



## Chapter 7: Community Facilities

Concerns about suburban growth often arise because the public infrastructure needed to support growth has not kept pace with residential and commercial development. Low water pressure, leaking or overflowing sewer lines, congested roadways, and overcrowded schools and parks are too often symptoms of rapid growth.

Schools, wastewater treatment, and water service improvements in Mauldin are governed by regional agencies, and are not addressed in this plan. An overview of schools is included. Mauldin officials have coordinated and consulted with Greenville County School District planners, and have participated in the regional sewer authority (previously Western Carolina Regional Sewer Authority, now re-branded as ReWa for “Reusable Water Resources”) planning process which has occurred concurrently with this plan.

Local wastewater collection, solid waste and recycling services, street maintenance, public safety, parks and recreation facilities are the community services and facilities that the City of Mauldin directly controls, and those functions are the focus of this section of Mauldin’s Comprehensive Plan.

The purpose of this Community Facilities chapter is to help predict the needs for expanded City facilities and services impacts that growth will create.

Table 7-1 calculates current level of service for each city department, based on employees per square mile and on employees per 1000 population. By applying the personnel per 1000 population to the projected population for the City in 2030, an estimated need for additional personnel is calculated.

These estimates in Table 7-1 are not precise calculations of need for additional personnel, but should be considered a general guide for predicting the impact of population growth on community services.

### **Wastewater Collection Facilities**

Wastewater collection in Greenville County is managed in a two-tier process. ReWa is the regional sewer authority, and builds and operates wastewater treatment plants and the large trunk sewer lines that serve those plants. The smaller collection lines are maintained by cities or a patchwork of special purpose districts.

Table 7-1  
Estimate of Additional Personnel Need based on Population Growth by 2030

Department	FY 2009 Employees	2009 Employees Per 1000 Population	2009 Employees Per Square Mile	2030 Employees Needed	Increase in Employees by 2030
Administration	3	0.14	0.33	4.0	1.0
Finance	4	0.18	0.43	5.4	1.4
Judicial Services	4	0.18	0.43	5.4	1.4
Police	53	2.43	5.76	71.0	18.0
Police Officers	42	1.93	4.57	56.3	14.3
Fire	43	1.97	1.95	57.6	14.6
Building & Zoning Administration	6	0.28	0.65	8.0	2.0
Street	8	0.37	0.87	10.7	2.7
Sanitation	18	0.83	1.96	24.1	6.1
Sewer	6	0.28	0.65	8.0	2.0
Buildings Maintenance	2	0.09	0.22	2.7	0.7
Parks & Grounds Management	8	0.38	0.90	11.1	2.8
Recreation	8	0.37	0.87	10.7	2.7
Sports Center	16	0.73	1.74	21.4	5.4
<b>Grand Total</b>	<b>179</b>	<b>8.2</b>	<b>19.5</b>	<b>240.3</b>	<b>61.0</b>



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ReWa has completed a long-range plan for their system, and that plan is incorporated by reference and available on the ReWa website at <http://www.rewaonline.org>.

In July 2009, Mauldin City Council approved the City's participation in a Collection System Association sponsored by ReWa, as part of an effort to improve coordination among the parties involved in wastewater collection and treatment.

### City of Mauldin Collection System

City of Mauldin has a wastewater system maintenance and improvement plan in place and is continuing to implement that plan. Like many cities and special purpose districts in the area, Mauldin's local sewer collection lines were inconsistently maintained in the past. Sewer easements were not routinely mowed and maintained to ensure repair vehicle access and prevent tree root intrusions, and the condition of the lines was not routinely inspected and monitored.

Inadequate collection line maintenance increases the capital and operating costs of wastewater treatment plants, by allowing rainwater and floodwaters to pour into sewer lines. This "Inflow and Infiltration" or "I & I" problem is corrected by repairing or replacing cracked pipes and by raising manholes above the 100 year flood level. In poorly maintained systems, I & I often causes wastewater flows to double during heavy rainfalls, which requires large storage ponds and pumps at wastewater plants, and increases treatment costs.

Leaking sewer lines also cause significant bacterial pollution of creeks by leaking sewer lines, and resulted U.S. Environmental Protection Agency action against the City. Similar EPA actions were taken against many small sewer collection operators in Greenville County.

Through implementation of the City's wastewater maintenance plan, Mauldin is now in full compliance with the EPA Clean Water Act requirements related to wastewater system management.

In general terms, the wastewater maintenance plan calls for complete mapping of the system, periodic inspection of all lines using a robotic camera, and repair or replacement of leaking lines. In some cases, repairs require lines to be excavated and replaced, which is the most expensive solution. A less disruptive and less expensive solution involves installation of a resin-impregnated liner in old and leaking lines; the city has used this method on several sewer lines as the maintenance plan has been implemented.

### Future Development

Expansion of the City's wastewater collection system may be the most effective strategy for ensuring the continued growth and economic development of the City of Mauldin. Suburban growth cannot occur without a wastewater infrastructure. Strategic expansion of the City's sewer lines will allow the City to simultaneously manage growth and capture additional tax base through annexation.

### Solid Waste and Recycling

Greenville County opened the new Twin Chimneys Landfill in 2008. The County began charging "tipping fees" to cities for the first time when the new landfill opened. Currently \$4 per ton, tipping fees will incrementally increase to \$16 per ton in the next three years.

For Mauldin, the landfill's location in the extreme southern part of the county has increased the cost of transporting trash to the landfill. City trucks now transport trash to a privately-operated transfer station on Mauldin Road near the western city limits, where it is collected and hauled to the landfill.

### City of Mauldin Services

Mauldin collects 8,373 tons of solid waste annually. Mauldin residents participate in recycling at a very high rate, with over 3,500 households using curbside recycling. The city's recycling program handles 709 tons of materials each year.

Currently, the city utilizes a work release labor program through South Carolina Department of Corrections, which helps reduce operating costs and plays a positive role in the SCDC's mission to rehabilitate prisoners.

Solid waste services to single family residences (including attached single family homes) are provided at no charge, funded by property tax. Generally, the City is able to provide service more cost-effectively than private services because every residence is served on a City route. Outside of the City limits, private haulers compete for customers and as a result operate more vehicle-miles per residence served. For most homeowners, the combined property tax bill and garbage service bill is generally the same or less inside the City of Mauldin than outside of the City.

The City no longer provides commercial dumpster collection service. Few commercial customers were served by the City in the past, and the cost of replacing trucks made the service not cost-effective.

Yard debris is collected and recycled to the greatest extent possible. Leaves are shredded and offered free to the public for mulch, and are used where possible for mulch at parks and city facilities. Limbs and branches are shredded and used for mulch as well.

### Future Development

As growth requires expansion of the City's solid waste and recycling systems, the costs of expanding the labor force compared with the cost to purchase and maintain more



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sophisticated trucks, which could increase labor productivity, should be evaluated.

Replacement facilities for the current public works vehicle maintenance, material storage facilities, and yard debris processing area on Jenkins Court will be needed if redevelopment plans for the City Center area are pursued. These facilities are located in the heart of the city center area, and present a tremendous opportunity for redevelopment.

### **Street Maintenance**

The City of Mauldin currently maintains 83.4 miles of local streets in the city limits; in a few cases maintenance is shared with Greenville County, if the City boundary is the centerline of the street. Continued annexation will cause additional local street mileage to transfer from County to City maintenance over time.

### **Future Development**

Generally, local streets should be resurfaced on a schedule of every 15 to 20 years. Using that number as a guide, four to six miles of city streets should be resurfaced annually.

If the current ratio of city street mileage to population remains constant, the anticipated population growth in Mauldin will increase the city's street mileage to 112 miles by 2030, or about 29 additional miles to maintain.

On low volume streets in subdivisions, pavement life may be expanded through a preventive maintenance program of crack pouring and slurry sealing to minimize weather damage to pavements.

### **Fire Services**

#### **Regional Context**

Mauldin Fire Department provides service to a fire service area that extends far beyond the city limits. The fire service area includes a total of approximately 33,000 persons and covers more than 22 square miles. Approximately 13.4 miles and 11,000 persons served by Mauldin Fire Department are outside of the city limits. Non-city residents pay 26.1 mills in their County tax bill for Mauldin fire service.

#### **Current Services**

Three fire stations are operated currently. The headquarters station is on East Butler Road next to City Hall. Station 2 is on Miller Road near the intersection with Hamby Road. Station 3 is on Rocky Creek Road at Feaster Road, currently outside of the city limits. Average response times are 2.5 minutes.

Map 7-1 identifies the city limits, fire service area, and existing and proposed fire stations.

#### **Future Development**

In cooperation and consultation with Greenville County, Mauldin has adopted a ten-year fire service plan geared toward reducing fire response times and improving the City's ISO rating.

Generally, the Fire Service Plan calls for renovation or relocation of the existing fire headquarters next to City Hall, which cannot be readily expanded to meet the department's future needs. The plan also calls for three new stations: in the Ashmore Bridge Road and West Butler Road area, in the eastern part of the service area generally in the Bridges Road and SC 14 area, and in the southern part of the service area generally near I-185 and Log Shoals Road.

Reduced response times and improved ISO ratings that the fire service plan will provide will result in reduced insurance premiums for businesses and homeowners and will save lives.

### **Police Services**

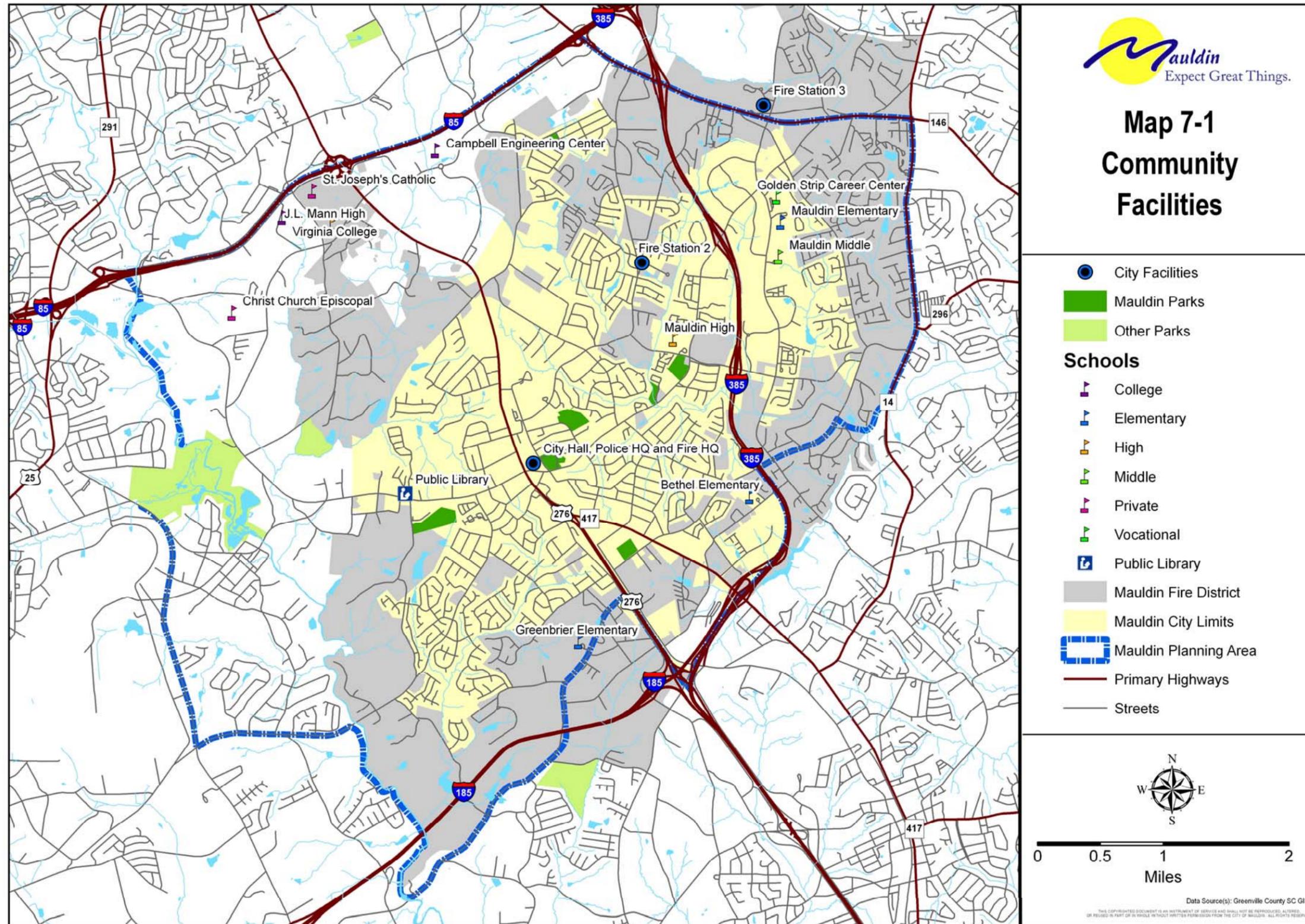
#### **Current Services**

Mauldin has among the highest levels of police coverage in the state, with 5.8 police employees per square mile and 2.4 employees per 1,000 residents. Police headquarters is located in City Hall, and a substation is maintained at the Woodruff Road fire station.

Community policing has been an important outreach effort of the department, through support of neighborhood crime watch programs. Mauldin also provides School Resource Officers at Mauldin High School and Mauldin Middle School.

#### **Future Development**

Forecast city growth through 2030 will create a need for up to 14 additional police officers and four administrative employees, to maintain the current level of police services. Additional substations will be considered as well, and may be housed in fire department locations or other city facilities.





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### Parks and Recreation

Mauldin has a strong active recreation program, with extensive participation in league sports including baseball, basketball, football, and soccer. The City's state-of-the-art Sports Center is a strong addition to the recreation program and has over 4,000 members.

Table 7-2 provides an overview of the Parks and Recreation Department's personnel and facilities.

Priorities for future development of the City's parks and recreation programs include

- Additional football/soccer/multipurpose fields
- Expansion of the Sports Center, which may include an indoor pool and racquetball courts
- Development of one or more "passive parks".
- Continued improvements to the grounds of the Mauldin Cultural Center and Sports Center complex, in consultation and cooperation with the Mauldin Cultural Center Foundation Board.
- Development of a greenway trail system, as proposed in Chapter 6 of this plan.

National standards for park lands for urban areas generally range from 5 to 8 acres per 1000 residents. Counting the Cultural Center grounds and the undeveloped tracts on East Butler Road at Gilder Creek, Mauldin has 3.5 acres of parks per 1000 residents. As Table 7-3 shows, Mauldin has the lowest ratio of park acreage per capita among the cities in Greenville County.

Many subdivisions and most apartment communities provide private recreation areas, which generally include swimming pools, playgrounds, tennis courts, and other park amenities, which reduces the need for these facilities in public parks.

	2009 Facilities	Facilities Per 1000 population	NRPA [1] Standard	Percent of NRPA Standard met 2009	Facility Deficit in 2009	Needed by 2030	Add by 2030 to Meet NPRA Standard	Add by 2030 to Maintain Current Program
Acres	75	3.5	5.0	69%	33.3	146.0	70.8	26.0
Building Sq Ft	78,000	3,594	n/a	n/a	n/a	n/a	n/a	26,959
Baseball Fields	9	0.41	0.20	207%	exceeds	5.84	exceeds	3.11
Softball Fields	3	0.14	0.20	69%	1.3	5.84	2.84	1.04
Football Fields	3	0.14	0.05	276%	exceeds	1.46	exceeds	1.04
Playgrounds	4	0.18	n/a	n/a	n/a	n/a	n/a	1.38
Basketball Courts	5	0.23	0.20	115%	(0.7)	5.84	0.84	1.73
Walking Trails (feet)	9,450	435	n/a	n/a	n/a	n/a	n/a	3,266
Picnic Shelters	5	0.23	n/a	n/a	n/a	n/a	n/a	1.73
Running Track [2]	1	0.05	0.05	92%	0.1	1.46	0.46	-
Tennis Courts	-	-	0.50	0%	10.9	14.6	14.60	-
Racquetball Courts	-	-	0.10	0%	2.2	2.92	2.92	-
Swimming Pools	-	-	0.05	0%	1.1	1.46	1.46	-

[1] National Recreation and Park Association recommends standards as a guide for local park needs assessments.  
 [2] Mauldin Middle School track is open for public use before and after school hours.



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While private recreation facilities serve some, the fact remains that Mauldin provides less public park space than neighboring cities, and the most notable park element missing from the city's inventory of facilities is a passive recreation park.

The City's best opportunity for expanding park space and creating passive park areas is in developing small open space areas along creeks, connecting these where possible with greenway trails.

Two nearby regional facilities should be considered in future park needs assessment and planning:

- Conestee Foundation has developed a large regional nature park which provides hiking, bicycling, bird watching, and passive recreation opportunities in close proximity to Mauldin;
- Greenville County Recreation District has plans to develop a large regional park at the former Greenville Braves Stadium. This facility will include several youth league baseball fields.

Several important policy questions also should be addressed regarding parks:

- Passive parks or "pleasure grounds" -- designed for informal recreation, picnics, strolling, and family activities -- are an important part of a city's image and are also an important element of most economic development strategies; the City of Greenville's Reedy Falls Park has played a key role in that city's downtown development.
  - Mauldin has begun to address this issue with development of the Mauldin Cultural Center grounds.
  - Signature natural features are important components of quality passive parks.
    - The City most likely will need to look for one or more properties along Gilder Creek or Laurel Creek for a desirable location that has significant natural features to develop passive park areas.

- A passive park may be developed in a single large site, or could be developed with a "beads-on-a-string" approach, where several small passive parks are connected with greenway trails.

- Mauldin has not provided facilities for racket sports or swimming in its recreation program.
  - National standards suggest that 11 tennis courts and 2 racquetball courts should be provided based on the city's population
  - National standards suggest that the City's population would support one swimming pool
  - The construction and ongoing maintenance expenses for swimming and tennis are significant.
    - One option for addressing these recreation activities is to work with the Greenville County schools and/or the Greenville County Recreation District (GCRD) on joint development of swimming and tennis facilities.
- The City exceeds national standards for active recreation fields for baseball and football, but the high levels of participation in these sports still pose some scheduling problems and the fields are intensively used.
  - To maintain the current program and/or meet national standards as the city continues to grow in the next 20 years, four to six additional baseball/softball fields and at least one rectangular field should be planned.
    - Cooperation with GCRD and possibly Greenville County Schools may be one strategy to meet the growing need for playing fields.

	<b>Park Acreage per 1,000 Persons</b>
Greer	12.4
Simpsonville	9.5
Fountain Inn	7.8
Greenville	6.2
Travelers Rest	4.0
<b>Mauldin</b>	<b>3.5</b>
Greenville County Recreation District	3.4
<b>Countywide Average</b>	<b>6.7</b>

Source: Greenville County Planning Department



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### **Educational Facilities**

#### *Public Schools*

The School District of Greenville County operates the public schools in Mauldin. Elementary Schools serving Mauldin residents are: Mauldin, Greenbrier, Bethel, and Blythe Elementary. Middle Schools serving Mauldin residents are Hillcrest, Hughes, Beck, and Mauldin.

Mauldin residents are served by three High Schools: Mauldin, J.L. Mann, and Southside. All three schools were ranked among the top six percent of high schools nationwide in June 2009 by Newsweek Magazine.

Map 7-1 shows the locations of all schools and the public library in Mauldin.

#### *Private Schools*

Several private schools are conveniently located to Mauldin: Southside Christian School (K-12) on Woodruff Road at SC 14; Christ Church Episcopal School (K-12) on Fairforest Way; and St. Joseph's Catholic School (6-12) near Laurens Road at I-85; and Montessori School of Mauldin (K-4) on Hyde Circle.

#### *Colleges*

Greenville Technical College has two campuses near Mauldin, on West Georgia Road in Simpsonville and on Pleasantburg Drive in Greenville. Virginia College, a for-profit institution which offers career training in medical and administrative fields, opened a Greenville campus on Fairforest Way just north of Mauldin in 2009.

#### *Public Library*

The Greenville Library System's branch in Mauldin, the W. Jack Greer Library, opened in 1999 on West Butler Road, replacing the former library adjacent to the old City Hall. The library is located at

the far western edge of the City, which makes the facility less accessible to some residents. Future consideration should be given to development of a bookmobile program or a small satellite location with limited hours to better serve the east side of the City.



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### Goals and Objectives

#### **Goal 1: Expand public safety services, community facilities and infrastructure to keep pace with growth and development and ensure continued high-quality service delivery.**

*Objective 1.1:* Continue to maintain and improve the city's wastewater collection infrastructure

Implementation Strategies:

- a. Continue to implement the city's sewer maintenance plan.
- b. Continue to maintain membership on regional wastewater planning committees.

*Objective 1.2:* Continue to improve delivery of public safety services, maintain rapid response times for police and fire, and pursue higher ISO ratings for the Mauldin Fire Department.

Implementation Strategies:

- a. Implement the fire service plan developed in cooperation with Greenville County, including additional stations and upgrades to existing facilities.
- b. Plan and prepare for expansion of fire and police forces as population growth continues.

*Objective 1.3:* Continue to manage solid waste effectively and minimize the volume of waste that must be hauled to the landfill.

Implementation Strategies:

- a: Maintain and expand recycling programs.

b: Continue to convert yard debris (leaves, limbs, etc.) into usable mulch and compost products.

c. Explore options to encourage households and business to reduce the waste stream to the landfill.

c. Evaluate potential partnerships with Greenville County Recreation District.

#### **Goal 2: Provide an excellent system of active and passive park facilities for Mauldin residents.**

*Objective 2.1:* Develop existing city property to provide additional passive recreational opportunities.

Implementation Strategies:

- a. Collaborate with the Mauldin Cultural Center Foundation Board to implement the updated Cultural Center Master Plan, which provides for extensive passive park space and landscaping.
- b. Develop city-owned property along Gilder Creek at East Butler Road with a recreational trail and other passive park amenities, and identify the property as a city park.

*Objective 2.2:* Acquire additional park land to provide additional space for recreation programs and for passive recreation, to bring Mauldin's park acreage per capita in line with national benchmarks and with neighboring cities.

Implementation Strategies:

- a. Identify funding sources for park land acquisition.
- b. Seek opportunities to partner with private land owners to develop passive parks on undevelopable lands in the flood plains of Gilder Creek and Laurel Creek.