



AGENDA

**Council Chambers
300 Wall Street, Fountain Inn, SC 29644**

FORMAL MEETING OF CITY COUNCIL

Thursday, February 8, 2024 at 6 p.m.

Citizens may access the meeting at the following YouTube address:

<https://www.youtube.com/@cityoffountaininn3536>

1. Presentation at 5:45 p.m.
 - a. 2024 Annual Action Plan, Imma Nwobodu, GCRA
2. Call to Order - Mayor McLeer
3. Invocation and Pledge of Allegiance
4. Public Hearing - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.
 - a. 2024 Annual Action Plan, GCRA
5. Proclamation
 - a. Black History Month
6. Consent Agenda - There will be no discussion of Consent Agenda items unless a Councilmember so requests in which event the item in question will be considered separately.
 - a. Approval of Minutes from Regularly Scheduled Council Meeting on January 11, 2024
7. City Administrator's Report - Shawn M. Bell
 - a. Department Head Report
 - b. Keep Laurens County Beautiful

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

8. Unfinished Business
 - a. Second and Final Reading of Ordinance 2024-1 approving and adopting the City's 2024 INNvision Comprehensive Plan, as contemplated by South Carolina code annotate section 6-29-510, et seq.
9. New Business
 - a. Approval of the Appointment of Randall Tuttle as Public Works Director
 - b. First Reading of Ordinance AXZ 2024-01, An ordinance to provide for the annexation of the property described herein to the City limits of the City of Fountain Inn; to establish a Zoning Classification; to assign the annexed property to a Council Ward; and other related matters (1344 Jones Mill Road).
 - c. First Reading of Ordinance 2024-2 Budget Amendment...
 - d. First and Final Reading of Resolution 2024-2, Allocation of Greenville County CDBG and Home Funds for 2024 Program Year.
 - e. A resolution to provide a major change to the Woodside Village Planned Development.
10. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.
11. Adjourn

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



Greenville County 2024 Annual Action Plan

City of Fountain Inn

Presented by: Greenville County Redevelopment Authority

Public Hearing: City of Fountain Inn

Location: 300 Wall Street, Fountain Inn, SC

Date: February 8, 2024 @ 5:45 PM

Agenda



01. Introduction

GCRA Staff:

GCRA Board Member(s)

02. What is Annual Action Plan and Program Year 2024

03. Funding Types National Objectives and Eligible uses

1. CDBG
2. HOME

04. Estimated 2024 Funding Allocations for the City

Grant and Program Income

05. Proposed Uses and GCRA programs

Housing

Infrastructure and Facility Improvements

Public Service

Economic Development and Façade Improvement

What is Annual Action Plan?

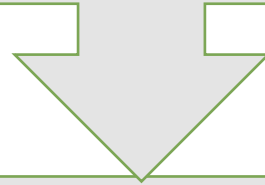
Program 2024 Annual Action Plan

- The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).
- FY 2024 funds is for the period beginning July 1, 2024 to June 30, 2025.
- This funding period also marks the 5th year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.



Community Development Block Grant (CDBG)

At least 70% must be used for activities that benefit individuals with low to moderate incomes.



All activities must meet one of three national objectives:

Benefit low- and moderate-income persons (by area or for limited clientele or presumed benefit).

Prevention or elimination of slums or blight

Urgent community development need (there must be an immediate threat to the health or welfare of community)



Home Investment Partnership (HOME)

- A Federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and homeownership housing for low- and very low-income families and households.

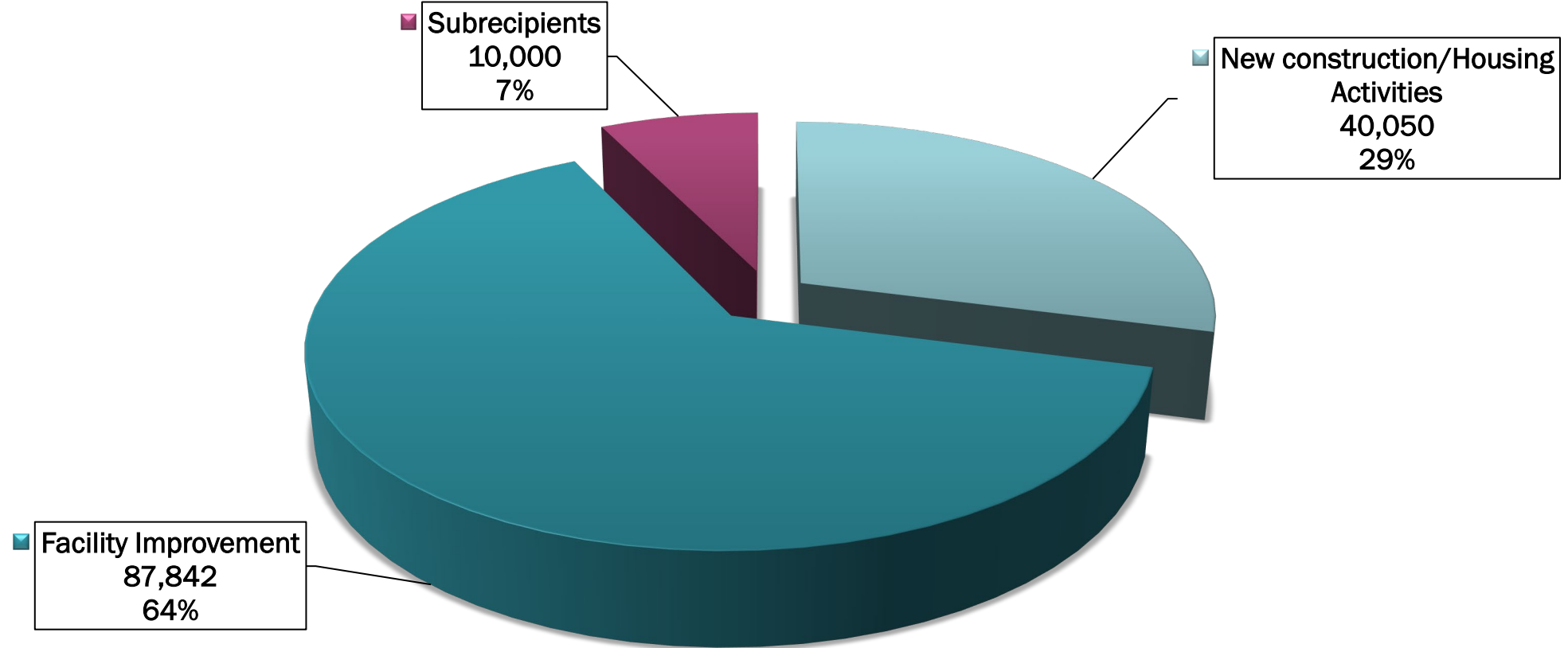


A Three-Year Allocation

Fund type	Final 2022	Final 2023	Draft 2024
CDBG	\$90,553	\$92,756	\$92,756
CDBG - PI	\$3,000	\$9,000	\$5,086
CDBG - PI Rental			\$0
HOME	\$40,300	\$39,975	\$39,975
HOME – PI	\$6,000	\$0	\$75
Total	\$139,853	\$141,731	\$137,892
HOME - PI Rental**		\$4,000	\$4,418

** - Net in program income for Rental Activity

2024 Funding Allocation: \$137,892



City of Fountain Inn
Proposed
FY 2024 Allocation

GCRA – Housing Programs

Homeownership Units
(New & Rehabbed -
GCRA and Housing
Partners)

Rental Units – (New
and Rehabbed - GCRA
& Housing Partners)

First Time
Homebuyers Program
(DPT & Closing Cost
Assistance – CWC)

Investor Program-
Rental Rehab

Owner-Occupied
Rehabilitation
Programs

1. Major – Homeowner Rehab -
GCRA
2. Emergency Repair –
Program – GCRA & Partner

MLF-Permanent
Financing – GCRA
funded homes

Rental Assistance -
Homelessness
Prevention – At risk of
homelessness

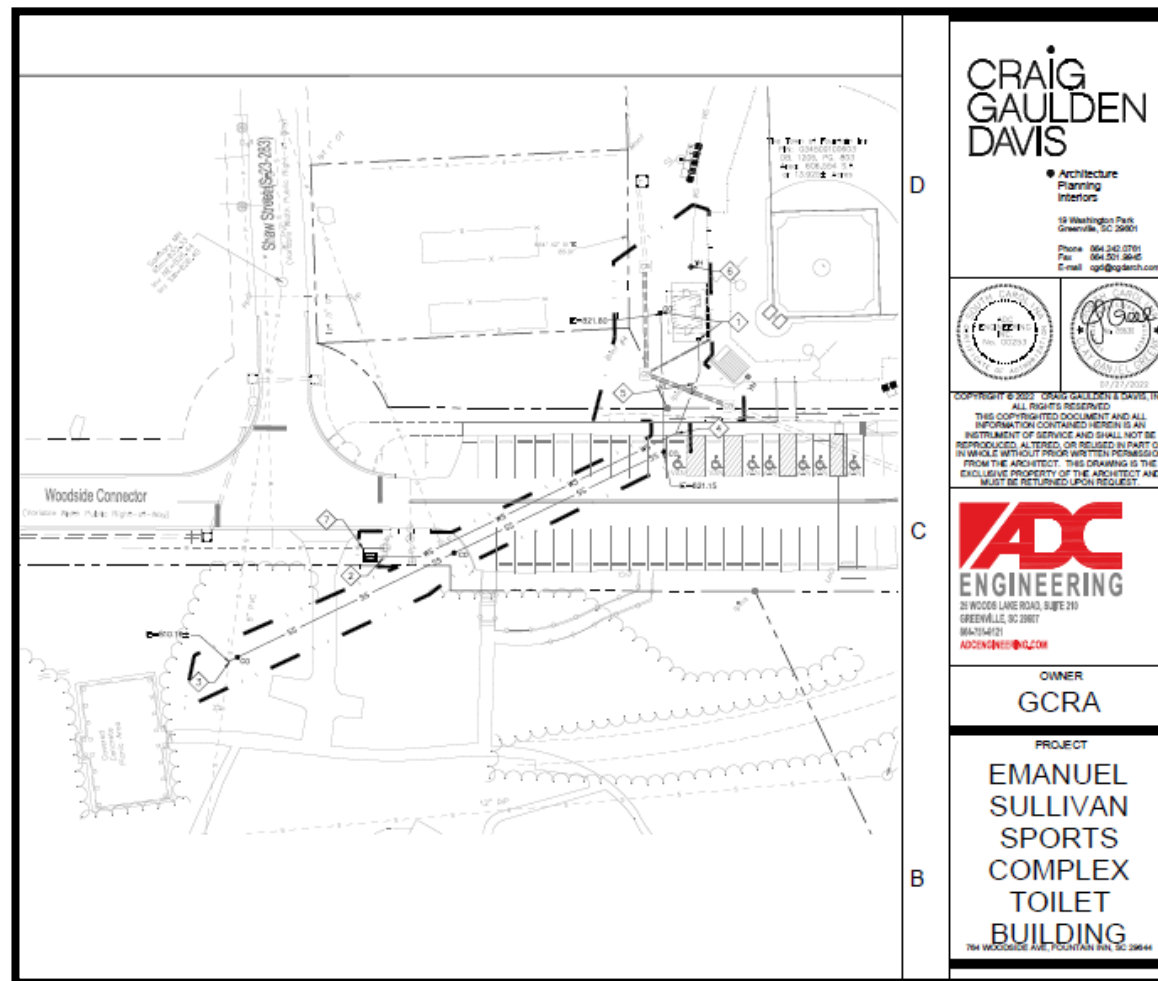
Rental Assistance -
Homelessness-Rapid
Rehousing – Literally
homeless

GCRA- Community & Economic Development Activities

- ☐ Infrastructure improvement
- ☐ Facility Improvement
- ☐
- ☐ Public Service activities – CDBG Subrecipients

Economic Development

- ☐ Small Business Loans
- ☐ Façade Improvement Program
- ☐ Brownfield Activities *** EPA fund



Substantial site work required

- Sewer and water extensions
- Storm water
- Grading

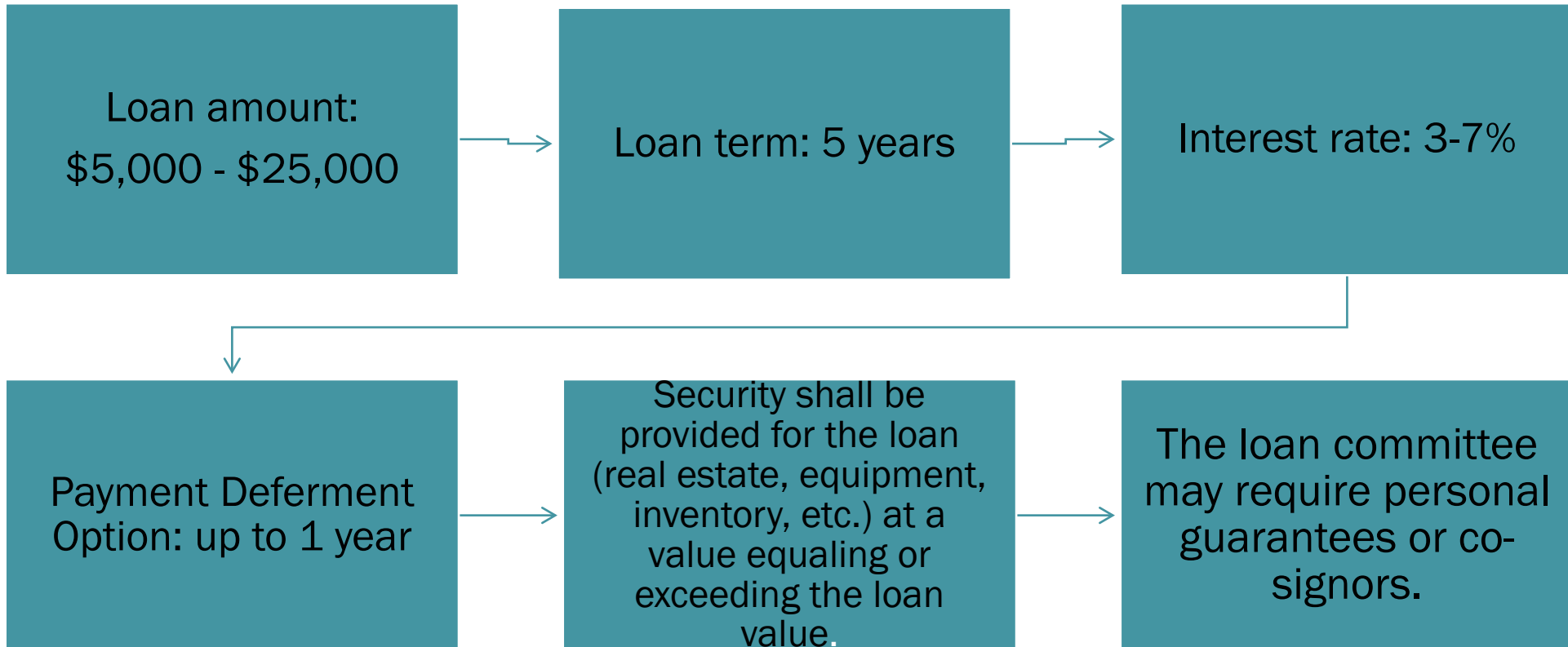


Note:

- Total Cost: \$462,470 (soft cost and construction cost)
- \$124,826 future allocations of CDBG fund required.



Small Business Loan Criteria



Annual Action Plan Timeframe





Thank you

We look forward to hearing from you.

Contact GCRA office for comments at **864-242-9801**

Or [**PH@gcra-sc.org**](mailto:PH@gcra-sc.org)

Comments are received until May 6, 2024



CITY OF FOUNTAIN INN

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF FOUNTAIN INN

RESOLUTION 2024-2

ALLOCATION OF GREENVILLE COUNTY
CDBG AND HOME FUNDS
FOR PROGRAM YEAR 2024

WHEREAS, the City of Fountain Inn participates in the Greenville County Urban County Program; and

WHEREAS, the funds received by the Greenville County available for allocation by the City of Fountain Inn are as follows:

	<u>CDBG</u>	<u>HOME</u>
City Allocation	\$92,756	\$39,975
Program Income	\$ 5,086	\$ 75
Total	\$97,842	\$40,050

WHEREAS, the HOME funds may only be used to increase the supply of decent affordable housing for modest income persons, and CDBG funds may only be used to assist low- and moderate-income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

WHEREAS, the Mayor and Council of the City of Fountain Inn have discussed and reviewed projects for which these funds should be allocated by the Greenville County;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Fountain Inn accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds in the projected amount of \$40,050 or such other amount as may be received in HOME funds in the 2024 program year to be used for new construction or rehabilitation of property for homeownership or rental unit(s) available to low- and moderate-income households in Sanctified Hill, Woodside neighborhood, or in any scattered sites in the City of Fountain Inn.

CDBG funds in the projected amount of \$97,842 or such other amount as may be received in the 2024 program year to be used on the following activities: the amount of \$10,000 shall be used for public service activities, \$87,842 for facility improvement cost;

or any other eligible activity as may be needed in the City of Fountain Inn. ANY CHANGE in CDBG and HOME funding allocations, increase or decrease in funding, will be distributed on a pro rata basis to all activities.

PASSED, ADOPTED AND APPROVED, by the Council of the City of Fountain Inn on this _____ day of _____ 2024.

Attest:

George Patrick McLeer, Jr.

Elizabeth Adams, City Clerk

Reviewed:

Shawn Bell, City Administrator



PROCLAMATION

Fountain Inn City Council recognizes and honors **Black History Month**

WHEREAS, the principles of inclusivity guide the City of Fountain Inn in its commitment to help improve the lives of all individuals in the diverse community we serve; and

WHEREAS, Fountain Inn recognizes the importance of exploring historical issues which have shaped race relations in America and consequently impact the health and wellness of our Black community members; and

WHEREAS, African American history is the chronicle of the men and women who prevailed with extraordinary courage and faith during their struggles for freedom and equality in our state and nation; and

WHEREAS, in 1926, Carter G. Woodson and the organization he founded, the Association for the Study of African American Life and History, initiated Black History Week; and

WHEREAS, the second week of February was chosen to coincide with the birthdays of Abraham Lincoln and Frederick Douglass. The event inspired schools and communities nationwide to organize local celebrations, establish history clubs and host performances and lectures; and

WHEREAS, President Gerald Ford officially recognized Black History Month in 1976, calling upon the public to "seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history"; and

WHEREAS, across the generations, countless Black Americans have demonstrated profound moral courage and resilience to help shape our Nation for the better. Today, Black Americans lead industries and movements for change, serve our communities and our Nation at every level, and advance every field across the board, including arts and sciences, business and law, health, and education, and many more. In the face of wounds and obstacles older than our Nation itself, Black Americans can be seen in every part of our society today, strengthening and uplifting all of America; and

WHEREAS, as we celebrate National Black History Month, let us all recommit ourselves to reach for that founding promise that Black History is American History. Let us continue to fight for the equity, opportunity, and dignity to which every American is due in equal measure.

NOW, THEREFORE, I George Patrick McLeer, Jr., Mayor of the City of Fountain Inn, South Carolina, do hereby proclaim the month of February 2024 as Black History Month and encourage all our citizens to recognize this opportunity to honor and celebrate the contributions of Black Americans in all facets of endeavor in our community and to continue to work toward the ideals of equality, freedom, and opportunity that our city represents.

In witness whereof I have hereunto set my hand and caused this
seal to be affixed

George Patrick McLeer, Jr.
Mayor

Witness

February 8, 2024
Date



MINUTES FORMAL MEETING OF CITY COUNCIL

Thursday, January 11, 2024 at 6 p.m.

1. Call to Order- Mayor McLeer

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

The following members of City Council were in attendance: GP McLeer, Jay Thomason, Phil Clemmer, Mack Blackstone, John Don arrived at 6:02 p.m., and Joey Garrett.

2. Invocation and Pledge of Allegiance

Mayor McLeer

3. Introduce New Employees

a.	Justin Heisey	Recreation
	Justin Kelly	Recreation
	Corey Shephard	Police
	Christian Cody	Fire
	Jason Knudsen	Planning and Development
	Jack Bond	Public Works
	Christopher Craine	Natural Gas
	William Owens	Natural Gas

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

Mrs. Melissa Breazale, Mrs. Fountain Inn Plus America, introduced her platform, Walt's Waltz, highlighting Mental Health Awareness.

Mr. Riddle has lived on Gulliver Street for 20 years and spoke about his opinion of the INNvision Comp Plan.

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

Motion by Councilman Clemmer, second by Councilmember Garrett to approve the Consent Agenda.

The motion carried unanimously 6/0.

a. Approval of the Minutes from the Special Called Council Meeting on December 1, 2023

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

a. Departmental End of the Year Reports

Mr. Bell covered the following items:

Project updates: Woodside Streetscape starting in January, interstate welcome signage construction is complete with lighting finalized in February, Main Street streetscape plans were submitted to DHEC, Municipal complex master plan preliminary renderings have started, Depot Street Stagecover preliminary construction will start on January 22, 2024 and plans to be finalized by Mac Arnold. Parking lot revitalization bid will close on February 1.

2023 Successes: Utilities complex was complete, Sanctified Hill renovations were complete, Georgia Street basketball court improvements, Emanuel Sullivan's ADA bathroom completions, security upgrades in several City facilities, Planning and Development lobby upgrades, finance building upgrades were completed.

Upcoming festivals: Daddy Daughter dance on February 8, April 13 is the Annual Mac Arnold, and Annual Italian Heritage Festival.

Christmas 47,000 people in our downtown up 28% from previous years, tree lighting was up 13%. Visitors to the downtown was up 5% from last year, 107,000 downtown visits and Almost \$1m investment in downtown.

Departmental 2023 Stats:

Fire Department- total incidents and calls up 9% from 2022, average response time was down to 4 mins 42 seconds, turn out time was down to 44 seconds. Fire Station three update was given.

Human Resources- 43 job postings with 1800 applications processed.

Natural Gas- 14.4 new gas mains were installed, 7.9 miles of services lines, 746 new customers, 0 lost time for injuries, clean state audit was performed, completed gas interconnect project.

Planning and Development- 577 permits issued with a valuation of \$110,000,000, 5900 inspections, 80 comm plan reviews, and 402 Certificates of Occupancy issued.
Police Department- calls up 33%, 911 up 25%, citations up 32%, violent crime decreased 16%, Citizens Police Academy is scheduled Feb 28-May 8
Public Works- Durbin Creek Sewer- SRF loan paperwork is being finalized for full \$10m grant fund
Recreation- spring baseball and softball Feb 1, Rudolph run at night had 175 runners and donated \$4,000 to FIKE, 55+ program many events and are very active

Chamber's annual banquet is coming up

7. New Business

a. First and Final Reading of Resolution 2024-1 City of Fountain Inn Commitment to Safety.

Motion by Councilmember Clemmer, second by Councilmember Blackstone to approve the First and Final Reading of Resolution 2024-1 City of Fountain Inn's Commitment to Safety.

The motion carried unanimously 6/0.

b. Approval of the 2024 Council Meeting Schedule

Motion by Councilmember Thomason, second by Councilmember Garrett to approve the 2024 Council Meeting Schedule.

The motion carried unanimously 6/0.

c. First Reading of Ordinance 2024-1 approving and adopting the City's 2024 INNvision Comprehensive Plan, as contemplated by South Carolina code annotate section 6-29-510, et seq.

Mayor McLeer stated that growth is the number one issue in Fountain Inn. Families are selling large tracts of land for the first time while SC growth and upstate growth has greatly impacted our City. Median age has decreased and we are a family driven community. Over 1000 people were involved in the community engagement for the INNvision Comp Plan. The Future Land Use map is mandated by the state and allows the City to plan for the future.

Jake Petrosky presented the INNvision Comp Plan

Mr. Clemmer asked about pocket parks- Jake explained the definition of pocket park

Mr. Thomason asked about 858 survey responses and DOT coordination.

Mr. Don was involved in the Steering Committee and complimented the team for getting our community involved. Comp plan is a living document and involves everyone and he is very encouraged. INNvision Comp Plan is great step forward.

Motion by Mayor McLeer, second by Councilmember Clemmer to approve the First Reading of Ordinance 2024-1 approving and adopting the City's 2024 INNvision Comprehensive Plan, as contemplated by South Carolina code annotate section 6-29-510, et seq.

The motion carried unanimously 6/0.

8. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.

Motion by Councilmember Thomason, second by Mayor Pro Tem Clemmer to enter into Executive Session.

The motion carried unanimously 6/0.

- a. Discussion of negotiations incident to proposed contractual arrangements, the receipt of legal advice where the legal advice relates to matters covered by the attorney-client privilege, and discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses – City Administration Building – SC Code 30-4-70(a)(2) & (5).**
- b. The receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims – Parsons Street – SC Code 30-4-70(a)(2).**

9. Adjourn

Mayor McLeer adjourned the meeting.

CITY ADMINISTRATOR REPORT



Agenda Date: February 8, 2024

To: Mayor and City Council

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

Administration

- Woodside Streetscape and Connector projects
 - Contractor is working on moving utilities
 - SCDOT has given an estimated completion date of March 2025
- Interstate Welcome Signage (Exits 23 and 26)
 - Waiting on SCDOT to approve a permit for Duke Energy to run power to the site
- Main Street Streetscape
 - CoTransCo has sent a letter to South Main Street property owners requesting permission form signatures
 - Construction is anticipated to begin by Summer 2024
- Municipal Complex Master Plan
 - Consultants are updating the renderings per Council feedback
- Depot Street Stage Cover
 - Contractor is currently working on the footer installation
- Parking Lot Revitalization Project
 - City-owned parking lots at Weston, Jones, & McKnight Streets
 - Opened bids on 2/1/24 and P+F Construction was the low bidder (\$442,528) which is under budget
 - 18 parking spaces will be added to Downtown, as well as, two parking spaces for food trucks

Community Relations

- Upcoming Events
 - Daddy-Daughter Dance (Ties & Tiaras) on February 10 from 6:00 - 8:00 p.m. at the Activities Center
 - Bobby's BBQ catering
 - 18th Annual Mac Arnold Cornbread & Collard Greens Blues Festival on April 13 from noon – 6:00 p.m.
 - Italian American Heritage Festival on April 27 from noon – 6:00 p.m.
- Main Street (<https://www.mainstreetfountaininn.com/>)
 - 75,000 visits to Downtown from 44,000 visitors in January 2024

Fire

- 201 calls for service in January 2024
- Fire Station #3 & Training Center
 - Staff has received draft programming and preliminary cost estimates

Natural Gas

- Gas Supply
 - Deliveries for January 2024
 - Gas volume of 212,309 Dekatherms
 - Highest monthly gas consumption in FING history
 - Gas consumption for January 2024 was up 27% from January 2023, and up 19% from the January 3-year average
 - January 17, 2024, set a new daily consumption record of 10,792 Dekatherms
 - Gas Prices/Rates
 - The price of natural gas for January 2024 settled at \$2.619 per Dekatherm, representing a \$0.087 decrease from December 2023's price of \$2.706 per Dekatherm
 - The price of natural gas for February 2024 settled at \$2.490 per Dekatherm, representing a \$0.129 decrease from January 2024
- Operations
 - Key Indicators
 - 11,226 feet of new gas main lines installed
 - 1,771 feet of new service lines (43) were installed

Planning & Development

- Building & Codes
 - January 2024
 - 92 permits issued with a total valuation of \$14,217,171
 - 551 inspections
 - 40 residential plan reviews; 7 commercial plan reviews
 - 28 certificates of occupancy issued
- Planning & Zoning
 - INNvision Comprehensive Plan
 - Can be accessed online at <https://www.fountaininn.org/311/INNvision-Comprehensive-Plan>
 - An RFP has been issued for a zoning ordinance & land development regulations rewrite (Due February 29)

Police

- Key Indicators January 2024
 - 1,603 calls for service
 - 261 inbound 911 calls
 - 98 citations issued
 - 85 traffic violations and 13 criminal violations
 - 263 warnings issued
 - 34 collisions
- Officer Ledford graduated from the SC Criminal Justice Academy
- Citizens Police Academy
 - Each Wednesday from 6:00 – 8:00 p.m. February 28 – May 15
 - Register online at <https://www.fountaininn.org/391/Citizen-Police-Academy>
 - Deadline is February 23

Recreation

- Basketball
 - All-Star Tournament begins 2/23-2/24
 - State Tournament will begin 3/2-3/3
- Spring Baseball/Softball
 - Registration began on 1/15 and will end on 2/22
 - As of 2/1, 402 registrants (teams are filling up quickly)
 - 10U Baseball has been added to accommodate the high demand
- Upcoming Projects:
 - Dugout covers at Emanuel Sullivan Sports Complex and P.D. Terry City Park
 - Upgrading the backstop netting at P.D. Terry City Park

Chamber of Commerce

- Upcoming Events
 - Annual Membership Meeting: April 12 from 11:00 a.m. to 2:00 p.m. (Luncheon)
 - Taste INN: May 18

Younts Center for Performing Arts

- Mary Poppins, Jr.
 - March 8 and March 15 at 7:30 p.m.
 - March 9-10 & March 16-17 at 3:00 p.m.
- Seussical, Jr.
 - May 3-4 and May 10-11 at 7:30 p.m.
 - May 4 and May 11 at 3:00 p.m.

FINANCE – ACCOUNTING DIVISION DEPARTMENT SUMMARY

Monthly Highlights

The accounting team is finally fully staffed. Kimberly Gary started in the Accounts Payable Specialist position on January 16, 2024 and Lori Nix filled the Accounting Manager position on January 30, 2024.

Business License

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL BUSINESS LICENSES ISSUED	43	255	1,059
TOTAL BUSINESS LICENSE REVENUE	\$65,272	\$281,928	\$1,596,938
DATAMAX – COLLECTED REVENUE	*N/A	\$23,088	\$69,780

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

Hospitality

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL COMPANIES/FOOD TRUCKS	50	50	60
TOTAL HOSPITALITY TAX REVENUE	*\$61,190	*\$352,125	*\$670,354

**Revenue is collected in subsequent month. Revenue reported is for transactions through 12/31/2023.*

FINANCE – UTILITY BILLING DIVISION

Monthly Highlights

Dorothy Stenhouse, our new billing specialist started on January 2, 2024. We are so excited to have her join our team. On February 20, 2024 FING will begin conducting our annual pipeline survey. This survey should last about 90 days.

Service Lines	Current	YTD	Prior Year
New Service Line Applications	41	700	N/A
Service Lines Completed	39	628	N/A
Total Amount Billed	Current	YTD	Prior Year
Total Gas Billed	\$929,074.99	\$8,617,845.90	N/A
Aging 30 days	-\$40,649.47	-\$40,649.47	N/A

Aging 60 days	\$3,064.06	\$3,064.06	N/A
Aging 90 days	-\$1,089.22	-\$1,089.22	N/A
Aging 120+ days	\$356,159.93	\$356,159.93	N/A
New Applications	Current	YTD	Prior Year
New Customer Applications	136	1,794	N/A
Customer Service Statistics	Current	YTD	Prior Year
Incoming Phone Calls	1,808	15,660	N/A
Credit Card Payments	7,178	52,651	N/A
ACH Payments	1,269	12,029	N/A
Cash & Check Payments	3,472	92,921	N/A

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

FIRE – FIRE DEPARTMENT SUMMARY

Summary of Monthly Events

- 201 calls for January
- Multiple trainings and community events completed
- Met with architect to begin planning Station 3 and Training Facility
- 49 calls overlapping (24.36%)

DEPARTMENT HIGHLIGHTS

Current Projects

- A house was donated for training. We have 60 days to complete training. Crews are prepping the area and house and will begin with search and ventilation training.
- Promotions took place. Thomas Stevens and Clayton Beason have been promoted to Lieutenant
- Added a new training platform to assist with both fire and EMS training

Upcoming

- Hose testing, inspections
- Interviews Feb 8

Fountain Inn Fire Department

Fountain Inn, SC

This report was generated on 2/2/2024 6:54:56 AM



Incident Count by Weekday and Hour for Zone for Shift for Date Range

Personnel: All Personnel | Shift(s): All Shifts | Zone: All Zones | Start Date: 01/01/2024 | End Date: 01/31/2024

Hour	Sun	Mon	Tue	Wed	Thu	Fri	Sat
00:00	1	1	0	0	3	0	0
01:00	1	0	1	0	0	0	1
02:00	0	0	0	1	0	2	0
03:00	0	0	1	0	1	0	0
04:00	1	0	0	1	0	0	0
05:00	1	0	0	2	1	0	0
06:00	1	0	0	0	0	1	0
07:00	1	1	2	1	1	3	1
08:00	1	1	0	2	2	2	0
09:00	1	0	3	1	1	1	1
10:00	0	1	4	2	1	1	3
11:00	1	2	6	5	1	2	0
12:00	0	5	3	4	1	2	2
13:00	1	0	1	4	3	1	0
14:00	2	1	1	1	1	0	0
15:00	3	3	0	2	0	1	4
16:00	0	3	4	0	1	2	0
17:00	3	3	4	5	1	2	3
18:00	3	2	8	1	0	2	1
19:00	1	2	1	1	0	1	1
20:00	0	0	2	3	1	1	2
21:00	1	1	1	1	0	1	0
22:00	1	0	1	0	1	1	2
23:00	0	1	2	0	0	1	0
Total Responses for Day	24	27	45	37	20	27	21
% of Responses for Day	12.50%	18.52%	17.78%	13.51%	15.00%	11.11%	19.05%
% of Responses for Week	11.94%	13.43%	22.39%	18.41%	9.95%	13.43%	10.45%

Hour	Total per Hour	Percent
00:00	5	2.49%
01:00	3	1.49%
02:00	3	1.49%
03:00	2	1.00%
04:00	2	1.00%
05:00	4	1.99%
06:00	2	1.00%
07:00	10	4.98%
08:00	8	3.98%
09:00	8	3.98%
10:00	12	5.97%
11:00	17	8.46%
12:00	17	8.46%
13:00	10	4.98%
14:00	6	2.99%
15:00	13	6.47%
16:00	10	4.98%
17:00	21	10.45%
18:00	17	8.46%
19:00	7	3.48%
20:00	9	4.48%
21:00	5	2.49%
22:00	6	2.99%
23:00	4	1.99%
Total	201	100.00%

Incident Count by Weekday and Hour for Zone, for Shift and Date Range. Zone information is defined on the Basic Info 3 screen of an incident. Only REVIEWED incidents included. Maximum call volumes for each day are shown with a RED background, and maximum call volumes for each hour are shown with a BLUE background. "% of Responses for Day" indicates the maximum hourly call volume as percentage of total calls for the day of the week. "% of Responses for Week" indicates the total number of calls for the day of the week as a percentage of total calls.

Fountain Inn Fire Department

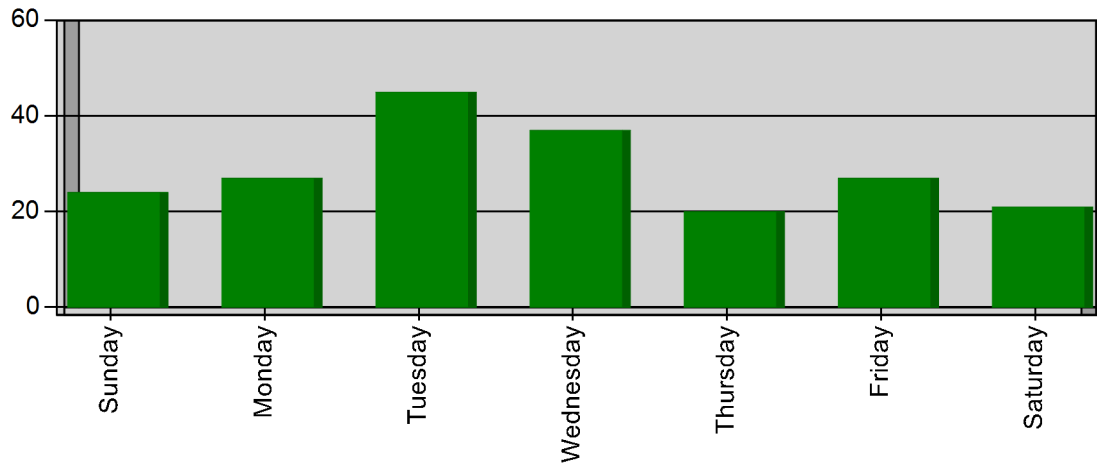
Fountain Inn, SC

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Incidents by Day of the Week for Date Range

Start Date: 01/01/2024 | End Date: 01/31/2024



DAY OF THE WEEK	# INCIDENTS
Sunday	24
Monday	27
Tuesday	45
Wednesday	37
Thursday	20
Friday	27
Saturday	21
TOTAL	201

Only REVIEWED incidents included



**EMERGENCY
REPORTING**

emergencyreporting.com

Doc Id: 445

Page # 1 of 1

Fountain Inn Fire Department

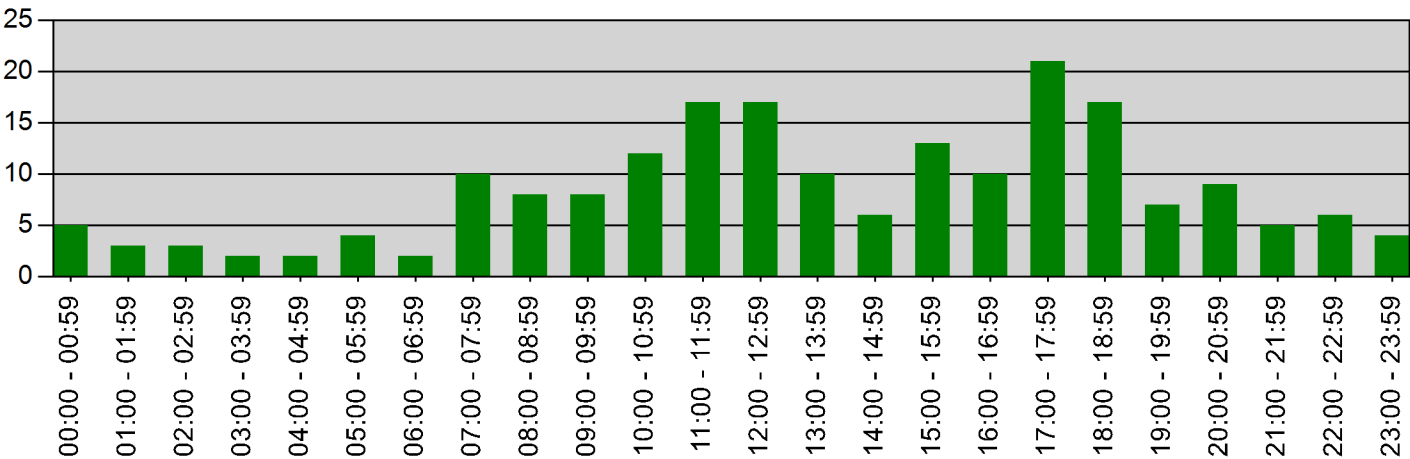
Fountain Inn, SC

This report was generated on 2/2/2024 6:57:05 AM



Incidents by Hour for Date Range

Start Date: 01/01/2024 | End Date: 01/31/2024



Hour	# of Calls
00:00 - 00:59	5
01:00 - 01:59	3
02:00 - 02:59	3
03:00 - 03:59	2
04:00 - 04:59	2
05:00 - 05:59	4
06:00 - 06:59	2
07:00 - 07:59	10
08:00 - 08:59	8
09:00 - 09:59	8
10:00 - 10:59	12
11:00 - 11:59	17
12:00 - 12:59	17
13:00 - 13:59	10
14:00 - 14:59	6
15:00 - 15:59	13
16:00 - 16:59	10
17:00 - 17:59	21
18:00 - 18:59	17
19:00 - 19:59	7
20:00 - 20:59	9
21:00 - 21:59	5
22:00 - 22:59	6
23:00 - 23:59	4

Only REVIEWED incidents included





City of Fountain Inn - Human Resources Monthly Report - January 2024

Home Department**	December Headcount	January Hires / Transfers In	January Terms	January Transfers Out	January Headcount	DIVERSITY					
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander	One or More
000411 / Administration	2	0	0	0	2	0	0	0	2	0	0
000412 / Judicial	5	0	0	0	5	0	0	0	4	1	0
000413 / Council	8	0	0	0	8	0	0	1	7	0	0
000414 / Community Relations	5	1	0	0	6	0	0	0	6	0	0
000416 / Finance	9	2	1	0	10	0	2	0	8	0	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0	0
000421 / Police	39	0	1	0	38	0	3	3	31	0	1
000422 / Fire	30	5	5	0	30	0	2	0	28	0	0
000424 / Public Works	2	0	0	0	2	0	1	0	1	0	0
000425 / Planning & Development	3	0	0	0	3	0	0	0	3	0	0
000431 / Streets & Grounds	6	0	1	0	5	0	1	0	4	0	0
000432 / Sanitation	8	1	0	0	9	0	3	0	6	0	0
000434 / Sewer	5	0	0	0	5	0	1	0	4	0	0
000451 / Recreation	50	4	7	0	47	0	16	0	31	0	0
000453 / Facilities Maintenance	2	0	0	0	2	0	0	1	1	0	0
000510 / Gas Field	17	0	0	0	17	0	0	1	16	0	0
Totals:	193	13	15	0	191	0	29	7	153	1	1

**Based on Home Departments

FULL TIME 137 / PART TIME 54

Recruitment Status for Open Positions - AS OF 2/6/2024

416 Finance: Accounts Payable Specialist (1) Vacancy; *contract/agency employee engaged*

421 Police: Patrol Officer (4) Vacancies; interviews scheduled & candidates in cue

421/422 Dispatch: Dispatcher (2) Vacancies; interviews scheduled & candidates in cue

422 Fire: Firefighter (2) Vacancies; interviews scheduled

431 Streets & Grounds: Maintenance Tech I (1) Vacancy; interviews completed/in review

431 Parks: Maintenance Tech I (2) Vacancies; posting scheduled for week of 2/12

434 Sewer: Maintenance Technician (1) Vacancy; posting scheduled for week of 2/12

510 Gas: Gas Tech I (I) Vacancy; accepting & reviewing applications

Name	Department	Title
Steele, Amberly Patricia	000414	Community Relations Specialist
Nix, Lori Lowery	000416	Accounting Manager
Bailey, Noah Michael	000422	Part-Time Firefighter
Hampton, Trey Alexander	000422	Part-Time Firefighter
LaBorde, Christian Joel	000422	Part-Time Firefighter
Moses, Samuel Paul	000422	Part-Time Firefighter
Pate, Brett Grayson	000422	Part-Time Firefighter
Williams, Avery Lamont	000432	Public Works Driver CDL
Garrett, Jessica Amber	000451	City Activity Support Staff
James, Reginald Lamorris	000451	Sports Official
Redmond, RaMel Davon	000451	Recreation Support Staff
Spears, William	000451	Sports Official
Stenhouse, Dorothy Eunice	000510	Billing Specialist

Offers Accepted as of 2/6/2024

422 Fire - Firefighter (Full Time) X 3

424 Public Works - Director

GAS SUPPLY

- Gas volume moved through our system: **212,309 Dths** for the month of January.
- Gas consumption for January set two all-time records:
 - Highest monthly gas consumption, up 27% from last January, and up over 19% from the January 3-year average.
 - On Saturday January 17th we set a new daily consumption record of **10,792 Dths**.
- The price of natural gas for the month of January settled at \$2.619 per Dekatherm. This represents a decrease of \$0.087 from December's price of \$2.706 per Dekatherm. Please keep in mind this represents the commodity price only, there are other factors that impact the final "Cost of Gas" which is used in FING's monthly billing calculations.
- The price of natural gas for the month of February settled at \$2.490 per Dekatherm, a decrease of \$0.129 per Dth. Although the price of the commodity has stabilized for now at lower prices, Williams' capacity constraints and costs continue to be an issue for all gas companies buying gas from the South-East pipeline.

GAS OPERATIONS

- The 3 system improvements projects completed in 2023 helped improve service and maintain reliability during the extreme cold days; however, a much large-scale project is needed to properly ensure reliability for the coming years.
- For 2024 we expect 15 to 20 new subdivisions and approximately 720 new service lines.
- We will be conducting our annual pipeline leak survey; our new contractor will start walking our lines in February with a completion date of May 31.

Winter Weather Outlook

- We expect February temperatures to return to normal for this time of year; however, the USA is still under the weather pattern called "El Niño". This pattern traditionally brings cooler and wetter weather to the Southeast which means gas residential demand could continue to be high.

GAS PRICES

- FING total cost of gas continues to be fair and reasonable, see table below comparing some of the other Carolina gas companies (public and private).

NORTH CAROLINA/SOUTH CAROLINA/VIRGINIA GAS RATE COMPARISONS					
January 2024					
COMPANY	SERVICE CLASS	METER CHARGE PER MONTH	AVEWRAGE RATE PER THERM	AVG. USAGE THERMS	TOTAL COST PER MONTH
GREENWOOD CPW, SC	Residential	\$10.00	\$0.93380	175.00	\$173.42
GREER CPW, SC	Residential	\$10.00	\$0.93700	175.00	\$173.98
CITY OF DANVILLE, VA	Residential	\$12.51	\$0.92761	175.00	\$174.84
CITY OF ORANGEBURG, SC	Residential	\$11.50	\$0.95878	175.00	\$179.29
FORT HILL NATURAL GAS, SC	Residential	\$10.00	\$1.00000	175.00	\$185.00
CLINTON-NEWBERRY, SC	Residential	\$12.00	\$1.01890	175.00	\$190.31
CITY OF SHELBY, NC	Residential	\$8.50	\$1.08240	175.00	\$197.92
LANCASTER COUNTY, SC	Residential	\$5.00	\$1.11000	175.00	\$199.25
PIEDMONT, SC	Residential	\$10.00	\$1.10021	175.00	\$202.54
FOUNTAIN INN, SC	Residential	\$9.00	\$1.12950	175.00	\$206.66
YORK NATURAL GAS, SC	Residential	\$9.25	\$1.15545	175.00	\$211.45
DOMINION, NC	Residential	\$10.00	\$1.17931	175.00	\$216.38
CHESTER COUNTY, SC	Residential	\$6.50	\$1.31021	175.00	\$235.79
PIEDMONT, NC	Residential	\$10.00	\$1.42956	175.00	\$260.17
GREENVILLE UTILITIES, NC	Residential	\$14.00	\$1.45850	175.00	\$269.24
DOMINION, SC	Residential	\$10.90	\$1.53279	175.00	\$279.14
CITY OF MONROE, NC	Residential	\$10.00	n/a		#VALUE!
LAURENCE CPW	Residential	\$10.00	n/a		#VALUE!
CITY OF LEXINGTON, NC	Residential	\$10.00	n/a		#VALUE!
PUBLIC SERVICE OF NC	Residential	\$10.00	n/a		#VALUE!

KEY INDICATORS

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	11,226 ft.	11,226 ft.
NEW SERVICE LINES INSTALLED	43 SL; 1,771 ft.	43 SL; 1,771 ft.

PLANNING & ZONING DEPARTMENT ACTIVITY

Comprehensive Plan Update

The second and final reading of the Comprehensive Plan will take place during the February council meeting.

Zoning Ordinance & Land Development Regulations Rewrite

An RFP has been posted with a deadline of February 29th.

Boards & Commissions

Planning Commission (Jan. 25th)

- AXZ-2024-01
Request: Annexation/Rezoning, Jones Mill
TMS: 0555030101003
Location: 1344 Jones Mill Rd
Zoning: R-15, Single-family residential
Vote: 5-0, Recommendation for approval
- PZ-2024-01
Request: Major Change to the Woodside Village Planned Development
TMS: 0345000100600 & 0345000100602
Location: Fairview St. & Diamond Tip Blvd.
Zoning: PD, Planned Development District
Vote: 5-0, Recommendation for approval

Board of Zoning Appeals (Jan. 29th)

- PB-2024-01
Request: Variance & Special Exception to reduce a rear setback and allow for townhomes.
TMS: 0331030104700
Location: 106 Keel Lane
Zoning: C-2, Commercial
Vote: 5-0, Approved

BUILDING AND CODES DIVISION

INSPECTIONS	JANUARY	DECEMBER	LAST YEAR
ALL CONSTRUCTION	551	229	443
REINSPECTIONS	10	19	5
SAFETY INSPECTIONS	1	0	0
COMPLAINT INSPECTIONS	0	0	0
TOTAL INSPECTIONS	551	229	443
PERMITS			
PERMITS ISSUED	92	20	81
NEW SINGLE FAMILY	48	17	59
NEW MULTI-FAMILY (UNITS)	0	0	0
NEW COMMERCIAL	0	1	1
CERTIFICATES OF OCCUPANCY -ISSUED	28	24	24
REMODEL/ADD. RESIDENTIAL	4	2	4
REMODEL/ADD. COMMERCIAL	8	3	0
SIGN/ROOFING/SOLAR/MISC TRADE	19	19	17
PLAN REVIEWS			
COMMERCIAL PLAN REVIEWS	7	2	6
RESIDENTIAL PLAN REVIEWS	40	31	136

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	JANUARY	DECEMBER	LAST YEAR
OPEN COMPLAINTS	1	3	5
PENDING INSPECTION	6	0	0
RESOLVED COMPLAINTS	4	4	3
PENDING COURT	1	1	1
TOTAL COMPLAINTS (*DOES NOT INCLUDE COMPLAINTS PENDING COURT)	11	7	8
ACTIVE COMPLAINTS BY TYPE			
BUILDING – UNSAFE CONDITIONS	2	0	2
PROPERTY MAINTENANCE	5	5	1
VEHICLES/OTHER	4	2	5

DEPARTMENT HIGHLIGHTS

Financial Summary

FINANCIAL STATISTICS	JANUARY	DECEMBER	LAST YEAR
TOTAL VALUATION	\$14,217,171	\$8,896,446	\$15,805,968
TOTAL PERMIT FEES	\$27,911.50	\$7,998	\$28,148
TOTAL PLAN REVIEW REVENUE	\$20,670.00	\$3,935	\$13,585



Police Department *January 2024 Monthly Report*



Officer Ledford Graduated from the
SC Criminal Justice Academy



**CITIZEN
POLICE
ACADEMY**

sign up to join February 28th, 2024

**GO BEHIND
THE SCENES**

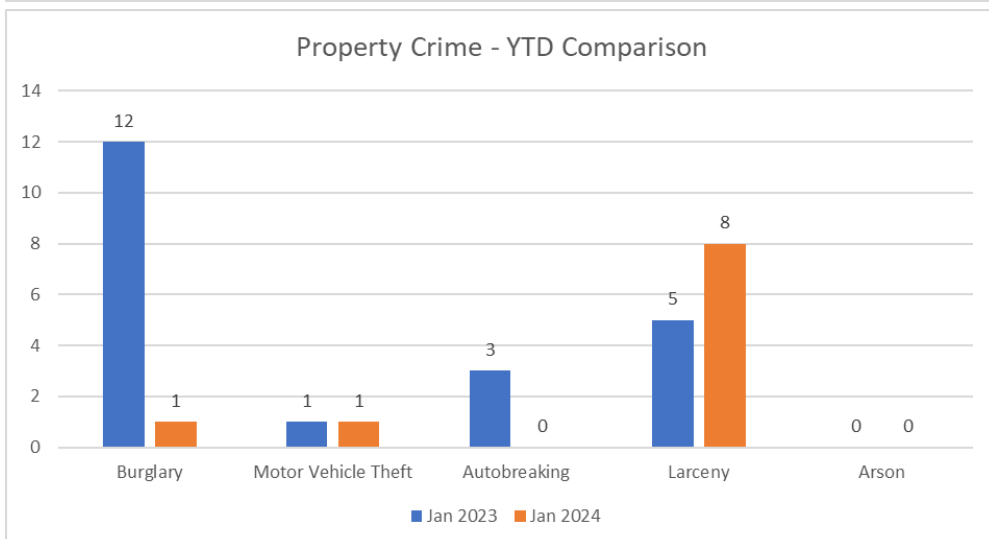
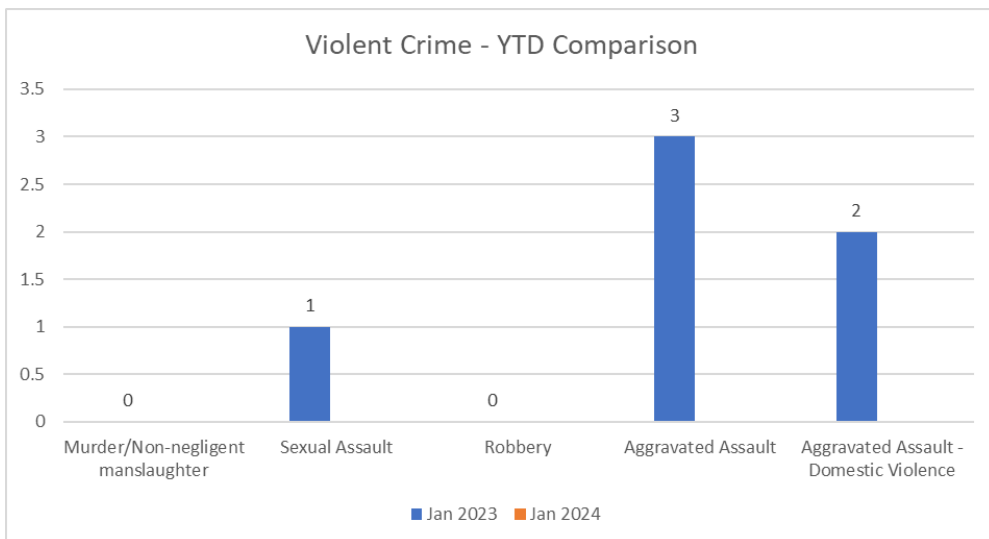
CITY OF FOUNTAIN INN POLICE DEPARTMENT

**Citizen's Police Academy
February 28th thru May 15th**



Part I Crime Statistics

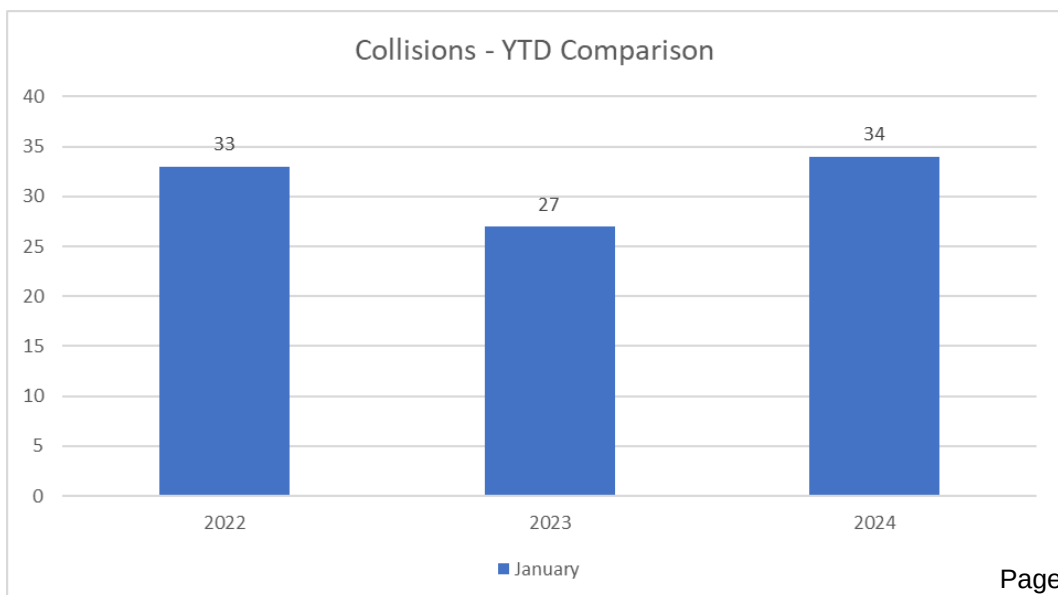
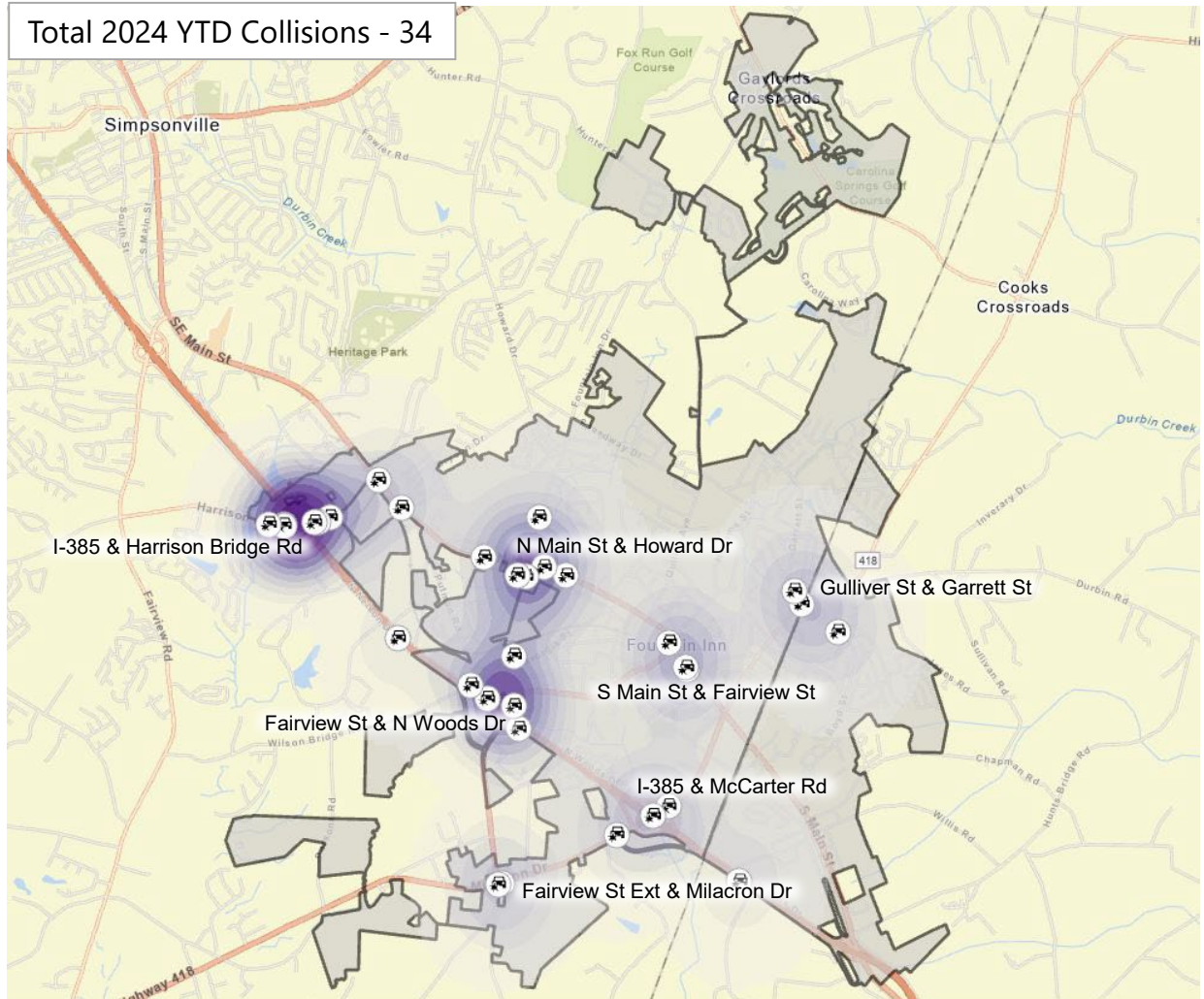
Violent Crime					
Crime Type	Jan 2023	Jan 2024	Difference	Cleared	% Cleared
Murder/Non-negligent manslaughter	0	0	0	0	0.0%
Sexual Assault	1	0	-1	0	0.0%
Robbery	0	0	0	0	0.0%
Aggravated Assault	3	0	-3	0	0.0%
Aggravated Assault - Domestic Violence	2	0	-2	0	0.0%
Total Violent Crime	6	0	-6	0	0.0%
Property Crime					
Crime Type	Jan 2023	Jan 2024	Difference	Cleared	% Cleared
Burglary	12	1	-11	0	0.0%
Motor Vehicle Theft	1	1	0	0	0.0%
Autobreaking	3	0	-3	0	0.0%
Larceny	5	8	3	3	37.5%
Arson	0	0	0	0	0.0%
Total Property Crime	21	10	-11	3	30.0%
Total Part I Crime	27	10	-17	3	30.0%





Count	Jan 2022	Jan 2023	Jan 2024	Difference
Collisions	33	27	34	7

Total 2024 YTD Collisions - 34





Hour	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
0700-0759				2		1		3
1000-1059					1		1	2
1100-1159		1						1
1200-1259			1			1		2
1300-1359				1				1
1400-1459		1	2	2		1		6
1600-1659		1	1		1			3
1700-1759		1		1	1			3
1800-1859	1		1			2		4
1900-1959						1	1	2
2000-2059		1		1				2
2200-2259					1	1		2
2300-2359			1	1	1			3
Grand Total	1	5	6	8	5	7	2	34

Hot Day for Collisions in January - Wednesday – 8

Hot Time for Collisions in January – 1400-1459 – 6

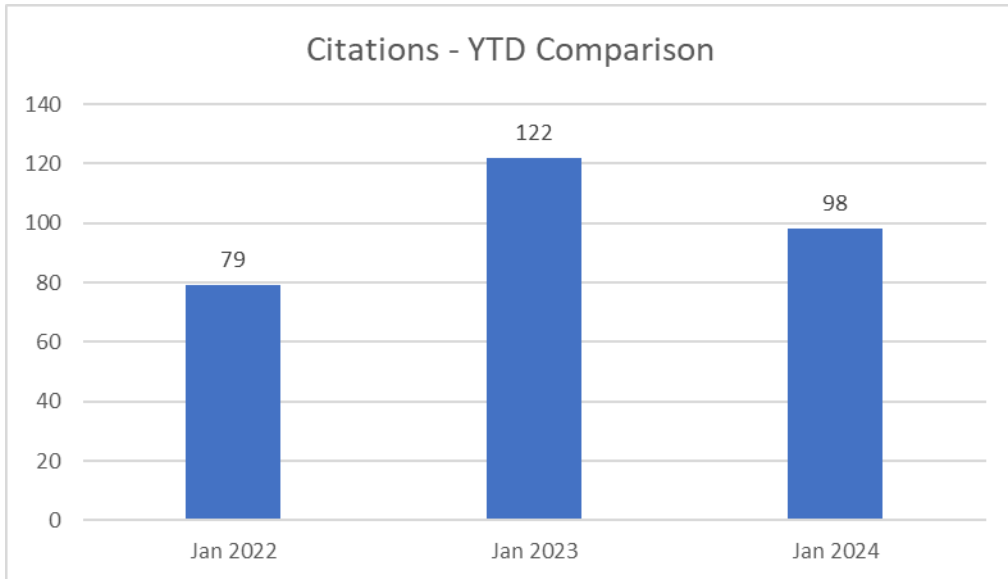
January 2024	
Primary Contributing Factor in Collisions	Count
Failed to Yield ROW	7
Driving Too Fast for Conditions	5
Followed Too Closely	4
Disregarded Signs, Signals, Etc	3
Improper Lane Usage / Change	3
Distracted / Inattention	2
Glare	1
Ran off Road	1
Wrong Side or Wrong Way	1
Animal in Road	1
Aggressive Operation of Vehicle	1
Grand Total	29

**Does not include 5 private property collisions*

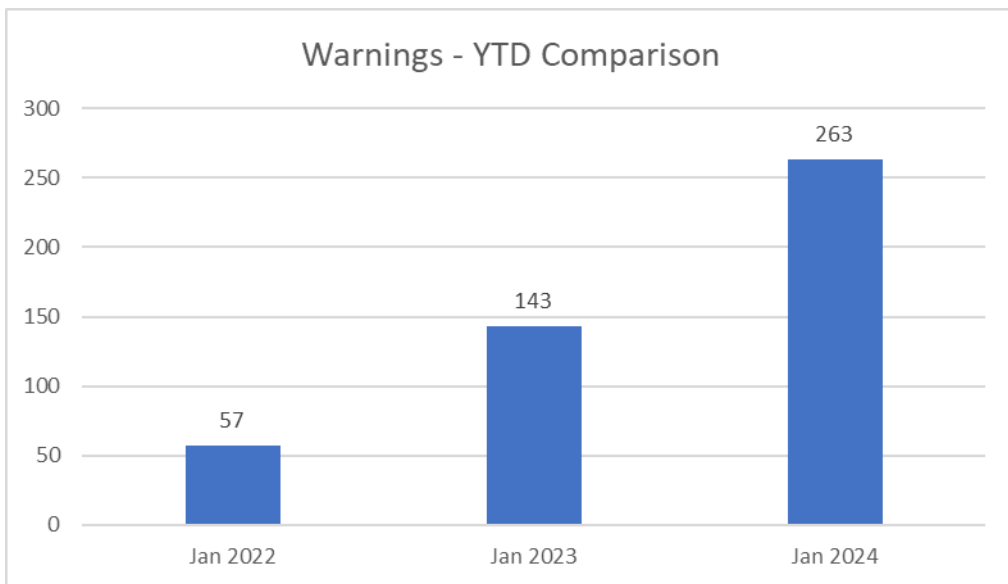


Citation/Warning Statistics

Contact Type	Jan 2022	Jan 2023	Jan 2024	Difference
Citations	79	122	98	-24
Warnings	57	143	263	120



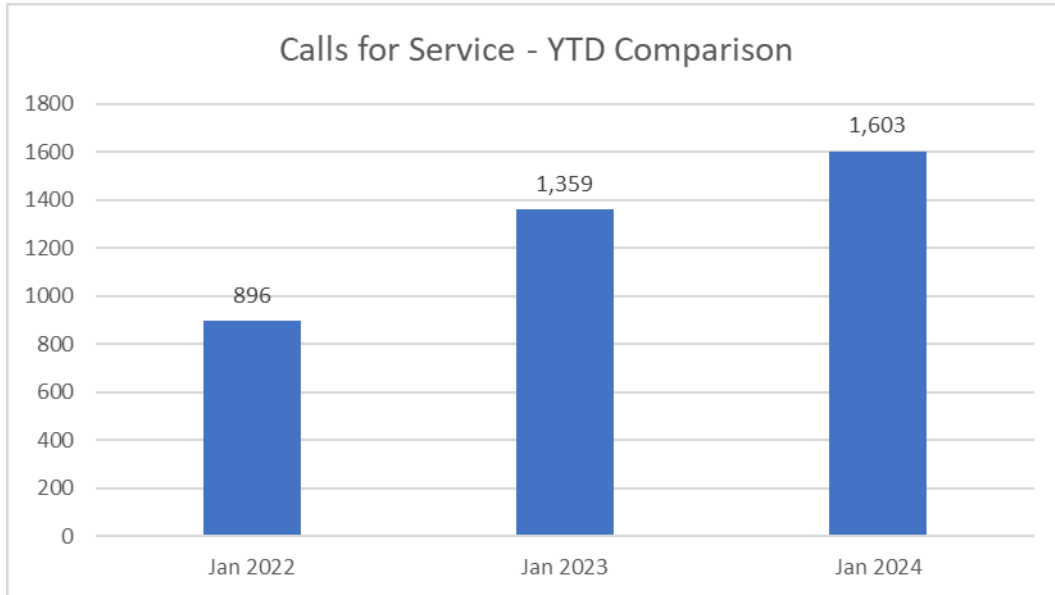
January 2024: Traffic Violations – 85, Criminal Violations - 13



January 2024: Moving Violations – 172,
Non-Moving Violations – 87, Suspicious Activity – 3,
BOLO – 1



Count	Jan 2022	Jan 2023	Jan 2024	Difference
Calls for Service	896	1,359	1,603	244



Communications Call Summary Report

January Call Summary				
Call Type		Jan 2023	Jan 2024	% Change
911	Inbound	254	261	2.8%
Administrative	Inbound	1,564	1,437	-8.1%
	Outbound	769	528	-31.3%

DEPARTMENT HIGHLIGHTS

Current Objectives

- **Hiring Part Time Recreation Staff** – We are currently hiring parttime staff to meet recreational and sports officials' needs. I have been working with HR to update the current staff recreation roster to reflect those individuals who are actively involved. Those who have been inactive for months/years have received letters to express their intention to move forward.

Current Staff

Recreation Director-James Rice

1. Activities Manager-Beth Anne
2. Senior Activities Assistant-Sue Grubbs
3. Activities Assistant-Heather Johnson
4. Recreation Coordinator-Justing Kelly
5. Rec. Coordinator-Justin Heisey
6. **New Hires**-RaMel Redmond and Amber Garrett – Recreation Support Staff
7. 9 Additional Active Recreation Support Staff

Recreation Projects-

- Dugout covers at Emanuel Sullivan, PD Terry & Miracle League Fields
 - Upgrading Backstop Netting at PD Terry
 - Regrading at Emanuel Sullivan & PD Terry
-
- **2024 Spring Baseball/Softball** Registration started on January 15th. Teams are filling up quickly. Registration last through February 22nd
 - Total Number of Registrants with 22 days left: 402
 - 10U Baseball met anticipated demand in under two weeks and additional space had to be added to accommodate the high demand
 - **37** individuals have used new coaches' registration link
 - Expectations for the new era of FIPR have been set with the Codes of Ethics being incorporated into the registration process
 - Our 13U softball program is outpacing Mauldin's 14U softball program in numbers.
 - **Basketball**- the season continues to flourish as we work towards playoffs and All-Stars. All-star tournament begins (February 23rd & 24th) State Tournament Dates: March 2nd & 3rd
 - **Wrestling**- Ended on a high note 1-24-24, at Fountain Inn High School with kids competed against each other in over 30 competitive matches

Keep Laurens County Beautiful





PRESENTED TO

Keep Laurens County Beautiful

This award recognizes the standards of excellence achieved by your affiliate in 2023.




Jennifer Lawson
President and CEO
Keep America Beautiful



2023 Laurens County Litter Report

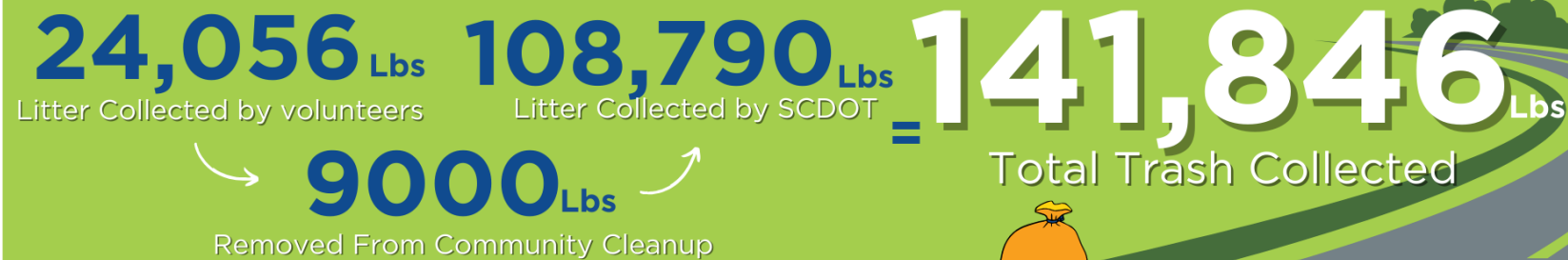
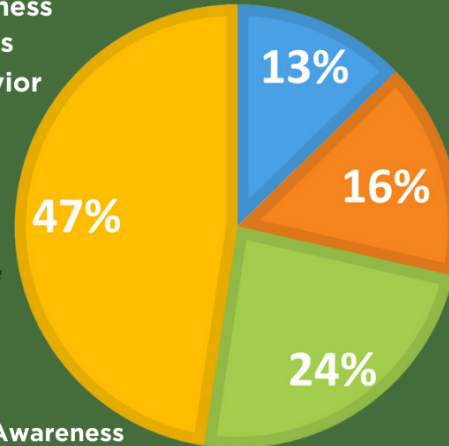


Main Causes of Litter

- Lack of Awareness
- Unsecure Loads
- Careless Behavior
- Other



2023 KLCB Litter Awareness
Survey Insights



40 Lbs
Aluminum Recycled



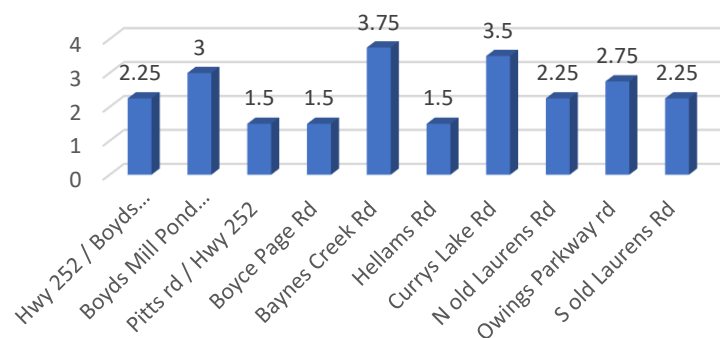
353
Volunteers



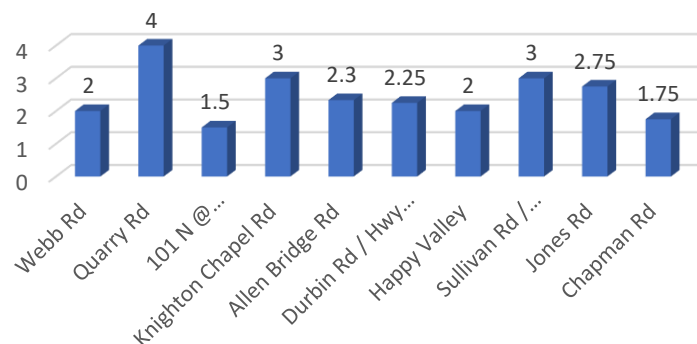
39
Tires collected

2023 Litter Index Score

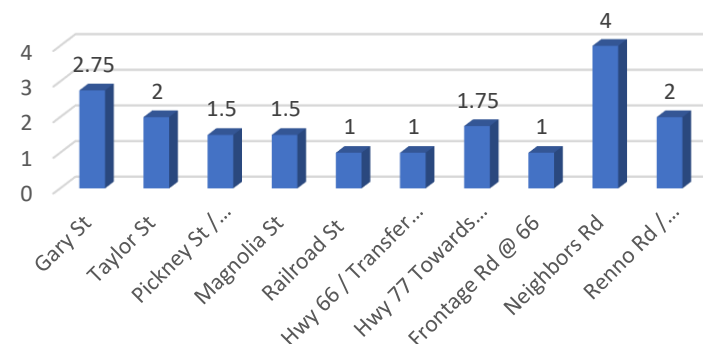
District 1
Score: 2.4



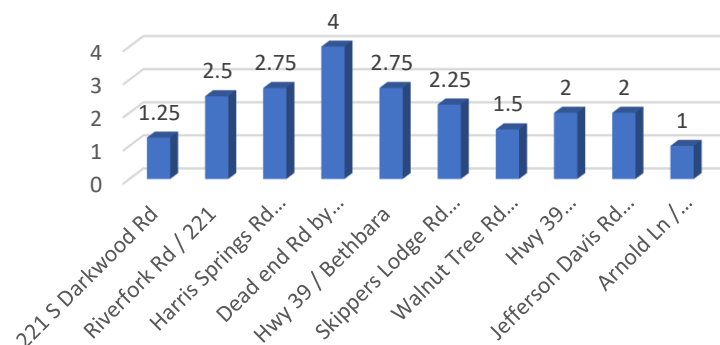
District 2
Score: 2.5



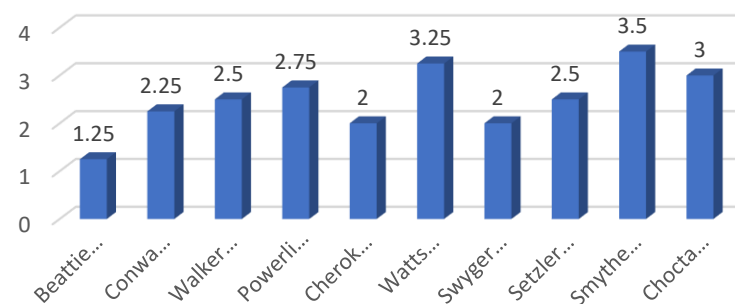
District 3
Score: 1.89



District 4
Score: 2.1



District 5
Score 2.5



Overall Litter Index Average

2022 - 2.8

2023 - 2.3

Litter Index Score (1= No Litter, 4= Extremely Littered)



"Keep it clean" anti-litter initiative The emphasis this year was on the "Keep it clean, Drain to stream" theme, with a focus on educating the community about the impact of trash entering storm drains and its consequences on drinking water quality.

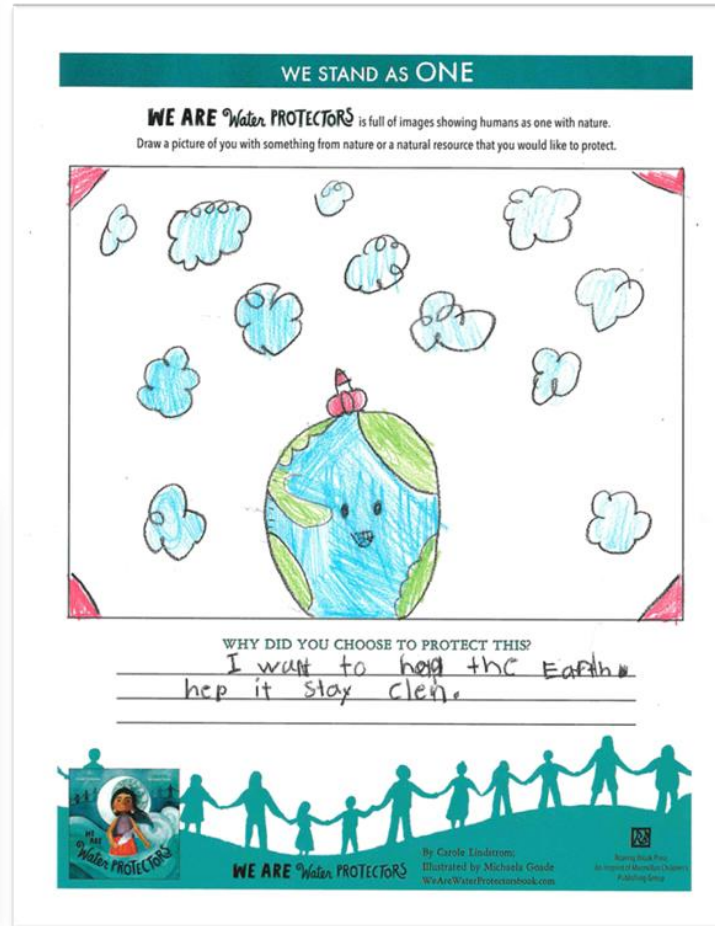
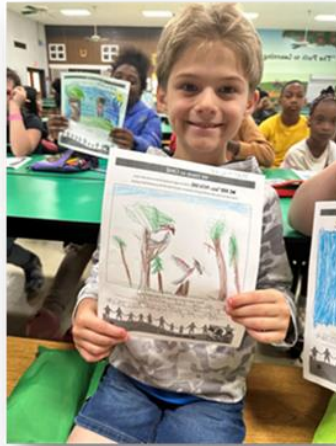


KLCB is working to provided Palmetto Pride litter lesson materials to each elementary school in Laurens County School District, intended for implementation in the classrooms.



KLCB provides a copy of "We Are Water Protectors" to each group or classroom, along with facilitating a worksheet. You will see students work on the next slide.





Town of Gray Court

City Of Laurens



STORM DRAIN ART PROJECT

Calling All Local Artists

Keep Laurens County Beautiful is seeking artists to transform up to four storm drains into public works of art. The goal of this project is to bring awareness to keep our storm drains clear of trash and pollution that ends up in our local streams.

Selected muralists win \$500 for design and installation. A stipend will be given to each artist to assist with supplies.

View manual for more details and instructions

example from Greenville Soil and Water Conservation

CONTACT: Courtney Stonell
cstonell@laurenscounty.org
<https://www.laurenscounty.org/storm-drain-art-project/>

VISIT OUR WEBSITE FOR MORE INFORMATION

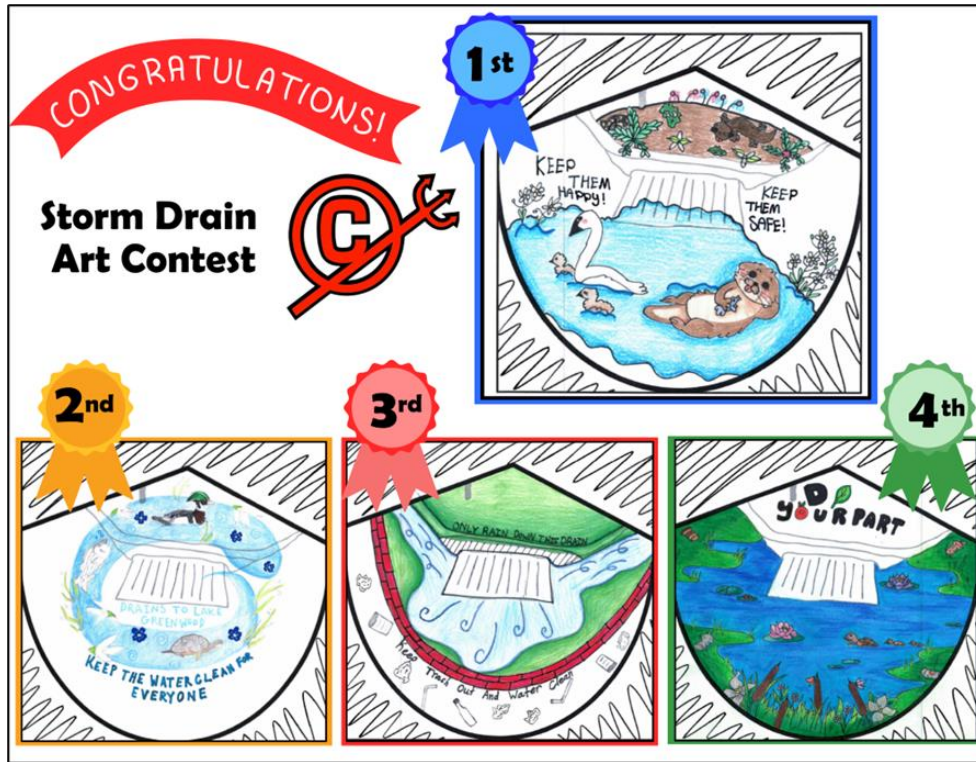
PalmettoPride Litter Trashes Everyone

KEEP IT Clean! DRAINS TO STREAMS

City of Clinton Storm Drain Mural

City of Laurens Storm Drain Mural





1st Place- Leia Upton
 2nd Place- Leslye Vera
 3rd Place- Jaden Davenport
 4th Place- Saniya Foy



KLCB partnered with the City of Clinton to do a contest with the Clinton High School art class. The first-place winner will paint her artwork downtown Clinton at the storm drain on W Main. First place won \$200, and 2nd, 3rd, and 4th won \$100. We will install in spring of 2024.



The Laurens County LITTER LETTER Project

What is the Litter Letter Project?

The Litter Letter Project is a creative initiative that aims to raise awareness about the impact of waste on our environment and encourages us to take action. Our goal is to remind everyone to THINK about the amount of waste we generate and find ways to reduce it.

T Take a moment: Pause and think about the consequences of your actions. Every piece of litter we produce adds up and affects our planet.

H Help make a change: It's time to take responsibility and make a difference. Start by reducing, reusing, and recycling.

I Inspire others: Lead by example and encourage friends, family, and community members to think before they throw.

N Nurture the Earth: Our planet is our home, and it's our duty to protect it. Embrace eco-friendly practices and seek sustainable alternatives.

K Keep it clean: Together, we can make a difference. Keep our communities clean and safe by disposing of waste responsibly.

How long does trash last?

Did you know that all the rivers, streams, and little creeks are like a big family of waterways? They're all connected, just like how we have a big network of roads that connect different places. When we litter or throw garbage near these water sources, like when it rains, the trash gets washed into the nearest river. Then, it travels along the river and ends up in bigger bodies of water, like lakes and even the ocean. That's why it's really important to make sure we don't litter and take care of our waterways!

- Styrofoam- 50 years
- Fishing Line- 60 years
- Plastic Bag- 10 to 20 years
- Cigarette Butt- 5 years
- Aluminum Can- 200 years
- Plastic Bottle- 450 years

PLEDGE NOW, THINK BEFORE YOU TOSS!

5 STEPS TO ACHIEVE ZERO WASTE

- Refuse what you don't need.
- Reduce by donating things you no longer use.
- Replace disposables with reusable options.
- Recycle: Sort waste properly, and reduce landfill waste.
- Compost household waste enrich your garden soil.

Project Sponsored by



Joe Adair Outdoor Education center



**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE 2024-1**

**APPROVING AND ADOPTING THE CITY'S 2024 INNVISION
COMPREHENSIVE PLAN, AS CONTEMPLATED BY SOUTH CAROLINA
CODE ANNOTATED SECTION 6-29-510, *ET SEQ.***

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

- (a) South Carolina Code Annotated section 6-29-510, *et seq.* ("Act"), requires that the City's "local comprehensive plan" be reviewed at least once every five years and updated at least once every ten years;
- (b) Following review by the City's Planning Commission, the provision of public notices, the holding of public input sessions, and the meeting of the City's steering committee, the Planning Commission, with the Planning Commission's recommendation for approval, has presented to the Council the proposed 2024 Innvision Comprehensive Plan, a copy of which is attached as Exhibit A ("Comprehensive Plan");

NOW, THEREFORE, having reviewed the Comprehensive Plan, having held a public hearing after appropriate notice, having considered public input, and having found that the Comprehensive Plan encompasses all legally required aspects of a "local comprehensive plan," as contemplated by the Act, the Council ordains:

- (a) the Comprehensive Plan be and is hereby approved and adopted;
- (b) (i) the Mayor and/or the City Administrator, each individually, be and hereby is authorized to execute any and all documents, and to take any and all further actions, as may be reasonably necessary and prudent to effect this Ordinance's intent, and (ii) the City Clerk be and hereby is authorized to attest and deliver any such documents, provided, however neither the Mayor nor the City Administrator shall execute or deliver any documents that purport to bind the City until the City Council shall have reviewed and approved, by ordinance, the same;
- (c) All ordinances, resolutions, orders, and parts thereof in conflict with this Ordinance, be and are, to the extent of that conflict, repealed;
- (d) If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance be and remains in full force and effect; and
- (e) The "Pending Ordinance Doctrine," as described and applied by the South Carolina Supreme Court in *Sherman vs. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979), and as adopted and applied by South Carolina courts in other decisions, be and hereby is adopted and declared to be in full force and effect in the City with respect to application of any matters contained in this Ordinance. As a result, this Ordinance is deemed to be applicable at and after first reading.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

Enacted: February 8, 2024.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq., City Attorney
King Kozlarek Root Law LLC

First Reading:	January 11, 2024
Second Reading/Final Approval:	February 8, 2024

EXHIBIT A
2024 INNVISION COMPREHENSIVE PLAN

INNvision

Comprehensive Plan • Fountain Inn, SC

CITY COUNCIL
FEBRUARY 8, 2024



PLAN PURPOSE

- A long-term community vision
- Guide to help City leadership achieve a set of common goals
- A requirement by South Carolina for cities that have zoning

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.

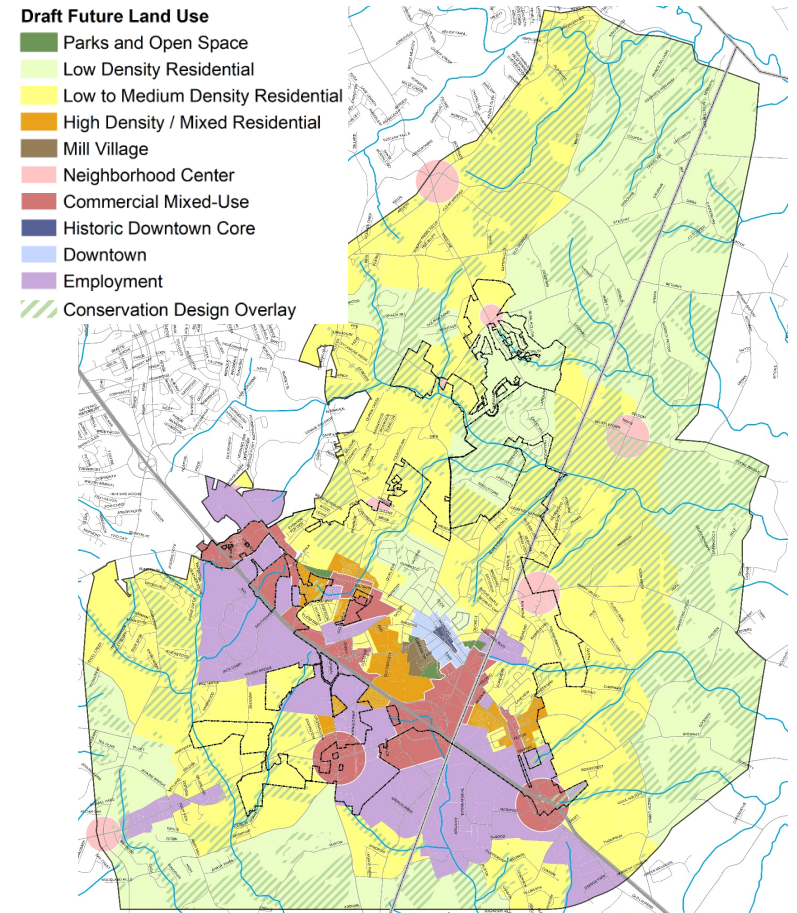


Public Input

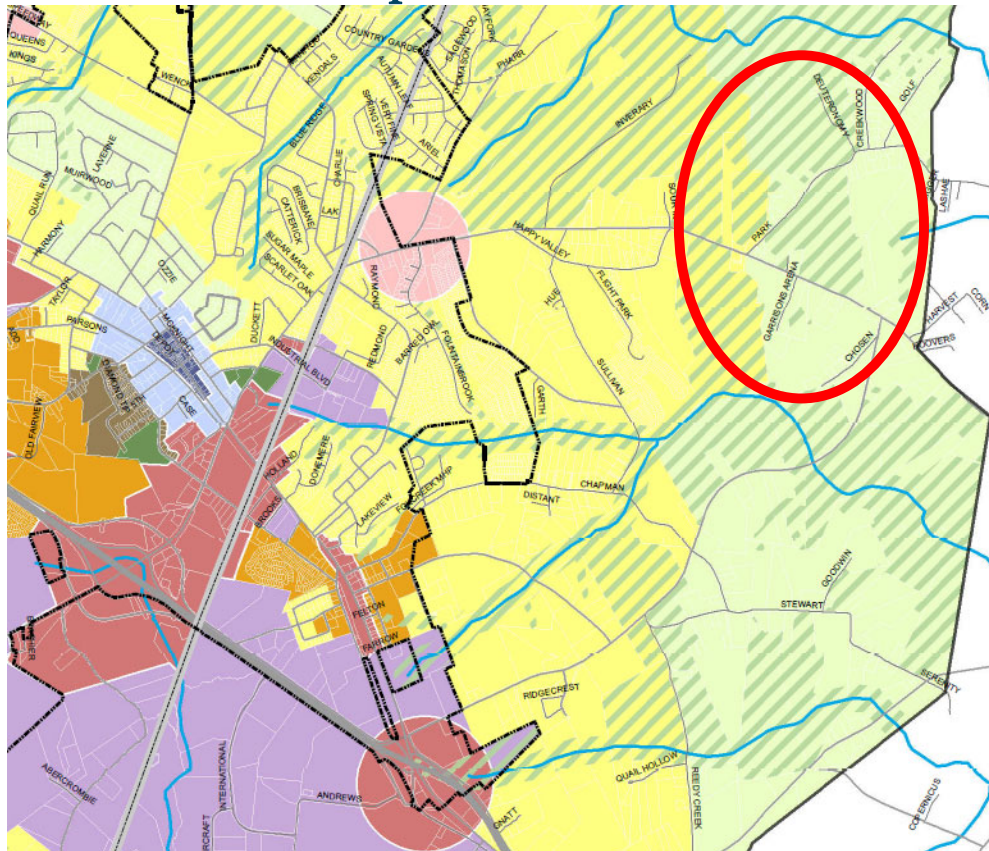
- Concern about growth, especially in the Durbin Road / Happy Valley Road area
- Concern about impacts to working agriculture and interested in preservation

Future Land Use Map Edits Made

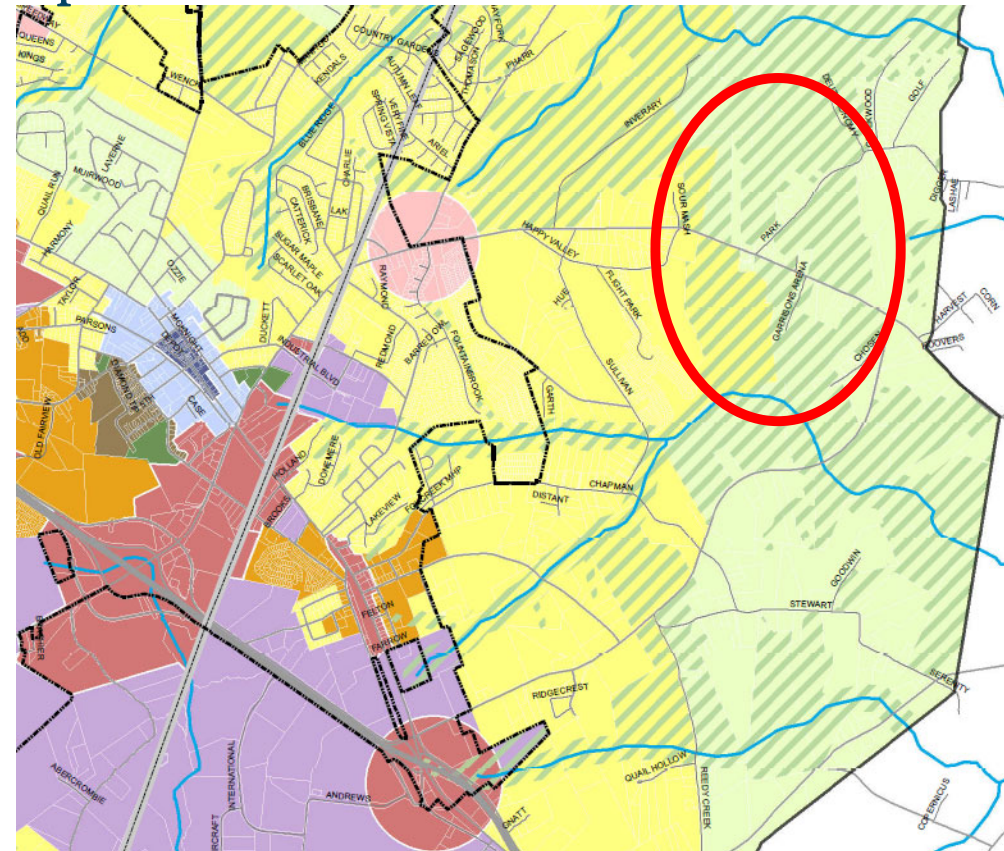
- Expanded Conservation Design Overlay to include existing agricultural lands along Durbin Road east of Happy Valley Road
- Expanded Low Density Residential area north of Durbin Road



Draft of FLU Map 11/17



Updated Draft

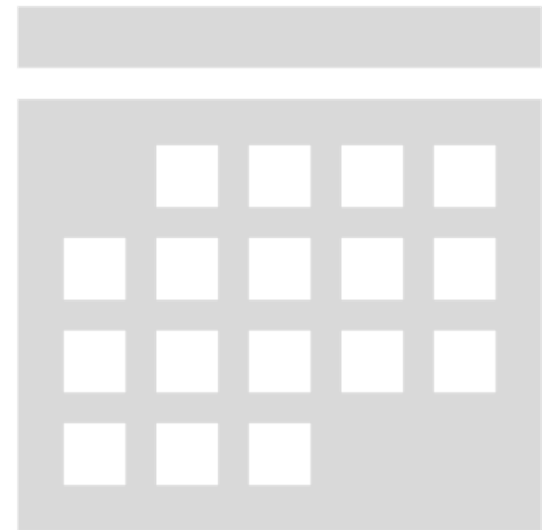


Natural Resources Strategies Added

- 1.2.b: Consider zoning updates that reduce impacts to working agricultural operations and protect rural character in the Low Density areas shown on the Future Land Use Map.
- 1.2.c: Utilize and refine the Conservation Design Overlay through additional planning and ordinance updates.
- 3.1.a: Encourage conservation easements in the Low Density and Conservation Design Overlay areas shown on the Future Land Use Map



- Discuss plan
- Approve plan with recommended revisions and/or additional revisions



INNvision

Comprehensive Plan • Fountain Inn, SC



Draft Date: 02/06/2023

Adoption Date: **TBD**



+ BOUDREAUX



FOUNTAIN INN

est 1886

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Acknowledgments

Fountain Inn, South Carolina

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

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Matt Waschkowski*
Walt Tanner
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Nelson Deever

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Elizabeth Adams, City Clerk*
Michael Kozlarek, City Attorney

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Russell Alexander, Fire Chief
Patrick Fortenberry, Police Chief
Lori Cooper, Interim Director of Public Works
Eduardo Noriega, Gas Director
James Rice, Recreation Director
Martin Lane, Director of Community Relations
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Aaron Hood

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

Resiliency

Dr. Geoffrey Habron, Furman University
Mike Winiski, Furman University

Special Thanks

Special thanks to the 1000+ 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

BOUDREAUX
inspired design

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Project Overview

An updated Comprehensive Plan is not only required by South Carolina law, but more importantly, 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

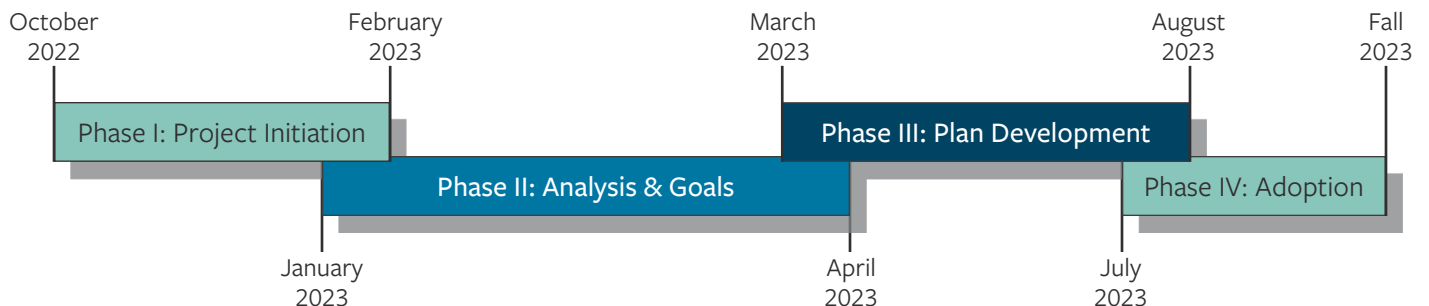
Each of the ten elements must include the following three items within its discussion:

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

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).

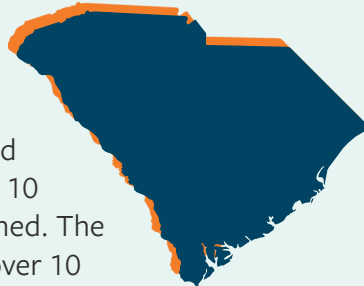


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Adoption

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 forests.



Cultural Resources

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



Community Facilities

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



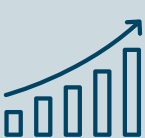
Land Use

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.

Study Area

Fountain Inn, South Carolina

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.

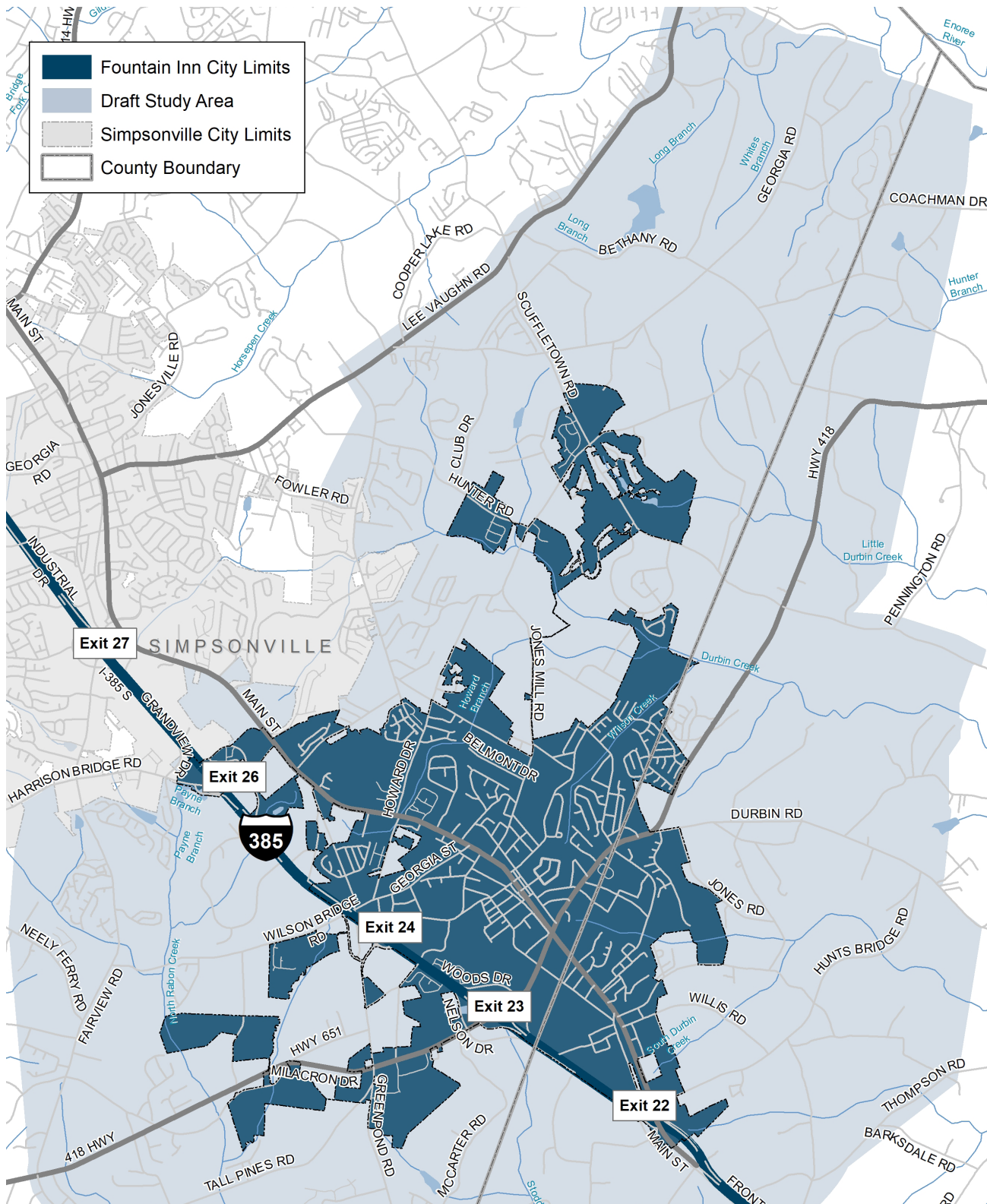
From Fountain Inn, it is about 25 to 30 minutes to Greenville and 45 minutes to Spartanburg, allowing for reasonable commute.



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 travelers 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 established an inn, traditionally recognized as being located at the current intersection of North Main Street and Howard Drive. Located near the inn, a natural spring provided water to the inn and travelers alike, and the name Fountain Inn was penned.

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. The mill has been deeded over to the Fountain Inn Museum for future preservation. There are 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*



Main Street looking south, Fountain Inn Museum



Jones Mill, Fountain Inn Museum

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 site of the original depot is home to the 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 modern 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

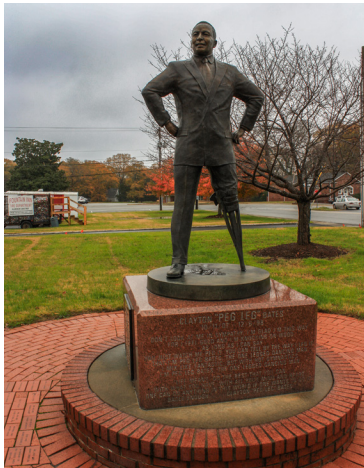
“Peg Leg” Bates, the One-Legged Dancing Man

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 of 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

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 conscious preservation of the valued aspects of the City.

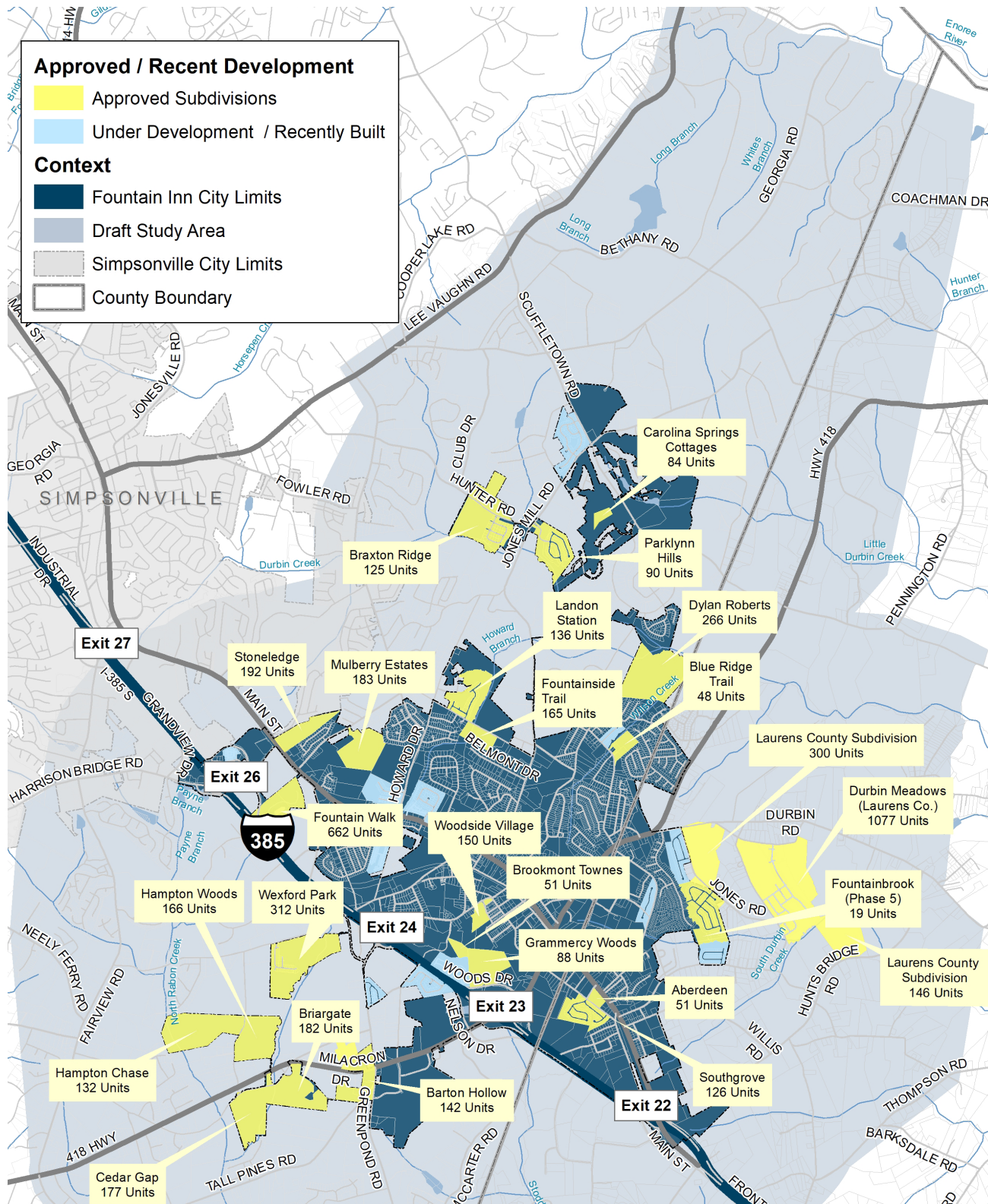
6,384
Population in 2000

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 in 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 to be prevalent 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 with 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 an 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 fast 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 Open Houses
- ◆ 3 Booths at local events and festivals
- ◆ 1 Public Survey with 850+ responses

Steering Committee

Along with 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 small group meetings to provide input on the project. These meetings allowed 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

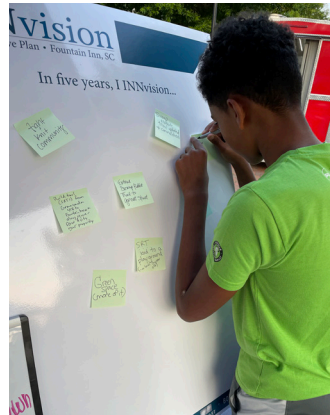


about Fountain Inn, challenges the city faces and their big, bold ideas for the future.

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 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.

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

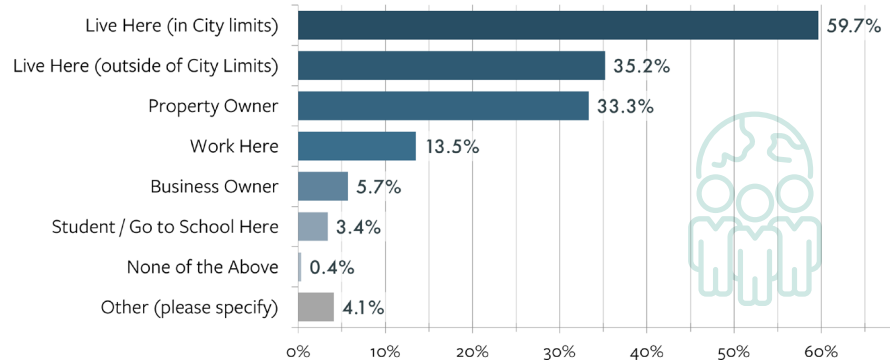
Community Survey

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.

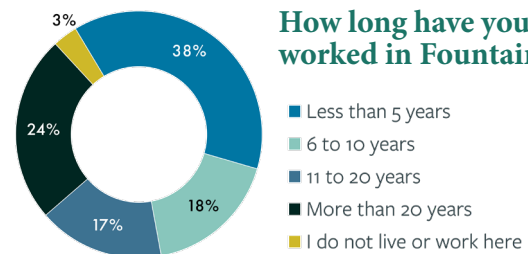
Community Survey Results

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?

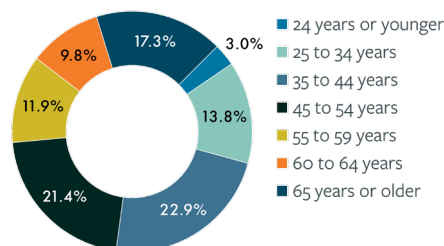
Top Three Reasons for being in Fountain Inn?

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?

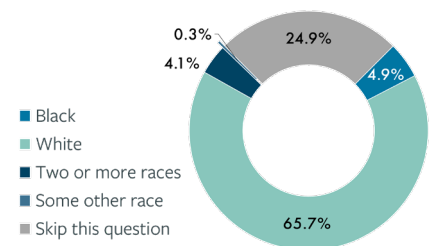
1. Preservation of Small Town Atmosphere (60%)
2. Downtown Vibrancy (42%)
3. Growth Management (39%)
4. Safety (32%)
5. Parks / Greenways / Paved Multiuse Trails (27%)
6. Improvement of Infrastructure & Utilities (26%)

What best describes your age?



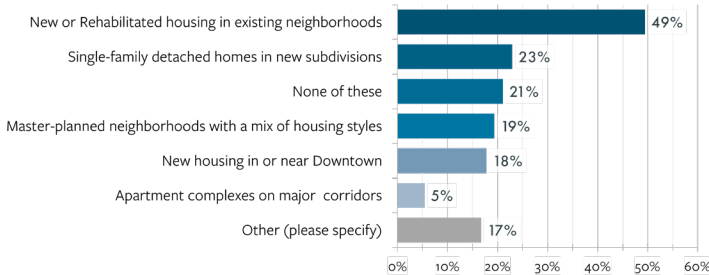
About 45% of respondents were between the ages of 35 and 54.

What best describes your race?

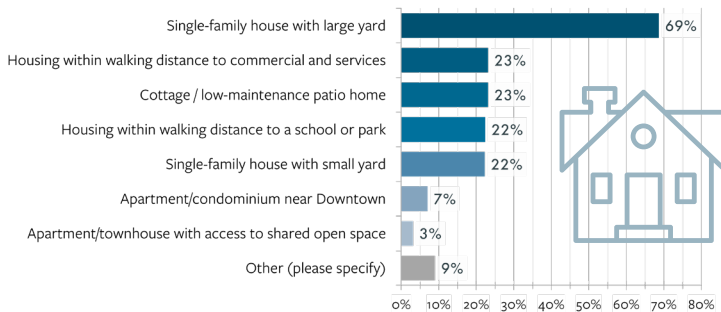


66% of respondents self-identified as White.

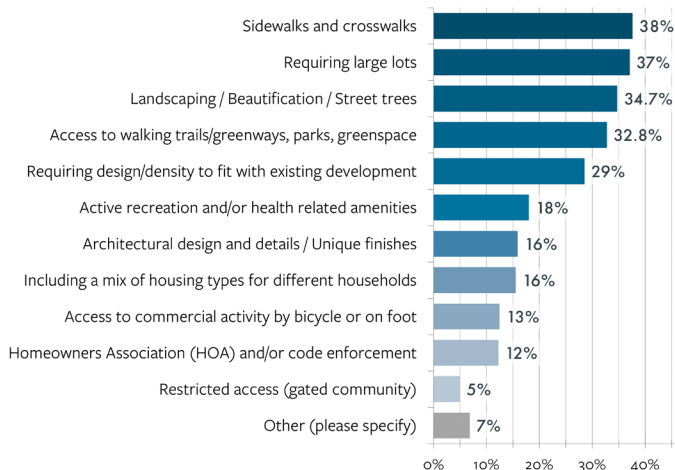
What type of residential development do you think Fountain Inn needs?



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.*

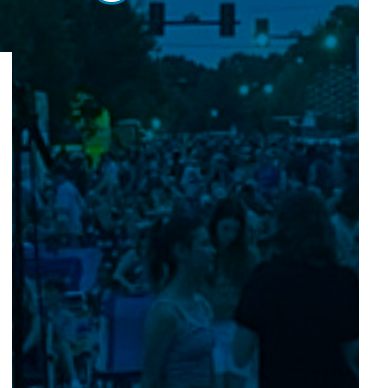
Top Ten Next Steps

Fountain Inn, South Carolina

1 Streetscape Improvements for Main Street



2 Support A Vibrant Downtown with Zoning, Infrastructure, & Placemaking



3 Update the Zoning Ordinance



4 Improve Transportation Requirements for New Development



5 Make Headway On Priority Transportation Projects

6 Create a Local Mobility Plan and Impact Fee Study



7 Extend and Maintain the Swamp Rabbit Trail



8 Implement Priorities Identified in the New Parks and Recreation Master Plan

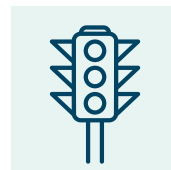
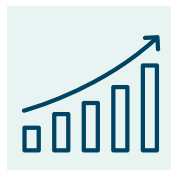
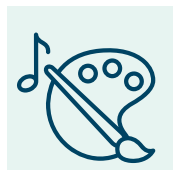


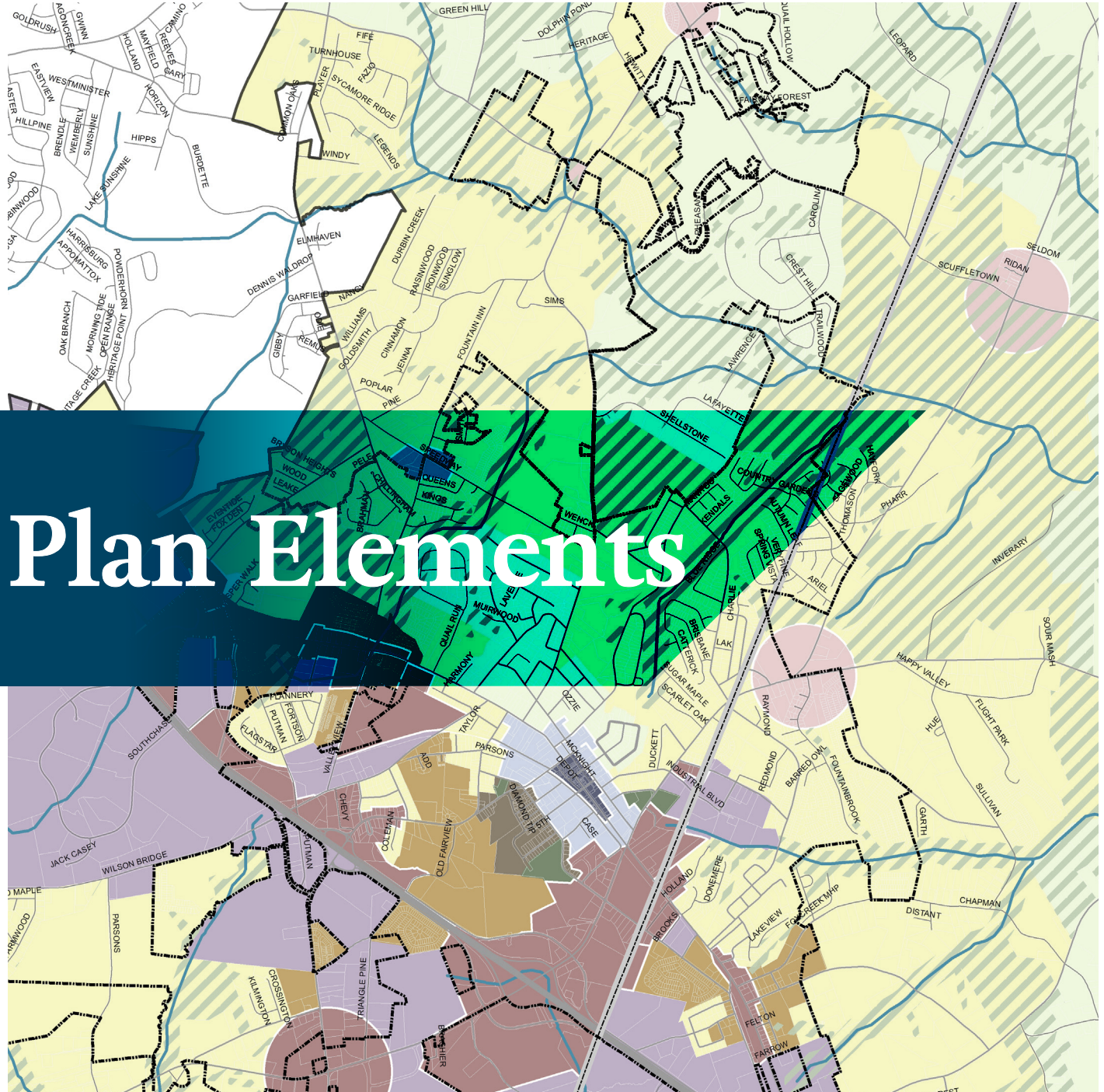
9 Maintain and Evaluate City Facilities and Services



10 Improve Downtown Parking









Plan Element:

Population

Overview

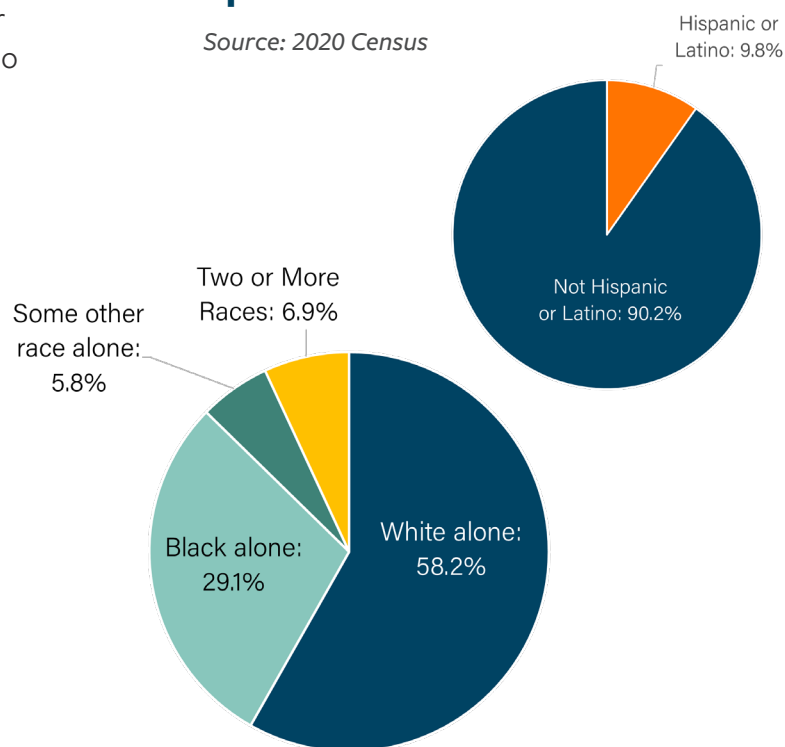
Based on the most recent Census data, Fountain Inn has a current population of 10,416 within the city limits. Over the last 20 years, Fountain Inn has seen a 22% population increase, and in the most recent 10 years, the population increased by almost 34%. The City began growing steadily in the 1960's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

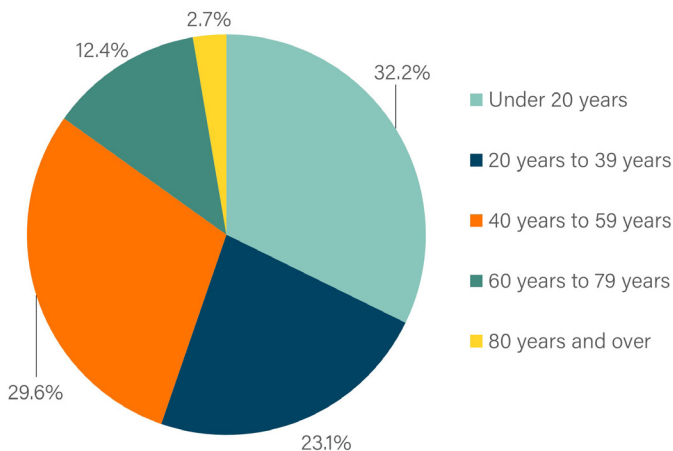


32.6
Median Age
(Down from
36.6 in 2010)

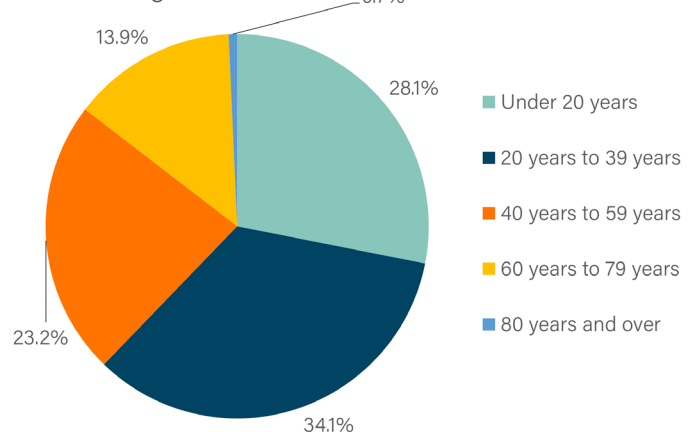


30-35
Age group that grew
by largest percent
from 2010- 2020 (226%)

2010 Age Distribution



2020 Age Distribution



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

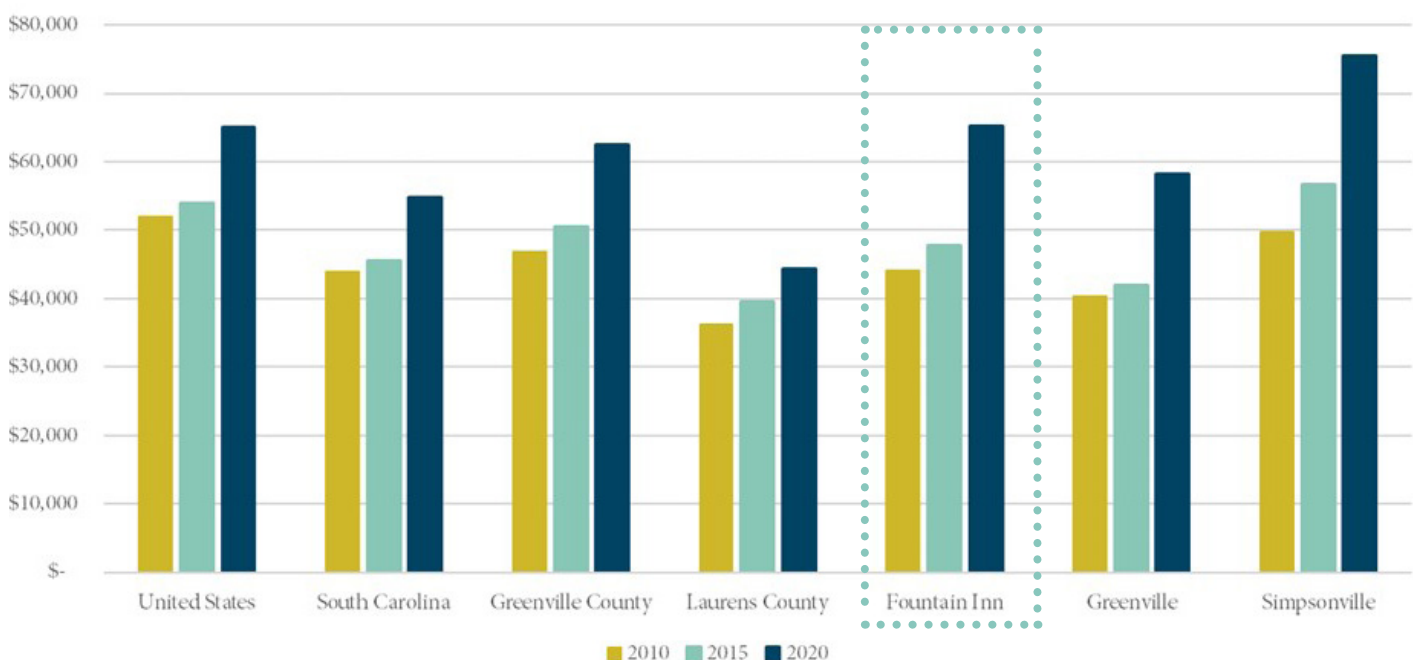
Average Household
Size

27%

Adults over 25 with
Bachelor's Degrees+

Source: 2020 American Community Survey, 5-year estimates

MEDIAN HOUSEHOLD INCOME



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.

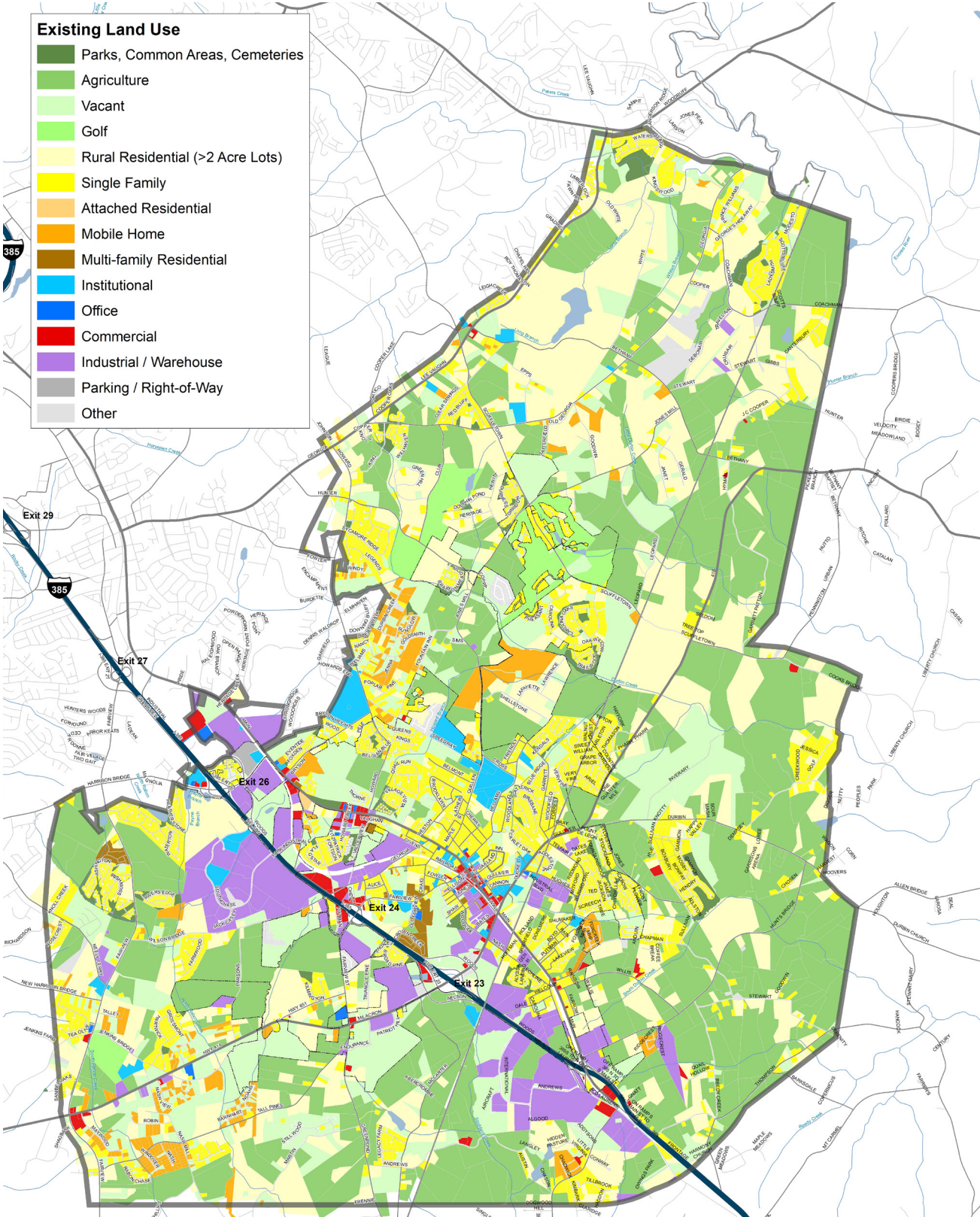


Existing Land Use	Acreage	%
Agriculture	11,166	37.9%
Rural Residential (> 2 Acres)	6,361	21.6%
Vacant	4,051	13.8%
Single Family	3,653	12.4%
Industrial / Warehousing	1,583	5.4%
Mobile Home	733	2.5%
Golf	497	1.7%
Parks, Common Areas, Cemeteries	393	1.3%
Institutional	372	1.3%
Other	243	0.8%
Commercial	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.

Existing Land Use Map

INNvision



Source: 2023 Tax Parcel Data, Greenville and Laurens County

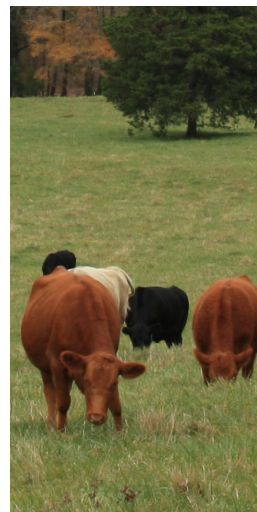
Future Land Use

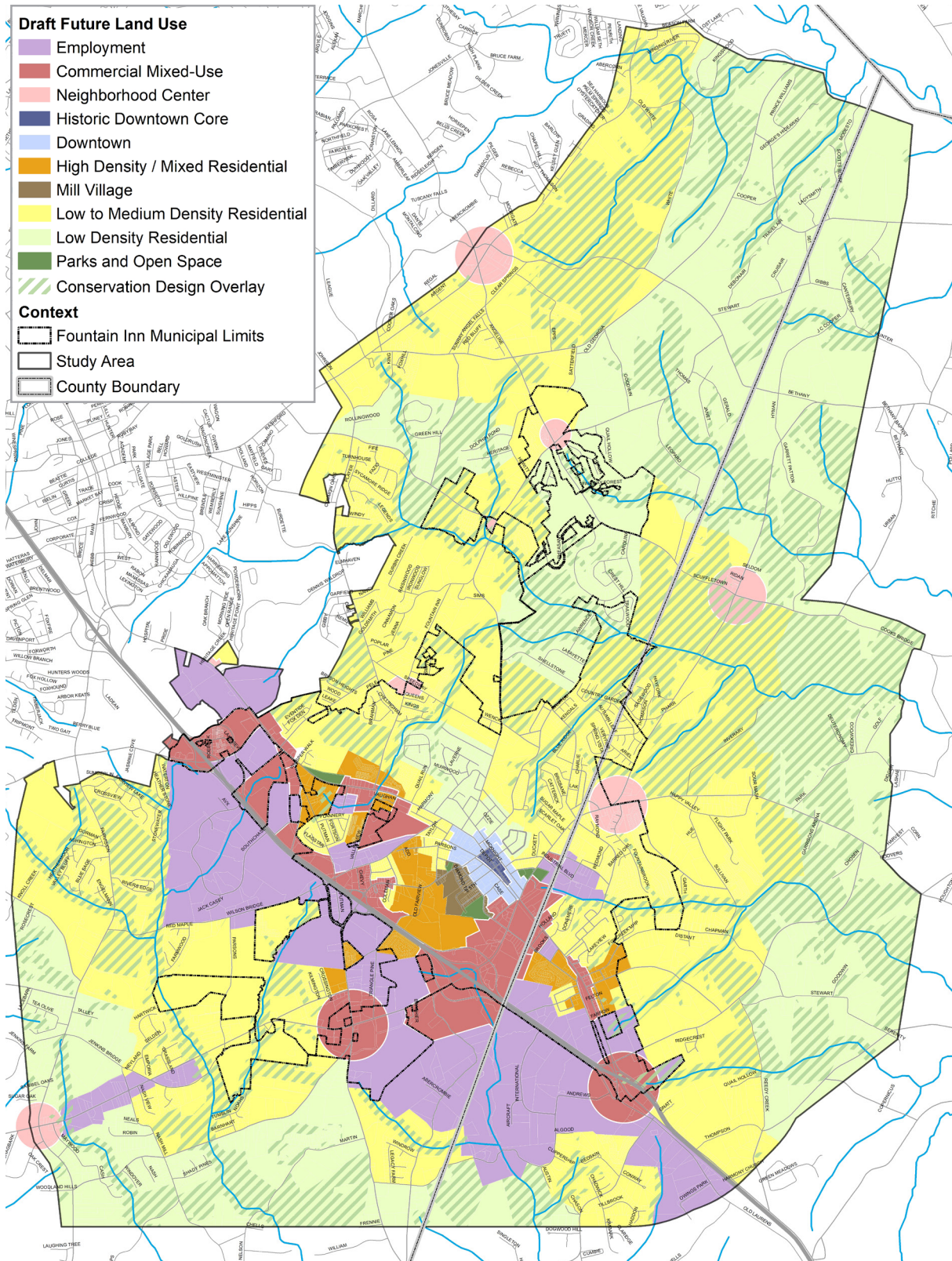
The Future Land Use Map and associated character areas represent the community's desired development pattern for the next 5-10 years. It is meant to guide land use decisions and overall development design in the City of Fountain Inn. As infrastructure capacity changes, the **Future Land Use Map** or 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* and agricultural viewsheds. These areas were identified based on available data and public input. In these areas, development should be designed to preserve key natural resources that contribute to the rural character of the area 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, discuss 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 zoning ordinance to improve subdivision and open space design. Enhance standards by increasing open space requirements or specifying types of open space that are priorities to be set aside in areas designated as Conservation Design Overlay on the Future Land Use Map.

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.



- ◆ *Minimum open space should be increased 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, open space and infrastructure requirements and consider revisions to 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.

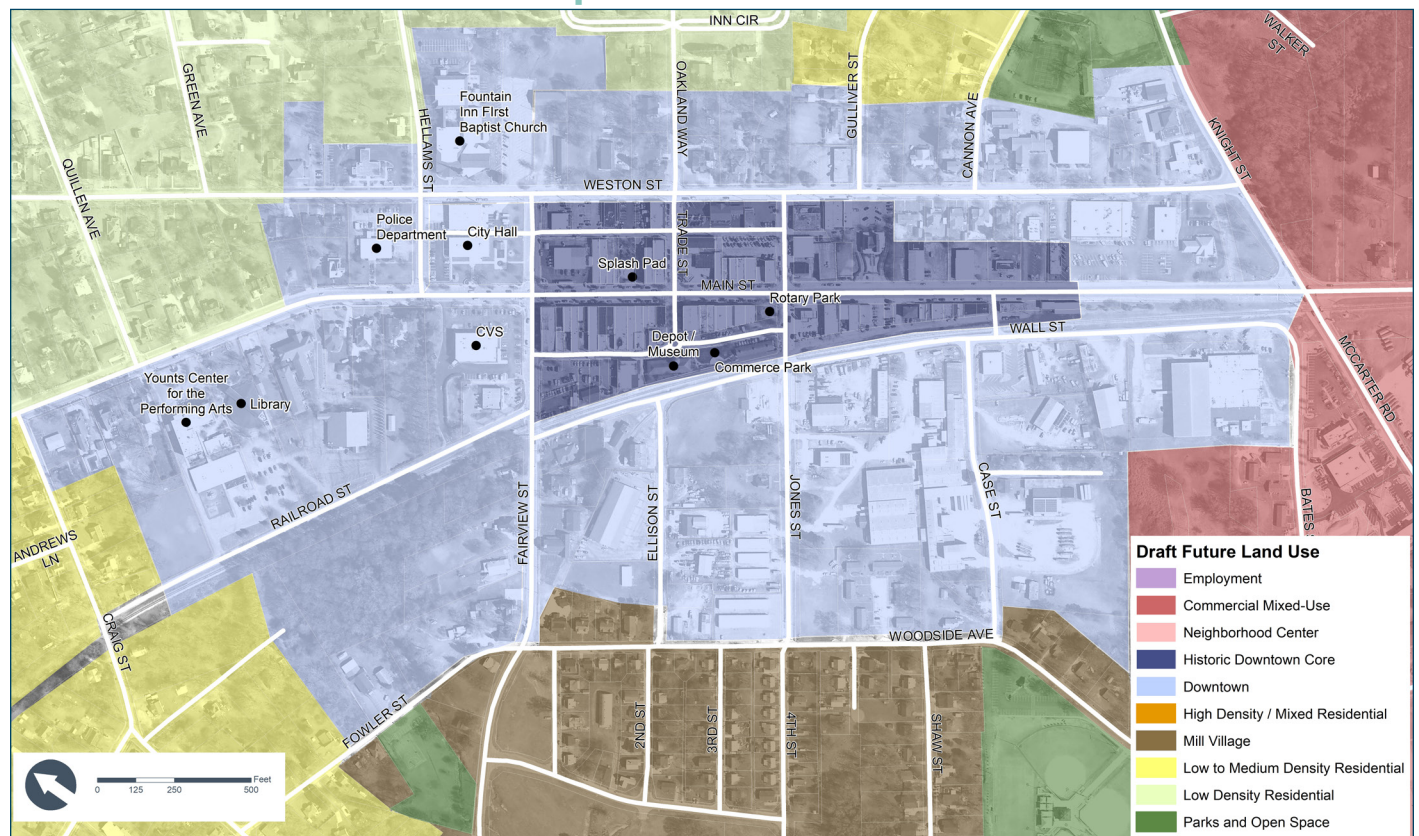
3.4.b: Enhance wayfinding signage for existing parking.

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 at the 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:

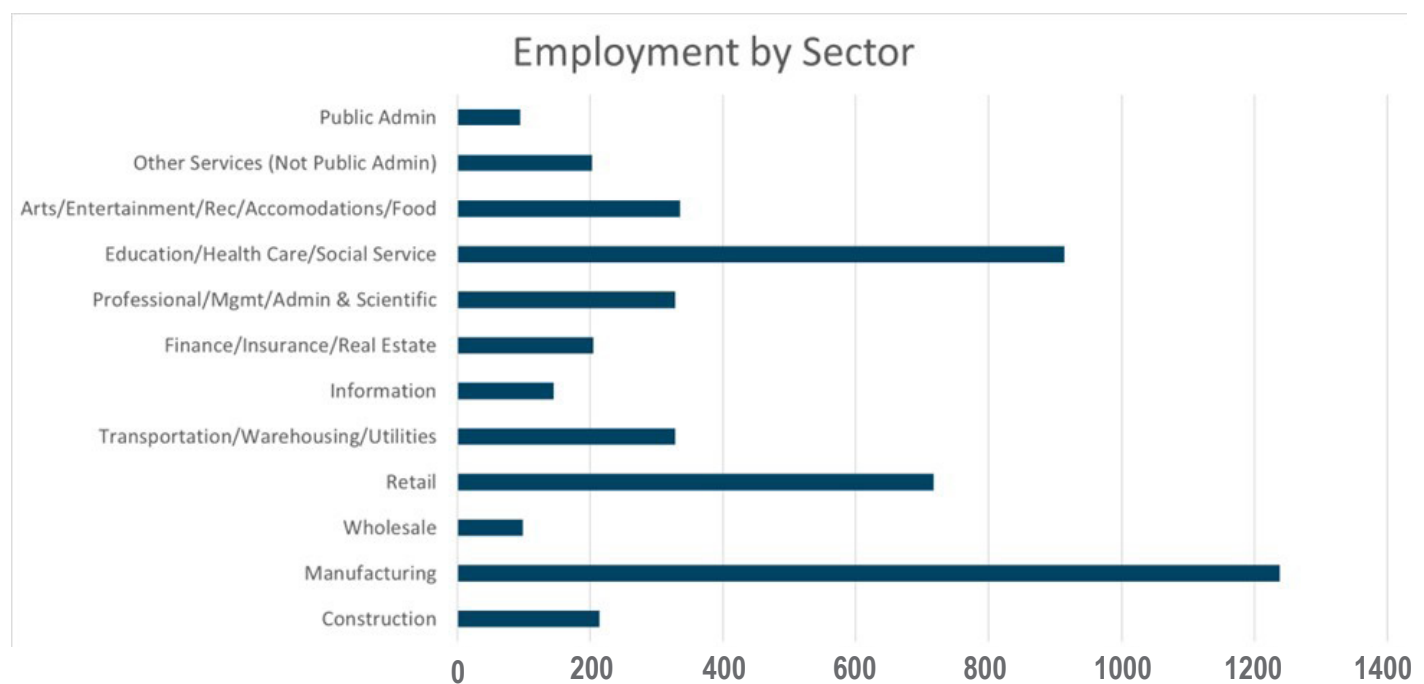
Economic Development

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

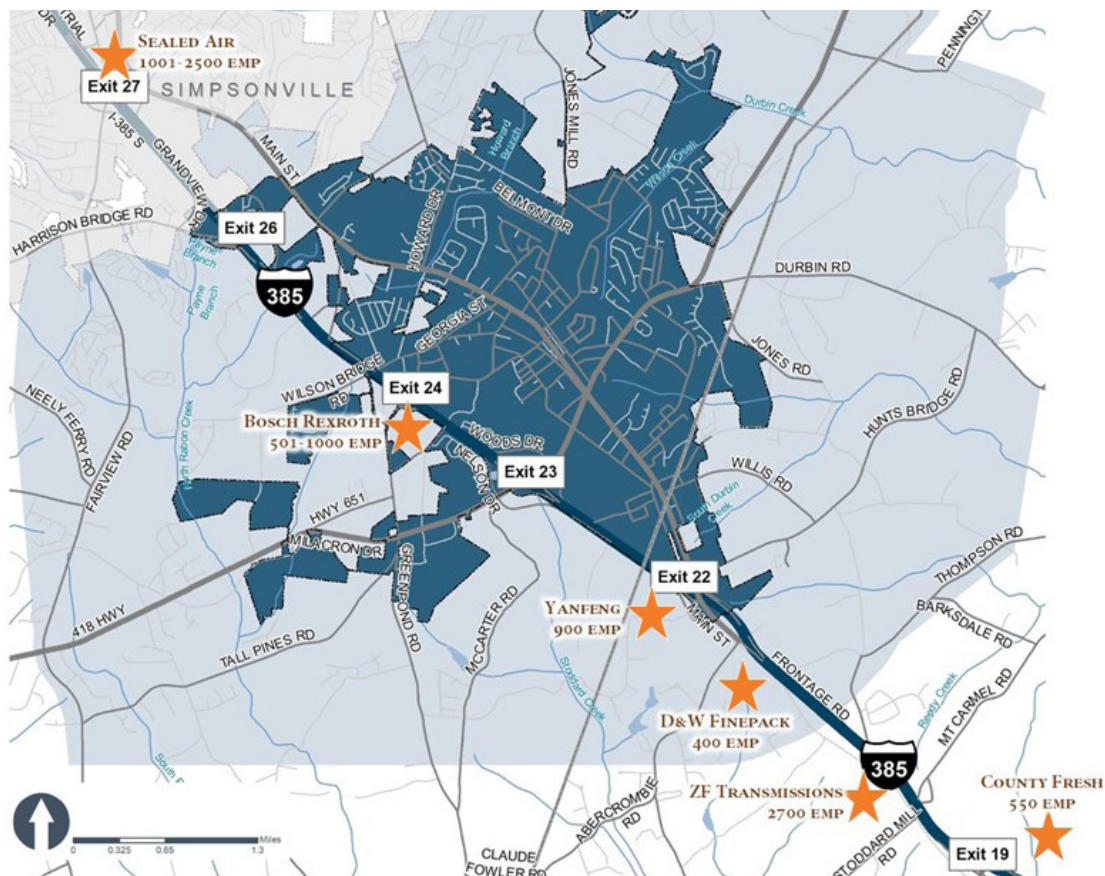
In addition to the notable manufacturing employers illustrated in the map, there are multiple manufacturing or industrial clusters located within or adjacent to the Fountain Inn corporate limits along the Highway 385 corridor, particularly near the city's Fairview Street and Highway 418 interchanges.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

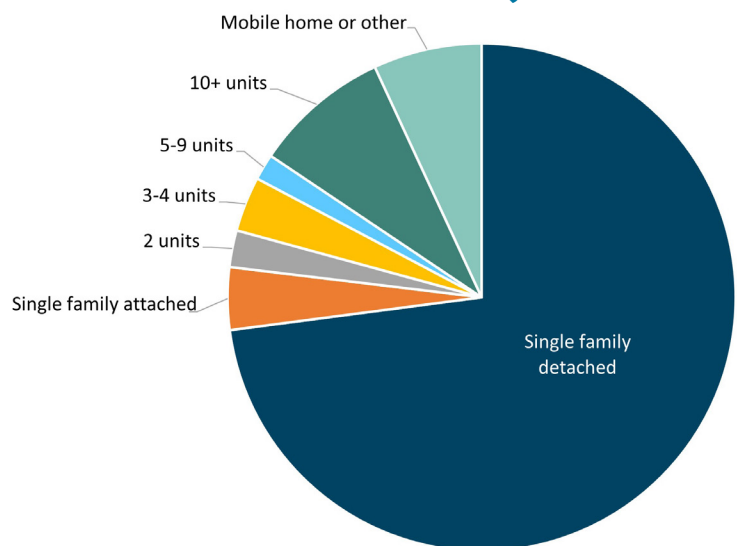
This section of the plan analyzes the existing housing inventory, occupancy, value and affordability trends in the study area and includes recommendations related to location, density and design of housing in Fountain Inn. Similar to the population growth that Fountain Inn has experienced, the housing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

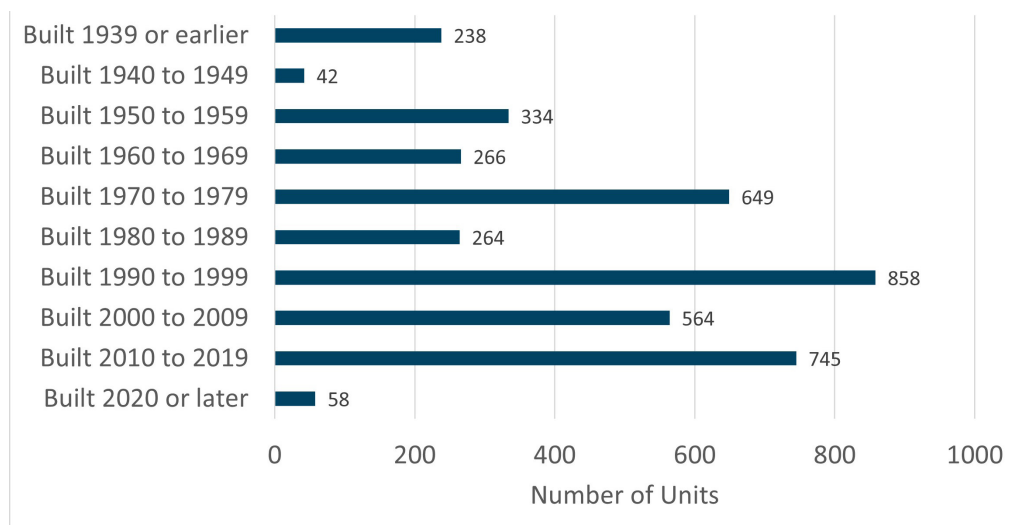


8.52% 2010
6.24% 2020
Vacancy Rate

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.

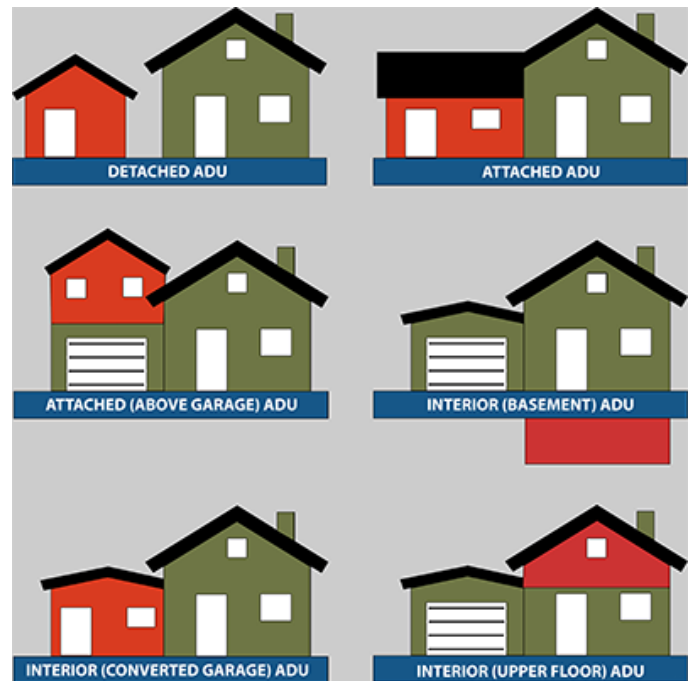
4.3: Create a pattern book for smaller lot homes, pocket neighborhoods, attached housing or accessory dwelling units that includes design guidelines for site layout, key features, materials, architectural details, colors, etc..

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.

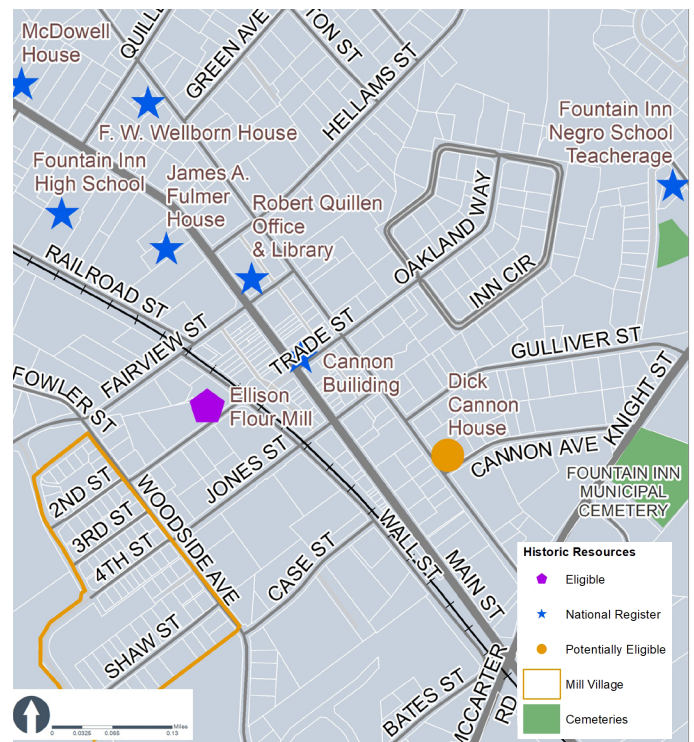
Festivals and Events

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 creates 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.
- 2.2.b: 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

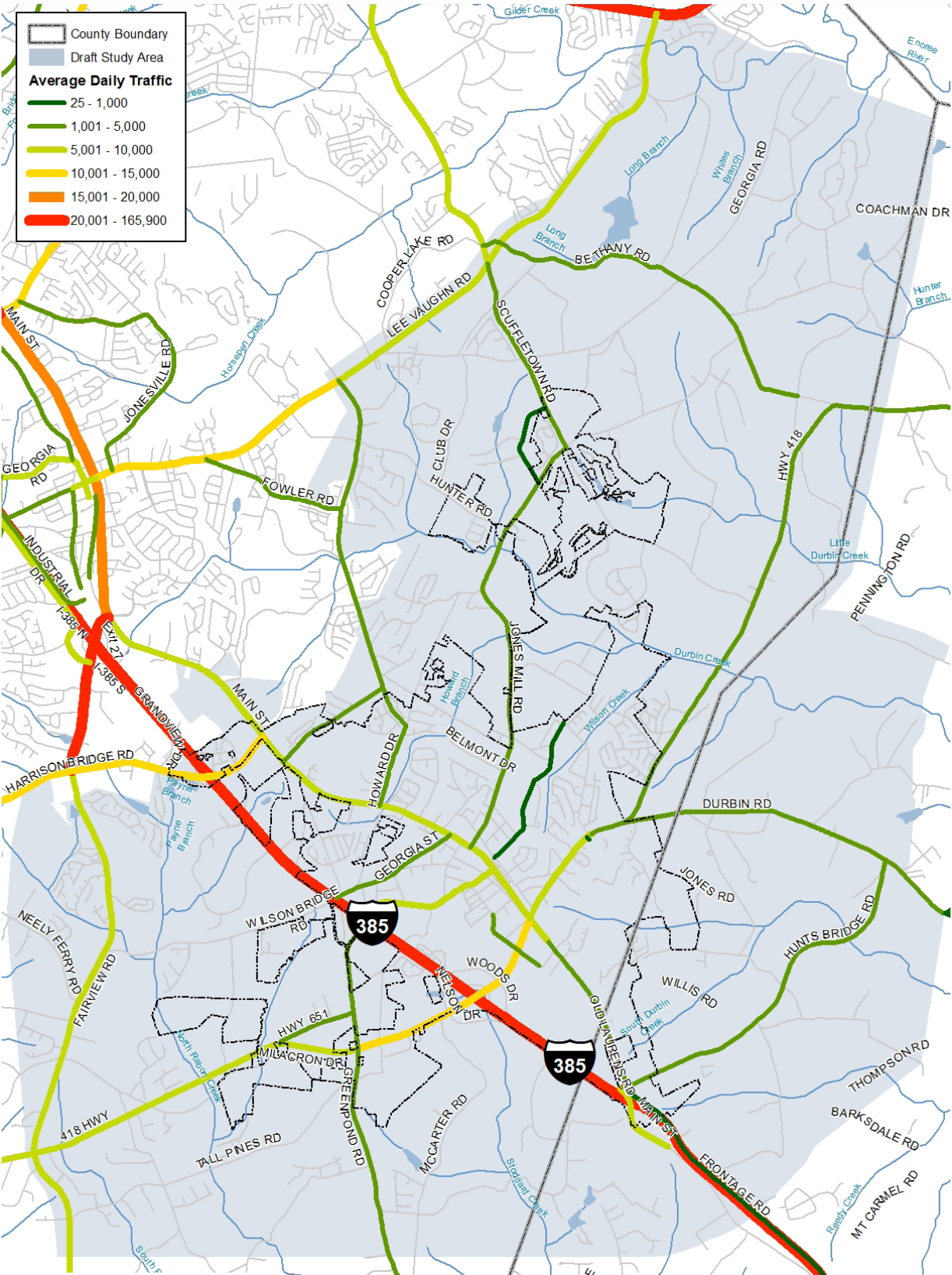
Fountain Inn has great access to Interstate 385 which bisects the planning area and has an annual average daily traffic (AADT) rate ranging from 40,000 to 50,000 vehicles per day. Interstate 385 provides a connection to Greenville to the northwest and I-26 which further connects to Columbia and Charleston.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

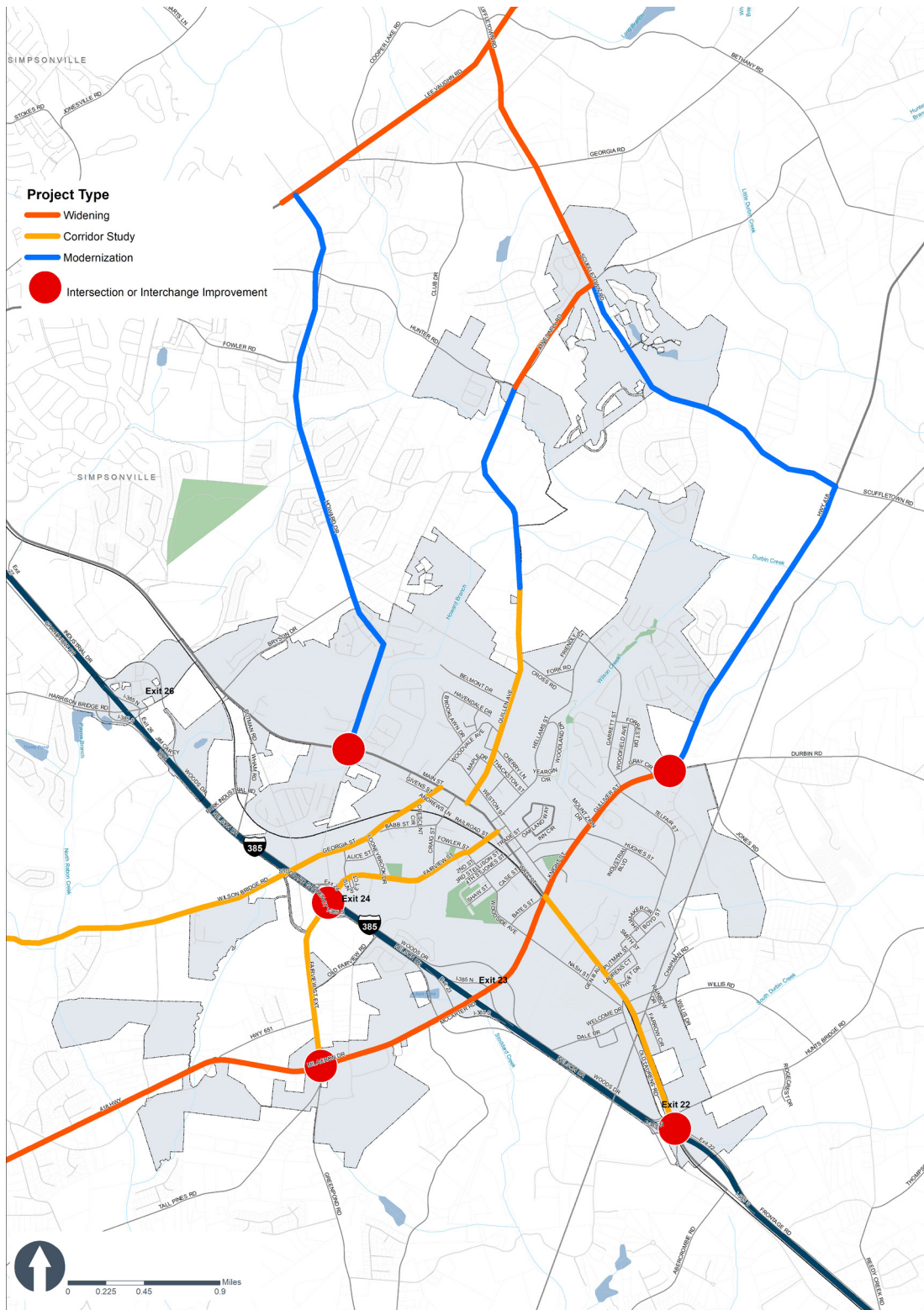
- 5.1:** Advocate for regional and state funding for priority projects.
- 5.2:** Support increased or a dedicated source of transportation funding.
- 5.3:** Study additional local funding options including impact fees.
 - ◆ Note: South Carolina statutes require a study to justify and calculate impact 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

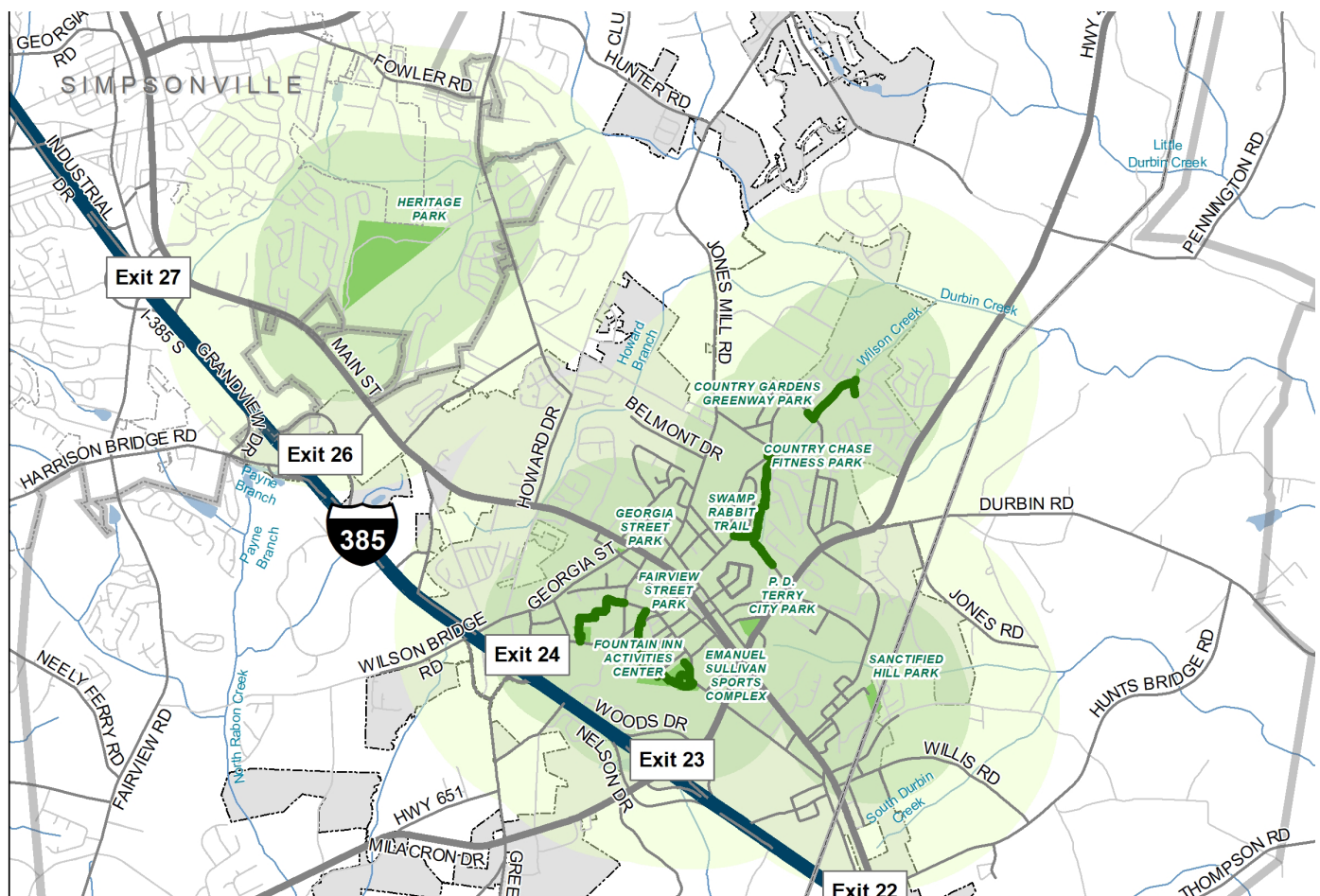
facilities the City is below average. The plan identifies needs including additional parkland, soccer and multi-use fields, a dog park and additional trails / greenways. Priority improvements for existing parks and plans for a potential regional park are identified.

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 PD Terry City Park's current location in the early 1920s.

Parks Level of Service Map



Recommendations

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

Goal 1: Maintain excellent public safety and emergency services.

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

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

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

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

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.

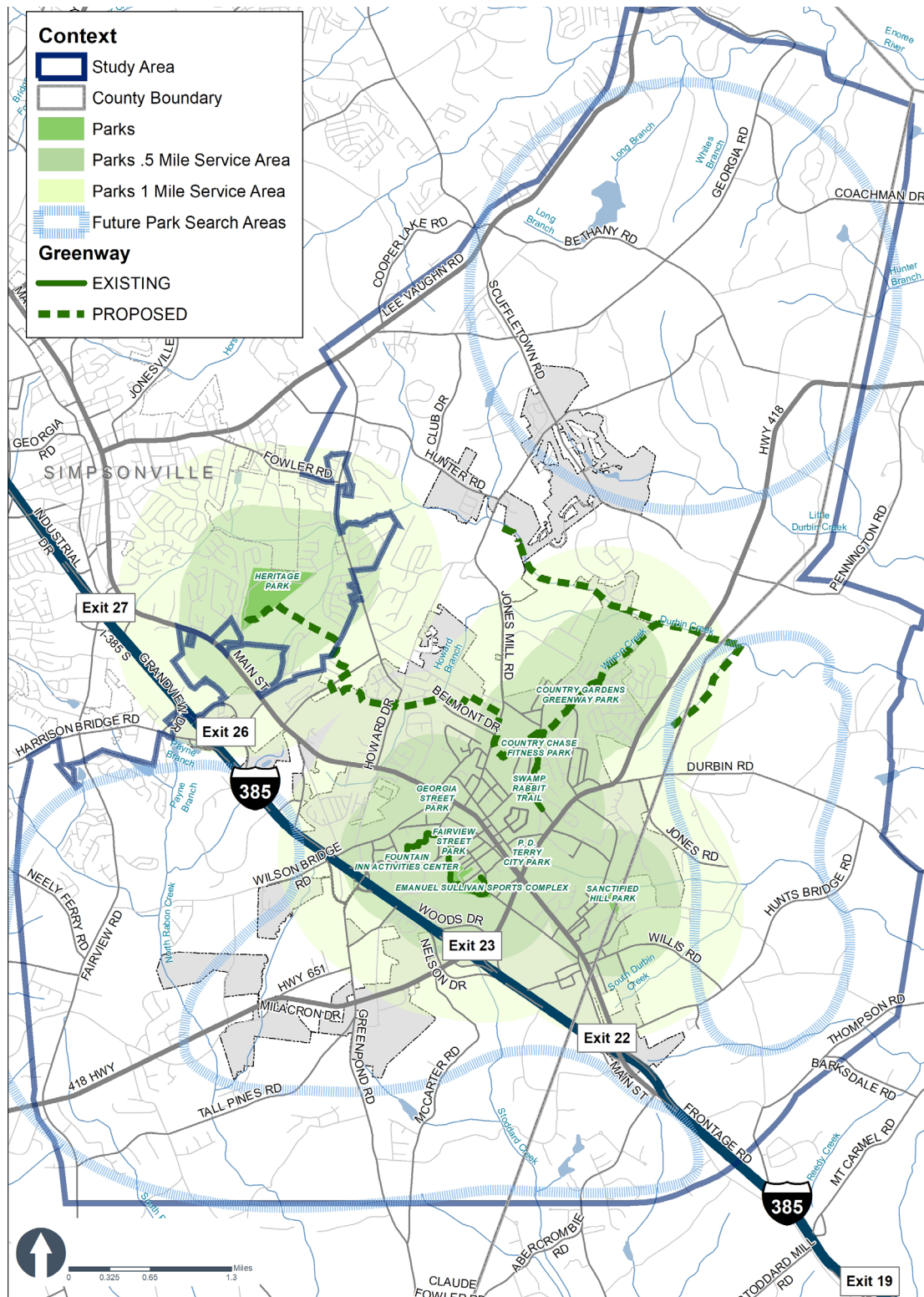
- ◆ Consider city funding for interpretive signage, trails, nature playground or other features.

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

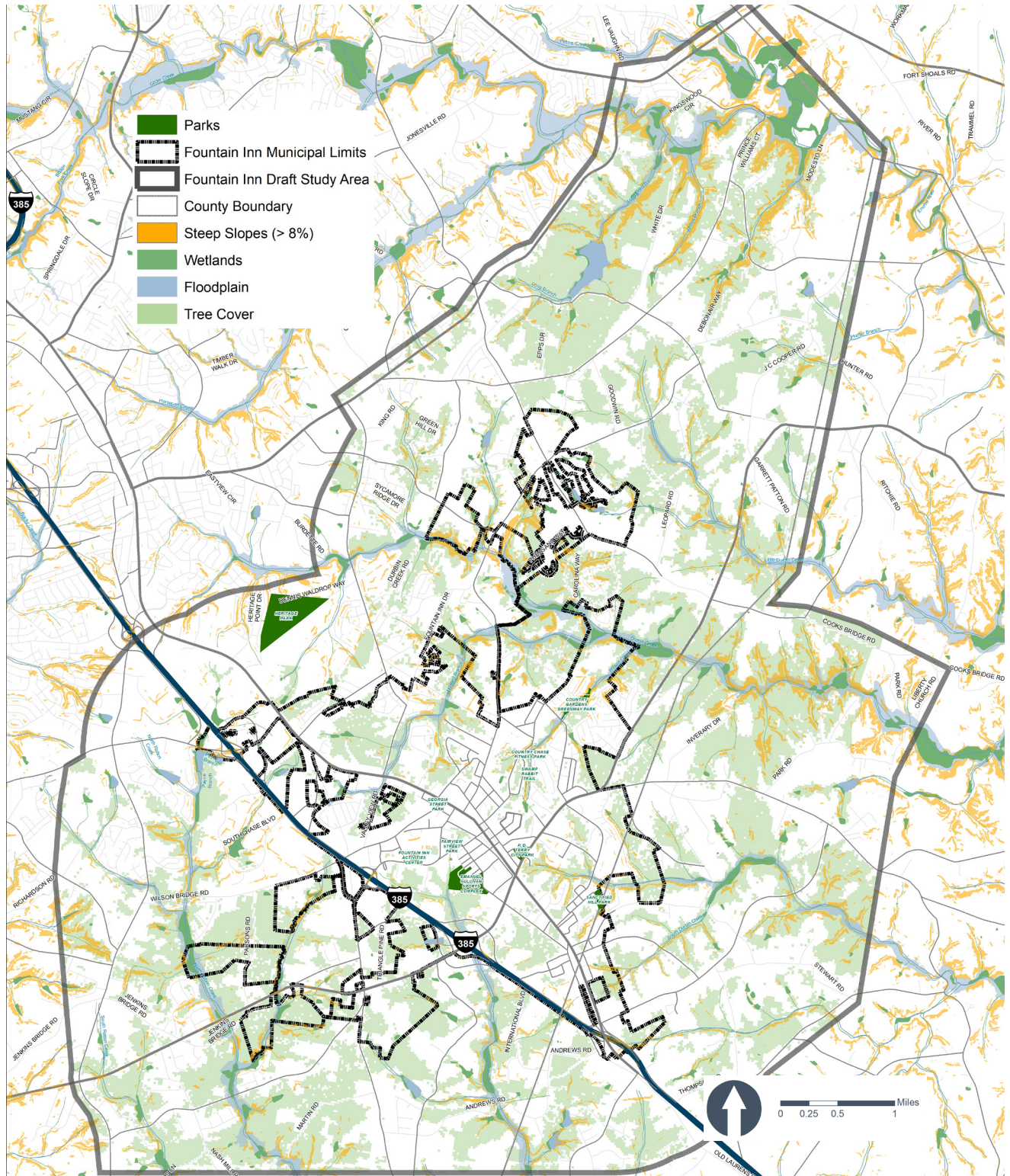
Fountain Inn is located within the overarching Saluda River basin, however there are three sub-basins that the City drains into; a majority of the study area north of I-385 flows into the Durbin Creek Basin, while the western portion of the study area south of I-385 drains to the South Rabon Creek Basin, 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.
- 1.2.b: Consider zoning updates that reduce impacts to working agricultural operations and protect rural character in the Low Density areas shown on the Future Land Use Map.



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.

- 1.2.c: Utilize and refine the Conservation Design Overlay through additional planning and ordinance updates.

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.

Tree Ordinances

Many municipalities (including Greenville City and Travelers Rest) are introducing tree ordinances that discourage tree canopy removal and create tree planting funds. Tree ordinances will ensure long-term protection of the tree canopy and can encourage construction that enhances the tree canopy. For example, a tree ordinance might require trees between parking lot rows, which will eventually grow to provide shade to the entire parking lot. Fees for removing certain types or too many trees can provide funding to the city that can be used exclusively for repairing the tree canopy.

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.
- 3.1.a: Encourage conservation easements in the Low Density and Conservation Design Overlay areas shown on the Future Land Use Map
- 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.

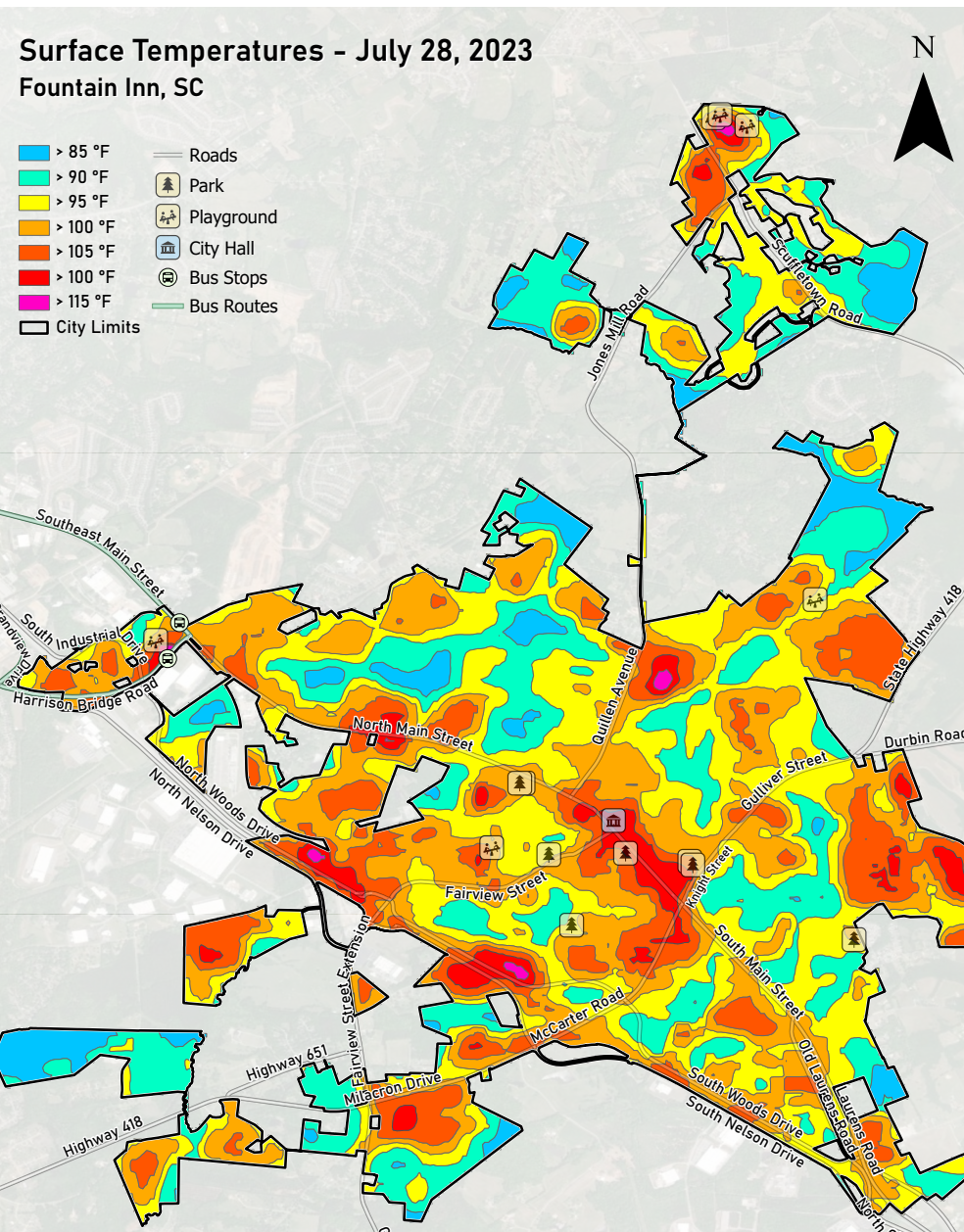
Extreme Heat

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). This is important because under-resourced communities often have less physical infrastructure, social capital and financial means to deal with extreme heat and other hazards.



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 demographics 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.
- 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*

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.



1.5: Consider implementation of Cool Streets and Pavements 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*
- ◆ Cool pavements are lighter colored and are more permeable to water. The lighter color reduces the amount of absorbed heat, which results in lower temperatures during the day and less reduced heat at night. The permeability allows for evaporative cooling during the day, and it also helps reduce flooding.

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.

1.7: Provide education to caretakers and individuals that are at risk of heat exposure.

1.8: Establish resilience centers.

- ◆ Retrofit existing activity centers or construct new centers as resilience centers. Resilience centers provide backup electricity from renewables, a place for residents to gather during extreme weather events, and temporary shelter.
- ◆ Provide climate-related resources, classes, and/or workshops.

- ◆ Include community members in decision-making and recognize and protect places of historical and cultural significance to the community.
- ◆ Work with communities to identify and equip potential resilience centers such as schools and community centers.

1.9: Pursue State and Federal funding for resiliency projects.

- ◆ The Justice40 Initiative is a national commitment to environmental justice that allocates federal funding to disadvantaged census tracts. The City of Fountain Inn falls within a Justice40 tract and qualifies for disadvantaged designation and funding. Additionally the SC Office of Resilience has identified sources of funding for cities who incorporate resilience into their comprehensive plans.

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, low income residents, seniors and

youth to gather feedback on planning and infrastructure priorities and projects.

- ◆ See the Heat Resilience Report in the Appendix on page 93 for more information on the locations of vulnerable populations and where there is overlap between these areas and areas with heat risks.

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 including bus stop locations.

- ◆ 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.

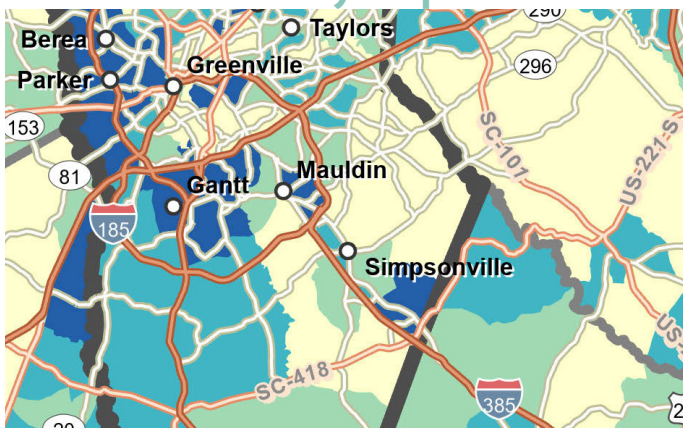
5.1.a: Install solar panels in city-owned parking areas.

- ◆ Covered parking, with solar panels, can both reduce heat and provide backup electricity during high-heat days.

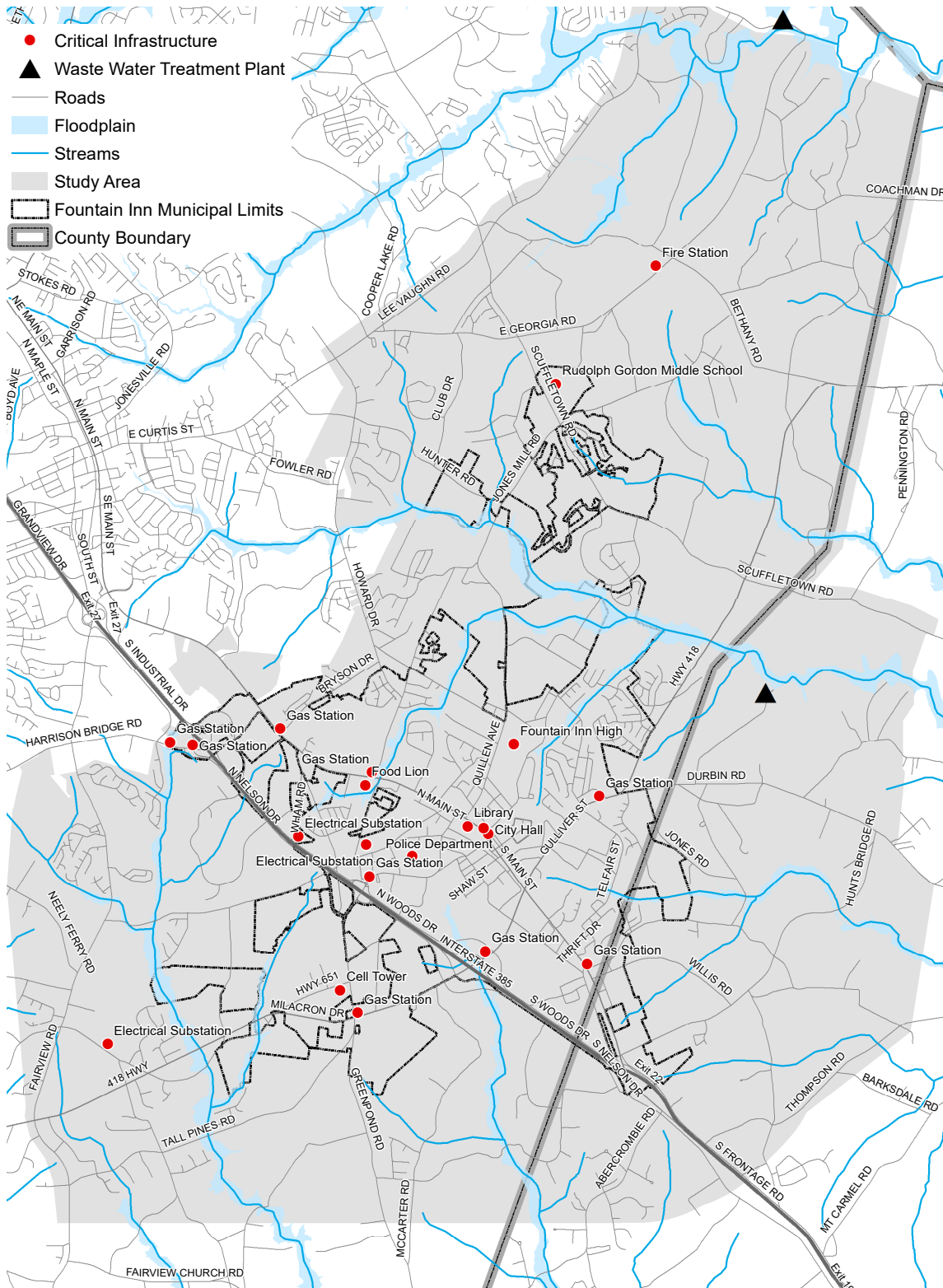
5.2: Update the ordinance to include standards for types and location of solar panels.

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.

Social Vulnerability Map



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.

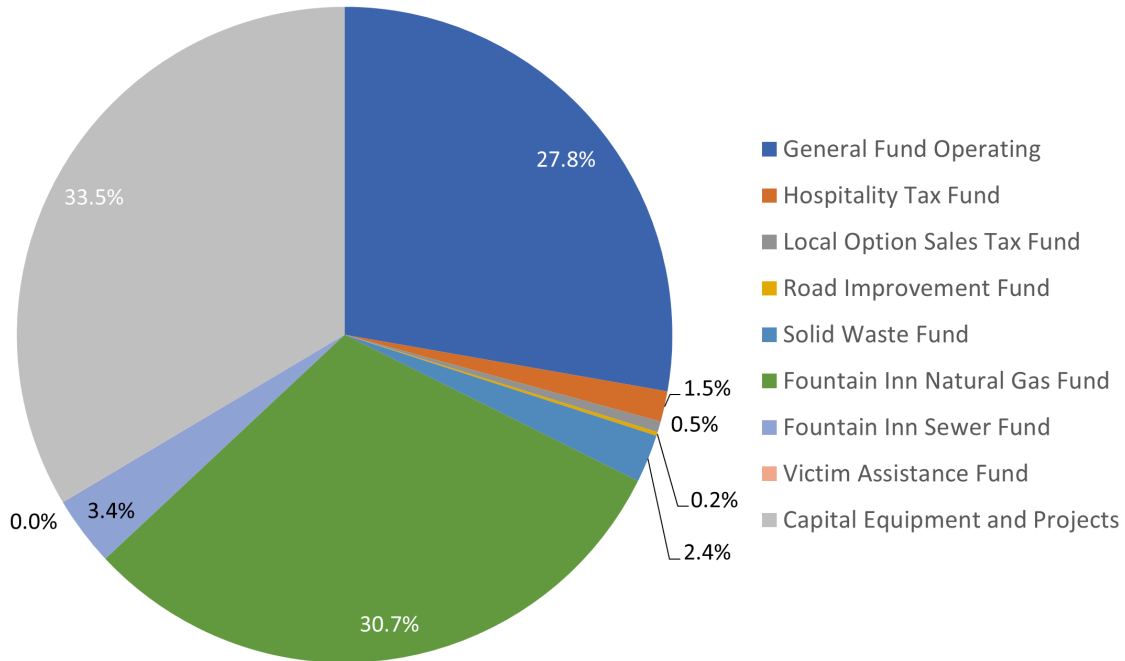
The FY 2023-2024 budget outlines the revenues and expenses for the year with some of the largest revenue contributors being Capital Equipment and Projects (\$16,090,426.00), the Fountain Inn Natural Gas Fund (\$14,717,765.00), and General Fund Operating (\$13,326,795.00). Overall, the City's net proposed 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).

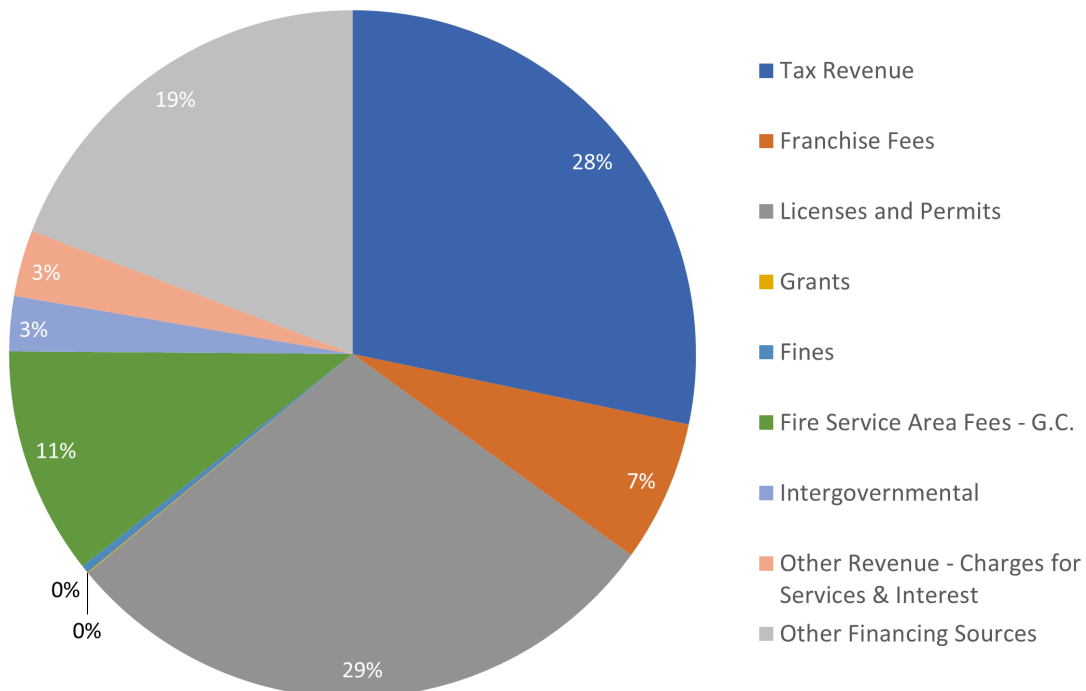
What is the Priority Investment Element?

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 (including stage that is funded). 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.	<i>Task 7.1: Trail Construction = ~\$1.2 million / mile, Trailhead parking, plaza and signage = \$100,000-200,000</i> <i>Task 7.2: Annualized re-paving cost for 3 miles of trail is approximately \$100,000 / year</i>	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.	<i>See Parks and Recreation Master Plan for cost estimates.</i>	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.)	<i>Dependent on needs</i>	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.	<i>Task 10.1: \$20-25k</i> <i>Task 10.2: TBD</i>	City

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

Digital Appendix



Part 3 Appendix

[Plan Review & Assessment](#)

[Heat Resilience in Fountain Inn](#)
[\(Furman University Report\)](#)

Engagement Results

[Final Survey Results](#)

[Public Meeting Summaries](#)

[Focus Group Meeting Summaries](#)



FOUNTAIN INN
est 1886



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INNvision

Comprehensive Plan • Fountain Inn, SC

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

February 8, 2024

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** February 8, 2024

Ordinance/Resolution Caption: An Ordinance to provide for the annexation of the property described herein to the City limits of the City of Fountain Inn; to establish a Zoning Classification; to assign the annexed property to a Council Ward; and other related matters.

Summary Background: AXZ-2024-01 would annex 8.22 acres on Jones Mill Road into the City limits of Fountain Inn; zone TMS# 0555030101003 to R-15, Residential District and assign the parcel to Council Ward 4.

The Planning Commission voted (5-0) in favor of the annexation and zoning of the property on January 25, 2024. No one spoke in opposition to the request at the public hearing.

The Fountain Inn Museum owns approximately 20 acres adjacent to the Parklynn Hills subdivision, which is already located within the corporate limits of the City of Fountain Inn. These 20 acres are in Zone V of the Eagle Springs Planned Development, which is defined as ... *the conservation-open space portion of the Project and is located along Durbin Creek.*

Impact If Denied: The 8.22-acre tax parcel would remain in unincorporated Greenville County and zoned R-S Residential Suburban. The applicant's project would be allowed by unincorporated Greenville County and would likely still move forward.

Impact If Approved: The property owner would continue implementing its vision for the use of the property, which includes the preservation of the Historic Jones Mill and the establishment of a nature park to include walking trails, pedestrian bridges over Durbin Creek, informative displays, and picnic shelters.

ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY DESCRIBED HEREIN TO THE CITY LIMITS OF THE CITY OF FOUNTAIN INN; TO ESTABLISH A ZONING CLASSIFICATION; TO ASSIGN THE ANNEXED PROPERTY TO A COUNCIL WARD; AND OTHER RELATED MATTERS (1344 Jones Mill Road).

WHEREAS, Charles E. Gray and Fountain Inn Museum, INC. have filed a proper petition with the City using the 100 percent petition method concerning those parcels or tracts of land, which property is contiguous to the City limits petitioning for annexation of said property to the City of Fountain Inn under the provisions of South Carolina Code Annotated section 5-3-150-(3) and described as follows:

ALL those certain pieces, parcels or tracts of land containing approximately 8.22 acres, being on Jones Mill Road in Greenville County, South Carolina, and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

GREENVILLE COUNTY TMS # 0555030101003

WHEREAS, it appears to the City Council that annexation would be in the best interest of the property owners and the City; and

WHEREAS, the notice and public hearing requirements of South Carolina Code Annotated section 5-3-150 have been complied with:

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

Section 1. **ANNEXATION:** That the property herein described is hereby annexed to and becomes a part of the City effective on the date of the passage of this Ordinance.

Section 2. **ZONING CLASSIFICATION:** The property herein described is hereby assigned the zoning classification of R-15: Single Family Residential.

Section 3. **DISTRICT ASSIGNMENT:** The described property shall be assigned to City Council Ward 4.

Section 4. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

Section 5. **AUTHORIZATION.** The Mayor, the City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to affect the actions authorized by this Ordinance in accordance with the conditions herein set forth.

Section 6. **EFFECTIVE DATE.** This Ordinance shall be effective upon second and final reading by the City Council.

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

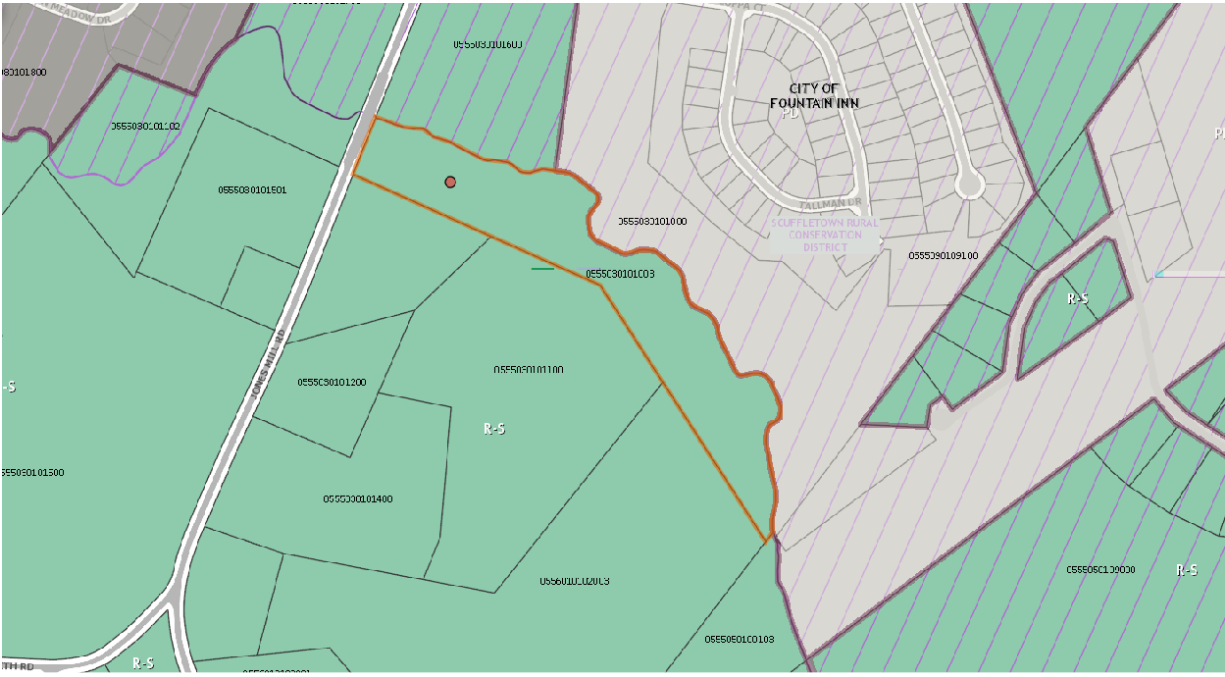
Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading:	February 8, 2024
Second Reading / Final Approval:	March 14, 2024

EXHIBIT A
DEPICTION OF PROPERTY





Dear Mayor Mcleer and City Administrator Shawn Bell,

The Fountain Inn Museum respectfully presents this letter to formally request the annexation of 8.22 acres situated off Jones Mill Road. This specific parcel of land, identified by its Tax Map Number (TMS) 0555030101003 and documented in Plat Book 1360 on page 0082 (attached for your reference), holds significant promise for the betterment of our community. After thorough reflection and a comprehensive assessment of the benefits associated with integration into the Fountain Inn community, we maintain a strong belief that this annexation serves the best interests of all stakeholders.

Our vision for the utilization of this land encompasses a wide array of functions, including but not confined to the potential for agricultural activities, the establishment of a "nature park" focused on the preservation of natural habitats, and the facilitation of educational opportunities. In pursuit of this educational initiative, we intend to create an outdoor classroom and embark on the restoration of the Historic Jones Mill, a cherished element of our local heritage. Additionally, we envision an immersive experience for visitors, where they can connect with the natural surroundings via an interconnected network of walking trails, complete with carefully designed bridges spanning Durbin Creek. To elevate the visitor experience, our plan includes the incorporation of informative displays and picnic shelters. Importantly, these developments have been meticulously designed to align with the rural character that defines the surrounding area. To ensure convenience and comfort, we have also incorporated essential amenities such as restrooms and parking facilities into our proposal.

We have already consulted with the affected property owners, and they are fully supportive of this annexation request. We understand that the annexation process requires careful consideration, review, and approval by the appropriate authorities. We kindly request that you initiate the necessary steps to evaluate our annexation request. We are prepared to provide any additional documentation, attend public meetings, or participate in any public hearings to further support our case.

We are confident that this annexation aligns seamlessly with the long-term vision and objectives of the City of Fountain Inn. It is our earnest belief that this annexation will make a substantial contribution to the city's continued growth and prosperity. We sincerely appreciate your time, consideration, and unwavering dedication to serving the community of Fountain Inn. Please be assured that we are at your complete disposal for any further information or inquiries regarding our request.

Thank you for your attention to this matter, and we eagerly anticipate a positive outcome.

Sincerely,

Charles E. Gray

Chairman, Jones Mill Committee
Fountain Inn Museum, Board Member

102 Depot Street, Fountain Inn SC 29644
(864) 862-2586 ext. 24 www.FountainInnMuseum.org



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

TO: Planning Commission

FROM: Planning and Development Department

RE: AXZ-2024-01

APPLICANT: Charles E. Gray for Fountain Inn Museum, INC

PROPERTY LOCATION: 1344 Jones Mill Road

PIN/TMS#(s): 0555030101003

EXISTING ZONING: R-S, Residential Suburban (Greenville County)

REQUESTED ZONING: R-15, Residential

PROPOSED LAND USE: Recreation

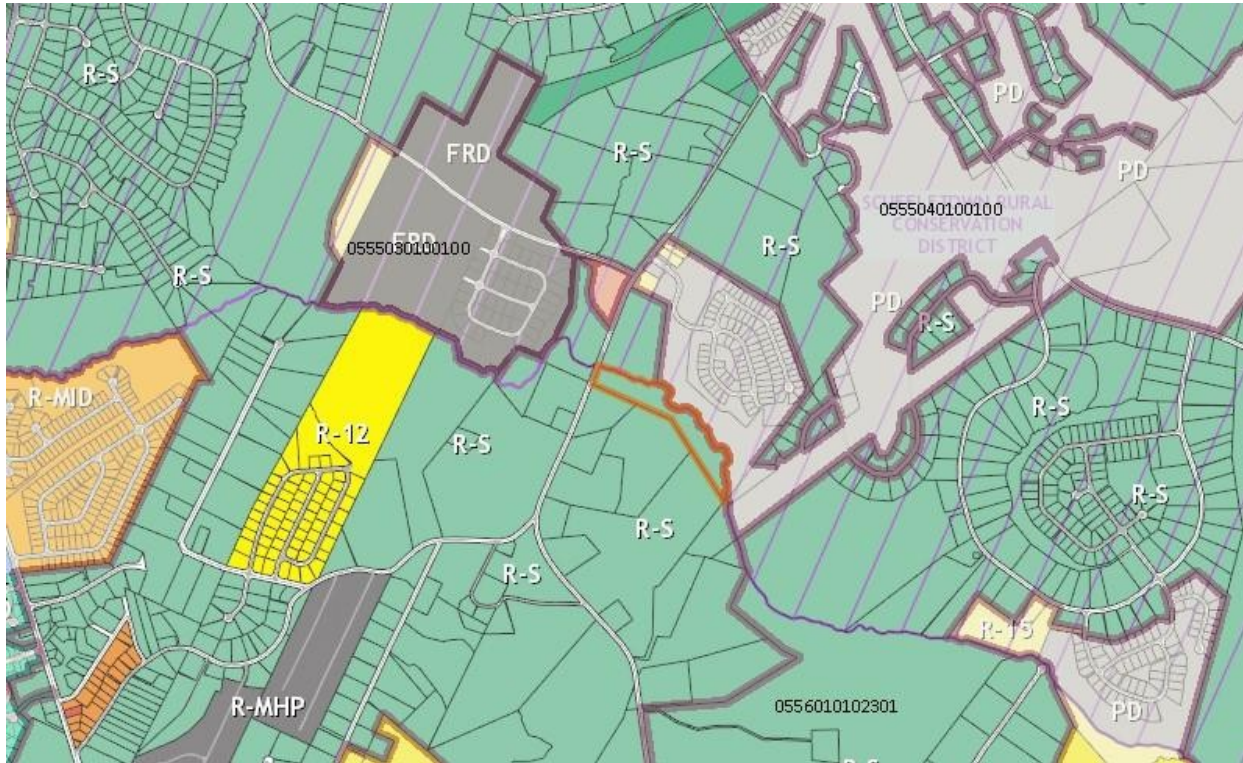
ACREAGE: 8.22

COUNCIL WARD: 4 – Phil Clemmer

EXISTING LAND USE:	Residential Vacant
REQUEST:	The City of Fountain Inn received a signed petition requesting annexation into the city pursuant to the South Carolina Code of Laws Section 5-3-10. The owner requested this parcel be annexed into the City of Fountain Inn and rezoned from R-S, Residential Suburban in Greenville County to R-15, Residential. The applicant intends to use the site for public recreation.
FOUNTAIN INN MASTER PLAN CONFORMANCE:	The subject property is part of the proposed <u>INNvision Fountain Inn Master Plan</u>, where it is identified as <i>Low to Medium Density Residential</i>. Typical densities in this designation would be less than 4 dwelling units per acre. The property is also in the Conservation Design Overlay. The overlay contains environmentally sensitive areas where development should be designed to preserve key natural resources.
PLANNING COMMISSION FUNCTION:	It is the function and duty of the Fountain Inn Planning Commission to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
STAFF RECOMMENDATION:	Staff finds this request to be consistent with the continuing vision for the area. Staff believes an approval would have no negative impact on the public health, safety, or welfare of the surrounding area. Staff recommends approval of the requested annexation and rezoning to R-15, Residential District.

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Vicinity Map





REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina
To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

February 8, 2024

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

Agenda Date Requested: February 8, 2024

Ordinance/Resolution Caption: Ordinance 2024-2

An Ordinance to update and amend the FY 2024 Budget for the City of Fountain Inn to account for appropriations made by City Council through the fiscal year.

Summary Background:

When a municipality adopts its annual budget ordinance, staff and elected officials are projecting receipts and expenditures of government. During a fiscal year, sometimes circumstances may make it appropriate to adopt an amendatory ordinance to reflect deviations in certain line items of the budget.

The impetus for amending FY 2024 Budget:

An increase in revenue and correction of duplicate budgeted expenses allows for additional planned expenditures to be funded with operating funds.

- Revenue
 - Tax revenue received from Greenville County and interest income exceed budget. This amendment will adjust the revenue projections based on revenues actually received.
- Expenditures
 - Increase in Special Events and Christmas Festival expenses. Christmas Festival expenses exceeded projected expenses due to the expansion of the event and an increased cost of carriage rides. City Council and Management have also expressed their desire to increase activities and improve the Sound of Summer and Farmers Market.
 - Victim Advocate department expenditures were not included in the FY24 budget in error. South Carolina Crime Victim Services Act requires the City to submit the approved budget to the state attorney general's office.
 - A portion of the 2019 IPRB principal and interest payment was included twice in the approved budget.
 - In order to balance the budget, annual performance bonuses were not included in the approved FY24 budget.
 - Additional expenses are needed to prepare Emmanuel Sullivan and PD Terry Park for spring baseball/softball season, including regrading, mulch, netting and batting cages.
 - Unplanned grounds maintenance expenses for Sanctified Hill Park and Georgia Street Park.

Impact If Approved:

If approved, this amendment will bring the City into compliance with the Crime Victim Services Act. It will also allow the City to continue and expand planned public events, improve parks, and to demonstrate their appreciation to employees who exceeded their performance expectations.

Financial Impact:

The total increase to Revenue/*Other Financing Sources \$361,845.
The total increase to Expenditures/*Other Financing Uses \$361,845.

*Total amended revenue and expenditures is \$286,190. The additional \$75,655 are transfers of income between funds.

**ORDINANCE
#2024-2**

**AN ORDINANCE TO UPDATE AND AMEND THE FY 2024 BUDGET FOR THE
CITY OF FOUNTAIN INN TO ACCOUNT FOR APPROPRIATIONS MADE BY
CITY COUNCIL THROUGH THE FISCAL YEAR.**

WHEREAS, The City of Fountain Inn adopted a budget for City operations for FY 2024;
and

WHEREAS, City staff has recommended and council has approved certain
appropriations throughout the year; and

WHEREAS, it is appropriate to adopt an amendatory ordinance to reflect those
appropriations;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF FOUNTAIN INN, SOUTH CAROLINA, AS FOLLOWS:**

The FY 2024 Budget for the City of Fountain Inn shall be amended as follows:

The FY 2024 Budget is amended to reflect the appropriations described on
Exhibit A and attached hereto and made a part hereof by reference.

FURTHER: The City Administrator, or his designee, is hereby authorized and directed
to make the changes required by this Ordinance to the FY 2024 budget.

SIGNATURE OF MAYOR

George Patrick McLeer, Jr.

ATTEST:

Elizabeth Adams
City Clerk

APPROVED AS TO FORM:

Michael Kozlarek
City Attorney

FIRST READING:
SECOND READING:

FY 2023-2024

CITY OF FOUNTAIN INN
UPDATE BUDGET CHANGES

PRINT ONLY

FY 2023-2024 Budget Adopted

<u>ACCOUNT</u>	<u>DATE</u>	<u>CHANGE NUMBER</u>	<u>CURRENT BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Revenue					
100					
100-410-311-001 CITY TAXES - GREENVILLE COUNTY	2/1/2024	68581	2,432,850.00	122,440.00	2,555,290.00
Budget Amendment - Addtl Gvl County Tax Revenue					
100-410-361-001 INTEREST EARNED	2/1/2024	68536	20,000.00	76,000.00	96,000.00
Budget Amendment - Addtl Interest Revenue					
100-410-900-106 TRNSFER IN - LOCAL OPTION SALES TAX	2/1/2024	68537	256,000.00	3,600.00	259,600.00
Budget Amendment - Addtl LOST Interest Revenue					
100-414-372-011 CHRISTMAS FESTIVAL SPONSOR	2/1/2024	68564	19,500.00	27,000.00	46,500.00
Budget Amendment - Addtl Festival Sponsorship Rev.					
100-414-900-102 TRANSFER IN-HOSP FND (CHRISTMAS)	2/1/2024	68568	290,000.00	15,000.00	305,000.00
Budget Amendment - Funding for Addtl. Event Exp.					
Total for 100			3,018,350.00	244,040.00	3,262,390.00
102					
102-410-361-001 INTEREST INCOME	2/1/2024	68569	2,500.00	15,000.00	17,500.00
Budget Amendment - Addtl Interest Revenue					
Total for 102			2,500.00	15,000.00	17,500.00
106					
106-410-361-000 INTEREST EARNED	2/1/2024	68575	500.00	3,600.00	4,100.00
Budget Amendment - Addtl Interest Revenue					
Total for 106			500.00	3,600.00	4,100.00
130					
130-432-900-100 TRANSFER IN - GENERAL FUND	2/1/2024	68563	166,274.00	13,000.00	179,274.00
Budget Amendment - Performance Bonus					
Total for 130			166,274.00	13,000.00	179,274.00
200					
200-510-377-101 PENALTIES REVENUE	2/1/2024	68574	6,000.00	25,000.00	31,000.00
Budget Amendment - Addtl Penalties Revenue					
Total for 200			6,000.00	25,000.00	31,000.00
411					
411-434-361-001 INTEREST INCOME	2/1/2024	68573	13,000.00	11,000.00	24,000.00
Budget Amendment - Addtl Interest Revenue					
Total for 411			13,000.00	11,000.00	24,000.00
525					
525-412-351-001 VICTIM SERVICES REVENUE	2/1/2024	68545	0.00	4,500.00	4,500.00
Budget Amendment - Victim Advocate FY 24 Budget					

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BPPPostBudgetVersion

FY 2023-2024

CITY OF FOUNTAIN INN
UPDATE BUDGET CHANGES

PRINT ONLY

FY 2023-2024 Budget Adopted

<u>ACCOUNT</u>	<u>DATE</u>	<u>CHANGE NUMBER</u>	<u>CURRENT BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Revenue					
525-412-351-002 VICTIM CONVICTION SURCHARGE REVENUE	2/1/2024	68546	0.00	1,500.00	1,500.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-361-001 INTEREST EARNED	2/1/2024	68547	0.00	150.00	150.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-421-950-100 TRANSFER IN - GENEAL FUND	2/1/2024	68557	0.00	44,055.00	44,055.00
Budget Amendment - Victim Advocate FY 24 Funding					
Total for 525			0.00	50,205.00	50,205.00
Total for Revenue			3,206,624.00	361,845.00	3,568,469.00
Expenditure					
100					
100-410-900-130 TRANSFER OUT - SOLID WASTE	2/1/2024	68578	166,274.00	13,000.00	179,274.00
Budget Amendment - Performance Bonus Funding					
100-410-900-525 TRANSFER OUT - VICTIMS ADVOCATE	2/1/2024	68558	0.00	44,055.00	44,055.00
Budget Amendment - Victim Advocate FY 24 funding					
100-411-140-001 ANNUAL BONUS	2/1/2024	68562	0.00	71,000.00	71,000.00
Budget Amendment - Performance Bonus					
100-414-804-001 SPECIAL EVENTS	2/1/2024	68565	45,000.00	25,000.00	70,000.00
Budget Amendment - Addtl Event Expenses					
100-414-804-004 CHRISTMAS FESTIVAL EXPENSE	2/1/2024	68566	90,000.00	150,000.00	240,000.00
Budget Amendment - Addtl Festival Expenses					
100-414-804-007 SOUNDS OF SUMMER	2/1/2024	68567	25,000.00	6,300.00	31,300.00
Budget Amendment - Addtl Event Expenses					
100-424-471-007 IPRB SERIES 2019 PRINCIPAL	2/1/2024	68571	134,000.00	-134,000.00	0.00
Budget Amendment - Duplicate Expense					
100-424-471-008 IPRB SERIES 2019 INTEREST	2/1/2024	68572	29,017.00	-29,017.00	0.00
Budget Amendment - Duplicate Expense					
100-431-431-002 GROUNDS MAINTENANCE	2/1/2024	68577	12,090.00	64,172.00	76,262.00
Budget Amendment - Field and Park Preparation					
100-451-880-006 EQUIPMENT (DEPRECIABLE)	2/1/2024	68582	0.00	33,530.00	33,530.00
Budget Amendment - Field Netting and Batting Cages					
Total for 100			501,381.00	244,040.00	745,421.00
102					
102-414-900-100 TRANSFER OUT-GF (ED/TOURISM EVENTS)	2/1/2024	68570	290,000.00	15,000.00	305,000.00
Budget Amendment - Addtl Funding for Events					

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BPPPostBudgetVersion

FY 2023-2024

CITY OF FOUNTAIN INN
UPDATE BUDGET CHANGES

PRINT ONLY

FY 2023-2024 Budget Adopted

<u>ACCOUNT</u>	<u>DATE</u>	<u>CHANGE NUMBER</u>	<u>CURRENT BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Expenditure					
Total for 102			290,000.00	15,000.00	305,000.00
106					
106-410-950-100 TRANSFER OUT - GENERAL FUND	2/1/2024	68576	256,000.00	3,600.00	259,600.00
Budget Amendment - Addtl Interest Revenue					
Total for 106			256,000.00	3,600.00	259,600.00
130					
130-432-140-001 YEAR END BONUS	2/1/2024	68561	0.00	13,000.00	13,000.00
Budget Amendment - Performance Bonus					
Total for 130			0.00	13,000.00	13,000.00
200					
200-510-140-100 ANNUAL BONUS	2/1/2024	68560	28,637.00	25,000.00	53,637.00
Budget Amendment - Performance Bonus					
Total for 200			28,637.00	25,000.00	53,637.00
411					
411-434-140-001 ANNUAL BONUS	2/1/2024	68559	11,836.00	11,000.00	22,836.00
Budget Amendment - Performance Bonus					
Total for 411			11,836.00	11,000.00	22,836.00
525					
525-412-110-001 SALARIES - VICTIM'S ADVOCATE	2/1/2024	68538	0.00	16,871.00	16,871.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-130-002 OVERTIME - VICTIM'S ADVOCATE	2/1/2024	68539	0.00	2,000.00	2,000.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-140-001 BONUS - VICTIM'S ADVOCATE	2/1/2024	68540	0.00	113.00	113.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-210-001 HEALTH INSURANCE - VICTIM'S ADVOC	2/1/2024	68541	0.00	3,692.00	3,692.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-220-002 FICA - VICTIM'S ADVOCATE	2/1/2024	68542	0.00	1,452.00	1,452.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-230-001 RETIREMENT	2/1/2024	68543	0.00	3,294.00	3,294.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-260-001 WORKER'S COMPENSATION	2/1/2024	68544	0.00	230.00	230.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-432-001 COMPUTER EXPENSE	2/1/2024	68548	0.00	2,000.00	2,000.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-520-001 GENERAL LIABILITY - SCMIRF	2/1/2024	68549	0.00	1,993.00	1,993.00

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BPPostBudgetVersion

FY 2023-2024

CITY OF FOUNTAIN INN
UPDATE BUDGET CHANGES

PRINT ONLY

FY 2023-2024 Budget Adopted

<u>ACCOUNT</u>	<u>DATE</u>	<u>CHANGE NUMBER</u>	<u>CURRENT BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Expenditure					
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-530-001 TELEPHONE	2/1/2024	68550	0.00	540.00	540.00
Budget Amendment - Victim Advocate FY 24 budget					
525-412-580-002 CONFERENCES AND TRAINING	2/1/2024	68551	0.00	2,000.00	2,000.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-610-001 SUPPLIES	2/1/2024	68552	0.00	500.00	500.00
Budget Amendment - Victim Advocate FY 24 budget					
525-412-626-001 VEHICLE GAS	2/1/2024	68553	0.00	600.00	600.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-656-001 UNIFORMS	2/1/2024	68554	0.00	100.00	100.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-670-001 RENTAL/LEASE EXPENDITURE	2/1/2024	68555	0.00	7,320.00	7,320.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-801-001 VICTIM SERVICES	2/1/2024	68556	0.00	7,500.00	7,500.00
EXPENDITURES					
Budget Amendment - Victim Advocate FY 24 Budget					
Total for 525			0.00	50,205.00	50,205.00
Total for Expenditure			1,087,854.00	361,845.00	1,449,699.00
Grand Total			4,294,478.00	723,690.00	5,018,168.00

CITY OF FOUNTAIN INN

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF FOUNTAIN INN

RESOLUTION 2024-2

ALLOCATION OF GREENVILLE COUNTY
CDBG AND HOME FUNDS
FOR PROGRAM YEAR 2024

WHEREAS, the City of Fountain Inn participates in the Greenville County Urban County Program; and

WHEREAS, the funds received by the Greenville County available for allocation by the City of Fountain Inn are as follows:

	<u>CDBG</u>	<u>HOME</u>
City Allocation	\$92,756	\$39,975
Program Income	\$ 5,086	\$ 75
Total	\$97,842	\$40,050

WHEREAS, the HOME funds may only be used to increase the supply of decent affordable housing for modest income persons, and CDBG funds may only be used to assist low- and moderate-income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

WHEREAS, the Mayor and Council of the City of Fountain Inn have discussed and reviewed projects for which these funds should be allocated by the Greenville County;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Fountain Inn accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds in the projected amount of \$40,050 or such other amount as may be received in HOME funds in the 2024 program year to be used for new construction or rehabilitation of property for homeownership or rental unit(s) available to low- and moderate-income households in Sanctified Hill, Woodside neighborhood, or in any scattered sites in the City of Fountain Inn.

CDBG funds in the projected amount of \$97,842 or such other amount as may be received in the 2024 program year to be used on the following activities: the amount of \$10,000 shall be used for public service activities, \$87,842 for facility improvement cost;

or any other eligible activity as may be needed in the City of Fountain Inn. ANY CHANGE in CDBG and HOME funding allocations, increase or decrease in funding, will be distributed on a pro rata basis to all activities.

PASSED, ADOPTED AND APPROVED, by the Council of the City of Fountain Inn on this _____ day of _____ 2024.

Attest:

George Patrick McLeer, Jr.

Elizabeth Adams, City Clerk

Reviewed:

Shawn Bell, City Administrator

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

February 8, 2024

Regular City Council Meeting

☐ Ordinance/First Reading ☐ Ordinance/Second Reading ☒ Resolution/First & Final Reading**Agenda Date Requested:** February 8, 2024**Ordinance/Resolution Caption:** A resolution to provide for a major change to the Woodside Village Planned Development.**Summary Background:** PZ-2024-01 would realign the boundaries of the existing development zones for the Woodside Village Planned Development (PD). On January 25, 2024, the Planning Commission voted (5-0) in favor of the major change to the Planned Development.

City Council approved a major change to the Woodside Village PD on October 13, 2022, which would have given way to the construction of a four-story apartment structure in a similar design to the former Woodside Mill in Zone 2 and infill new single-family homes within the Mill Village (Zone 3). This prior approval had included an access point on Fairview Street, but SCDOT has mandated the access to be emergency-only.

The applicant is now proposing the realignment of zones 2 and 3 to better reflect property ownership. The applicant owns TMS# 0345000100602 and 0345000100604, whereas, the City of Fountain Inn owns TMS # 0345000100605, 0345000100600, and 0345000100606. With this proposal, Zones 1 and 2 would reflect the property controlled by the applicant; and Zone 3 (and a future Zone 4) would be roughly entirely City-owned property.

Zone 2 would be expanded to include the previous area designated as Zone 3. Zone 2 will consist of the Mill Apartments, a section of stacked flats, and an above-grade stormwater pond. The City-owned Zone 3 has been shifted and is designated for future development of single-family homes (Mill Village-style). Zone 1 is left unchanged and designated for future development of office/commercial space with residential units. Future developments in Zones 1 and 3 will require a major change to this approval with a return to the Planning Commission and City Council for consideration. Details and specifications for these zones would be addressed as part of that major change request.

Impact If Denied: The tax parcel(s) would remain zoned PD, Planned Development but the density and layout would remain as approved in 2022. SCDOT will not allow full secondary access off Fairview Street. The applicant does not own/control much of the acreage in Zone 3.**Impact If Approved:** The overall density of the project would remain relatively unchanged. Zones 1 and 2 would more accurately reflect property boundaries. Zone 2 would be expanded and allow for 161 multi-family residential units and an above-ground stormwater pond. A full secondary access off Fairview Street would be replaced with an emergency-only access.

MAJOR CHANGES - Changes to a Planned Development district which would alter the basic concept and general characteristics of the Planned Development district may be approved by City Council in accordance with the procedures established by Section 5:9.1.7. After approval of a major change by the City Council, approval of a final development plan showing such changes must be submitted to the Planning Commission in accordance with Section 5:9.1.9. Examples of major changes may include, but are not limited to the following:

- boundary changes*
- decrease in open space*
- increase or decrease in number of access points*
- changes to more intensive land uses, e.g. residential to commercial*
- any change which the Zoning Administrator determines would significantly alter the character of the PD or be expected to have an adverse impact upon neighboring property owners.*



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

TO: Planning Commission

FROM: Planning and Development Department

RE: PZ-2024-01 Woodside Village Planned Development

APPLICANT: Seth Henry for Hallmark Fountain Inn, LLC

PROPERTY LOCATION: Fairview St and Diamond Tip Blvd

PIN/TMS#(s): 0345000100600, 0345000100602

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: Planned Development – Major Change

PROPOSED LAND USE: Office/Commercial, Residential, Single-family, and Multifamily

ACREAGE: 18.18

COUNCIL WARD: 5 – Don

EXISTING LAND USE: Vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M, R-15	Single-family Residential, Park
East	PD	Single-family Residential
South	PD	Vacant
West	R-M	Multifamily Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: City of Fountain Inn

**Fountain Inn Master
Plan CONFORMANCE:**

The subject property is part of the proposed INNvision Fountain Inn Master Plan, where it is designated as *Mill Village*. New development in this character area should follow Mill District design guidelines.

ROADS AND TRAFFIC:

Fairview Street is a two-lane State-maintained collector road. Zone 2 has approximately 320 feet of frontage along Fairview Street. Diamond Tip Boulevard is a two-lane City-maintained local road. Zone 2 has approximately 784 feet of frontage along Diamond Tip Blvd. There is a sidewalk along the rear of the property.

Location of Traffic Count	Distance to Site	2017	2019	2021
Fairview Street	2877' W	4,800	5,400 +12.5%	5,200 -3.7%

**CULTURAL AND
ENVIRONMENTAL:**

No floodplain is present on the site. There are no known historic or cultural resources on the site. Fountain Inn Elementary is less than a mile from the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing the realignment of zone 2 and zone 3 of the Woodside Village Planned Development. Zone 2 has been expanded to include the previous area designated as zone 3. Zone 2 will consist of the Mill Apartments, a section of stacked flats, and an above grade stormwater pond. Zone 3 has been shifted and is designated for future development of single-family homes. Zone 1 is designated for future development of office/commercial space with residential units. Future developments in zones 1 and 3 will require a major change to this approval. Details and specifications for these zones will be addressed as part of the major change request.

Proposed Land Uses:

The intended use for the site is multifamily residential units and future development of commercial/office space (zone 1) and single-family homes (zone3).

Architectural Design:

The applicant states the building materials and architectural design will be inspired by early twentieth century textile mill architecture. The primary material will be brick veneer and secondary materials may include cementitious and architectural panels.

Access and Parking:

The site is accessed from one location on Diamond Tip Blvd. Previous approvals included an additional access point on Fairview Street, but that has been removed per SCDOT. That access will be designated for emergency access only. Additionally, 236 parking spaces are included in Zone 2. This does not meet the requirements of the Fountain Inn Zoning Ordinance.

Landscaping and Buffering:

The applicant states they will provide a minimum 10' buffer along Fairview Street. The buffer will consist of deciduous and evergreen trees and shrubs with ground covers consisting of grasses and mulch. The buffer among existing creeks and streams will remain in their natural state.

Signage and Lighting:

All signage and lighting will comply with the City of Fountain Inn Zoning Ordinance.

CONCLUSION:

Changes to a Planned Development District which would alter the basic concept and general characteristics of the district require a major change that must be approved by the Planning Commission and City Council. Although the proposed boundary change and the decrease in access points are examples of major changes to the district, staff does not feel these changes will adversely affect the proposed development or adjacent properties.

**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested Major Change to the Woodside Village Planned Development, with the following conditions:

1. Emergency access must be provided along Fairview Street.
2. A Final Development Plan must be reviewed and approved prior to the issuance of any permits.

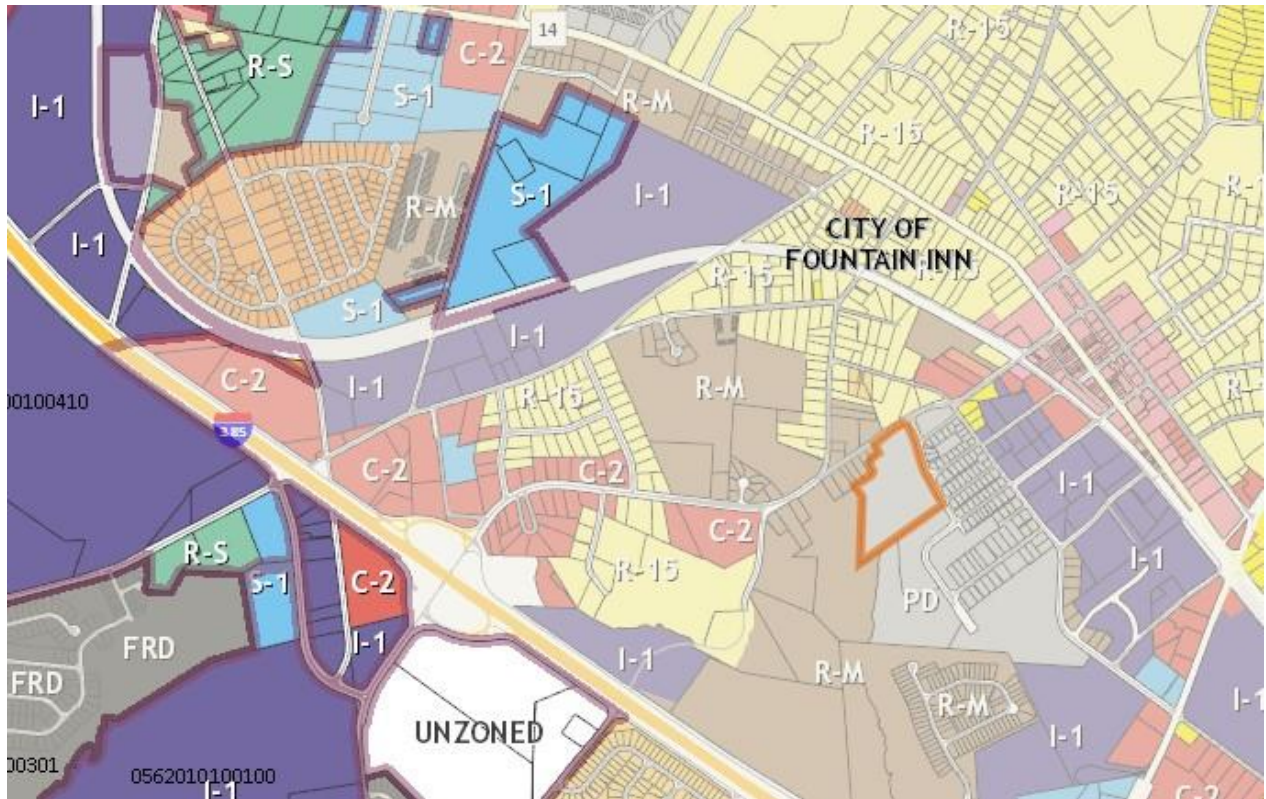


Aerial Photography



Zoning Map

Vicinity Map



DAVIS & FLOYD

SINCE 1954

December 20, 2023

Dean Miller
Planning and Development Manager
City of Fountain Inn

Re: Woodside Village Preliminary PD Response
D&F Job Number: 4217200

Mr. Miller,

We are writing to communicate the changes shown in the recently submitted preliminary PD package for Woodside Village. This site had previously been approved in a PD submittal but 2 layout issues have caused revisions and the need to resubmit.

Originally, a proposed entrance was shown which connected the multi-family (Zone 2) at Fairview Street. The SCDOT has since told us that connection to Fairview Street can only be used as an emergency entrance, and they will not allow it as a major entrance so close to Diamond Tip Blvd. That connection, which was originally a major entrance point, will now be shown as an emergency entrance.

Second, the internal phase line that divides the apartments (zone 2) and the residential (zone 3) originally has been altered. (Zone 2) now contains the mill apartments and a section of stacked flats and an above grade stormwater pond. (Zone 2) has been expanded to include the area of previous zone 3 and no longer contains single family homes. (Zone 3) has been shifted and is now designated for single family homes only for future development.

These were the changes from the original submittal.

Please call or email should you have any questions or require additional information.

Yours truly,

Davis & Floyd

Bradley L Smith, PE

164 Milestone Way, Suite 200, Greenville, SC 29615

☎: (864) 527-9800 ☎: (864) 527-9801

WWW.DAVISFLOYD.COM

Development Plan

(Please use this document as the format for the pre-application conference and for the final submittal of the rezoning application)

WOODSIDE VILLAGE PLANNED DEVELOPMENT - REVISED

1. **Property Owner:** City of Fountain Inn; Surendra Jain

Address: 200 North Main St. Fountain Inn SC, 29644; 02 Golden Wings Way Greer, SC 29650

Telephone Number: 864 593-4421

2. **Applicant:** Blackstock Development

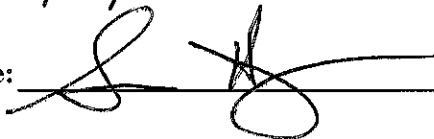
Name: Seth Henry

Address: 39 Rowley Street, Greenville, SC 29601

Telephone Number: 864 593-1809

Email: seth@blackstockdevelopment.com

3. **Date:** 12/12/23

4. **Signature:** 

Woodside Village Planned Development

Revised Statement of Intent

1) Preliminary Development Plan

The applicant shall submit a digital version and also reproducible vellum of the proposed Planned Development which shall also include the following:

- ☐ (a) A boundary survey with vicinity map, title block, scale, and north arrow.
- ☐ (b) Total number of acres of the overall site.
- ☐ (c) Location and orientation of existing and proposed buildings, number of residential use by type, square footage of non-residential uses.
- ☐ (e) Primary traffic circulation pattern, including external and internal points of ingress and egress.
- ☐ (f) Location of parking areas and approximate number of parking spaces for use.

Any such information or descriptions as may be deemed reasonably appropriate for review.

2) Statement of Intent

The applicant shall submit three copies of a report setting forth the characteristics of the proposed Planned Development including the following:

- ☐ (a) A description of any proposed homeowners association or other group maintenance agreement.

A Property Owners Association, POA, will be established for Zones I, II and III. Each association will address the specific needs of their particular zone and will be responsible for maintenance of any entrances, including maintenance of signage, lighting, stormwater management and landscaping. It is the intent of this project to be served by a common stormwater management system and Zone I, II, and III property owners associations will share in the maintenance of the system.

- ☐ (b) A statement setting forth the proposed development schedule.

This statement is intended to describe in detail the proposed Planned Development of the approximately 21.5 acres on the west side of Fountain Inn, hereafter referred to as the "Project". It is bounded by Fairview Street, 1st Street Woodside Avenue, and Fountain Inn Creek. The Project encompasses the former Woodside Mill Site at the northern end and the existing Woodside Park at the southern end.

Development of the Project could begin as soon as permits are acquired and funding is in place. The primary circulation within the Project will be Diamond Tip Boulevard.

Currently all the property is zoned PD, Planned Development and the PD is proposed to be revised as described below. The limits of each zone are shown on the accompanying Preliminary Development Plan and are described as follows:

ZONE I

Zone I is approximately 1.27 acres in size and will be developed as NC-Neighborhood Commercial.

Because of the unusual shape of the parcel, the standard 25-foot perimeter setback of the PD requirements would severely limit the use of this property. A reduction of setback that is consistent with the NC classification along roadways to 10' is being requested. The building size for this zone would not exceed 15,000 square feet of commercial/office and 16 residential units. On-site parking will be provided at a minimum ratio of 3 spaces per 1000 SF of commercial/office area and 1 space per dwelling unit including publicly accessible on-street parking to be provided on Diamond Tip Boulevard.

The stormwater management system in Zone I will be designed to meet and exceed state and local standards and may incorporate low impact design standards. The POA for Zone I will be responsible for the maintenance of this system. However, because the Project will have more than one stormwater management system, the POA of Zones II and III may share the costs of maintenance of this system.

Access for Zone 1 will be from Diamond Tip Boulevard and/or 1st Street. Any road improvements are subject to review and approval by SC Department of Transportation (SCDOT) and the City of Fountain Inn.

Engineering and Architectural drawings and appropriate permits will be pursued once specific used and/or tenants have been identified. Development would begin as soon as all permits have been issued.

ZONE II

Zone II is approximately 8.76 acres and will be developed as Multi-family Residential. The development density will be a maximum of 18.4 units per acre.

The first development will be the multi-story Woodside Village Mill Apartments. The current plan includes 129 units and the maximum height above Diamond Tip Boulevard will be 50'. These units will be studio, 1, 2, and 3 bedroom dwellings. On-site parking will be provided at a minimum ratio of 1/ 1 bedroom units, 2/ 2 bedroom units, 2/ 3 bedroom units and publicly accessible on-street parking will be provided on Diamond Tip Boulevard. Building materials and architectural detailing will be inspired by early twentieth century textile mill architecture. The primary material will be brick veneer and secondary materials may include cementitious and architectural metal panels. Final material color selections will be provided to the Fountain Inn Planning Commission for approval as part of the FDP application. Samples of the style and character of the buildings are attached.

The second development in Zone II will be the Cottage Stacked Flats. The current plan includes 32 stacked apartment flats with a maximum of four apartments per Cottage. Building materials and architectural detailing will be inspired by early twentieth century single family cottages. The primary material will be cementitious siding and the secondary material will be brick veneer. No single elevation shall have more than one exterior entrance so as to maintain a single family aesthetic. The maximum number of stories shall limited to 2.5 stories above Diamond Tip Boulevard.

Included in Zone II will be a shared amenity area consisting of a recreational pool and bathhouse. It will be centrally located and accessible by both the Mill apartments and the stacked flats.

Access for Zone II will be from Diamond Tip Boulevard. Waste management for Zone II will be addressed on-site with screened or sub-terranean waste containers. Mailboxes for Zone II will be inside the apartment building and at a centrally located kiosk for the stacked flats.

The stormwater management system for Zone II will be constructed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone II will be responsible for the maintenance of this system. However, because the project will have more than one stormwater management system, the POA of Zone I may share the maintenance of this system.

Engineering and Architectural drawings and appropriate permits will be pursued immediately upon approval of the revised Planned Development. Development may begin as soon as all permits have been issued.

ZONE III

Zone III consists of approximately 8.15 acres and will be developed as Single Family Residential with maximum density of 7.3 unit per acre (equal to the R-6 Residential classification). Primary access will be provided to Zone III from Diamond Tip Boulevard. The single family homes will be designed in the style of traditional mill village housing.

The stormwater management system in Zone III will be designed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone III will maintain this system. However, because the Project will have a single stormwater management system, the POA of Zones I and II may share in the maintenance of this system.

Engineering and Architectural drawings and appropriate permits will be pursued prior to development.

☐ (c) A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

Diamond Tip Boulevard was previously constructed. Additional improvements will include adding street parking along Diamond Tip Boulevard and 1st Street, as required for the development.

☐ (d) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.

Public utilities are available to the Project and will be utilized as needed.

☐ (e) A statement describing the architectural style, appearance and orientation of proposed buildings.

Examples to confirm the style and character for Zone I and Zone II/III are attached.

☐ (f) A statement describing the landscaping and screening of proposed project.

It is requested that the buffer for Zone I be waived as it is surrounded by roadways. Landscaping along roadways will be provided as practical and will be reviewed as part of the Final Development Plan approval.

Where landscape berms are utilized, they will vary in height and width to provide a more natural effect.

A minimum 10' buffer will be provided along Fairview Street and will be landscaped with deciduous and evergreen trees and shrubs with groundcovers consisting of grasses and mulches. Additional landscaping will be provided within Zones II and III. The Property Owners Associations will be responsible for the maintenance of their respective zones.

The buffer along existing creeks and streams will remain in its natural state. Additional landscaping will be added as needed to provide adequate screening for the Project.

☐ (g) A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.

Detention ponds and the storm water management systems will be designed to provide positive drainage for the entire Project. Any ponds will be either fenced or landscaped as appropriate for the situation.

☐ (h) A statement describing pedestrian access and circulation throughout the project.

All parking areas will be engineered and constructed in accordance with SCDOT, Greenville County and/or City of Fountain Inn Regulations. Sidewalks will connect to existing sidewalks where practical.

To facilitate safe pedestrian circulation, sidewalks will connect from parking areas to Diamond Tip Boulevard.

A network of walking trails is planned to facilitate the walkability of the project.

Currently, there is an established trail system or sidewalks within or adjacent to the Project. The Project will connect to existing pathways and sidewalks to make pedestrian circulation safe and possible throughout the Project. Another source considered is the Safe Routes to School program that promotes more accessibility for children walking or biking to school.

TAX MAP #345.0-1-6.0, 345.0-1-6.2, AND 345.0-1-6.3

LEGEND

ZONE LINE
BUILDING SETBACK LINE
PRIMARY CIRCULATION

MAJOR ACCESS POINT

MINOR ACCESS POINT (VEHICULAR AND/OR PEDESTRIAN)

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES

ZONE I	±1.27 AC.	NEIGHBORHOOD COMMERCIAL / RESIDENTIAL USES (15,000 SF COMMERCIAL AND 16 RESIDENTIAL UNITS)
ZONE II	±8.76 AC.	MULTI-FAMILY RESIDENTIAL UP TO 161 UNITS
ZONE III	±8.25 AC.	SINGLE-FAMILY RESIDENTIAL UP TO 60 LOTS 1000 SF MIN./2 - 4 BEDROOMS

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

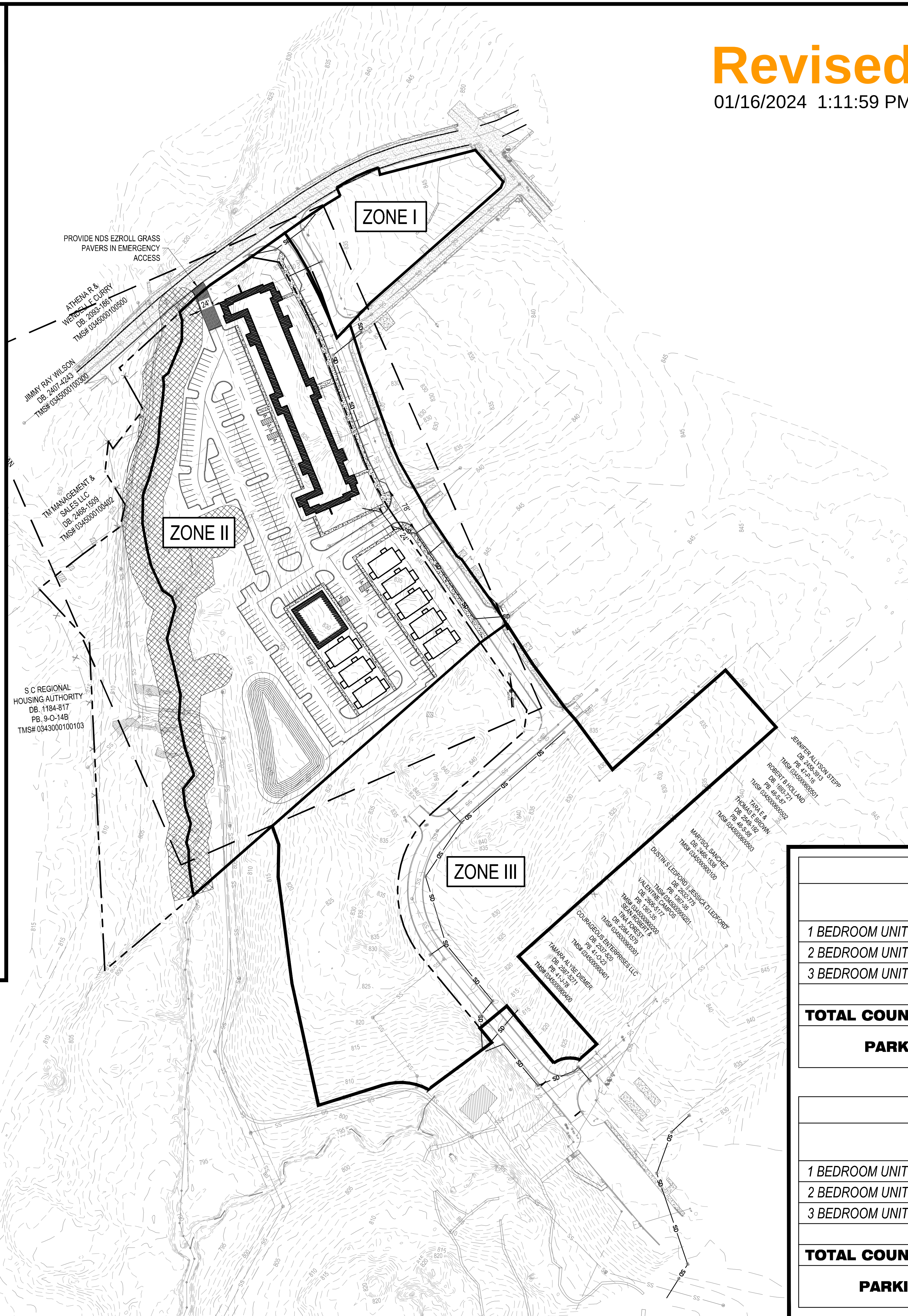
	MAX UNITS	ACREAGE	DENSITY
ZONE I	16	± 1.27 AC.	12.60
ZONE II	161	± 8.76 AC.	18.38
ZONE III	60	± 8.15 AC.	7.3
TOTAL	237	± 18.28 AC.	12.96

TABLE 1.3 PARKING

ZONE I	3/1000 SF COMMERCIAL AND 1/UNIT FOR RESIDENTIAL	NEIGHBORHOOD COMMERCIAL
ZONE II	1/ 1-BEDROOM 2/ 2-BEDROOM 2/ 3-BEDROOM	RESIDENTIAL
ZONE III	2 PER LOT	RESIDENTIAL

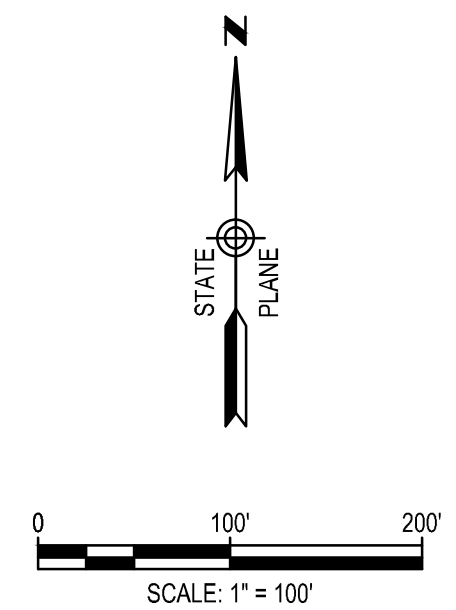
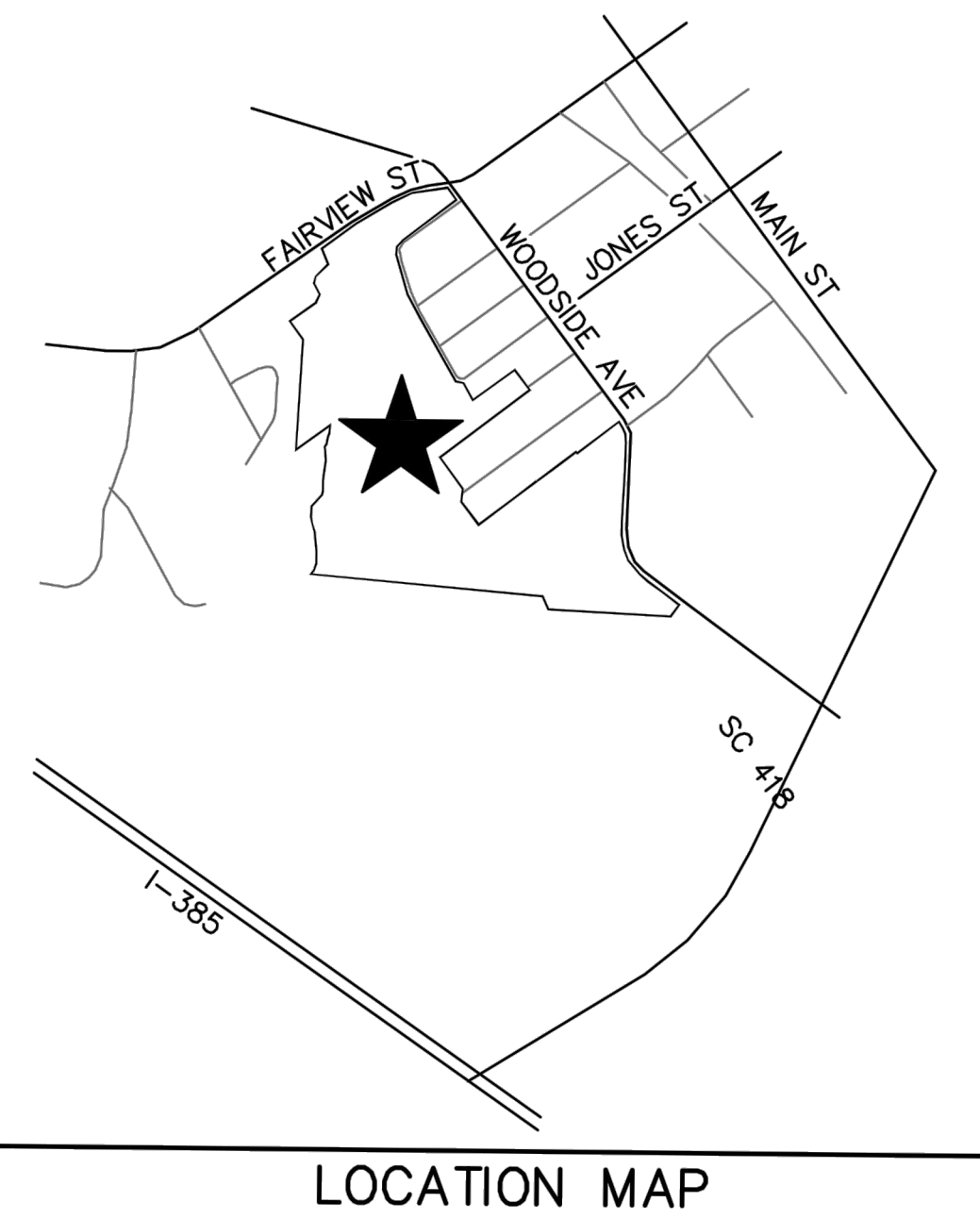
**THE EXISTING TOPOGRAPHY (FROM CONTY INFO)
OF THE SITE ALLOWS FOR PROPER ENGINEERING
OF STORM DRAINAGE. THE ENGINEERED SYSTEM
WILL SERVE ALL SITES.**

**THE BOUNDARY INFORMATION FOR THE SITE WAS
OBTAINED FROM SURVEY BY 3D LAND SURVEYING
AND COUNTY GIS.**



Revised

01/16/2024 1:11:59 PM



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

APARTMENT PARKING BREAKDOWN

	<u>UNIT COUNT</u>	<u>SPACES REQUIRED PER UNIT</u>	<u>SPACES REQUIRED</u>
1 BEDROOM UNITS	79	1 [SPACE / UNIT]	79
2 BEDROOM UNITS	45	2 [SPACE / UNIT]	90
3 BEDROOM UNITS	5	2 [SPACE / UNIT]	10
TOTAL COUNT	129	--	179

PARKING SPACES PROVIDED FOR APARTMENTS : 183

STACKED FLATS PARKING BREAKDOWN

	<u>UNIT COUNT</u>	<u>SPACES REQUIRED PER UNIT</u>	<u>SPACES REQUIRED</u>
1 BEDROOM UNITS	8	1 [SPACE / UNIT]	8
2 BEDROOM UNITS	8	2 [SPACE / UNIT]	16
3 BEDROOM UNITS	16	2 [SPACE / UNIT]	32
TOTAL COUNT	32	--	56

PARKING SPACES PROVIDED FOR STACKED FLATS : 58

DAVIS & FLOYD
SINCE 1954

64 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
864-527-9800

BLACKS LOCK DEVELOPMENT

WOODSIDE VILLAGE PLANNED DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN

[illegible]



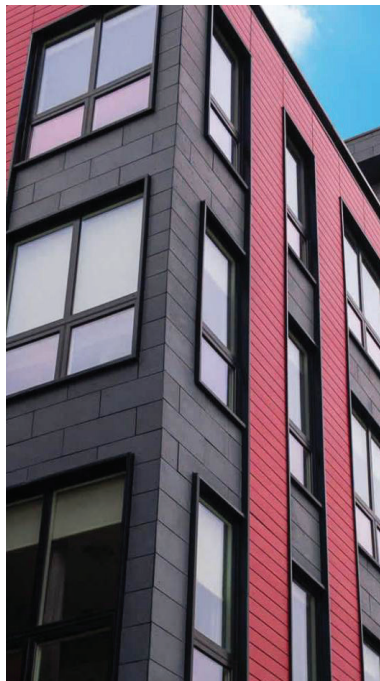
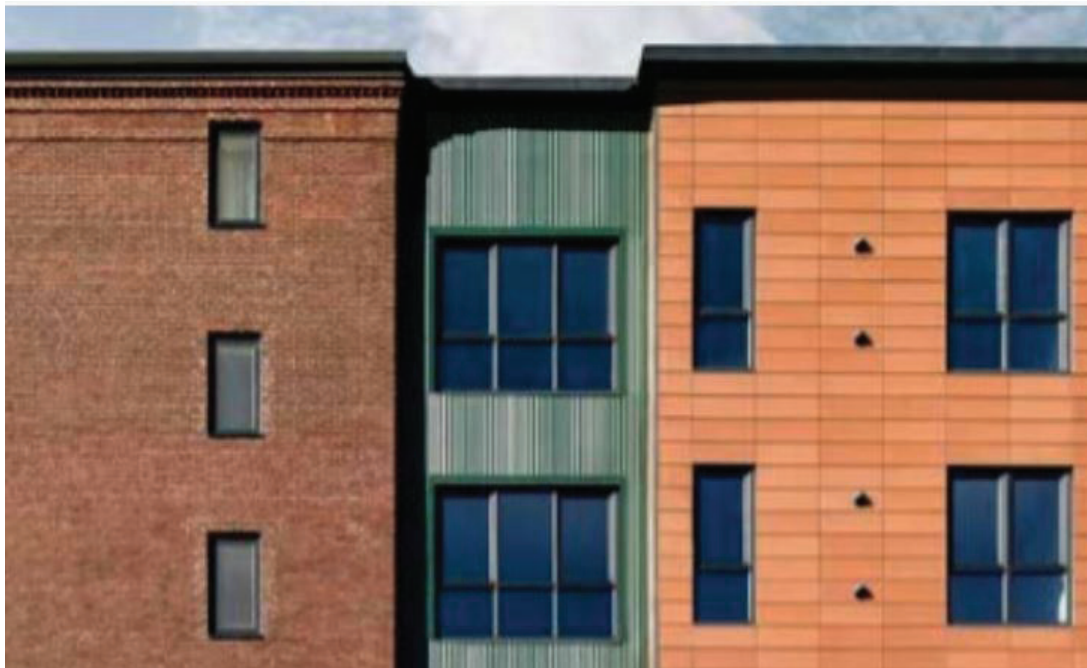
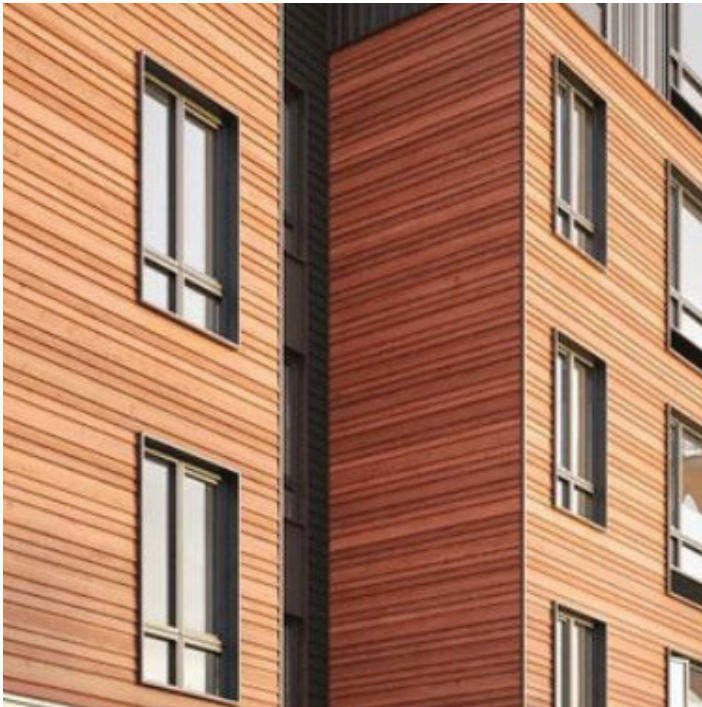
VILLAGE AT WOODSIDE MILL

FOUNTAIN INN, SC

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



MATERIAL ACCENTS/ VARYING TEXTURES

SPECIAL CORNERS

ZONE 2 - DESIGN CHARACTER



HEAVY TIMBER/ STEEL ENTRY CANOPY

VILLAGE AT WOODSIDE MILL

FAIRVIEW ST
FOUNTAIN INN, SC



INDUSTRIAL/ WATER TOWER MATERIALITY

ZONE 2 - DESIGN CHARACTER

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN,SC



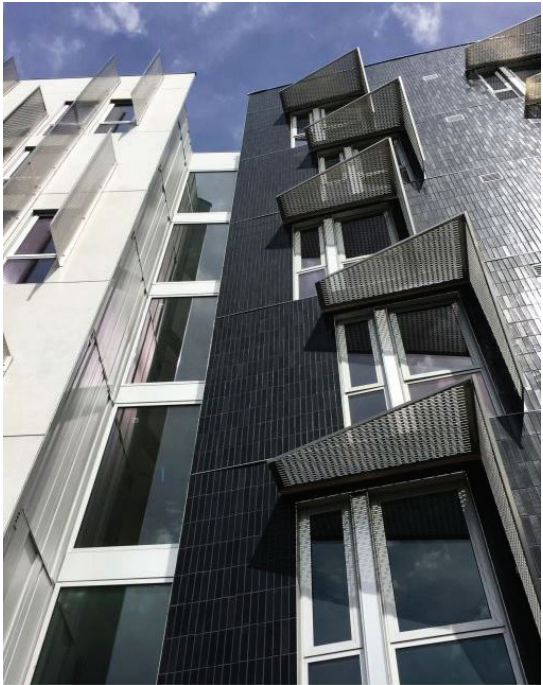
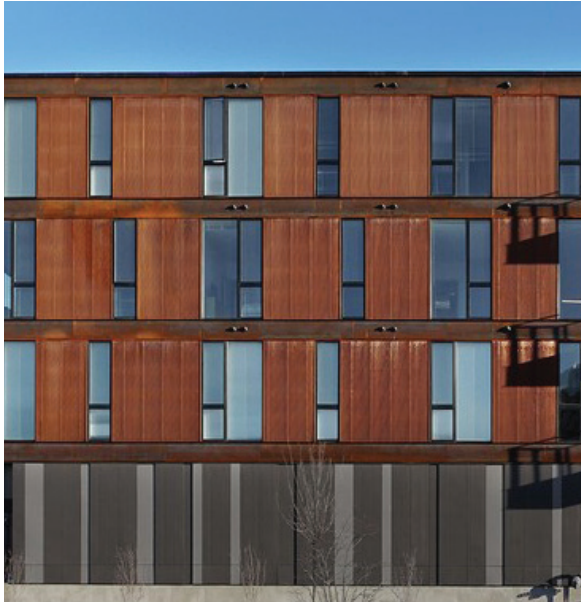
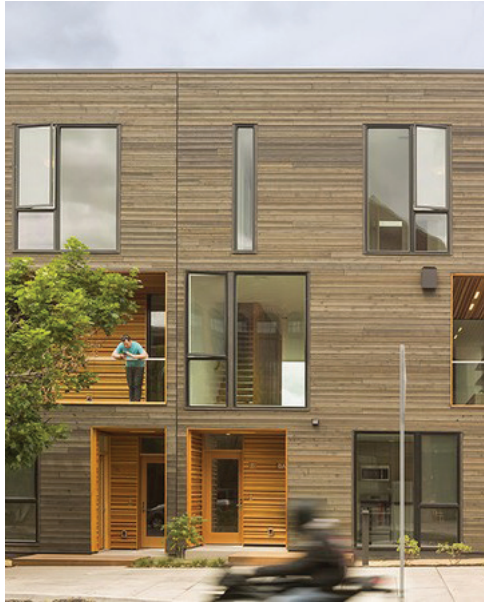
VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



INTERESTING WINDOW LINTELS

MATERIAL ACCENTS/ VARYING TEXTURES

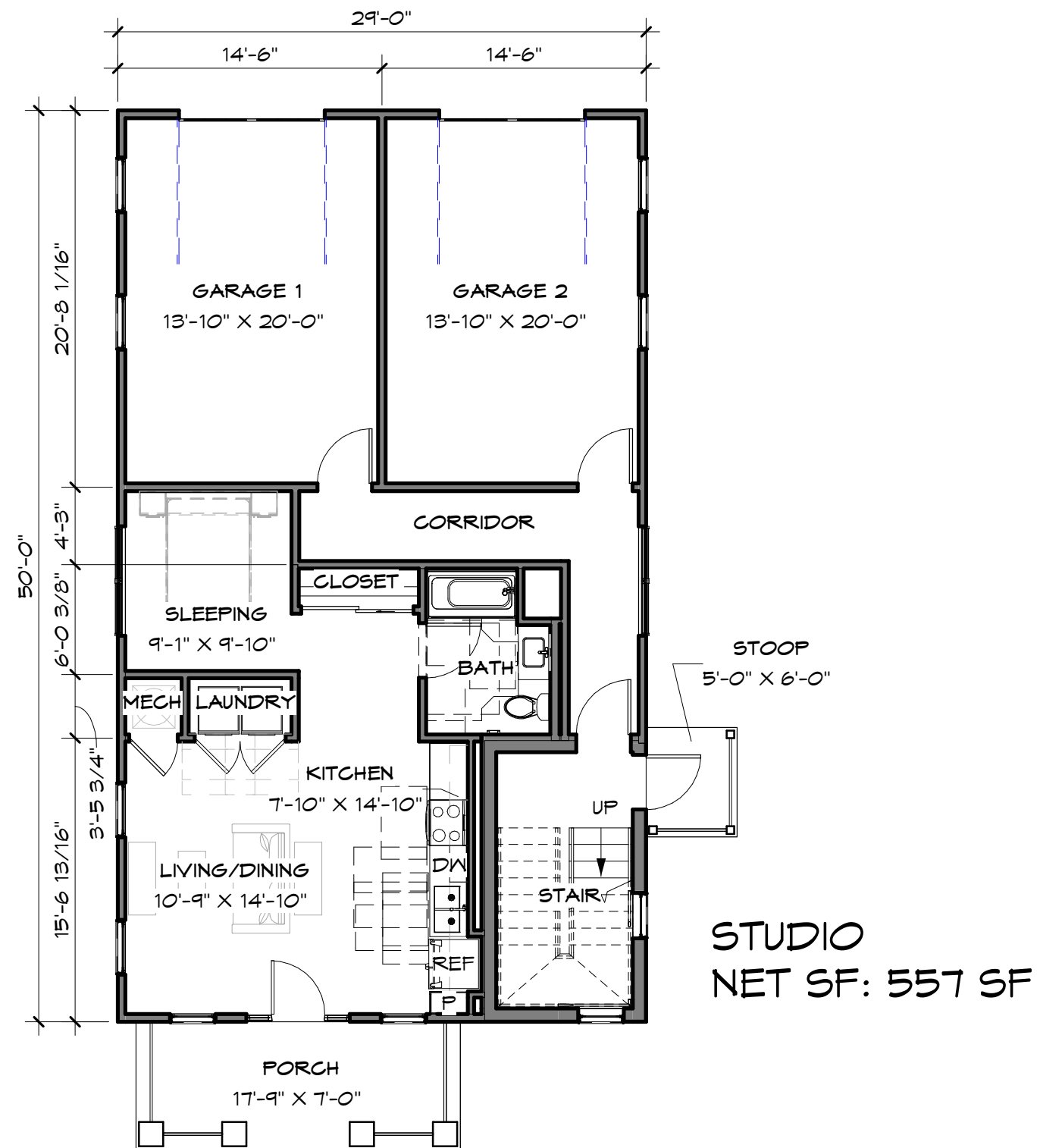
VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



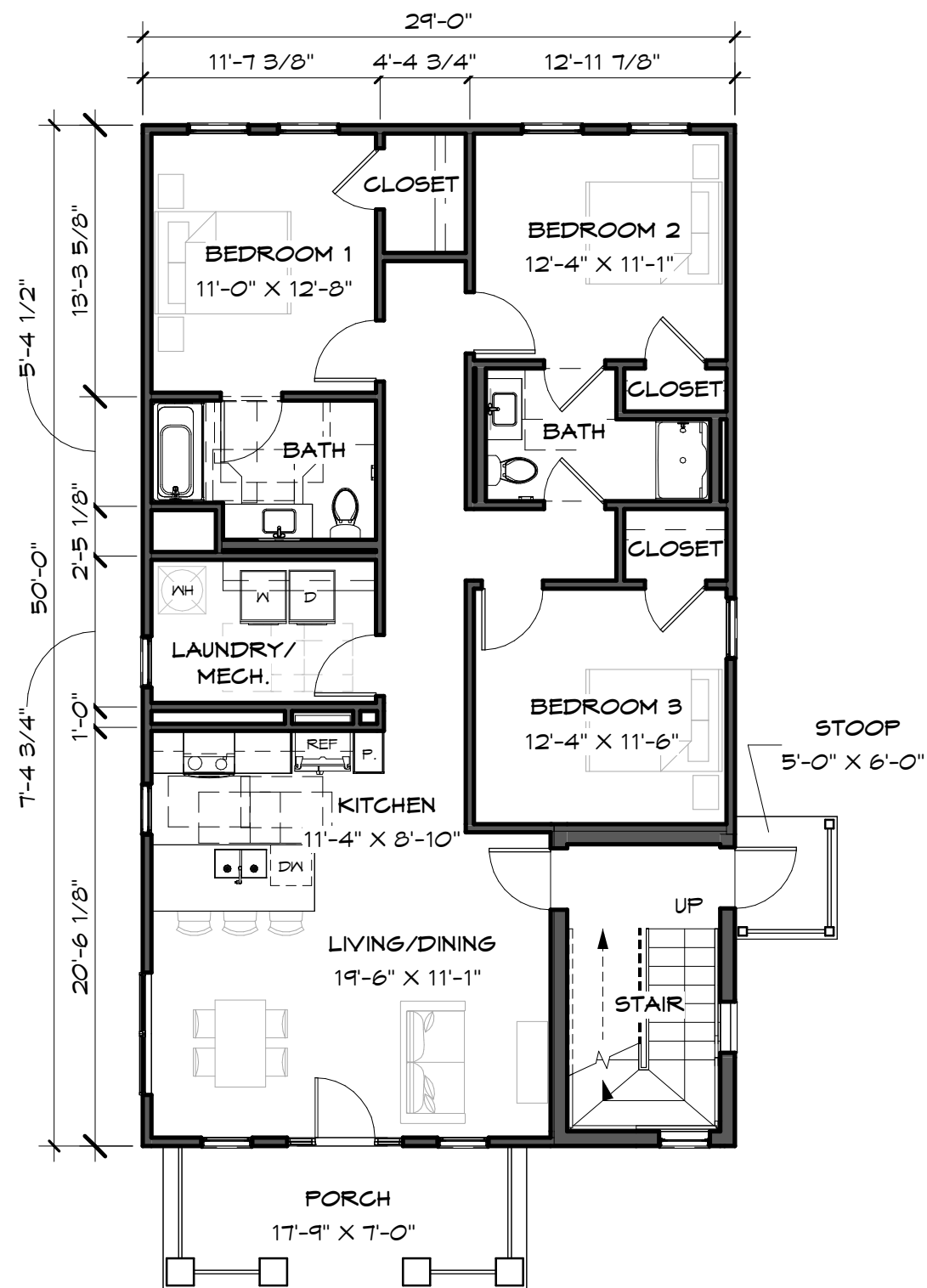
VARYING WINDOW SIZES

WINDOW SHADING

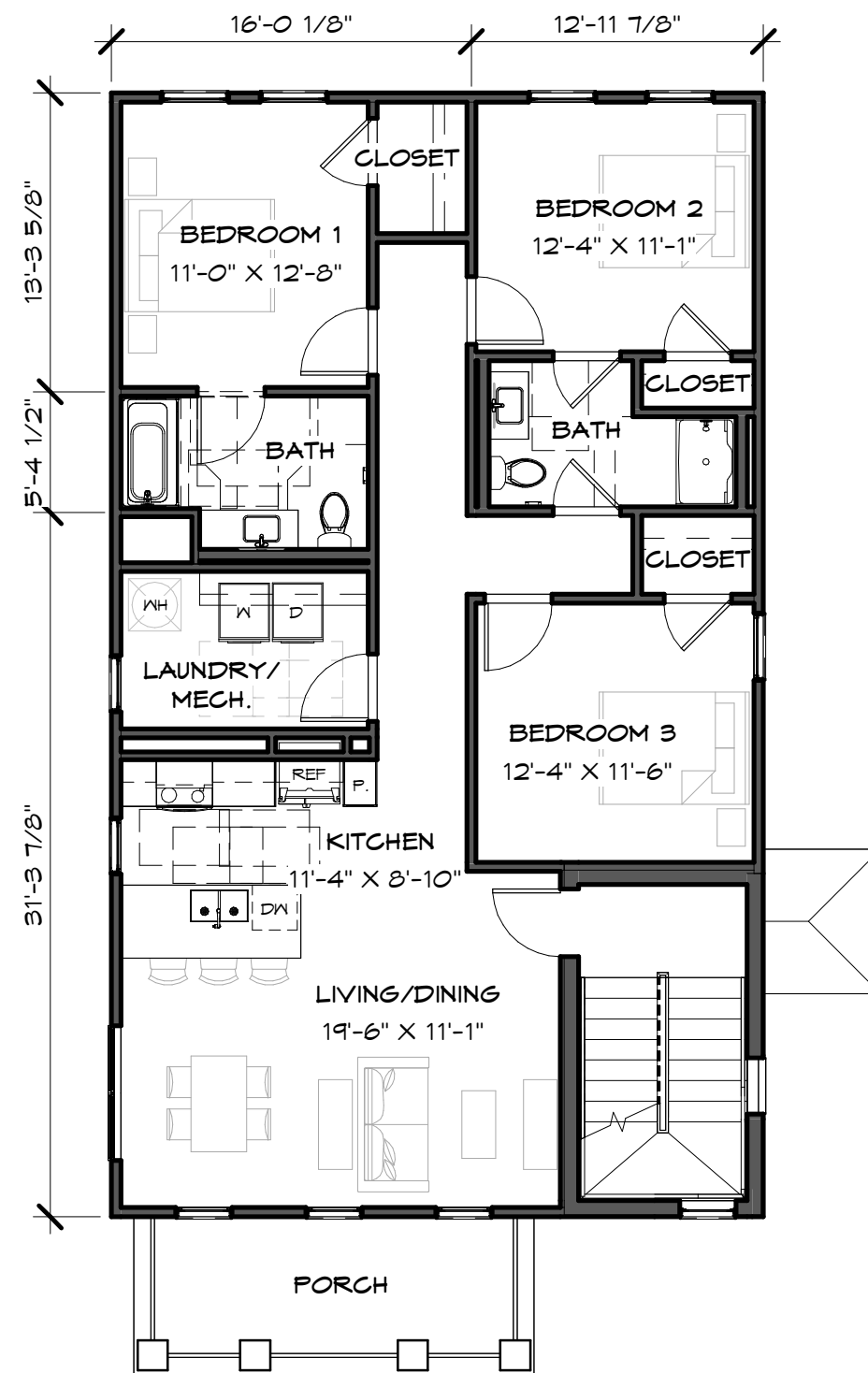
ZONE 2 - DESIGN CHARACTER



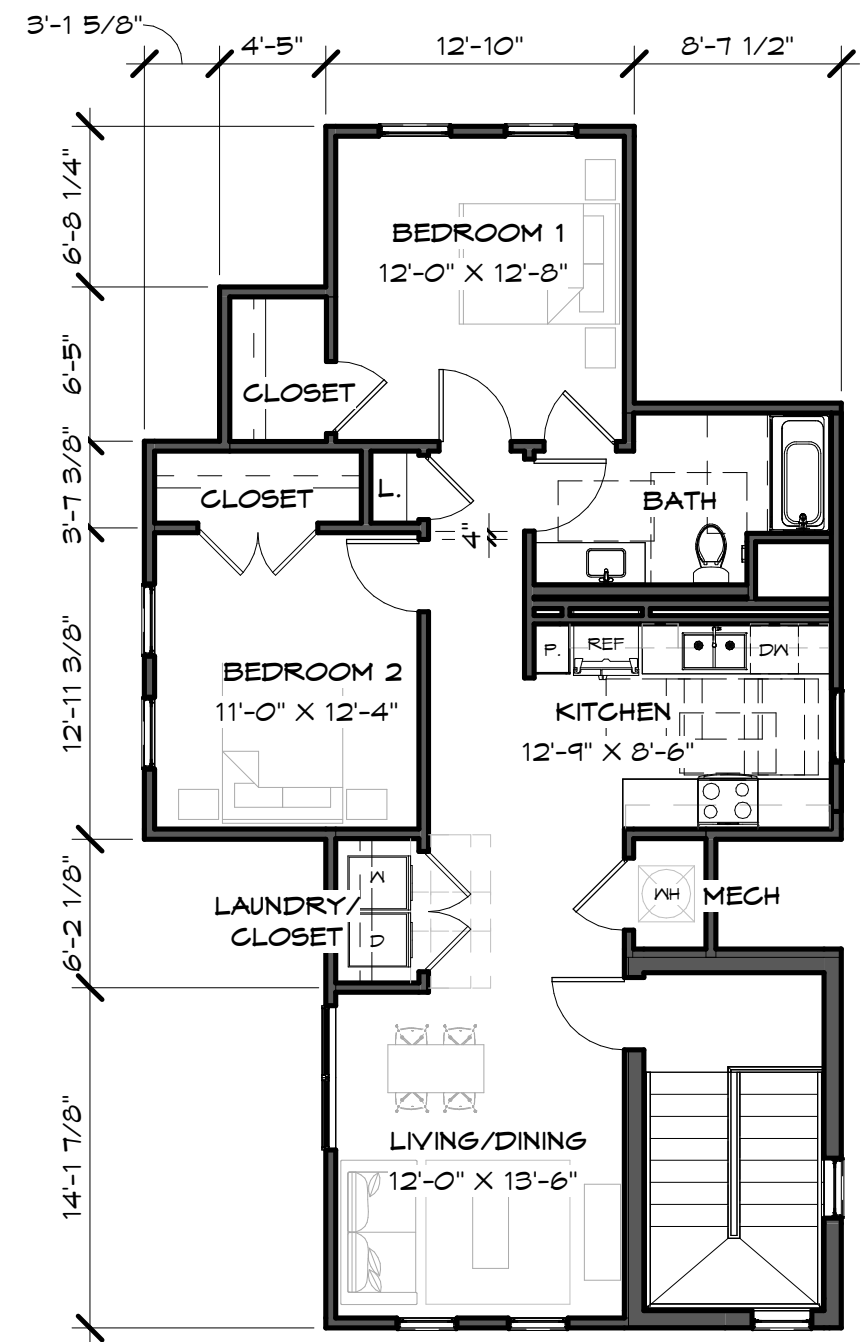
STUDIO STACKED PLAN



FIRST FLOOR PLAN
STUDIO
 NET SF: 1253 SF



SECOND FLOOR PLAN
3 BR/2 BA
 NET SF: 1253 SF



THIRD FLOOR PLAN
2 BR/1 BA
 NET SF: 1020 SF

STACKED 3 BR/2BA



TAX MAP #345.0-1-6.0, 345.0-1-6.2, AND 345.0-1-6.3

LEGEND

ZONE LINE
BUILDING SETBACK LINE
PRIMARY CIRCULATION

MAJOR ACCESS POINT

MINOR ACCESS POINT
(VEHICULAR AND/OR PEDESTRIAN)

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES

ZONE I	±1.72 AC.	NEIGHBORHOOD COMMERCIAL / RESIDENTIAL USES (15,000 SF COMMERCIAL AND 16 RESIDENTIAL UNITS)
ZONE II	±4.99 AC.	MULTI-FAMILY RESIDENTIAL UP TO 150 UNITS
ZONE III	±11.47 AC.	SINGLE-FAMILY RESIDENTIAL UP TO 50 LOTS 1000 SF MIN./2 - 4 BEDROOMS
ZONE IV	±27.36 AC.	RECREATION/OPEN SPACE FOR PUBLIC USE

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

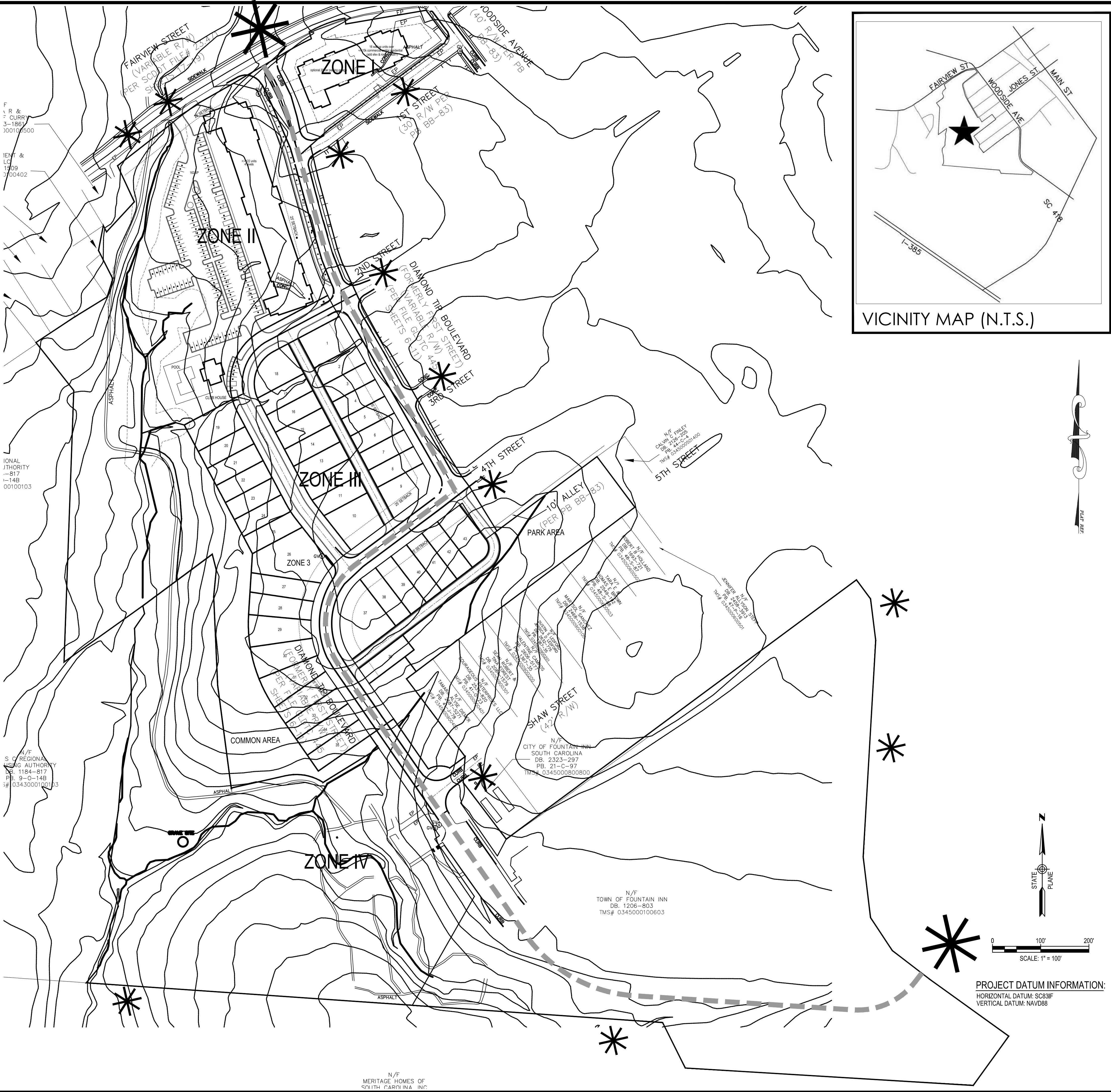
	MAX UNITS	ACREAGE	DENSITY
ZONE I	16	±1.72 AC.	9.30
ZONE II	150	±4.99 AC.	30.06
ZONE III	50	±11.47 AC.	4.36
ZONE IV	0	±27.36 AC.	0
TOTAL	216	±45.54 AC.	4.74

TABLE 1.3 PARKING

ZONE I	3/1000 SF COMMERCIAL AND 1/UNIT FOR RESIDENTIAL	NEIGHBORHOOD COMMERCIAL
ZONE II	1.25/UNIT FOR MULTI-FAMILY	RESIDENTIAL
ZONE III	2 PER LOT	RESIDENTIAL
ZONE IV	PER ZONING CODE	RECREATION

THE EXISTING TOPOGRAPHY (FROM CONTY INFO) OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE. THE ENGINEERED SYSTEM WILL SERVE ALL SITES.

THE BOUNDARY INFORMATION FOR THE SITE WAS OBTAINED FROM SURVEY BY 3D LAND SURVEYING AND COUNTY GIS.



DAVIS & FLOYD

SINCE 1954

WWW.DAVISFLOYD.COM

164 MILLESTONE WAY, SUITE 200
GREENVILLE, SC 29615

864-527-9800

BLACKSTOCK DEVELOPMENT

FOUNTAIN INN, SC

PROJECT TITLE

WOODSIDE VILLAGE PLANNED DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN

DATE	NO.	FOR GET REVIEW	DATE	CHECKED
07/20/2022	JDM	0000	07/20/2022	JDM
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