



Agenda

**Fountain Inn, South Carolina
FORMAL MEETING OF CITY COUNCIL
Judicial Building, Council Chambers
300 Wall Street, Fountain Inn**

Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiyIrM1NUcM8Ea8BLXCfA>

Thursday, July 13, 2023 - 6:00 PM

1. Call to Order - Mayor McLeer
2. Invocation and Pledge of Allegiance
3. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.
4. Presentation
 - a. SCLEA- South Carolina Law Enforcement Accrediation
 - b. Introduction of New Police Department Staff
5. Consent Agenda - There will be no discussion of Consent Agenda items unless a Councilmember requests, in which event the item in question will be considered separately.
 - a. Approval of Minutes from June 8, 2023 Regular Council Meeting
6. City Administrator's Report - Shawn M. Bell
 - a. June Department Reports
7. Unfinished Business
 - a. Second and Final Reading of Ordinance 2023-7 amending various portions of Article 5, Table 7.3, and Section 7:16:3 of Appendix A (Zoning) of the City Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as Amended ("City Code") regarding setbacks and height requirements; and invoking pending ordinance doctrine.

- b. Second and Final Reading of Ordinance 2023-8 to provide for the special property tax assessment authorized by South Carolina code annotated section 5-21-140; and other related matters.
 - c. Second and Final Reading of Ordinance 2023-9 amending section 5:9:6.3 of Appendix A (Zoning) of the City Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as amended ("City Code"); and invoking pending ordinance doctrine.
 - d. Second and Final Reading of Ordinance Z 2023-4 to amend the official zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the property described in this ordinance (303 Fairview Street).
- 8. New Business
 - a. No New Business
- 9. Executive Session
 - a. For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee related to the Administration and Police Departments and for the receipt of legal advice relating to matters covered by the attorney-client privilege.
- 10. Adjourn



MINUTES FORMAL MEETING OF CITY COUNCIL

Thursday, June 8, 2023 at 6:00 p.m.

**Judicial Building, Council Chambers
300 Wall Street, Fountain Inn**

**Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiyIrM1NUcM8Ea8BLXCfA>**

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order at 6 p.m.

The following members of City Council were in attendance: GP McLeer, Jason Sanders, Jay Thomason, John Don, Mack Blackstone and Phil Clemmer arrived at 6:14 p.m.

The following staff were in attendance: Shawn Bell, Russell Slatton, Eduardo Noriega, Rebecca Mejia-Ward, Russell Haltiwanger, Michael Hamilton, Jasmyne Michaels, and Elizabeth Adams.

2. Invocation and Pledge of Allegiance

3. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.

Mrs. Sullivan spoke about her property at Moonplace Road and asked Council about placing a mobile home on her property.

4. Special Recognition

a. Officer Wesley Ellisor- Life Saving Award

Chief Hamilton presented the Life Saving Award to Officer Wesley Ellisor on duty at ESSC on May 4, 2023 when a gentleman choked and Officer Ellisor performed the Heimlich maneuver saving the man's life.

5. **Consent Agenda- There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.**

Motion by Councilmember Thomason, seconded by Councilmember Sanders to approve the Consent Agenda.

The motion carried unanimously 5/0.

- a. **Approval of Minutes of the Budget Workshop May 5, 2023**
- b. **Approval of Minutes from Regularly Scheduled Council Meeting May 11, 2023**
- c. **Approval of Minutes from Special Called City Council Meeting from May 23, 2023**

6. **City Administrator's Report- Shawn M. Bell**

Please see the attached Administrator's Report

- a. **May Department Reports**

7. **Appointment**

- a. **Approval of appointing Kira DeLoache as Finance Director**

Motion by Mayor McLeer, seconded by Councilmember Sanders to approve the appointing of Kira DeLoache as Finance Director .

The motion carried unanimously 6/0.

8. **Public Hearing on Municipal Budget**

- a. **FY 2023-2024 Proposed Budget**

No one chose to speak.

9. **Unfinished Business**

- a. **Second and final reading of Ordinance 2023-6, an Ordinance to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2023, and ending June 30, 2024 (FY 2023-2024) according to the terms and provisions as contained therein; and various matters related thereto.**

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to approve the second and final reading of Ordinance 2023-6, an Ordinance to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2023, and ending June 30, 2024 (FY 2023-2024) according to the terms and provisions as contained therein; and various matters related thereto.

The motion carried unanimously 6/0.

10. New Business

a. Request to Initiate a Text Amendment to the I-1, Industrial District in the Fountain Inn Zoning Ordinance.

Motion by Councilmember Thomason, seconded by Councilmember Blackstone to approve Request to Initiate a Text Amendment to the I-1, Industrial District in the Fountain Inn Zoning Ordinance.

The motion carried unanimously 6/0.

b. First Reading of Ordinance 2023-7 amending various portions of Article 5, Table 7.3, and Section 7:16:3 of Appendix A (Zoning) of the City Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as Amended ("City Code") regarding setbacks and height requirements; and invoking pending ordinance doctrine.

Motion by Councilmember Sanders, seconded by Councilmember Blackstone to approve First Reading of Ordinance 2023-7 amending various portions of Article 5, Table 7.3, and Section 7:16:3 of Appendix A (Zoning) of the City Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as Amended ("City Code") regarding setbacks and height requirements; and invoking pending ordinance doctrine.

The motion carried unanimously 6/0.

c. First Reading of Ordinance 2023-8 to provide for the special property tax assessment authorized by South Carolina code annotated section 5-21-140; and other related matters.

Motion by Councilmember Don, seconded by Councilmember Thomason to approve First Reading of Ordinance 2023-8 to provide for the special property tax assessment authorized by South Carolina code annotated section 5-21-140; and other related matters.

The motion carried unanimously 6/0.

d. First Reading of Ordinance 2023-9 amending section 5:9:6.3 of Appendix A (Zoning) of the City Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as amended ("City Code"); and invoking pending ordinance doctrine.

Motion by Councilmember Sanders, seconded by Councilmember Don to approve First Reading of Ordinance 2023-9 amending section 5:9:6.3 of Appendix A (Zoning) of the City Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as amended ("City Code"); and invoking pending ordinance doctrine.

The motion carried unanimously 6/0.

- e. **First Reading of Ordinance Z 2023-4 to amend the official zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the property described in this ordinance (303 Fairview Street).**

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to approve First Reading of Ordinance Z 2023-4 to amend the official zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the property described in this ordinance (303 Fairview Street).

The motion carried unanimously 6/0.

- f. **First Reading of Ordinance Z 2023-5 to amend the official zoning map of Fountain Inn, said amendment for the purpose of Changing the zoning classisciation of the property described in this ordinance (124 Moonplace Road).**

Motion by Councilmember 1 Sanders, seconded by Councilmember Don to approve First Reading of Ordinance Z 2023-5 to amend the official zoning map of Fountain Inn, said amendment for the purpose of Changing the zoning classification of the property described in this ordinance (124 Moonplace Road).

The motion carried unanimously 6/0.

11. Executive Session

- a. **For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee related to Administration, Police and Public Works Departments.**

Motion by Councilmember Thomason, seconded by Councilmember Don to go into Executive Session to discuss the employment, appointment, compensation, promotion, demotion, discipline, or release of an employee related to Administration, Police and Public Works Departments.

The motion carried unanimously 6/0.

12. Adjourn

Mayor McLeer adjourned the meeting.

CITY ADMINISTRATOR REPORT



Agenda Date: June 8, 2023

To: Mayor and City Council

From: Shawn M. Bell, ICMA-CM
City Administrator

Administration

- New Utilities Complex (FING/Public Works Facility)
 - Road has been paved; permanent power has been connected; electrical work is finishing up
 - Estimated completion date is June 9 with a Certificate of Occupancy anticipated being issued by July 10
- Sanctified Hill Park
 - Park is open and the upgrade is complete
 - Still waiting on some minor project closeout items
- Fairview Street Park and Georgia Street Basketball Courts
 - Both parks' basketball courts have been upgraded
- Woodside Connector and Woodside Streetscape
 - Both projects are set for an August 2023 letting
- ESSC ADA Restroom
 - Construction has commenced; projected completion by Fall 2023
- Interstate Signage (Exits 23 and 26)
 - Waiting to receive final cost estimate

Community Relations

- Upcoming Events
 - Sounds of Summer
 - 5/19 – 7/28
 - Farmers Market
 - 5/20 – 7/29
 - 2nd Annual Juneteenth Soul Food Festival on 6/17 from 12:00 – 6:00 p.m.
 - Vendor applications accepted until 5/25
 - Fireworks Spectacular
 - 7/1 from 6:00 p.m. – Dark
 - Cravin' Melon will headline again

Human Resources

- Administration/Finance:
 - Gas Billing Customer Service Representative – One vacancy; currently filled by a temporary employee
- Police:
 - Chief – One vacancy; 61 applications under review
 - Patrol Officer – Two vacancies; one offer accepted (recruiting until filled... only one vacancy left)
 - Dispatch – Two vacancies; one offer extended, interviews in progress
- Planning & Development
 - Planner – One vacancy; currently accepting applications
- Public Works:
 - Sewer/Stormwater Technician – One vacancy; accepting applications
- Recreation:
 - Part-time City Activity Support Staff & Officiants – continuous recruiting

Natural Gas

- Gas Supply
 - Deliveries for May 2023
 - Gas volume of 50,465 Dekatherms
 - Gas consumption for May 2023 was up 5% from May 2022, and up 8% from the May three-year average.
 - Gas Prices/Rates
 - The price of natural gas for June 2023 settled at \$2.181 per Dekatherm, which represents a \$0.06 increase from May 2023's price of \$2.117 per Dekatherm
- Gas Operations
 - Key Indicators
 - 2,081 feet of new gas main lines installed in May 2023
 - 47,214 feet installed Y-T-D
 - 3,805 feet of new service lines (98) installed in May 2023
 - 17,305 feet (362) installed Y-T-D
 - The installation of the 1-mile high-pressure steel line is complete... directional bores under the railroad and I-385 were successful
 - Currently waiting for the installation of the interconnect station with Clinton-Newberry Natural Gas, line testing, and final tie-ins
 - Project is expected to be completed by mid-July

Parks & Recreation

- VolleyMania at the Activities Center from June 12 - June 29
- Tackle and Flag Football registration open from June 12 - July 12
- Adult Co-Ed Softball
 - Starts the week of June 5; all games at PD Terry City Park; nine teams
- Baseball
 - 8u/10u/13u regular season tournaments being played through the week of June 5
 - 8u/10u/14u played in the Golden Strip All-Star Tournament the first weekend in June in Mauldin
- Softball
 - 8u/10u/13u regular season tournaments being played through the week of June 5
 - 8u/10u/13u will have their SCAP All-Star Tournament June 8 - 12 in Ninety-Six
- 55+
 - Trip to the State House in Columbia on June 15
 - All 38 seats on the bus are filled

Fire

- 203 calls for service in May 2023
- Chief Alexander coordinated a Firefighter Mobilization for station coverage in Columbia, Irmo, and Lexington County during Irmo Firefighter Muller's funeral

Police

- South Carolina Law Enforcement Accreditation (SCLEA)
 - On June 2, 2023, the Fountain Inn Police Department was approved for accreditation, which is valid for three years
- 24th Annual Golf Tournament was held on May 24 at Carolina Spring Country Club
 - \$10,000 was raised to support FIPD's community outreach programs
- Three summer camps will be held in June (3rd & 4th grade) and July (5th & 6th grade)

Public Works

- Spring Cleaning 2023
 - 41 tons of refuse collected over the 30-day period

Younts Center

- Decade Hits (50's, 60's, 70's, 80's, and 90's) – The Concert Experience
 - August 4-6 and August 18-20

CITY ADMINISTRATOR REPORT



Agenda Date: July 13, 2023

To: Mayor and City Council

From: Shawn M. Bell, ICMA-CM
City Administrator

Administration

- New Utilities Complex (FING/Public Works Facility)
 - Open House scheduled for July 20 at 2:00 p.m. (see attached flyer)
- Woodside Connector and Woodside Streetscape
 - Both projects are set for an August 2023 letting
- ESSC ADA Restroom
 - Construction ongoing; projected completion by August 2023
- Interstate Signage (Exits 23 and 26)
 - Fixed price for project is \$327,145 (within budget)
 - Construction should begin soon
- Parking Lot Revitalizations
 - Construction RFP for the Splash Pad, Finance Building, and McKnight/Jones parking lots set to be released by end of August

Community Relations

- Events
 - Ongoing
 - Sounds of Summer 5/19 – 7/28
 - Farmers Market 5/20 – 9/16
 - Upcoming
 - FIHS Fury Parade
 - August 11
 - Jeepers Creepers Cruise INN
 - October 28 from 6:00 – 9:00 p.m.

Fire

- 198 calls for service in June 2023
- Community Risk Reduction program being updated
- Beginning stages of design for Training Facility and Station #3
- Open House scheduled for October to promote fire prevention

Human Resources

- Administration/Finance
 - Accounting Manager – One vacancy; posted 7/6/23
 - Gas Billing: Customer Service Representative – One vacancy; offer made
- Fire
 - Firefighter – One vacancy; posted 7/6
 - Part-time Firefighter – Three vacancies; posted 7/6
- Natural Gas
 - Warehouse Coordinator – One vacancy; posted 7/6
 - Gas Technician I – One vacancy; posted 7/6
- Planning & Development
 - Planner – One vacancy; position filled with a start date of 7/31
- Police
 - Chief – One vacancy; interviews in process
 - SRO – One vacancy; posted 7/7
 - Patrol Officer – Three vacancies; one offer accepted with a start date of 7/10
 - Dispatch – Three vacancies; one offer accepted
- Public Works
 - Director – One vacancy; posted 7/6
 - Sanitation: CDL Driver – One vacancy; interviews in process
 - Facilities Maintenance Worker I – One vacancy; posted 7/6
 - Streets & Grounds: Maintenance Worker – One vacancy; posted 7/6
 - Sewer/Stormwater Technician – One vacancy; reposted 7/6
- Recreation
 - Director – One vacancy; posted 7/6
 - Part-time City Activity Support Staff & Officiants – continuous recruiting

Natural Gas

- Gas Supply
 - Deliveries for June 2023
 - Gas volume of 42,710 Dekatherms
 - Gas consumption for June 2023 was up 3% from June 2022, and up 4% from the June three-year average.
 - Gas Prices/Rates
 - The price of natural gas for July 2023 settled at \$2.603 per Dekatherm, which represents a \$0.42 increase from June 2023's price of \$2.181 per Dekatherm
- Gas Operations
 - Key Indicators

- 2,495 feet of new gas main lines installed in June 2023
 - 54,922 feet installed Y-T-D
- 4,662 feet of new service lines (61) installed in June 2023
 - 21,846 feet (420) installed Y-T-D
- System Improvement Projects:
 - Installation of 1,750 feet of 6” plastic pipe behind the H.B. Fuller plant
 - Estimated completion date of November 2023
 - Durbin Creek Crossing at Jones Mill Road
 - Estimated completion date of November 2023
 - Replace Regulator Station at corner of N. Main & Bryson Drive
 - Estimated completion date of September 2023

Planning & Development

- Building & Codes
 - May 2023
 - 33 permits issued with a total valuation of \$12,574,122
 - 623 inspections
 - 87 residential plan reviews; 14 commercial plan reviews
 - 55 certificates of occupancy issued
 - June 2023
 - 54 permits issued with a total valuation of \$15,371,463
 - 634 inspections
 - 48 residential plan reviews; 10 commercial plan reviews
 - 31 certificates of occupancy issued
- Comprehensive Plan (INNvision) update
 - Consultants gathered community input at Sounds of Summer on June 9, Farmers Market on June 10, and Juneteenth Soul Food Festival on June 17
 - Steering Committee meeting held on June 29 to review initial feedback from the online surveys and to provide their own feedback on a visual preference survey and community vision
 - <https://www.fountaininn.org/311/INNvision-Comprehensive-Plan>

Police

- Summer camp started July 10
- Retirement Celebration for Chief Hamilton on July 25 from 4:00-6:00 p.m. (see attached flyer)
- National Night Out to be held on August 1 from 6:00-8:00 p.m. on Depot Street
- Pole-mounted speed signs will be installed on Main and Weston Streets
- Mobile Mammography screening at FIPD on August 4 from 8:00 – 11:30 a.m.

Public Works

- Stormwater Grant
 - Areas in the City which experience flooding during major rain events have been identified
 - Consultant will be conducting an inventory of the stormwater infrastructure in those areas and will produce a hydraulic model to determine mitigation recommendations
- SRF/RIA Sewer Rehabilitation
 - Construction RFP set to be released by end of July/early August

Recreation

- Registrations
 - Flag (6U/9U/12U) & Tackle (8U/10U/12U): June 12 – July 12
 - Tackle Evaluations on July 16
 - Fall Baseball (8U/10U/14U) & Softball (8U/10U/12U): July 1 – July 26
 - Cheerleading (8U/10U/12U): July 1 – July 24
 - Practices begin on August 1
 - Fall Volleyball (8U/10U/12U): July 1 – August 8
 - Evaluations August 7-8; practices begin on August 10
 - Miracle League (Miracle Mondays): July 1 – August 21
 - Game Schedule: August 28 – October 16 (excluding September 4)
- Co-ed Basketball Camp
 - 5:30-8:30 p.m. at Activities Center
 - 8U: July 10 – July 13
 - 11U: July 24 – July 27
 - 14U: July 31 – August 3

Chamber of Commerce

- Ribbon Cutting & Grand Opening of Chiron's Martial Arts Academy (120 Fairview Street) on July 21 at noon
- Aunt Het festival on October 7
- Clay Shoot fundraising event on November 7 at The Clinton House
- Christmas Parade on December 6

Younts Center

- Decade Hits (50's, 60's, 70's, 80's, and 90's) – The Concert Experience
 - 7:30 p.m. showings on August 4-6 & August 11-13
 - 3:00 p.m. showings on August 5 & August 12
- The Swingin' Medallions – The Party Band of the South
 - August 25 at 7:30 p.m.
- Motown Special
 - September 16 at 7:30 p.m.

City of Fountain Inn Utilities Complex

OPEN HOUSE



FOUNTAIN INN
est 1886

THURSDAY, JULY 20 | 2-4 P.M.
435 TELFAIR STREET, FOUNTAIN INN

FOR GPS PURPOSES USE 400 BOYD STREET, FOUNTAIN INN
AND LOOK FOR CITY SIGNAGE





FOUNTAIN INN

est 1886

RETIREMENT CELEBRATION



POLICE CHIEF MICHAEL HAMILTON

YOUNTS CENTER ATRIUM

TUESDAY, JULY 25

Drop In from 4 p.m. to 6 p.m.
Heavy hors d'oeuvres will be served

SPECIAL PRESENTATION FROM
MAYOR MCLEER AND STAFF AT 5 P.M.

July 2023 Council Report

Website by the Numbers



Sessions
20K



Top Metrics

14K Users

52.3% Bounce Rate

00:01:29 Average
Session Duration

Social Connection Year to Date

Impressions
1,384,323



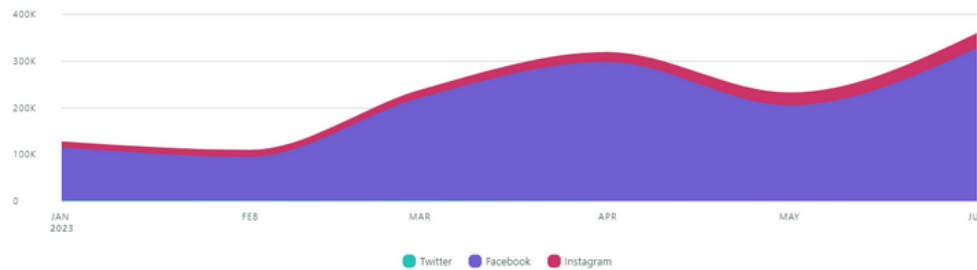
Engagements
113,224



Impressions

Review how your content was seen across networks during the reporting period.

Impressions, by Month



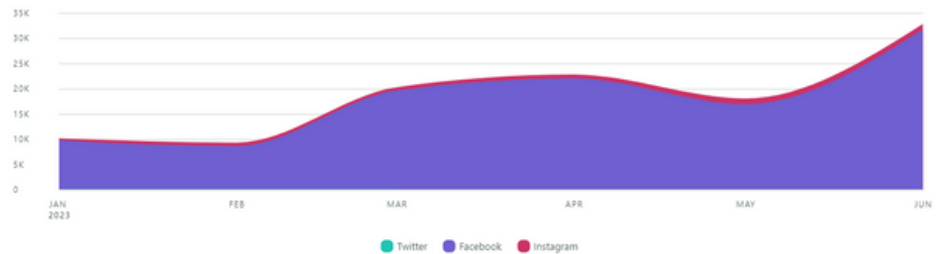
Impression Metrics

Totals

Engagement

See how people are engaging with your posts during the reporting period.

Engagements, by Month



Engagement Metrics

Totals



June Numbers



Impressions
359,171 + 54.8%



Engagements
32,762 + 81.7%



Post Clicks
1,370 + 27.2%

Fountain Inn in the News

- Fountain Inn's Bobby's BBQ picked for national fellowship. How owners 'preserve the pit' | Greenville News | www.greenvilleonline.com
- With A Farmer's Market, Weekly Music, And Seasonal Festivals, There's Nothing Like A Summer Weekend In This South Carolina Town | Only In Your State | www.onlyinyourstate.com

July 2023 Council Report

Downtown in June



Visits

#91.1K

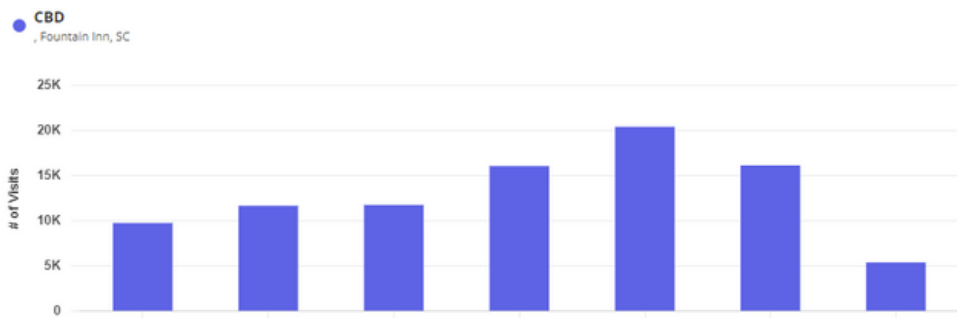
Visitors

#48.5K

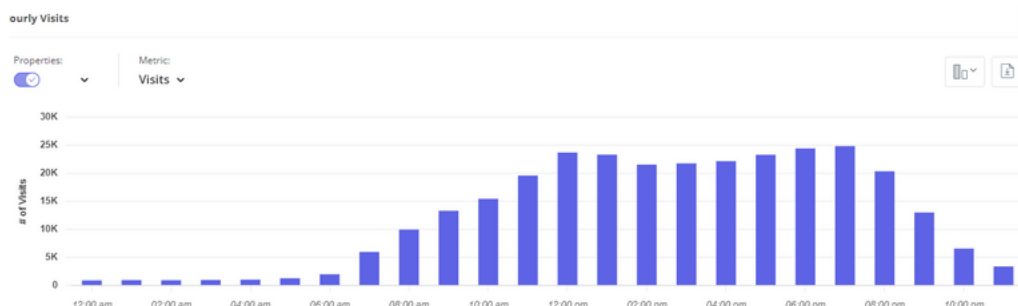
Visit Frequency 1.58

Visitor Information

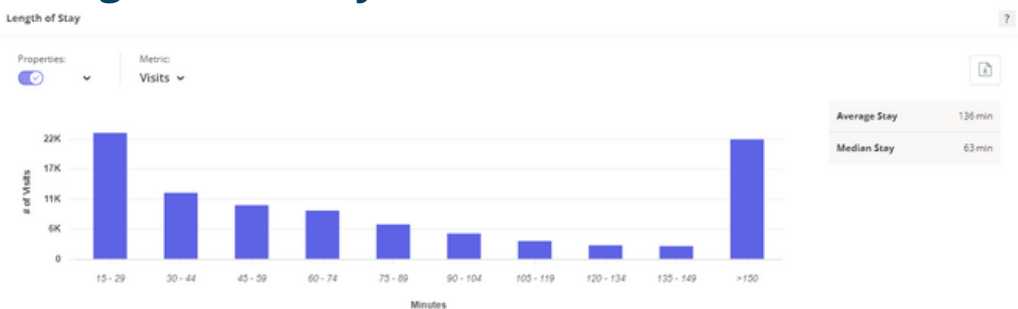
Daily Visits



Hourly Visits



Length of Stay



Visit Trend



In 2023

Visits

#541.3k

Visitors

#144.1k

Average

Dwell Time

86 Min

Visit

Frequency

3.27 visits

Events

Past Events

- Mac Arnold Cornbread & Collard Greens Blues Festival- 6,500 Attendance
- Italian American Heritage Festival -9,000 Attendance
- Juneteenth Soul Food Festival - 5,500 attendance
- Fireworks Spectacular - 7,700 attendance

Upcoming Events

Sounds Of Summer

- May 19th - July 28th
- 11 bands contracted.

Farmers Market

- May 20th - July 30th
- Vendors were notified on May 5th

Jeepers Creepers Cruise INN

- October 28th | 6 - 9pm
- Band contracted
- Announcement/Social Campaign in August

Main Street Buildings in Façade Grant Program Awarded and Approved

9

1. Swanky Steer
2. Voodoo Brewing
3. Bundle of Joy
4. Longevity Pilates
5. Earthwise
6. Back Door Gallery
7. Outdoor Properties (RE/MAX Building)
8. Gio's
9. 200 S Main Street (Venus Poe)

Facade Grant Update



Before



After



Renderings in Process

The Farehouse
Outdoor shared space between
Earthwise and Voodoo

**Now Accepting Grant Applications
for the 23-24 Fiscal year**

2023/2024 Goals

General

- Combine existing social media pages
- Refresh all website pages
- Increase social media engagement by 20%
- Acquire .com, myfountaininn.com
- Work with Younts Center for Programming
- Create a Business Start-up Guide

Events

- Update Vendor applications
- Consolidate event footprint
- Investigate alternative Carriage Route
- Sell carriages by row/carriage rather than by the seat

Website

- Increase organic growth by 10%
- Increase data collection by 10%
- Establish Consistent navigation

Main Street

- Complete Trade St Improvements
- Research mural/signage
- Create a new social media campaign for MSFI by September 1
- Expand grants where appropriate

FINANCE – ACCOUNTING DIVISION DEPARTMENT SUMMARY

Division Highlights

The Accounting Manager position was posted on July 6, 2023.

Annual Audit

New auditors, Mauldin & Jenkins, performed interim audit procedures the week of June 19 – 24, 2023. They are scheduled to start fieldwork on September 18, 2023. Finance will continue to work toward closing FY2023 and providing the auditors with the needed information.

Business License

Business License renewals were due on April 30, 2023. There are currently 113 resident businesses that had business licenses in the prior year that have not yet renewed. Second notice letters were mailed to each of them.

We issued 1,060 business licenses in FY23. This is a 12% increase from prior year and accounts for \$280,874 in additional revenue.

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL BUSINESS LICENSES ISSUED	127	1,060	950
TOTAL BUSINESS LICENSE REVENUE	\$117,507	\$1,597,188	\$1,316,314
DATAMAX – COLLECTED REVENUE	*N/A	\$64,861	\$128,296

**Datamax revenue report not available until the 15th of every month*

FINANCE – UTILITY BILLING DIVISION

Division Highlights

We are proud to announce that we are now partnering with Paystar. Information will be going out this month to notify customers of our new credit card system. Our goal is to implement the new system by the end of August. Paystar is extremely user friendly and will be a great resource for customers to use to make their natural gas payments.

Service Lines	Current	YTD	Prior Year
New Service Line Applications	69	631	N/A
Service Lines Completed	76	147	N/A
Total Amount Billed	Current	YTD	Prior Year
Total Gas Billed	\$129,685	\$8,488,161	N/A
Aging 30 days	-\$2,736	N/A	N/A

Aging 60 days	\$7,393	N/A	N/A
Aging 90 days	-\$5,498	N/A	N/A
Aging 120+ days	\$379,647	N/A	N/A
Customers	Current	YTD	Prior Year
New Customer Applications	165	1,629	N/A
Customer Service Statistics	Current	YTD	Prior Year
Incoming Phone Calls	2,260	13,400	N/A
Web Based Payments	5,842	46,809	N/A
ACH	1,256	10,773	N/A
In House Payments	9,040	83,881	N/A

(-) A/R balances include unapplied overpayments for customers who take advantage of budget billing



Finance Department
Monthly Report
Period Ending December 31, 2022

FIRE – FIRE DEPARTMENT SUMMARY

Summary of Monthly Events

- 198 calls for June
- Multiple trainings completed
- 27.55% overlapping calls (27.88% YTD)
- 2nd year earning the Fire Safe SC Award
- SC DHEC EMS was on site for an inspection. Our department passed and continues to keep its certification.
- Crews cooked for FIHS Basketball camp. We fed approximately 100 kids, coaches, and referees.

DEPARTMENT HIGHLIGHTS

Current Projects

- Design of Training Facility is underway
- FF Moultrie is working on updating our Community Risk Reduction program
- Multiple plan reviews and building surveys are being completed
- New training plan is being developed
- New training props are being purchased and designed
- Updating the City's Multi Hazard Mitigation Plan (Will be completed in July)
- Uniform order being placed in July

Upcoming

- SCBA's should be arriving any day
- Hydrant Maintenance and Annual Inspections continue
- Design of Station 3
- Open house being scheduled for Oct 2023

GAS SUPPLY

- Gas volume moved through our system: 42,710 Dths for the month of June.
- Gas consumption for June was up over 3% from last June, and up over 4% from the June 3-year average.
- The price of natural gas for the month of July settled at \$2.603 per Dekatherm. This represents an increase of \$0.42 from June's price of \$2.181 per Dekatherm. Please keep in mind this represents the commodity price only, there are other factors that impact the final "Cost of Gas" which is used in FING's monthly billing calculations.
- Williams/Transco has approached FING to see if we are interested in participating in their 2027 pipeline expansion program which would provide additional winter capacity for us. A Confidentiality Agreement has been signed and we will enter discussions with Williams to further explore this opportunity, more details to follow in the coming months.

GAS OPERATIONS

- The 3 system improvements listed below are in progress as follows:
 - Install 1,750 of 6" plastic pipe behind the H.B. Fuller plant.
 - The route has been selected and surveyed, the design is finished, pipe and other materials are being order. On schedule to be completed by November 1, 2023
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 - In June we replaced 101 meters.
 - To date we have replaced 245 meters.
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- Employee training: the entire department participated on an all-day in-depth Emergency Response/Command Center Training. This 6-hour training done by an outside consultant is an excellent look at how to response to major gas emergencies, how to interact and work with local fire and police departments, as well as proper handling of the media during a crisis.

GAS PRICES

- Below are the gas rates for most of the gas companies in NC and SC.

NORTH CAROLINA/SOUTH CAROLINA/VIRGINIA GAS RATE COMPARISONS					
June 2023					
COMPANY	SERVICE CLASS	METER CHARGE PER MONTH	AVEWRAGE RATE PER THERM	AVG. USAGE THERMS	TOTAL COST PER MONTH
CITY OF DANVILLE, VA	Residential	\$12.15	\$0.63679	15.00	\$21.70
CITY OF SHELBY, NC	Residential	\$8.50	\$0.92347	15.00	\$22.35
GREENWOOD CPW, SC	Residential	\$10.00	\$0.86220	15.00	\$22.93
PIEDMONT, SC	Residential	\$10.00	\$0.89730	15.00	\$23.46
CITY OF ORANGEBURG, SC	Residential	\$10.00	\$0.92544	15.00	\$23.88
GREER CPW, SC	Residential	\$10.00	\$0.93700	15.00	\$24.06
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DOMINION, NC	Residential	\$10.00	\$0.99834	15.00	\$24.98
CHESTER COUNTY, SC	Residential	\$6.50	\$1.28899	15.00	\$25.83
FOUNTAIN INN, SC	Residential	\$9.00	\$1.12900	15.00	\$25.94
YORK NATURAL GAS, SC	Residential	\$9.25	\$1.16325	15.00	\$26.70
CLINTON-NEWBERRY, SC	Residential	\$12.00	\$0.98550	15.00	\$26.78
PIEDMONT, NC	Residential	\$10.00	\$1.37154	15.00	\$30.57
DOMINION, SC	Residential	\$10.90	\$1.44649	15.00	\$32.60
GREENVILLE UTILITIES, NC	Residential	\$14.00	\$1.36675	15.00	\$34.50
LANCASTER COUNTY, SC	Residential	\$10.00	n/a		
CITY OF MONROE, NC	Residential	\$10.00	n/a		
LAURENCE CPW	Residential	\$10.00	n/a		
CITY OF LEXINGTON, NC	Residential	\$10.00	n/a		
PUBLIC SERVICE OF NC	Residential	\$10.00	n/a		

KEY INDICATORS

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	2,495 ft.	54,922 ft.
NEW SERVICE LINES INSTALLED	61 SL, 4,662 ft.	420 SL, 21,846 ft.



City of Fountain Inn - Human Resources Monthly Report - June 2023

Home Department**	May Headcount	June Hires / Transfers In	June Terms	June Transfers Out	June Headcount	DIVERSITY					
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander	One or More
000411 / Administration	7	1	1	0	7	0	1	0	6	0	0
000412 / Judicial	5	0	0	0	5	0	0	0	4	1	0
000413 / Council	7	0	0	0	7	0	0	1	6	0	0
000414 / Special Events	6	0	0	0	6	0	0	0	6	0	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0	0
000421 / Police	38	0	0	0	38	0	4	2	31	0	1
000422 / Fire	30	0	1	0	29	0	2	0	27	0	0
000424 / Public Works	6	0	0	4	2	0	1	0	1	0	0
000425 / Planning & Development	2	0	0	0	2	0	0	0	2	0	0
000431 / Streets & Grounds	3	3	0	0	6	0	2	0	4	0	0
000432 / Sanitation	9	0	1	0	8	0	2	0	6	0	0
000434 / Sewer	4	1	0	0	5	0	0	0	5	0	0
000451 / Recreation	45	3	1	0	47	0	11	0	36	0	0
000453 / Facilities Maintenance	2	0	1	0	1	0	0	0	1	0	0
000510 / Gas Billing	5	0	0	0	5	0	1	0	4	0	0
000510 / Gas Field	17	0	0	0	17	0	0	1	16	0	0
Totals:	188	8	5	4	187	0	24	5	156	1	1

**Based on Home Departments

FULL TIME 136 / PART TIME 51

Recruitment Status - AS OF 7/6/23

411 Finance: Accounting Manager (1) Vacancy; posted 7/6/23

411/510 Gas Billing: Customer Service Representative (1) Vacancy; offer made

421 Police: Police Chief (1) Vacancy; interviews in process

421 Police: SRO (1) Vacancy; scheduled to post 7/7/23

421 Police: Patrol Officer (3) Vacancies; 1 offer accepted **START DATE 7/10/23**

421/422 Dispatch: Dispatcher (3) Vacancies; 1 offer accepted completing screenings

422 Fire: Firefighter (1) Vacancy; posted 7/6/23

422 Fire: Part-Time Firefighter (3) Vacancies; posted 7/6/23

424 Public Works: Public Works Director (1) Vacancy; posted 7/6/23

425 Planning & Development: Planner FILLED; **START DATE 7/31/23**

431 Streets & Grounds: Maintenance Worker I (1) Vacancy; posted 7/6/23

432 Sanitation: Public Works Driver CDL (1) Vacancy; interviews in process

434 Sewer: Sewer/Stormwater Technician (1) Vacancy; reposted 7/6/23

451 Recreation: Recreation Director (1) Vacancy; posted 7/6/23

451 Recreation: Part-time City Activity Support Staff & Officials; (continous recruiting)

453 Facilities Maintenance: Facilities Maintenance Worker I (1) Vacancy; posted 7/6/23

510 Gas: Warehouse Coordinator (1) Vacancy; posted 7/6/23

510 Gas: Gas Technician I (1) Vacancy; posted 7/6/23

JUNE HIRES:

Name	Department	Title
Glaser, Cindy E	000434	Sewer/Stormwater Manager
Akins, Piper Elizabeth	000451	City Activity Support Staff
Bomar, Hannah Mackenzi	000451	City Activity Support Staff
Rector, Kamryn Drew	000451	City Activity Support Staff

UPCOMING EVENTS:

Month	Event
TBD	Handbook Bootcamp
TBD	Stay Interviews
July	Longevity Luncheon

GAS SUPPLY

- Gas volume moved through our system: 42,710 Dths for the month of June.
- Gas consumption for June was up over 3% from last June, and up over 4% from the June 3-year average.
- The price of natural gas for the month of June settled at \$2.603 per Dekatherm. This represents an increase of \$0.42 from May's price of \$2.181 per Dekatherm. Please keep in mind this represents the commodity price only, there are other factors that impact the final "Cost of Gas" which is used in FING's monthly billing calculations.
- Williams/Transco has approached FING to see if we are interested in participating in their 2027 pipeline expansion program which would provide additional winter capacity for us. A Confidentiality Agreement has been signed and we will enter discussions with Williams to further explore this opportunity, more details to follow in the coming months.

GAS OPERATIONS

- The 3 system improvements listed below are in progress as follows:
 - Install 1,750 of 6" plastic pipe behind the H.B. Fuller plant.
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**FOUNTAIN INN POLICE DEPARTMENT
MONTHLY COUNCIL REPORT
JUNE 2023**

Crimes Against Property			
Burglary	June	YTD	
Total:	4	24	June Clearance Rate 0%
Active	2	9	YTD Clearance Rate 13%
Administratively Closed	2	12	
Cleared By Arrest	0	3	
Exceptionally Cleared	0	0	
Unfounded	0	0	
Larceny	June	YTD	
Total:	18	96	June Clearance Rate 22%
Active	4	27	YTD Clearance Rate 16%
Administratively Closed	10	54	
Cleared By Arrest	1	5	
Exceptionally Cleared	2	6	
Unfounded	1	4	
<i>Includes 7 from May that were Active, now Adm.Closed</i>			
Motor Vehicle Theft	June	YTD	
Total:	0	5	June Clearance Rate N/A
Active	0	0	YTD Clearance Rate 40%
Administratively Closed	0	3	
Cleared By Arrest	0	1	
Exceptionally Cleared	0	0	
Unfounded	0	1	
<i>Includes 1 from May that was Active, now Adm.Closed</i>			
Property Value	June	YTD	
Grand/Petit Larceny/Fraud	\$ 79,787.00	\$ 591,304.00	
Cleared/Recovered	\$ 24,200.00	\$ 175,731.00	<i>Includes \$5498 from March</i>
	June	YTD	
Total Calls for Service	1208	7495	
Business/Security Checks	13,584	65,929	
Number of Reports Written	213	1424	<i>Includes 1 from March, not submitted</i>

Crimes Against Persons			
Assault & Battery (Simple)	June	YTD	
Total:	5	45	June Clearance Rate 100%
Active	0	1	YTD Clearance Rate 96%
Administratively Closed	0	1	
Cleared by Arrest	2	22	
Exceptionally Cleared	2	17	
Unfounded	1	4	
Aggravated Assault	June	YTD	
Total:	3	10	June Clearance Rate 0%
Active	2	3	YTD Clearance Rate 50%
Administratively Closed	1	2	
Cleared by Arrest	0	3	
Exceptionally Cleared	0	0	
Unfounded	0	2	
Domestic Violence	June	YTD	
Total:	6	36	June Clearance Rate 100%
Active	0	0	YTD Clearance Rate 97%
Administratively Closed	0	1	
Cleared by Arrest	4	24	
Exceptionally Cleared	2	9	
Unfounded	0	2	
Robbery	June	YTD	
Total:	0	2	June Clearance Rate N/A
Active	0	0	YTD Clearance Rate 50%
Administratively Closed	0	1	
Cleared by Arrest	0	1	
Exceptionally Cleared	0	0	
Unfounded	0	0	
Murder	June	YTD	
Total	0	0	June Clearance Rate N/A
Active	0	0	YTD Clearance Rate N/A
Administratively Closed	0	0	
Cleared by Arrest	0	0	
Exceptionally Cleared	0	0	
Unfounded	0	0	
TRAFFIC	June	YTD	
Citations	116	729	
Warnings	151	873	
Accidents	26	153	
Accidents/Private Property	1	32	
Driving Under Influence 1st Offense	10	18	
Driving Under Influence 2nd Offense	0	2	
Driving Under Influence 3rd Offense+	0	0	
Driving Under Suspension 1st Offense	8	47	
Driving Under Suspension 2nd Offense	2	21	
Driving Under Suspension 3rd Offense+	1	19	
Fail to Stop for Blue Light	1	8	

Narcotics Violations		
	June	YTD
Marijuana		
Simple Possession	4	44
Possession W/Intent to Distribute	1	6
PWID w/i 1/2 mile of School	0	1
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	0
Manufacturing	0	0
Cocaine		
Possession	0	4
Possession W/Intent to Distribute	0	2
PWID w/i 1/2 mile of School	0	1
Distribution	0	1
Distribution Near School	0	0
Trafficking	0	0
Manufacturing	0	0
Crack Cocaine		
Possession	0	0
Possession W/Intent to Distribute	0	0
PWID w/i 1/2 mile of School	0	0
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	0
Manufacturing	0	0
Methamphetamine		
Possession	0	3
Possession W/Intent to Distribute	0	5
PWID w/i 1/2 mile of School	0	1
Distribution	0	1
Distribution Near School	0	0
Trafficking	0	1
Manufacturing	0	0
Controlled Substance		
Possession	1	9
Possession W/Intent to Distribute	0	2
PWID w/i 1/2 mile of School	0	0
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	0
Manufacturing	0	0
Other Drugs		
Possession	0	2
Possession W/Intent to Distribute	0	0
PWID w/i 1/2 mile of School	0	0
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	0
Manufacturing	0	0
Possession of Drug Paraphernalia	5	36
Underage Alcohol Violations	3	14

Public Works – June 2023 Council Report

Work Orders

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
Animal Control	2	15	16
Facilities Maintenance	19	67	88
Sanitation	40	305	336
Streets and Grounds	15	77	53
Utilities	8	54	22

DEPARTMENT HIGHLIGHTS

Current Projects

- **Utilities Complex.** Complex is almost completed. Few minor items before CO are issued. Open house scheduled for 20 July 2023 at 2pm.
- **Interstate Signage.** Have received fixed price for project as \$327,145. Still working through contract and placement of the exit 23 sign.
- **Main Street, Street Scape.** Have received cost estimates and designs from COTRANSCO. Estimated prices were \$6,819,294. Was advised to wait due to a projection of additional funding being received by GLDTC. Currently assessing the scope of the project.
- **Woodside Street Scape.** SCDOT let date in August 2023.
- **Woodside Park Connector.** SCDOT let date in August 2023.
- **Emanuel Sullivan ADA Bathroom.** Construction has commenced, and the projected end date is approximately August 2023.
- **Durbin Creek Sewer Rehabilitation.** Finalized the grant paperwork and working on the SRF paperwork for the project. Hope to have the RFP ready for release in July 2023.
- **Parking Lot Revitalization Project.** Currently working through project details for the paving and revitalization of the Splash Pad, Finance Building, and Sweet Caroline's parking lots. Hope to have the RFP for the project released in July or August 2023.
- **Stormwater Model.** Have identified several areas in the city that has experienced flooding during major rain events. Will be conducting stormwater inventory and producing a hydraulic model to determine possible steps to mitigate the flooding.



REQUEST FOR COUNCIL ACTION

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

July 13, 2023

Regular City Council Meeting

☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading

Agenda Date Requested:

July 13, 2023

Ordinance/Resolution Caption:

Amending various portions of Article 5, Table 7.3, and Section 7:16:3 of Appendix A (Zoning) of the City Code of Ordinances.

Summary Background:

This is a text amendment to the Fountain Inn Zoning Ordinance that will amend *Article 5, District Regulations* to remove references to Height Limitation and Front Yard, Side Yard, and Rear Yard Dimensional Requirements as outlined in the following sections:

1. Sections 5:1.5 and 5:1.6 (R-15, R-12, R-10, R-7.5 and R-6, Residential Districts)
2. Sections 5:2.4-2 through 5:2.4-5 (R-M, Residential Multifamily District)
3. Section 5:3.5-3 (R-MHP, Residential Manufactures Home Park District)
4. Sections 5:4.3 and 5:4.4 (O-D, Office District)
5. Section 5:5.3 (C-1, Central Business District)
6. Sections 5:6.3 and 5:6.4 (C-2, Commercial District)
7. Sections 5:7.3 and 5:7.4 (S-1, Services District)
8. Sections 5:8.4 and 5:8.5 (I-1, Industrial District)
9. Sections 5:9.2.6 and 5:9.2.7 (POD, Planned Office District)
10. Sections 5:9.3.6 and 5:9.3.7 (NC, Neighborhood Commercial District)

The regulations outlined in *Table 7.3 Setback/Height Requirements* and *Table 7.4 Nonresidential Setback/Height Requirements* of the Fountain Inn Zoning Ordinance will remain. The following changes to *Table 7.3* are proposed:

1. Side Setback in the R-15, R-12, R-10, R-7.5, and R-6 Residential Districts: Add “See Section 7:16:4”
2. Min. Lot Width in the R-M, Multifamily Residential District: Remove “See Sec. 7:3.9”
3. Front Setback in the NC, Neighborhood Commercial District: Remove “7:3.6” and replace with “7:16:3.6”
4. Maximum Height in the NC, Neighborhood Commercial District: Remove “See Section 7:16:3.8”
5. Front Setback, Side Setback, and Rear Setback in C-1, Commercial District: Remove existing dimensions and section references and replace with “See Section 5:5.4”
6. Front Setback in C-2, Commercial District: Remove “7:3.6” and replace with “7:16:3.6”
7. Side and Rear Setback in S-1, Services District: Add “See Section 7:16:3.10”
8. Side and Rear Setback in I-1, Industrial District: Add “25”

The following changes in *Section 7:16:3 Determining Setback Lines in All Districts* are proposed:

1. *Section 7:16:3.8. Reduction in Setback in NC, POD, and OD Districts*: Revise language to state “No structure shall be erected within 25 feet from any side or 20 feet from any rear lot line...”
2. *Section 7:16:3.10 Setbacks for I-1*: Revise heading to state “*Setbacks for I-1 and S-1*”

Impact If Denied:

If denied, there will be no update to the Zoning Ordinance.

Impact If Approved:

If approved, the Zoning Ordinance will be updated to reflect the information above.

Financial Impact:

N/A

**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE 2023-7**

**AMENDING VARIOUS PORTIONS OF ARTICLE 5, TABLE 7.3, AND
SECTION 7:16:3 OF APPENDIX A (ZONING) OF THE CITY CODE OF
ORDINANCES OF THE CITY OF FOUNTAIN INN, SOUTH
CAROLINA, 1992, AS AMENDED (“CITY CODE”) REGARDING
SETBACKS AND HEIGHT REQUIREMENTS; AND INVOKING
PENDING ORDINANCE DOCTRINE.**

WHEREAS, the City Council (“Council”) of the City of Fountain Inn (“City”) finds:

(a) there appear to be conflicting setback requirements in the “The Code of Ordinances of the City of Fountain Inn, South Carolina, 1992” with the enactment of this Ordinance; and

(b) the Council desires to remove certain setback requirements and clarify language and provide for revised references across all provisions of the City Code;

NOW, THEREFORE, the Council ordains:

1. Amendment.

(a) Each of the following sections of Appendix A of the City Code is stricken in its entirety and replaced with “Reserved.”:

- (i) Section 5:1-5
- (ii) Section 5:1-6
- (iii) Section 5:2.4-2
- (iv) Section 5:2.4-3
- (v) Section 5:2.4-4
- (vi) Section 5:2.4-5
- (vii) Section 5:3.5-3
- (viii) Section 5:4.3
- (ix) Section 5:4.4
- (x) Section 5:5.3
- (xi) Section 5:6.3
- (xii) Section 5:6.4
- (xiii) Section 5:7.3
- (xiv) Section 5:7.4
- (xv) Section 5:8.4
- (xvi) Section 5:8.5
- (xvii) Section 5:9.2.6
- (xviii) Section 5:9.2.7
- (xviii) Section 5:9.3.6
- (xvv) Section 5:9.3.7

(b) Table 7.3 of Appendix A of the City Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

Table 7.3 Setback/Height Requirements					
District	Min. Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
R-15 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5 <u>See Section 7:16:4</u>	5	45
R-12 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5 <u>See Section 7:16:4</u>	5	45
R-10 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5 <u>See Section 7:16:4</u>	5	45
R-7.5 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5 <u>See Section 7:16:4</u>	5	45
R-6 Single-Family Residential	60 (20 for interior attached units)	20 Residential 30 Collector 50 Arterial	5 (for Single-Family Attached see Section 7:16:4); <u>See Section 7:16:4</u>	5	45
R-M Multifamily Residential	60 See Sec. 7:3:9	20 Residential 30 Collector 50 Arterial	25 See Sec. 7:16:3.9	25 See Sec. 7:16:3.9	45
R-MHP Manufactured Home Park	None	35	15	15	45
O-D	None	25	25 See Section 7:16:3.8	20 See Section 7:16:3.8	45
POD Office	None	15	25 See Sec. 7:16:3.8	20 See Sec. 7:16:3.8	45
NC Neighborhood Commercial	None	15 See Section 7:3:6 <u>7:16:3.6</u>	25 See Section 7:16:3.8	20 See Section 7:16:3.8	45 See Section 7:16:3.8
C-1 Commercial	None	25 See Section 7:3:6 <u>7:16:3.6</u>	None See Section 7:16:3.6 <u>7:16:3.6</u>	20 See Section 7:16:3.6 <u>7:16:3.6</u>	45
C-2 Commercial	None	25 See Section 7:3:6 <u>7:16:3.6</u>	None See Section 7:16:3.6	20 See Section 7:16:3.6	45
S-1 Services	None	45	25 <u>See Section 7:16:3.10</u>	<u>20</u> See Section 7:16:3.10	45
I-1 Industrial	None	50	See Section 7:16:3.10	25 See Section 7:16:3.10	90

(c) Section 7:16:3.8 of Appendix A of the City Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

7:16:3.8. Reduction in Setback in NC, POD, and OD Districts. No structure shall be erected within 25 feet from any side lot line or 20 feet from any rear lot line of any neighborhood commercial district and/or planned office development district. However, where land uses within the NC, POD, and

OD districts are the same as uses permitted on adjoining properties, the side and rear setbacks adjoining those like uses may be reduced to a minimum of five feet.

(d) Section 7:16:3.10 of Appendix A of the City Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

7:16:3.10. Setbacks for I-1 and S-1. All buildings shall be set back from all street right-of-way lines not less than 50 feet. No building shall be located closer than 25 feet to a side or rear lot line except where the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize the railroad spur for loading and unloading.

(e) Section 7:7 of Appendix A of the City Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

The following provisions qualify and supplement the specific height regulations set forth in ~~Article 5~~Table 7.3.

2. Codification. The amendment to each of the sections of the City Code references in this Ordinance, including, for example, Article 5, specifically, section 5:1.5, section 5:1.6, section 5:2.4-2 through and including section 5:2.4-5, section 5:3.5-3, section 5:4.3, section 5:4.4, section 5:5.3, section 5:6.3, section 5:6.4, section 5:7.3, section 5:7.4, section 5:8.4, section 5:8.5, section 5:9.2.6, section 5:9.2.7, section 5:9.3.6, section 5:9.3.7, Table 7.3, section 7:16:3.8, and section 7:16:3.10, shall be codified as part of each applicable section of the City Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as amended, or as otherwise provided as part of the City's next re-codification.

3. Severability. If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

4. Pending Ordinance Doctrine; Effective Date. The "Pending Ordinance Doctrine," as described and applied by the South Carolina Supreme Court in *Sherman vs. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979), and as adopted and applied by South Carolina courts in other decisions, is adopted and declared to be in full force and effect in the City with respect to application of any City planning, zoning, and development matters, including the matters contained in this Ordinance. As a result, this Ordinance shall be deemed to be applicable at and after first reading.

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CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: June 8, 2023
Second Reading / Final Approval: July 13, 2023

**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE 2023-8**

**TO PROVIDE FOR THE SPECIAL PROPERTY TAX ASSESSMENT
AUTHORIZED BY SOUTH CAROLINA CODE ANNOTATED SECTION
5-21-140; AND OTHER RELATED MATTERS.**

WHEREAS, the City Council (“Council”) of the City of Fountain Inn (“City”) finds:

(a) South Carolina Code Annotated section 5-21-140 (“Municipal Bailey Bill”) provides that municipalities may, by ordinance, grant special property tax assessments to real property which qualifies as permitted under the Municipal Bailey Bill;

(b) South Carolina Code Annotated section 4-9-195 (“County Bailey Bill”) provides that counties may, by ordinance, grant special property tax assessments to real property which qualifies as permitted under the County Bailey Bill;

(c) Greenville County, South Carolina (“Greenville”), by and through Chapter 7, Article I, section 7-13 of the Greenville County Code of Ordinances (with any successor provision(s), collectively, “Greenville Bailey Bill”);

(d) Laurens County, South Carolina (“Laurens”), by and through Article II, Division 2, section 20-31 through and including section 30-34 of the Laurens County Code of Ordinances (with any successor provision(s), collectively, “Laurens Bailey Bill”); and

(e) providing for the special property tax assessment as permitted by the Municipal Bailey Bill will (1) encourage the restoration of certain properties, (2) promote community development and redevelopment, (3) encourage sound community planning, and (4) promote the general health, safety, and welfare of the community;

WHEREAS, the Council desires to amend “The Code of Ordinances of the City of Fountain Inn, South Carolina, 1992” (“City Code”) with the enactment of this Ordinance;

NOW, THEREFORE, the Council ordains that everything between the “*” be enacted and codified in the City Code as described in this Ordinance:

Sec. 18-7. Enactment of Municipal Bailey Bill.

(a) The City authorizes the Municipal Bailey Bill as part of the Code of Ordinances of the City of Fountain Inn.

(b) For all property located in the City and Greenville, the City adopts the provisions of the Greenville Bailey Bill, including the mechanism by which properties are certified and decertified for the benefits of the Greenville Bailey Bill.

(c) For all property located in the City and Laurens, the City adopts the provisions of the Greenville Bailey Bill, except for the mechanism by which properties are certified and decertified for the benefits of the Greenville Bailey Bill, for which the City adopts the provisions of the Laurens Bailey Bill.

(d) In addition to the requirements of the Greenville Bailey Bill or the Laurens Bailey Bill, as applicable, necessary for property to be certified for the Municipal Bailey Bill in the City, at the time at which the applicant seeks certification for the property from Greenville or Laurens, as applicable, the property must be zoned one of the following: O-D, C-1, C-2, S-1, I-1, PD, NOD, NC, or FRD.

2. Codification. The City shall codify the contents of this Ordinance, online as soon as practicable and in print as part of the City's next, regular, re-codification as part of Chapter 18, section 18-7, or as otherwise appropriately numbered, of the City Code as and if next codified.

3. Reservation of Code Sections. Any unused sections of the City Code shall remain reserved for future use.

4. Reservation to City. The City reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the City, in its sole discretion, deems appropriate.

4. Severability. If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

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CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: June 8, 2023
Second Reading / Final Approval: July 13, 2023

§ 7-13 SPECIAL TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES;
APPLICATION THEREFOR.

(a) General provisions. Pursuant to the provisions of S.C. Code § 4-9-195, as amended, the County grants a special property tax assessment to real property which qualifies as “rehabilitated historic property.” Unless otherwise specified by resolution of the County Council, the special assessment period shall be 10 years. County Council may, by resolution, approve a longer special assessment period, up to an aggregate period not to exceed 20 years. To qualify for a special assessment period greater than 10 years, County Council must find that the proposed rehabilitation of the subject property is extensive in scale and scope; will foster the economic viability of the surrounding community; and that granting an assessment period greater than 10 years is in the best interest of the County. County Council designates the Greenville County Historic Preservation Commission to perform Council’s functions in regard to determining property to be “historic” and to certifying property as having qualified as “rehabilitated historic property” for special tax assessment purposes when all statutory requirements have been met.

(b) Certification, criteria for “historic” designation. In order to be eligible for the special property tax assessment, historic properties must receive preliminary certification prior to the commencement of any work, and final certification upon completion of approved work.

(1) To receive preliminary certification, a property must meet the following conditions:

a. The owner of the property applies for and is granted historic designation, pursuant to subsection (b)(3) below, by the Greenville County Historic Preservation Commission; and

b. The proposed rehabilitation receives approval of rehabilitation work from the Greenville Historic Preservation Commission.

(2) To receive final certification, a property must have met the following conditions:

a. The property has received preliminary certification;

b. The completed rehabilitation receives approval of rehabilitation work from the Greenville County Historic Preservation Commission as being consistent with the plans approved by the Greenville County Historic Preservation Commission as part of the preliminary certification; and

c. The minimum expenditures for rehabilitation were incurred and paid.

(3) Property shall qualify as “historic” for the special assessment when:

a. It is listed in the National Register of Historic Places;

b. It is at least 50 years old and is designated as a historic property by the Greenville County Historic Preservation Commission in accord with this section; or

c. It meets such other and additional requirements as may be established by the South Carolina General Assembly in the future.

(4) In order for a 50-year-old building to qualify as “historic” when it is not listed on the National Register of Historic Places, the building must be shown to meet 1 of the following criteria:

a. The structure’s architectural design and materials of construction are good examples of those types of design and construction recognized among architects and preservationists as having had historical significance in the County’s development;

b. The structure is associated in a meaningful way with a person or group who made a significant contribution to the County’s political, economic, religious, social, artistic, or literary development; or

c. The structure is associated with a person or group recognized on the state or national level as having made significant contributions to science, religion, politics, business, literature, the arts, or other professions.

(c) Standards for review of rehabilitation work. To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the Secretary of the Interior’s Standards for Rehabilitation and any applicable County-adopted design guidelines, as from time to time are amended.

(1) Work to be reviewed. The following work will be reviewed according to the standards set forth above:

a. Repairs to the exterior of the designated building;

b. Alterations to the exterior of the designated building;

c. New construction on the property on which the building is located;

d. Alterations to interior primary spaces; and

e. Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation.

(2) Minimum expenditures for rehabilitation. Minimum expenditures for rehabilitation means the owner or his estate rehabilitates the building, with expenditures for rehabilitation exceeding 50% of the fair market value of the owner-occupied building, or with expenditures for rehabilitation exceeding the fair market value of the income-producing building. Fair market value means the appraised value as certified to the Greenville County Historic Preservation Commission by a real estate appraiser licensed by the State of South Carolina; the sales price as delineated in a bona fide contract of sale within 6 months of the time it is submitted; or the most recent appraised value published by the Greenville County Tax Assessor.

(3) Expenditures for rehabilitation. Expenditures for rehabilitation means the actual costs of rehabilitation relating to 1 or more of the following:

- a. Improvements located on or within the historic building as designated;
- b. Improvements outside of but directly attached to the historic building which are necessary to make the building fully useable (such as vertical circulation), but shall not include rentable/habitable floor space attributable to new construction;
- c. Architectural and engineering services attributable to the design of the improvements; or
- d. Costs necessary to maintain the historic character or integrity of the building.

(4) Scope. The special tax assessment may apply to the following:

- a. Structure(s) rehabilitated; and/or
- b. Real property on which the building is located.

(5) Time limits. Upon preliminary certification, the property will be assessed for 2 years on the fair market value of the property at the time the preliminary certification was made. If the project is not complete after 2 years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is complete, but not for more than 5 years. The total special tax assessment period shall not exceed 10 years.

(D) Process.

(1) Plan required. Owners of property seeking approval of rehabilitation work must submit a completed application for preliminary certification for special tax assessment with supporting documentation prior to beginning work.

(2) Preliminary certification. Upon receipt of the completed application, the proposal shall be placed on the next available agenda of the Greenville County Historic Preservation Commission to determine if the project is consistent with the standards for rehabilitation in subsection (C) above. Within 30 calendar days of its decision, the Greenville County Historic Preservation Commission shall provide written notification of its decision to the owner of property. Upon receipt of this determination, the owner may:

- (a) If the application is approved, obtain required permits and begin rehabilitation;
- (b) If the application is not approved, revise such application in accordance with comments provided by the Greenville County Historic Preservation Commission; or
- (c) If the application is not approved, appeal the decision to the South Carolina Department of Archives and History.

(3) Substantive changes. Once preliminary certification is granted to an application, substantive changes must be approved by the Greenville County Historic Preservation Commission. Unapproved substantive changes are conducted at the risk of the property

owner and may disqualify the project from eligibility. Additional expenditures will not qualify the project for an extension on the special tax assessment.

(4) Final certification. Upon completion of the project, owners of property must submit a completed application for final certification for special tax assessment to receive final certification in order to be eligible for the special tax assessment. The Greenville County Historic Preservation Commission will inspect completed projects to determine if the work is consistent with the approval granted by the Greenville County Historic Preservation Commission. Final certification will be granted when the completed work meets the standards and verification is made that expenditures have been made in accordance with divisions (C)(3) and (4). Upon final certification, the property will be assessed for the remainder of the special assessment period on the fair market value of the property at the time of the preliminary certification was made. If the completed project does not comply with all requirements for final certification, final certification must not be granted and any monies not collected by the Greenville County Tax Collector due to the special assessment must be returned to the Greenville County Tax Collector. The Greenville County Historic Preservation Commission shall notify the Greenville County Tax Assessor if final certification is not granted.

(5) Additional work. For the remainder of the special assessment period after final certification, the property owner shall notify the Greenville County Historic Preservation Commission of any additional work, other than ordinary maintenance. The Greenville County Historic Preservation Commission shall review the work at a regularly scheduled hearing and determine whether the overall project is consistent with the standards for rehabilitation. If the additional work is found to be inconsistent, the property owner may withdraw his request, or revise the proposed additional work.

(6) Decertification. When property has received final certification and is assessed as rehabilitated historic property, it remains so certified and must be granted the special assessment until the property becomes disqualified by any one of the following:

- a. Written notice by the owner to the County to remove the preferential assessment;
- b. Removal of the historic designation by County Council; or
- c. Rescission of the approval of rehabilitation work by the Greenville County Historic Preservation Commission because of alterations or renovations by the owner or his estate which cause the property to no longer possess the qualities and features which made it eligible for final certification.

(7) Sale or transfer of ownership of real property. Under no circumstances shall the sale or transfer of ownership of real property certified and assessed in accordance with this section and any ordinance in effect at the time disqualify the property from receiving the special property tax assessment under this section. Notification of any change affecting eligibility must be given immediately to the appropriate county taxing and assessing authorities.

(8) Notification. Upon preliminary certification and final certification of a property, the owner of property shall notify the Greenville County Assessor that such property has been duly certified and is eligible for the special tax assessment. The owner has the responsibility to confirm the special assessment status on an annual basis with the County. Furthermore, notification of any change affecting eligibility must be given immediately to the Greenville County Assessor. Upon decertification, the owner shall provide the notification if he initiates the decertification; the Greenville County Historic Preservation Commission shall provide the notification if it initiates the decertification.

(9) Date effective. If an application for preliminary certification is approved by August 1, the special assessment authorized herein is effective for that year. Otherwise, it is effective beginning with the following year. The special assessment only begins in the current or future tax years as provided for in this section. In no instance may the special assessment be applied retroactively.

(1976 Code, § 7-13) (Ord. 4611, §§ 1-5, passed 3-4-2014; Ord. 4699, § 1, passed 5-5-2015)

DIVISION 2. REHABILITAED HISTORIC PROPERTIES

Sec. 20-31. Special tax assessment created.

A special tax assessment is created for eligible rehabilitated historic properties based upon the assessed value of the property at the time of preliminary certification. The said special tax assessment shall be for a period of at least two years but not longer than 20 years, and shall otherwise be determined by vote of a majority of the members of the Laurens County Council then seated, based upon the benefits to be gained by the residents and taxpayers of Laurens County, including, but not limited to, the restoration of historic properties in Laurens County, the development and redevelopment of Laurens County, the sound community planning of Laurens County, and the general health, safety and welfare of Laurens County.

(Ord. No. 797, § 1, 9-8-2015)

Sec. 20-32. Eligible properties.

- (a) *Certification.* In order to be eligible for the special tax assessment, historic properties must receive preliminary and final certification by South Carolina Department of Archives and History and/or National Register of Historic Places in addition to:
 - (1) All application fees have been paid in full by the applicant, and
 - (2) The property has met all other requirements of this division.
- (b) *Historic designation.* In order to be eligible for the special tax assessment, the property must meet one of the following criteria:
 - (1) The property is listed on the National Register of Historic Places either individually or as a contributing property in a district, or
 - (2) The property is at least 50 years old and meets one of the following criteria, or
 - (3) The property is determined eligible for the National Register of Historic Places by the South Carolina Department of Archives and History.

(Ord. No. 797, § 2, 9-8-2015)

Sec. 20-33. Eligible rehabilitation.

- (a) *Standards for rehabilitation.* To be eligible for the special tax assessment, historic rehabilitations must be conducted according to the standards established and approved by the National Register of Historic Places and/or the South Carolina Department of Archives and History:
- (b) *Work to be reviewed.* The work to be reviewed will be done by National Register of Historic Places and/or the South Carolina Department of Archives and History according to the standards set forth.
- (c) *Minimum expenditures for rehabilitation.* To be eligible for the special tax assessment, the owner or the owner's estate must meet a minimum investment of 75 percent of the fair market value of the building which is to be rehabilitated.

-
- (1) "Fair market value" means the appraised value as certified to and accepted by Laurens County by a real estate appraiser licensed by the State of South Carolina, the appraised value as certified by the Laurens County Assessor's Office or the sales price as delineated in a bona fide contract of sale within 12 months of the submission of the application.
- (d) *Expenditures for rehabilitation.* "Expenditures for rehabilitation" means the actual cost of rehabilitation relating to one or more of the following:
- (1) Improvements located on or within the historic building as designated.
 - (2) Improvements outside of but directly attached to the historic building which are necessary to make the building fully usable, such as vertical circulation, but shall not include rentable or habitable floor space attributable to new construction.
 - (3) Architectural and engineering services attributable to the design of the improvements.
 - (4) Costs necessary to maintain the historic character or integrity of the building.
- (e) *Scope.* The special tax assessment may apply to the structure rehabilitated and the real property on which the building is located.
- (f) *Time limits.* If the project is not or will not be complete upon the expiration of the period special tax assessment but the minimum expenditures for rehabilitation have been incurred, the Laurens County Council may, in its sole discretion, extend the special tax assessment for an additional period or periods of two years.
- (Ord. No. 797, § 3, 9-8-2015)

Sec. 20-34. Process.

- (a) *Fee.* A fee is required to participate in the process.
- (1) Fees shall be made payable to Laurens County.
 - (2) For owner-occupied, non-income producing properties, the fee shall be \$150.00.
 - (3) For income-producing properties or properties not owner-occupied, the fee shall be \$300.00.
- (b) *Plan required.* Property owners seeking approval of rehabilitation work must submit a completed application with supporting documentation to the Laurens County Building Codes Office prior to beginning work.
- (c) *Notification.* Upon final certification of a rehabilitated historic property or decertification of a property, the Laurens County Assessor, Auditor and Treasurer shall be notified of the same by the National Register of Historic Places and/or the South Carolina Department of Archives and History.
- (d) *Application.* Upon final certification, the property owner shall make application to the Laurens County Assessor and Auditor for the special tax assessment. The special tax assessment shall remain in effect for the length of the applicable special assessment period, unless the property becomes decertified under the provisions of this division.
- (e) *Date effective.* If an application for preliminary certification is filed by May 1, or the preliminary or final certification is approved by August 1, the special tax assessment is effective for that tax year. Otherwise, the special tax assessment is effective for the following tax year.
- (f) *Decertification.* A property may become decertified and thus disqualified from the special tax assessment by any one of the following:
- (1) Written notice from the owner requesting removal of the special tax assessment;

-
- (2) Removal of the historic designation by the National Register of Historic Places and/or the South Carolina Department of Archives and History or by Laurens County Council based upon noncompliance with this division.

(Ord. No. 797, § 4, 9-8-2015)

**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE 2023-9**

**AMENDING VARIOUS PORTIONS OF ARTICLE 5, TABLE 7.3, AND
SECTION 7:16:3 OF APPENDIX A (ZONING) OF THE CITY CODE OF
ORDINANCES OF THE CITY OF FOUNTAIN INN, SOUTH
CAROLINA, 1992, AS AMENDED (“CITY CODE”); AND INVOKING
PENDING ORDINANCE DOCTRINE.**

WHEREAS, the City Council (“Council”) of the City of Fountain Inn (“City”) finds:

- (a) there appear to be conflicting setback requirements in the “The Code of Ordinances of the City of Fountain Inn, South Carolina, 1992” with the enactment of this Ordinance; and
- (b) the Council desires to remove certain setback requirements and clarify language and provide for revised references across all provisions of the City Code;

NOW, THEREFORE, the Council ordains:

1. Amendment. Section 5:9:6.3 of Appendix A of the City Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

City Council, Planning Commission, ~~or~~ Board of Zoning Appeals, and the Zoning Administrator, may each initiate proposed changes or amendments to the ordinance text. In addition, ~~P~~petitions for text changes or amendments may be made by any interested property owner or resident of the City of Fountain Inn ~~must first be presented to the Public Service, Planning and Development Committee of County Council. In the event City Council recommends approval of the text change or amendment for public hearing, the text change or amendment shall be scheduled for public hearing, and considered for adoption.~~

2. Codification. The City shall codify the contents of this Ordinance, online as soon as practicable and in print as part of the City’s next, regular, re-codification of the City Code as and if next codified.
3. Reservation to City. The City reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the City, in its sole discretion, deems appropriate.
4. Severability. If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.
5. Pending Ordinance Doctrine; Effective Date. The “Pending Ordinance Doctrine,” as described and applied by the South Carolina Supreme Court in *Sherman vs. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979), and as adopted and applied by South Carolina courts in other decisions, is adopted and declared to be in full force and effect in the City with respect to application of any City planning, zoning, and development matters, including the matters contained in this Ordinance. As a result, this Ordinance shall be deemed to be applicable at and after first reading.

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CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: June 8, 2023
Second Reading / Final Approval: July 13, 2023

 FOUNTAIN INN est 1886	REQUEST FOR COUNCIL ACTION City of Fountain Inn, South Carolina To: Mayor and Members of City Council From: Shawn M. Bell, City Administrator	July 13, 2023 Regular City Council Meeting
☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading		
Agenda Date Requested: July 13, 2023 Ordinance/Resolution Caption: An Ordinance to Amend the Official Zoning Map of the City, for the Purpose of Changin the Zoning Classification of the Property Described in this Ordinance (303 Fairview St, TMS: 0345001000900). Summary Background: Z-2023-4 would rezone approximately 0.56 acres at 303 Fairview St from I-1, Industrial District to C-2, Commercial District. The subject property is part of the <u>Fountain Inn Master Plan</u>, where it is designated as Commercial. The subject parcel consists of a single-family residence. Surrounding land uses are commercial and single-family residential to the north, office and commercial to the east, and storage to the south, and single-family residential to the west. Planning Commission voted unanimously to approve the rezoning request at the June 6 meeting. Impact If Denied: If denied, the subject property would remain zoned I-1, Industrial District. Impact If Approved: If approved, the subject property would be rezoned to C-2, Commercial District. Financial Impact: N/A		

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY DESCRIBED IN THIS ORDINANCE (303 FAIRVIEW STREET).

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, the Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after duly considered same and the receiving a staff report voted to approve the re-zoning request from I-1, Industrial District to C-2, Commercial District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number PZ-2023-008 and is located at 303 Fairview Drive, containing approximately 0.56 acres Greenville County Tax Map 034500100900, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2. The Property is hereby rezoned from I-1, Industrial District to C-2, Commercial District.

SECTION 3. This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS 13th DAY OF JULY, 2023.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: June 8, 2023
Second Reading / Final Approval: July 13, 2023

EXHIBIT A



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Mayor and City Council
Planning Commission

FROM: Planning and Development Department

RE: PZ-2023-008

APPLICANT: Bryan Beal of B&B Real Estate & Development for 303
Fairview FI LLC

PROPERTY LOCATION: 303 Fairview St

PIN/TMS#(s): 0345001000900

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Office

ACREAGE: 0.56

COUNCIL WARD: 5 – Don

EXISTING LAND USE: Single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2, NC, R-M, R-15	Commercial, Single-Family Residential
East	O-D, C-2	Office, Commercial
South	I-1	Storage
West	R-12	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: City of Fountain Inn

**Fountain Inn Master
Plan CONFORMANCE:**

The subject property is part of the Fountain Inn Master Plan, where it is designated as *Commercial*. **Please refer to the Future Land Use Map at the end of the document. **

ROADS AND TRAFFIC:

Fairview Street is a two-lane State-maintained collector road. The parcels have approximately 93 feet of frontage along Fairview Street. The parcels are approximately 100 feet southwest of the intersection of Fairview Street and Wall Street. There are sidewalks along the property.

Location of Traffic Count	Distance to Site	2017	2019	2021
Fairview Street	3,898' W	4,800	5,400 +12.5%	5,200 -3.7%

**CULTURAL AND
ENVIRONMENTAL:**

No floodplain is present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Fountain Inn Elementary and Fountain Inn High School.

CONCLUSION:

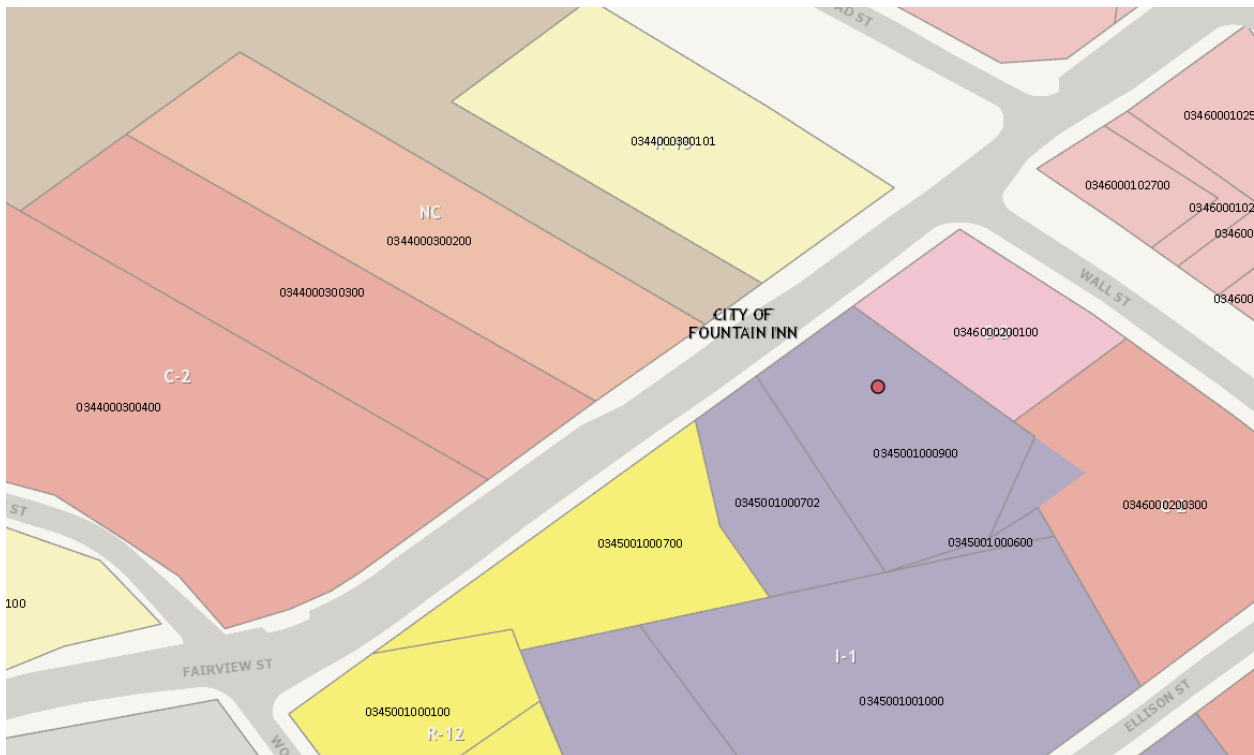
The subject parcel, zoned I-1, Industrial District is located along Fairview Street, a two-lane State-maintained collector road. The Fountain Inn Master Plan designated the parcel as *Commercial*. Additionally, the subject parcel is adjacent to O-D, Office District and C-2, Commercial District zoning. Staff is of the opinion that a successful rezoning to C-2, Commercial District, is consistent with the Future Land Use map and adjacent uses.

**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.

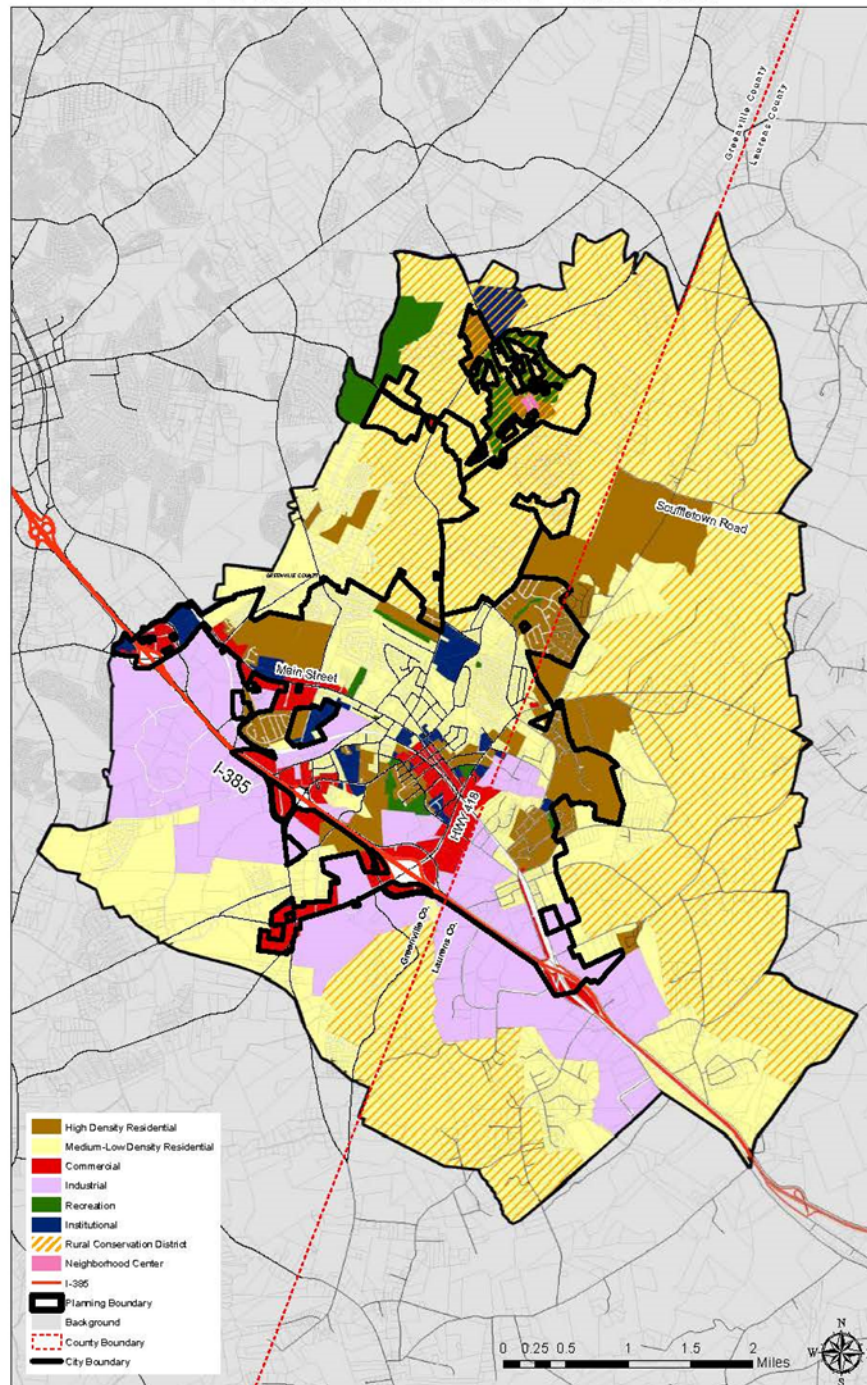


Aerial Photography



Zoning Map

Fountain Inn Future Land Use



Fountain Inn Master Plan, Future Land Use Map