



AGENDA

**Regular Planning Commission Meeting
Thursday, December 7, 2023 6:00 PM
300 Wall Street, Fountain Inn, South Carolina**

1. Call to Order
2. Approval of Minutes
 - a. Minutes from the Planning Commission Meeting - November 2, 2023
3. Hearing Procedures/Regulations
4. New Business
 - a. PZ-2023- 015
Request: Amendment to update the City of Fountain Inn Master Plan 2017 to the City of Fountain Inn INNvision Comprehensive Plan 2023
Tax Map Number: N/A
Location: All
5. 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.

Minutes

Fountain Inn, South Carolina

Regular Planning Commission Meeting

Monday, November 2, 2023 - 6:00 PM

1. Call to Order

Chairperson Erik Stoddard, Nelson Deaver, Chris Ellisor, and Bobby McKelvey were all in attendance.

Chairperson Stoddard called the meeting to order at 6:00 PM.

2. Approval of Minutes

Mr. Ellisor made a motion to approve the minutes from the September 7th meeting. Mr. Deaver seconded. The motion carried 4-0.

3. Hearing Procedures/Regulations

4. New Business

a. PP-2023-004

Request: Preliminary Plan for Barton Hollow

Tax Map: 0562010102801, 0562010102822, 0562010102815,
0562010102823, 0562010102820, and 0562010102800

Location: Highway 418 and Greenpond Road

Staff presented a report on the request.

Mr. White from Ridgewater Engineering speaks upon request and explains they have no issues meeting the SAC comments.

No one spoke in favor or opposition of the request.

Chairman Stoddard made a motion to approve the request pending all comments from the Subdivision Advisory being met. Mr. Ellisor seconded. The motion carried 4-0.

b. PZ-2023-013 Rezone from R-15 to POD, Planned Office District

Tax Map number: 0344000200600

Location: 407 North Main Street

Staff presented a report on the request.

Mr. McCraw speaks about his family history at Fountain Inn. He mentions that this location was previously a medical office. Currently there is only one medical office for animals, and it may get overwhelming. Mr. McCraw is looking to bring new life and functionality to the location.

Chairperson Stoddard and Mr. McCraw discuss business hours and what the proposed business entails.

Mr. Justin Blackerby, a resident that lives on Craig Street, would like the zoning to remain R-15. If the location gets rezoned to a POD, he expects the Zoning laws to be observed for the district. He then refers to section 5:9.2.12-screening and landscaping, as well as 5:9.2.13 land standards etc.

Chairperson Stoddard and Mr. Miller discuss POD buffering and screening requirements. Mr. Miller clarified the previously mentioned Sections 5.9.2.12 and 5.9.2.13 referring to new parking lots only. Mr. Miller then clarified section 5:9.10.6 refers to existing parking lots and that the landscape provisions were preferred, but not required.

Mr. Miller stated that the applicant indicated the parking lot will not be changing and will remain in its existing status.

Mr. Blackerby expressed concerns that the ordinance required the Planning Commission to approve the landscape plan for POD. He also expresses concerns about people driving on his property.

Chairman Stoddard discusses he sees no issue with the proposed business. Mr. Ellisor agreed and suggested the approval would be based on some type of barrier to keep vehicles off Mr. Blackberrys property. Mr. Miller confirmed the ordinance requirements for landscape buffer and screening at adjacent property lines would be required as part of the landscape plan approval and would address Mr. Blackerbys concerns about vehicles.

Mr. Chairperson makes a motion to approve pending staff's approval of the landscape plan. Mr. Ellisor seconded.

5. Adjourn

Mr. Ellisor made a motion to adjourn at 6:18 PM. Mr. Deever seconded. The motion carried unanimously.



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

TO: Mayor and City Council
Planning Commission

FROM: Planning and Development Department

RE: PZ-2023-015

APPLICANT: Fountain Inn City Council

PROPERTY LOCATION: Citywide

PIN/TMS#(s): N/A

REQUEST: Amendment to update the City of Fountain Inn Master Plan 2017 to the City of Fountain Inn INNvision Comprehensive Plan 2023.

ACREAGE: N/A

COUNCIL WARD: All

**REQUEST HISTORY and
EXPLANATION:**

The City of Fountain Inn's most recent Comprehensive Plan was adopted in 2017. Since the adoption of that plan the City has experienced significant growth and change. It was recognized that a plan update was necessary. The City began a planning process to update the current plan in the fall of 2022. The initiation phase included a steering committee meeting, stakeholder meetings and a public open house. Phase II of the process included mapping and analysis, a steering committee meeting, as well as a community survey, focus group meetings and attendance at City festivals and events. Information gathered during this phase led to the development of draft goals and a vision. Plan recommendations, including a new Future Land Use Map and policies and strategies were developed during Phase III. Phase IV included a steering committee meeting, focus group meetings, a public meeting, and a joint City Council /Planning Commission meeting to review and discuss draft recommendations.

The plan is organized in two parts. Part 1 provides an overview of the project, study area, public engagement activities and a summary of issues. This section concludes with the vision statement, goals for the plan and a list of Top Ten Next Steps to make progress on priority issues. Part 2 of the plan includes the required plan elements. Within these elements there is an overview section that discusses trends and existing conditions, then a section with goals and recommendations related to that topic area.

CONCLUSION:

The Comprehensive Plan update is designed to guide future growth and development through a clear vision of the long-range goals for the City. The update is essential in ensuring the City of Fountain will continue to grow and meet the needs of the community.

**STAFF
RECOMMENDATION:**

Staff recommends approval of the Comprehensive Plan update.

INNvision

Comprehensive Plan • Fountain Inn, SC



Draft Date: 11/28/23

Adoption Date: **TBD**



+ BOUDREAUX



FOUNTAIN INN

est 1886

Page 7 of 103

Acknowledgments

Fountain Inn, South Carolina

City Administration

Shawn M. Bell, City Administrator*
Russell Slatton, Assistant City Administrator
Naomi Reed, Finance Director*
Rebecca Mejia-Ward, Human Resources Director
Elizabeth Adams, City Clerk*

City Council

George Patrick “GP” McLeer, Jr, Mayor*
Jason Sanders, Ward 1
Jay Thomason, Ward 2
Joey Garrett, Ward 3
Phil Clemmer, Ward 4
John Don, Ward 5*
Mark Blackstone, Ward 6

Planning Commission

Chris Ellisor
Matt Waschkowski*
Brent Fonokalati
Walt Tanner
Sara Threatt
Bobby McKelvey Jr.
Erik Stoddard

Department Heads

Kira DeLoache, Accounting Manager
Jordyn Hill, Business License Specialist
Russell Alexander, Fire Chief
Patrick Fortenberry, Police Chief
Lori Cooper, Interim Director of Public Works
Cindy Glaser, Utilities Manager
Eduardo Noriega, Gas Director
Chad Chandler, Park & Athletics Manager
Beth Anne Zivitski, Activities Center Manager
Sue Grubbs, Senior Adult Coordinator

Planning Department Staff

Dean Miller, Senior Planner
Nikki Sorace, Permit Technician

Community Relations Staff

Martin Lane, Director of Community Relations
Jasmyne Michaels, Community Relations Support
Elizabeth Bridges, Neighborhood Services Coordinator
Austin Watters, Community Engagement Specialist

Steering Committee

Michael Corley
AJ Dearybury
Cindy Clemmer
Kevin Bentley
Samual Flint
Erik Stoddard
Kimberly Chapman

**Shawn Bell, Naomi Reed, Elizabeth Adams, GP McLeer, John Don, and Matt Waschkowski also participated in the Steering Committee.*

Special Thanks

Special thanks to the citizens that participated in the development of the plan by taking the survey and attending the public meetings. Also thank you to the Planning Commission and the Community Relations Staff for their support during this planning process.



STEWART

Part 1 Introduction **1**

Project Overview 2

Study Area 4

Public Engagement 8

Issues Summary 11

Vision Statement & Goals 12

Top Ten Next Steps 12

Part 2 Plan Elements **15**

Population 16

Downtown 18

Economy 20

Housing. 21

Parks, Greenways, and Natural Resources 22

Cultural Facilities 24

Transportation and Infrastructure 26

Land Use 29

Future Land Use Map. 32

Future Land Use Character Areas 34

Part 3 Appendix **A-1**

Plan Review. A-2

Final Survey Results. A-10





Project Overview

An up-to-date Comprehensive Plan is a South Carolina codified requirement, but even more, it is an essential tool for guiding a city's growth and development in a way that reflects the community it serves.

State Requirements

To plan is to actively prepare and organize for the future. Land use planning is the collaborative process, typically initiated by local government, to organize and prepare for future public and private land development. The South Carolina General Assembly enacted the Local Government Comprehensive Planning Act (*the Planning Act*) in 1994 to modernize and coordinate land use planning across the state.

The Planning Act (SC Code Title 6, Chapter 29) requires all governing bodies that exercise planning authority or enact zoning or land development ordinances must have a current comprehensive plan with a future land use map. Adopted plans must be reevaluated at minimum every five years and updated every ten years to remain current with the direction of development, current trends, and the community's values and needs.

The State also requires ten plan elements:

1. Population
2. Housing
3. Economic Development
4. Natural Resources
5. Cultural Resources
6. Community Facilities
7. Land Use
8. Transportation
9. Priority Investment
10. Resiliency

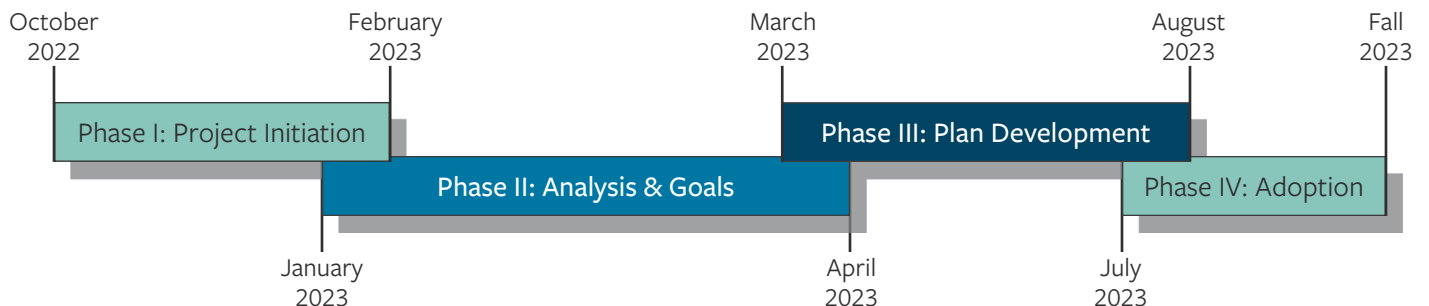
Each of the ten elements must include the following three items within its discussion:

1. Inventory of existing conditions.
2. A statement of needs and goals.
3. Implementation strategies with time frames.

Process

The City of Fountain Inn's most recent Comprehensive Plan was adopted in 2017. Since the adoption of that plan the City has experienced significant growth and change and it was recognized that a plan update was necessary. The City began a planning process to update the current plan in the fall of 2022. The initiation phase included a steering committee meeting, stakeholder meetings and a public open house. Phase II of the process included mapping

General Project Schedule



and analysis, a steering committee meeting, as well as a community survey, focus group meetings and attendance at City festivals and events. Information gathered during this phase led to the development of a vision and draft goals. Plan recommendations, including a new Future Land Use Map and policies and strategies by plan element were developed during Phase III. Phase IV included a steering committee meeting, focus group meetings, a public meeting and a joint City Council / Planning Board meeting to review and discuss draft recommendations.

Document Organization

The plan is organized in two parts. Part 1 provides an overview of the project, study area, public engagement activities and a summary of issues. This section concludes with the vision statement, goals for the plan and a list of Top Ten Next Steps to make progress on priority issues. Part 2 of the plan includes the required plan elements. Within these elements there is an overview section that discusses trends and existing conditions, then a section with goals and recommendations related to that topic area.



What is a Comprehensive Plan?

Comprehensive plans can impact the future layout and landscape of a jurisdiction for many years to come. Comprehensive planning is an important tool for planning jurisdictions to guide future development for residential, commercial, industrial, and public activities. In South Carolina, the Planning Enabling Act details the planning process in SC Code § 6-29-510 (2022).

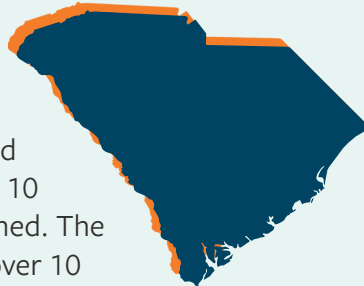


It is an expression of the community's vision for the future with a strategic map to reach that vision.



It is an advisory or guiding document that sets forth a vision and goals for the area's future and provides the overall foundation for all land use regulation. It is a policy document that shapes land use decisions, but it is not a legal ordinance.

It is required by the State of South Carolina for jurisdictions that want to enforce zoning regulations and must be reviewed every 5 years and updated every 10 years to stay reasonably maintained. The state also requires all plans to cover 10 plan elements in either a single package or as increments of a complete plan.



The comprehensive planning process helps communities identify issues before they arise, stay ahead of trends in land use development and redevelopment, and anticipate and navigate community trends and land use patterns.



Input

Adopting and amending a comprehensive plan should be a dynamic public process with an eye toward implementation. Public participation ensures broad and ongoing support, brings a variety of information and perspectives, and instills a sense of community ownership in the plan.



Adoption

The adoption process follows the same requirements as a legislative zoning decision: published notice, public hearing, reference to the planning board, and a motion and vote by governing board to adopt.



Plan Elements

A comprehensive plan is required for all jurisdictions with planning programs and zoning laws. The State of South Carolina requires every Comprehensive Plan to address each for the following ten elements:



Population

Evaluates population and demographic trends, and projected growth



Housing

Evaluates housing types, location, age, affordability, and occupancy of the community



Economic Development

Describes the local workforce, and key aspects of the local economy



Natural Resources

Discusses natural resources such as wildlife and their habitats, floodplains, wetlands, and beaches



Cultural Resources

Describes cultural elements that are unique to the community such as historic properties, and educational, religions, and entertainment institutions



Community Facilities

Evaluates community assets regarding public safety, recreation, government medical, educational, and available public services



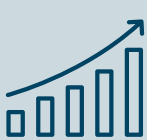
Land Use

Looks at current and future desired land use patterns



Transportation

Analyzes all modes of transportation, including roads, trails and pedestrian facilities.



Priority Investment

Identifies available funds for facilities and infrastructure, while also making recommendations for need based projects



Resiliency

Identifies and analyzes impacts of flooding and other natural hazards the community faces

Fountain Inn

Fountain Inn, South Carolina

Study Area

The City of Fountain Inn, chartered on Christmas Eve in 1886, is a small city outside of Greenville in Upcountry South Carolina. The bulk of the city limits is in Greenville County while a portion of the southern half is in neighboring Laurens County. It is one of the six cities in Greenville county and part of the Greenville-Maulden-Easley Metropolitan Statistical Area. Fountain Inn borders Simpsonville, the city between Fountain Inn and the City of Greenville, South Carolina.

Founded along a stagecoach route, the City's name was derived from what was along the route near the stop, an inn and a fountain. A garden fountain at City Hall and Rotary Park, a marker at the site of the old inn and exhibits at the Fountain Inn History Museum keep this history alive.

Today, SC Highway 14 runs through downtown as Main Street and Interstate 385 runs along the southwest edge of town. Both of these corridors run northwest to southeast. Access from the interstate can be found at exit 22, 23, 24 and 26. SC Highway 418 is a main thoroughfare running perpendicular to 385, southwest to northeast. Jones Mill Road and Howard Drive provide access to the northern parts of the Study Area and Wilson Bridge, Fairview Road, Green Pond Road and McCarter Road provide access to the southern parts of the Study Area.

The Study Area for this plan includes the City Limits and parts of the unincorporated areas surrounding the City in Greenville and Laurens counties. On the **Study Area Map**, these areas are shown in dark blue and light blue.

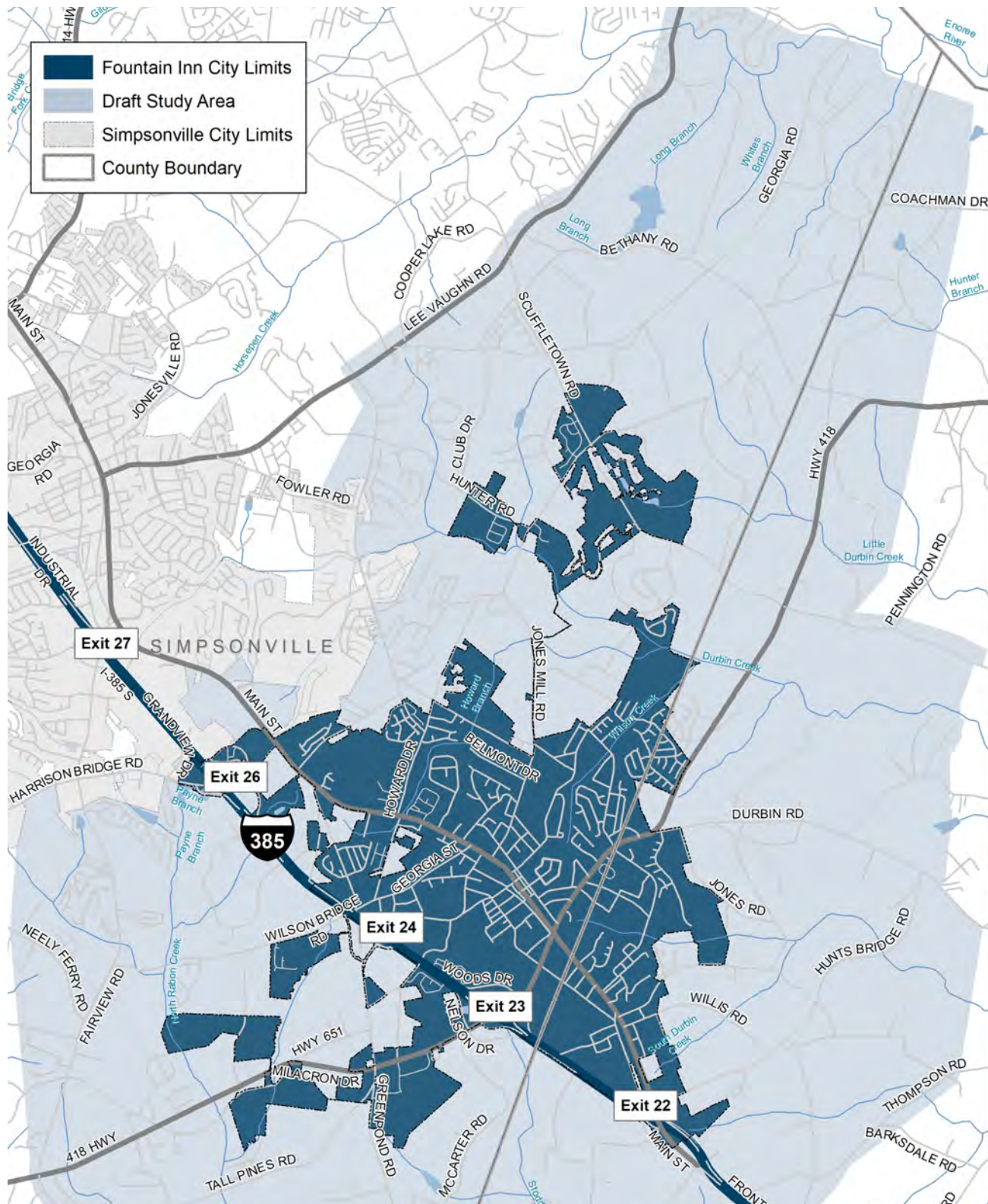
From Fountain Inn, it is about 25 to 30 minutes to Greenville and 45 minutes to Spartanburg, allowing for reasonable commute.



8.87
City Limits Area
(Square Miles)

48.51
Study Area
(Square Miles)

Study Area Map



City Limits are shown in dark blue, unincorporated areas included in the study area are in light blue, and neighboring municipalities are in gray.

History

Fountain Inn began as a crossroads in the lands home to Catawba, Cherokee, and Miccosukee tribes prior to colonization. Settlement began with hunters and trappers, followed by landowners looking to farm and start businesses to serve settlers and travels in the area. By the late 1700s and early 1800s, this became a regular stop on the stagecoach route between Columbia and Asheville. The Massey family ran the original inn, which featured a fountain that pulled from the cool spring water found in this area.

The early 1800s also saw the development of the first grist mills in the area. These allowed for the production of milled goods like flour and corn meal, sourced from local farms growing wheat and corn. Notably, the Jones Mill, a grist mill in Fountain Inn, is over 200 years old and can still be viewed today. Greenville County plans to restore Jones Mill as a working mill and center for recreation and education.

By the time Fountain Inn was officially chartered in 1886, the community had grown to about 200 residents. In the last years of the 19th century, Downtown Fountain Inn saw the construction of the Cannon/Kellet Commercial building (*known as the Alberson's Drugstore or Cucinna's Restaurant*), four churches, the depot and Charleston and Western Carolina Railroad line through town, and the Fountain Inn School. Today, the depot serves as the Fountain Inn Museum.



Main Street looking south, Fountain Inn Museum



Jones Mill, Fountain Inn Museum

The Woodside Mill, a cotton mill, went into production in 1898, allowing for the construction of a mill housing community. Typically, mills and mill villages are found further from town, allowing for the company to provide their own stores and sell products to their employees. However, due to the proximity of Woodside Mill to Downtown Fountain Inn, it afforded the workers and their families the ability to walk straight to Main Street for their daily needs. Eventually the Woodside Mill expanded with two additional plants, the Beattie and Furman plants. This greatly contributed to the town's economic development by offering jobs and encouraging residential growth.

The first two-room schoolhouse in Fountain Inn was built shortly after the town was chartered. The larger building was built in 1908. The Fountain Inn Rosenwald School and the Fountain Inn Colored High School were built in 1928 and 1930, respectively. In 1936, the Fountain Inn Colored School was recognized as one of the best rural Black schools in the state for design and environment. Both segregated high schools in Fountain Inn were closed in the 1950s, and eventually Hillcrest High School in Simpsonville was the default high school for the area. The grade school later closed in the early 1960s. Most of the buildings from the colored high school

have been demolished, save for the teacherage, which had housed the teachers and principals and had become a private residence. Now that building is listed on the National Register. The white Fountain Inn High School was reopened in 2002 as the Civic Center for the Performing Arts. Built in 1939 by the Public Works Administration in the style of the time (*art deco and moderne architecture*) the adaptive reuse of this structure helped push the Town to begin revitalizing downtown. Finally, in 2021 after not having a high school in town since the 1960s, the new Fountain Inn High School was opened.

Through 1940s up to the 1970s, Fountain Inn was a major textile manufacturing area. The wide spread fall of the textile industry left Fountain Inn in a economic downturn. This led to the main economic drivers switching to housing, retail, modern manufacturing, and heritage tourism. The completion of Interstate 385 to Greenville created better access to regional industry growth. Two of the top five employees in Greenville County and three of the top five in Laurens County are located within a 5 minute drive of Fountain Inn, all right of the I-385 corridor.



Fountain Inn Colored High School, South Carolina Information Highway (sciway.net), Greenville Cultural Exchange Center



The Younts Center for the Performing Arts is located in the former Fountain Inn High School on North Main Street

Robert Quillen, the Sage of Fountain Inn

Verni Robert Quillen was a journalist and humorist who settled in Fountain Inn to start and run the Fountain Inn Tribune. Originally born in 1887 and raised in Kansas, Quillen learned how to set type at the local newspaper that his father ran. He first traveled to Fountain Inn in 1906, answering an ad looking for an editor to help establish a weekly paper. By 1910, he was married to a local milliner (*hat-maker*) and started the Tribune. Known as a bit of an eccentric, Quillen was well known and liked in the community. His work included editorials, paragraphs, cartoons, and quippy one-liners and it appeared in over 400 newspapers internationally. One of his works included his own obituary, penned sixteen years before his death in 1948. He was known as a writer of “village nostalgia” and known to not be “afraid to bare his soul, express personal views, and even vent scorn and anger.” Two things on the receiving end of his scorn? Late night noises (*human made or natural*), and the cats and jays that killed the songbirds.

One lasting impact that Robert Quillen had on the City of Fountain Inn was the construction of his writing studio – the Robert Quillen Office and Library – a faux Greek temple that is currently listed on the National Register of the Historic Places.



Robert Quillen, Greenville News

“It’s a great kindness to trust people with a secret. They feel so important while telling it.”

-- Robert Quillen

“If we wish to make a new world we have the material ready. The first one, too, was made out of chaos.”

--Robert Quillen



Robert Quillen Office and Library

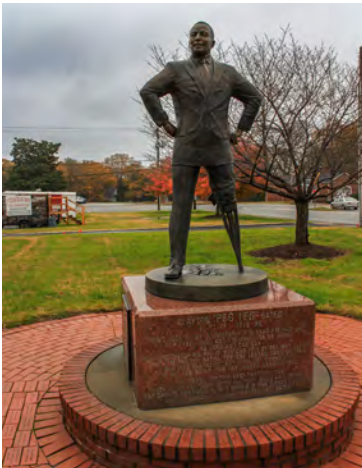
“Peg Leg” Bates, the One-Legged Dancing Man

Clayton Bates was born in Fountain Inn to laborer Rufus and Emma Stewart Bates, a sharecropper and house cleaner, in 1907. By the time he was five years old, Bates could be found dancing for pocket change in the middle of town. When he was 12, Clayton was working in a cotton seed gin mill when his left leg was caught in the cotton gin. The accident resulted in the amputation of the limb on the kitchen table in the Bates family home. After his uncle carved and fitted him with his first wooden peg leg, Clayton resolved to keep dancing. He relearned how to dance, teaching himself tap by watching other performers and adding his own spin to the moves. By the time he was 15, he was entering talent shows and would eventually work his way up from minstrel shows and carnivals to vaudeville as a professional tap dancer, including dancing on Broadway at 20—eight years after losing his leg.



Peg Leg Bates, photograph by James J. Kriegsmann, Amplitude Magazine

Peg Leg Bates, as he became known, had an incredible successful career as a dancer. He appeared The Ed Sullivan Show over 20 times, performed for the King and Queen of England, did a USO tour, and toured with Louis Armstrong in the 1950s. This led to the opening of the Peg Leg Bates Country Club, a resort in the Catskill Mountains in New York that he owned and operated with his wife Alice from 1951 to shortly after her death in 1987. This was the first Black owned resort in Ulster County, New York, and during its operation it grew from four rooms to 110 units for guests.



Bates statue in Fountain Inn

Despite his international travel and fame, Bates stayed an active part of the City of Fountain Inn. He helped raised funds for the 1942 construction a gymnasium for the Fountain Inn Colored School. IT was named the Clayton “Peg Leg” Bates Gymnasium in his honor. After his retirement from show business in 1989, he still performed for groups, particularly senior citizens, children, and people living with disabilities, and did so throughout his 80s with the aid of crutches. In 1998, Peg Leg Bates received the highest civilian honor awarded by the governor of South Carolina, the Order of the Palmetto. To mark the event, a ceremony was held at Hillcrest High School in Simpsonville, during which Bates would give his last public performance. The following day, he collapsed on his way to church and passed at 91 years old. Today, a life size statue of Bates stands in front of city hall and the Robert Quillen library.

“Life means, do the best that you can with what you have, with all your mind and heart. One can do anything in this world if one wants to do it badly enough.”

-- Clayton “Peg Leg” Bates

Analysis & Input

Fountain Inn, South Carolina

Growth Trends

Fountain Inn has experienced steady growth in population since 1990. The pace of growth has accelerated in the recent past. Fountain Inn has a current population of 10,416 within the city limits. Since 2010 the population has increased by almost 34%. This rate of growth is double that of Greenville County as a whole, which during the same period grew by 16.5%. Compared to peer communities, Fountain Inn has grown faster than Simpsonville and Mauldin in the last ten years but not as fast as the City of Greer.

The pace of growth is due to a variety of factors including investments downtown, great schools, available land and utilities and a high quality of life. With growth comes additional demand for services and stress on existing infrastructure and staff. During the planning process data related to approved developments was compiled and future growth trends were anticipated. Many recommendations in Part 2 of the plan are focused on addressing impacts of growth and balancing change with a conscious preservation valued aspects of the City.

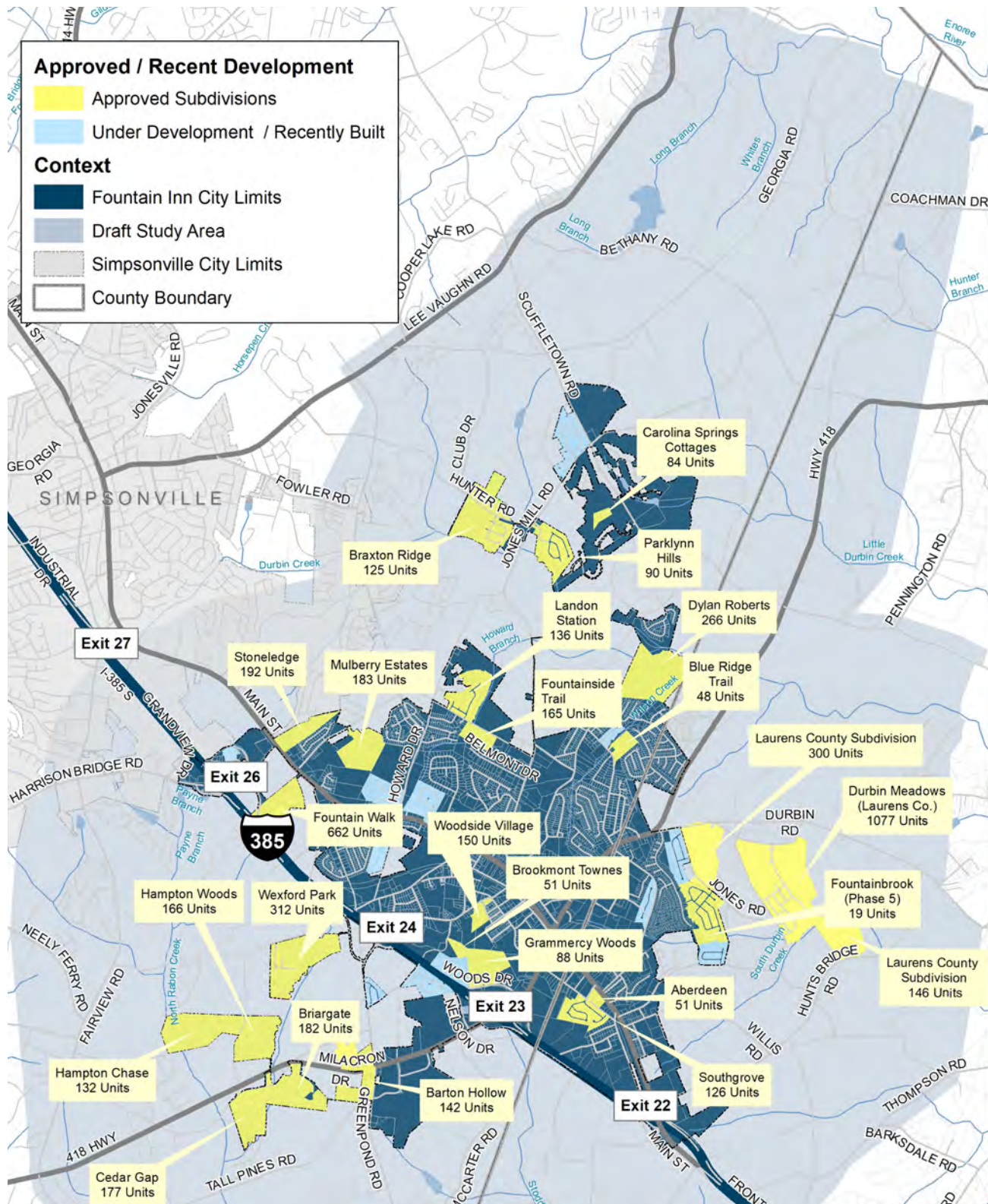
6,384
Population in 2000

7,799
Population in 2010

10,416
Population in 2020



Pending Development Map



The map above shows residential developments that have been proposed and have some level of approval or entitlement. In total there are over 4,500 units that are expected to be built over the coming years.

Issues Summary

Over the course of the first two phases of the planning process, which focused heavily on research, analysis, and multiple levels of public engagement, a selection of themes were identified. These were repeated throughout committee meetings, one-on-one conversations, and in the responses from the community survey. These themes have been distilled here as seven priority issues that the City of Fountain Inn and its citizens must address now and in the coming years.

Impacts of Growth

Residential and industrial development has been and will continue in Greenville County, and with Fountain Inn's proximity to the interstate corridor and the City of Greenville it is immensely attractive to development. How and where the City and the surrounding areas in Greenville and Laurens County will grow is dependent on a variety of factors. These include availability of developable land, utility capacity and expansion, land use policy, and availability of services provided by the City and either of the counties to meet the needs of an expanding population. Residential, industrial, and commercial growth should be reasonably encouraged and managed in a manner to mitigate potential unintended negative impacts of growth on existing residents and other assets.

Preserving Mobility

Enhancing and preserving mobility options is on the minds of many Fountain Inn residents. Addressing gaps in existing sidewalk and greenway infrastructure should be prioritized to allow for residents and visitors to access their essential needs without a personal vehicle. These improvements would improve residents' quality of life, reduce carbon emissions, and could potentially improve overall economic well-being. Additionally, prioritizing improvements to the roadway system and future needs will be necessary to maintain quality of life and sustain economic development.

Downtown, the Historic Heart of the Community

Downtown Fountain Inn functions as the historic and civic heart of the community. With a wide array of shopping, dining, and entertainment, downtown offers its residents and visitors "big-city attractions" while maintaining an attractive "small-town feel." Continued focus on its preservation and enhancement includes enforcing and improving design guidelines, recruiting desired small businesses, continuing placemaking efforts and providing adequate parking for current and future needs to make downtown the "Best Small-Town Downtown in the Upstate."

Small Town Feel

Maintaining its “small town feel” in concert growth will be challenging. However, it can be achieved by ensuring new development is compatible with existing community character while preserving the natural environment. The pace, scale, and intensity of future growth will need to be managed and should coincide with infrastructure improvements.

Quality of Life Infrastructure

Parks, green space, and greenways improves residents’ quality of life while enhancing economic viability and providing adaptable infrastructure to make our communities more resilient. Improving and extending the Swamp Rabbit Trail to Heritage Park in Simpsonville and to Downtown Fountain Inn will provide a remarkable recreational amenity and a non-vehicular opportunity to access essential needs without a personal vehicle. The Town should work towards acquiring property or easements that would allow for a connection between Simpsonville and Fountain Inn and connections to downtown and other destinations.

Supporting the Local Economy

Due to its proximity to larger markets and small population size, the City of Fountain Inn faces challenges of attracting certain businesses. However amidst this challenge lies a promising opportunity to foster the growth of local business and capitalize on Fountain Inn’s proximity to Interstate 385. To reduce leakage of local dollars, policies and regulations should aim at targeting and attracting retailers identified through market analysis and public input. This could include additional incentives for downtown development to target and attract grocery retailers and local restaurants. In addition, the City should coordinate with the Main Street program’s Promotion committee to maximize its potential to increase foot traffic specifically to increase downtown spending during festivals and events and on normal days.

Balancing Housing Needs

Housing availability and housing affordability is a major concern in communities that are experiencing face paced regional growth. This phenomenon is often exacerbated by zoning regulations that create barriers to certain housing types. The result often leads to lower earners in the labor force being unable to buy or rent housing within a reasonable commute or even within municipal limits. Homes in their budget that do meet their needs are often very rare. This can greatly impact workers in all employment sectors, including teachers and teachers’ aides, public safety employees, medical staff and medical support staff, hospitality staff, retail and restaurant staff, and manufacturing workers. Residential development should provide housing units for small or growing families, aging seniors, singles, and multi-generational households and at a variety of income levels.

Public Engagement Overview

As a key part of the development of a municipal comprehensive plan, the public engagement surrounding the INNvision plan was intentionally spread through all phases in the schedule. The process emphasized opportunities for in-person and one-on-one conversations between project staff and the Fountain Inn community, while providing both formal and informal meeting options and an online survey. In total, the INNvision development process included:

- ◆ 4 Steering Committee Meetings
- ◆ 5 Stakeholder Committee Meetings
- ◆ 5 Element Focus Group Meetings
- ◆ 2 Student Focus Group Meetings with local high schoolers
- ◆ 1 Joint Meeting with City Council and the Planning Commission
- ◆ 2 Public Houses
- ◆ 3 Booths at local events and festivals
- ◆ 1 Public Survey with 850+ responses

Steering Committee

Aside from the Fountain Inn Planning Staff and the project team, the Steering Committee was involved throughout the project and comprised of engaged citizens and community leaders. The Steering Committee met 5 times during the process, both virtually and in person, and served as a sounding board as the project progressed. They also served as advocates for the community and its interests, as well as reviewed and had input in edits to the recommendations and drafts of the plan. They additionally served as representatives of this plan and the planning process, providing suggestions for stakeholders and focus group attendees, advertising the plan and related events to the community, and attending as well as assisting at public meetings.

Stakeholder and Focus Group Meetings

A variety of community stakeholders, citizens and topic area experts were asked to participate in one small group meetings to provide input on the project. These allowed for some targeted input, allowing for the project team to gather targeted input on certain plan elements. The City hosted five stakeholder meetings on January 25 and January 26 in the Community Room of the Fountain Inn Activities Center. These groups were divided by topic and expertise, though discussions were allowed to be free flowing and covered a broad range of related issues. Group themes were housing and development, business owners and downtown, government and medical institutions (*schools, library, county offices, and local hospitals*), neighborhoods and churches, and the last group covered parks, tourism, conservation, and history.

Two youth focus groups meetings, one at Hillcrest High and the other at Fountain Inn High, were held on March 30th. Attendees were primarily student council members across all grades. This provided a chance to



hear directly from the young people who will soon be entering the workforce or going off to college. These groups provided valuable insight on what they value about Fountain Inn, challenges the city faces and their big, bold ideas for the future.

The last set of meetings was the Plan Element Focus Groups. Five of these sessions were held on May 25th and covered eight of the ten elements of the plan. Attendees included local and regional representatives from these fields or industries. Meeting topics were cultural resources and community resources, economic development and priority investment, housing, natural resources and resiliency, and lastly, transportation. Additional Plan Element Focus Group meetings were held in October of 2023 and included a discussion of draft recommendations.

Public Open Houses

The first public meeting was held on January 26th and served as an introduction of the comprehensive planning process to the community of Fountain Inn. Held at the Fountain Inn Activities Center in the Community Room, this meeting included a short presentation and an open house format where attendees circulated around the room to different stations and provided feedback on different topic areas using poster boards and maps. Feedback received at this time focused on themes that included maintain small town character, ensure balanced growth, support

What Do You Want That Other Cities Have (Responses From Students)

Charleston: Nice, national brand shops, good for walking around

Greenville: Broad Street, new look downtown; Falls Park Bridge, ice cream shop, beautiful scenery

Simpsonville: Vaughan's Warehouse, cool outdoor areas to gather with outside fairy lights (it's cute)

Walking paths, trails, outdoor place to hang out

Need the "Instagram moments": The fountain in Rotary Park is good but need more, nice landscaping and greenery, cool neon signs or murals



Main Street, promote



quality housing and neighborhoods, enhance connectivity, and embrace rural setting.

The second public meeting was held on October 24th and introduced the draft recommendations and future land use map that were developed through collaboration and with input from the community survey and other engagement events. This meeting included a number of visual preference surveys and a station for the public to suggest their priority investment ideas that the City should consider. Over 260 points of data, including written comments and individual votes, were collected at this meeting.

Pop Up Events and Booths

During the course of the planning process, the City and project team capitalized on the excitement of local festivals and regular community events. The INNvision planning team partnered with the City of Fountain Inn Community Relations Staff and was able to coordinate a booth to gather feedback for the plan at events over the summer months. The INNvision team was in attendance at a Sounds of Summer concert, the Farmers Market, the Juneteenth Soul Food Festival, and the July 4th Fireworks Spectacular.

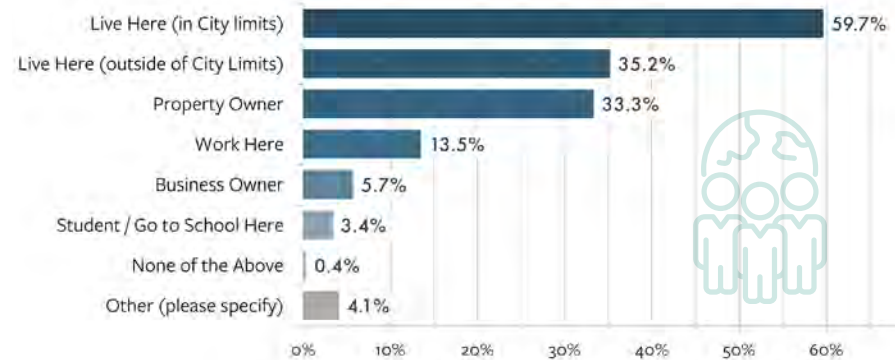
Community Survey

Early in the planning process, the public survey was designed and developed to be distributed throughout the community both online and in print form. The 20-question survey was a mix of a multiple choice, select multiple, and open-ended response questions. It included six questions to determine respondent demographic data and personal connections to the City of Fountain Inn, and well the option to leave an email address to receive updates from the City regarding this plan and future civic engagement opportunities. The remaining questions asked participants to share why they live here, what are concerns or needs they see in Fountain Inn, and what their priorities for different elements of the City, i.e., parks and recreation, transportation improvements.

The survey ran for three months, going live in late March and closing in late June and received 858 responses. Respondents were able to skip certain questions of the survey, including the open-ended question, but overall the response rate per question averaged at around an 80/20 split for answered and skipped. The open-ended, email, and demographics received the least responses, averaging a third of respondents skipping these. Highlights from the survey responses are shown on the following pages. The full results of the survey can be found in the appendix.

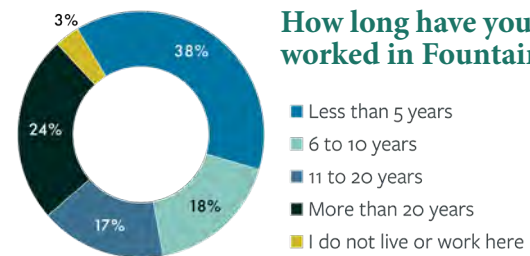
Community Survey Results

How do you relate to Fountain Inn?



800 self-reported living either in City limits or in the area.

38% of respondents have lived or worked here for less than 5 years; 25% have been here for 20 years or longer.



How long have you lived or worked in Fountain Inn?

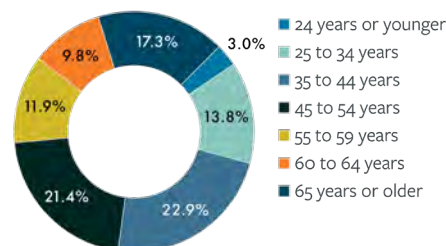
Top Three Reasons for being in Fountain Inn?

1. The Small Town Atmosphere (76%)
2. The Housing Choices or Affordability (39%)
3. Friends or Family Here, or Grew Up Here (31%)
4. Proximity to Employment or Convenient Location (29%)

Top Three Priorities for the future of Fountain Inn?

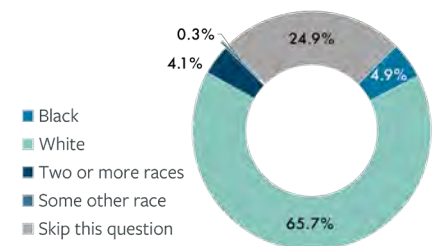
1. Preservation of Small Town Atmosphere (60%)
2. Downtown Vibrancy (42%)
3. Growth Management (39%)
4. Safety (32%)
5. Parks / Greenways / Paved Multiuse Trails (27%)
6. Improvement of Infrastructure & Utilities (26%)

What best describes your age?



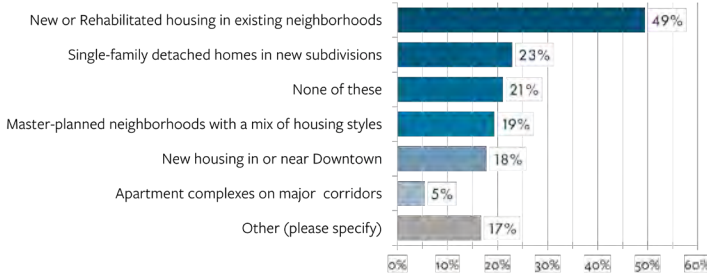
About 45% of respondents were between the ages of 35 and 54.

What best describes your race?

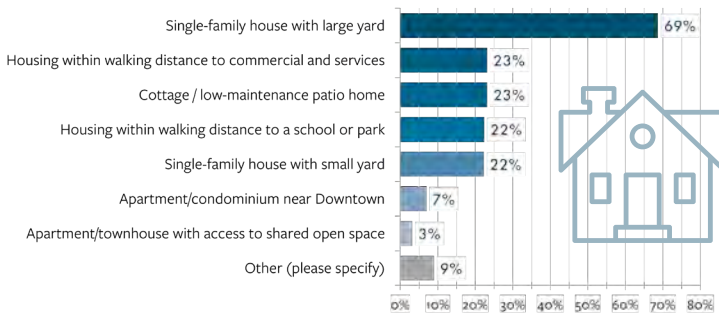


66% of respondents self-identified as White.

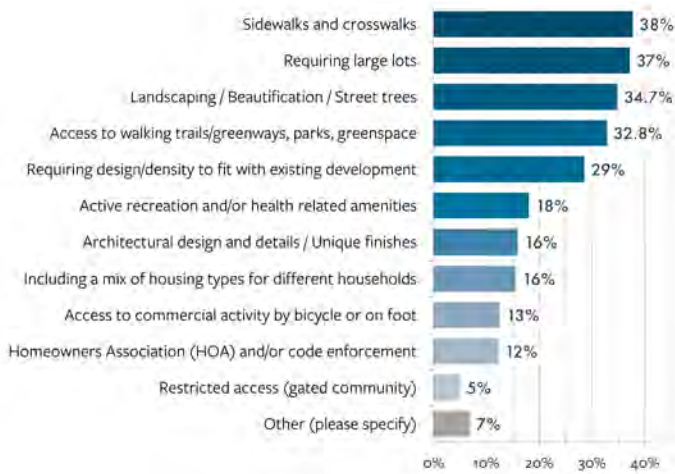
What type of residential development do you think Fountain Inn needs?



If you had to relocate in Fountain Inn, what housing options would interest you?



For new neighborhoods, what qualities do you think are most important?



What are your priority transportation improvements?

1. Highway 418 and intersections
2. Fairview Street and interchange
3. Sidewalks and crosswalks
4. Howard Drive
5. Jones Mill Road

What type of commercial development do you think Fountain Inn needs...

...in the Downtown area?

1. Small-scale retail, services, and restaurants (84%)
All other responses received between 17-10%.

...along its commercial areas outside of Downtown?

1. Small-scale retail, services, and restaurants (64%)
2. Large-scale retail (grocery stores, shopping centers, big box stores) (44%)
3. Job generators (offices, light industry, technology, etc.) (34%)
4. Regional or national chain restaurants (28%)



What do you INNvision for the future of Fountain Inn?

"A vibrant small town with all retail spaces being occupied with up to date businesses. Also community activities that bring residents together in a way that fosters healthy friendships."

"Planned growth with planned city services. Strong tax base with residential, commercial and industrial entities all contributing."

"I would love to see more diversity in the downtown areas add more walkable green space with family oriented activities."

"Be VERY SELECTIVE of developers (only high quality, and yet some affordable options) for both housing, and restaurants/retail... NOT fast food, and NOT cheap looking apartments and homes."

"I love all the growth. Just keep everything looking upscale and make them build around some of the mature trees. (Only cut down what is necessary). And that should apply for the subdivision also."

"Utilize the small town atmosphere, lovely old homes in downtown and remaining farmland as attractive assets. Why not consider ecotourism to learn about farming? Expand the historical aspects of the families who settled and enriched the area? I love the open areas, farms and wildlife that can still roam the outlying areas."

Vision & Guiding Principles

The vision statement and guiding principles reflect input from the community, city leadership, the steering committee, and the public survey. The vision states the future hoped for by the people of Fountain Inn. The guiding principles are the north star for informing and inspiring decisions about the City's future.

Vision Statement



The City of Fountain Inn is rooted in the best historic, small-town downtown in the Upstate and strives to be a model of planned and balanced growth and development. The City of Fountain Inn flourishes by reinforcing its unique character and cultivating a connected community through shared experiences.



Guiding Principles

During the public engagement process of this plan, seven principles came forward. These helped to guide the project team as recommendations were developed and in deciding on implementation strategies and timing. Distilled from discussions held over several months, these specify the values and goals most important to the people in Fountain Inn. Additionally, the guiding principles illustrate the interrelatedness of the elements that make up a comprehensive plan.

1

*A **vibrant Main Street** and downtown are critical to the prosperity of the City of Fountain Inn.*

2

*Fountain Inn's **small-town** character is a **sacred** quality.*

3

***Well-connected neighborhoods** provide the relational and physical framework to the City's community spirit and wellness.*

4

*Cultural and recreational **programs** contribute to the health, wellness, creativity, **community building**, **community spirit**, happiness, and hope among all people.*

5

*Development is managed in concert with **natural resource conservation** and **thoughtful infrastructure improvements** to address **future growth needs**.*

6

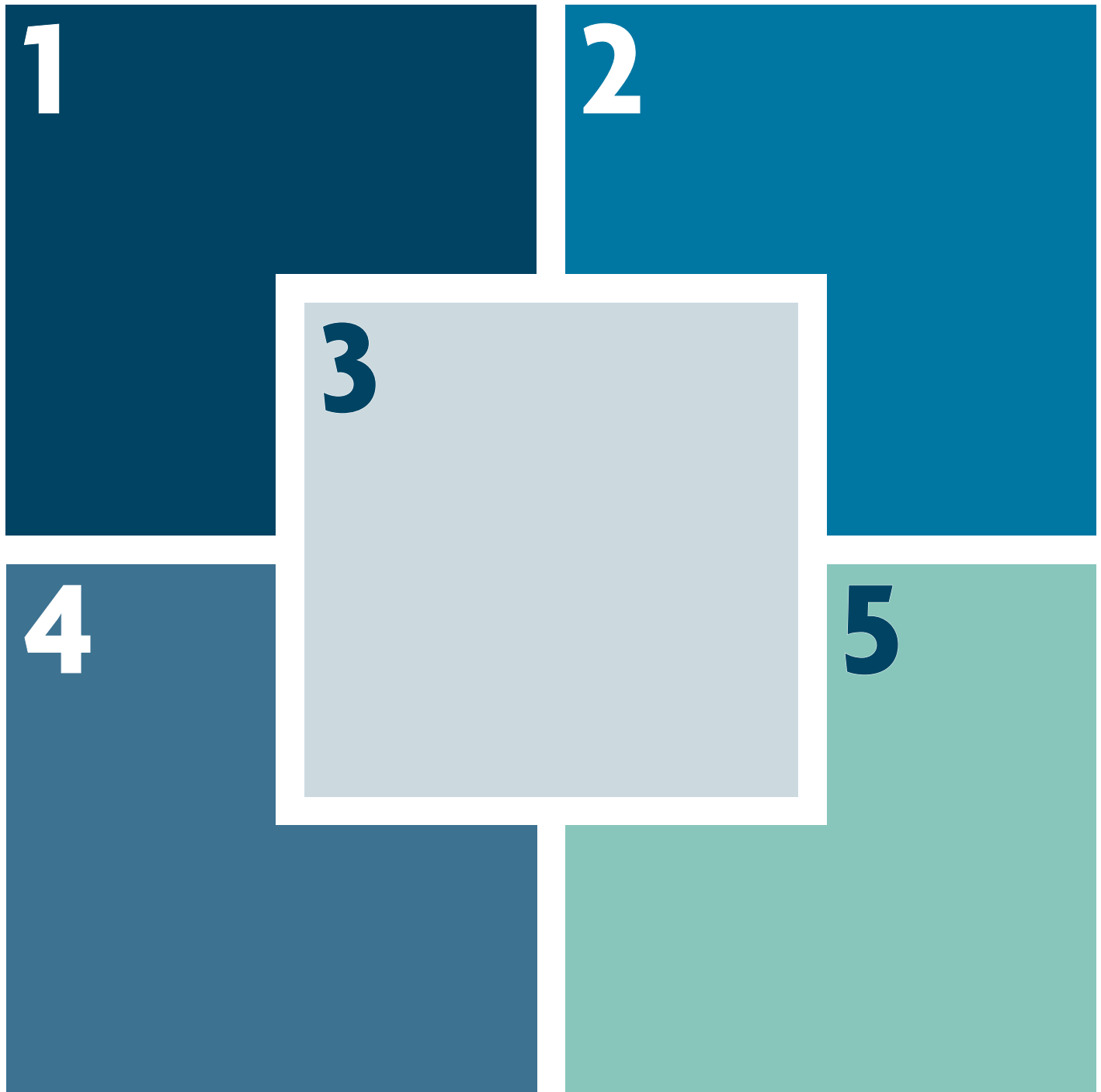
***Quality housing** – design, construction, and cost – **is available for all residents**.*

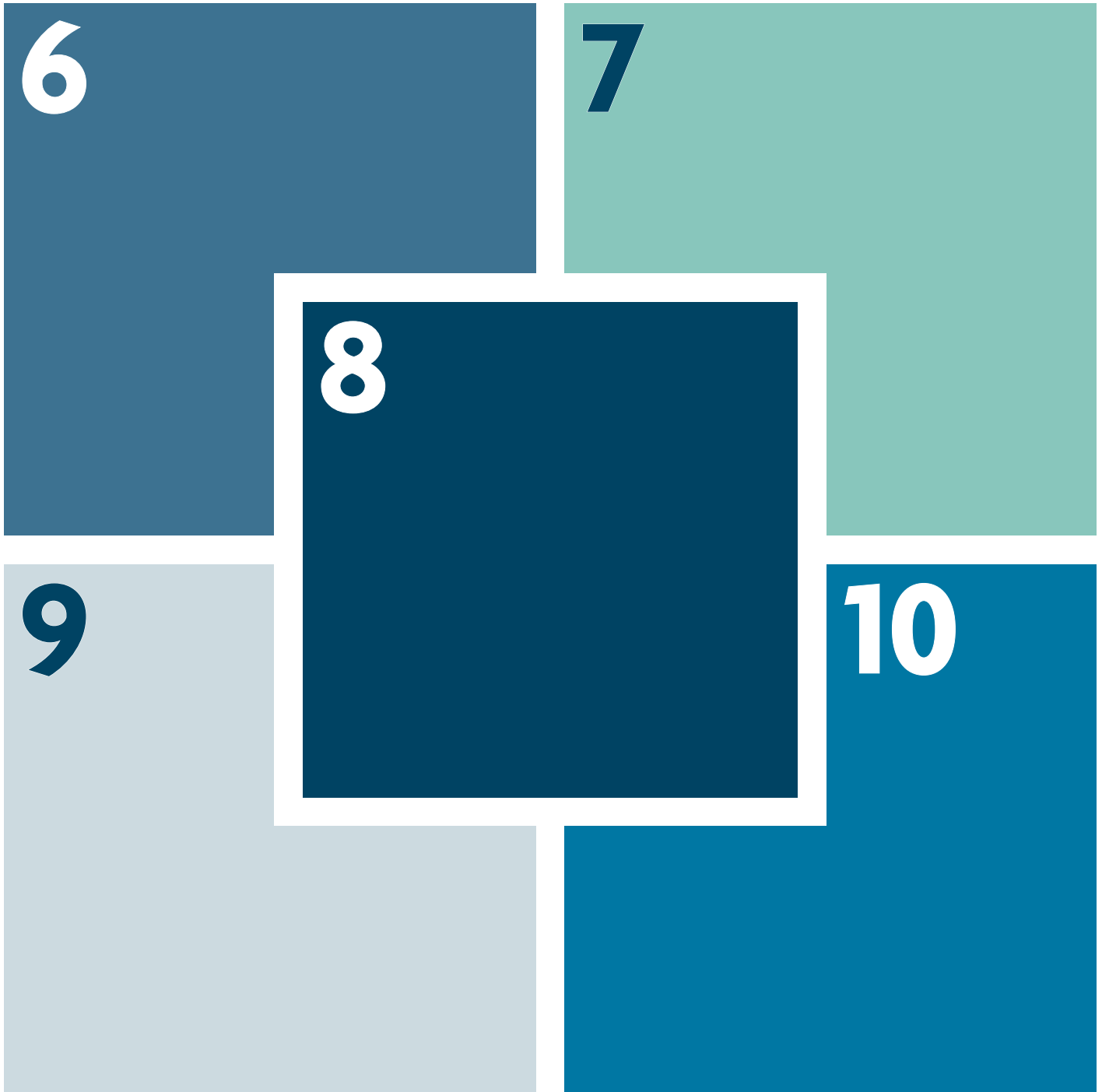
7

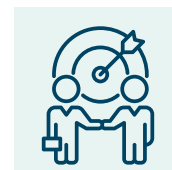
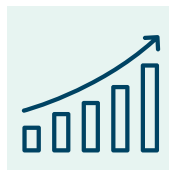
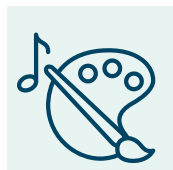
***Small businesses and entrepreneurs** are supported, **thrive**, and provide diverse employment opportunities.*

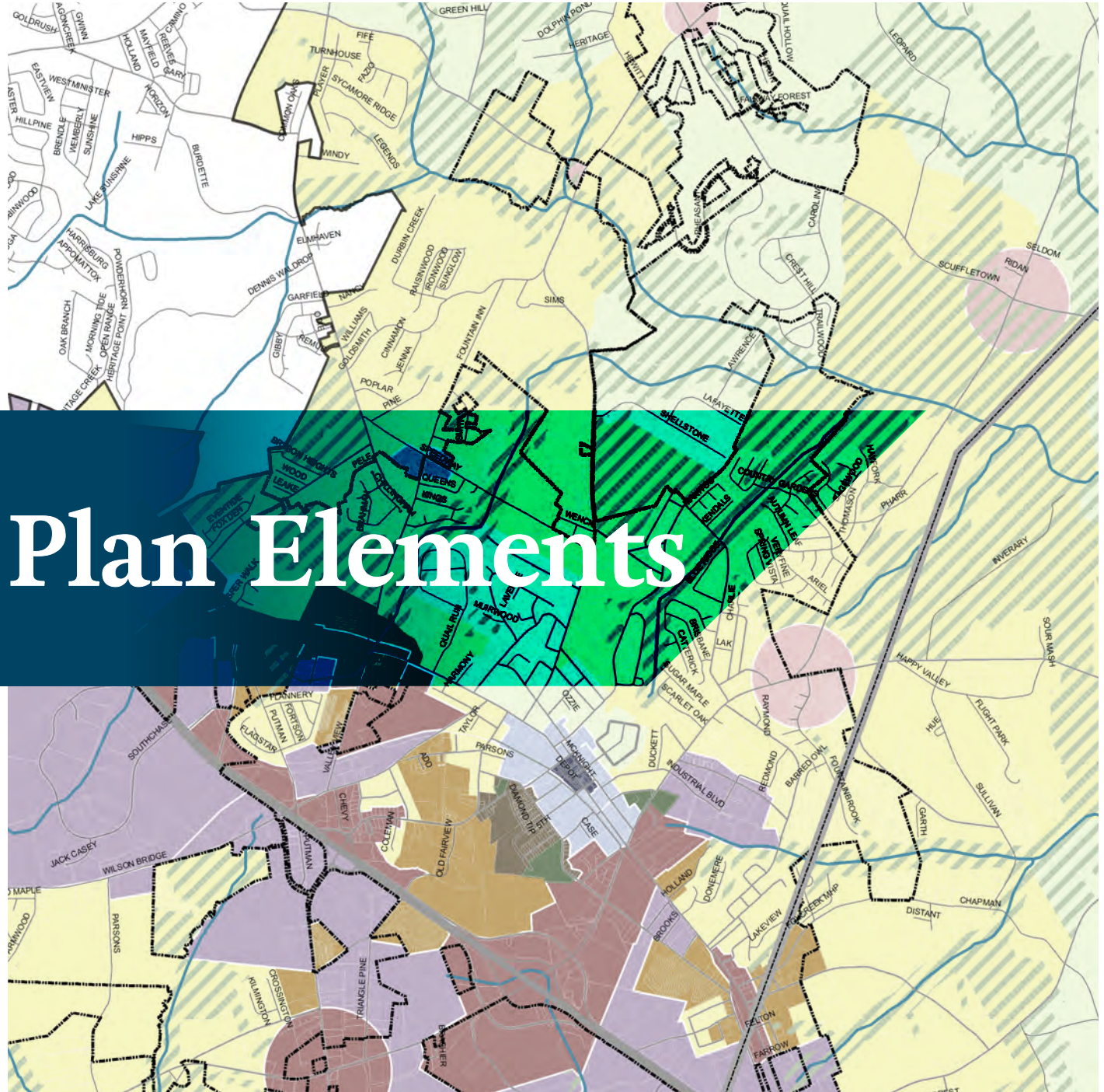
Top Ten Next Steps

text.











Plan Element:

Population

Overview

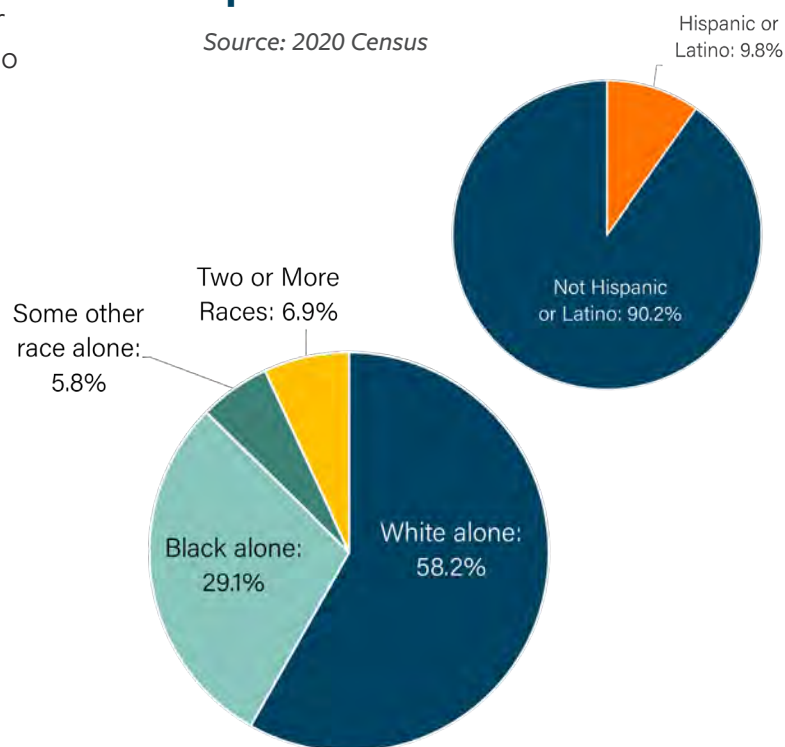
Based on the most recent Census data, Fountain Inn has a current population of 10,416 within the city limits. Over the last 20 years, Fountain Inn has seen a 22% population increase, and in the most recent 10 years, the population increased by almost 34%. The City began growing steadily in the 1960's 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%.

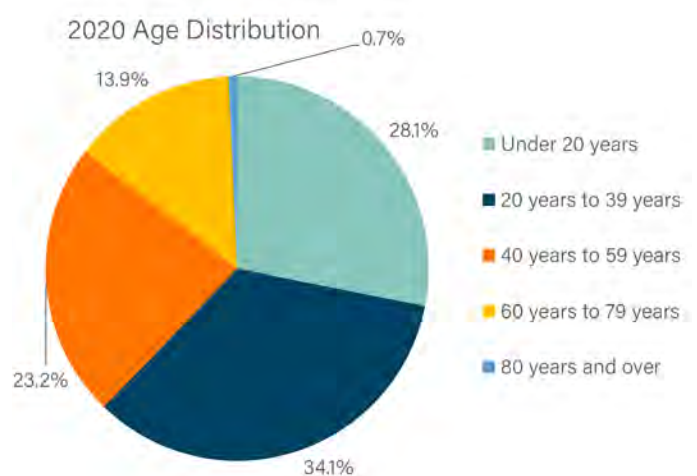
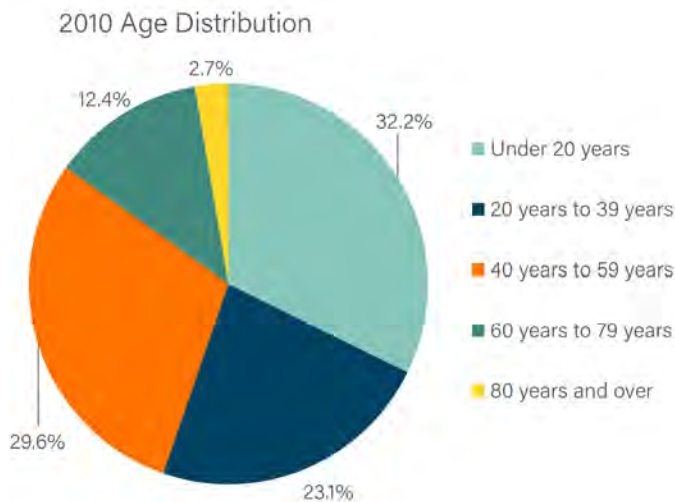
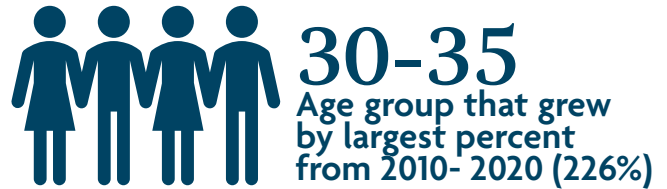
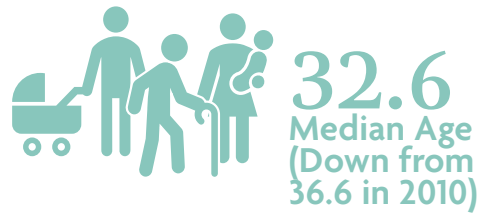
10,416 City of Fountain Inn Population

Source: 2020 Census



Age

Age wise, the majority of the City's population is fairly balanced with approximately 28% 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 were 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 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.



Source: 2010 and 2020 Census

Population

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. 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+

Source: 2020 American Community Survey, 5-year estimates



Source: 2010, 2015, 2020 American Community Survey, 5-year estimates

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.*



Fountain Inn's existing housing stock consists of nearly 80% of homes built before 1979. These homes serve as a source of naturally occurring affordable homes.

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.

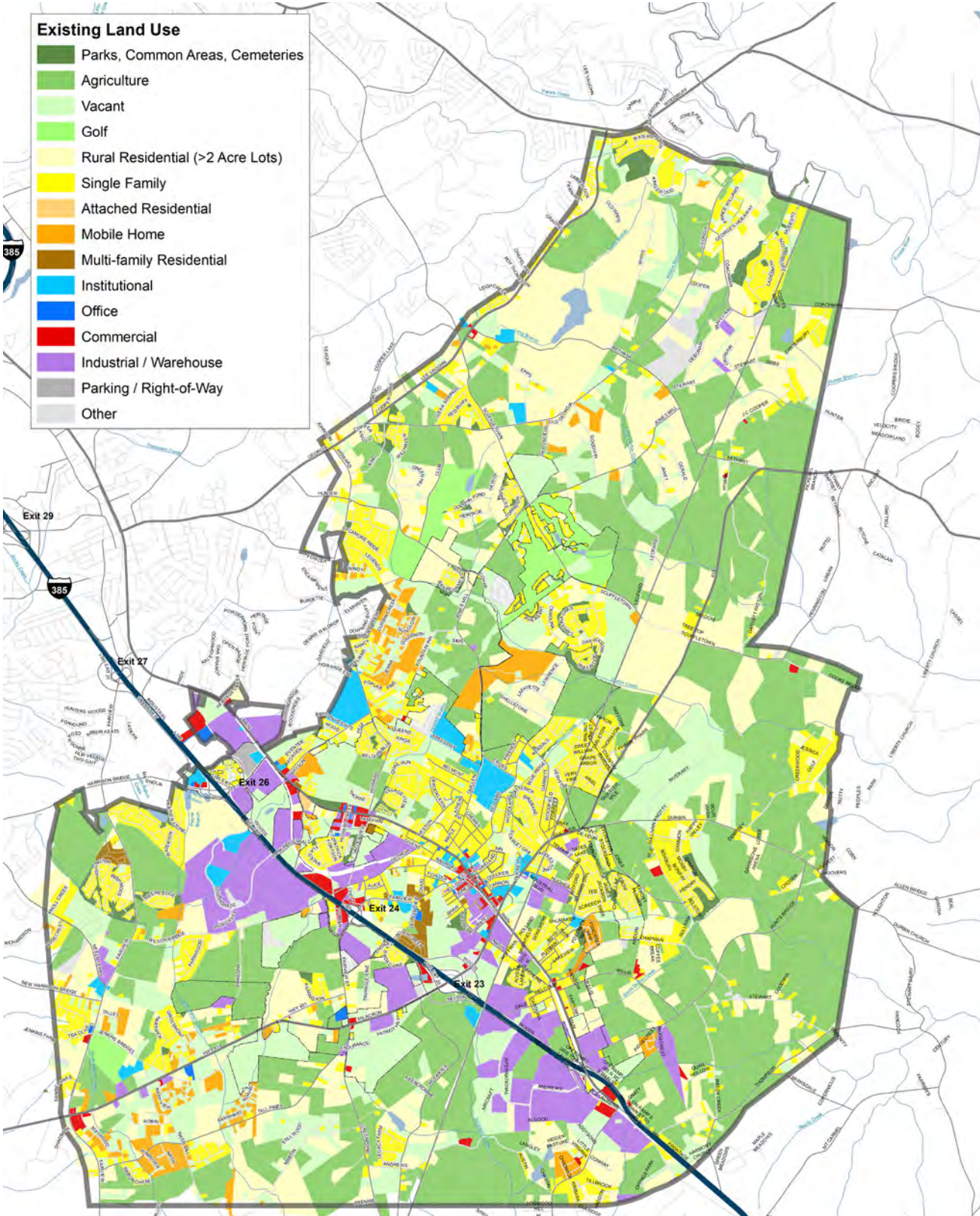
This section of the plan analyzes the existing development pattern in the study area and includes recommendations related to location, intensity and design of future development in Fountain Inn.

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.



Source: 2023 Tax Parcel Data, Greenville and Laurens County

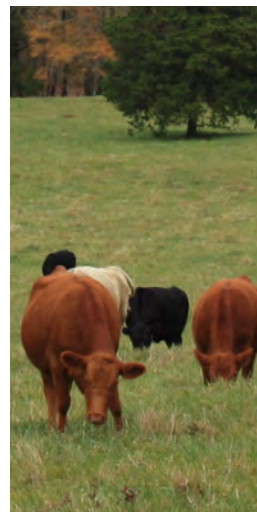
Future Land Use

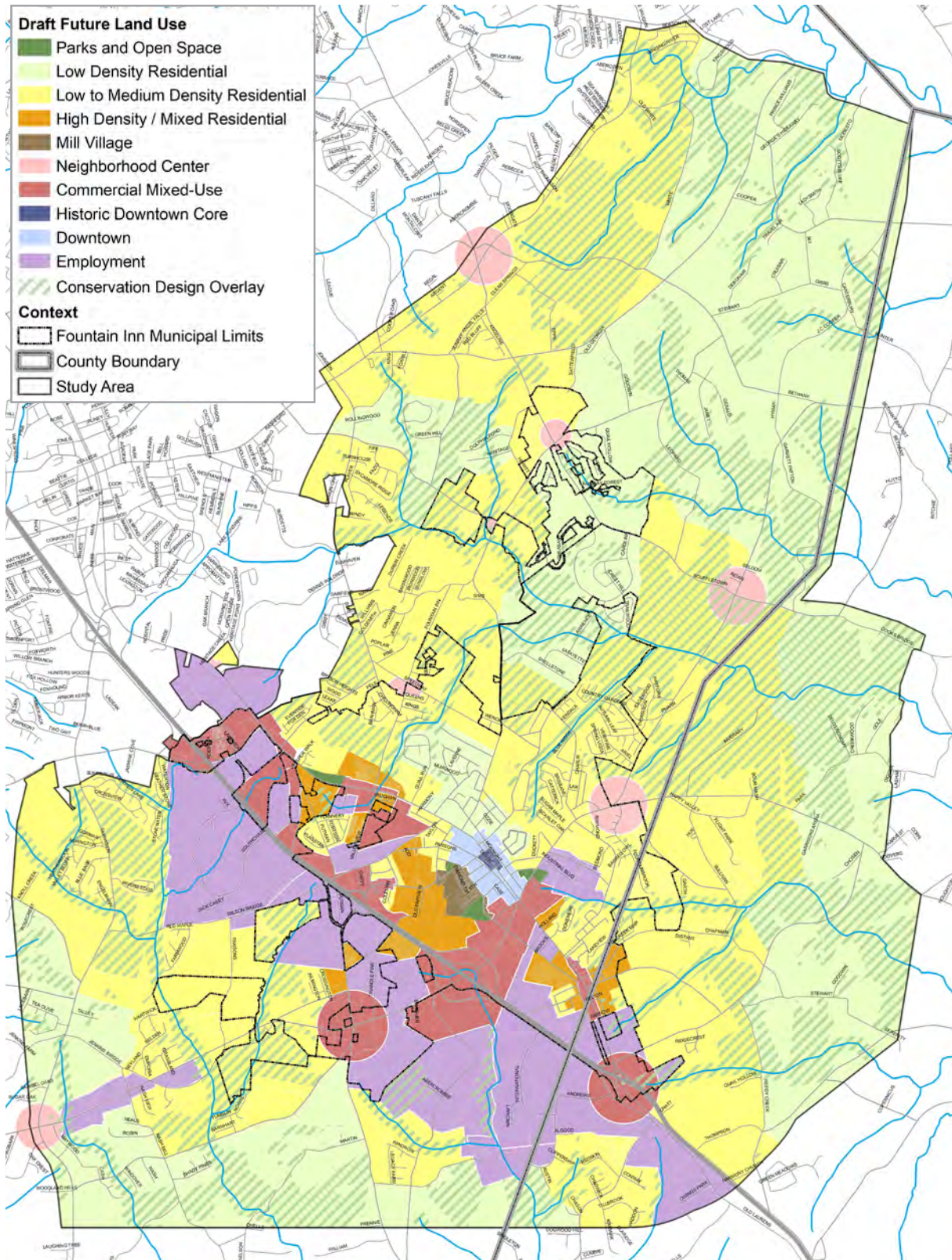
The Future Land Use Map and associated character areas represent the community's desired development pattern for the next 5-10 years. It is meant to guide land use decisions and overall development design in the City of Fountain Inn. As infrastructure capacity changes, the **Future Land Use Map** or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

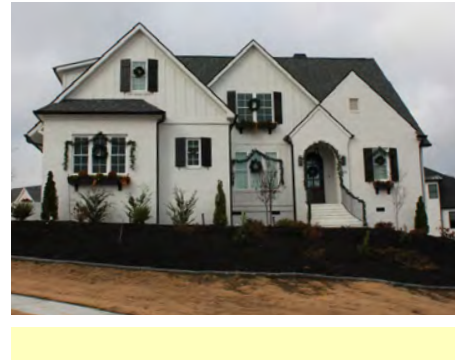
Parks and Open Space

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. Parking should not 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 will have long-term benefits for the City.

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.

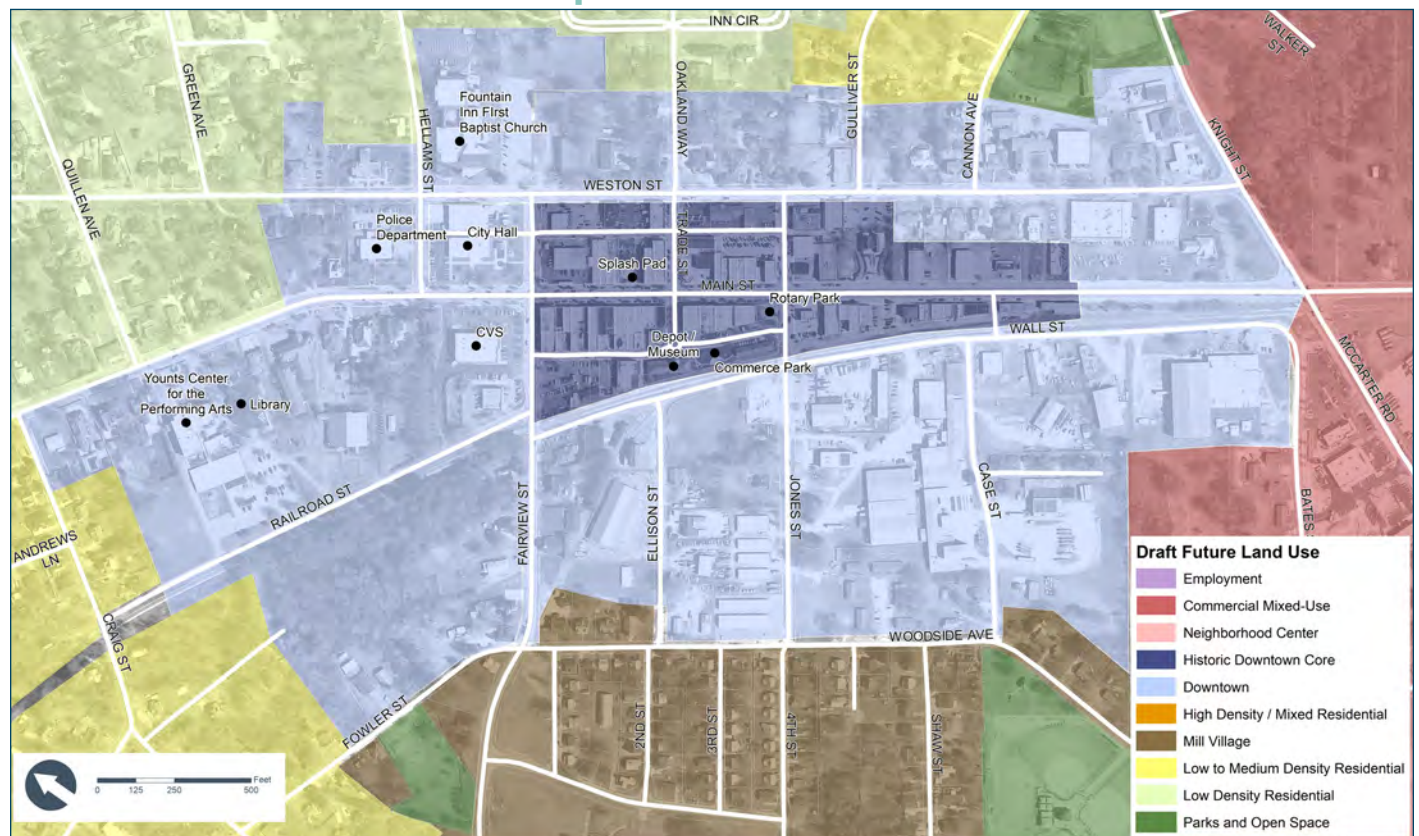
3.4.b: Enhance wayfinding signage for existing parking.

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



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.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 and placemaking 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.*
- ◆ *The location of a pocket park should be studied along South Main Street.*

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 and add more seating.

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 crosswalk art, 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: authentiCity.

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.*

Downtown Public Realm Improvements Map



The map above shows potential improvements to streets, rights of way and parks in Downtown Fountain Inn.



Plan Element:

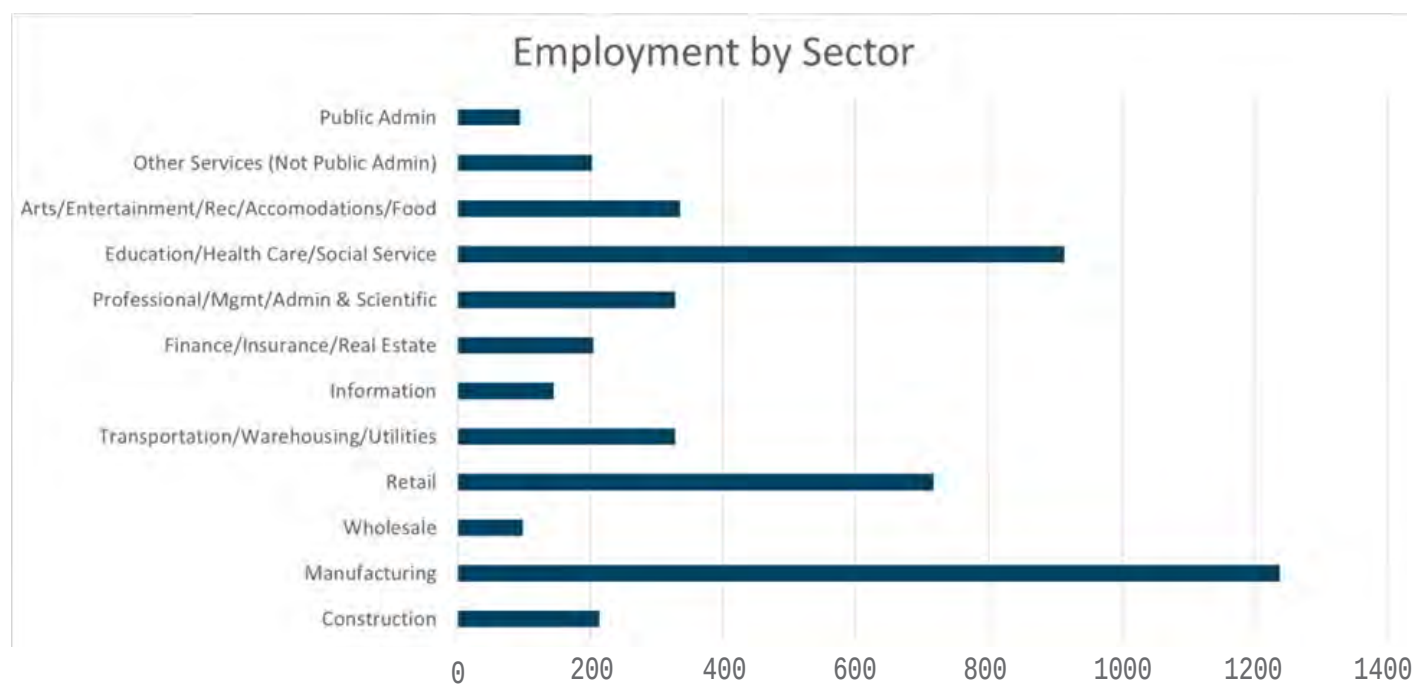
Economic Development

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 spend 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

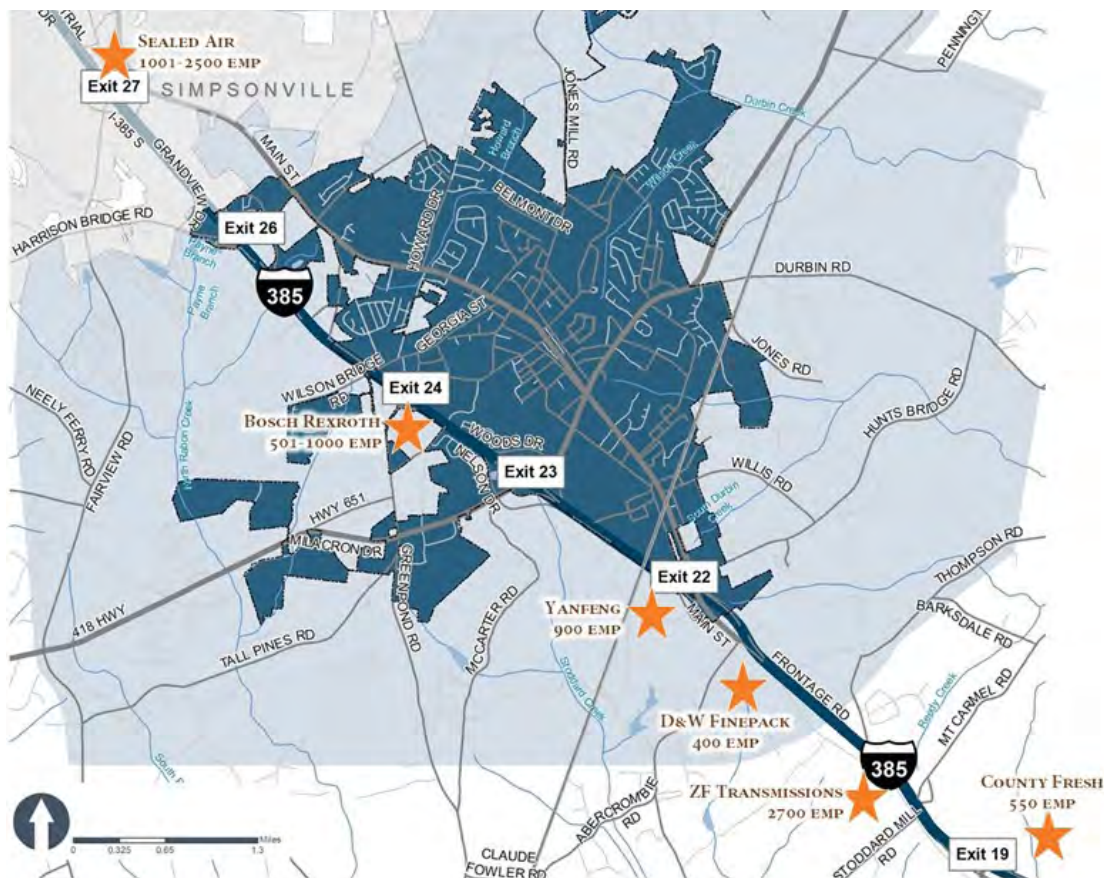
In addition to the notable manufacturing employers illustrated in the map, there are multiple manufacturing or industrial clusters located within or adjacent to the Fountain Inn corporate limits along the Highway 385 corridor, particularly near the city's Fairview Street and Highway 418 interchanges. 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 complimented 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).

6.3: Consider the establishment of a Designated Outdoor Refreshment Area (DORA) downtown to encourage visitation and shopping downtown.

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.



Sage at Fox Hill Business Park

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.

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

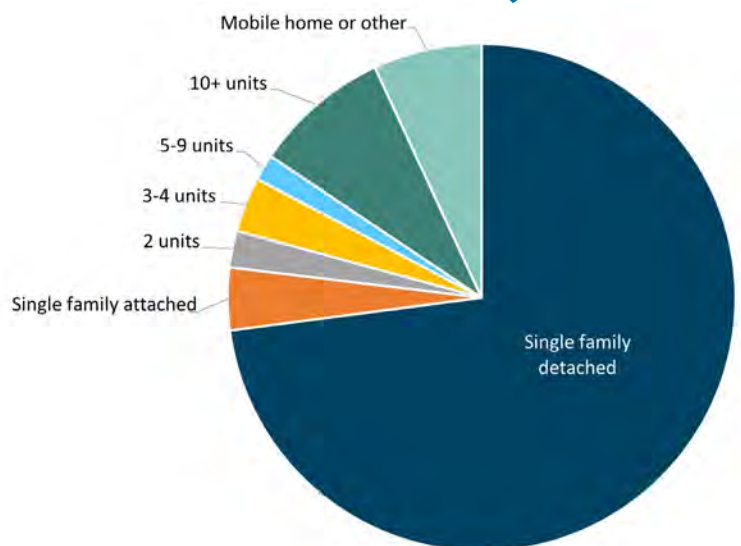
This section of the plan analyzes the existing housing inventory, occupancy, value and affordability trends in the study area and includes recommendations related to location, density and design of housing in Fountain Inn. Similar to the population growth that Fountain Inn has experienced, the housing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

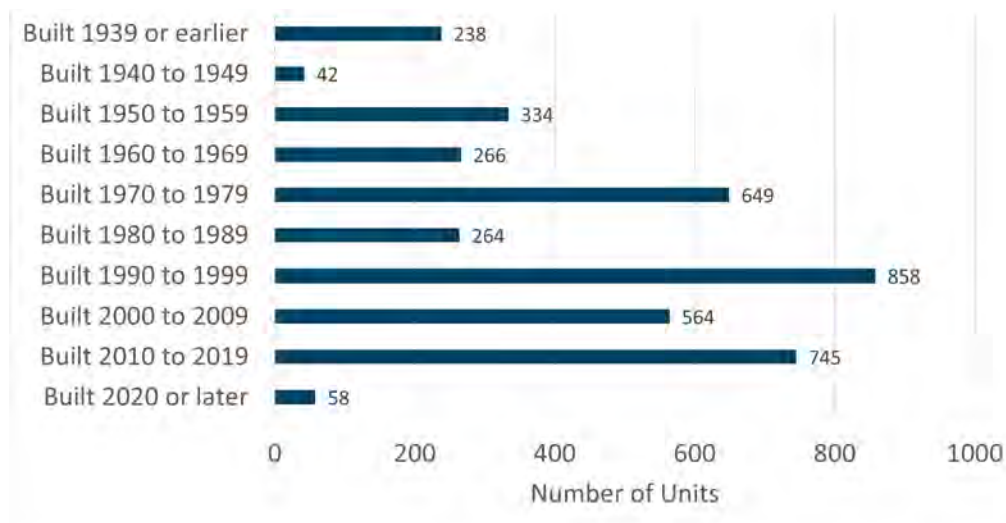


8.52% 2010
6.24% 2020
Vacancy Rate

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 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 a district 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.

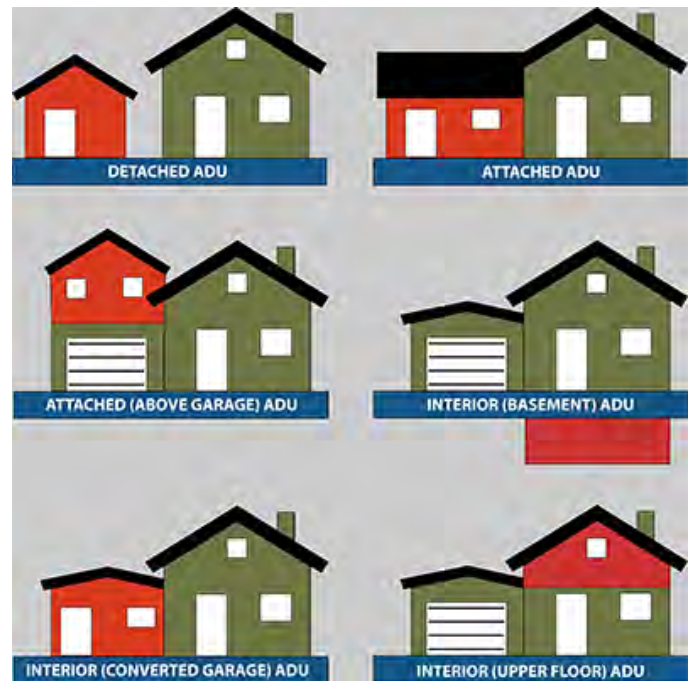
4.3: Create a pattern book for smaller lot homes, pocket neighborhoods, attached housing or accessory dwelling units that includes design guidelines for site layout, key features, materials, architectural details, colors, etc..

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.

5.3.c: Encourage the utilization of local, state and federal tax incentives by developments with affordable units that are located in areas consistent with the Future Land Use Map.

- ◆ Greenville County has a Workforce / Affordable Housing Policy that allows tax incentives for developments that meet defined criteria. These projects can be located in municipalities but the municipality must consent and enter into an Intergovernmental Agreement with the County.

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.

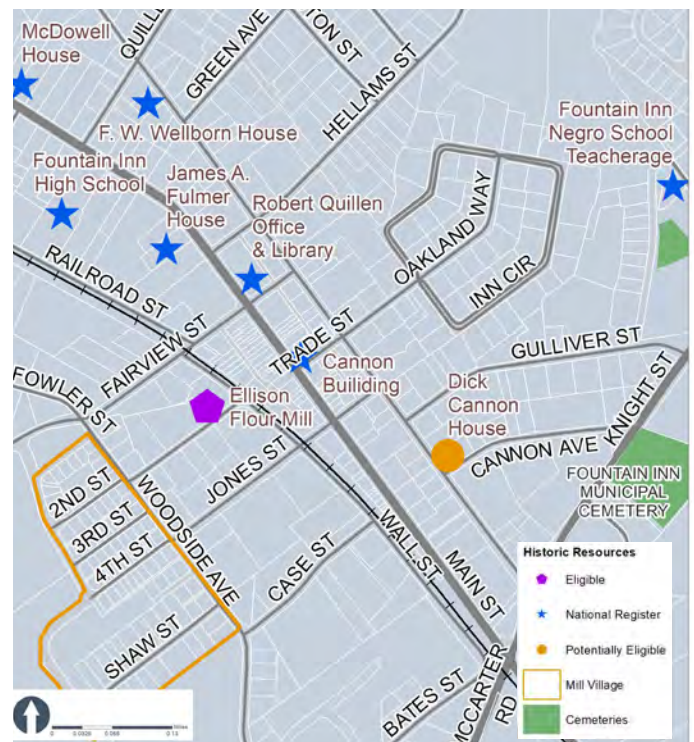
Festivals and Events

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.



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

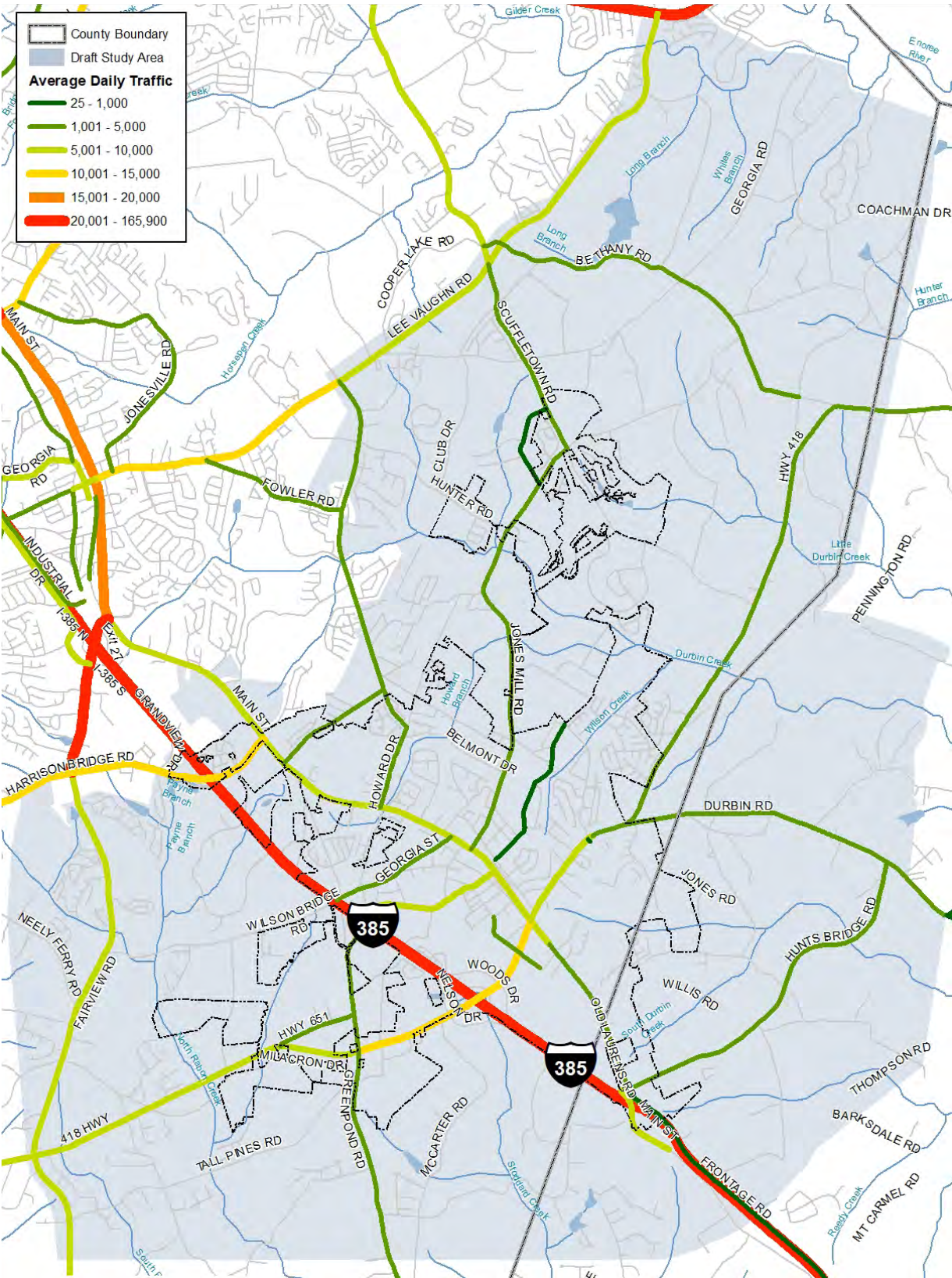
Fountain Inn has great access to Interstate 385 which bisects the planning area and has an annual average daily traffic (AADT) rate ranging from 40,000 to 50,000 vehicles per day. Interstate 385 provides a connection to Greenville to the northwest and I-26 which further connects to Columbia and Charleston. 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.

1.1.c: Require new development to upgrade substandard roads and intersections nearby.

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).



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

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

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 - Durbin Road intersection improvement. Conceptual design and corridor study needed for remainder of corridor. Additional travel or turn lanes with sidewalks or multi-use path on both sides.
- ◆ Howard View and Main Street - Intersection improvement needed.
- ◆ 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 new 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.

4.3.a: Support signal upgrades to allow preemption for emergency vehicles and transit.

4.3.b: Plan for a park and ride facility to be located along I-385.

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.

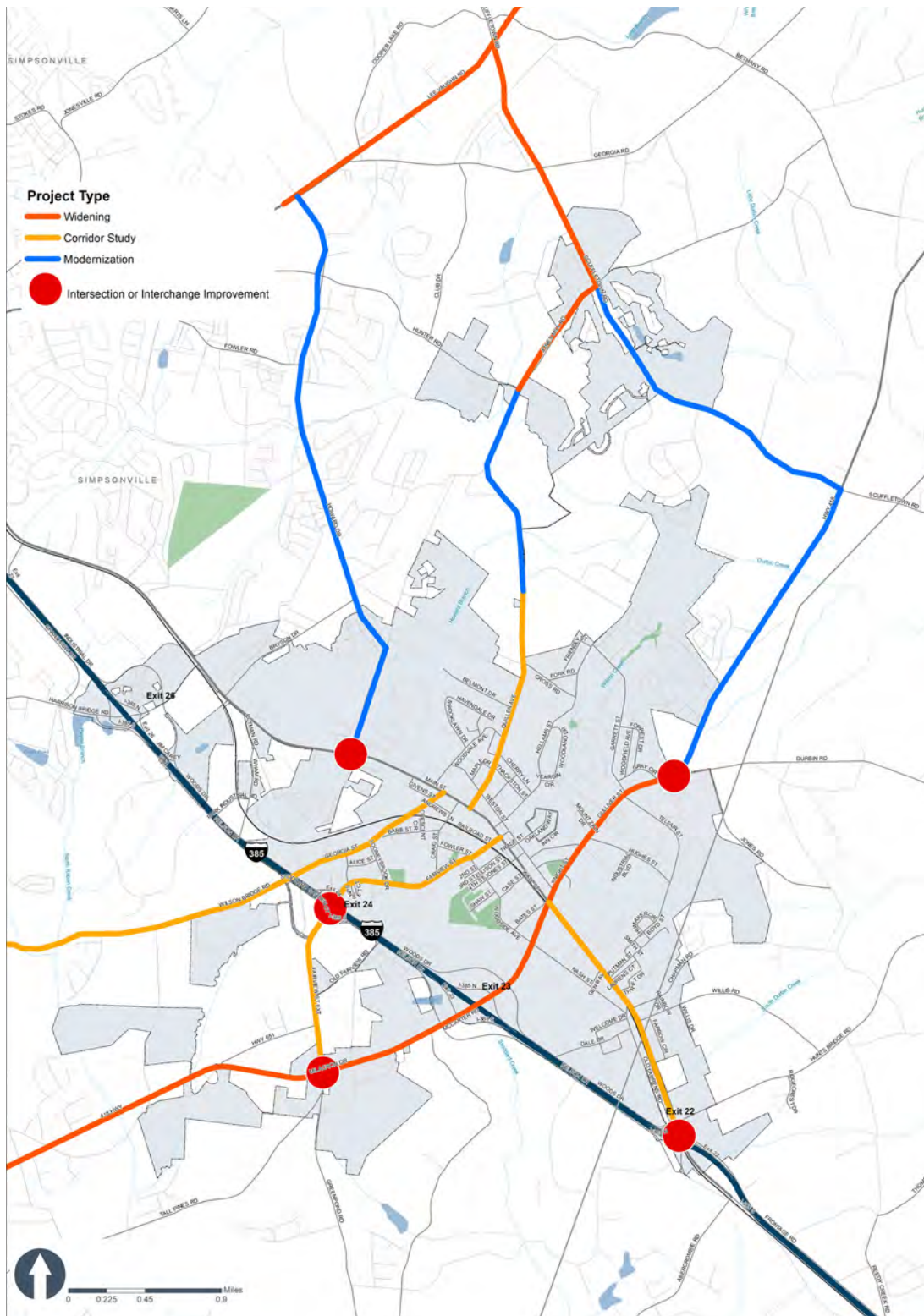
◆ Note: South Carolina statutes require a study to justify and calculate impact fees.

Local Option Sales Tax

Current regional funding for transportation projects is estimated to be approximately \$23 million / year. It is estimated that a local option sales tax would increase funding to approximately \$90 million / year.

Greenville is one of only four counties in the state that have no local sales tax and use taxes in place. Implementing a local option to fund transportation projects would require a county level vote to approve.

Priority Transportation Projects Map



Further 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 accommodate 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 significant 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.



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 435 Telfair 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

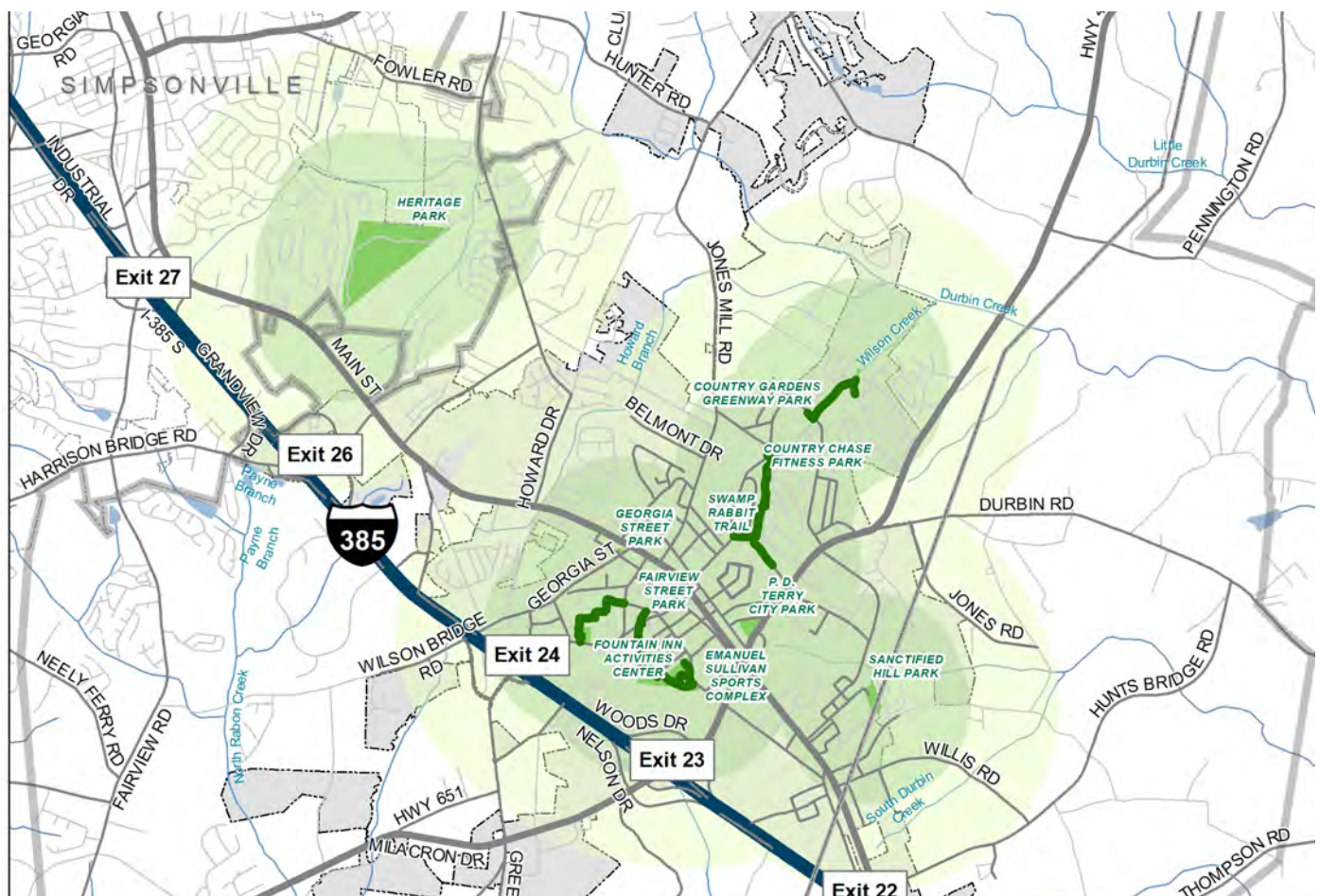
facilities the City is below average. The plan identifies needs including additional parkland, soccer and multi-use fields, a dog park and additional trails / greenways. Priority improvements for existing parks and plans for a potential regional park are identified.

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 P.D. 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).

1.1.d: Maintain mutual aid agreements and

consider consolidation of public safety facilities with counties where appropriate.

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 and 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 and convey available data on school capacity to elected officials regularly.

2.5.b: Plan for schools in growing areas by encouraging set asides for land for schools in new developments.

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 County and Laurens County.

3.2.c: Coordinate with Greenville County and Laurens County on park development in areas that serve both city and county residents.

3.2.d: Coordinate with schools systems on opportunities to co-locate schools, community centers and/or parks when designing new campuses.

Goal 4: Maintain and Extend the Green Line of the Prisma Health 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).

Community Facilities

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

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

4.3.a: Plan for a trailhead and street crossing improvements between Heritage Park and Downtown Fountain Inn.

4.3.b: Support the completion of the trail through Simpsonville

4.4: 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.*

4.5: Coordinate with Laurens County on future trail connection from Fountain Inn to Grey Court.

4.5.a: Conduct a feasibility study to determine potential connection through the Fountain Inn Study Area.

4.6: Consider a policy that requires planned trails to be built by new development.

4.6.a: Ensure new trails that will be part of the public system are built to a defined standard (12' paved asphalt with 2' clear zone), except in limited constrained areas.

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.



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.

5.1.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.

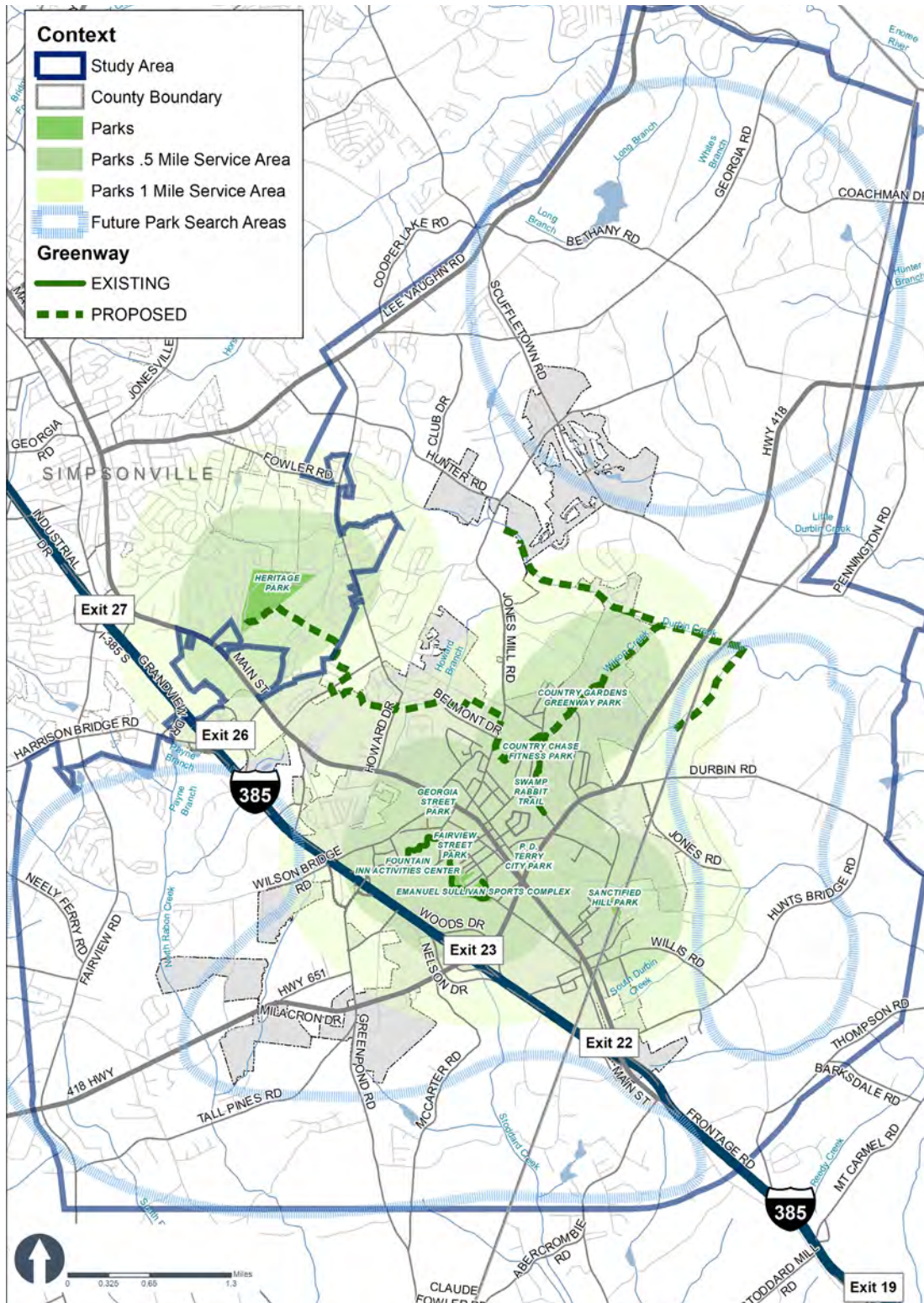
- ◆ *Consider city funding for interpretive signage, trails, nature playground or other features.*

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.

Parks and Greenways Map





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

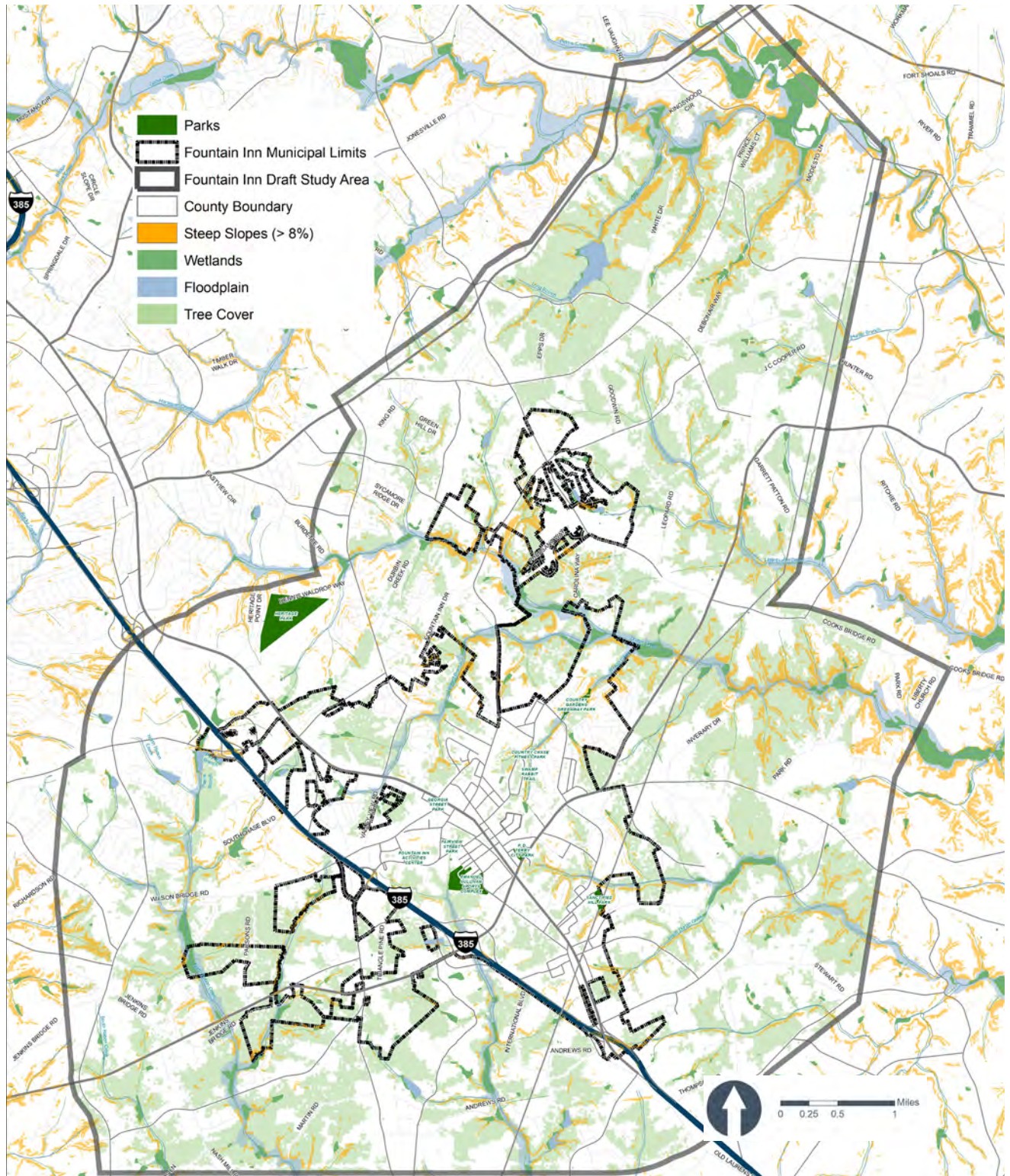
Fountain Inn is located within the overarching Saluda River basin, however there are three sub-basins that the City drains into; a majority of the study area north of I-385 flows into the Durbin Creek Basin, while the western portion of the study area south of I-385 drains to the South Rabon Creek Basin, 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 buffer yard 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.

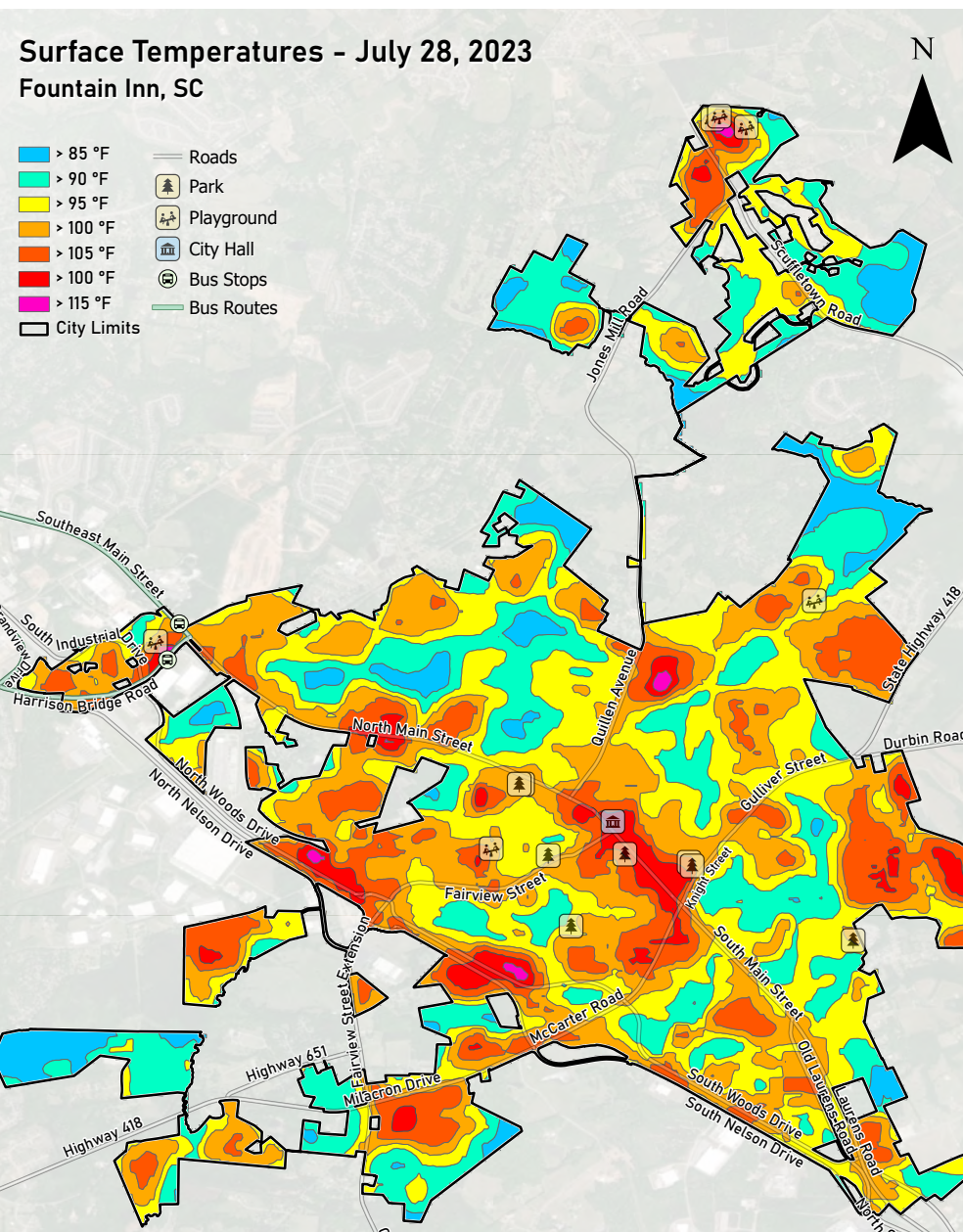
Extreme Heat

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.

Social Vulnerability

The Census Tract that includes the majority of Fountain Inn's municipal limits identified as having a high level of social vulnerability due to socioeconomic status, household characteristics, racial makeup and housing type and transportation access (Source: CDC/ATSDR Social Vulnerability Index 2020).



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.

Many areas that are estimated to have higher surface temperatures are located in Census Tract 45045 which is identified as having a high level of social vulnerability due to rates of poverty, unemployment and minority households.

Recommendations

Fountain Inn has been and will be threatened by flooding, stormwater, storms, and extreme heat. Some areas of the city and neighborhoods are more vulnerable than others due to age, income, or lack of infrastructure. The City can work to improve resiliency of the City as a whole, individual neighborhoods and households by preparing for hazards and other disruptions, making strategic improvements in infrastructure and services, and supporting access to jobs, housing and healthy foods.

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 and retrofits.

◆ 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 diversity and coverage.

1.4.a: Consider potential additions of canopy trees when planning park renovations and improvements.

1.4.b: Update ordinances to encourage diverse, native tree selection in new developments.

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.



1.4.c: Consider a partnership with Trees Upstate or other organizations to 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 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.
- ◆ 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, healthy foods and transportation.

- 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.
 - 3.1.b:** Engage seniors and youth during outreach efforts on planning projects and issues.
- 3.2:** Increase viable, safe transportation options through the continued investment in sidewalks, greenways and “complete streets.”
- 3.3:** Explore opportunities to improve tree canopy and sidewalks in areas with current or future transit access.
 - ◆ Candidate locations include Northern Main Street and Harrison Bridge Road.

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

3.4.a: Consider partnering with Upstate Forever to host a forum / discussion on housing needs in the City and region.

- ◆ This event could discuss the need for missing middle, affordable and workforce housing and potential barriers.

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

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

3.7: 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.

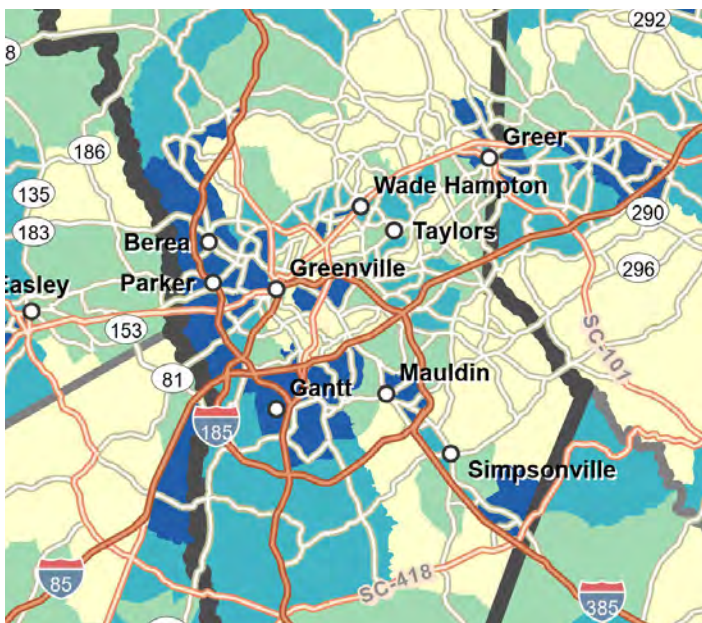
4.3: Support land use decisions that increase the commercial and industrial tax base.

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.

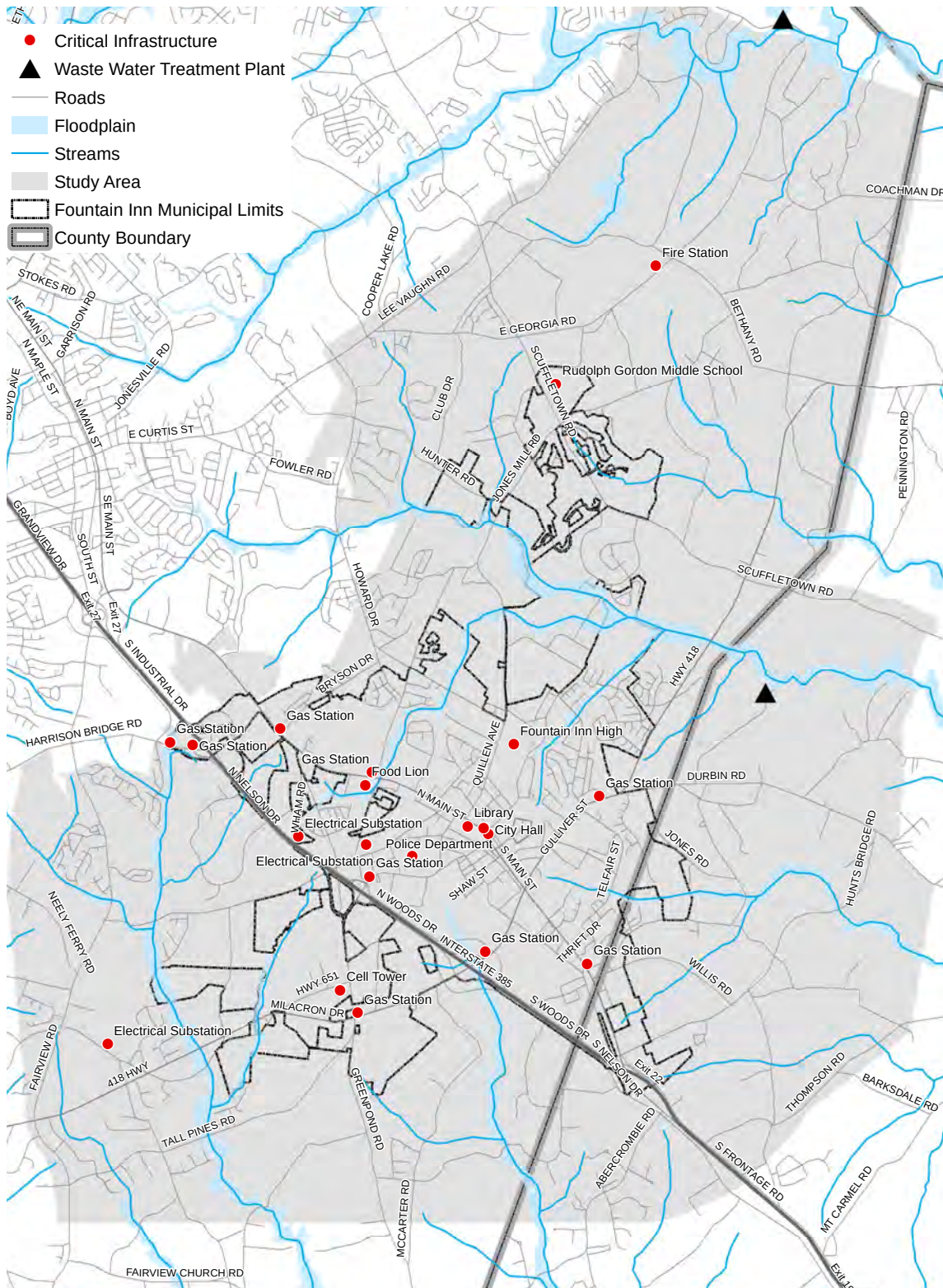
Social Vulnerability Map



The map to the left shows social vulnerability according to the CDC/ATSDR Social Vulnerability Index. The eastern portion of Fountain Inn ranks as having a high level of social vulnerability due to rates of poverty, unemployment and minority households. These high index values are indicative of the presence of disadvantaged communities. Funding through grants may be available for focused neighborhood improvements in these areas.



Critical Infrastructure Map





Plan Element:

Priority Investment

Overview

To better plan for future public investments of Fountain Inn, this plan element outlines anticipated revenues, prospective financial opportunities and priority projects, programs or positions that may assist in the implementation of plan recommendations.

Revenue and Expenses

The 2023-2024 Fiscal Year Budget was constructed upon priority-based and activity-based budgeting and focused on Governance and Organization Effectiveness, Economic and Community Development, City Branding and Community Engagement, Neighborhood and Community Safety, and Infrastructure and Facility Improvements.

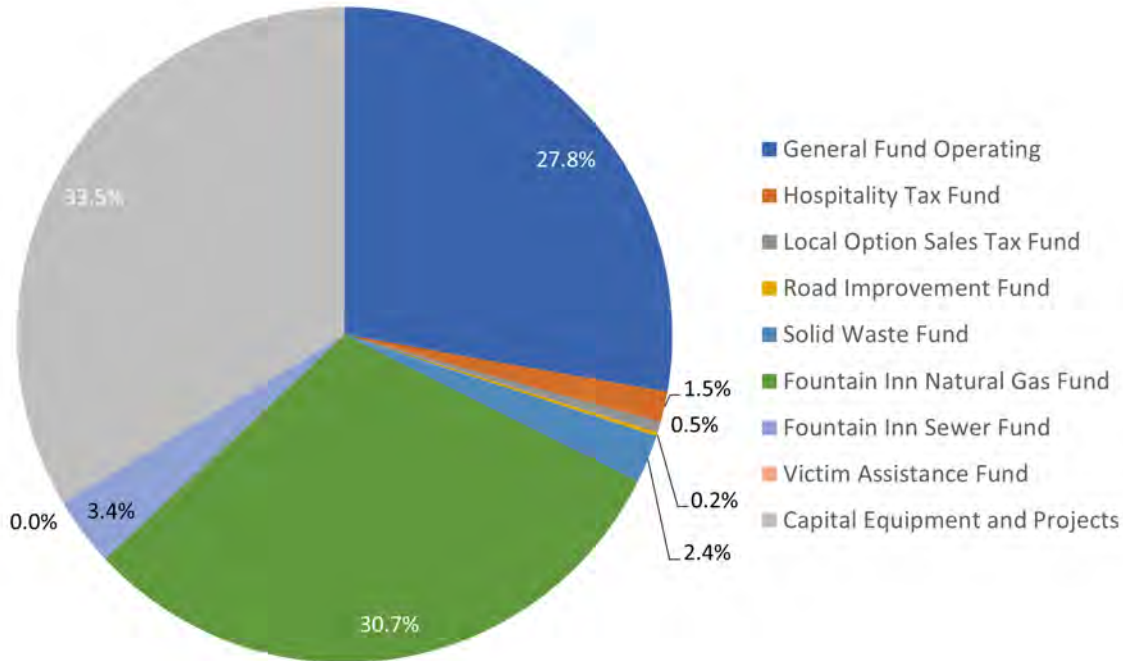
The FY 2023-2024 budget outlines the revenues and expenses for the year with some of the largest revenue contributors being Capital Equipment and Projects (\$16,090,426.00), the Fountain Inn Natural Gas Fund (\$14,717,765.00), and General Fund Operating (\$13,326,795.00). Overall, the City's net proposed budget totals to just over \$48 Million, which is a 41% increase when compared to the FY 2022-23 Original Budget. The remaining revenue funds include the Hospitality Tax Fund, Local Option Sales Tax Fund, Road Improvement Fund, Solid Waste Fund, Fountain Inn Sewer Fund, and the Victim Assistance Fund, which when combined account for \$3,866,198.74 of the total revenue for Fountain Inn.

The General Fund Operating can be broken down further into eleven sub-categories including tax revenue, franchise fees licenses and permits, grants, fines, fire service area fees, intergovernmental, charges for services and interest, and other financing sources. The three largest of these sub-categories are licenses and permits (\$3,869,753.18), tax revenue (\$3,770,402.00), and other financing sources (\$2,555,178.00).

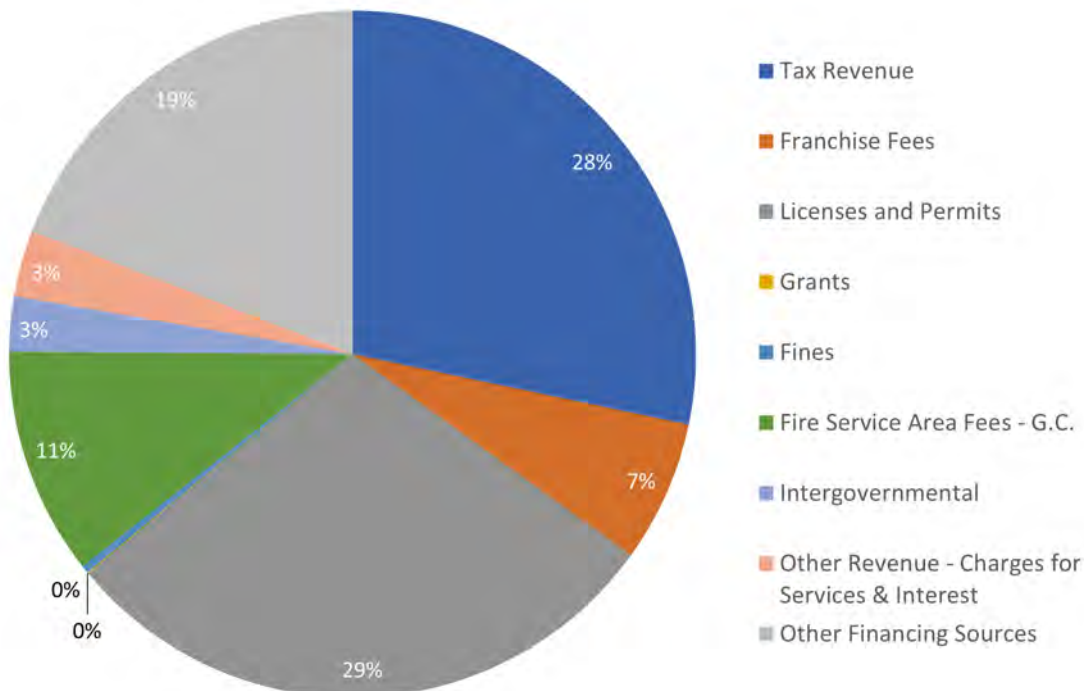
What is the Priority Investment Element?

The South Carolina Planning Enabling Act defines the priority investment element. It states that the element: “analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies.”

FY 2023-2024 Proposed Revenues



FY 2023-2024 Proposed General Fund Revenues



Source: FY 2023-2024 Budget

Existing and Future Needs

The 2023-2024 Budget included funds for a number of key positions including:

- 2 full-time patrol officer positions in response to the growing population and Council Priority Neighborhood and Community Safety
- 2 full-time public safety dispatch positions budgeted equally in the police department and fire department, also in response to Council Priority Neighborhood and Community Safety.
- 1 full-time Finance Director position to support Council Priority Governance and Organizational Effectiveness. This position is budgeted in the

Finance Department but allocated across all major funds.

A number of requested positions were not funded in the 2023-2024 Budget. As the population of the City grows, there will be increasing demands for personnel and capital projects. Personnel and projects should be evaluated on an annual basis based on need. Existing funding sources and additional funding sources including local, regional, federal, and state funding or grants should be pursued.

The following table highlights local priorities that will assist in the implementation of key recommendations and make progress on identified community goals. These items are numbered for reference purposes only and are not listed in order of priority.

Top Ten Priorities Table

	Plan Element / Topic	Goal / Task	Detailed Tasks	Costs*	Lead or Partners
1	Transportation Land Use Downtown Economic Development	Downtown Main Street Streetscape Upgrades	Task 1.1: Extension of Main Street streetscape from Jones Street to Highway 418 with on-street parking, planting areas and wide sidewalks similar to Main Street from Fairview Street to Jones Street.	\$5-6 million	City, SCDOT, GPATS
2	Downtown Community Facilities / Parks Economic Development	Encourage a vibrant downtown	Task 2.1: Create new Downtown Support (DS) zoning district. This would allow mixed-use development supportive of a walkable downtown. Task 2.2: Improve infrastructure for festivals. Continue with planned Commerce park upgrades (<i>including stage that is funded</i>). Consider locations for additional benches and seating in the vicinity of Commerce Park. Task 2.3: Consider additional opportunities for placemaking downtown including the Trade Street plaza upgrade and a new pocket park on South Main Street.	Task 2.1: Include in Zoning Ordinance Update Task 2.2: TBD Task 2.3: TBD	City

Planning level project cost estimates only. Further study and design needed to determine final estimates. Does not include ongoing personnel costs.

Top Ten Priorities Table (Continued)

Plan Element / Topic		Goal / Task	Detailed Tasks	Costs*	Lead or Partners
3	Land Use Economic Development	Zoning Ordinance Update	Task 3.1: Update the Zoning Ordinance to assist in the implementation of key recommendations in the Comprehensive Plan. Topics that should be addressed include: ◆ Evaluate parking requirements ◆ Consider enhancement to commercial design standards ◆ Improve open space requirements, subdivision design and consider a tree protection ordinance ◆ Develop a housing pattern book / design guidelines to assist with ensuring good design of medium to higher density housing. Address the need for senior housing and universal design ◆ Update allowance and standards for accessory dwelling units (ADUs).	Zoning Ordinance Update: \$100,000 - \$150,000	City
4	Transportation	Improve transportation requirements for new development	Task 4.1: Update street standards to include street tree requirement for most new development and initiate requirement for Traffic Impact Analysis (TIAs) for larger residential developments.	Varies based on scope (i.e. text amendments vs. engineering design manual)	City
5	Transportation	Make progress on priority transportation projects	Task 5.1: Conduct studies and design work as needed, identify local funding and/or seek regional or state funding. Road and Intersection Project Priorities: ◆ Intersection improvement at North Main and Howard Valley View ◆ Intersection improvement at Highway 418 and Durbin. ◆ Exit 24 – redesign Streetscape and Pedestrian Improvement Priorities ◆ Main Street Streetscape ◆ Weston Street Streetscape ◆ Woodside Connector ◆ Addition of sidewalks and/or street trees on “Cool Street” candidate locations (See Resiliency Element)	Varies based on project.	City, SCDOT, GPATS

Planning level project cost estimates only. Further study and design needed to determine final estimates.
Does not include ongoing personnel costs.

Top Ten Priorities Table (Continued)

	Plan Element / Topic	Goal / Task	Detailed Tasks	Costs*	Lead or Partners
6	Transportation	Local Transportation Plan and Impact Fee Study	Task 6.1: Inventory transportation needs and determine costs based on planned future growth.	\$100,000 - \$150,000	City, SCDOT, GPATS
7	Transportation Community Facilities / Parks	Extend and maintain the Swamp Rabbit Trail	Task 7.1: Extend the Swamp Rabbit Trail downtown and to Simpsonville. Task 7.2: Prioritize the maintenance of the Swamp Rabbit Trail.	Task 7.1: Trail Construction = ~\$1.2 million / mile, Trailhead parking, plaza and signage = \$100,000-200,000 Task 7.2: Annualized repaving cost for 3 miles of trail is approximately \$100,000 / year	City, GPATS, Upstate Greenways and Trails Alliance (UGTA)
8	Community Facilities / Parks	Implement the Parks and Recreation Master Plan	Task 8.1: Upgrade existing facilities, including PD Terry Park. Task 8.2: Refine conceptual plan for a regional park and athletic complex.	See Parks and Recreation Master Plan for cost estimates.	City, Laurens County, Greenville County
9	Community Facilities	Maintain City Operations and Public Safety	Task 9.1: Evaluate and consider personnel and equipment needs on an annual basis for departmental functions. Task 9.2: Conduct a Facility Study to determine future space needs for key services (i.e. Police, Fire, City Hall, etc.)	Dependent on needs	City
10	Community Facilities Downtown Economic Development	Improve Downtown Parking	Task 10.1: Conduct a parking study to identify utilization trends and evaluate needs. Task 10.2: Consider short-term public parking on the Natural Gas office property. Design and implement, then conduct a long-term Study future uses for the site.	Task 10.1: \$20-25k Task 10.2: TBD	City

Planning level project cost estimates only. Further study and design needed to determine final estimates.
Does not include ongoing personnel costs.



FOUNTAIN INN

est 1886

INNvision

Comprehensive Plan • Fountain Inn, SC

Draft Date:

Adoption Date: