



AGENDA

SPECIAL CALLED MEETING OF CITY COUNCIL AND PLANNING COMMISSION

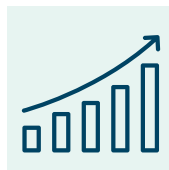
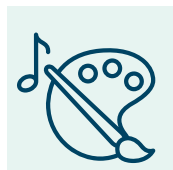
Tuesday, October 24 at 3:30 p.m.

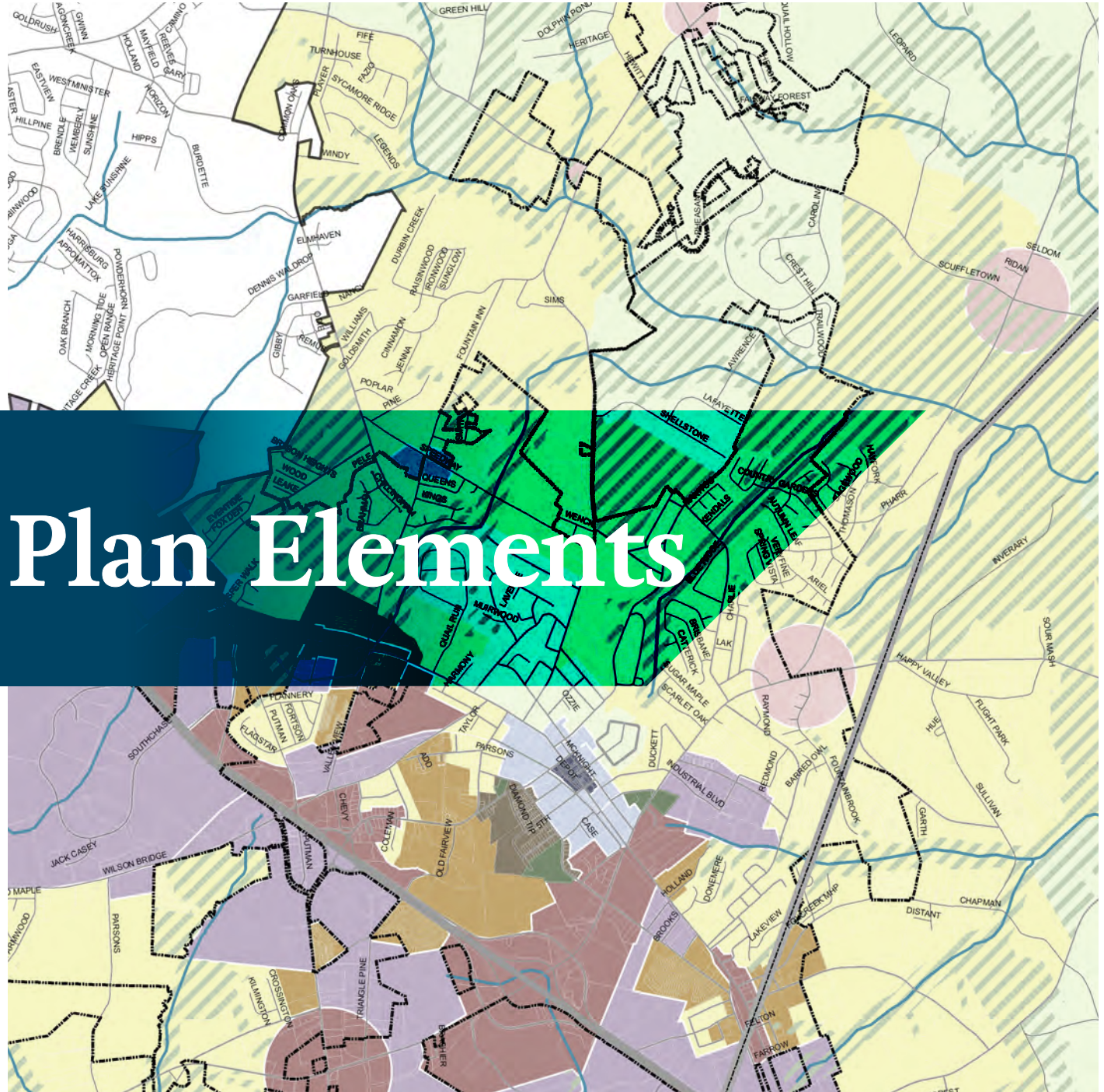
**Fountain Inn Activities Center
610 Fairview Street, Fountain Inn, SC**

1. Call to Order - Mayor McLeer
2. Presentation
 - a. Draft INNvision Comprehensive Plan
3. Adjourn

Planning Commission may enter executive session to discuss any item on the agenda as permitted by S.C. Code Ann. § 30-4-70.

FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the City of Fountain Inn's requirements.







Plan Element:

Population

Overview

Based on the most recent Census data, Fountain Inn has a current population of 10,416 within the city limits. Over the last 20 years, Fountain Inn has seen a 22% population increase, and in the most recent 10 years, the population increased by almost 34%. The City began its current its steady growth rate in the 1960's and is expected to see continued growth in the coming years. Compared to Greenville County, Fountain Inn has experienced a similar upward trend, but a slightly higher population growth rate since 2000 and has growth rates comparable to the neighboring City of Simpsonville.

.....

Race

The population of Fountain Inn has a varied racial makeup, and based on the most recent census data the population identifies as 58% white alone, 29% black or African American, 5.8% identifying as another race alone, and 6% identifying as two or more races. Fountain Inn has a Hispanic or Latino population of approximately 9.8%.

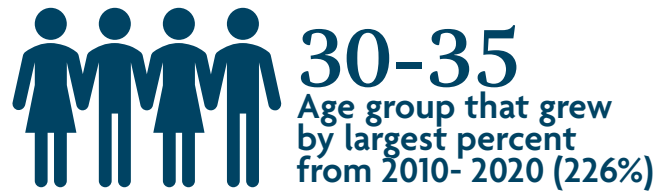
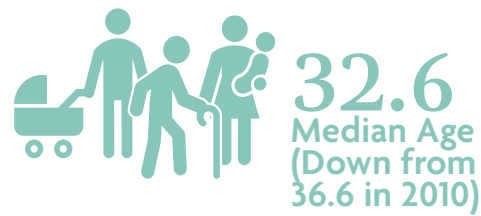
10,416
City of Fountain Inn
Population (2020 Census)

Age

Age wise, the majority of the City's population is fairly balanced with approximately 30% of the population under the age of 20, 34% of the population between 20 and 39 years old, 23% of the population between the ages of 40 and 59, and the remaining approximate 15% of the population being above the age of 60. In comparison to 2010, the largest changes in age cohorts in Fountain Inn in 2020 was major increases

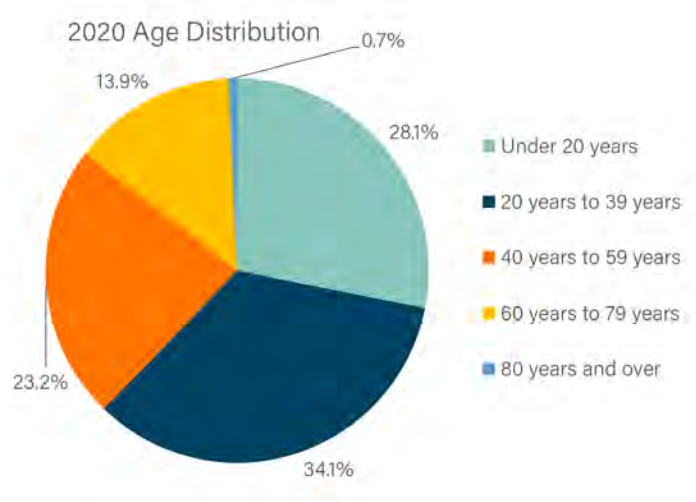
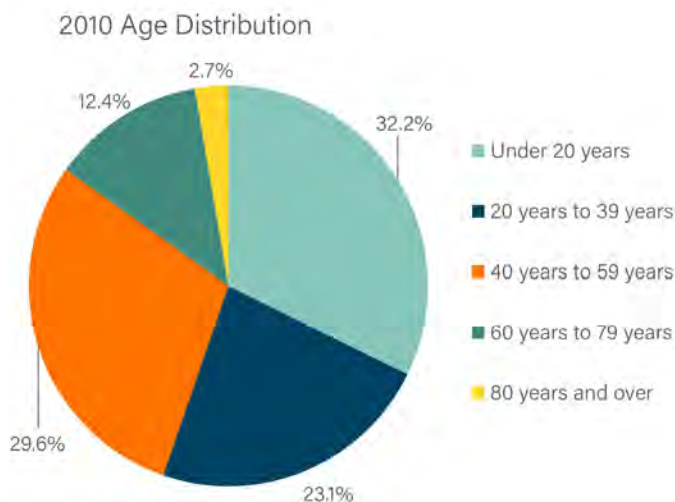


in the ages 5 and under, 25-29, 30-35, 60-64, and 75-79. The 30-35 years old age cohort increased the most drastically starting with 363 in 2010 and increasing to 1,184 in 2020. The under 5 year old cohort also grew substantially (*by 498 people between 2010 and 2020*). In 2010, the median age of Fountain Inn was 36.6 years old, while the median age in 2020 was lower at 32.6 years old. The median age of Fountain Inn is also much lower than that of Greenville County at 38.5 years old for 2020, which is an aspect of the population that stands out from the surrounding area.



Households

Households in Fountain Inn are on average 2.8 people in size, with an average household income of \$65,221 in 2020 compared to \$44,005 in 2010. The most recent American Community Survey data from 2021 shows that the average household income is \$72,558. This is an increase of 65% since 2010. Moreover, Fountain Inn surpasses both Laurens and Greenville Counties in terms of median household income.



Source: 2010 and 2020 Census

Population

Fountain Inn's median household income is higher than that of neighboring cities Greenville and Laurens, and comparable to residents of Mauldin. However, Fountain Inn's median household income is slightly lower than that of neighboring Simpsonville.

Education

Educational attainment in Fountain Inn for residents ages 25 and older is measured by the American Community Survey which found that 30% of the population at or above the age of 25 have graduated from high school or obtained high school equivalency. It was also determined that 27% of the population at or above the age of 25 have obtained a bachelor's degree or higher.

\$65,221

Median Household Income+

2.8 people

Average Household Size

27%

Adults over 25 with Bachelor's Degrees+



Recommendations

The City has been very successful in positioning itself to be an attractive destination for young families in the region. Building on this success while also providing housing options, services and amenities to keep young people here and retain families as they grow will be important to the City's future success.

Goal 1: Continue to make Fountain Inn a destination for families.

- 1.1:** Provide housing options that cater to young families and families as they grow and age.
- 1.2:** Continue to provide a high level of public services and recreational amenities.

Goal 2: Improve internal processes, staff capacity and public transparency to prepare for population growth.

- 2.1:** Implement a system that tracks information by parcel (Board of Zoning Appeals approvals, certificates of occupancy, permits etc.) in order to save staff time and assist in records management.

- 2.2:** Ensure the Planning and Development department is adequately trained and staffed in order to properly process permits, assist boards in their decision making processes and facilitate regular public engagement.

- 2.3:** Enhance website to assist public in obtaining necessary information (e.g. forms, how to determine zoning districts, information on approved developments).

- ◆ *Greenville County's website has this functionality, however the City is split between Greenville County and Laurens County, the same information cannot be obtained easily for all parts of the City.*

Plan Element:



Land Use

Overview

Fountain Inn has grown significantly over the last 5 years and more growth is projected. The City continues to be a destination for new residents due to its small-town charm, vibrant downtown, nearby jobs and desirable neighborhoods. This section of the plan analyzes the existing development pattern in the study area and includes recommendations related to location, intensity and design of future development in Fountain Inn.

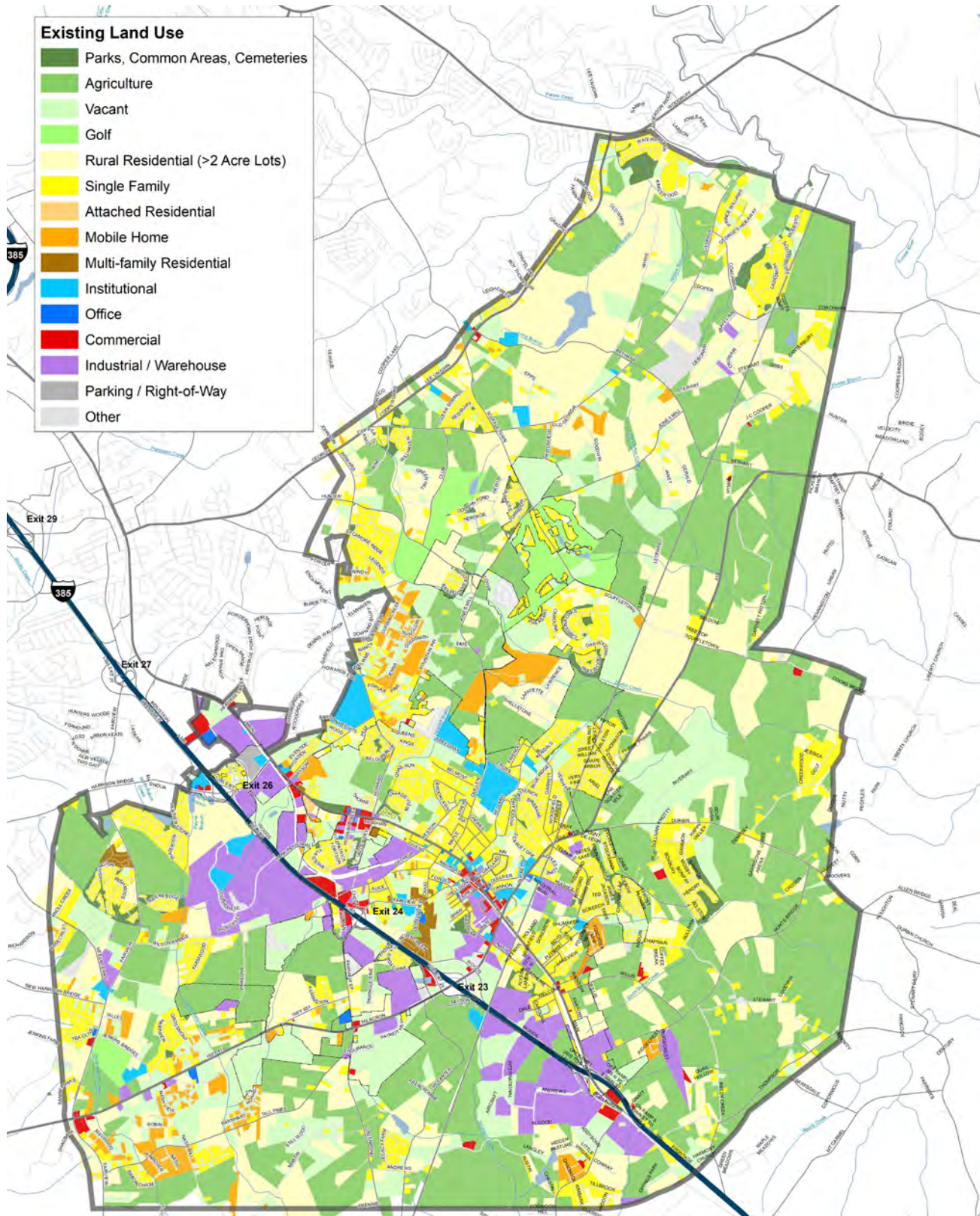
The City of Fountain Inn has a diverse set of land uses which includes many industrial operations centered around I-385, commercial uses that are clustered near exits, along SC 14 (*Main Street*) and at a few key intersections outside of the core of the city. The majority of newer residential subdivisions are located on the north side of the city. South of I-385 there are a number of smaller subdivisions and a few new, higher density developments that have been built or are under construction closer to the interstate. On the edges of the city limits there are many large tracts of agriculture and rural residential lots (>2 acres) that may be developed in future.



Existing Land Use	Acreage	%
Agriculture	11,166	37.9%
Rural Residential (> 2 Acres)	6,361	21.6%
Vacant	4,051	13.8%
Single Family	3,653	12.4%
Industrial / Warehousing	1,583	5.4%
Mobile Home	733	2.5%
Golf	497	1.7%
Parks, Common Areas, Cemeteries	393	1.3%
Institutional	372	1.3%
Other	243	0.8%
Commercial	202	0.7%
Attached / Multi-Family Residential	113	0.4%
Office	41	0.1%
Parking / Right-of-Way	27	0.1%

The statistics above show existing land use trends in the study area. These values are derived from tax parcel records. Note that much of the agricultural land lies outside current city limits.

Existing Land Use Map



Source: 2023 Tax Parcel Data, Stewart

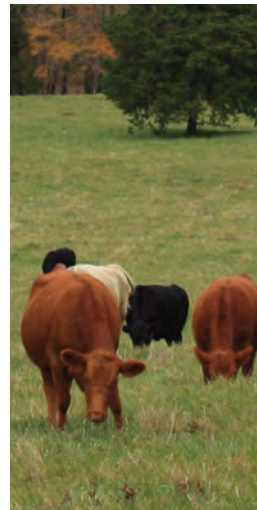
Future Land Use

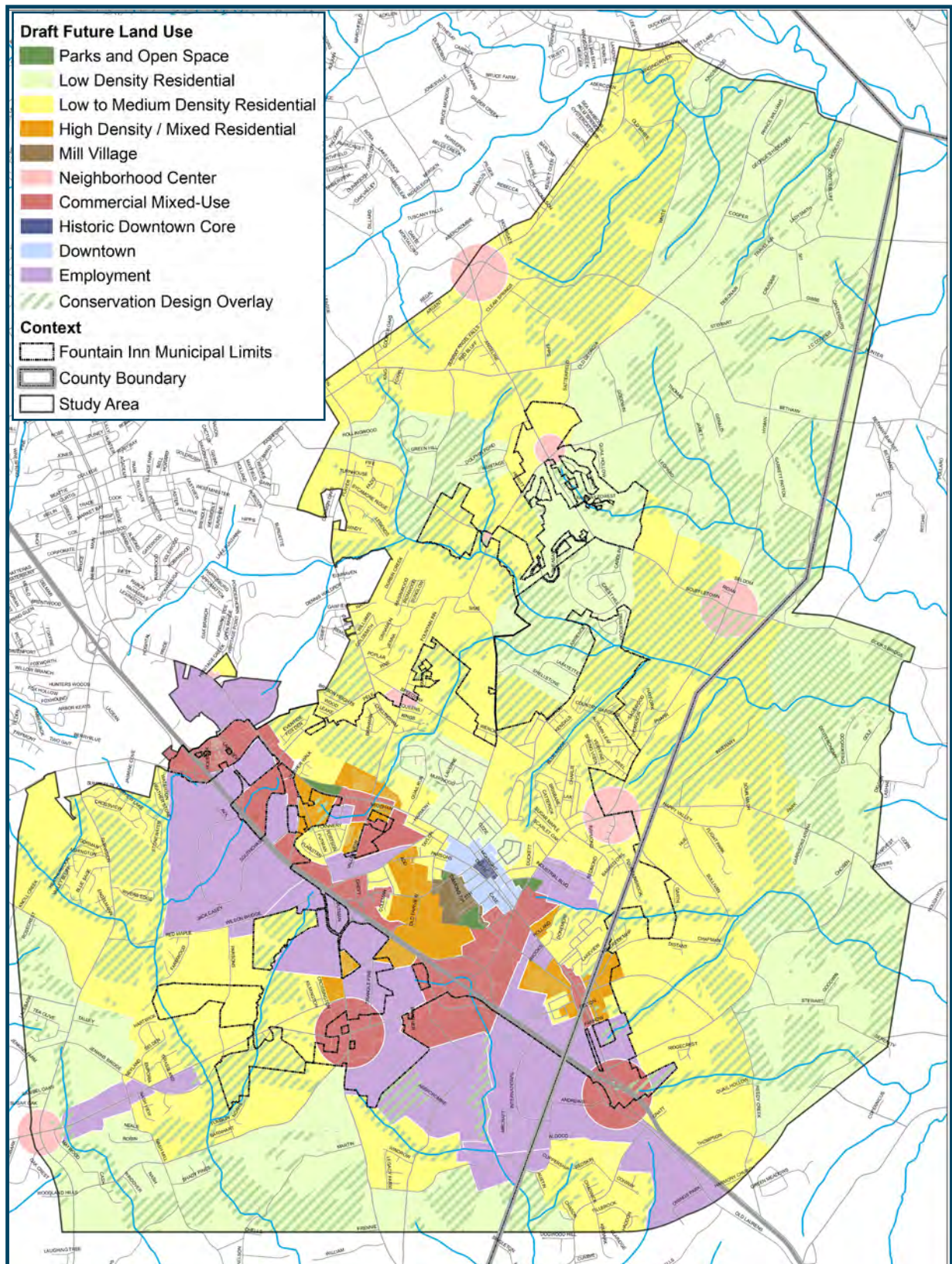
The Future Land Use Map and associated character areas represent the community's desired development pattern for the next 5-10 years. It is meant to guide land use decisions and overall development design in the City of Fountain Inn. As infrastructure capacity changes, the **Future Land Use Map** or portions of the map are recommended to be periodically updated.

The Future Land Use Map on the following page includes eleven character areas. These areas are described in more detail on pages 34 through 37. The character areas represent areas that share similar uses, intensity, and other design characteristics.

Future Land Use Map Highlights

- ◆ A defined Historic Downtown Core and Downtown area that includes a variety of uses and walkable streets to enhance the pedestrian experience.
- ◆ Neighborhood Centers that serve existing and future neighborhoods with small-scale retail and service uses.
- ◆ A Conservation Design Overlay where new development should be balanced with key natural resources.
- ◆ Designated employment areas to accommodate future jobs and balance the tax base.





The Future Land Use Map includes eleven color coded character areas to guide future development for the City of Fountain Inn.

Future Land Use Character Areas

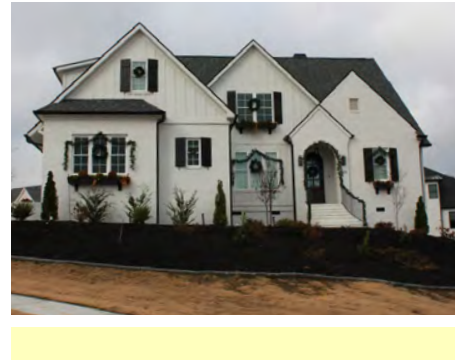
Parks and Open Space

The Parks and Open Space designation applies to parks, open space, and public recreational areas. Uses include active and passive recreational facilities and usable open space. Structures that support or are associated with the intended uses shall be permitted. The primary use of land shown under this designation should be open space or recreation.



Low Density Residential

The Low Density Residential designation is meant to accommodate predominantly low-density residential and large tracts of open space and/or rural land. The character of the area can be maintained by encouraging either low-intensity uses or context-sensitive design for new residential communities. Large lots or low overall density (*typically around 2 d.u.a. gross density*) is required if sewer is not available. Conservation subdivisions should be encouraged if sewer is available. These subdivisions have low overall density but the size of individual lots and development footprint is condensed in order to retain open space and/or protect natural features. Some isolated small-scale nonresidential uses may be appropriate, especially in support of agricultural operations.



Low to Medium Density Residential

The Low to Medium Density Residential designation is comprised of older and newer subdivisions, with interconnected streets typically lined with sidewalks and street trees on both sides served by public water and sewer. The density of development in this character area will vary based on the environmental features, but densities in new development should be < 4 d.u.a. (*gross density*). Infill opportunities in this character area may include some isolated areas of attached housing at higher densities. Attached housing could also be allowed as part of planned developments that meet designated standards or go through the Flexible Review District (FRD) process.



High Density/Mixed Residential

The High Density/Mixed Residential designation provides for higher density residential in areas in close proximity to major transportation corridors, existing commercial areas, and Downtown. High Density/Mixed Residential includes townhomes, apartments, and other attached housing. In some areas, high density housing or a mix of housing types may serve as a transition between commercial uses and lower-density residential areas. Some office and services uses may be appropriate in this area.



Mill Village

The Mill Village designation is comprised of predominately one- and two-story homes, with front porches, side loaded driveways, on small lots. New development in this character area should follow Mill District design guidelines.



Neighborhood Center

A Neighborhood Center is generally located near concentrations existing or planned neighborhoods at key intersections. Neighborhood Centers include neighborhood-serving uses such as, small-scale retail or grocery stores, service, and limited office uses; these are typically < 30,000 square feet and may be one-to-two stories high. Uses should be accessible by pedestrian facilities; building, parking, and lighting design should be considered to establish a pedestrian-friendly environment with minimum impacts on existing development. The designation may include a mix of housing types including single-family homes, live/work units or townhomes, house-scaled structures (i.e., duplexes, triplexes, etc.) as part of a planned development.



Land Use

Commercial Mixed Use

The Commercial Mixed Use designation serves a larger area than a Neighborhood Center and includes larger buildings with a retail anchor store. The area includes typically one anchor store, such as a grocery store with a variety of uses including commercial, service, office, and a mix of residential housing types. It may occasionally include taller buildings (*max. 4-5 stories high*). Multi-family housing may be integrated as part of mixed use. Higher density housing (e.g. *apartments and townhomes*) should be located near shopping and services.



Historic Downtown Core

The Historic Downtown Core is the core area and center of history, commerce, and civic uses and events in the City of Fountain Inn. This area serves as a focal point and central gathering place for the city. Development is characterized by a blend of older buildings; this character area supports a mix of uses, primarily commercial retail and services, office, civic, and some residential. Mixed-use buildings with typically, retail on the ground floor with upper story office or residential are common in the Historic Downtown Core. The focus should be on preservation of existing character through architectural features, building and site design, and scale. Storefronts should be stylistically and visually styled to the street facade. New construction or infill development should be context-sensitive and should consider the building's form, its fenestration, and its relationship to the overall character of the district. Building height should not exceed 3 stories in areas where appropriate. No parking should be required for this designation.



Downtown

Downtown provides for housing options and nonresidential uses located adjacent to the Historic Downtown Core, often providing a transition in form from the Historic Downtown Core to other areas. The Downtown designation is designed to allow for a variety of medium to high-density residential options in tandem with retail, commercial, and office uses that support the Historic Downtown Core. Uses may also include a continuance of existing industrial uses. Buildings, lighting and amenities should be pedestrian-scaled. Outdoor storage should be limited or screened from public roadways in new development. Some parking may be required but access to on-street parking or shared parking should be factored in. Surface parking should be located to the side or rear of buildings where possible to enhance the overall pedestrian experience.



Downtown (Continued)

The typical building height is 2-3 stories with the potential for 4-5 stories on South Main Street as part of redevelopment of older structures and/or civic or institutional buildings (e.g. *government buildings or churches*).

Employment

The Employment designation provides locations for primary employment and economic development opportunities. The Employment Centers are mostly along the I-385 corridor or in areas with existing industrial uses. These areas are appropriate for light or heavy manufacturing, warehousing, offices, research and development, and flex space uses. The Employment designation may also include a limited amount of supporting commercial uses, such as restaurants, and convenience retailers to serve employees.



Conservation Design Overlay

The Conservation Design contains environmentally sensitive areas. The Conservation Design Overlay designations includes floodplains (100-year), major creek buffers (300 feet on each side), steep slopes (>8% and 1 acre of area), parcels with >20 acres of forest cover. These areas were identified based on available data. In this designation, development should be designed to preserve key natural resources including steep slopes, mature forest, floodplains, riparian areas, and viewsheds. Residential development should be accommodated with an emphasis on conservation design (*clustering development away from natural resources and preservation of open space*). Mature forests, heritage trees, riparian areas, floodplains, wetlands, and buffers should be the prioritized open space types with a minimum percentage of open space (i.e., 20-40% depending on Future Land Use designation, zoning district, or incentives).



Recommendations

The City of Fountain Inn is poised for significant growth. Recommendations in the Land Use Element of this plan focus on how to manage growth and ensure balanced, quality development that benefits the City in the long-term.

The plan envisions that a vibrant Downtown will remain the heart of the city. The small town atmosphere and charm that residents cited in the survey as being highly valued can be preserved by making sure new development downtown and in neighborhoods honors the nearby context and the natural environment.

The pace, scale and intensity of future growth will need to be managed and complimented with infrastructure improvements. Quality, connected neighborhoods should add residential options for all residents, regardless of life stage.

The City has a diverse tax base that includes businesses and industrial development along I-385. This tax base sustains services and the quality of life residents expect and deserve. Recommendations detail how to promote a balanced tax base and where different non-residential uses are appropriate and methods that should be employed to help integrate new development into the surrounding community.

Goal 1: Preserve elements of small-town character and encourage smart, managed, balanced growth.

1.1: Manage the scale and character of future growth through the implementation of the Comprehensive Plan, the Zoning Ordinance and other City plans and regulations.

1.1.a: Review development proposals for consistency with the Future Land Use Map, Future Land Use character areas and associated policies.

1.1.b: Review and update the Zoning Ordinance within 1-2 years to ensure consistency with the goals policies and strategies in the INNvision Comprehensive Plan.

- ◆ *The Zoning Ordinance update should improve clarity and ease of use (e.g. consolidate permitted uses into a table format) and evaluate existing zoning districts, standards and approval processes to implement key recommendations in this plan.*



New alley-loaded homes shown above have yard trees and front porches. The addition of street trees and a slight increase in the front elevation could improve the overall design.

1.2: Strive to ensure development happens concurrently with infrastructure.

1.2.a: Evaluate timing and needs for infrastructure improvements during the development review and approval process.

1.2.b: Consider requiring traffic impact analysis (TIAs) for large-scale residential development.

- ◆ TIA requirements could be established for large developments over 125 homes, which equates to 100 peak hour trips.

the following design principles:

- ◆ Streets should be connected, have short block lengths and sidewalks on both sides of the street.
- ◆ Developments with smaller lots (e.g. <1/2 acre) should incorporate street trees on new streets.
- ◆ For lots less than 50ft in width on-street parking, side-loaded and alley-loaded homes and front porches should be incorporated to the extent possible in order to improve safety for pedestrians.

Goal 2: Encourage the development of well-designed neighborhoods that fit in the context and protect key natural features.

2.1: Encourage quality design in new residential subdivisions.

2.1.a: Update standards and leverage the Special Review District provisions in the ordinance to ensure new planned developments adhere to

2.2: Integrate open space in new development

2.2.a: Continue encouraging conservation subdivisions in residential districts via the Open Space Residential Option (OSRO) in the Zoning Ordinance.

2.2.b: Consider updates to the OSRO to improve subdivision design. Enhance standards by increasing open space requirements or specifying open space set aside priorities in areas designated as Conservation Design Overlay on the Future Land Use Map.

- ◆ Minimum open space should be increased

Open Space Subdivisions

Open space subdivisions, also known as conservation subdivisions, are an alternative to conventional subdivision design. This design technique focuses development in the most suitable areas while conserving large portions of the property (typically 40%+) as common open space. Open space can take the form of improved / active areas such as common greens or playgrounds or natural areas such as preserved forests or stream buffers.



from 15% to >20%. More open space could be required in areas shown as Low Density Residential on the Future Land Use Map (e.g. 30-40%).

- ◆ Open space priorities should include riparian areas (up to 150ft on each side of blue line streams), steep slopes (>8%), public road frontage (mature forest or successional habitat (frontage meadow)), mature forest adjacent to existing, lower density development.

2.3: Limit negative impacts of new residential subdivisions on existing residents and working farms.

- 2.3.a: Evaluate current buffer, landscaping and open space and infrastructure requirements and consider revisions reduce impacts (e.g. from light, noise, and stormwater runoff).
- 2.3.b: Encourage a transition in lot sizes or open space location adjacent to existing residential.

2.4: Continue and enhance tree preservation in the City.

- ◆ Public input indicated that retaining mature trees in new development should be a priority. See Natural Resources Element for recommendations related to tree preservation.

Goal 3: Support the creation of a vibrant Main Street and downtown that is the “Best Small-Town Downtown in the Upstate.”

3.1: Enforce and enhance design guidelines for historic areas.



Mature trees provide many benefits including providing food and shelter for wildlife, reducing stormwater runoff, and cutting energy consumption.

3.1.a: Preserve the scale and form of development in the historic downtown core.

- ◆ Maintain building, site and streetscape design requirements in the Downtown area.
- ◆ In the Historic Downtown Core on the Future Land Use Map limit building height to 3 stories.

3.1.b: Ensure new development in the Woodside Mill area adheres to established Woodside Mill Village Design Guidelines.

- ◆ Design guidelines include recommendations related to site design, landscaping, architectural features and building materials.

3.2: Continue to implement Downtown Main Street Program.

- ◆ The Main Street Program employs a 4-point approach to downtown revitalization and focuses on organization, promotion, design and economic vitality. For more information

on the Main Street program see www.fountaininn.org/382/Main-Street.

3.3: Recruit desired small businesses to fill needs downtown.

- ◆ Public preference expressed during the community survey was for small-scale retail and restaurants downtown.

3.3.a: Focus recruitment efforts and consider incentives for entertainment uses, restaurants, boutiques, grocery or food specialty stores.

3.4: Improve parking downtown.

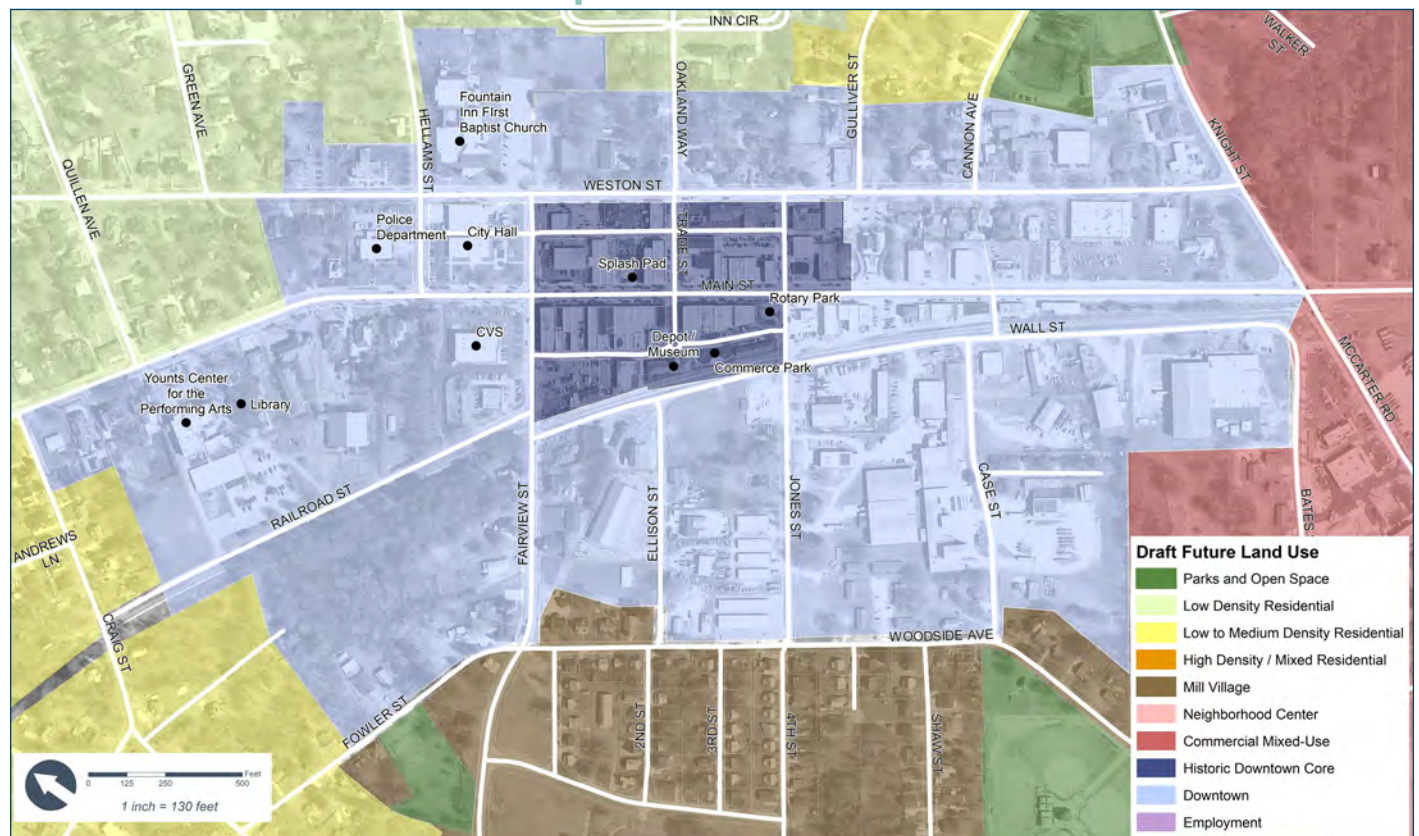
3.4.a: Consider street improvements that include additional on-street parking.

3.4.b: Enhance wayfinding signage for existing parking.



The Historic Downtown Core typically has 2 or 2.5 story brick buildings and streets with wide sidewalks and on-street parking.

Downtown Future Land Use Map



Insert Caption

3.4.c: Conduct a formal parking study to determine short and long-term needs and opportunities.

3.4.d: Consider additional surface lots and/or a parking deck.

3.5: Encourage reuse and upfit of existing structures.

3.5.a: Continue and expand existing Main Street Grant Program. Current grants include:

- ◆ *Outdoor Expansion and Beautification Grant*
- ◆ *Facade Improvement Grant*
- ◆ *Outdoor Seating and Accessories Grant*

3.5.b: Consider expansion of the geographic area covered by grant programs.

3.5.c: Clarify eligibility to allow for facade grants to address “back alley” facades.

3.5.d: Conduct targeted code enforcement activities for abandoned buildings.

3.5.e: Consider the creation of a vacant building registration ordinance.

3.6: Revitalize South Main Street

3.6.a: Create a new Downtown zoning district that allows mixed used development supportive of a walkable downtown.

- ◆ *Support rezonings to this district within the Downtown area identified on the Future Land Use Map.*
- ◆ *The current zoning framework in downtown (C-1 / C-2 zoning) is not ideal. A new Downtown district is needed that has smaller setbacks than C-2 and not as much streetscape requirements and parking restrictions as C-1.*
- ◆ *Signage and lighting should be pedestrian scale and pedestrian focused amenities should be encouraged in this area to continue downtown experience/feel into surrounding neighborhoods.*

Fountain Inn Facade Grant Program

The Fountain Inn Facade Improvement Program is targeted at property and business owners located in the Fountain Inn Main Street Program Area. The grants can be utilized to restore and improve the appearance of facades of buildings. Applicants are eligible to receive up to 50% of the project cost up to \$10,000, depending on the project's scope.



Before



After

3.7: Prioritize public realm improvements downtown.

3.7.a: Maintain and enhance existing public spaces, including Rotary Park, Commerce Park and the Fountain Inn Splash Pad.

3.7.b: Extend Main Street Streetscape south of Jones Street.

- ◆ *This project is scheduled to begin soon (end of 2023) and will include on-street parking enhancements, plantings and sidewalk improvements.*

3.7.c: Enhance the Weston Street streetscape.

- ◆ *Streetscape improvements should include formalized on-street parking, crosswalk improvements, street trees and planters.*

3.7.d: Improve stage at amphitheater in Commerce Park.

3.7.e: Enhance Trade Street to include a new public space (e.g. a park or plaza) with additional seating.

- ◆ *Study pedestrian improvements along McKnight Street.*

3.8: Improve walkability through maintaining and extending sidewalks, adding lighting, signage and enhancing crosswalks.

- ◆ *Expand the extent of pedestrian-scaled lighting downtown.*
- ◆ *Refresh crosswalks and consider enhancements including pedestrian actuated signals and/or pedestrian refuges at key intersections.*
- ◆ *Study potential pedestrian improvements in vicinity of Jones Street to facilitate safe pedestrian access to destinations south of the railroad tracks.*
- ◆ *Augment signage with pedestrian wayfinding downtown to key destination (e.g. to Younts Center, Museum, etc.).*



The City is studying potential improvements to Trade Street that may include a park or plaza with additional seating, landscaping and lighting that could be utilized on regular weeks and during festivals. Image Source: authenticCity.

Goal 4: Attract commercial development that is appropriate for different areas of the City.

Public input indicated more restaurants, shopping and entertainment uses are desired.

In downtown there was a preference for small-scale retail and restaurants. There was more support for larger-scale in other commercial areas.

4.1: Encourage smaller scale retail, restaurants, offices and other businesses in downtown Fountain Inn and in Neighborhood Centers identified on the Future Land Use Map.

4.1.a: Encourage rezonings to the Neighborhood Commercial zoning district in Neighborhood Centers shown on the FLU Map.

4.2: Encourage larger-scale commercial development to be located in Commercial Mixed Use and Employment areas identified on the Future Land Use Map.

4.3: Maintain commercial design standards and consider enhancements to improve property values, aesthetics and pedestrian safety and comfort.

4.3.a: Evaluate parking requirements for clarity and to provide additional flexibility where appropriate (e.g. near downtown).

4.3.b: Most buildings should front a public street or open space.

4.3.c: Require connected streets and parking lots.

4.3.d: Support pedestrian safety and comfort through connected sidewalks and placement of canopy trees.

4.3.e: Encourage the majority of parking, if required, to be located behind buildings to the side or screened from view.

4.3.f: Evaluate the use of the Gateway Corridor Overlay District.

◆ *This district currently includes all properties contiguous to SC Highway 418 lying between the intersection of Interstate 385 and Highway 418 and continuing to Walker Street.*

◆ *Additional gateway may need to be covered in the overlay or a different overlay.*



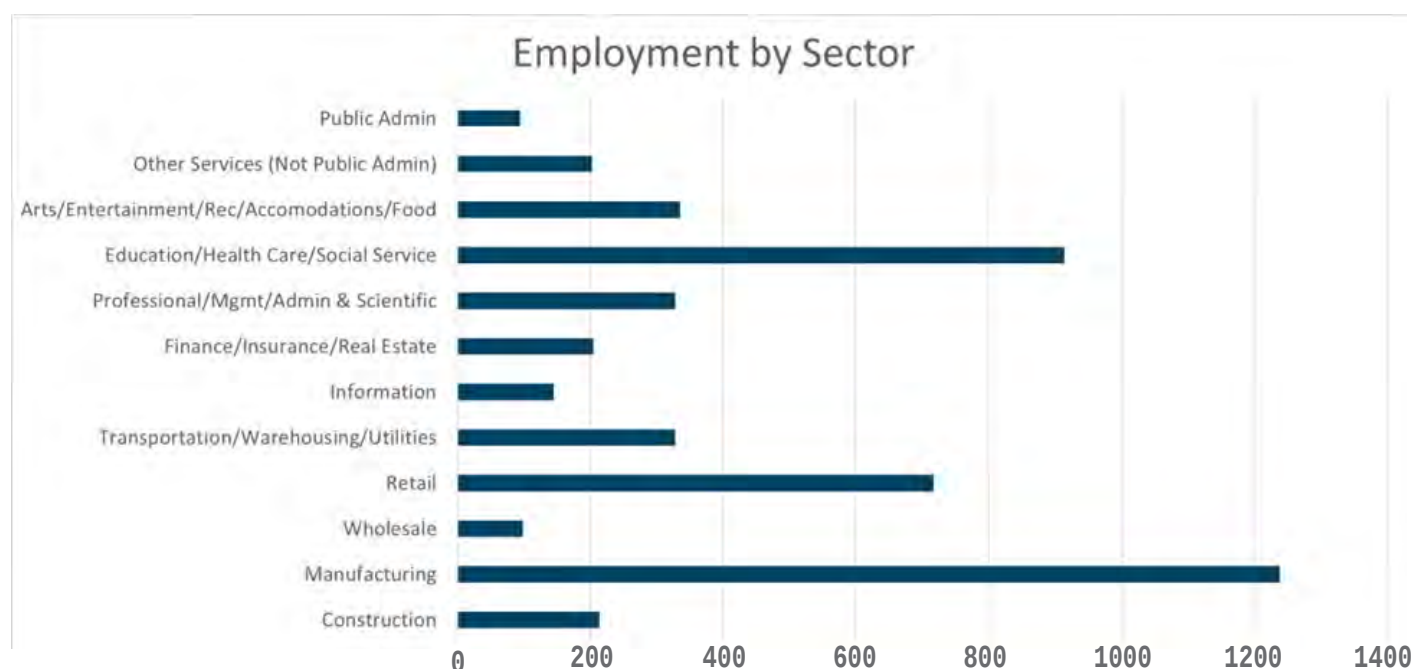
Economic Development

Overview

Large corporations in the manufacturing field are the top employers of Fountain Inn, while sectors such as health, energy, education, and local government profile additional employment opportunities. Small businesses give character to Downtown and provide services and entertainment to residents and visitors. This section of the plan provides a background of the local economy and provides recommendations involving industry goals, investment opportunities, and community economic needs in Fountain Inn.

Economic Drivers

A critical component of the future vision for Fountain Inn is a viable and sustainable business environment. Nestled conveniently on the periphery of the Greater Greenville market, Fountain Inn is poised to continue growing the local economy. With a burgeoning population, a once-thriving and now resurging downtown area, and a significant share of manufacturing jobs from Laurens and Greenville Counties in immediate proximity, Fountain Inn's economic future is brimming with potential.



Commuting

Journey to work data is a reliable indicator of the amount of time Fountain Inn residents are traveling for work. In 2021, the mean travel time to work for employed residents of Fountain Inn is 23 minutes. This is comparable to the travel time of Greenville County residents and generally lower than the national, state, and Laurens County mean commute times.

Employment Sectors

When determining the primary sectors of employment for Fountain Inn residents, the 2018 ACS data shows that nearly 60% of residents are employed in the manufacturing, education, health care, and social services, or retail sectors. From 2010-2018, Fountain Inn had a higher proportion of persons employed in the manufacturing, retail, transportation/warehousing, and information sectors. Conversely, a smaller proportion of Fountain Inn residents are employed in the construction, wholesale, finance/insurance/real estate, professional management, education/health care, entertainment/accommodations, and public administration job sectors.

Top Sectors



Manufacturing, 25.68% of Fountain Inn jobs in 2020



Health care, social assistance, education, 18.96% of Fountain Inn jobs in 2020



Retail trade, 14.6% of Fountain Inn jobs in 2020

Largest Area Employers

Greenville County

Top 5 Manufacturing Employers	Employment	Top 5 non-manufacturing Employers	Employment
Michelin North America	5,001 - 10,000	Prisma Health	10,000+
GE Power	1,001 - 2,500	Greenville County Schools	10,000+
SYNNEX Corporation	1,001 - 2,500	Bon Secours St. Francis Health System	2,501 - 5,000
Sealed Air Corp. - Cryovac Division	1,001 - 2,500	Duke Energy Corporation	2,501 - 5,000
Magna	1,001 - 2,500	Greenville County Government	2,501 - 5,000

Laurens County

Top 5 Manufacturing Employers	Employment	Top 5 non-manufacturing Employers	Employment
ZF Transmissions	2,501 - 5,000	Laurens County Schools	1,001 - 2,500
Yafeng	501 - 1,000	State of South Carolina	501 - 1,000
Sterilite Corporation	501 - 1,000	Laurens County Memorial Hospital	251 - 500
County Fresh	501 - 1,000	Piedmont Technical College	251 - 500
D&W Finepack	251 - 500	Presbyterian College	251 - 500

Major Employers

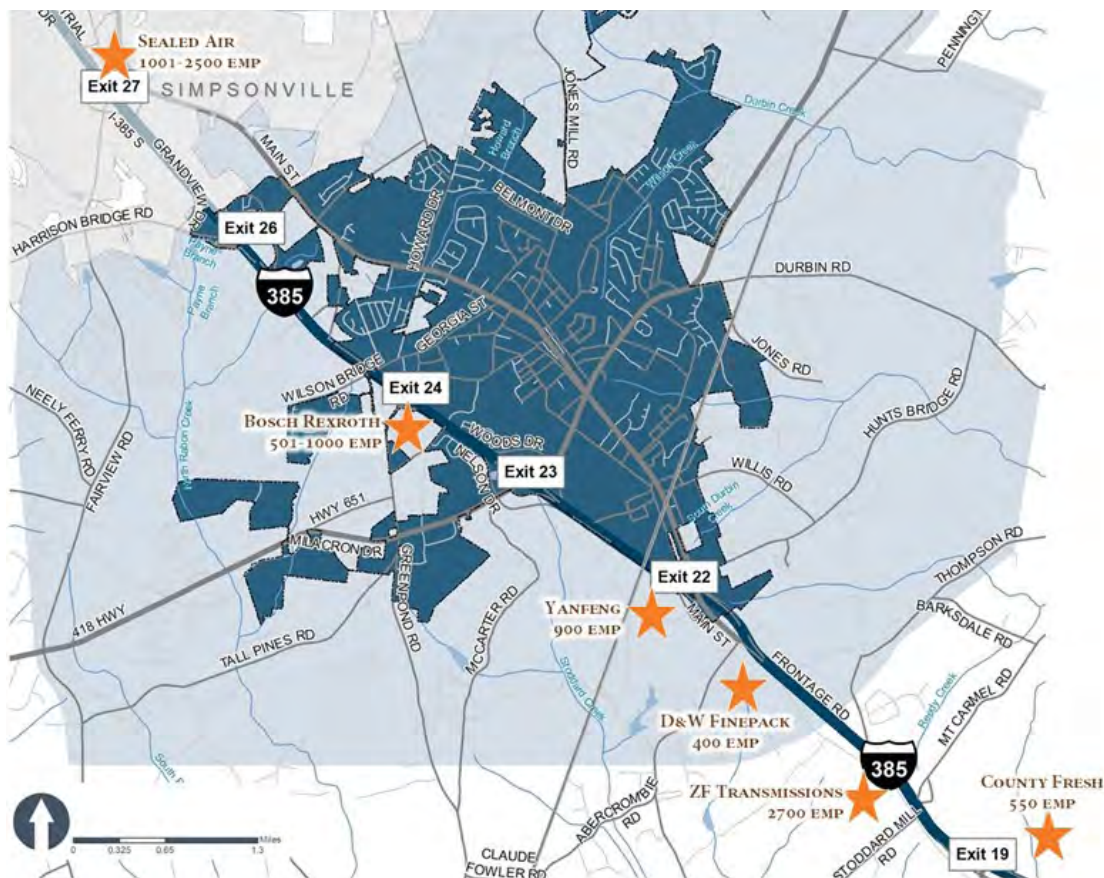
In addition to the notable manufacturing employers illustrated in the map, there are multiple manufacturing or industrial clusters located within or adjacent to the Fountain Inn corporate limits along the Highway 385 corridor, particularly near the city's Fairview Street and Highway 418 interchanges. These industrial properties are continually being developed to accommodate new or expanding manufacturing businesses. Such developments play a vital role in providing employment opportunities for both current and future residents of Fountain Inn.

While manufacturing jobs arguably drive Fountain Inn employment, Main Street is traditionally identified as its center of commercial activity. Residents and stakeholders consistently emphasize the importance of the existing small business climate in Fountain

Inn, considering it to be of utmost significance. City of Fountain Inn faces the challenge of attracting certain businesses due to its relatively small current population and proximity to larger markets. However, amidst this challenge lies a promising opportunity to foster the growth of local small businesses.

Additionally, an assessment of the commercial property within Fountain Inn revealed an anticipated scarcity of available opportunities outside of the downtown area, with existing commercial corridors nearing their capacity or projected to do so in the immediate future. While Main Street has some opportunity for infill and outward expansion, as the population of Fountain Inn continues to increase and housing units multiply, there will be an increasing demand for additional commercial establishments that are identified as desirable by both citizens and stakeholders.

Major Manufacturing Employers Map



Recommendations

Fountain Inn is a community with great potential for growth and sustainability. With a median household income exceeding both national and state averages, Fountain Inn boasts a robust economic foundation. The city's high labor force participation rate further exemplifies its economic health, surpassing both the national and county levels. The mean travel time to work in Fountain Inn is comparable to neighboring areas and lower than the national average, indicating convenient employment proximity for residents. Manufacturing plays a significant role in the local economy, with several large employers in convenient proximity, providing thousands of jobs. While manufacturing is a key sector, efforts to foster the growth of Main Street and strategically expand corporate and regional retail options can create a dynamic and diverse commercial landscape.

By nurturing and supporting local businesses, Fountain Inn can stimulate economic growth, create job opportunities, and foster a sense of community pride. The city can tailor policies and incentives based on the community's desired sectors, and accommodate commercial land uses to meet the growing demand. Local festivals and events also contribute to the economy by attracting visitors, boosting sales for local businesses, and supporting entrepreneurship. Improving coordination and collaboration among stakeholders will optimize the benefits of these events and create a favorable environment for businesses to thrive. With a solid economic foundation and strategic initiatives, Fountain Inn is well-positioned to achieve its future vision for balanced tax base and a vibrant, sustainable local economy.

Goal 1: Cultivate a diverse economy that champions large and small businesses.

1.1: Evaluate, enhance, and promote business assistance tools and programs to adapt to the changing needs of the business environment.

Goal 2: Grow the tax base and promote employment opportunities to maintain a high quality of life for Fountain Inn Residents.

2.1: Support land use decisions that maintain a diverse tax base including commercial and industrial growth.

- ◆ It is anticipated that residential growth trends will continue. Studies show that costs of services is higher for residential land uses than commercial or industrial development. It is important that residential growth is complemented by growth in the non-residential tax base in order to keep taxes low and pay for amenities, maintenance and services desired by residents.

2.2: Continue activities to attract higher-paying jobs and improving the economic well-being of our residents.

- 2.2.a:** Foster a collaborative environment between local educational institutions and the business community, aiming to cultivate a skilled local workforce.
- 2.2.b:** Strategically market Fountain Inn's unique character and exceptional quality of life to attract businesses seeking both skilled talent and an appealing living environment.

2.2.c: Ensure that zoning regulations and permitting processes are streamlined and simplified to create a low barrier to entry for businesses and industries that offer higher-paying jobs and align with the City's goals and character.

2.3: Promote development of local employment opportunities and transportation infrastructure improvements in support of reduced commute times.

2.3.a: Support employment opportunities close to residential areas, ensuring convenient access to jobs.

Goal 3: Encourage entrepreneurship.

3.1: Create a conducive environment for employment and entrepreneurship by supporting local job opportunities and encouraging residents to participate in the local economy.

3.1.a: Cultivate and promote participation in the Main Street program as an established ecosystem for promoting entrepreneurship and economic vitality while reinforcing the small-town character of Fountain Inn

3.1.b: Ensure that land use regulations accommodate a diverse range of commercial options, spanning from modest start-up facilities and shared workspaces to more expansive spaces suitable for larger employers, facilitating and encouraging encourages business growth and expansion within the community.

3.1.c: Engage with local chambers and economic development groups.

Goal 4: Diversify employment sectors.

4.1: Continue effort to build manufacturing employment base along I-385.

4.2: Attract businesses from other industries promoting the growth of sectors such as technology, finance, healthcare, education, and entertainment.

Goal 5: Foster small business growth.

5.1: Support the growth and prosperity of small businesses, particularly along Main Street, while balancing the inclusion of corporate and regional retail options.

5.1.a: Provide resources, incentives, and infrastructure to create a vibrant and diverse commercial landscape that meets the needs and aspirations of Fountain Inn residents.

Goal 6: Minimize leakage and enhance local economy.

6.1: Work to reduce leakage of local dollars by identifying opportunities for growth in sectors where Fountain Inn experiences trade deficits.

6.1.a: Tailor policies and regulations with an aim to attract businesses that address these gaps and strengthen the local economy.

6.1.b: Potential targets for retail include motor vehicle & parts dealers, food & beverage stores, non-store retailers (such as online sales), building material and garden equipment dealers, general merchandise, health & personal care stores, and clothing & accessories stores.

6.2: Actively recruit specific priority commercial business needs (i.e., grocery store).

Goal 7: Expand commercial land uses in strategic areas.

7.1: Identify and accommodate additional locations for commercial development throughout the City to ensure adequate space for new businesses that align with the desires and needs of citizens and stakeholders.

Goal 8: Optimize the positive impact of local festivals and events.

8.1: Improve coordination, timing and promotion of festivals and events in Fountain Inn, to maximize their potential to attract visitors, stimulate tourism, and generate economic activity.

8.1.a: Actively recruit and coordinate with the Main Street program's Promotion committee to implement effective event planning processes.



Sage at Fox Hill Business Park

8.1.b: Seek to reduce conflicts, enhance collaboration among stakeholders, and create a favorable environment for local businesses to thrive.

Plan Element:



Housing

Overview

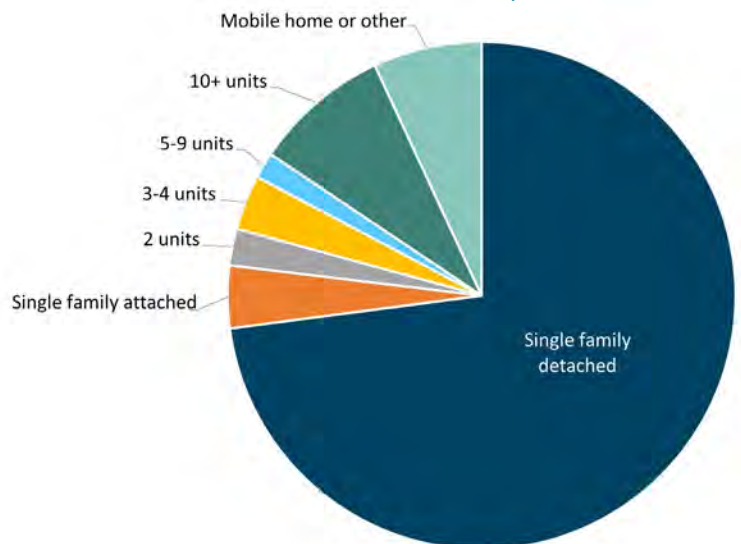
This section of the plan analyzes the existing housing inventory, occupancy, value and affordability trends in the study area and includes recommendations related to location, density and design of housing in Fountain Inn. Similar to the population growth that Fountain Inn has experienced, the housing inventory has grown to keep up with the increased demand.

Inventory and Occupancy

From 2010 to 2019, there were 745 new housing units built making 4,018 total housing units as of the start of 2020. Housing units in Fountain Inn range from the typical single family detached structures to duplexes, triplexes, and quadplexes, multifamily apartments, and mobile homes. Almost 75% of all residential units are single family detached residences, the remaining 25% being made up of single family attached, multi family, mobile homes, and other residential types. Of the total housing units, there are 3,547 housing units that are occupied, and of those occupied housing, 72% of the units are owner occupied and 28% of the units are renter occupied.



**Housing Type
by # of Units**



Home Value

According to the Census for owner occupied housing units with a mortgage, the median home value was up to \$179,400 in 2021 compared to \$164,000 in 2020, however according to Realtor.com, the median sales price in Fountain Inn is \$274,700 and has been growing rapidly over the past 5 years. This median sales price is still approximately \$50,000 less than that of Greenville, South Carolina. For units without a mortgage, the median home value in 2021 was \$165,000 compared to \$133,300 in 2020.



3,547 (City Limits)
Housing Units

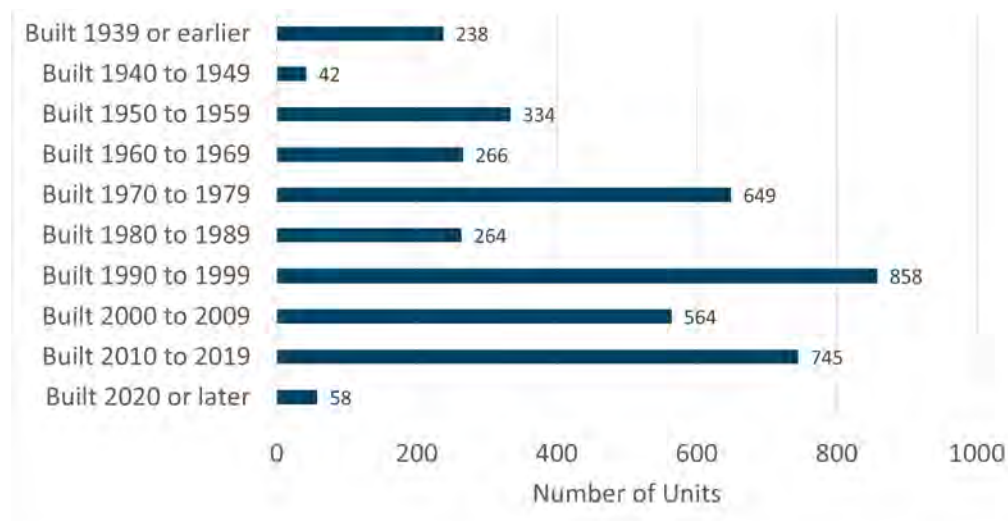


8.52% 2010
6.24% 2020
Vacancy Rate

Affordability

Fountain Inn has been a highly desired area for all ages to move to, however the lack of housing inventory has driven up the costs of housing. In order to accommodate the increased housing demand while also considering affordability is to consider the nearby community services and develop areas that in close proximity to full service grocery stores, pharmacies or drug stores, convenience stores, gas stations, public parks and walking trails, recreation centers, schools, and libraries. By doing so, this allows for residents of Fountain Inn to travel shorter distances to access the resources that they need, making them less vehicle dependent and taking some financial burden off of households with one or no vehicles.

Age of Housing Stock



Source: 2021 American Community Survey

Recommendations

The City of Fountain Inn has experienced steady growth in housing since the 1980s. Recently it has become a sought after destination for families in the region. Recent lack of inventory may be addressed by projects in the development pipeline. Looking forward, single family homes will likely continue to be the majority of new homes, but given demographic trends, it will be beneficial to provide a mix of housing types. Especially lacking are homes that would allow young people and seniors to locate here or stay in the City.

Recommendations in this element focus on how new housing can be accommodated to fit in the intended growth pattern for the City that is shown on the Future Land Use map. Other issues that are addressed include ways to accommodate missing middle housing and workforce housing, protect the character of existing neighborhoods and update zoning framework to address housing needs.

Goal 1: Support housing development that reinforces the planned land use pattern for the City.

- 1.1:** Encourage less intense development in areas shown as Low Density Residential and Low to Medium Density Residential on the Future Land Use Map.
- 1.2:** Encourage higher density residential development in areas shown as High Density / Mixed Residential, Commercial Mixed-Use, or Downtown on the Future Land Use Map.



Single family homes make up over 70% of the existing housing stock in the City of Fountain Inn.

Goal 2: Accommodate the majority of growth in predominantly single family residential subdivisions.

- ◆ Survey preferences indicated a strong preference for single family homes. To honor this preference the majority of land area on the Future Land Use Map shows is in the Low Density Residential or Low to Medium Density Residential category. The majority of new housing in these areas should be single family detached homes.

Goal 3: Address housing needs by encouraging a mix of types in key areas.

3.1: Encourage a mix of housing types in high density and mixed use areas shown on the Future Land Use Map.

- ◆ Second floor residential, apartments, condos and townhomes may be appropriate in these areas.

3.2: Encourage a mix of lot sizes and Missing Middle housing types (smaller-scale attached housing) as a percentage of housing in new residential developments.

- ◆ Currently the zoning ordinance allows for a certain percentage of attached homes in Open Space Subdivisions.

3.3: Consider removal of barriers to attached housing and address concerns over quality design.

3.3.a: Consider updates to the zoning ordinance to remove barriers to attached housing. These amendments should be balanced by increased design standards.

- ◆ Code updates should focus on allowances for certain types of housing and improving the design of Missing Middle housing types (which includes smaller -scale attached housing).
- ◆ Updated design guidelines or standards could include:
 - ◆ *Allowing for smaller setbacks and narrow lot widths if new homes are alley loaded.*
 - ◆ *Requiring street standards that include street trees and on-street parking.*
 - ◆ *Requiring attached residential development to have connection to sidewalk network.*
 - ◆ *Increased design standards such as minimum property size, buffers, and building design features.*

Missing Middle Housing

During the public engagement for the comprehensive plan a meeting was held at Fountain Inn High School. A student noted that the City needs more quality and context appropriate row homes like they have seen in other areas.

Over the last 40-50 years the market and local regulations have been supportive of single family housing development and larger-scale apartments. “Missing middle” housing refers to housing products with smaller lots or attached housing typologies that are generally in between apartments and the typical detached single family home. Unit types such as duplexes, fourplexes, cottage courts, townhomes, and live-work units fall into this category.

These missing middle housing types are typically more dense than single family home subdivisions, but the scale of the buildings can be less imposing than three or four story apartment complexes. Local policies and standards can influence the viability of these smaller-scale attached housing types and over the long-term, these policies can result in more housing that is attractive to younger people and older adults.



Goal 4: Allow for context-sensitive infill Housing

4.1: Utilize Flexible Review District process for infill housing projects.

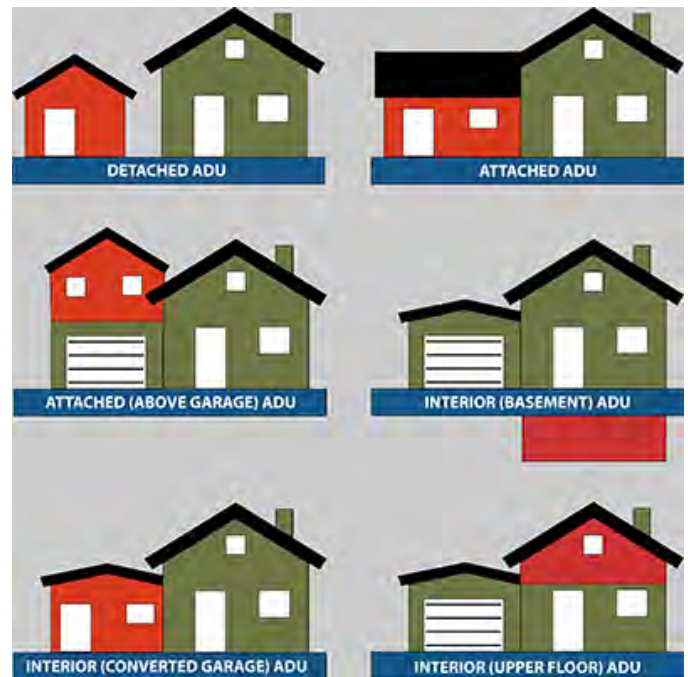
4.2: Study a potential overlay or that would permit “house-scale” attached homes that meet design standards in defined areas.

- ◆ This could allow duplexes, triplexes, quadplexes, and potentially townhomes in certain areas. Currently townhomes in C-2 require a special exception.
- ◆ Areas where this may be appropriate include within defined distance of downtown or commercial areas, or at intersections in certain residential districts.

4.3: Create a pattern book for smaller lot homes, pocket neighborhoods, attached housing or accessory dwelling units that includes design guidelines for site layout, key features, materials, architectural details, colors, etc..

4.4: Consider permitting accessory dwelling units (ADUs) in more districts.

- ◆ Accessory dwelling units also known as granny flats or garage apartments can help provide additional diversity of housing without changing the character of the surrounding area.
- 4.4.a: Establish performance-based criteria for permitting ADUs in more districts.
- ◆ Supplemental standards could include minimum property size, setbacks, buffering and/or parking requirements.



Accessory dwelling units can be configured in a variety of ways, with some options being nearly indistinguishable from single family homes.

Image via American Planning Association

Goal 5: Pursue neighborhood improvements and additional local affordable and workforce housing options.

- 5.1:** Coordinate with the Greenville County Redevelopment Authority (GCRA) on neighborhood improvement and affordable housing projects.
- 5.2:** Study areas that are appropriate for affordable or workforce housing.
 - ◆ Ideal candidate locations for affordable and workforce housing includes areas within walking or biking distance to jobs, transit and/or shops and services, especially grocery stores.
- 5.3:** Consider removal of barriers or incentives for affordable and workforce housing.
 - 5.3.a:** Study barriers to certain housing types during the update of the zoning ordinance.
 - 5.3.b:** Consider a density bonus for projects that include a percentage of units that meet affordable or workforce housing criteria for a defined period of time.

- 5.4:** Coordinate with state agencies and regional partners to address homelessness within the City of Fountain Inn.

Goal 6: Continue code enforcement and monitor housing trends.

- 6.1:** Continue code enforcement efforts and document trends related to property and building maintenance.
 - 6.1.a:** Add staff and equipment for better enforcement and monitoring.
- 6.2:** Summarize and report residential building trends to Planning Commission and City Council.
- 6.3:** Monitor and mitigate the impact of short-term rentals (STRs) on different neighborhoods.
 - 6.3.a:** Create an inventory of known short-term rentals and improve tracking of nuisance complaints.

Plan Element:



Cultural Resources

Overview

Fountain Inn's history and small-town character is embodied in the buildings, public spaces, streets, sidewalks and events that bring the community together Downtown. These resources tell the story of the City's history, its businesses and its people.

Historic Resources

The historic core of downtown is anchored by a row of commercial buildings between Fairview Street and Jones Street that has served as the central business district since the early 1900s. Trade Street and Main Street represents the center of the City and is flanked by the Cannon Building and the Kellet Building-two buildings built in the late nineteenth century on opposite sides of the intersection. The great majority of buildings have been restored and now house retail, restaurant or office space.

Several historic homes flank Main Street to the North of Downtown including the McDowell House and James A. Fulmer House. Many of these homes date back to the 1920s and after. These homes exhibit a variety of architectural styles ranging from traditional southern farm houses with wrap around porches to craftsman style homes.

Other historic buildings that are noteworthy include the Fountain Inn High School which now serves as the Younts Center for the Performing Arts, Robert Quillen's personal library which is located adjacent to City Hall, where his house once stood and the Ellison Flour Mill located just to the west over the railroad.

The Woodside Mill Village is located on the southwest side of Downtown. The Woodside Cotton Mill began production in 1898 and although the mill no longer exists the homes that constitute the Woodside Mill Village remain intact and represent a unique window to the past.

The Fountain Inn Rosenwald School, also known as the Fountain Inn Colored School, was a complex of several buildings near Duckett Street. The school was funded in part by the Julius Rosenwald Fund in 1928-1929 at a cost of \$7,200. The only structure remaining from the Rosenwald school complex is the Teacherage otherwise known as the Principal's house.



Many of the area's churches are also integral to the history of the community. Some even have historic buildings. Fountain Inn First Baptist was first organized in 1880, Fountain Inn Presbyterian Church was begun in 1889, Trinity United Methodist Church first met in 1887, Fountain Inn Wesleyan Methodist Church organized in 1916, Mount Zion Baptist Church was organized in 1888.

Fountain Inn Museum

The Fountain Inn Museum is housed in the same building as the Chamber of Commerce and Visitors Center at the intersection of Depot Street and Trade Street.

Established in 2007, the Fountain Inn Museum is a nonprofit organization focused on preserving the history, heritage, and culture of Fountain Inn, surrounding areas and small town Upcountry South Carolina. The museum's mission is to serve the community, and to provide educational opportunities to visitors. The museum houses exhibits on Native American history, agriculture, the Revolutionary War, Robert Quillen, Peg Leg Bates and the City's early businesses and textile history. The museum has recently received funding to restore Jones Mill a historic grist mill located on Durbin Creek.

The Arts

Younts Center for the Performing Arts is located on North Main Street and hosts a variety of live music and drama performances. The Center boasts a 418 seat theater for events. Other programs focus on fostering an appreciation for the arts in the community.

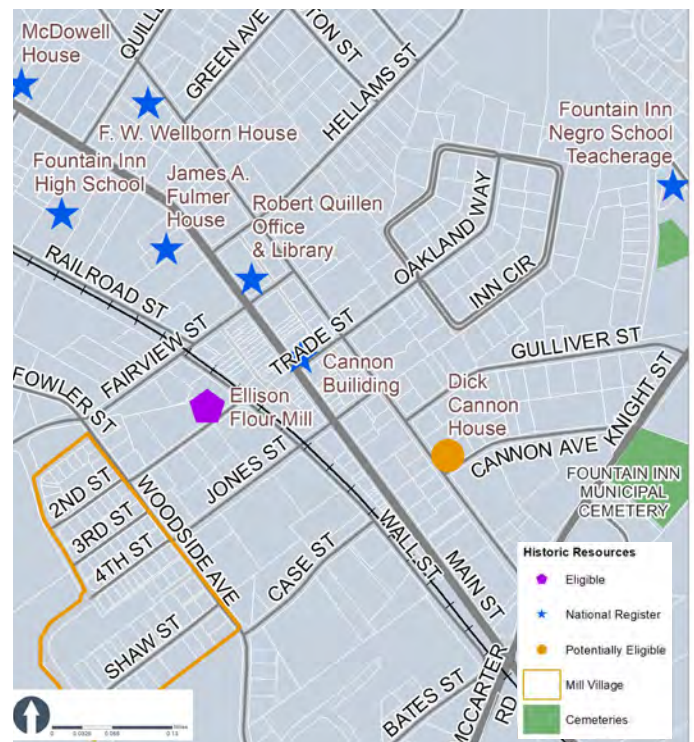
Festivals and Events

The City hosts a variety of events and festivals Downtown including the Farmers Market, Christmas in Fountain Inn, Sounds of Summer, the Fireworks Spectacular and the Juneteenth Soul Food Festival. Depot Street and Trade Street Plaza are closed to vehicular traffic for these events and the stage at Commerce Park and the Commerce Park Pavilion are utilized.



The Robert Quillen library is located near City Hall where his house once stood.

Historic Resources Map



Many historic structures are centered around Downtown Fountain Inn along Main Street and south of the railroad.

Recommendations

Fountain Inn's rich history and cultural resources are critical for preserving the community's identity and heritage. These assets serve as the common thread that binds longtime residents, newcomers, and visitors alike, while acting as a powerful catalyst driving the local economy.

The City has continued to thrive by building on its historical and cultural foundation. From humble beginnings rooted in the textile industry, the City matured from a stagecoach and railroad stopover to the quaint, authentic and charming downtown that is cherished and celebrated today. Downtown Fountain Inn continues to serve as a testament to the past, while maintaining that link to the City's cherished history. Furthermore, the historic center of Fountain Inn continues to provide a setting for engaging festivals, community events, and art that create opportunity to bring people together in shared experiences.

This element reinforces that Fountain Inn's history and cultural identity are keys to unlocking a prosperous future. It further recognizes the imperative to strengthen the bonds between our arts, cultural, and educational institutions, ensuring the preservation and promotion of the local history and character that continually draw people to our remarkable community.

Goal 1: Preserve and promote local history.

1.1: Champion the rich history and heritage of Fountain Inn by strategically promoting and preserving it.

- 1.1.a: Continue to support and promote the Fountain Inn Museum.
- 1.1.b: Plan for public art installations, murals, and engaging community activities, that tell the story of Fountain Inn's history.



Historical murals can foster a sense of place and pride among residents old and new.

1.2: Connect the past and present through events.

- 1.2.a: Attract and sponsor a wide range of events and festivals catered to both residents and visitors.
- 1.2.b: Encourage support and participation from local businesses.

1.3: Identify and preserve local historic resources.

- 1.3.a: Update the Historic Resources Survey for Downtown.
- ◆ The last survey in the City of Fountain Inn was conducted in 1999, although a historic resources survey was conducted more recently for the unincorporated areas of Greenville County in 2013.

1.4: Prioritize the preservation and restoration of structures in the Woodside Mill Village and Main Street.

- 1.4.a: Identify sustainable uses for historic buildings.
- 1.4.b: Provide education signage at historical sites that tell the stories and history of the City

- 1.4.c: Coordinate with the Fountain Inn Museum on the restoration of Jones Mill and the creation of a historic park on the property.

Goal 2: Preserve and enhance the character of Main Street.

2.1: Support and nurture the growth of small businesses in Main Street Fountain Inn that reflect the charm and diversity of the City.

- 2.1.a: Review regulations and procedures to assure a business-friendly process for new business development, and existing business expansion.
- 2.1.b: Maintain coordination with the Fountain Inn Chamber of Commerce to prioritize small business and leadership development in the community.

2.2: Foster a community for diverse businesses that provide residents with new and unique goods and services.

- 2.2.a: Provide opportunities for various local goods and services to be sold in and around Main Street by businesses that may not have a brick and mortar location.
- ◆ Continue to hold the Fountain Inn Farmers Market, and look for additional seasonal sale opportunities outside of the farmers market season.

Goal 3: Promote coordination among arts and cultural organizations and educational institutions.

3.1: Utilize the Main Street Program as a centralized platform for communication and general information for all cultural resource organizations.

- 3.1.a: Create and maintain a public calendar sharing information of all organization events put on in the community.



Carriage rides through the historic core of Downtown provide a draw for residents and visitors alike.

- 3.1.b: Coordinate with the Younts Center for the Performing Arts to advertise events and grow Downtown visitation.

3.2: Establish a strong partnership with local schools which serve Fountain Inn.

- 3.2.a: Leverage the local resources, talents, and knowledge within the community to promote cultural enrichment and community engagement.
- 3.2.b: Create a meaningful connection between the younger generation and the cultural heritage of Fountain Inn.

Goal 4: Market Fountain Inn's unique heritage and history.

4.1: Develop a comprehensive marketing strategy with a focus on Fountain Inn's history, notable landmarks, and stories that have been passed down.

- 4.1.a: Utilize this marketing strategy to advance the economic development of the community, while also attracting tourists.
- 4.1.b: Market Fountain Inn as a community with a rich history that is a foundation for its future growth.

Plan Element:



Transportation

Overview

Fountain Inn is located on the I-385 corridor which provides connections to both Greenville, and I-26 towards Columbia, and Charleston. Downtown Fountain Inn is located just off the I-385 corridor and accessed via three exits (Exit 22, 23, 24 and 26).

State and local roads emanate from I-385 and the center of the city to provide connectivity throughout the study area. This section of the plan analyzes the transportation system in the study area and includes an analysis of existing conditions and recommendations related to priority improvements, future connections, and alternative transportation needs in Fountain Inn.

Major Roads

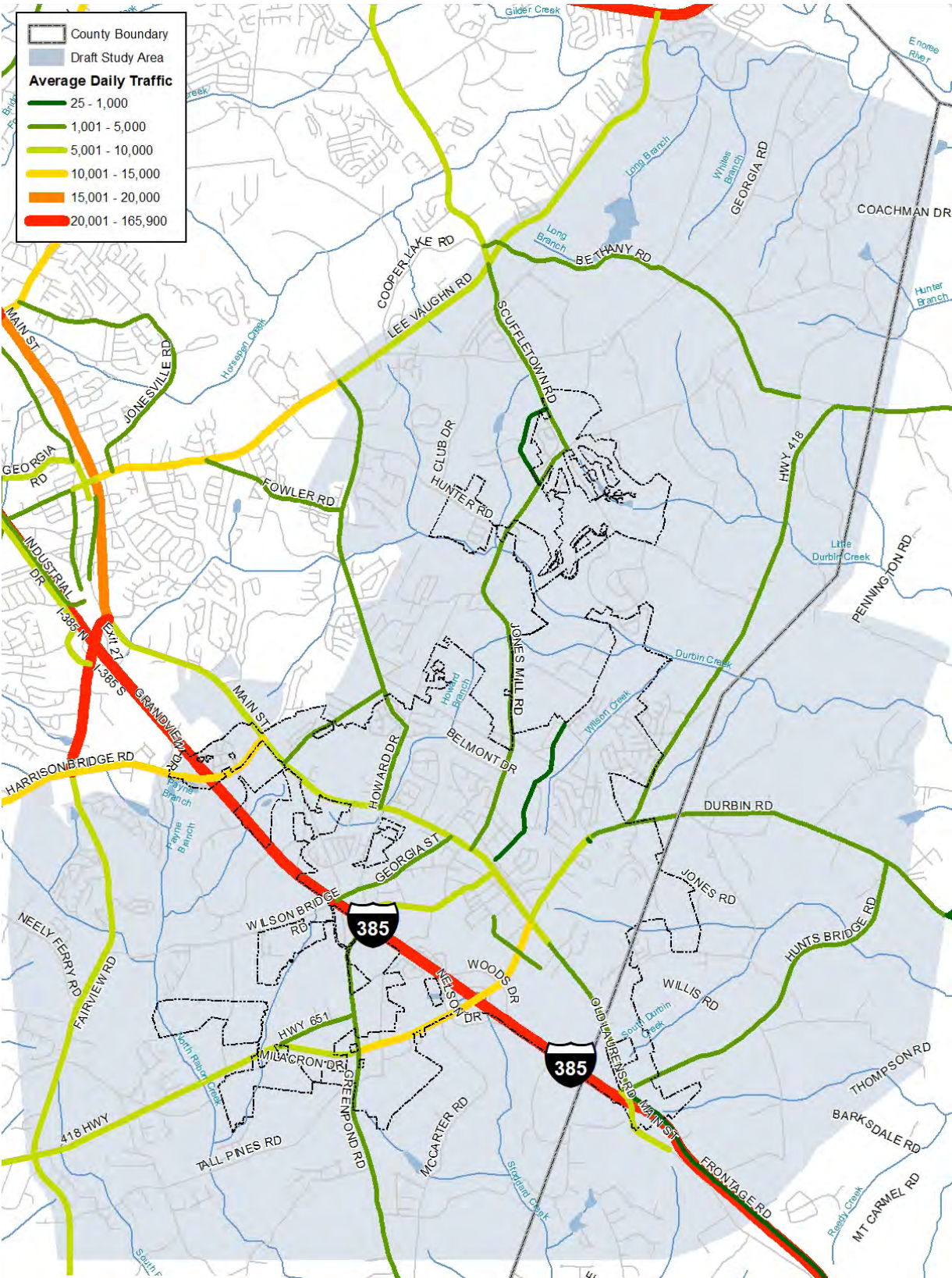
Fountain Inn has great access to Interstate 385 which bisects the planning area and has an annual average daily traffic (AADT) rate ranging from 40,000 to 50,000 vehicles per day. Interstate 385 provides a connection to Greenville to the northwest and I-26 which further connects to Columbia and Charleston. Within the study area, major roadway connections include SC Highway 14 (*Main Street*) (9,900 vehicles per day north of downtown, 6,300 vehicles per day downtown), SC Highway 418 (12,600 vehicles per day), Harrison Bridge Road (14,800 vehicles per day), Main Street (9,900 vehicles per day), and Fairview Street. Other key roadways that serve more outlying areas include Fairview Road, Wilson Bridge Road, Greenpond Road, Hunts Bridge Road, Durbin Road, Jones Mill, Howard Drive, Scuffletown Road and Lee Vaughn Road.



Road Maintenance and Conditions

The majority of major roadways in the city are maintained by the South Carolina Department of Transportation. The City maintains most subdivision roads. New growth in Greenville County, Laurens County and the City of Fountain Inn have and will continue to require significant transportation improvements as many roads in once rural areas will need upgrades to accommodate additional traffic.

Average Daily Traffic Map



Downtown Streetscapes

Downtown Fountain Inn has what can be described as a walkable grid system which connects the downtown core to parking, retail, entertainment, restaurants, and nearby neighborhoods. The downtown grid is marked by short block lengths and connected streets. Many streets have sidewalks for pedestrian activity, for instance Main Street has been improved to include on-street parking, landscaping, crosswalks and wide sidewalks between City Hall (*Hellams Street*) and Jones Street. There are plans to extend streetscape improvements along Main Street south towards Highway 418.

Other streets in downtown, including Weston Street, McKnight Street, Wall Street and Fairview Street provide vehicular access and circulation but also are key pedestrian connections.

Trade Street between Main Street and Depot Street has been permanently closed to vehicles and functions as a pedestrian and cyclist only plaza.

Weston Street Improvements

There are improvements planned for Weston Street, which serves an important role by providing vehicular and pedestrian connectivity on the northeast side of Downtown. Planned improvements are being designed and may include the addition of landscaping, street trees, and a 10' concrete path that will serve as a segment of the Swamp Rabbit Trail.

Parking

There are a number of streets with on-street parking downtown including Main Street, Weston Street, Trade Street and Jones Street. A number of parking lots also serve visitors including a few off of McKnight Street and Depot Street. As with most successful downtowns during events and on busy weekend nights parking can be a challenge.

Greenways and Sidewalks

A portion of the Swamp Rabbit Trail exists north of downtown. It connects to Fountain Inn High School and surrounding neighborhoods. The Country

Weston Street Streetscape Plan



Gardens Greenway Park includes another trail just north of the SRT. Two additional segments of trails are located south of downtown, one in the Woodside neighborhood and one that connects the Fountain Inn Activity Center and Fountain Inn Elementary School.

Sidewalks exist on many major roadways although significant gaps exist. In addition, many sidewalks are narrow or are in need of the installation of curbs to separate pedestrians from travel lanes.

Woodside Connector Streetscape

Fountain Inn has partnered with the South Carolina Department of Transportation to put together a plan for a streetscape improvement project along Diamond Tip Boulevard, Woodside Avenue, and Jones Street. This .86 mile streetscape improvement area will provide a pedestrian connection between Downtown Fountain Inn, Main Street, and the Farmer's Market, to Woodside Park, and the Woodside Mill Village, and finally Fairview Street Park. The Streetscape improvements include new eight foot wide sidewalks, landscaping and street trees, street lighting, signage, and street drainage improvements.

Transit

Greenlink is Greenville's public transit system, operated by the City of Greenville, under contract to Greenville Transit Authority. Greenlink operates 12 fixed routes throughout Greenville County. Route 601, also known as the Simpsonville Connector, connects Fountain Inn to Simpsonville. A transfer to Route 510 can connect riders to Downtown Greenville. In the 2021 Transit Development Plan Update a circulator is proposed to serve Fountain Inn. This route and the continuation of the existing Route 601 will be contingent on adequate funding. Historically, Greenlink funds have been made up of a combination of federal transit funding, fair revenue, and funding from the SMTF, City of Greenville and Greenville County. The City of Greenville recently



A portion of the Swamp Rabbit Trail travels beside Wilson Creek northeast of Downtown Fountain Inn.

announced that as of July 1, 2024 they will not subsidize service that runs to the cities of Mauldin or Simpsonville. Additional local funding, from municipalities served by outlying routes, will be needed to continue transit service to these areas.

Transportation Planning

The Greenville-Pickens Area Transportation Study (GPATS) is the Metropolitan Planning Organization, or MPO, for the Greenville Urbanized Area which includes Fountain Inn. GPATS coordinates regional transportation planning and is the designated recipient of all state and federal funds for transportation projects in the area. The GPATS Policy Coordinating Committee approves the scheduling of projects, the allocation of funds, and helps to guide the development of the region's transportation infrastructure. This includes, but is not exclusive to, roads and highways, mass transit, bicycle and pedestrian facilities, and freight. Future traffic projections indicate volumes will exceed capacities on a number of local roadways. Due to lack of funding there are no funded projects in the Fountain Inn area in the most recent Long Range Transportation Plan (*Horizon 2045*).

Recommendations

The transportation network provides a backbone for mobility in and around Fountain Inn. As the City grows, transportation infrastructure will need to be expanded and improved. The City, regional and state agencies and the private sector can all play key roles in ensuring roadway, pedestrian and transit options are provided.

Goal 1: Maintain and improve transportation related development standards.

1.1: Review and revise development standards to reduce or mitigate impacts on existing roadways and improve safety.

1.1.a: Require connected street systems through minimum block lengths and requiring stub outs.

1.1.b: Work with new development to ensure needed collector street connections are completed in order to disperse traffic.

1.2: Consider a requirement for a Traffic Impact Analysis to be completed for development over a certain threshold. (e.g. over 125 homes).

- ◆ TIAs can assist in identifying improvements needed to help mitigate impacts to existing transportation infrastructure.

1.3: Update street design standards for neighborhood streets and key corridors.

1.3.a: Require street trees in certain types of residential developments (e.g. those over a certain density or with lots that meet a defined criteria based on width or size).

1.3.b: Consider allowance for public alleys in order to improve design of neighborhoods and safety.



Requiring sidewalks and street trees can improve comfort and safety for pedestrians in new developments.

1.3.c: Consider enhanced “Complete Streets” requirements for development along major roadways.

Goal 2: Plan for long-range transportation needs.

2.1: Continue regular condition assessments of local roadways and provide input on maintenance priorities for state maintained roadways to SCDOT.

2.2: Continue to coordinate with the Greenville-Pickens Area Transportation Study (GPATS) and the South Carolina Department of Transportation to address existing and future transportation needs.

2.2.a: Track approved developments and provide an inventory to GPATS to ensure that the population forecasted used in regional transportation modeling is as accurate as possible.

2.3: Prioritize the study, design and funding of priority roadway improvements including the following projects:

- ◆ Exit 24 Interchange Improvement
- ◆ Exit 22 Interchange Improvement - *Study has been done for this project and the City has pledged \$1 million, but right-of-way has not been acquired*
- ◆ Georgia Street, Fairview Street, and South Main Street – Corridor studies recommended to determine needed improvements.
- ◆ Streetscape improvements downtown
 - ◆ *South Main Phase 1 (Jones Street to Highway 418)*
 - ◆ *South Main Phase 2 (418 to Hunt's Bridge Road)*
 - ◆ *Weston Street*
 - ◆ *McKnight Street*
 - ◆ *Wall Street*
- ◆ Highway 418 - Conceptual design and corridor study needed. Additional travel or turn lanes with sidewalks or multi-use path on both sides.
- ◆ Highway 417 (Lee Vaughn Road) - Potential widening needed. Recommend joint corridor study with Simpsonville and Greenville Co.
- ◆ Scuffletown Road - Modernization needed including the addition of shoulders and turn lanes in key areas.
- ◆ Jones Mill Road - Modernization, turn lanes and improved pedestrian accommodations is recommended.

2.4: Consider funding a Comprehensive Transportation Plan that identifies future roadway, pedestrian and transit needs.

- ◆ The results of the study could include potential costs, right-of-way needs and cross-section recommendations for key corridors and conceptual designs of a few priority projects.
- ◆ Alternatively the City can partner with GPATS and/or SCDOT to fund feasibility studies and create conceptual designs for priority projects.

Goal 3: Address existing and future parking needs downtown and in new development.

3.1: Evaluate parking requirements in an update of the Land Development Regulations.

- ◆ The goal should be to “right size” requirements for certain types of land uses and situations. This may include increasing or decreasing requirements for certain uses.
- ◆ Land use goals should also be factored in during the evaluation of parking requirements as requiring too much parking can result in lower property values and decreasing pedestrian comfort in certain areas such as in or near downtown.

3.2: Create an online map that shows parking areas downtown.

3.3: Conduct a formal downtown parking study to understand usage and availability.

- 3.4:** Consider the addition of requirements or incentives for bicycle parking for certain uses or in commercial districts.

Goal 4: Support the creation of a safe, connected multi-modal transportation system (*roads, pedestrians, bikes and transit*) that serves the current and future needs of the community.

- 4.1:** Install sidewalks where gaps exist in priority areas including downtown, near schools and connections to parks.
- 4.1.a: Establish annual funds to utilize for sidewalk gaps and matching funds for state and federal grants for sidewalk and greenway infrastructure.
 - 4.1.b: Set up process to gather regular input from citizens and businesses on prioritizing sidewalk connections that are needed.
- 4.2:** Expand planning activities related to facilities for walking and rolling.

- 4.2.a: Create a Pedestrian and Greenway Plan.
- 4.2.b: Create an ADA Transition Plan to document accessibility issues on City owned property, sidewalks and road crossings.

- 4.3:** Coordinate with adjacent municipalities, Greenville County and Greenlink to maintain and improve transit availability in the City.

- 4.4:** Plan for electric vehicle (EV) infrastructure.

- 4.4.a: Pursue grant funds for EV charging installations.
- 4.4.b: Encourage new EV charging installations in commercial areas.

- 4.5:** Study ways to improve accommodations (including parking) for golf carts in Downtown.

Goal 5: Seek increased funding for priority transportation improvements.

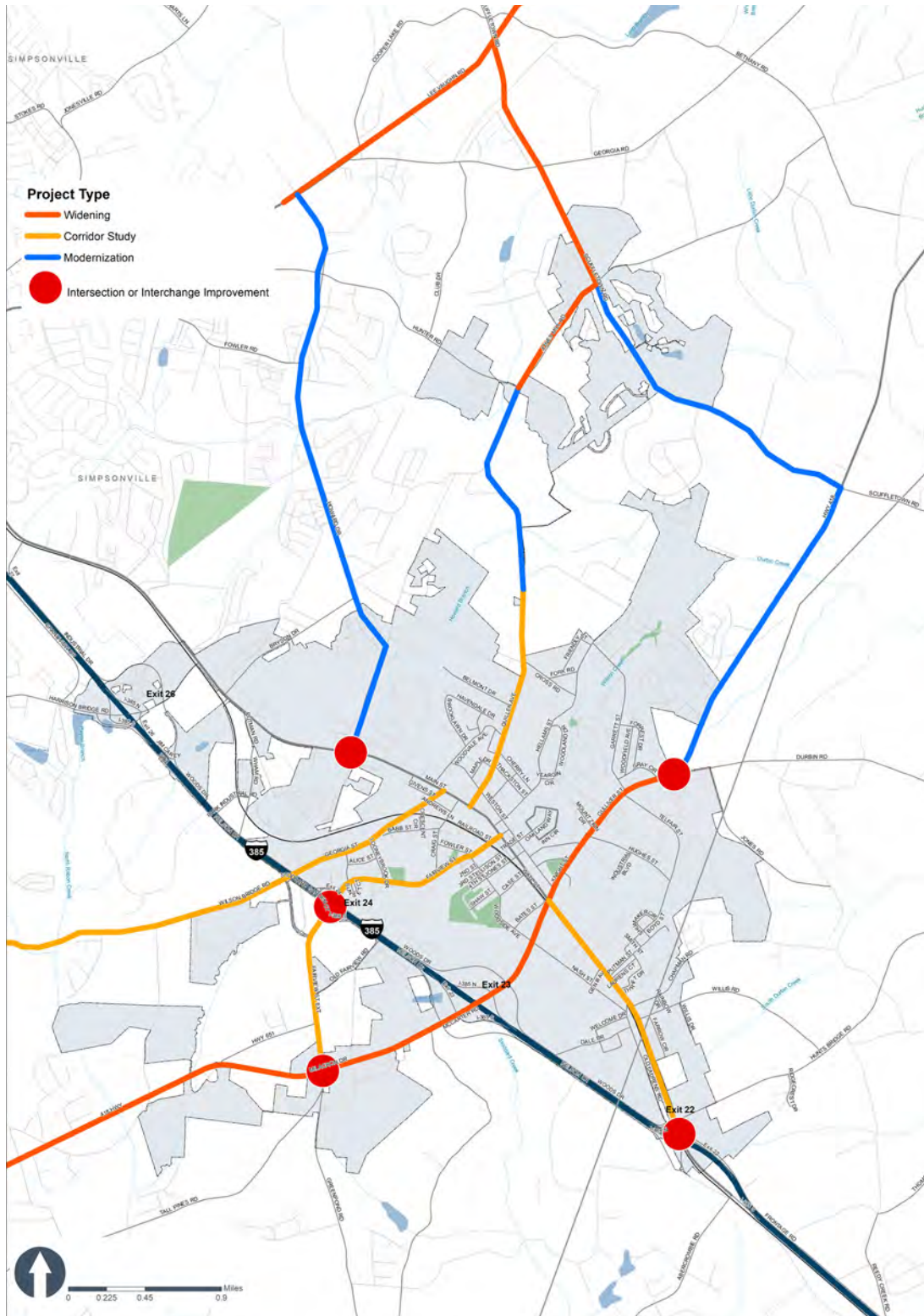
- 5.1:** Advocate for regional and state funding for priority projects.

- 5.2:** Support increased or a dedicated source of transportation funding.

- 5.3:** Study additional local funding options including impact fees.

- ◆ Note: South Carolina statutes require a study to justify and calculate impact fees.

Priority Transportation Projects Map



Futhur study needed to determine ultimate cross-section and improvement needs for key roadways.



Community Facilities

Overview

Fountain Inn has a number of community facilities that are used to serve its residents including fire and police services, public utilities, parks and greenways, educational facilities, and buildings that house City services. The City of Fountain Inn has invested in these resources as a way to maintain and improve quality of life. The City has made conscious efforts to increase services and improve facilities over the last six years since the 2017 Comprehensive Plan. As Fountain Inn grows over the coming years it will be necessary to conduct necessary repairs to aged infrastructure buildings, and equipment as well as expand staff capabilities and buildings to accomodate service needs.

Public Safety

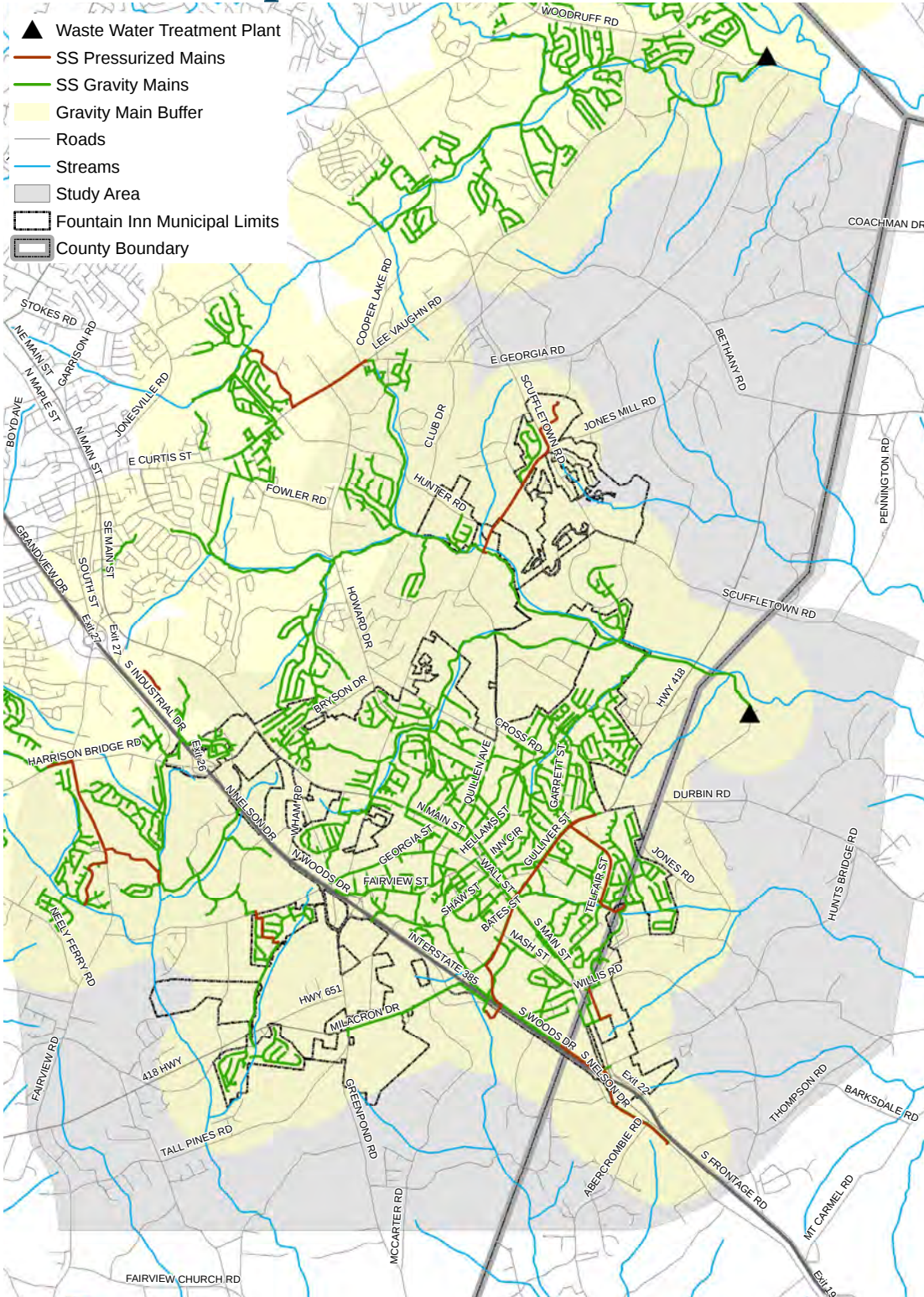
The Fountain Inn City Hall and Fire Department Headquarters are located on the same block with the Robert Quillen Office and Library on N. Main Street between Hellams Street and Fairview Street. The Fire Department consists of 23 paid firefighters, emergency medical technicians and paramedics, 5 part-time staff and 1 volunteer. There is one fire substation located at Jenkins Bridge Road. Directly across the street from City Hall is the Fountain Inn Police Department. The Police Department consists of 26 officers and 9 communications and administrative staff. Given current growth projections it will be essential to plan for signficiant increases in additional personnel and equipment between 2020 and 2050 in order to current maintain adequate levels of service.



Utilities

Fountain Inn's sewer service is provided through many utilities including Renewable Water Resources of South Carolina (ReWa), Greenville County, MetroConnects and the City of Fountain Inn. According to the Wastewater Collection System Master Plan completed in 2019, "the City of Fountain Inn's wastewater collection system includes approximately 58 miles of gravity sewer ranging from 6-in to 12-in in diameter, the majority of which is made up of 8-in diameter lines, and approximately 1,400 manholes. This sewer service is predominantly gravity sewer with some pressurized mains to serve outlying basins.

Utilities Map



Community Facilities

Water service is provided by either Greenville Water System, or the Laurens County Water and Sewer Commission.

The Fountain Inn Natural Gas company (*FING*) delivers natural gas to over 11,000 residents across approximately 140 square miles including the City of Fountain Inn, Simpsonville, and unincorporated Greenville and Laurens County. FING maintains 340 miles of gas main lines in total. In 2022 alone, Fountain Inn Natural Gas installed almost 78,000 feet of gas lines to new customers, and to improve existing systems for future infrastructure resiliency. Fountain Inn Natural Gas employs 18 employees and needs space to store construction and maintenance material for day-to-day operation of the gas system. A new Public Works and Natural Gas facility has been recently completed at 437 Boyd Street. The old facility, located just over the railroad tracks at the corner of Wall Street and Jones Street in downtown could potentially be repurposed for other uses.

Solid Waste and Recycling

Solid waste and recycling collection service is operated by the City of Fountain Inn Public Works Department. Waste pickups are made for residential customers once a week and twice a week for commercial customers. Recycling pickup is once every two weeks.

Schools

There are three schools located within the study area, Fountain Inn Elementary School, Fountain Inn High School and Rudolph Gordon School. Fountain Inn Elementary School is located just west of the downtown core on Fairview Street, and was built in 1997-98 with an expansion in May of 2007. The elementary school has students in grades Kingergarten-5th and is part of the Greenville County School District. Fountain Inn High School is a recent addition to the Greenville 01 school district and opened fully in the fall of 2021 for grades 9-12. The school offers additional athletic, fine arts, automation



Fountain Inn High School was the first new high school in Greenville County to open in over two decades. It has a capacity of 2,000 students.

and engineering, and advanced placement and dual enrollment opportunities for students. Rudolph Gordon is located along Scuffletown Road near Carolina Springs Golf Club. Bryson Elementary School is another elementary school just outside of the identified study area and in the same school district.

With the current population, and anticipated population growth in Fountain Inn, the local schools may need to be expanded, and or newer schools may need to be built to support the additional population.

Parks and Greenways

Fountain Inn's Parks and Recreation Department is determined to provide a variety of parks and recreation spaces and facilities to residents. Currently, the City offers recreational programming and has six parks and the Fountain Inn Activities Center, each of which has a variety of amenities including ball fields, soccer/football/multi-use fields, tennis, pickleball and basketball courts, playgrounds, walking trails, picnic tables and shelters, and restrooms. Recent park upgrades include a significant reconstruction of Sanctified Hill Park.

In addition to the park locations in the study area, the Swamp Rabbit Trail is a popular recreation area for residents. The Trail is a 25+ mile shared use greenway that has a larger plan to connect to trail portions in Fountain Inn, Mauldin and Simpsonville. The largest section of the trail connects Travelers Rest to Greenville, SC. A section of the trail is located just north of downtown Fountain Inn and connects Duckett Street near Mt. Zion Baptist Church to Fountain Inn High School.

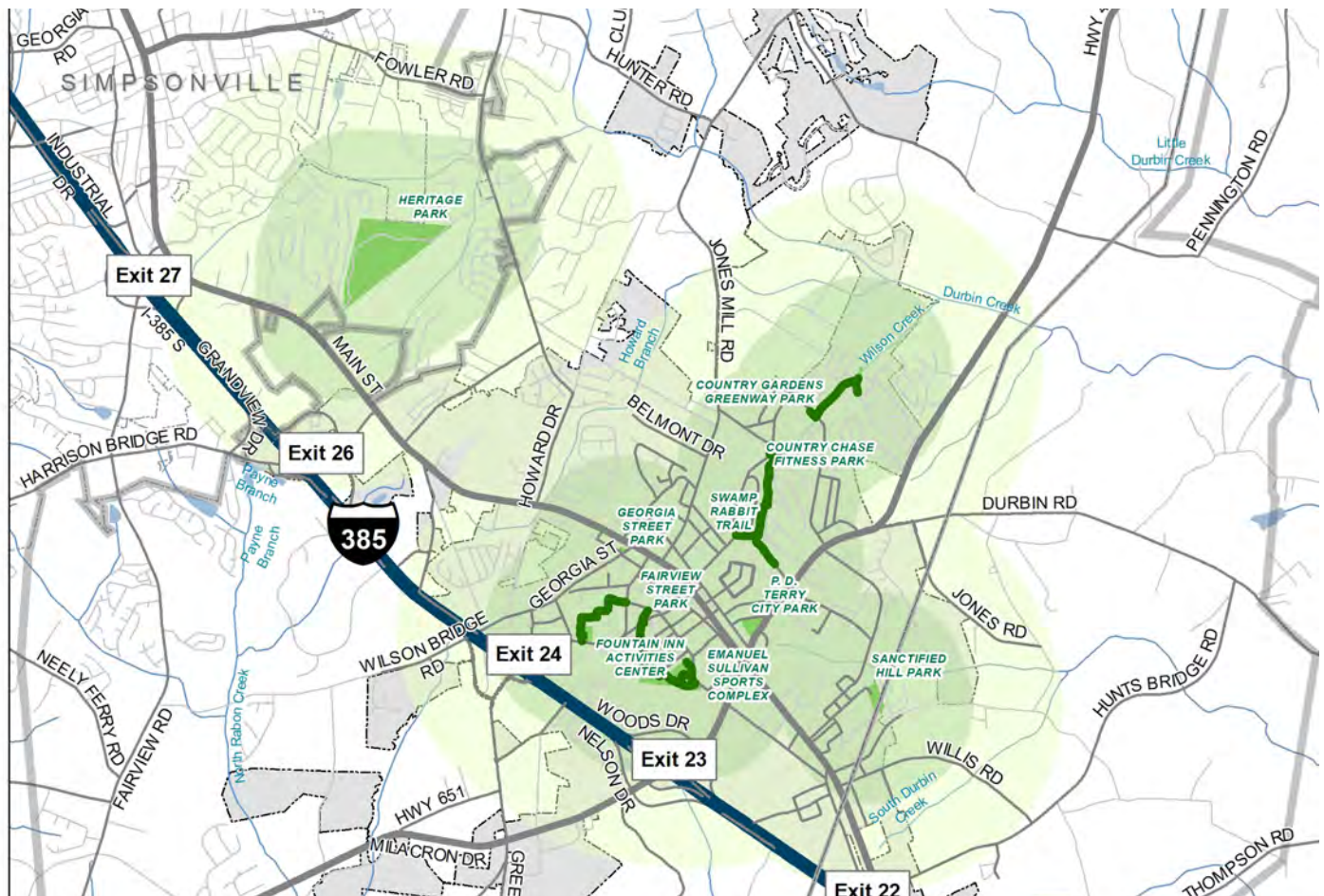
A new Parks and Recreation Master Plan was recently completed. The plan notes that the City is above average when compared to national and state trends for municipalities of similar size and the provision of some parks and recreation facilities. For other

facilities the City is below average. The plan identifies needs including additional parkland, soccer and multi-use fields, a dog park and additional trails / greenways. Priority improvements for existing parks and plans for a potential regional park are identified.

Cemeteries

The City of Fountain Inn hosts one private perpetual care cemetery and maintains one municipal cemetery. Originally located on Depot Street in the heart of downtown, the Fountain Inn Municipal Cemetery moved to its current location on Highway 418 across from PD Terry City Park's current location in the early 1920s.

Parks Level of Service Map



Recommendations

Community facilities and services should be planned for to grow in tandem with the City. Public safety was identified as a priority during the community survey and is emphasized in the recommendations. Planning for services to meet an expanding population is necessary while enhancing quality of life infrastructure such as parks and greenways.

Goal 1: Maintain excellent public safety and emergency services.

1.1: Plan for and fund building, equipment and personnel needs for the Police and Fire departments.

1.1.a: Consider upgrades to existing facilities and/or additional substation locations to serve growing areas of the City and reduce response times.

1.1.b: Strive to maintain recommended personnel ratios based on population.

1.1.c: Evaluate needs on an annual basis and during the development of long range Capital Improvements Plans (CIP).

Goal 2: Plan for facility and infrastructure improvements that anticipate and address future growth needs.

2.1: Strive to maintain the center of city operations in Downtown.

2.1.a: Study space needs for city administration and services.

2.1.b: Develop plans for upgrades or replacement of City Hall.

2.2: Plan for and invest in efficient utility infrastructure that supports the development pattern shown in the Future Land Use Map.

2.2.a: Encourage new development to be connected to gravity sewer.

2.2.b: Update water and sewer plans to address system capacity and resiliency.

2.2.c: Coordinate with utility providers and developers to plan for and anticipate water and sewer needs in future growth areas.

2.3: Continue to provide adequate solid waste and recycling service to residents and businesses.

Police and Fire Personnel Needs

A recommended ratio of 2.4 firefighters per 1,000 residents and 2.6 police officers per 1,000 residents can be used for forecast future personnel needs. Based on population forecasts that factor in approved and anticipated development trends it is expected that many additional personnel will be needed between now and 2050. In order to meet recommended ratios and addition of 60-65 firefighters between 2020 and 2050 and an additional 70 police officers in that same time frame.



2.4: Maintain and improve the city-owned cemetery.

2.5: Coordinate with Greenville County and Laurens County schools on future school needs.

2.5.a: Provide school systems information on approved developments to assist with facility planning efforts.

2.6: Study local funding options for infrastructure needs (including transportation, schools, parks, etc.).

2.6.a: Conduct study to meet statutory requirements for initiating impact fees.

Goal 3: Create a high-quality parks and recreation system that serves the community by offering a variety of active and passive recreation opportunities and programs and improve quality of life.

3.1: Implement the Parks and Recreation Master Plan

3.1.a: Maintain and enhance existing parks.

3.1.b: Improve outreach and awareness of park facilities and programs.

3.1.c: Regularly monitor usage of facilities and programs and adjust offerings to cater to long-term demands.

3.1.d: Identify gaps in staff needs and services and prioritize new hires to serve the needs of the community.

3.1.e: Update wayfinding and signage for parks and greenways.

3.1.f: Improve ADA compliance at existing parks.

3.1.g: Prioritize pedestrian and bicycle access to parks.

3.1.h: Partner with other entities, like the local school district, to provide facilities and services to the community.

3.2: Address long-term needs for park land.

3.2.a: Explore the potential to acquire property as park land.

♦ *Areas of need include north of the existing city limits and southwest of I-385. These areas are poised for residential growth and there are no existing park facilities.*

3.2.b: Acquire land in these areas and initiate a master planning process for the properties to discover how that property can meet the park, recreation, leisure, and tourism needs of this area of Greenville and Laurens County.

3.2.c: Coordinate with schools systems on opportunities to co-locate schools and parks when designing new campuses.

Goal 4: Maintain and Extend the Swamp Rabbit Trail.

4.1: Conduct regular maintenance and upgrades to trail surface, signage, and furnishings.

4.1.a: Plan and budget for regular maintenance and updates including trail resurfacing, boardwalk repairs, refreshed directional signage, and the addition of benches.

4.1.b: Pursue grant funding to remove invasive species along trail (e.g. kudzu and japanese knotweed along Wilson Creek)

4.1.c: Study potential formalized parking and/or a trailhead near the Teacherage.

4.1.d: Continue to work toward the acquisition of property or easements for a new trail connection between the existing trail and Heritage Park in Simpsonville.

Community Facilities

- 4.1.e: Plan for a trailhead and street crossing improvements between Heritage Park and Downtown Fountain Inn.
- 4.1.f: Support the completion of the trail through Simpsonville
- 4.1.g: Study alternatives, design and construct trail connection to downtown.
 - ◆ *Potential connection options include a new sidewalk or multi-use path and crosswalks along Duckett Street to Gulliver or an enhanced pedestrian facility along Hellams Street.*

Goal 5: Support historical and cultural resources and activities.

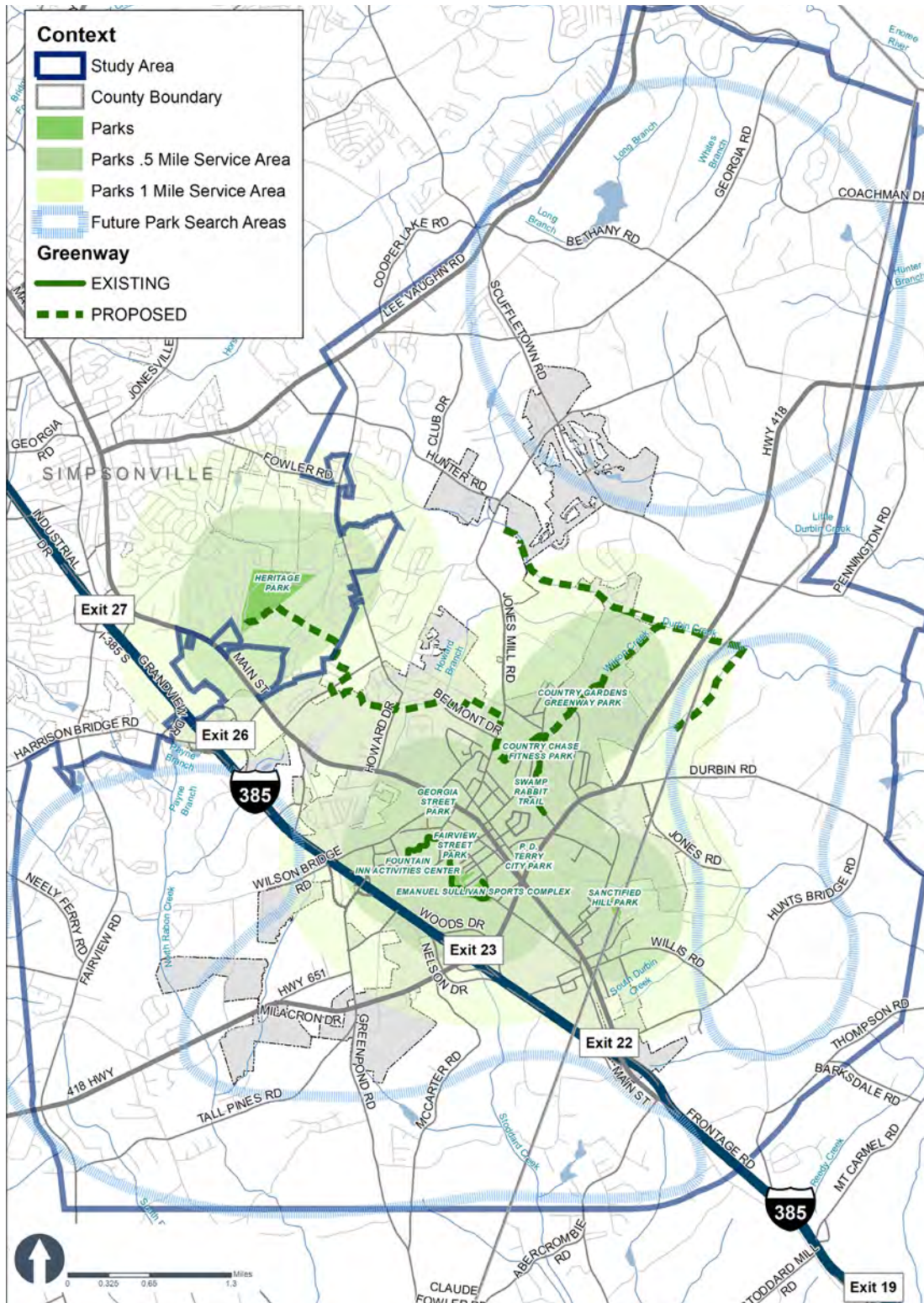
- 5.1: Support and collaborate with the Fountain Inn History Museum and the Younts Center for Performing Arts.
 - 5.1.a: Assist with coordination and marketing of cultural events and downtown activities.
 - 5.1.b: Study needs related to parking to serve key cultural resources and downtown including potential future addition of on-street parking on Railroad Street.
 - 5.1.c: Consider collaborations on interactive exhibits, multi-media, etc.
 - 5.1.d: Coordinate with the museum to develop the Jones Mill Site and a historical site and passive recreation area.
 - ◆ *Consider city funding for interpretive signage, trails, nature playground or other features.*



The map above illustrates a potential multi-use trail or sidewalk connection between the existing terminus of the Swamp Rabbit Trail and Downtown Fountain Inn.

- 5.2: Designate and enhance historic landmarks.
 - 5.2.a: Work with partners to identify options for enhancements in the vicinity of the African American Teacherage.
 - 5.2.b: Enhancements could include restoration work, interpretive signage and/or designated parking.
- 5.3: Designate and enhance historic landmarks.

Parks and Greenways Map



Plan Element:



Natural Resources

Overview

Fountain Inn is located in the Piedmont region of South Carolina. The topography is mostly rolling hills and valleys with occasional steep slopes, typically adjacent to streams. A mix of forests, farmed fields and residential subdivisions are the predominant land cover types north and south of the city limits.

Agriculture

Farming has a long history in Fountain Inn. The production of cotton grew in Greenville County from the late 1800s to early 1900s and fueled mills in the City. Agricultural operations remain a prominent feature in this area of Greenville and Laurens County, although the extent of farms has diminished since the late 1980s. Soils are primarily Cecil Series sandy loam which is deep, well drained and moderately permeable. Much of the area in the study area is considered Prime Agricultural Land by the Natural Resource Conservation Service (NRCS).

Watersheds

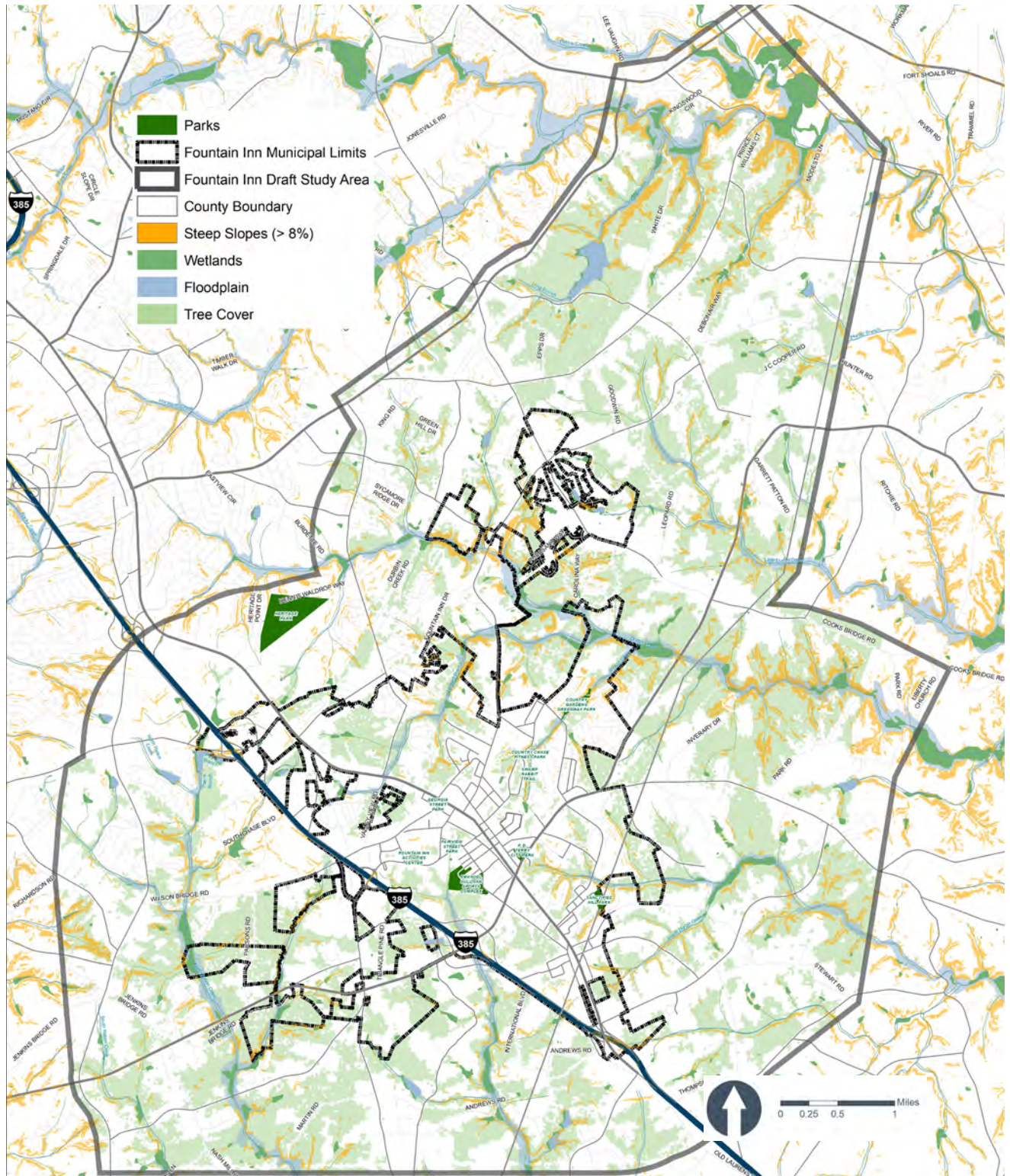
Fountain Inn is located within the overarching Saluda River basin, however there are three sub-basins that the City drains into; a majority of the study area north of I-385 flows into the Durbin Creek Basin, while the western portion of the study area south of I-385 drains to the South Rabon Creek Basin, and the remaining portion of the study area south of I-385, and East of Fairview Street drains into the North Rabon Creek Basin. The creek branches that collect and drain into the basins provide areas of prime agricultural land.

Floodplain, Forest and Steep Slopes

Floodplains are located near major creeks in the study area. The Durbin Creek floodplain spans 800 ft in some areas. There are significant block of forest outside of the city limits. Many are located near creeks and area associated with steeper slopes (>8% slope) adjacent to tributaries.



Environmental Features Map



Recommendations

The study area has many important natural resources including floodplain, forests, wetlands and agricultural lands. Development pressure is increasing in the greater Fountain Inn area including Greenville County and Laurens County. Identifying and conserving priority natural resources while accommodating development will be important over the next 10 years.

Goal 1: Encourage subdivision design that conserves valuable natural resources and provides a transition to more rural areas.

1.1: Continue to encourage conservation subdivisions in residential districts, especially in areas within the Conservation Design Overlay on the Future Land Use Map.

- ◆ Conservation subdivisions, also known as open space subdivisions, cluster development in the most suitable locations and preserves large portions of property as open space.

1.2: Enhance open space preservation and submittal requirements.

- 1.2.a:** Review and revise the Open Space Residential Option (OSRO) in the Zoning Ordinance.
- ◆ Consider a two-tier system that varies open space requirements based on Future Land Use Character Area.
 - ◆ Consider requiring a certain percentage of priority open space types and identifying additional natural resources on the preliminary plat submittal. See LU 2.2 for more detailed recommendations.



Durbin Creek runs east to west through the planning area north of the City limits. The Jones Mill property pictured above has ecological and historical significance and can be a recreation and cultural asset in the future.

1.3: Require landscaping and buffers to improve the aesthetics of development and reduce impacts.

1.3.a: Review and refine bufferyard and screening requirements to simplify for ease of use and encourage the use of native plants including native canopy trees and native grasses.

1.4: Continue and enhance tree preservation in the City.

1.4.a: Maintain Tree City USA Status.

- ◆ The City is required to submit an annual application to the National Arbor Day Foundation in order to maintain eligibility for this designation.

1.4.b: Conduct a tree inventory in Downtown Fountain Inn and on publicly owned lands.

1.4.c: Conduct education and outreach efforts and study targeted plantings on public lands.

- ◆ A GIS-based study was conducted as part of the mapping process for this plan. It was found that there were 6,400 parcels without

substantial tree cover (3,700 acres) in the City. These areas should be evaluated for potential education and outreach on the benefits of tree plantings.

- 1.4.d: Evaluate incentives and requirements for tree preservation and planting in new development.
- ◆ Consider requiring street trees or yard trees in new development.
 - ◆ Consider requiring mitigation/replacement for canopy trees over a certain size.

Goal 2: Protect water quality.

- 2.1: Continue to maintain and enforce stormwater and drainage requirements.
- 2.2: Consider updates to the Stormwater Design Manual to improve retention and infiltration of runoff.
- 2.3: Improve incentives to locate open space along and improve tree protection along perennial streams.
- ◆ Studies have shown that significant stream buffers can have significant benefits related to reducing sedimentation and negative impacts of stormwater runoff.

Goal 3: Expand land conservation and outdoor recreation opportunities.

- 3.1: Coordinate with potential partners including the Greenville County Historic and Natural Resources Trust, Greenville County, Laurens County, Upstate Forever and state agencies to preserve land in the planning area.
- 3.2: Expand passive recreation options in the greater Fountain Inn area.
- 3.2.a: Work with the Fountain Inn History Museum to develop portions of the Jones Mill property with trails and passive recreation facilities.
- 3.3: Identify land for a Regional Park with a significant passive recreation component in developing areas of Fountain Inn.
- 3.4: Encourage new development to include additional passive recreation options, including greenways, trails and natural areas in the design of new developments.

Goal 4: Enhance environmental education and support for agricultural operations.

- 4.1: Study opportunities for educational and interpretive signage installations in parks and adjacent to greenways.
- 4.2: Continue to support the Fountain Inn Farmers Market and expand recruitment of local food vendors.
- 4.3: Coordinate with Fountain Inn High School and/or Greenville Technical Community College to enhance agricultural training opportunities.



Resiliency

Overview

RESILIENCY OVERVIEW

According to the 2018 National Climate Assessment, the Earth's climate is changing at a more rapid rate than any point in the history of modern civilization leading to increasing heat-health concerns, more frequent and intense hurricanes, and heavy rainfall. The need to incorporate resiliency into planning and emergency management practices into every level of governance is evident more now than ever before.

The Resiliency Element of the INNvision Comprehensive Plan is the result of the City's desire to reduce vulnerabilities and comply with South Carolina's legislature's 2020 amendment to the Comprehensive Planning Enabling Act (SC Code Section 6-29-510). This section of the plan identifies natural hazards that impact Fountain Inn and provides policy recommendations and strategies to prepare for, respond to, and recover from a natural disaster and other disruptions.

What is resilience?

The ability for communities and ecosystems to anticipate, adapt, and recover from natural hazards and climate change

Hazards

Flooding, winds and hail from storms, increased precipitation, extreme heat and drought are all natural hazards that Fountain Inn has been exposed two historically and will be threatened by in the coming years. The Multi-

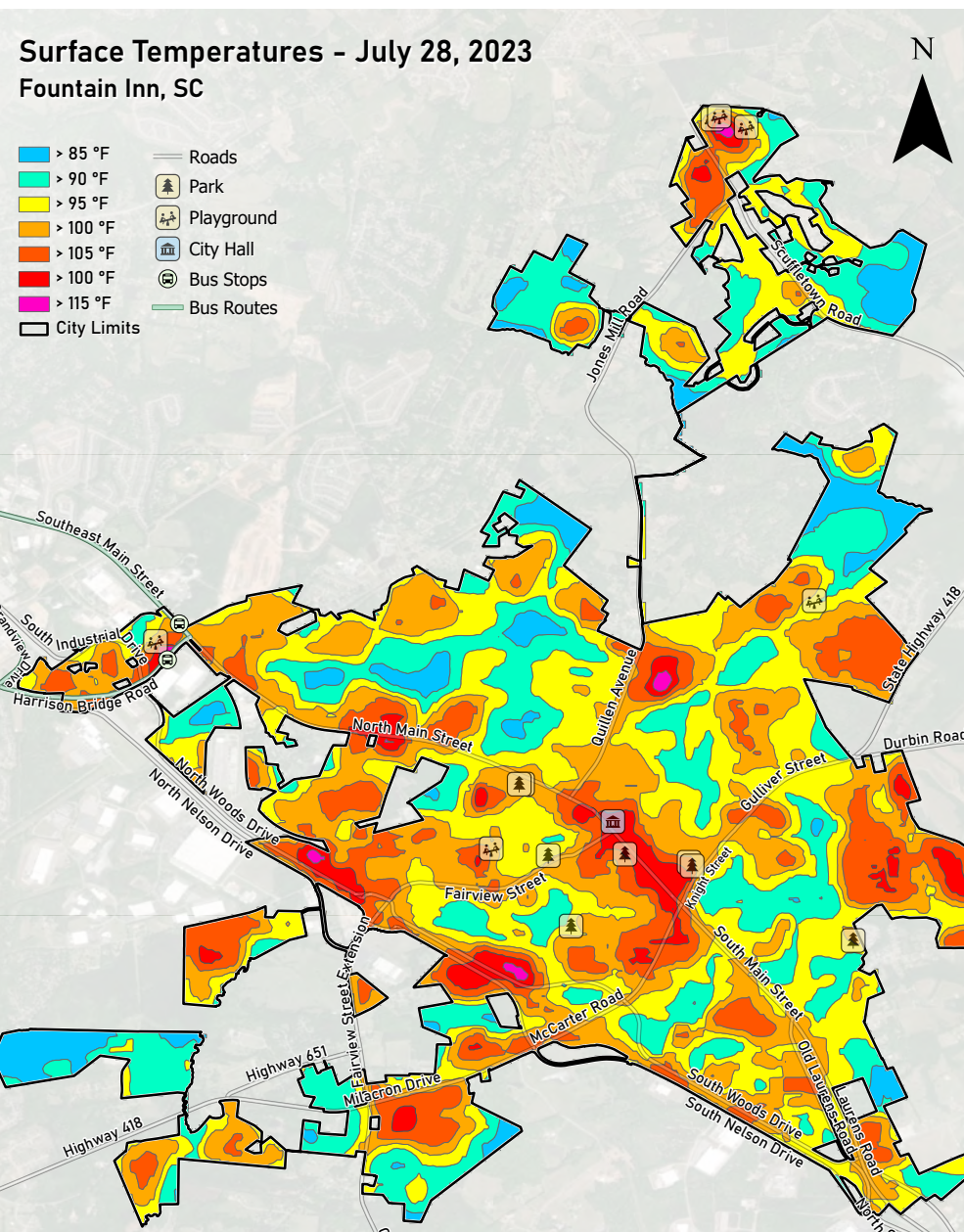


jurisdictional Hazard Mitigation Plan for Greenville County outlines these hazards and prioritizes mitigation measures to reduce exposure and increase the speed of recovery in the future. This plan element delves deeper into resiliency for Fountain Inn and addresses some of the key historical and evolving threats on a local level.

Extreme Heat

Residents of Fountain Inn may be familiar with the heat that comes with living in the south, and how that high summer time temperatures impacts their lives. Over the years there have been more frequent and longer lasting heat waves and associated heat advisories, which utilize the heat index value to determine threat level. Increased or extreme heat levels can

be dangerous to residents of any community as they may cause heat exhaustion, heat stroke, sunburn, and other medical conditions. Education of residents and visitors on heat safety, providing public spaces with shade and air conditioning such as libraries, shops, and or recreation centers and addressing long-term surface temperatures through changes in the built environment can all be ways to address increasing temperatures.



The map to the left shows surface temperatures in Fountain Inn on July 28, 2023. Note that the higher temperatures correspond closely with areas with large swaths of pavement and a lack of tree cover.

Recommendations

Mention flooding, stormwater, extreme heat and vulnerable populations. Work in financial resiliency of households and the City.

Goal 1: Mitigate impacts of natural hazards and heat exposure.

- 1.1:** Maintain or establish floodplain regulations that require building elevations and adequate freeboard.
- 1.2:** Maintain, enforce and consider revisions to existing stormwater regulations.
 - 1.2.a:** Consider built-upon area (impervious surface) maximums in mostly residential areas.
 - 1.2.b:** Consider updating regulations to incentivize green stormwater infrastructure and low impact development techniques including bioswales, pervious pavements, stormwater planters, green roofs and other features.

1.3: Study targeted roadway and stormwater improvements.

- ◆ Infrastructure upgrades could include the replacement of vulnerable bridges, the retrofit of inadequate drainage pipes or culverts or the incorporation of stormwater features in roadway improvements.

1.4: Increase tree canopy coverage.

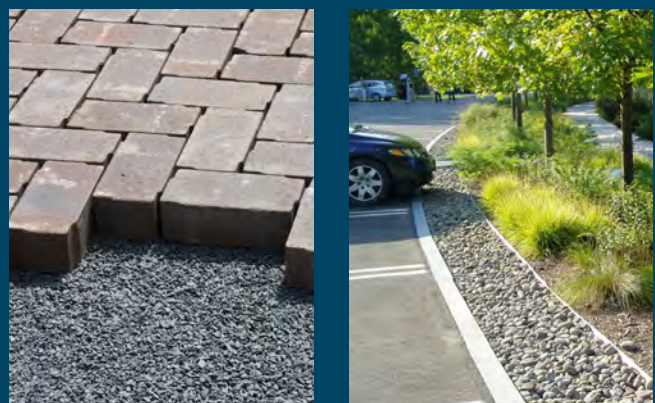
- 1.4.a:** Consider potential additions of canopy trees when planning park renovations and improvements.
- 1.4.b:** Address need for tree canopy in other areas including areas with the least amount of tree canopy coverage and with some of the hottest surface temps:
 - ◆ *Schools*
 - ◆ *Downtown*
 - ◆ *C-1 and C-2 districts*

1.5: Consider implementation of Cool Streets along key corridors.

- ◆ Cool Streets refer to applications or design interventions to reduce temperatures along streets. Applications could include reflective

Green Stormwater Infrastructure

Green stormwater infrastructure (GSI) and low impact development (LID) techniques can help reduce the amount of stormwater runoff and maintain and improve water quality. Features such as bio-retention areas, rain gardens, green roofs, pervious pavements and stormwater planters should be incorporated into new development projects and public facilities or infrastructure projects.



coatings on pavements or parking lots to reduce temperatures. Design interventions could include the addition of street trees or greenspace along roadways to increase shade and reduce temperatures.

1.5.a: Candidate streets include:

- ◆ *Downtown streets*
- ◆ *Quillen Avenue / Jones Mill Road*
- ◆ *North and South Main Street*
- ◆ *Fairview Street*
- ◆ *Highway 418*

1.6: Update ordinances to require or incentivize cool-roof technologies.

- ◆ This could include reflective paint or “green roofs” that are partially or completely covered with vegetation.

Goal 2: Maintain and improve critical facilities and response capabilities.

2.1: Continue to prioritize staffing, equipment and facility upgrades for police and fire.

2.2: Regularly coordinate with adjacent jurisdictions and agencies to improve response times and prepare for natural hazards.

Goal 3: Identify and assist vulnerable populations and improve access to housing and healthy foods.

3.1: Continue to refine understanding of the location and needs of vulnerable populations.

- 3.1.a:** Conduct regular outreach to communities of color and low income residents to gather feedback on planning and infrastructure priorities and projects.

3.2: Increase viable, safe transportation options through the continued investment in sidewalks, greenways and “complete streets.”

3.3: Support the accommodation of affordable and workforce housing in areas of need.

3.4: Continue support for the Fountain Inn Farmers Market and strategize how to expand advertisement and participation.

3.5: Work to recruit additional grocery stores and/or specialty food businesses to Fountain Inn.

3.6: Encourage the establishment of community gardens.

Goal 4: Support financial resiliency.

4.1: Support new businesses and employers to locate in Fountain Inn.

4.2: Support efforts by partner organizations to improve job access and educational opportunities.

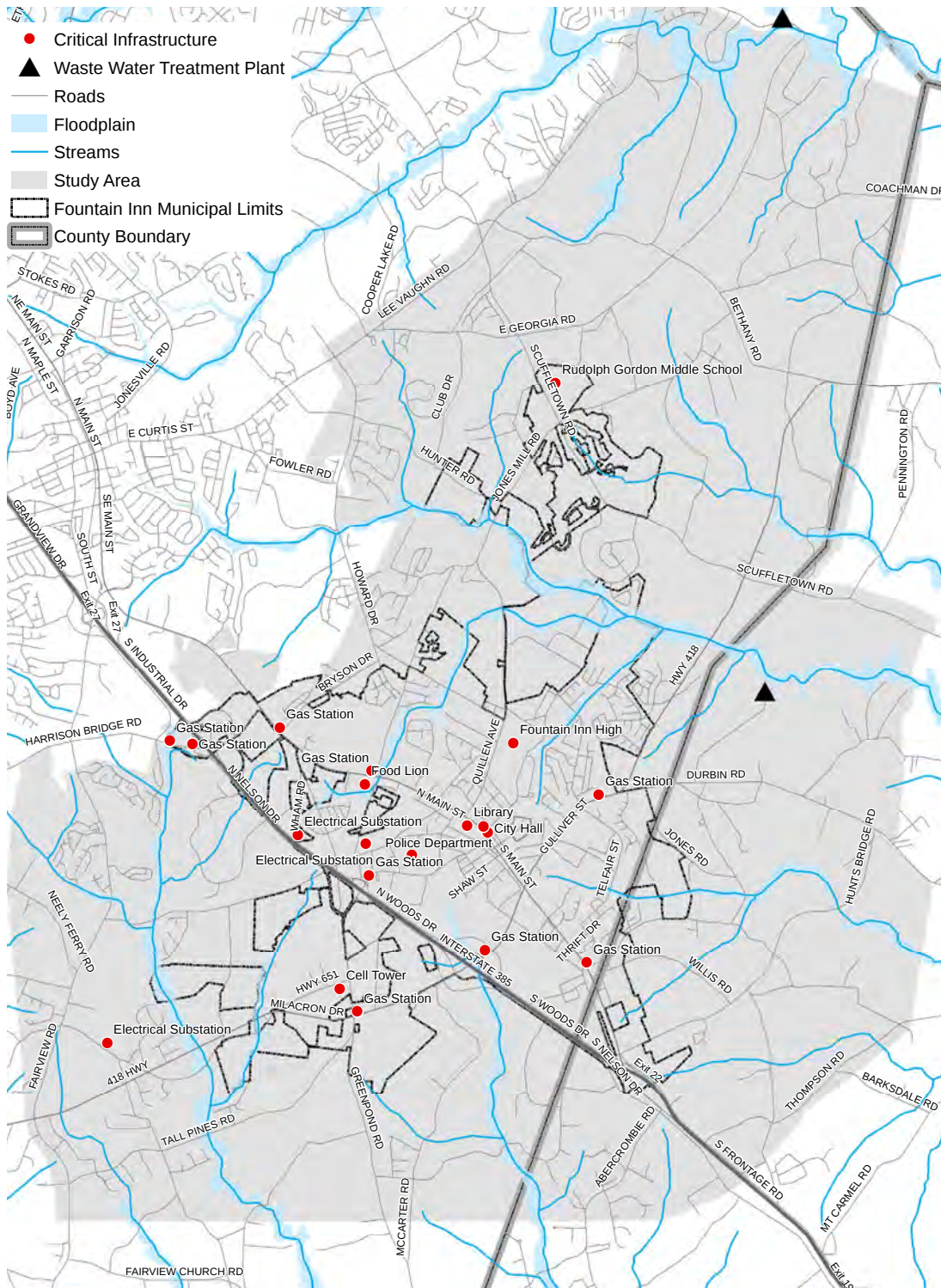
4.3: Support land use decisions that increase the commercial and industrial tax base.

Goal 5: Encourage alternative energy sources.

5.1: Encourage the use of solar technology to improve energy efficiency of existing and new buildings.

5.2: Update the ordinance to include standards for types and location of solar panels.

Critical Infrastructure Map





FOUNTAIN INN

est 1886

INNvision

Comprehensive Plan • Fountain Inn, SC

Draft Date:

Adoption Date: