



*The Mauldin City Council and staff strive to provide citizens and business owners a rare quality of life where you can expect great things.*

## **Location**

Mauldin's most appealing feature is its prime Upstate location. Situated in the northwestern corner of South Carolina, Mauldin is an integral part of the nation's fastest-growing area – the I-85 Corridor. With easy access to major interstates and in close proximity to Charlotte and Atlanta, Mauldin's location is ideal for business and industry. For traveling professionals, the Greenville-Spartanburg International Airport is conveniently located just ten minutes away.

Residents of Mauldin are in a prime location to attend many of the cultural and sporting events that take place in the Upstate and make the area and interesting place to live.

## **History**

As appealing as our City is today it is no surprise that Mauldin has a fascinating past. Mauldin was once controlled by Cherokee Indians. A village was located near where Mauldin is today. The Golden Strip Area of Greenville County was a favorite hunting ground of the Cherokee Indians before the first white surveyor came to the area in 1749. The Indians named the Enoree River, which means "River of Muscadines." Vast prairies were covered with heavy grasses and pea vines. The woods were open and populated with herds of deer, elk, buffalo and other wild animals such as bear. The streams were bordered by dense canebrakes and the Indians burnt the woods each year to destroy the undergrowth. The trees were large and far apart.

Nathaniel Austin was one of Mauldin's earliest settlers. In 1761, he settled between what are now Simpsonville and Mauldin. Austin was then made the high constable and by a grant from King George III, received a 15,000-acre piece of land.

One of the first known settlers of the actual Mauldin area was Benjamin Griffith. He owned almost 2,000 acres on Laurel Creek, near where the Knollwood Heights subdivision is today.

Every male who was able enlisted in the Confederate Army during the Civil War. They left behind wives and families to maintain the town. Unfortunately, the economy deteriorated when the men left. When the war was over, most of the men sold their land because they were unable to afford it, but stayed on as sharecroppers. Some tried to start over with whatever land they could afford.

Then, in 1868, the McDaniel family sold 105 acres of their land for a mere \$500 to Willis William Butler. This land was along the banks of the Reedy River and Laurens Road. The development was named Butlers Corner. Later, the name was changed to Butlers Crossroads.

The name “Butlers Crossroads” was changed to “Mauldin” in honor of Lt. Governor William L. Mauldin, who was instrumental in building a railroad station here. In 1880, Riley and Addie Cox bought land on both sides of Laurens Road. Mauldin, who served as Lt. Governor from 1882-1890, was their friend. When Mrs. Cox learned officials planned to build a railroad that would bypass Butler’s Crossroads, she asked Mauldin to change the route. He spoke to railway officials and the Coxes granted the land for a right-of-way and a depot for the new railway. Ms. Cox named the depot Mauldin in honor of her friend and the first train came through in 1886. Mr. Cox later served as the first postmaster of Mauldin. A descendant of the Cox family still works at City Hall.

Mauldin received its first charter of incorporation December 24, 1890 by the General Assembly. The town was renamed Mauldin and reincorporated February 14, 1910.

Mauldin farmers supplied cotton to Conestee Mills, which made cloth for the Ford Motor Company during WWI. After the war, the economy of Mauldin declined again. The dirt roads were in poor shape because of all of the automobile traffic.

When the residents learned that the Highway Department planned to bypass Mauldin with a road connecting Greenville to Laurens, they rallied against the new plan. They were able to get the Highway Department to change the route and Laurens Road was paved. Mauldin residents agreed to buy 26 electric stoves from the Southern Pacific Utilities Company (now Duke Power) in order to give the town electricity.

Cotton prices dropped and the Great Depression hit Mauldin’s economy. Many of the farmers lost their land, homes, and equipment. Soon, like everywhere, business began to close. Mauldin became a ghost town.

Nevertheless, Mauldin just could not be forgotten. As WWII began, the Donaldson Air Force Base was constructed. The new military base invigorated the economy again and more opportunities began to appear. Many women worked in the textile mills to support their families while their husbands, fathers, brothers, and sons were away at war.

The Iron-Rite was built, bringing industry to Mauldin. After it was built in 1951, more industries began to come also. Her Majesty was built in 1953 and employed 550 people.

The cities of Mauldin, Simpsonville, and Fountain Inn became known as the Golden Strip in 1953 when a water line was run along Laurens Road. Locals called the water “liquid gold” because access to it would mean an economic boost to the three communities.

Mauldin began to increase its economic assets as the years went on. After all of the hard times that Mauldin and its people lived through, it has lived to make its mark today as one of the premier communities in Upstate South Carolina.

## **Growth**

Mauldin continues to be one of the fastest-growing cities in the Southeast. This population increase is a result of many of Mauldin's many positive attributes. City Council, City staff, the Greenville County Planning Commission staff, the Mauldin Chamber of Commerce, and the Greenville Area Development Corporation continue to work cooperatively to make this growth positive for all of our citizens. We want residential and commercial developers to know what we have known for years: Mauldin is a great place to live and work. The city works with other government organizations in a cooperative effort for economic development while maintaining the city's quality of life.

Mauldin aligns with Greenville County's business model, which over the past 30 years has transformed itself from the textile capital of the world to an automotive, healthcare, engineering, manufacturing and warehousing oasis. Within Greenville County, there are other appealing business headquarters including BMW Manufacturing Company in Greer and Michelin North America in Greenville. The community eagerly awaits the completion of I-CAR, the International Center for Automotive Research and the Millennium Campus, both of which will border Mauldin and are projected to bring 20,000 high-skilled jobs to the area.

Mauldin is recognized as being a great place to live, work, and raise a family. However, if Mauldin continues to grow as expected, the city must be prepared to accommodate this growth in order to maintain the quality of life its citizens expect.

## **Business**

It takes vision to strike the right balance between business appeal, which fuels the economic engine, and personal appeal, which allows hard-working people to enjoy the more simple rewards of social interaction, recreation, education and healthcare.

Mauldin is a modern example of a city that has realized that balance.

This thriving business community is rich with professional diversity and opportunity. A highly skilled workforce and available infrastructure, many national Fortune 1000 companies have located headquarters or regional offices in this area.

Friendly, comprehensive assistance from public works, building and zoning officials and the Mauldin Chamber of Commerce heighten Mauldin's business-friendly atmosphere. Keys to this success are:

- Central location
- 2nd lowest city property tax in Greenville County
- No city income tax

## **Quality Life**

Mauldin's culturally diverse and close-knit residents are familiar with a quality of life that values tradition, strong families and an endearing sense of community. Mauldin bustles with community life, evident in its annual festivals, abundant recreational facilities and parks, various religious organizations and public service amenities. For families with children, Mauldin offers top-notch education and healthcare. Mauldin's vision is to "Provide an Environment That Enhances the Quality of Life for All Citizens."

We are a city with a premier recreation program for youth and senior citizens, a city with excellent police, fire, and public works departments, and a city with a customer-oriented approach to providing service.

## **Recreation**

In addition to state-of-the-art facilities for arts and entertainment, Mauldin's recreation programs are first-rate. About 3,500 children and seniors are active members of Mauldin Recreation programs. The recreation department operates youth leagues in baseball, softball, football, basketball, cheerleading and soccer. For active seniors, the Ray W. Hopkins Mauldin Senior Center offers a large gymnasium and full activities schedule. With the Blue Ridge Mountains a short drive away, there's also hiking, whitewater rafting, horseback riding, mountain biking, hunting, fishing and spectacular waterfalls to discover. The Atlantic coast and historic Charleston are an easy weekend getaway.

## **Parks**

Mauldin has 35 acres of parks. Springfield Park is home to baseball fields and a paved basketball court. City Park features sprawling sports fields, a pedestrian trail and picnic shelters. Sunset Park, home to the only wheelchair softball field in the Southeast, also offers walking trails with picnic shelters and is home to MauldinFest, a family festival event held every September.

## **Cultural Center**

Mauldin's emerging cultural center serves as a focal point for the city. An \$8.5 million master plan for the 15-acre site boasts botanical gardens, a bandstand, an amphitheater, a veterans memorial, an activity building, a cafe and bookstore, a children's museum, a heritage cultural museum, and an auditorium for up to 300 people.

## **Sports Center**

Mauldin's new \$6 million sports center, which is the first phase of the future Mauldin Cultural Center, includes a gymnasium, four racquetball courts, a climbing wall, and a full line of fitness equipment and classes.

## **Churches**

Mauldin offers a unique and inviting community atmosphere for its citizens' dedication to religious faith and fellowship. Its diverse institutions cater to Christian, Jewish, and Muslim denominations.

## **Greenways/Bike Trails**

Mauldin's Greenways Plan identifies 11 greenways/bike trails that provide dedicated bike lanes incorporated into existing and modified roadways so bicyclists can travel in a separate lane. The greenways are the major drainage ways for meandering creeks and rivers throughout the city.

## **Schools**

Spacious, up-to-date educational facilities are an asset to Mauldin's community and future workforce, enhancing student education and providing a wide range of learning opportunities. Some examples of the quality of Mauldin schools include:

- Mauldin High School: ranked in the top 550 in the U.S. The average SAT is 1,047. Each science classroom includes a modern lab so teachers may incorporate hands-on activities into their lessons. The school has enlarged its band, chorus, and industrialization areas and added a second gym and new auditorium
- Mauldin Middle school: features computer and science labs, art rooms, a first-class library and rooms for band, music and strings
- Mauldin Elementary school: features a computer lab and media center and provides fiber optic phones for teachers
- Bethel Elementary school: earned an award for the national blue ribbon of excellence and offers an artist-in-residence program, a book publishing center and a portable computer center

## **Public Service Amenities**

The Mauldin Police Department enhances the quality of life by working with the community to reduce crime through joint crime prevention and reduction strategies. The Mauldin Fire Department is equipped with some of the best firefighting and rescue equipment available and currently operates three fire stations. It's highly dedicated public safety professionals work to protect the lives and property of Mauldin residents against fire and other natural and/or man made disasters. Mauldin residents also enjoy clean neighborhoods, garbage collection services and recycling programs offered by the city's sanitation department.

Southern values are at the core of the community – a rare quality of life where you can  
***Expect great things!***