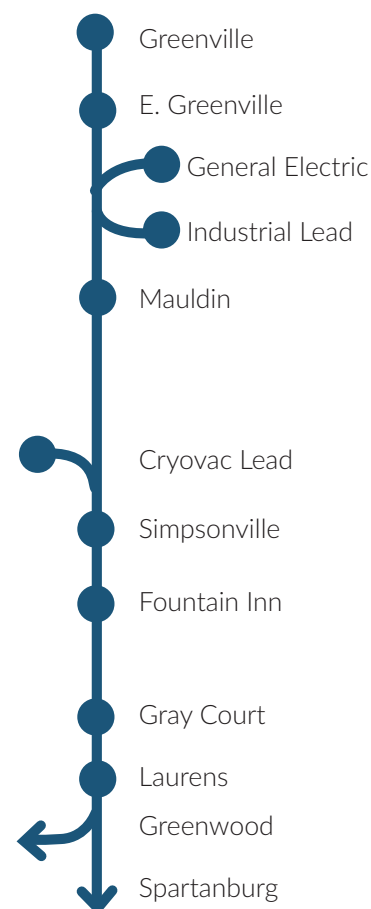
Additionally, in April 2024, the City Council authorized the granting of temporary construction easements to SCDOT for the project. This step facilitates the necessary construction activities while minimizing disruptions to the community. Construction on the project is underway with the original funding allocated through 2026.



Concept plan for the Build a Better Butler project shown at a November 2021 public meeting. Source: City of Mauldin, GPATS, SCDOT.



CAROLINA PIEDMONT RAILROAD ROUTE MAP



BUS ROUTES

Mauldin, South Carolina, is served by public bus transportation through Greenlink, the public transit system for Greenville County. Greenlink operates a network of fixed-route bus services that provide essential transportation options for Mauldin residents, connecting them to various destinations within Mauldin, Greenville, and surrounding areas. There are two routes that connect to Mauldin: The Simpsonville Connector and the 510 Laurens to Greenville.

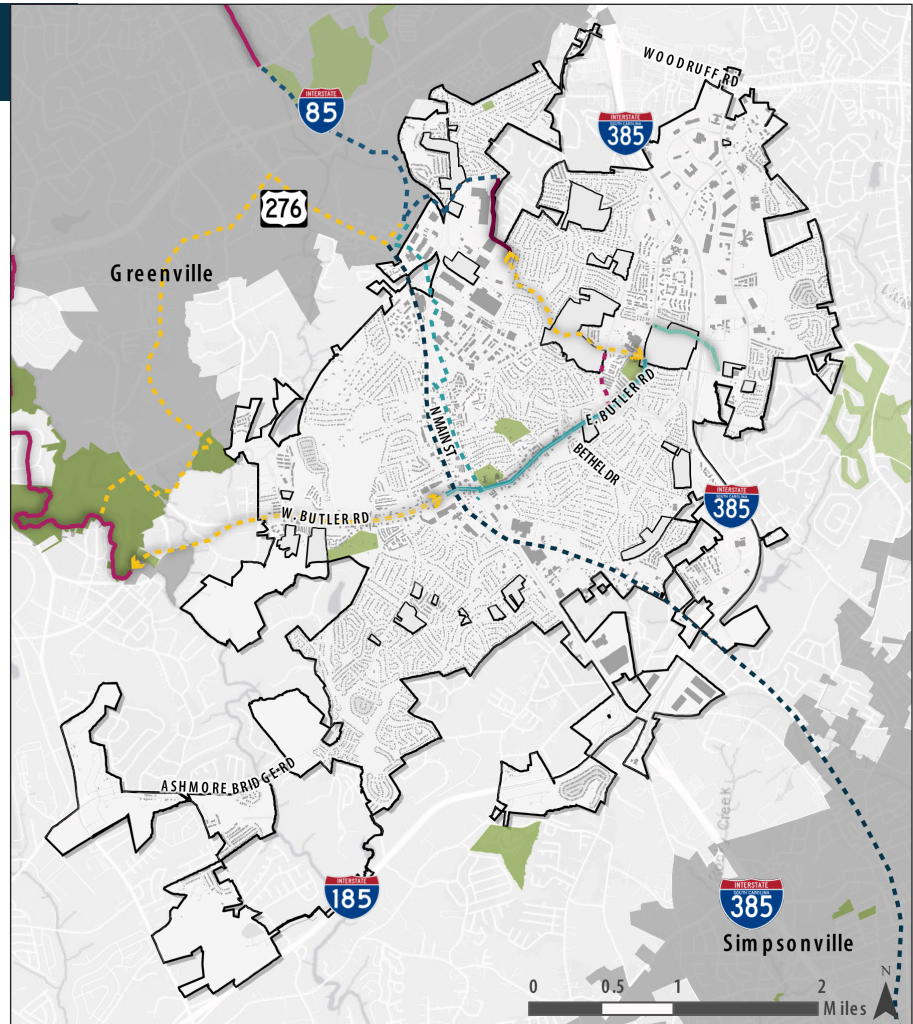
RAILWAYS

The Carolina Piedmont Railroad is a class III railroad and subsidiary of Genesee & Wyoming Inc. operating in Upstate South Carolina. The railroad cuts through Mauldin; running 34 miles from an interchange with CSX Transportation at Laurens and terminating in East Greenville. In 2008, the railroad accumulated approximately 5,500 annual carloads with primary commodities of plastic resin, gas and wind turbines, food products, forest products, and chemicals. The railroad serves a General Electric Facility that provides high value cargo for the line, shipping several gas and wind turbines via rail on an as-needed basis.

Trail Systems

In 2009, the Greenville County Economic Development Corporation (GCEDC) initiated a Multimodal Transit Corridor Alternatives Feasibility Study focused on a 3.42-mile section of inactive freight rail line extending from N. Pleasantburg Road in Greenville to just north of Mauldin. This line segment is owned by GCEDC. The study was completed in March 2010 and considered four transit alternatives: commuter rail, light rail transit (LRT), streetcar, and bus rapid transit (BRT). The study envisioned a commuter rail option using existing tracks from Fountain Inn to eastern Greenville and Forrester Road. The service then would continue on the rail corridor owned by GCEDC into Greenville. Of the four alternatives, BRT was ranked highest and was recommended.

Source: SCDOT MMTP Rail Plan



- | | |
|--|--|
| — SWAMP RABBIT TRAIL | — MAULDIN TO CU-ICAR |
| — DAVID BATES GREENWAY | — MAULDIN TO SIMPSONVILLE MAIN STREET GREENWAY |
| — PROPOSED GREENLINK CORRIDOR GREENWAY | — GLIDER CREEK GREENWAY |
| — BUILD A BETTER BUTLER | — BRIDGEWAY PED. BRIDGE |
| — PROPOSED CONNECTIONS | ● PARKS |

Source:
Greenville
County,
UGATA,
and
Benchmark
Planning
(2024)

TRAILS & GREENWAYS

Like much of the greater Greenville region, Mauldin features a growing network of trails and greenways both within and around its city limits. A key project, the Build a Better Butler Greenway, will run through the center of the city along Butler Road, with proposed extensions reaching both the southwestern and northwestern boundaries of Mauldin.

On the southwestern end, the greenway is planned to connect to the well-known Swamp Rabbit Trail—a 28-mile multi-use path that links residents to Downtown Greenville and numerous destinations along the way. On the northwestern edge, a connection is proposed to the David Bates Greenway (listed as Forrester Woods Trail on Google Maps), a smaller trail that links nearby subdivisions and light industrial areas within Mauldin's city limits. Another potential connection between the Swamp Rabbit Trail and the David Bates Greenway could form a regional loop through Mauldin, enhancing connectivity and access.

A trail that is already completed is the BridgeWay Station Pedestrian Bridge, a paved greenway bridge that spans six lanes of I-385. This bridge links the BridgeWay Station development to Bridges Road and provides pedestrian access to the Mauldin City Trail on East Butler Road near Mauldin High School. It is also a planned segment of the Swamp Rabbit Trail extension into Mauldin.

In addition to the Butler Greenway, several other planned trail corridors are highlighted on the City's greenway map:

MAULDIN TO CU-ICAR TRAIL:

A potential Swamp Rabbit Trail extension beginning at the Mauldin Cultural Center. It follows Murray Drive, transitions to a new 12-foot greenway at the Green Street intersection, and continues to North Main Street. The route then follows Forrester Drive, passes the Forrester Park Business Complex and St. Francis Medical Office Building C (Millennium Campus), and terminates at Sara Lane and Innovation Drive. This greenway will connect to an existing network of sidewalks and bike lanes, providing access to the proposed Swamp Rabbit Trail extension along the GCEC corridor.

SIMPSONVILLE–MAULDIN MAIN STREET GREENWAY:

Identified in the GPATS Horizon 2040 Long Range Transportation Plan, this shared-use path will connect Mauldin and Simpsonville and also serve as a future Swamp Rabbit Trail link, forming part of the “Golden Strip Greenways.”

GREENLINK CORRIDOR GREENWAY (ICAR LOOP):

Another proposed route included in the Greenville Trails Master Plan, envisioned to support multimodal transportation options and regional connectivity around the ICAR area.

Together, these trails and greenways form a foundation for a well-connected, accessible, and vibrant pedestrian and bicycle network that will enhance mobility and recreation throughout Mauldin and the surrounding region.

BICYCLE AND PEDESTRIAN INFRASTRUCTURE

BIKE TRAILS

Mauldin, South Carolina, and the broader Greenville County area have been making strides in developing bike infrastructure and expanding trail networks to promote active transportation, recreation, and environmental sustainability. Both Mauldin and Greenville are increasingly focusing on making cycling safer and more accessible for residents, enhancing the overall quality of life by offering opportunities for outdoor exercise and alternative transportation.

While Mauldin has historically been more car-oriented, the city has made recent efforts to improve bike infrastructure and create a more bike-friendly environment. These efforts include the development of bike lanes, multi-use paths, and increased connectivity to surrounding areas. Some key features of Mauldin's bike infrastructure and trail offerings include.

Mauldin's Greenway System

As previously mentioned, Mauldin is working toward expanding its network of greenways and multi-use paths to connect key areas within the city and beyond. These greenways are designed for both pedestrians and cyclists, providing safe, off-road routes for recreational and transportation purposes. The development of these greenways is part of Mauldin's broader effort to enhance its infrastructure and promote more sustainable forms of transportation.

Bike Lanes and Roadway Improvements

As part of its efforts to improve bikeability, Mauldin has introduced bike lanes on several roads and has made improvements to existing streets to accommodate cyclists. These bike lanes are typically found along main roads and corridors, improving safety for cyclists traveling through the city. While the bike infrastructure in Mauldin is still evolving, these enhancements are a step toward creating a more bike-friendly environment.

Greenville County Bike Trails

Greenville County has made more significant strides in developing bike infrastructure and an expansive network of trails. As mentioned previously, one of the most prominent features of Greenville's bike infrastructure is the Swamp Rabbit Trail—a 28-mile-long, multi-use trail that stretches from Downtown Greenville to Travelers Rest. This trail is one of the region's most popular recreational routes, providing cyclists, runners, and pedestrians with a safe and scenic route through parks, natural areas, and along the Reedy River. The Swamp Rabbit Trail is part of a broader effort to connect neighborhoods, parks, and green spaces within the city and county, offering a direct route for commuting as well as recreational cycling. The city of Greenville is recognized for its commitment to making cycling safer and more accessible through the development of bike lanes and bike racks throughout the city. Many of Greenville's streets are designed to accommodate cyclists, with dedicated bike lanes along key roads, such as Main Street and Pendleton Street. Additionally, the city has invested in bike share programs, allowing residents and visitors to rent bikes for short-term use, further enhancing cycling accessibility. The City of Mauldin should work with the City of Greenville to identify key bike route connections.

RESILIENCY

SOUTH CAROLINA OFFICE OF RESILIENCY

In 2020, the South Carolina Office of Resiliency was established through SC code §48-62-10. to help the state with housing recovery following a federally declared disaster, mitigation against future flood risks, and resiliency planning. The South Carolina Office of Resilience (SCOR) has developed the Strategic Statewide Resilience and Risk Reduction Plan (Resilience Plan) to guide state investments in flood mitigation and to assist local governments in integrating resilience into their planning efforts. The plan evaluates the state's major watersheds to identify flood risks and potential losses from extreme weather events. It offers strategies for local governments to mitigate these risks and incorporate resilience into hazard mitigation, environmental protection, and economic development initiatives.

SCOR provides technical assistance to local governments, including resources and support for flood risk reduction efforts. The Watershed-Based Resilience Planning Program focuses on resilience planning at the watershed level, facilitating the development and coordination of resilience projects, programs, and policies locally. This program also emphasizes stakeholder input from citizens statewide, which is incorporated into updates of the Statewide Resilience Plan.

Additionally, SCOR has compiled a repository of resilience resources to aid local municipalities and other entities involved in resilience planning. These resources cover various aspects of resilience, including general planning frameworks and specific studies related to South Carolina's flood risks. Through these initiatives, SCOR aims to empower local governments with the tools and knowledge necessary to enhance community resilience against natural disasters.

The Statewide Resilience Plan was last updated in June 2023. One of the recommendations in the latest update was to bring together the data used into a comprehensive mapping tool- The Resilience Atlas. This platform enables the creation of customized maps by integrating various data sources, thereby supporting informed decision-making for mitigating risks associated with natural hazards. Users can explore datasets relevant to Mauldin's resilience, such as flood risk assessments, infrastructure projects, and environmental considerations. For instance, Greenville County, which includes Mauldin, has been allocated funding through SCOR's Stormwater Infrastructure Program for projects like the Little Creek and North Chastain stream restorations.

GREENVILLE COUNTY RESILIENCY

At the county level, Greenville County has developed a Multi-Jurisdictional Hazard Mitigation Plan, which includes Mauldin. This plan outlines strategies to mitigate various hazards, including flooding, and emphasizes collaboration among local jurisdictions to enhance community resilience. The Greenville County Multi-Jurisdictional Hazard Mitigation Plan (HMP) is a comprehensive strategy developed to identify and mitigate risks associated with natural hazards affecting Greenville County and its municipalities, including Mauldin. The plan aims to safeguard residents, property, and the local economy by reducing the impact of disasters through proactive measures.

Key Components of the Plan:

- » Hazard Identification and Risk Assessment: The HMP evaluates various natural hazards such as floods, wildfires, and severe storms, assessing their potential impact on the community.
- » Mitigation Strategies: It outlines specific initiatives and projects designed to minimize or eliminate risks posed by hazards. These strategies encompass structural projects, policy changes, and public education efforts.

- » **Multi-Jurisdictional Collaboration:** The plan is a collaborative effort involving multiple jurisdictions within Greenville County, including the cities of Greenville, Travelers Rest, Mauldin, Simpsonville, and Fountain Inn. This cooperative approach ensures a unified and efficient response to hazard mitigation across the region.
- » **Plan Maintenance and Updates:** Recognizing the dynamic nature of hazard risks, the HMP includes provisions for regular updates and annual progress evaluations to adapt to new information and changing conditions.

Recent Developments:

In 2023, the Greenville County Council amended the HMP to incorporate the Paris Mountain Wildfire Mitigation Plan as an annex. This addition addresses specific wildfire risks in the Paris Mountain area, highlighting the plan's adaptability to emerging threats.

By implementing and updating the Hazard Mitigation Plan, the County demonstrates a commitment to enhancing community resilience and reducing long-term risks associated with natural disasters.

The Greenville County Emergency Management Department (GCEMD) is in charge of planning, integrating, and implementing all emergency management and Homeland Security related activities for Greenville County. The GCEMD lists the following hazards as areas of concern for the county:

Natural Hazards:

- » **Drought:** Greenville County experienced 10 drought events from 2008 to 2020 (NOAA).
- » **Earthquake:** The Brevard and Pax Mountain fault systems cross northern Greenville County. Since 1997, three minor earthquakes (2.2–2.5 magnitude) have been recorded. The 1886 Charleston earthquake was the most significant in state history.
- » **Flooding:** The county has the highest flood-related losses in South Carolina. It experiences dam/levee failures, drainage issues, flash floods, and riverine flooding. Since 1970, 112 flooding events have occurred, causing over \$11 million in damages.
- » **Hurricanes/Tropical Storms:** Inland flooding is the greatest risk. Tropical Storm Jerry (1995) dropped over 15 inches of rain.
- » **Infectious Disease/Public Health Emergencies:** Outbreaks can strain healthcare resources and require rapid response.
- » **Severe Weather:** From 2008–2020, the county had 204 thunderstorm wind events, 196 hail events, and three lightning incidents. In April 2020, three tornadoes, including two EF2s, caused significant damage and injuries.
- » **Winter Storms:** Between 2008–2020, Greenville County experienced eight heavy snow events, nine winter storms, and 29 winter weather incidents. A major 2005 storm led to a federal disaster declaration.
- » **Wildfires:** Growing development in forested areas increases wildfire risks. The 2016 Pinnacle Mountain fire burned over 10,600 acres, with \$4.5 million in damages.

Technological Hazards

- » **Communications Failure:** A major disruption in public or private communication systems, including transmission lines, broadcast stations, and software, caused by equipment failure, human actions, or disasters.
- » **Mass Power Failure:** The loss of commercial power affecting at least 1,000 customers for 24 hours due to utility or substation failures.

Human Hazards

- » **Active Shooter/Hostile Action:** Unpredictable incidents where an individual actively harms others, often with firearms, leading to mass casualties.
- » **Civil Disturbance:** Unrest stemming from social or political tensions, such as controversial legal or law enforcement actions.
- » **Terrorism & Cyber Terrorism:** Critical infrastructure and population centers make the City vulnerable to various terrorist threats. Cyber terrorism poses risks despite security measures like firewalls and virus protection, especially if security protocols are not followed.

Hazardous Materials

- » **Hazardous Materials Spill:** Greenville County has the highest concentration of facilities handling Extremely Hazardous Substances (EHS) in South Carolina, with significant risks from industrial sites and transportation routes. It also has the most Toxic Release Inventory (TRI) and Superfund sites in the state.
- » **Nuclear Accident:** Within the 50-mile emergency planning zone of the Oconee Nuclear Station, the county could be affected by radioactive releases impacting air, water, and food supplies. It also serves as a host county for evacuees from Pickens County.
- » **Pipeline Accident:** Hazardous spills from gas and petroleum pipelines (Colonial Pipeline, Kinder Morgan) pose risks to public safety and the environment. The 1996 Reedy River spill, one of the largest inland oil spills in U.S. history, released nearly 1 million gallons of fuel oil.

CITY OF MAULDIN RESILIENCY EFFORTS

Mauldin, South Carolina, has undertaken several initiatives to enhance its resilience against natural hazards, particularly flooding:

Stormwater Management and Public Engagement

In 2022, Mauldin collaborated with KCI Technologies to develop a comprehensive stormwater master plan. This initiative involved surveying the city's stormwater infrastructure to identify flooding hot spots. Funded by a \$500,000 FEMA Building Resilient Infrastructure and Communities (BRIC) grant awarded in partnership with the City of Fountain Inn, the project aims to create an actionable plan for infrastructure improvements. Public input has been integral to this process, with meetings held to gather residents' experiences and concerns regarding drainage issues.

Regulatory Measures and Planning

Mauldin has implemented ordinances focused on flood damage prevention, acknowledging the risks posed by special flood hazard areas. These regulations are designed to mitigate loss of life and property, as well as health and safety hazards associated with flooding. Additionally, the City's Comprehensive Plan serves as a road map for future growth and development, incorporating strategies to address natural hazards and promote community resilience.

Emergency Preparedness and Response

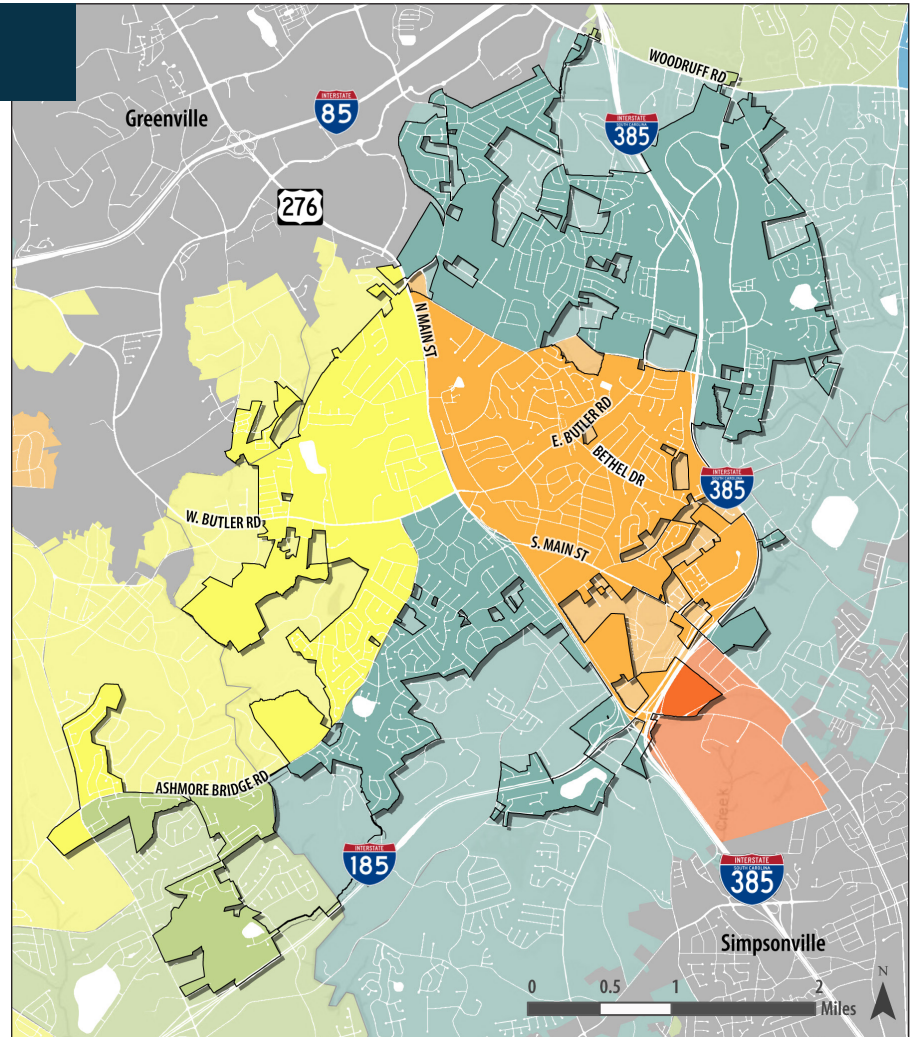
The Mauldin Fire Department operates four stations staffed by over 50 professionals, providing emergency services to approximately 40,000 residents across 23.5 square miles. The department maintains a Class 1 ISO rating, reflecting its high standards in emergency response. Furthermore, Mauldin collaborates with Greenville County Emergency Management, which offers resources and guidance on disaster preparedness for various natural hazards.

Through these combined efforts in infrastructure planning, regulatory measures, and emergency services, Mauldin is actively working to enhance its resilience against natural disasters and ensure the safety and well-being of its community.

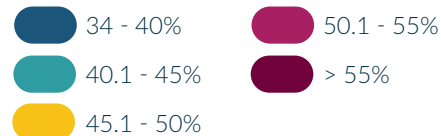
Social Vulnerability

SOCIAL VULNERABILITY

Social vulnerability refers to the ability of individuals and communities to prepare for, respond to, and recover from hazards such as natural disasters, economic disruptions, or public health crises. It is influenced by factors such as socioeconomic status, age, disability, access to resources, and community infrastructure. Populations with higher social vulnerability often face greater challenges in disaster preparedness and recovery due to limited financial means, healthcare access, or social support networks. Understanding social vulnerability helps policymakers and planners develop targeted strategies to enhance resilience and reduce risks for at-risk communities.



PERCENT OF POPULATION WITH RISK FACTORS



Source: Centers for Disease Control (2022)

Census data on social vulnerability looks at several factors including the following:

- Income to poverty ratio
- Single Caregiver Households
- Unit Level Crowding
- Communication Barriers (Limited English/ No high school diploma)
- No full time Employment in household
- Disability
- No Health Insurance coverage
- Over the age of 65
- No Vehicle Access
- No Broadband Access

The map highlights which census tracts around the City of Mauldin have a predominant portion of the population (over 34%) with one or more of these risk factors.

PRIORITY INVESTMENT

INTRODUCTION

The Priority Investment Element is intended to help prioritize and allocate funding for infrastructure improvement projects identified in the other elements of the Comprehensive Plan. This element also analyzes potential federal, state, and local funding available for public infrastructure and facilities over the next ten years, and recommends projects for expenditure of these funds. The recommendations in this element will be coordinated with adjacent and relevant jurisdictions as applicable.

Many communities tie this element into a five year Capital Improvements Plan (CIP). The traditional CIP is a great way to schedule improvements based on available financial resources. This also helps guide investments based on the direction set forth in the Comprehensive Plan and allows for programming and prioritization of longer term projects based on projected resources. In cases where no formalized CIP exists, this element can serve as the CIP or the catalyst for developing one.

POTENTIAL FUNDING SOURCES

Regional Funding

- » The **Appalachian Council of Governments (ACOG)** is one of ten South Carolina councils designed to serve as a connection between local governments and State and Federal programs. The ACOG works with Mauldin to identify and coordinate regional development, strengthen services, and improve coordination. Specifically, they provide assistance with public administration, planning, information systems and technology, grants, workforce development, and services for the elderly population. Major federal funding sources include the Appalachian Regional Commission, Economic Development Administration,

US Department of Housing and Urban Development, Workforce Innovation and Opportunity act, and Older Americans Act.

State Funding

- » **Community Development Block Grant (CDBG)** funds are available through both the US Department of Housing and Urban Development and the State Department of Commerce. CDBG funds can be used to assist local governments in a variety of projects, such as community infrastructure, job creation, neighborhood revitalization, and public facilities.
- » **Municipal Association of South Carolina (MASC)** awards Hometown Economic Development Grants of up to \$25,000 to support economic development projects that will make a positive impact on a municipality's quality of life. The grant program also promotes and recognizes innovation in economic development practices.
- » **South Carolina Arts Commission (SCAC)** provides a range of grants aimed at increasing public access to the arts. These include grants for art programming, increasing access to people with disabilities, and recognition of a cultural district.
- » **South Carolina Department of Archives and History (SCDAH)** helps administer federal historic preservation and planning funds to local governments through planning and preservation grants. These grants can be used to help fund historic district plans, facade improvement programs, and rehabilitation projects.
- » **South Carolina Department of Parks, Recreation, and Tourism (SCPRT)** offers a number of grant opportunities to local governments for tourism marketing, new parks and trails, and improvements to existing recreational facilities.
- » **South Carolina Department of Transportation (SCDOT)** administers community based projects through multiple federal programs. Local governments are amongst the list of eligible applicants for a few of these. Notably are

the Transportation Alternatives Program (TAP), which is a reimbursement-based grant program that funds pedestrian facilities, bicycle facilities, and streetscape projects. SCDOT also administers Safe Routes to School (SRTS) funding, which may be used for infrastructure improvements, education, encouragement, and enforcement programs that enable and encourage children to safely walk and bicycle to school.

- » **South Carolina Forestry Commission (SCFC)** has several grant opportunities to assist local governments with geographic information systems studies, tree surveys, and environmental protection projects.
- » **South Carolina Rural Infrastructure Authority (RIA)** has a Basic Infrastructure Grant Program which can be used to offset local infrastructure projects.

Federal Funding

- » The **Federal Economic Development Administration (EDA)** offers economic development grants for infrastructure to local governments. Eligible projects include the development of economic development plans in under-served areas, technology-based economic development initiatives, and opportunity zone work.
- » The **Federal Transportation Administration (FTA)** provides funding to local governments for public transit system development, including buses, subways, and commuter rail.
- » The **United States Department of Agriculture (USDA)** provides several grant opportunities to rural communities throughout the State. Some of the key programs include community facilities grants / loans, water and wastewater disposal loans / grants, and rural business development grants.

COORDINATION

To effectively manage growth and development, the Priority Investment Act requires local governments to coordinate with adjacent relevant jurisdictions

and agencies before recommending projects for public expenditure. To facilitate this process, the Act encourages local governments to maintain a list of these jurisdictions and agencies so that they can be effectively included in major development decisions. In Mauldin, the list of relevant agencies and jurisdictions to coordinate with include:

Local Governments

- » City of Fountain Inn
- » City of Greenville
- » City of Greer
- » City of Simpsonville
- » City of Travelers Rest
- » Greenville County

Regional Agencies

- » Appalachian Council of Governments
- » Swamp Rabbit Trail

School Districts

- » Greenville County School District

Utility Providers

- » AT&T
- » Charter / Spectrum Communications
- » Duke Energy
- » Greenville Water
- » Laurens Electric Cooperative
- » Piedmont Natural Gas
- » Renewable Water Resources
- » Ripple Fiber

State Agencies

- » South Carolina Department of Commerce (SCDOC)
- » South Carolina Department of Environmental Services (SCDES)
- » South Carolina Department of Parks, Recreation, and Tourism (SCPRT)
- » South Carolina Department of Transportation (SCDOT)

Priority Investment Areas

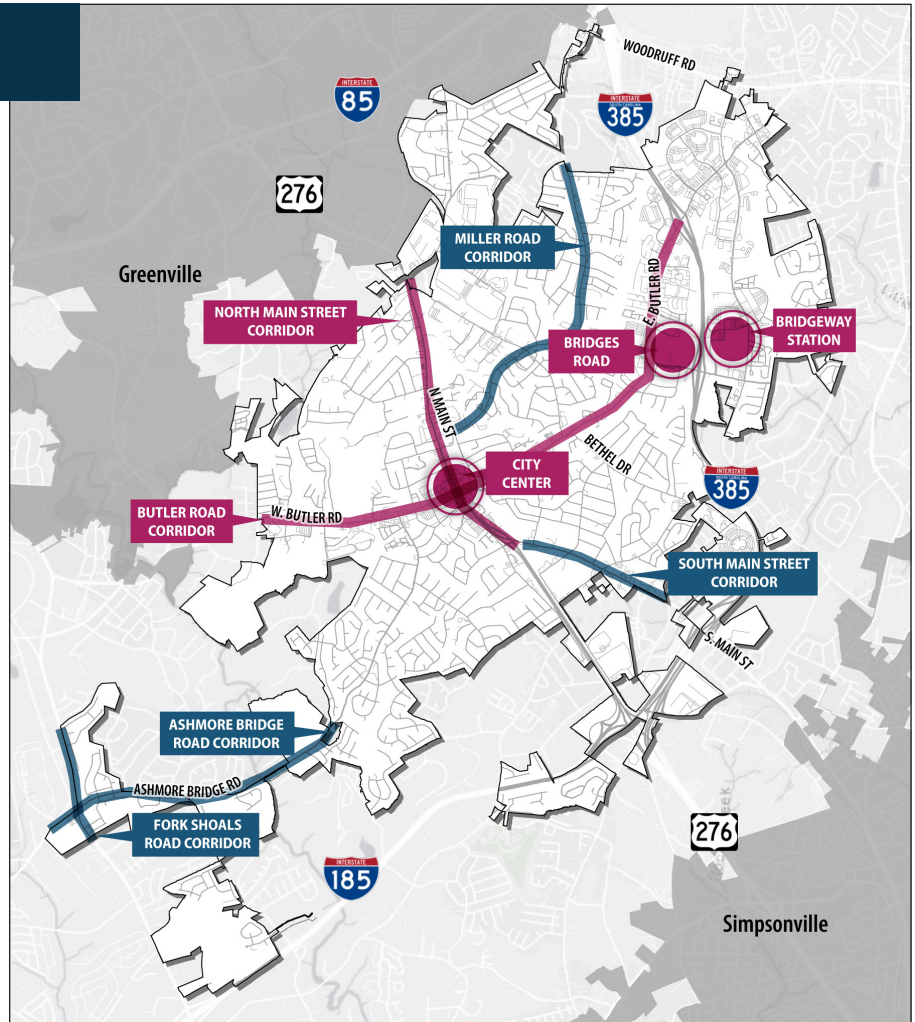
PRIORITY INVESTMENT AREAS

The Priority Investment Act allows local governments to use market-based incentives to encourage the development of traditional neighborhood designs and housing in designated priority investment areas. Currently, the City has five primary priority investment areas:

- » BridgeWay Station
- » Bridges Road Area
- » City Center Area
- » North Main Street Corridor
- » Butler Road Corridor

There are also four secondary investment areas:

- » Fork Shoals Road Corridor
- » Ashmore Bridge Road Corridor
- » Miller Road Corridor
- » South Main Street Corridor



PRIORITY INVESTMENT AREAS



CAPITAL IMPROVEMENT PROJECTS

The City develops a five-year Capital Improvement Plan (CIP) which identifies current and future fiscal requirements and is the basis for determining annual capital budget expenditures. The primary sources of funding for the CIP are sewer fee revenues, hospitality and accommodations tax revenues, general fund revenues, and capital project fund revenues. The most recent CIP was adopted for FY2025 - 2029, though this will be updated in the summer of 2026 as part of the annual budgeting process.

PLAN MAULDIN

