



AGENDA

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

FORMAL MEETING OF CITY COUNCIL

Thursday, August 8, 2024 - 6:00 p.m.

Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/@cityoffountaininn3536>

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Introduce New Employees
 - a. Rashell Bobo, Finance
Gracen Bedwell, Police Department
Diego Loyola, Police Department
Dana Potter, Police Department
Chad Richardson, Police Department
4. Presentations
 - a. FY23 Audit Presentation
 - b. Main Street South Carolina Inspiration Award - Outstanding Business Development Program (City's Grant Program)
 - c. MASC Achievement Award - Population 10,001-20,000 (Sanctified Hill Park)
5. 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.
6. 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.

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

- a. Draft Minutes of the Regularly Scheduled Council Meeting on July 11, 2024
7. City Administrator's Report - Shawn M. Bell
 - a. Department Reports
8. Unfinished Business
 - a. Second and final reading of Ordinance PZ 2024-03 to amend the official zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the properties described in this ordinance, 1314 and 1318 N. Main Street.
9. New Business
 - a. First reading of Ordinance AXZ 2024-04 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 therefore; to assign the annexed property to a Council Ward; and other related matters (Durbin, Jones and Happy Valley Roads.)
 - b. First reading of Ordinance AXZ 2024-05 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 therefore; to assign the annexed property to a Council Ward; and other related matters (101 Milacron Dr).
 - c. Appoint Deputy Court Clerk Kelly Santora as a Ministerial Recorder
 - d. Authorize the City Administrator to executive an agreement with Spartan Fire and Emergency Apparatus for the purchase of two Pierce Fire Engines
 - e. First Reading of Ordinance 2024-7 an ordinance to update and amend the FY 2025 budget for the City of Fountain Inn to account for appropriations made by City Council through the fiscal year.
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.



MINUTES
FORMAL MEETING OF CITY COUNCIL

Thursday, July 11, 2024 - 6:00 p.m.

1. Call to Order

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

2. Invocation and Pledge of Allegiance

3. Introduce New Employees

Chief Fortenberry introduced Becky Sulligan Simard and Jason Wilcox. Lori Cooper introduced Chris Saraf and Marcos Bodon

- | | | |
|----|------------------------------|---------------------|
| a. | Christie Mitchell | Finance |
| | Becky Sulligan Simard | Police |
| | Jason Wilcox | Police |
| | Chris Saraf | Public Works |
| | Marcos Bodon | Public Works |

4. Presentation

a. Inn the Zone, Zoning Rewrite- Carroll Williamson

Mr. Williamson covered the Inn the Zone rewrite

5. 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.

Sarah McBride spoke about the atmosphere of police officers in Fountain Inn

Erik Stoddard chose not to speak

Aletha Brown lives on Garrett Street and would like to add sidewalk for student's safety

Chrissy Drake with Bluewater Civil spoke in favor of PZ 2024-03

Alex Dmyterko with Streams Development spoke in favor of PZ 2024-03

- 6. 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 Thomason, seconded by Councilman Garrett to approve the Consent Agenda. The motion carried unanimously 6/0.

- a. Draft Minutes for Budget Workshop on June 11, 2024**
- b. Draft Minutes for Regularly Scheduled City Council Meeting on June 13, 2024**
- c. Draft Minutes of Special Called Meeting on June 25, 2024**

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

Mr. Bell covered the following information: Interstate welcome signage is complete at both exits, woodside streetscape project had a few issues with DOT but work has resumed. Woodside connector pedestrian bridge will begin soon. Main Street streetscape lighting and electrical needs, street easements are needed. Depot Street stage cover will be operational tomorrow then a ribbon cutting ceremony on July 26. Parking lot revitalization are complete. \$1.3 million state funds for municipal complex design. Fire debt millage was approved by Greenville County Council then it will have three readings from the County. Natural gas meter reading cycles were combined. Inn the Zone, Zoning Rewrite will have community input sessions on August 15 at 6 p.m. and August 16 at 8:30 a.m. Police Department's National Night Out will be held on on August 6. Recreation department will host a community game night. Flag and tackle football registrations are coming up. Miracle league registration is now open along with basketball summer camps. Fitness in the park is held from 1030-11am. 55+ night out at the Mill in Fountain Inn. Chamber is hosting a Loan 101 information session.

- a. Department Reports**

8. Unfinished Business

- a. First Reading of Ordinance PZ 2024-03 to amend the official zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the properties described in this ordinance, 1314 and 1318 N. Main Street**

Discussion held.

Motion by Mayor Pro Tem Don, seconded by Councilman Blackstone to approve First Reading of Ordinance PZ 2024-03 to amend the official

zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the properties described in this ordinance, 1314 and 1318 N. Main Street. The motion carried unanimously 6/0.

9. New Business

No new business.

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

Motion by Councilman Clemmer, seconded by Councilman Thomason to enter into Executive Session. The motion carried unanimously 6/0.

- a. **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 – 610 N. Woods Drive.**
- b. **The receipt of legal advice where the advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege or the position of the public agency in other adversary situations involving the assertion against the agency of a claim—local option sales tax.**

11. Adjourn

No action was taken during Executive Session. Mayor McLeer adjourned the meeting.

CITY ADMINISTRATOR REPORT



Agenda Date: August 8, 2024

To: Mayor and City Council

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

Administration

- Woodside Streetscape
 - Only lighting and landscaping remain
- Main Street Streetscape
 - In the process of acquiring a power easement
 - Project still estimated to go out to bid in 2024
- Greenville County Capital Project Sales Tax (*penny sales tax*)
 - Five intersection improvements/safety projects in the City limits totaling \$18,900,000
 - 48 road repaving/resurfacing projects in the city limits totaling \$14,755,400
 - **\$33,655,400** in projects within the City of Fountain Inn
- Municipal Complex
 - Developing an RFQ for a Construction Management at Risk (CMAR) Firm
 - A Design Team contract is slated for Council approval in September

Community Relations

- Upcoming Events
 - Sounds of Summer
 - Friday evenings from 6:00 - 9:00 p.m.
 - BR385 on August 9th
 - Ryan Spencer after the FIHS Fury Parade on August 16th
 - Farmer's Market
 - Saturday mornings from 8:00 a.m. - noon until September 28th
 - Jeepers Creepers
 - October 26th from 6:00 - 9:00 p.m.

Fire

- 177 calls for service in July 2024 (1,341 Y-T-D)
 - 24% overlapping calls
 - 66% were for rescue & emergency medical service
- Chief Alexander completed the South Carolina Chief's Association Officer Academy

- Pinning ceremony in September
- Firefighter Diaz will be graduating from the Emergency Services Academy in Spartanburg on September 13th
- Fire Station #3
 - The Greenville County Finance Committee approved our request to increase the Fire Service Area (FSA) debt millage by 7.9 mills to pay for 50% of the proposed Fire Station #3
 - Greenville County Council must approve two more readings of an ordinance

Human Resources

- Administration/Finance
 - **Customer Service Rep. - Filled:** July 17th start date
- Fire
 - Fire Marshal - One vacancy; interviews scheduled for August 8th
- Natural Gas
 - **Gas Technician II - Filled:** August 5th start date
- Police
 - **Major - Filled:** August 5th start date
 - Patrol Officer - four vacancies; interviews scheduled & candidates in process
 - **Filled:** One Certified Officer and one Recruit with July 29th start dates
 - Two Recruits have accepted offers with a start date TBD
 - Records Technician - One vacancy; candidates in progress
 - Dispatch - One vacancy; offer extended
 - **Filled:** July 10th start date
- Public Works
 - Public Works Director - One vacancy; interviews held on August 5th
- Recreation
 - **Recreation Coordinator - Filled:** start date TBD
 - Part-Time Rentals - posting open & interviews scheduled

Judicial

- July 2024
 - 219 Total Cases
 - 52 criminal and 167 traffic
 - 183 pending cases
 - 10 cases disposed
- Jury trials are scheduled for October 21st - 25th

Natural Gas

- Gas Supply
 - Deliveries for July 2024
 - Gas volume of 37,791 Dekatherms
 - Gas consumption for July 2024 was 5.1% lower than July 2023 and 2.9% lower than the July three-year average
 - Gas Prices/Rates
 - The price of natural gas for August 2024 settled at \$1.907 per Dekatherm, representing a \$0.721 decrease from July's price
- Operations
 - Key Indicators
 - 3,433 feet of new service lines (77) were installed
 - 23,289 feet (481) installed Y-T-D
 - Training
 - Average of 20 hours of training per employee Y-T-D
- Billing
 - 12,179 active customers
 - The system's three separate meter reading cycles were combined into one monthly cycle on August 1st

Planning & Development

- Building & Codes
 - July 2024
 - 90 permits issued with a total valuation of \$13,047,678
 - 531 inspections
 - 41 residential plan reviews
 - 41 certificates of occupancy issued
- INN The Zone: Zoning Ordinance & Land Development Regulations Update
 - Community Meetings:
 - Thursday, August 15th from 6:00 - 7:30 p.m. (Presentation at 6:30) at the Fountain Inn Activities Center
 - Friday, August 16th from 8:30 - 10:00 a.m. (Presentation at 9:00) at the Fountain Inn Activities Center
 - Project webpage: www.fountaininn.org/460/Zoning-Update

Police

- Key Indicators for July 2024
 - 1,820 calls for service
 - 10,959 Y-T-D
 - 259 inbound 911 calls
 - 145 citations issued
 - 889 Y-T-D
 - 173 warnings issued
 - 1,469 Y-T-D
 - 32 collisions
 - 201 Y-T-D

Recreation

- Cheerleading
 - 45 registrants
- Flag Football
 - 116 registrants
 - Games begin on September 2nd
- Tackle Football
 - 133 registrants
 - Games begin on August 19th
- 2024 Adult Co-Ed Softball Champions: Strike Kings
- Fall Baseball/Softball:
 - Registration ended on August 1st
 - Evaluations were held on August 5th
- Volleyball
 - Registration ending on August 13th
 - Evaluations will be held on August 14th
- Miracle League
 - Registration is open through September
- Basketball Summer Camps
 - Over 40 participants with a focus on fundamentals, skill development, confidence building, fun, and engagement
- 55+:
 - 55+ Night Out on August 8th at Bridgeway Market
 - Bingo sponsored by Steam Coffee & Cream on August 13th
 - End of Summer Tea on August 22nd
 - Lunch & Learn with Cannon-Byrd Funeral Home on August 29th

Chamber of Commerce

- Chamber Night at Fluor Field on August 21st (\$5 ticket offer)
- 41st Annual Aunt Het Fall Festival on October 5th from 9:00 a.m. - 5:00 p.m.
- 2024 Sporting Clays Tournament at The Clinton House on November 1st

Younts Center for Performing Arts

- Motown: The Music of Motor City
 - August 9th - 10th at 7:30 p.m.
 - August 10th - 11th at 3:00 p.m.
- Uplift: A Gospel Concert
 - September 20th -21st and September 27th - 28th at 7:30 p.m.
 - September 21st - 22nd and September 28th - 29th at 3:00 p.m.
- Celebrate! Ignite Theatrical: A Benefit Concert (Broadway Music)
 - October 11th at 7:30 p.m.
- Disney's Frozen, Jr.
 - October 18th -19th and October 25th - 26th at 7:30 p.m.
 - October 19th - 20th and October 26th - 27th at 3:00 p.m.
- A Christmas Carol - The Musical
 - December 6th - 7th and December 13th - 14th at 7:30 p.m.
 - December 7th - 8th and December 14th - 15th at 3:00 p.m.

Assistant City Administrator – July 2024

PROJECT HIGHLIGHTS

- **Main Street, Street Scape.** After meeting with Duke Energy and COTRANSCO, we have determined an easement is needed for the power load of the streetlights and receptacles. Met with the property owner and processing an easement currently. Estimate that the project will go out to bid late 2024.
- **Woodside Streetscape.** All of the sidewalk and curb cuts have been poured. Base for the lights have been poured. Next step is lighting and then landscaping.
- **Woodside Connector.** The connector is shut down for demolition. Next step is to start bridge construction.
- **Durbin Creek Sewer Rehabilitation.** Cajeen has commenced the lining project. This will be ongoing until completion. Project must be completed by July 2026.
- **Depot Street Stage Cover.** This project has been completed.
- **Parking Lot Revitalization Project.** Jones St. and Weston St. parking lot is completed. Splash pad parking lot string light poles will be reinforced, and lights will be elevated for safety. Have not established a timeline for string light repairs yet.
- **Stormwater Model.** The engineering team has developed the watershed map for Fountain Inn for current and future land uses. The overall plan is still being developed.
- **Municipal Complex.** Received funding for the Engineering for the new municipal complex. Work on a contract and the proposed bidding mechanism.
- **Fire Station #3.** Initial estimates are over budget, Chief Alexander has further reduced costs for the station. FSA increase has passed the first reading for Greenville County Council, will require a total of three readings before we can move forward.

August 2024 Council Report

Websites by the Numbers



Sessions
27K



Top Metrics

- # 18.8K Users
- # 61% Engagement Rate
- # 02:00 Average Session Duration

Social Connection Year to Date

Impressions

1,520,435

Engagements

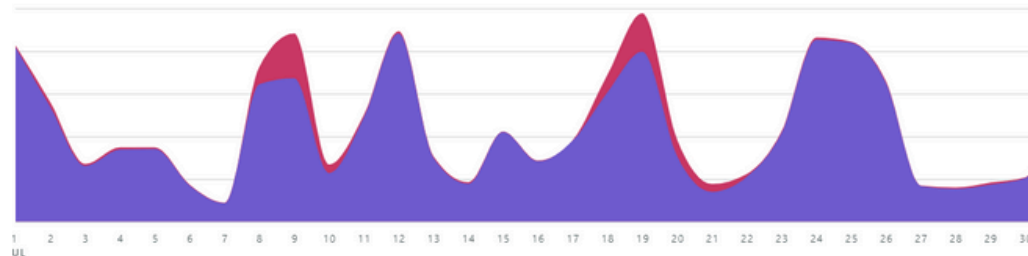
85,155



Impressions

How many times your content was seen across networks during the reporting period.

Impressions, by Day

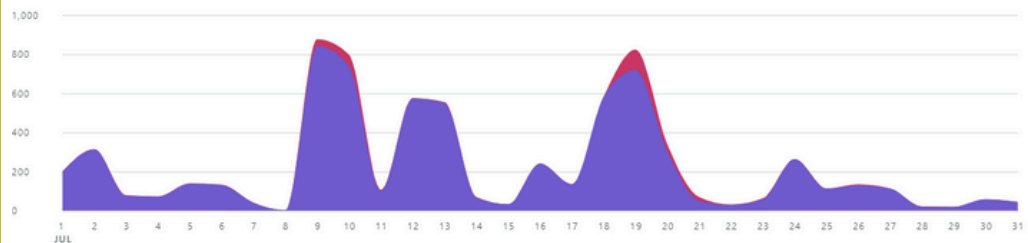


Facebook Instagram

Engagement

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

Engagements, by Day



Facebook Instagram

August Numbers



Impressions

140,482



Engagements

7,032



Post Clicks

314



Fountain Inn in the News

- The Mill at Fountain Inn opens, turning historic spot into brewery, gathering space | Upstate Business Journal | upstatebusinessjournal.com
- Spend the Day in Fountain Inn, SC | Kidding Around Greenville | kiddingaroundgreenville.com

Downtown in July



Visits

#111.1K

Visitors

#54.1K

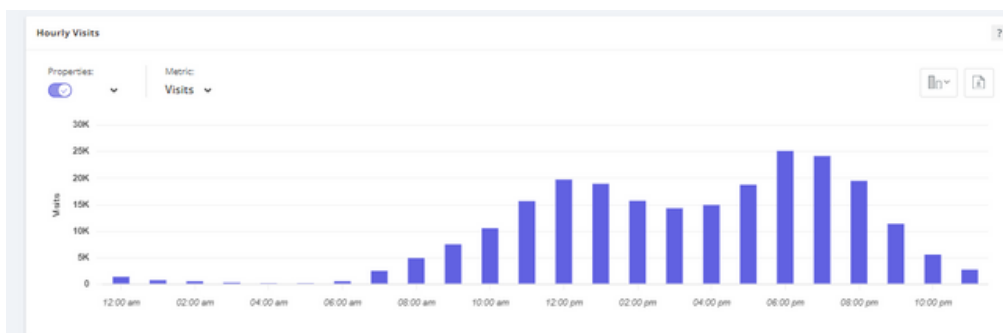
Visit Frequency 2.05

Visitor Information

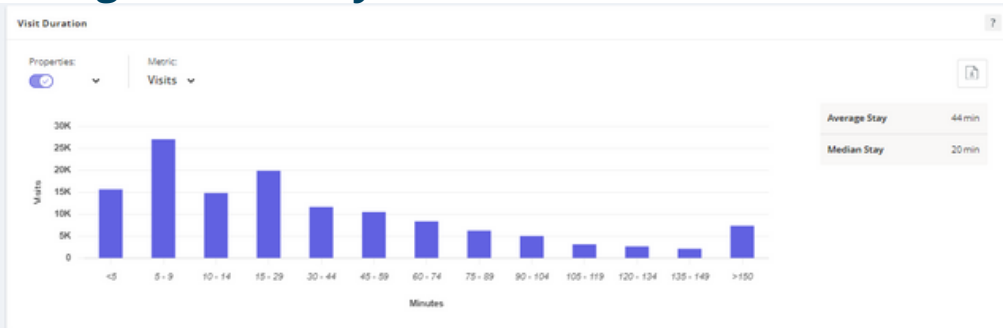
Daily Visits



Hourly Visits



Length of Stay



Visit Trend



In 2024

Visits

#761.7K

Visitors

#165.5K

Average

Dwell Time

44Min

Visit

Frequency

4.6 visits

Events

Past Events

- Juneteenth Soul Food Festival
 - June 15th, 2024 | 12pm - 6pm
 - Total Attendance: 6,100
- Fireworks Spectacular
 - June 29th, 2024 | 6pm - 10pm
 - Total Attendance: 9,800

Event Impacts

Visits

in 2024

32,500

Current/Upcoming Events

- Sounds of Summer Concert Series
 - Two remaining concerts.
 - **Fury Friday**
 - August 16th | 6pm - 9pm
- Farmers Market
 - May 25th, 2024 - September 28th, 2024 | 8am - 12pm
- Aunt Het Fall Festival
 - October 5, 2024 | 9am - 5pm
- Jeepers Creepers Cruise Inn
 - October 26, 2024 | 6pm - 9pm

Facade Grant Update

August 2024 Update.

The grant program which has included three separate grants now has been consolidated into one all-inclusive grant. The grant is a 75% match up to \$10,000. A new application has been developed and is available.



Downtown Investment 2023

\$5,990,000

Additional Notes.

Hospitality Tax

- The Local Hospitality Tax Funding Request application has been updated and distributed.

Trade St.

- There is an updated rendering and plan being produced by Randy Wilson at Community Design Solutions.

Stage Cover

- The Stage Cover is complete and the grant reimbursement request is forthcoming this quarter.

Goals

- Social Media Impressions are up by 5% compared to last year.
- Main Street visits are up 11% in 2024.

FINANCE – ACCOUNTING DIVISION DEPARTMENT SUMMARY

Monthly Highlights

Annual Audit

Auditors, Mauldin & Jenkins, are wrapping up FY2022 – 2023 audit. They plan to present the audit at the August 8, 2024 Council meeting. The Finance team has begun the process of closing out the FY2024 year. Maulding & Jenkins is tentatively scheduled to begin field work for FY24 the week of September 9 – 13, 2024.

Business License

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL BUSINESS LICENSES ISSUED	59	59	1,174
TOTAL BUSINESS LICENSE REVENUE	\$86,980	\$86,980	\$1,588,588
DATAMAX – COLLECTED REVENUE	*N/A	*N/A	\$59,517

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

Hospitality

FY 2023 - 2024

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL COMPANIES/FOOD TRUCKS	53	63	60
TOTAL HOSPITALITY TAX REVENUE	*\$64,624	*\$749,563	\$670,354

**Revenue is collected in subsequent month. Revenue reported is for transactions through 6/30/2024.*

FINANCE – UTILITY BILLING DIVISION

Monthly Highlights

City Council approved an increase in our monthly Natural Gas facility fees. The residential and small commercial facility fee increased from \$9 to \$10 and the medium/large commercial and the industrial facility fees increased from \$101 to \$111. The fee change will take effect on August 1st, 2024.

Service Lines	Current	YTD	Prior Year
New Service Line Applications	72	72	1,062
Service Lines Completed	79	79	906

Total Amount Billed	Current	YTD	Prior Year
Total Gas Billed	\$40,638	\$40,638	\$11,209,147
Aging 30 days	\$-20,094	\$-20,094	\$799
Aging 60 days	\$3,165	\$3,165	\$7,818
Aging 90 days	\$5,601	\$5,601	\$-15,083
Aging 120+ days	\$367,825	\$367,825	\$372,323
New Applications	Current	YTD	Prior Year
New Customer Applications	204	204	2,457
Customer Service Statistics	Current	YTD	Prior Year
Incoming Phone Calls	1,484	1,484	24,162
Credit Card Payments	6,874	6,874	88,132
ACH Payments	1,262	1,262	18,182
Cash & Check Payments	2,036	2,036	121,691

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

FIRE – FIRE DEPARTMENT SUMMARY

Summary of Monthly Events

- 177 calls for July (1341 YTD)
- Multiple trainings completed
- 24.29% overlapping calls (25.28% YTD)
- 200+ hours of training completed

DEPARTMENT HIGHLIGHTS

Current Projects

- Company Officer Position Task Book Developed. Working on other positions (Target of December for completion)
- Truck Committee working on new Engines
- Hose tester ordered (ETA September)
- New Reporting Management System underway (14 week project)
- Station 3 and Training Facility
- Chief Alexander completed the South Carolina Chief's Association Chief Officer Academy. Pinning will be in September
- Multiple Community Events attended

Upcoming

- Planning for Open House
- Diaz Graduation will be 13 September 2024 from Spartanburg ESA Recruit School
- Community Day with FIHS during Orientation

Fountain Inn Fire Department

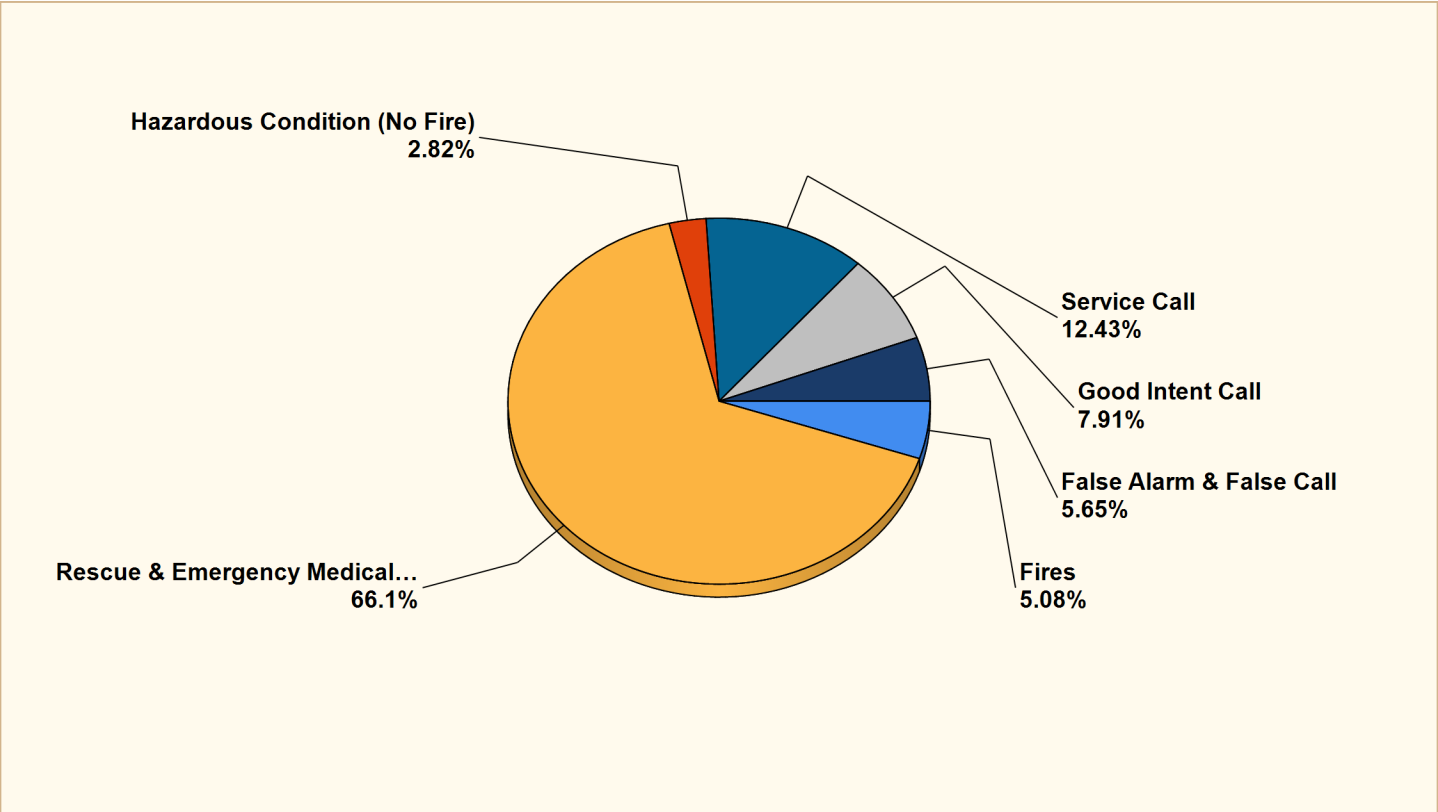
Fountain Inn, SC

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 07/01/2024 | End Date: 07/31/2024



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	9	5.08%
Rescue & Emergency Medical Service	117	66.1%
Hazardous Condition (No Fire)	5	2.82%
Service Call	22	12.43%
Good Intent Call	14	7.91%
False Alarm & False Call	10	5.65%
TOTAL	177	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
100 - Fire, other	1	0.56%
111 - Building fire	2	1.13%
113 - Cooking fire, confined to container	1	0.56%
131 - Passenger vehicle fire	1	0.56%
140 - Natural vegetation fire, other	1	0.56%
142 - Brush or brush-and-grass mixture fire	1	0.56%
143 - Grass fire	2	1.13%
311 - Medical assist, assist EMS crew	58	32.77%
320 - Emergency medical service, other	4	2.26%
321 - EMS call, excluding vehicle accident with injury	39	22.03%
322 - Motor vehicle accident with injuries	7	3.95%
323 - Motor vehicle/pedestrian accident (MV Ped)	2	1.13%
324 - Motor vehicle accident with no injuries.	5	2.82%
350 - Extrication, rescue, other	1	0.56%
352 - Extrication of victim(s) from vehicle	1	0.56%
411 - Gasoline or other flammable liquid spill	1	0.56%
424 - Carbon monoxide incident	1	0.56%
440 - Electrical wiring/equipment problem, other	1	0.56%
444 - Power line down	1	0.56%
445 - Arcing, shorted electrical equipment	1	0.56%
500 - Service Call, other	4	2.26%
522 - Water or steam leak	1	0.56%
531 - Smoke or odor removal	2	1.13%
541 - Animal problem	1	0.56%
550 - Public service assistance, other	2	1.13%
553 - Public service	7	3.95%
554 - Assist invalid	4	2.26%
561 - Unauthorized burning	1	0.56%
611 - Dispatched & cancelled en route	10	5.65%
621 - Wrong location	1	0.56%
622 - No incident found on arrival at dispatch address	2	1.13%
651 - Smoke scare, odor of smoke	1	0.56%
700 - False alarm or false call, other	2	1.13%
711 - Municipal alarm system, malicious false alarm	2	1.13%
733 - Smoke detector activation due to malfunction	2	1.13%
744 - Detector activation, no fire - unintentional	2	1.13%
745 - Alarm system activation, no fire - unintentional	2	1.13%
TOTAL INCIDENTS:	177	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



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Fountain Inn Fire Department

Fountain Inn, SC

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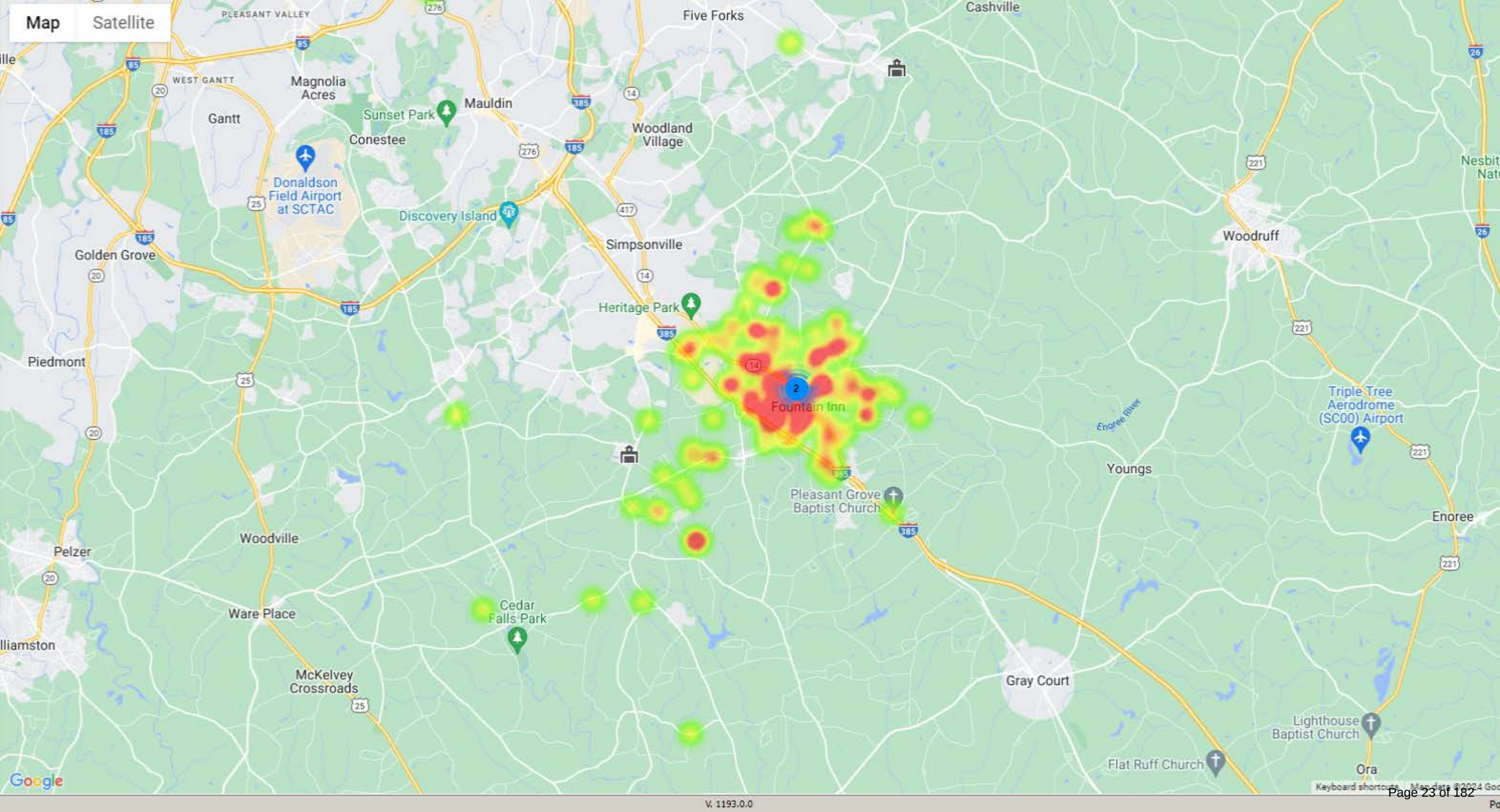
Incident Count by Weekday and Hour for Zone for Shift for Date Range

Personnel: All Personnel | Shift(s): All Shifts | Zone: All Zones | Start Date: 07/01/2024 | End Date: 07/31/2024

Hour	Sun	Mon	Tue	Wed	Thu	Fri	Sat
00:00	1	0	0	1	1	0	3
01:00	0	1	1	0	0	1	0
02:00	0	0	0	0	2	0	1
03:00	0	1	0	0	0	1	2
04:00	0	1	0	0	1	1	3
05:00	0	2	1	0	0	0	0
06:00	0	1	1	0	0	0	1
07:00	2	3	0	0	1	0	1
08:00	1	3	0	3	1	1	0
09:00	1	1	0	1	2	1	5
10:00	1	1	3	1	0	1	3
11:00	2	0	2	1	1	3	0
12:00	0	0	1	2	4	0	0
13:00	1	1	1	0	2	1	2
14:00	1	2	1	2	0	1	0
15:00	0	2	2	1	1	2	3
16:00	1	3	0	0	1	4	1
17:00	2	1	2	2	0	0	1
18:00	0	1	3	5	1	3	1
19:00	1	3	1	1	2	3	2
20:00	2	0	1	1	0	1	2
21:00	1	1	0	0	3	0	1
22:00	1	1	0	1	3	1	1
23:00	1	1	0	0	1	0	1
Total Responses for Day	19	30	20	22	27	25	34
% of Responses for Day	10.53%	10.00%	15.00%	22.73%	14.81%	16.00%	14.71%
% of Responses for Week	10.73%	16.95%	11.30%	12.43%	15.25%	14.12%	19.21%

Hour	Total per Hour	Percent
00:00	6	3.39%
01:00	3	1.69%
02:00	3	1.69%
03:00	4	2.26%
04:00	6	3.39%
05:00	3	1.69%
06:00	3	1.69%
07:00	7	3.95%
08:00	9	5.08%
09:00	11	6.21%
10:00	10	5.65%
11:00	9	5.08%
12:00	7	3.95%
13:00	8	4.52%
14:00	7	3.95%
15:00	11	6.21%
16:00	10	5.65%
17:00	8	4.52%
18:00	14	7.91%
19:00	13	7.34%
20:00	7	3.95%
21:00	6	3.39%
22:00	8	4.52%
23:00	4	2.26%
Total	177	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.



Map Satellite



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

Home Department**	June Headcount	July Hires / Transfers In	July Terms	July Transfers Out	July 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	6	0	0	0	6	0	0	0	6	0	0
000416 / Finance	10	1	0	0	11	0	3	0	8	0	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0	0
000421 / Police	34	3	0	0	37	0	2	4	30	0	1
000422 / Fire	35	0	2	0	33	0	2	1	30	0	0
000424 / Public Works	3	0	0	0	3	0	1	0	2	0	0
000425 / Planning & Development	3	0	0	0	3	0	0	0	3	0	0
000431 / Parks/Grounds Maintenance	8	0	0	0	8	0	2	0	6	0	0
000432 / Sanitation	9	0	0	0	9	0	3	0	6	0	0
000434 / Sewer	4	0	0	0	4	0	0	0	4	0	0
000451 / Recreation	39	0	0	0	39	0	12	1	26	0	0
000453 / Facilities Maintenance	2	0	0	0	2	0	0	1	1	0	0
000510 / Gas Field	19	1	1	0	19	0	0	1	18	0	0
Totals:	189	5	3	0	191	0	25	10	154	1	1

**Based on Home Departments

FULL TIME 143 / PART TIME 48

Recruitment Status for Open Positions - AS OF 8/1/2024

421 Police: Patrol Officer (4) Vacancies; interviews scheduled & candidate(s) in process

421 Police: Records Technician (1) Vacancy: candidate(s) in process

421/422 Dispatch: Dispatcher (1) Vacancy; offer extended

422 Fire: Fire Marshal (1) Vacancy; interviews scheduled 8/8/24

424 Public Works Director: (1) Vacancy; interviews schedule 8/5/24

451 Recreation: Part Time Rentals (3+); posting open / interviews scheduled

JULY NEW HIRES

Department	Title
000416	Customer Service Representative
000421	Police Officer - Certified
000421	Police Officer - Recruit
000421	Police/Fire Dispatcher (NIGHTS)

Offers Accepted as of 8/1/2024

421 Police Major - Start Date 8/5/2024
421 Police Patrol Recruit X 2 - Start Date TBD
451 Recreation Coordinator - Start Date TBD
510 Gas Technician II - Start Date 8/5/2024

JUDICIAL DIVISION DEPARTMENT SUMMARY

July Case Status

PERFORMANCE INDICATORS	CRIMINAL	TRAFFIC	TOTALS
CASE TOTALS	52	167	219
TRANSFERRED CASES	12	14	26
DISPOSED CASES	2	8	10
PENDING CASES	38	145	183

DEPARTMENT HIGHLIGHTS

Current Projects:

- Jury trials scheduled for the week of October 21 through 25, 2024.

Fountain Inn Natural Gas

GAS SUPPLY

Gas Volume and Consumption:

- **July Gas Volume:** 37,791 Dths
- **July Consumption:** 5.1% lower than July 2023 and 2.9% lower than the 3-year average for July.

Natural Gas Pricing:

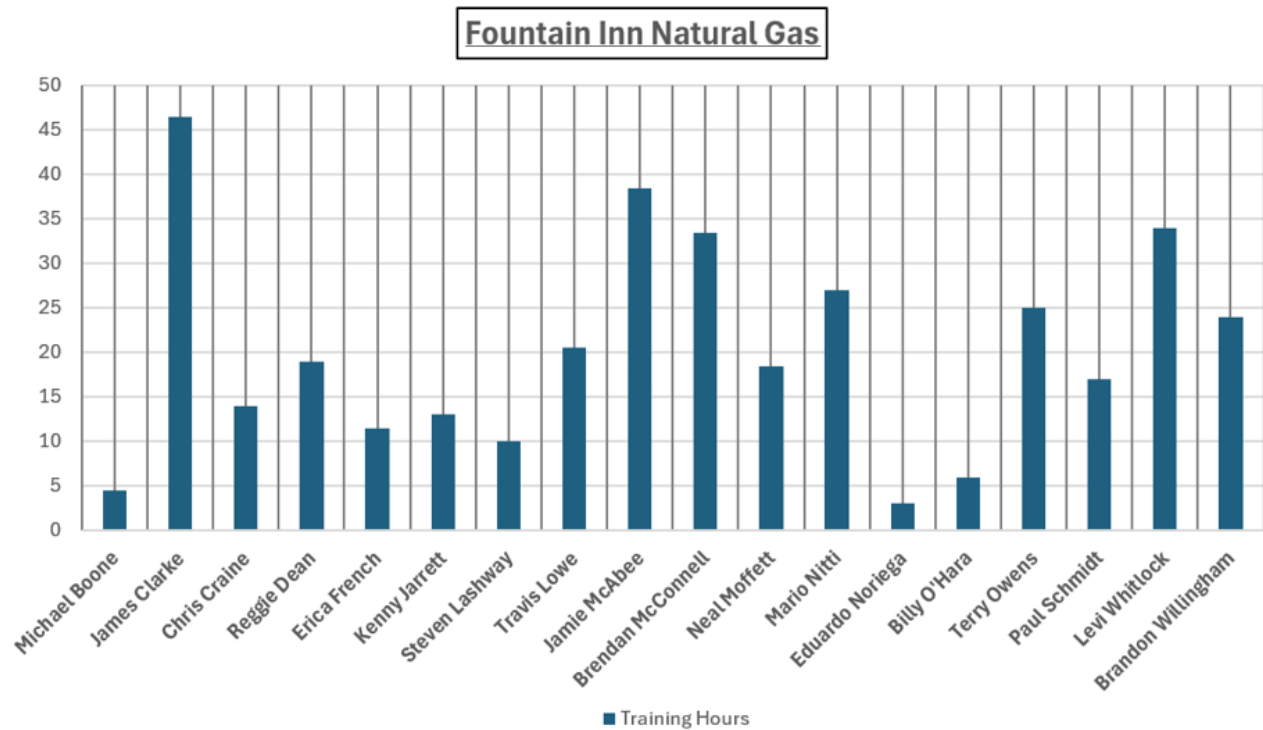
- **August Price:** \$1.907 per Dekatherm
- **Change from July:** Decreased by \$0.721
 - Note: This price reflects the commodity cost only. The final "Cost of Gas" includes additional factors affecting FING's monthly billing.

Gas Assets Management Agreement (AMA):

- **Current Agreement:** Managed by BP Energy, expiring on March 31, 2025.
- **Renewal Process:** Six responses received for the RFP for a new asset manager. Due to the complexity of pricing and service requirements, detailed analysis will take several weeks. Further updates will be provided as the review progresses.

GAS OPERATIONS

- **Installation Pace:** We are installing gas mains and services at a record-setting pace, with no signs of slowing down. We currently serve 12,179 active customers. See key indicators below.
- **Employee Training:** Our commitment to employee training remains strong. We are averaging 20.3 hours YTD of training per employee. See the chart below for detailed training investments.



CUSTOMER MONTHLY BILLING

- As part of our ongoing efforts to enhance customer service and streamline our processes, we will be consolidating our three separate meter reading cycles into one monthly cycle. The transition is scheduled for August 1st, 2024, and we are actively communicating this change to those affected by the new reading schedule.

Key Indicators

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	34,485 ft.	71,145 ft.
NEW SERVICE LINES INSTALLED	77 SL; 3,433 ft.	481 SL; 23,289 ft.

PLANNING & ZONING

Zoning Ordinance & Land Development Regulations Rewrite

The first community workshop is scheduled for the evening of August 15th and the morning of the 16th.

Boards & Commissions

Planning Commission (July 25th)

- SP-2024-04
Request: Final Development Plan Approval
TMS: 0344000300100, 0344000300600, & 0344000300101
Location: 300 Fairview St.
Current Zoning: PD, Planned Development
Vote: 7-0, approved

- AXZ-2024-04
Request: Annex & Rezone to PD (Planned Development)
TMS: 0930000091, 0930000008
Location: Durbin & Jones Rds.
Current Zoning: Unzoned, Laurens County
Vote: 5-1, for approval

- AXZ-2024-05
Request: Annex & Rezone to C-2 (Commercial)
TMS: 0349000100310
Location: 101 Milacron Dr.
Current Zoning: Unzoned, Greenville County
Vote: 7-0, for approval

Board of Zoning Appeals (July 15)

- VAR-2024-02
Request: Multiple variances due to the Gateway Corridor Overlay
TMS: 0351000100303
Location: 175 Bates St.
Zoning: C-2, Commercial
Vote: 5-0, Approved

BUILDING AND CODES

INSPECTIONS	JULY	JUNE
ALL CONSTRUCTION	531	540
REINSPECTIONS	1	1
TOTAL INSPECTIONS	531	540
PERMITS ISSUED	90	40
SUBMITTED PERMITS	58	84
NEW SINGLE FAMILY	36	66
NEW MULTI-FAMILY (UNITS)	0	1
NEW COMMERCIAL	0	0
CERTIFICATES OF OCCUPANCY-ISSUED	41	55
REMODEL/ADD. RESIDENTIAL	3	6
REMODEL/ADD. COMMERCIAL	2	1
SIGN/ROOFING/SOLAR/MISC TRADE	17	10
COMMERCIAL PLAN REVIEWS	0	3
RESIDENTIAL PLAN REVIEWS	41	47

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	JULY	JUNE
VEHICLES/OTHER	3	5
BUILDING – UNSAFE CONDITIONS	1	0
PROPERTY MAINTENANCE	9	5
TOTAL COMPLAINTS	13	10

FINANCIAL SUMMARY

FINANCIAL STATISTICS	JULY	JUNE
TOTAL VALUATION	\$13,047,678	\$17,647,545
TOTAL PERMIT FEES COLLECTED	\$92,924.50	\$30,048
TOTAL PLAN REVIEW REVENUE	\$44,950	\$15,540



Police Department *July 2024 Monthly Report*



International Order of the Rainbow for Girls



Officer Bedwell Being Sworn In

Chamber of Commerce First Annual Golf Cart Parade





Fountain Inn SRO's with Greer SRO's during lunch break for Active Shooter Training



Summer Camp

FOUNTAIN INN POLICE DEPARTMENT





**Commerce Park / Depot Street
August 6, 2024
6 pm to 8 pm**



Violent Crime

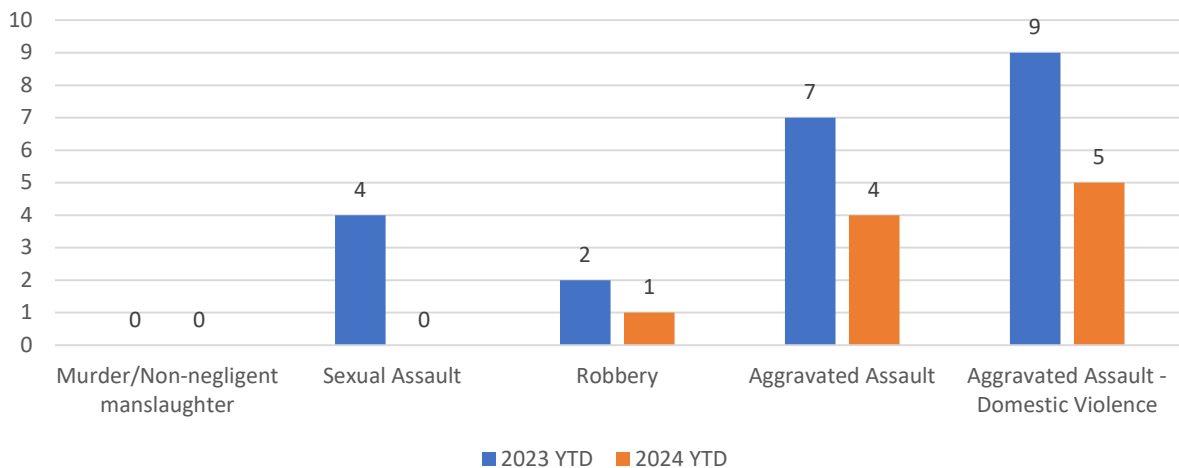
Crime Type	July 2023	July 2024	Difference	2023 YTD	2024 YTD	Difference
Murder/Non-negligent manslaughter	0	0	0	0	0	0
Sexual Assault	1	0	-1	4	0	-4
Robbery	0	0	0	2	1	-1
Aggravated Assault	1	0	-1	7	4	-3
Aggravated Assault - Domestic Violence	0	0	0	9	5	-4
Total Violent Crime	2	0	-2	22	10	-12

Property Crime

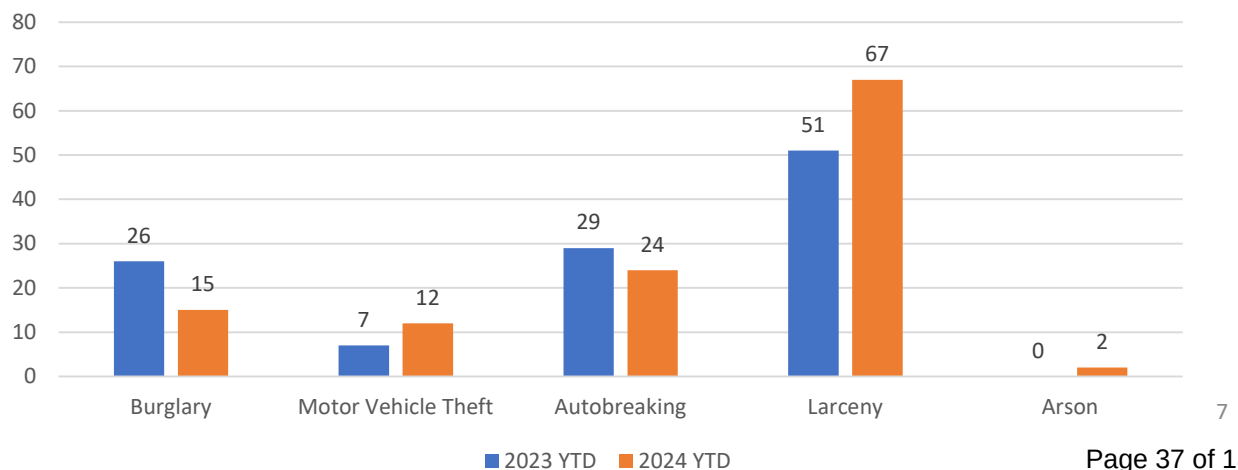
Crime Type	July 2023	July 2024	Difference	2023 YTD	2024 YTD	Difference
Burglary	3	1	-2	26	15	-11
Motor Vehicle Theft	2	2	0	7	12	5
Autobreaking	5	0	-5	29	24	-5
Larceny	6	7	1	51	67	16
Arson	0	0	0	0	2	2
Total Property Crime	16	10	-6	113	120	7
Total Part I Crime	18	10	-8	135	130	-5

Unfounded Cases Removed / Source: Vconnect

Violent Crime - YTD Comparison



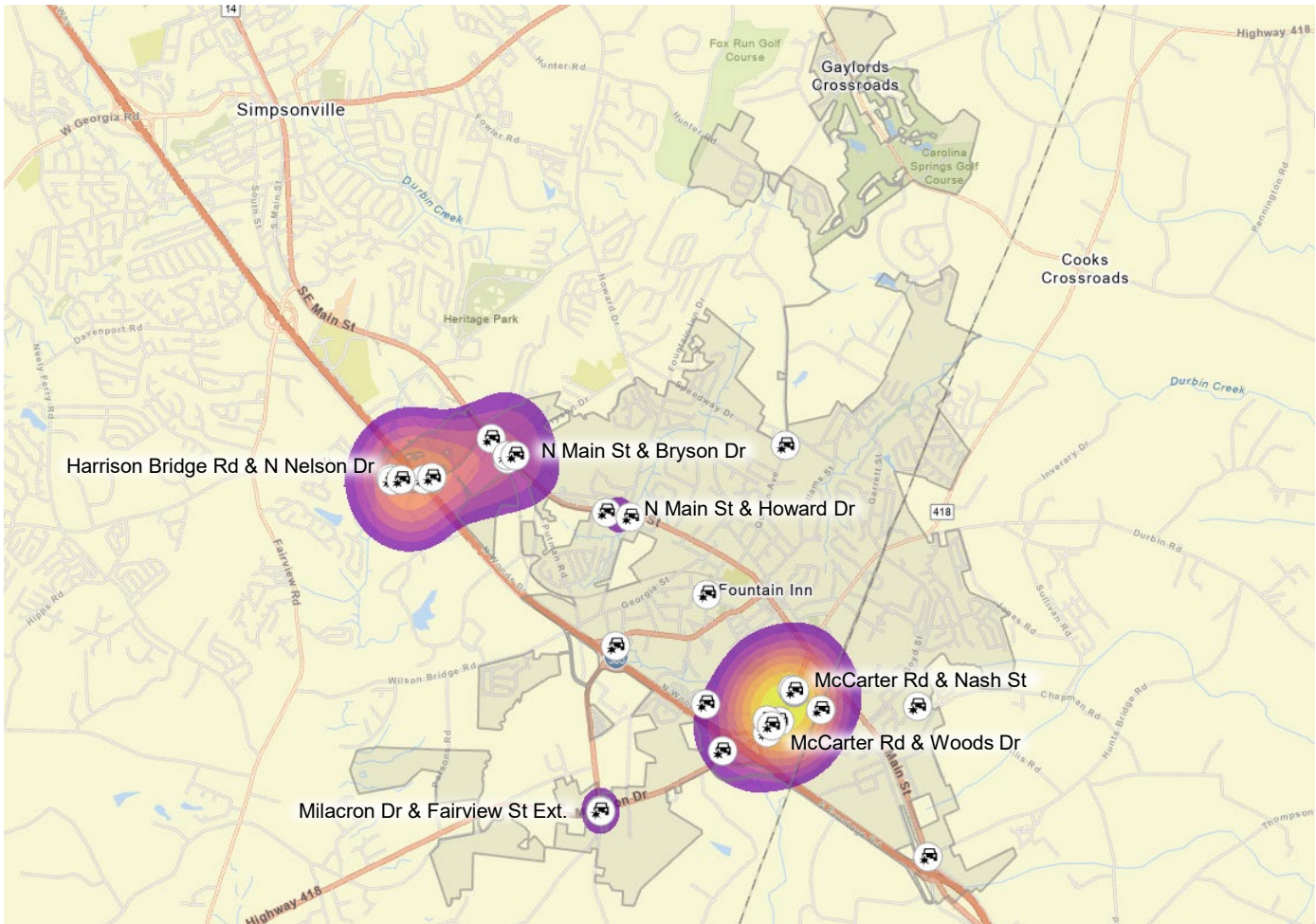
Property Crime - YTD Comparison



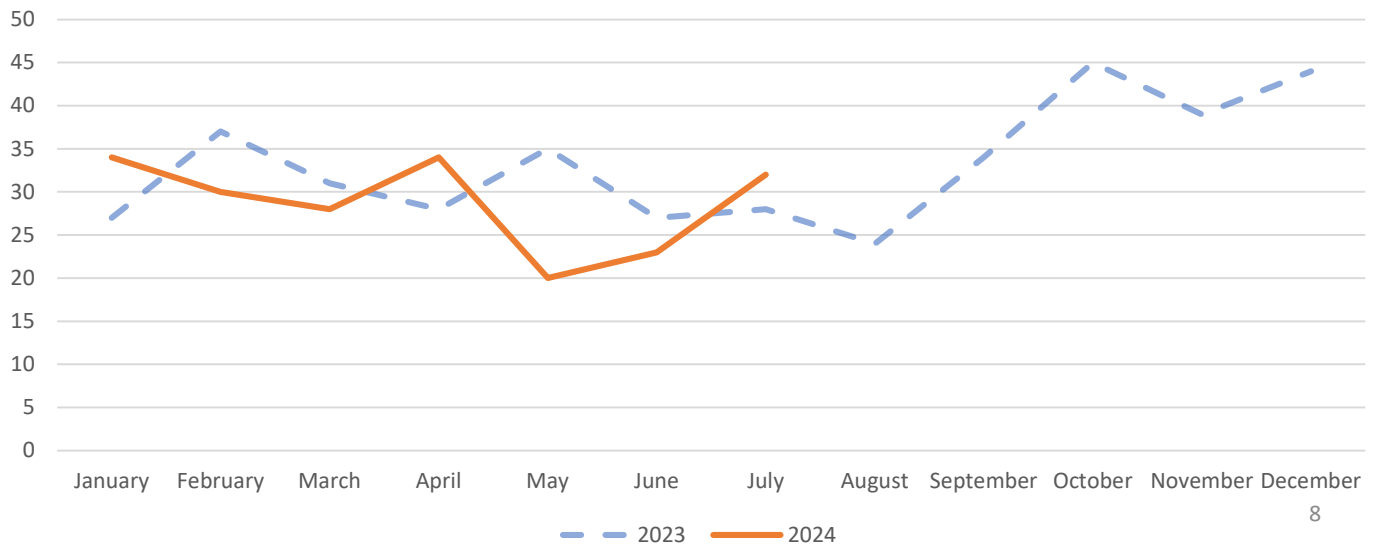


Collision Statistics/Map

Collisions	July 2023	July 2024	Difference	2023 YTD	2024 YTD	Difference
Count	28	32	4	213	201	-12



Collisions by Month - 2023/2024





Collision by Day of Week and Hour - July 2024								
Hour	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
12 AM							1	1
5 AM						1		1
7 AM		1						1
8 AM		1						1
9 AM							1	1
10 AM						2		2
12 PM	1		1	1		1		4
1 PM				1	1		1	3
2 PM			1					1
3 PM		1					1	2
4 PM			1			1	1	3
5 PM	1	2	1	1				5
6 PM		1		1				2
7 PM	1							1
8 PM			1					1
9 PM					1			1
10 PM		1						1
11 PM	1							1
Grand Total	4	7	5	4	2	5	5	32

Hot Day for Collisions in July

Mondays – 7 collisions

Hot Time Range for Collisions in July

1700-1759 – 5 collisions

Primary Contributing Factor	Count
Failed to Yield Right of Way	8
Driving Too Fast for Conditions	4
Disregarded Signs, Signals, Etc	3
Distracted / Inattention	2
Followed Too Closely	2
Over-correcting / Over-steering	1
Unknown (driver)	1
Ran off Road	1
Under the Influence	1
Other Improper Action	1
Vision Obscured (Within Unit)	1
Improper Lane Usage / Change	1
Other	1
Grand Total	27

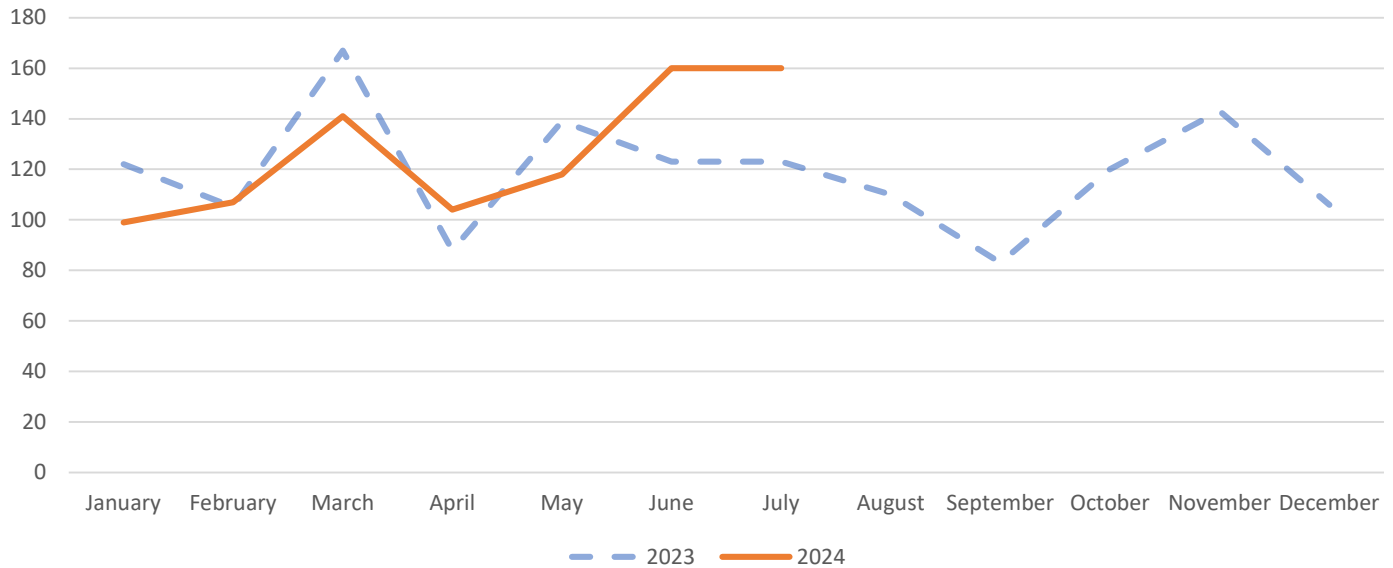
*Does not include 5 private property collisions



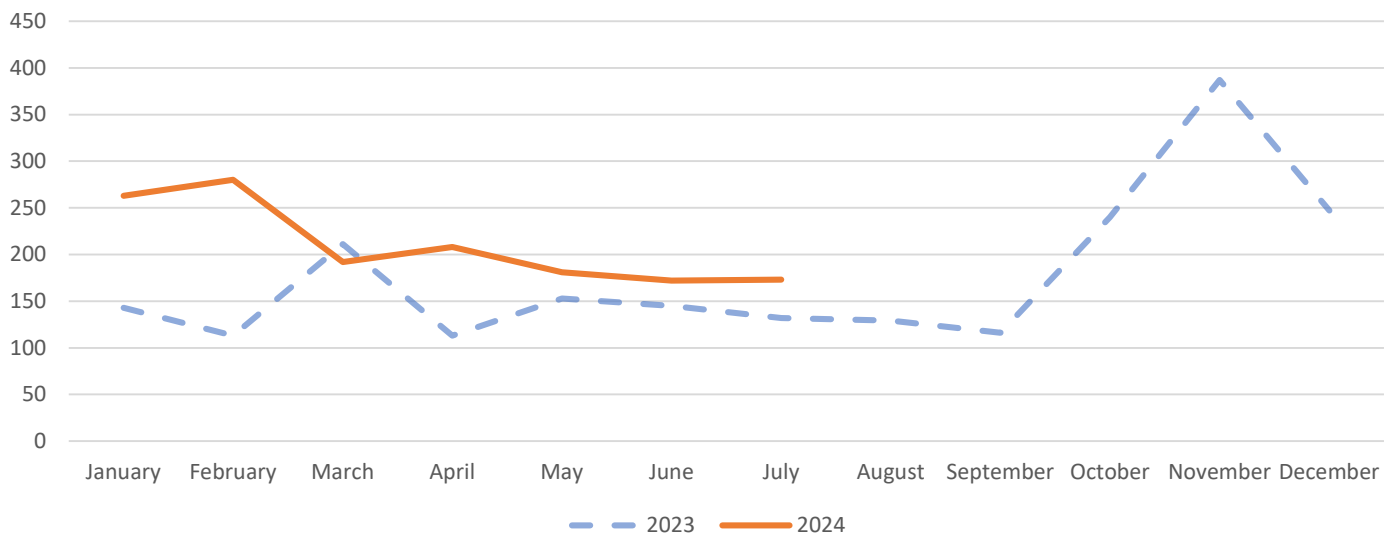
Citation/Warning Statistics

Contact Type	July 2023	July 2024	Difference	2023 YTD	2024 YTD	Difference
Citations	123	145	22	867	889	22
Warnings	132	173	41	1,010	1469	459

Citations by Month - 2023/2024



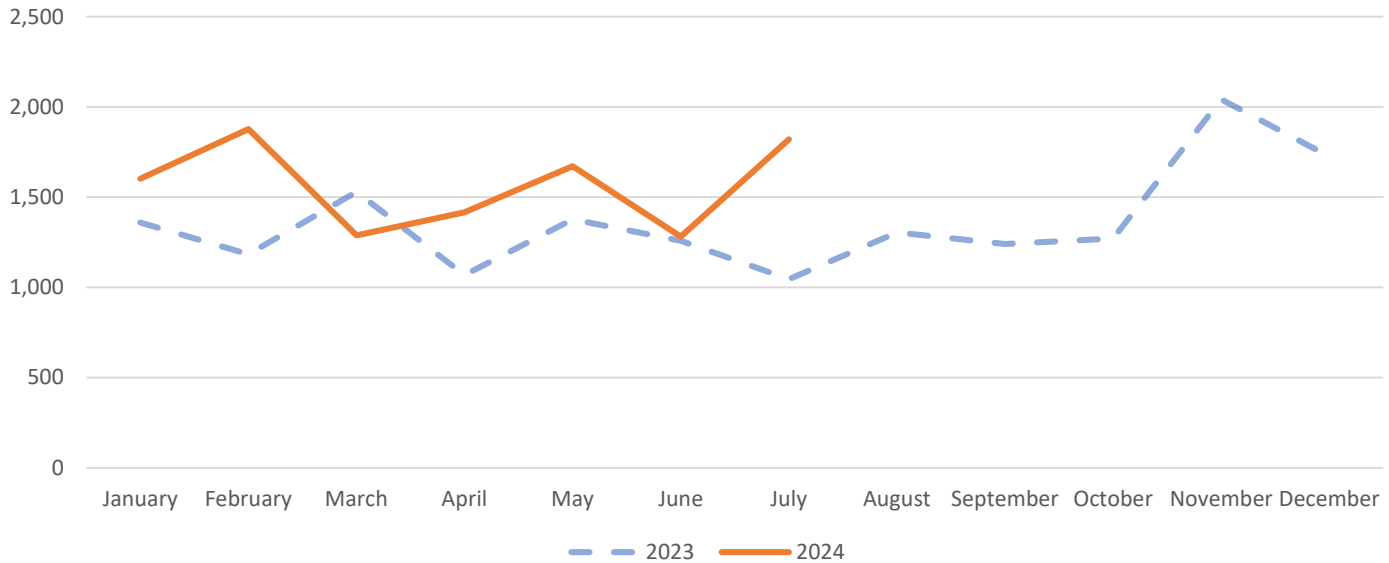
Warnings by Month - 2023/2024





Calls for Service Comparison					
July 2023	July 2024	Difference	2023 YTD	2024 YTD	Difference
1,045	1,820	775	8,821	10,959	2,138

Calls for Service by Month - 2023/2024



Communications Call Summary Report

July Call Summary				
Call Type		July 2023	July 2024	% Change
911	Inbound	266	259	-2.6%
	Inbound	1,544	1,608	4.1%
	Outbound	558	653	17.0%

August Report

We have celebrated National Parks and Recreation Month all of July: Hosting Virtual Scavenger Hunts and a Splash Pad Party. The goal was to engage with the community in different ways while bringing exposure to our parks throughout the Fountain Inn community.

Fall Sports Season & Current Registration

- Tackle/Flag Football: Flag -116, Tackle- 133
- Cheerleading: 45 Registrants
- Fall Baseball/Softball are closing registration August 1
- Volleyball is closing registration on August 13
- Miracle League Registration Runs through September

Fall Evaluations will be on August 5, 2024 – Emanuel Sullivan Sports Complex

Volleyball Evaluations will be August 14, 2024

1. August 17, Mauldin Jamboree
2. August 19 will Kick Off our Tackle Football games at home
3. September 2 will Kick Off Flag Football season



Co-Ed Softball Champions-Strike Kings



We have over 40 Registrants for our Youth Basketball Camp Led by RaMel Redmond. The camp focused on fundamentals, skill development, confidence building, fun and engagement!!



We are truly grateful for the MB6 Foundation providing scholarships and helping us provide equipment to those in need. Their generosity enables us to extend our reach during registration and assist multiple families in the Fountain Inn community.

55+ News

Upcoming Dates

8th - Nutrition Class - Topic: "The Sunshine Vitamin"

8th - 55+ Night Out @ Bridgeway Market - Farmer's Market and live music

13th - Bingo - sponsored by Steam Coffee & Cream

22nd - End of Summer Tea - Guest speakers: Fountain Inn Garden Club

24th - Yoga @ The Market

27th - Birthday Celebration

29th - Lunch & Learn with Canon-Byrd Funeral Home - Educational seminar on preplanning your funeral



Aug24
Newsletter.pdf

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

August 08, 2024

Regular City Council Meeting

☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** August 08, 2024**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn.

Summary Background:

PZ-2024-03 would rezone 2 parcels at 1314 and 1318 North Main Street, Tax Map Numbers 0325000100701, 0325000100707 to FRD, Flexible Review District.

The applicant is proposing to build a 3 story, 90,000 square foot climate controlled self-storage facility at the rear of the site and a three-tenant retail/ office building at the front of the site.

The proposed development is compatible with the Commercial Mixed-Use Character Area as identified in the INNvision Comprehensive plan.

On February 22, 2024, the City of Fountain Inn Planning Commission voted (7-0) in favor of rezoning the property to FRD, Flexible Review District, with the following condition:

A Final Development Plan must be reviewed and approved prior to the issuance of any permits.

Impact If Denied:

The front parcel would remain as a non-conforming commercial property while the rear parcel would remain with a residential structure on site. The site would remain zoned C-2 Commercial, and all uses allowed in the C-2 zoning district would be permitted by right.

Impact If Approved:

The site would be developed as a group development offering climate-controlled self-storage and retail/office space.

Financial Impact:

N/A

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF
CHANGING THE ZONING CLASSIFICATION OF THE PROPERTIES
DESCRIBED IN THIS ORDINANCE.

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

WHEREAS, the Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after duly considered same and the receiving a staff report voted to recommend the approval of the re-zoning request from C-2 Commercial to FRD: Flexible Review District;

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

SECTION 1: That the real property referred to herein is described fully in Docket Number PZ-2024-03 containing approximately 3.49 acres, Greenville County Tax Map numbers 0325000100701, 0325000100707, located at 1314 and 1318 North Main Street in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2. The Property is hereby rezoned from C-2 Commercial, to FRD: Flexible Review District.

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

DONE IN REGULAR MEETING AUGUST 08. 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.
King Kozlarek Law LLC

First Reading: July 11, 2024
Second Reading / Final Approval: August 08, 2024

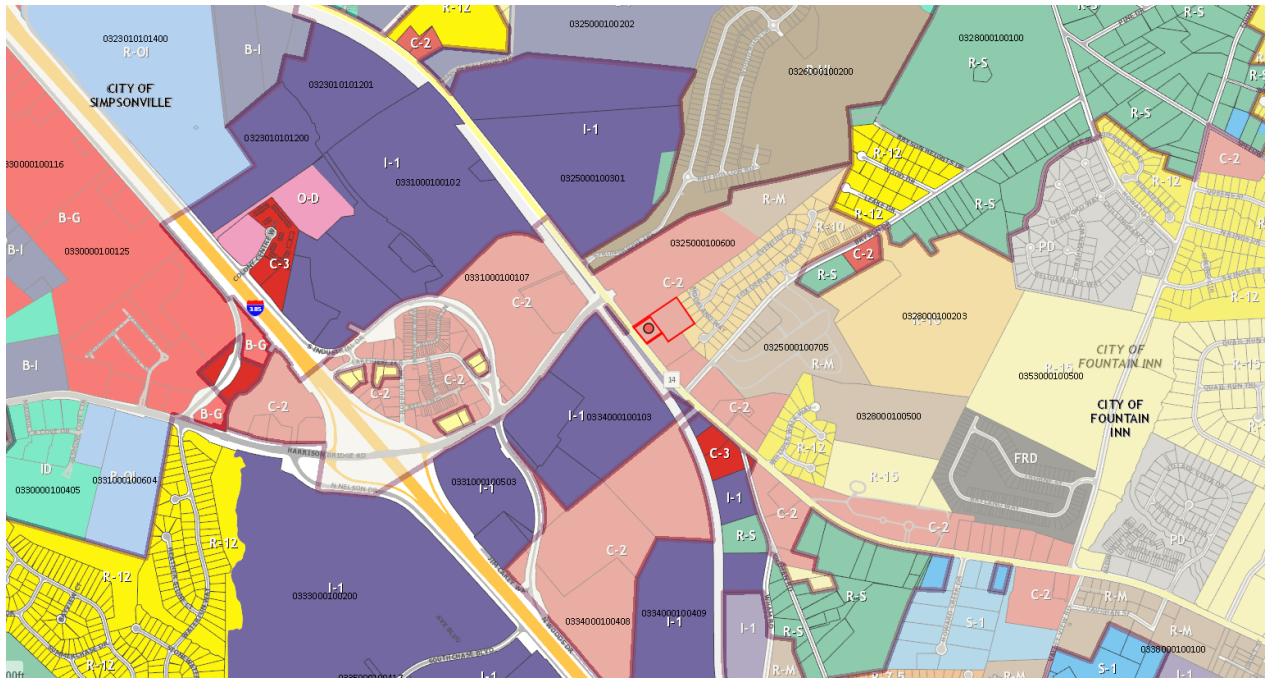
Aerial Photography



Zoning Map



Vicinity Map





AGENDA

August 08, 2024

To: City Council
From: Planning Director, Jason Knudsen
Subject: PZ-2024-03, Proposed Rezoning of 1314 and 1318 North Main Street
Stowe Storage
Meeting Date: August 08, 2024
Type of Agenda Item: Rezoning, 2nd Reading
Attachments: Aerial Map
Zoning Map
Proposed Statement of Intent
Proposed Development Plan
Renderings
Proposed Ordinance

OWNER: Century Development Partners
AUTHORIZED REP: Alex Dmyterko
LOCATION: 1314 and 1318 North Main Street -Tax Map 0325000100701, 0325000100707
CURRENT ZONING: C-2, Commercial
REQUESTED ZONING: FRD, Flexible Review District
SIZE OF PROPERTY: Approximately 3.49 acres

REQUEST

The applicant is requesting to rezone the property from C-2 Commercial to FRD, Flexible Review District to provide a climate controlled self-storage facility and a commercial retail tenant building.

LOCATION & SITE DESCRIPTION

The site is comprised of two parcels with a combined area consisting of 3.47 acres. It is located on North Main Street (Highway 14) just south of Harrison Bridge Road. North Main Street is a four-lane state-maintained arterial road. The parcels have approximately 226 feet of frontage along North Main Street. There is no sidewalk along the street frontage.

COMPREHENSIVE PLAN

The subject property is part of the Fountain Inn INNvision Comprehensive Plan, where it is designated as 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.

PROPOSED ZONING DISTRICT

FRD- Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

ACCESS AND PARKING

Access to the site will be provided by a right in/right out configuration from North Main Street. Parking will be provided in front of the retail stores and in front of the storage facility. Additional loading zones will be located along both sides of the storage building.

LANDSCAPE AND BUFFERING

A 10' landscape buffer with screening will be provided along all property lines adjacent to a residential zone or use. An 8' roadside buffer will be provided along North Main Street. All required screening within the buffers will be provided per Section 5:9.8.3 of the Zoning Ordinance.

STAFF COMMENTS

Self-Storage facilities are not permitted in the C-2, Commercial Zoning District. The request to change the existing zoning from C-2 Commercial to FRD, Flexible Review District, will allow a climate-controlled storage facility in combination with outparcel retail space. The site is designed to comply with the Commercial Design Standards that apply to the C-2 Zoning District. The proposed development is compatible with the Commercial Mixed-Use Character Area as identified in the INNvision Comprehensive plan. Based on these reasons, staff recommends approval of the requested rezoning to FRD.

Aerial Map



Zoning Map



Commercial Retail & Storage Facility

"Statement of Intent"

+/-3.49 Acres

Flexible Review District (FRD) – Commercial & Storage
North Main Street – City of Fountain Inn, SC

Statement of Intent
August 01, 2024

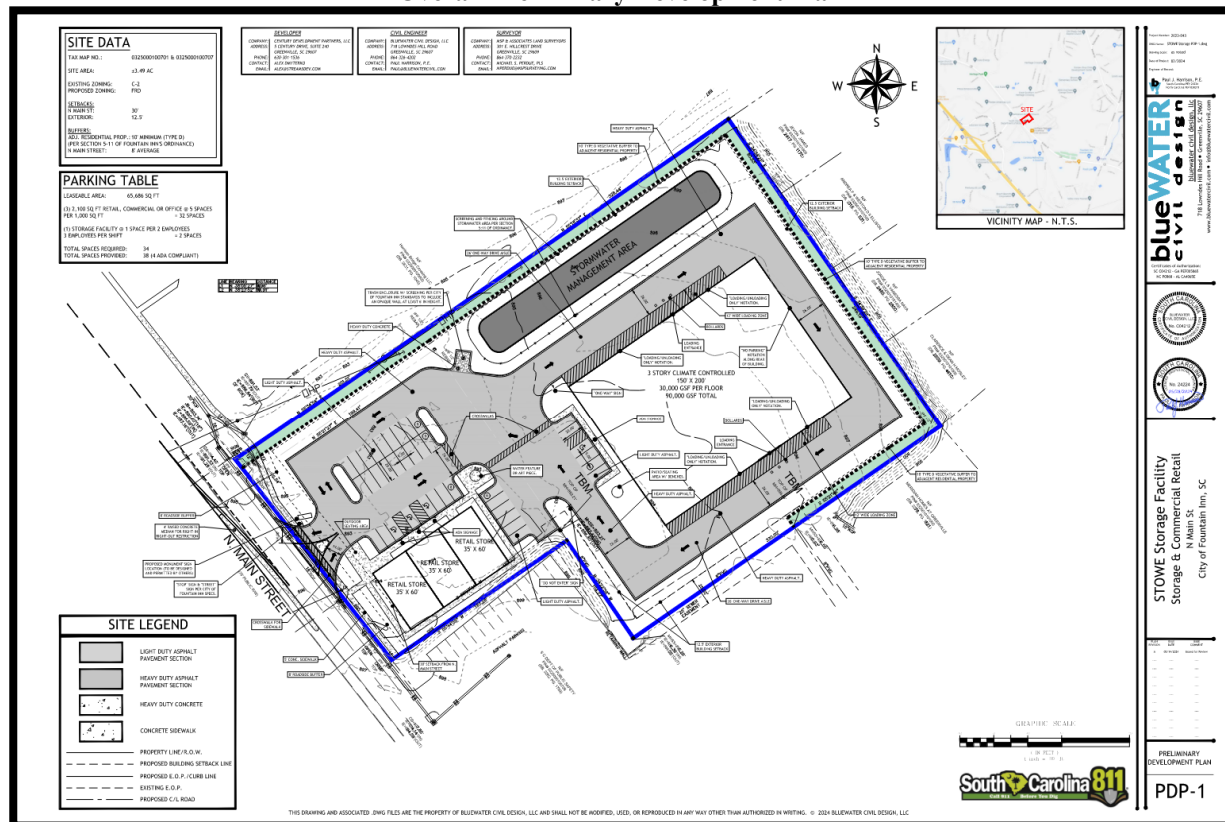
Applicant

Century Development Partners, LLC
Alex Dmyterko
5 Century Drive, Suite 240
Greenville, SC 29607
(630) 301-1536
alex@streamsdev.com

Civil Engineer

Bluewater Civil Design, LLC
Paul J. Harrison, P.E.
718 Lowndes Hill Road
Greenville, SC 29607
(864) 326-4202
paul@bluewatercivil.com

Overall Preliminary Development Plan



STOWE

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1.0 Site Location & Property Description

The property consists of +/- 3.49 acres located along N Main St (SC-14) with Greenville County TMS# 0325000100701 & 0325000100707. The property is currently zoned C-2 in the City of Fountain Inn. The developer is requesting to rezone the property to Flexible Review District (FRD) in the City of Fountain Inn to provide commercial retail stores and a climate controlled self-storage facility.

2.0 Existing Site Features

The property consists mostly of open fields and an existing commercial strip business with parking area fronting N Main St. There is also an existing radio tower in the center of the property that is to be removed. N Main St is a state-maintained road (SC-14). The residential development known as Stoneledge Cottages is adjacent to the property to the north. The Fountain Inn SCDMV is adjacent to the property to the south. See Appendix C for Natural Resources Inventory.

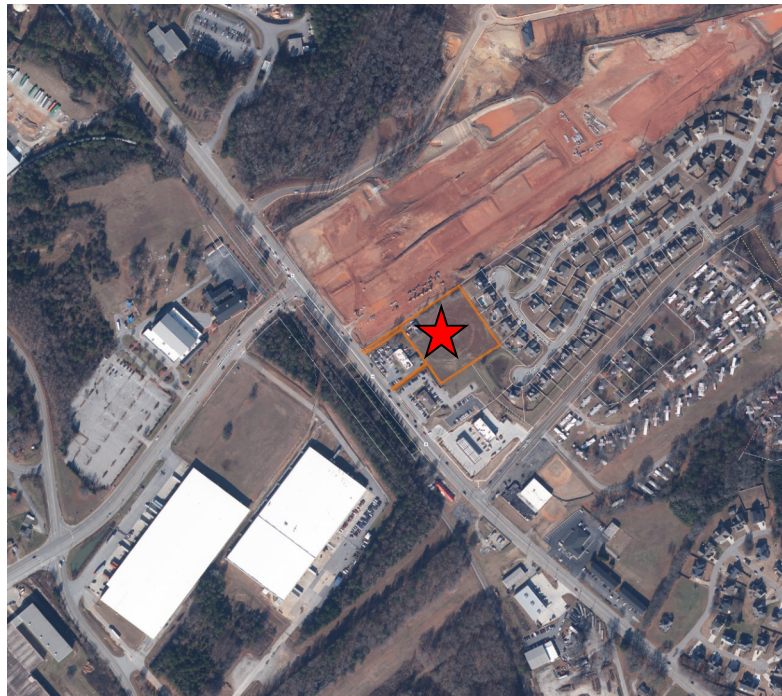


Figure 1: Overall Property Map



Figure 2: Existing Topo and Site Aerial

3.0 Existing Infrastructure & Utilities

N Main St (SC-14) is a 4-lane state road with a TWTL and a speed limit of 45 MPH.



Figure 3: Street View of N Main St Looking Right



Figure 4: Street View of N Main St Looking Left

The City of Fountain Inn will be the provider of sewer to the site. There is an existing 8" City of Fountain Inn sewer line on the property. Greenville Water Systems will be the provider of water to the site. There is an existing 16" GWS water main along N Main St.

Fountain Inn Fire Department is located at 200 N Main St and is approximately 1.96 miles from the site. Duke Power will be the electrical provider for the site. Piedmont Natural Gas will be the gas provider. Charter is able to serve the site as the internet, cable, and phone provider. Please refer to Appendix A for the willingness to serve letters for this site.

4.0 Existing Soils & Hydraulic Features

An existing soils map is provided below for the property. Please see more detailed description in Appendix B.

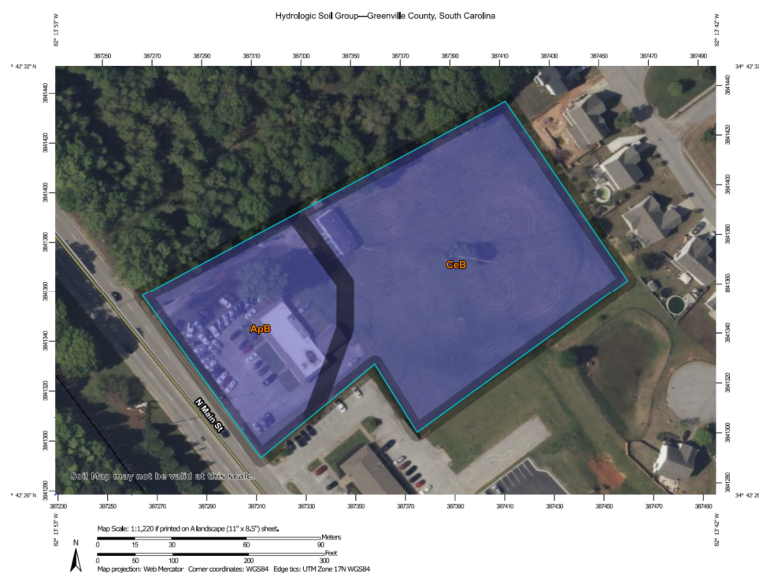


Figure 5: Soils Map (See Appendix C for Soils Report)

5.0 Site Development

The site will consist of (1) commercial retail building at the front of the property near North Main Street and (1) climate controlled self-storage facility in the rear of the property. The commercial retail building may be divided into individual stores with dimensions of approximately 35' x 60' and will feature an outdoor seating area. The Tenant(s) of these retail stores may be one of the allowed uses in C-2 zoning district specified below or any other C-2 use that staff may deem appropriate:

- Accountant
- Automobile parts or accessories
- Bakery
- Bank or savings and loan
- Barber shop
- Beauty shop
- Cafe
- Delicatessen
- Dental clinic
- Florist
- Mattress Shop
- Office, business or professional
- Optician
- Paint Store
- Photography Studio
- Restaurant
- Sandwich shop
- Veterinary clinic

The storage facility will be approximately 150' x 200' and climate controlled. It will consist of (3) stories with approximately 30,000 GSF per floor for an approximate 90,000 total GSF. There will be approximately 650-700 storage units in the facility.

Access into the site has been restricted by SCDOT to a right-in/right-out (RI/RO) only. The RI/RO location is constrained to the center of the lot frontage along N Main Street in order to maximize driveway spacing from the adjacent DMV and to keep the RI/RO median out of the left-turn lane storage for Stoneledge Cottages. Cross-access may be allowed through adjacent properties if agreed upon by both parties. SCDOT correspondence has been included in Appendix A.

Parking will be provided at the entrance to the site in front of the proposed commercial retail stores as well as in front of the storage facility. A minimum 26' wide two-way drive will be provided for the parking areas in front of the commercial retail building. A minimum 26' wide one-way drive will be provided around the storage facility for circulation. The northwest side and southeast side of the storage facility will each have a 12' wide loading zone for vehicles to pull off, as shown on the PDP. A 5' wide sidewalk will be provided along the exterior walls of the commercial retail store(s) with building entrances along the parking area in front of the retail store(s). There will be a patio area provided at the front corner of the commercial retail building for outdoor seating or congregating.

5.1 Setbacks

All the proposed setbacks for this project are as follows:

- a) 30' minimum setback along North Main Street
- b) 12.5' minimum perimeter setback along exterior property lines

If the development proceeds as expected, the build-out will be completed within approximately 2 years.

6.0 ***Buildings & Materials***

The commercial retail store(s) will have building materials that may consist of brick, split face CMU, EIFS, or a combination of any of those materials. The storage facility will have building materials that may consist of steel for the interior and exterior walls, concrete foundation, masonry for the stairway and elevator, and a rubber or steel roof. The commercial retail store(s) will be oriented perpendicular to N Main Street, facing Stoneledge Cottages. The storage facility behind the retail stores will face N Main St. The building elevations provided are examples of how the proposed buildings are expected to look.

Please note the signage provided for the proposed retail store(s) are samples to represent signage location and are not necessarily the official tenant(s). The tenant(s) for the retail stores will be determined at a later date and will adhere to one of the proposed uses specified under Section 5.0 Site Development of this SOI. See Appendix F for sample building elevations, specific sign package criteria, and sample sign package for the retail store signage.





Figure 6: Sample Building Renderings



FRONT ELEVATION

Scale: 3/32" = 1'

Figure 7: Sample Retail Signage and Building Elevation

STOWE

7.0 Landscaping, Lighting, & Signage

The adjacent residential properties will be buffered by a minimum 10' Type D landscaped buffer, as indicated on the Landscaping Plan. A minimum 8' wide roadside buffer will also be provided along N Main Street to buffer the parking areas from N Main Street, as indicated on the Landscaping Plan. Interior planting shall be provided for the parking areas per section 5:9.10.3 of the ordinance. A 6-foot wall, fence, berm, evergreen screening plant material or a combination thereof shall be provided for screening the adjacent residential properties per Section 5:9.8.3 of the ordinance. Where overhead power lines interfere (adjacent to Stoneledge Cottage), understory trees and/or shrubs may be used to meet screening requirements.

Landscaping will also be provided between the back side of the commercial retail stores and the adjacent DMV parking lot, as indicated on the Landscaping Plan. This will consist of large canopy trees, deciduous understory trees, shrubs, or a combination thereof to provide screening between the commercial retail buildings and the adjacent DMV.

The stormwater management area will be screened by an evergreen vegetative hedge and fencing, per Section 5:11 of Fountain Inn's Ordinance. The proposed trash enclosure shall be screened with an opaque wall/fencing and will meet screening requirements per Section 5:19.10, as noted on the PDP. The parking lot and associated drives shall be lit with light fixtures with a maximum height of 25' that meet the City of Fountain Inn's lighting standards per Section 7.13.6. A lighting and photometrics plan shall be provided with the building permit application, per Section 7:13.6-7.



Figure 8: Sample Parking Area Lighting

Typical stop signs and other necessary signage will be provided per City of Fountain Inn standards. Cluster mailbox (CBU) location will be provided in accordance with USPS guidelines.



Figure 9: Sample CBUs & Street Signs

8.0 Site Drainage

The site ultimately drains to the western corner at the front of the property adjacent to Stoneledge Cottages at N Main. Stormwater management will be addressed through the installation of an above ground or underground pond in the approximate location shown on the PDP.

9.0 Additional Public Improvements

A RI/RO will be required for access into the development in coordination with SCDOT. In order to best adhere to the Commercial Development Standards, (2) public amenities shall be provided per Section 7:13.4-2.E of the ordinance. One public amenity may consist of either a water feature or art piece in front of the commercial retail stores adjacent to the parking areas. The second public amenity may consist of patio/seating area with benches adjacent to the parking area in front of the storage facility. Additionally, the proposed sidewalk along N Main Street and the area west of the retail stores allows room for a potential future bus stop for the City of Fountain Inn.

The proposed sewer lines for the property will tie into the existing City of Fountain Inn sewer main located on the property. The proposed sewer lines will be owned and maintained by the City of Fountain Inn. The proposed water lines for the property will tie into the existing GWS water main located along N Main St. The proposed water lines will be owned and maintained by GWS. Stormwater management will be addressed through the installation of an above ground or underground pond. Any necessary improvements for power, gas, cable, data, and any other applicable utilities will be made and coordinated with the utility providers to serve the development. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.

10.0 Property Owner's Association

A Property Owner's Association (POA) shall be established for the development. The POA shall own and maintain the stormwater management facilities and be responsible for maintaining the proposed storage facility, commercial retail stores, and common grounds.

Appendix A

Willingness to Serve Letters & SCDOT Correspondence



Mailing Address:
664 Issaqueena Trail
Clemson, SC 29630
o: 864.234.4405

August 15, 2023

Sarah Webb
Blue Water Civil Design, LLC
718 Lowndes hill Road
Greenville, SC 29607

RE: Property located at 1318 Main St. in Fountain Inn, SC

Dear Ms. Webb:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 1318 Main St. in Simpsonville, SC (Greenville County Tax Map #0325000100701 & #0325000100707) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Duke Energy at 1-800-777-9898 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball". The signature is written in a cursive, flowing style.

Kim Ball
Engineering Design Associate

Project Information

Project Name: STOWE Storage Date: 9/14/2023

Engineer (Company): Bluewater Civil Design Phone: 864-326-4202

Engineer (Contact): Paul J Harrison, PE Signature: *Paul J. Harrison*

Engineer Address: 718 Lowndes Hill Rd, Greenville, SC 29607 Email: paul@bluewatercivil.com

Developer (Company): Century Development Partners, LLC Phone: 630-301-1536

Developer (Contact): Alex Dmyterko Email: alex@streamsdev.com

Developer Address: 5 Century Drive, Suite 240, Greenville, SC 29607

Tax Map Numbers for Project: 0325000100701 & 0325000100707

Proposed Water Resource Recovery Facility: Durbin Creek WWTP (SC0040002)

Estimated Total Sewer Flow: 1,558 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

Connection Type - ☒ Gravity ☐ Force Main Connection Point - ☒ Satellite Sewer MH ☐ ReWa MH

Attach map identifying proposed connection point to existing collection/trunk sewer.

Are Multiple Collection Agencies involved? ☐ Yes ☒ No If yes, both agencies will need to fill out the respective portions of the form below.

Ownership, Operation & Maintenance of Collection System will be assigned to: City of Fountain Inn

Will there be a new Pump Station associated with this development? ☐ Yes ☒ No

Primary Satellite Sewer Agency Preliminary Approval

Agency Name: City of Fountain Inn

Does capacity appear to be available to serve this project? ☒ Yes ☐ No Approved Connection Point? ☒ Yes ☐ No

Comments: _____

Collection Agency Signature: *R.A. Hallon*

Date: 18 Sep 23

Secondary (Transport) Sewer Agency Preliminary Approval

Agency Name: _____

Does capacity appear to be available to serve this project? ☐ Yes ☐ No

Comments: _____

Collection Agency Signature: _____

Date: _____

ReWa Preliminary Approval

☒ ReWa has verified all affected agencies have completed review form.

ReWa Project No: PME2023-0216

Does ReWa capacity appear to be available to serve this project? ☒ Yes ☐ No

Approved Connection Point? ☒ Yes ☐ No

Is project authorized to move to the Step 2 permitting process? ☒ Yes ☐ No

ReWa Pretreatment form attached? ☒ Yes ☐ N/A

Comments: _____

ReWa Representative: *Kimberly Volk*

Date: 9.18.2023

This form does not constitute a permit to connect from ReWa or any sanitary sewer agency, nor is it to be used to obtain building permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. **Capacity is allocated on a first come first serve basis during the subsequent ReWa Capacity Approval Process (Step 2).** Upon meeting all requirements (plan review and approval, payment of all applicable fees, etc.), ReWa will issue a separate letter for use in obtaining a SCDHEC Permit to Construct. The engineer shall contact the individual Satellite Sewer Agencies involved to determine their policies, procedures, and requirements. Note: Approval is valid for 24 months from the executed date of this document.

FOUNTAIN INN FIRE DEPARTMENT

200 N. MAIN ST – FOUNTAIN INN – SC- 29644

August 30, 2023

Sarah Webb
Bluewater Civile Design, LLC
718 Lowndes Hill Rd
Greenville SC, 29607

Re: 2023-043

Mrs. Webb,

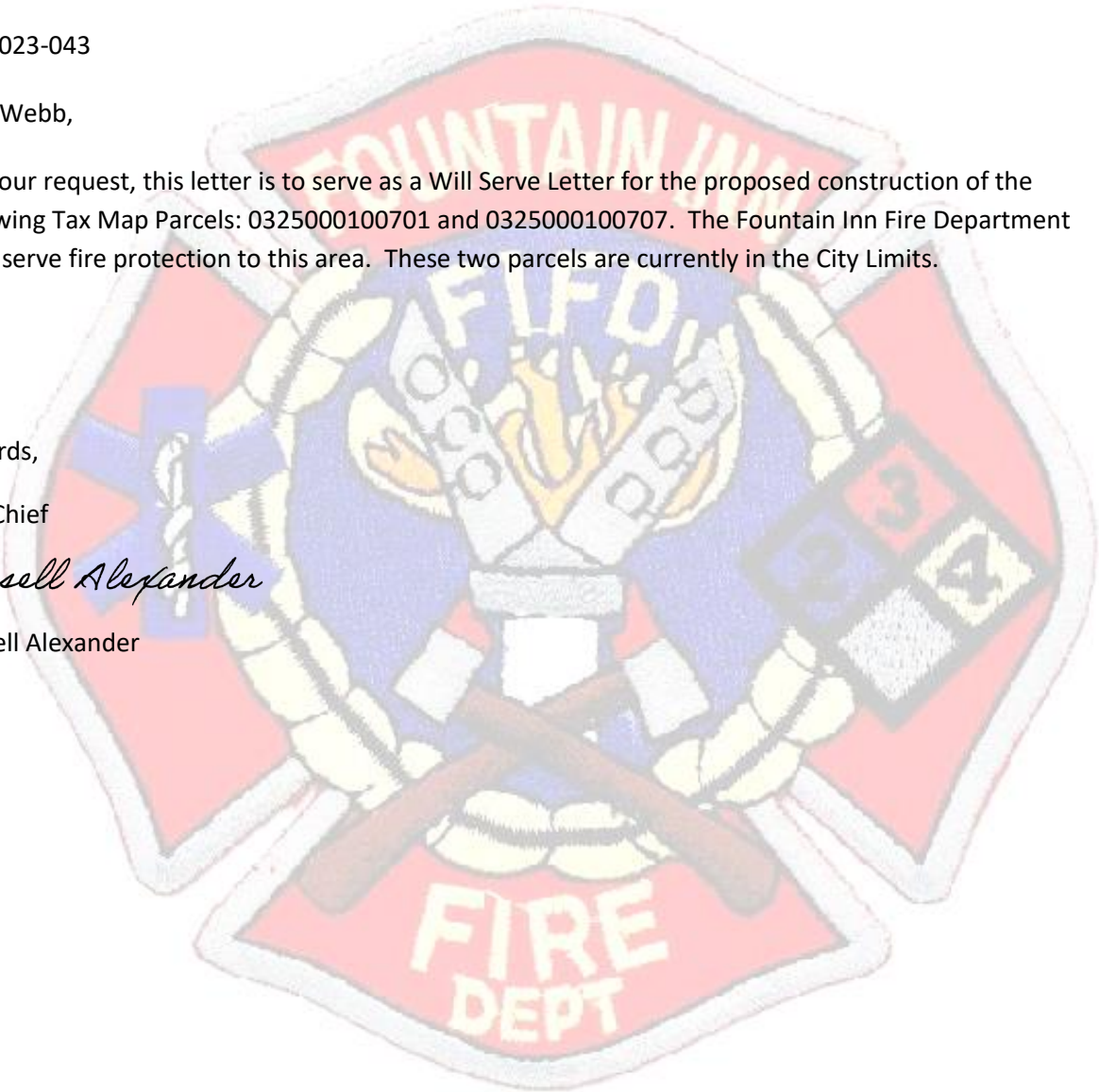
Per your request, this letter is to serve as a Will Serve Letter for the proposed construction of the following Tax Map Parcels: 0325000100701 and 0325000100707. The Fountain Inn Fire Department does serve fire protection to this area. These two parcels are currently in the City Limits.

Regards,

Fire Chief

Russell Alexander

Russell Alexander





September 1, 2023

Bluewater Civil Design, LLC
Attn: Ms. Mary Paige
718 Lowndes Hill Road
Greenville, SC 29607
Via Email: mary@bluewatercivil.com

RE: Tax Map #0325000100701 & 0325000100707 – 1314 N Main Street (4 commercial units)

Dear Ms. Paige:

Greenville Water owns and operates a 16-inch water line along N Main Street which is available to serve the above referenced properties according to the rules and regulations of Greenville Water.

These properties are currently served by accounts 0035702010 and 0035702000, each with a 5/8" meter.

System improvements may be required at the developer's expense. A substantially complete set of plans and estimated total domestic and fire demand should be submitted to Greenville Water for review for final capacity determination.

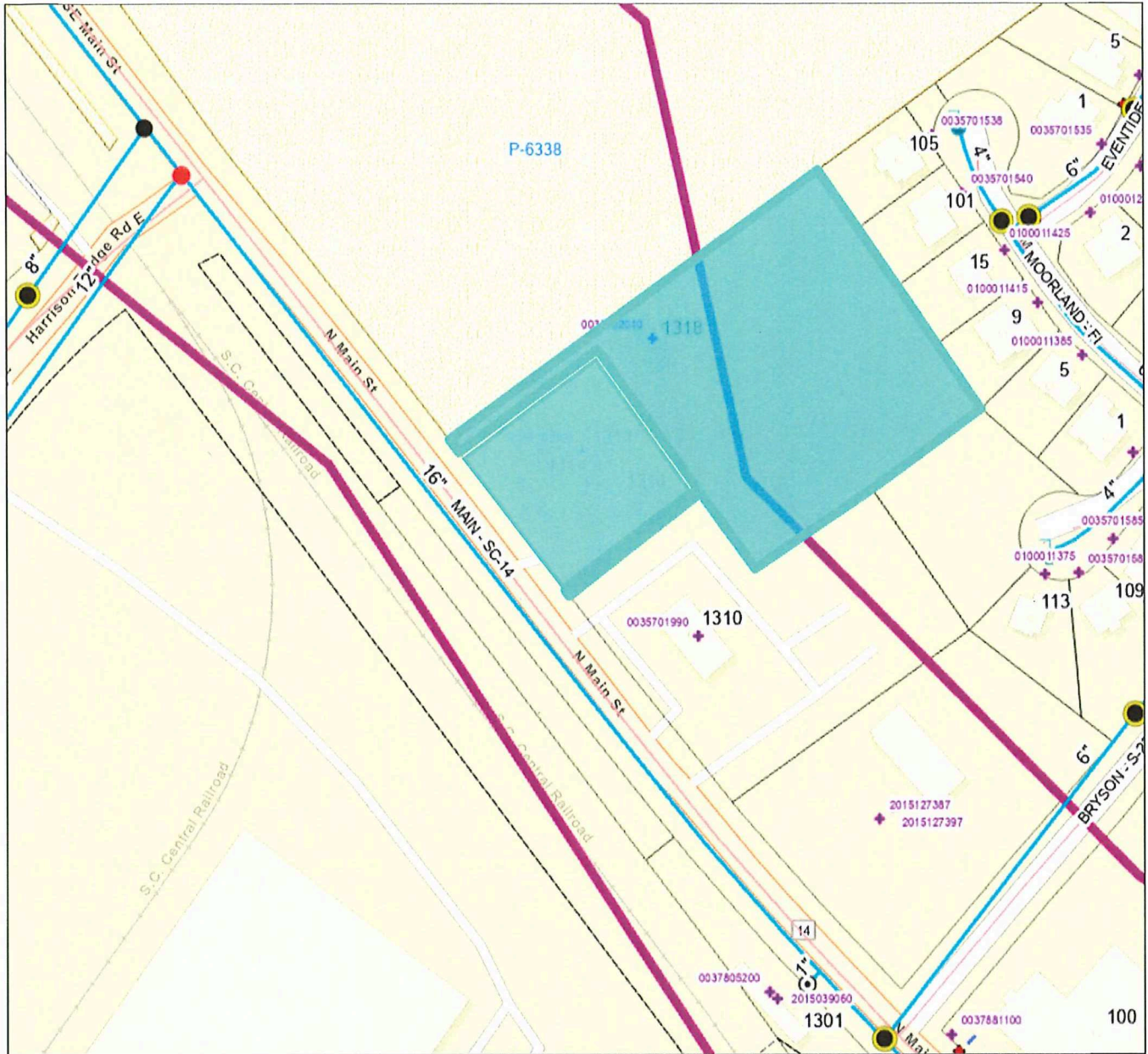
A map of the water mains in the area has been included for your convenience.

Sincerely,
GREENVILLE WATER



Mark Hattendorf
Director of Engineering

MH/as
Enclosure



Map Scale: 1:2257 | Map Date: 09/01/2023

Legend

Accounts_Meters No Meter Set No Account Meter Set Butterfly Valves Open Left, CLOSED Open Left, Open Open Right, CLOSED Open Right, Open	Direction Not Known Altitude Valves Air Valves Blow Off Valves Check Valves Flow Control Valves Fireline Valves Open Left Open Right	Direction Not Known Hydrant Valves Open Left Open Right Direction Not Known Gate Valves Open Left, CLOSED Open Left, Open	Open Right, CLOSED Open Right, Open Direction Not Known Pressure Reducing Valves Hydrant Address Point Water Main Private Public	Public (PCCP Material) Public (Previously Private) Road Centerline Greenville City Limit Greenville City Annexation Area Greenville County Boundary GW Service Area Parcel
--	---	--	---	---

This map is a user generated static output from the Greenville Water Web GIS application and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

[illegible]

Map Scale
1 inch = 267 feet
9/1/2023



August 16th , 2023

Sarah Webb
Bluewater Civil Design, LLC
718 Lowndes Hill Rd
Greenville, SC 29607

Re: Stowe Storage N Main St, Fountain Inn (Greenville County)

Ms. Webb:

I received your request regarding Charter/Spectrum being able to service the area for Stowe Storage N Main St, (0325000100701), Fountain Inn, SC. This site is well within of our current service area for high speed internet, cable television and home and cell phone services. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and provide an estimate, if needed. Please keep me updated on the progress for this job. Thank you for your time and we look forward to working with you on this and future projects.

If I can be of further assistance to you, please do not hesitate to contact me.

Sincerely,

Shaun Shearer



Shaun Shearer | Business Development Specialist | [864.347.0455](tel:864.347.0455)

Email: shaun.shearer@charter.com

1511 S. Batesville Rd | Greer, SC 29650

Mary Paige

From: Olson, Benjamin G. <OlsonBG@scdot.org>
Sent: Thursday, June 29, 2023 2:06 PM
To: Chrissy Drake; Cisson, Jason S.
Cc: Smith, Joel J.; Paul Harrison; Mary Paige
Subject: RE: STOWE storage - N Main Street, Ft. Inn near Harrison Bridge Road
Attachments: STOWE Storage RIRO Exhibit.pdf

Good Afternoon Chrissy,

As discussed, please see our attached thoughts on utilizing the RIRO for access. Let us know if you have any questions.

Thanks,
Ben

From: Chrissy Drake <cdrake@bluewatercivil.com>
Sent: Monday, June 26, 2023 3:10 PM
To: Cisson, Jason S. <CissonJS@scdot.org>; Wilson, Brandon E. <WilsonBE@scdot.org>; Olson, Benjamin G. <OlsonBG@scdot.org>
Cc: Smith, Joel J. <SmithJJ@scdot.org>; Paul Harrison <paul@bluewatercivil.com>; Mary Paige <mary@bluewatercivil.com>
Subject: RE: STOWE storage - N Main Street, Ft. Inn near Harrison Bridge Road

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Jason,

I believe Paul plans to bring this site up again in our meeting on Thursday. Due to the mitigations for Stoneledge Cottages the taper length for the left turn at the lighted intersection goes beyond the planned entrance location that would be restricted to RI/RO for the proposed storage/retail of this site. The median that would need to be installed in the TWLTL would interfere with the stacking taper length of the left turn (see attached exhibit). We plan to go more in depth on the discussion this Thursday to come up with a solution.

Thanks,

Chrissy L. Drake, PE
Bluewater Civil Design, LLC - Project Manager
5 Century Drive - Suite 230
Greenville, SC 29607

Mailing Address:
718 Lowndes Hill Road
Greenville, SC 29607

Cell: 864-320-8968
Email: cdrake@bluewatercivil.com
Please visit our website at: www.bluewatercivil.com

NOTICE: This message is directed to and is for the use of the above-noted addressee only, and its contents may be legally privileged or confidential. If the reader of this message is not the intended recipient, you are hereby notified that any distribution, dissemination, or copy of this message is strictly prohibited. If you have received this message in error, please delete it immediately and notify the sender. This message is not intended to be an electronic signature nor to constitute an agreement of any kind under applicable law unless otherwise expressly indicated hereon.

From: Cisson, Jason S. <CissonJS@scdot.org>
Sent: Monday, June 26, 2023 3:05 PM
To: Chrissy Drake <cdrake@bluewatercivil.com>; Wilson, Brandon E. <WilsonBE@scdot.org>; Olson, Benjamin G. <OlsonBG@scdot.org>
Cc: Smith, Joel J. <SmithJJ@scdot.org>; Paul Harrison <paul@bluewatercivil.com>; Mary Paige <mary@bluewatercivil.com>
Subject: RE: STOWE storage - N Main Street, Ft. Inn near Harrison Bridge Road

Chrissy,

After reviewing, SCDOT would not be able to offer any more access than the restricted (RIRO) driveway as stated in the most recent bi-monthly meeting. The RIRO driveway would need to be installed per SCDOT standards (Figure A-7.1) with a driveway and road median. Due to the existing DMV driveway, the RIRO would need to be towards the NW corner of the parcel to maximize spacing available. Maintain minimum 30' throat length into the site (parking lot). All existing driveways will need to be removed as part of driveway permit. Thanks.

Jason S. Cisson, MBA

Assistant District Permit Engineer

SCDOT-District 3

T: (864) 241-1010 Ext. 6038

F: (864) 241-1115

Email: cissonjs@scdot.org

From: Chrissy Drake <cdrake@bluewatercivil.com>
Sent: Thursday, June 15, 2023 3:14 PM
To: Wilson, Brandon E. <WilsonBE@scdot.org>; Olson, Benjamin G. <OlsonBG@scdot.org>
Cc: Smith, Joel J. <SmithJJ@scdot.org>; Cisson, Jason S. <CissonJS@scdot.org>; Paul Harrison <paul@bluewatercivil.com>; Mary Paige <mary@bluewatercivil.com>
Subject: STOWE storage - N Main Street, Ft. Inn

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Brandon/Ben,

Hope this email finds you well. After bringing this new site plan to Joel and Jason's attention during our bi-weekly meetings they suggested sending the site plan to you both for review as well. We have a client that is looking to do a mixed use development on TMS parcels 0325000100701 & 0325000100708 that will be self storage and some retail stores. These parcels are nestled between Stoneledge Cottages and the DMV along N Main Street in Fountain Inn. It's looking like the best location for an access would be as close to Stoneledge Cottages as possible, approximately 225' away from the DMV access. With N Main Street being a 45 mph road we would need to apply for a variance for the drive spacing. Joel and Jason both mentioned it would likely be restricted to a RI/RO access only but wanted you guys to have a chance to review and weigh in if there are other options available? Please take some time to review and let us know if you have any further questions.

Thanks,

Chrissy L. Drake, PE

Bluewater Civil Design, LLC - Project Manager
5 Century Drive - Suite 230
Greenville, SC 29607

Mailing Address:
718 Lowndes Hill Road
Greenville, SC 29607

Cell: 864-320-8968
Email: cdrake@bluewatercivil.com
Please visit our website at: www.bluewatercivil.com

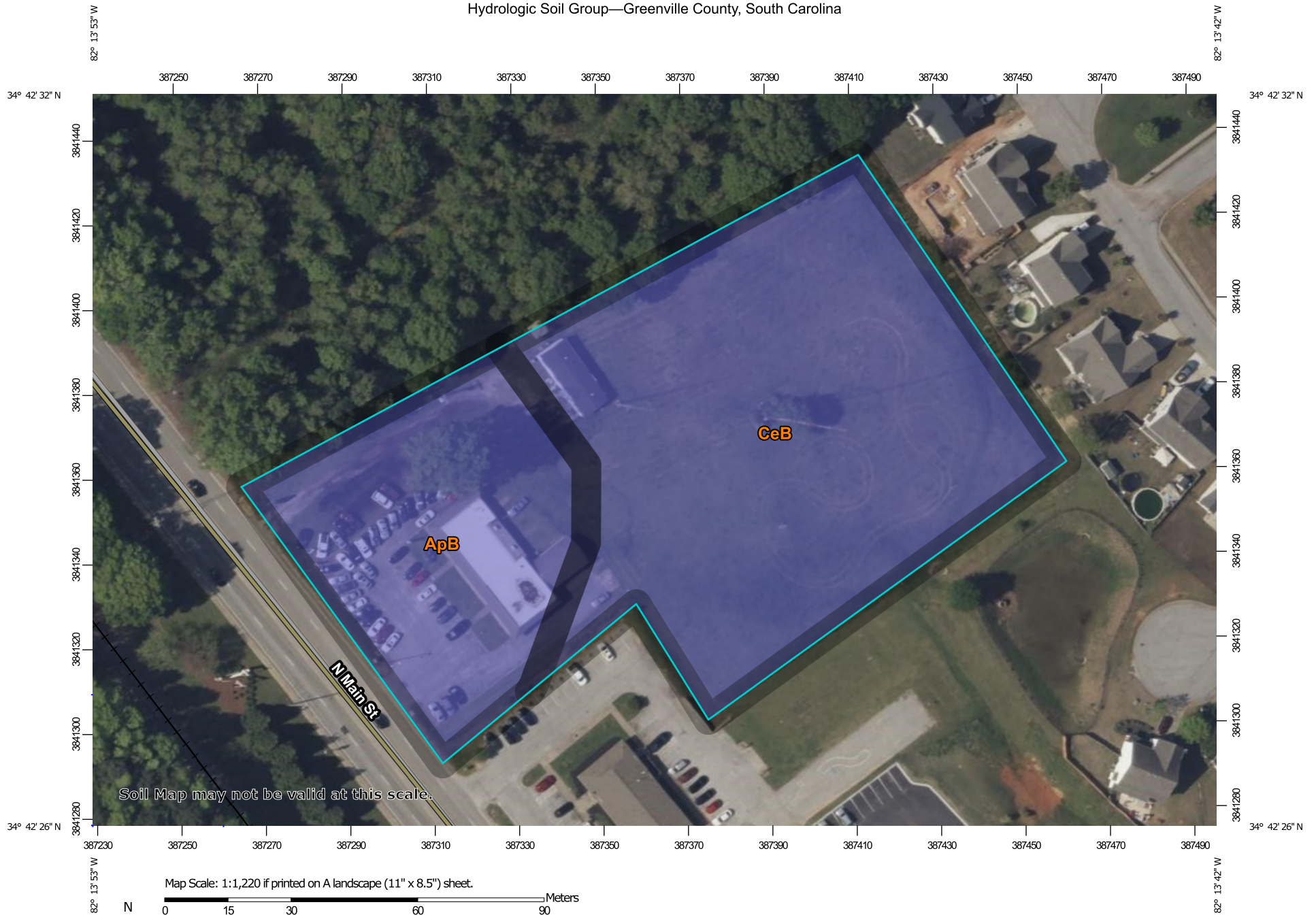
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Appendix B

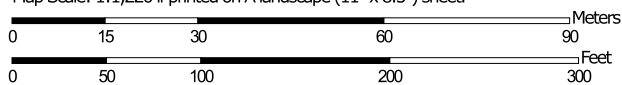
Soils Map & Report

Hydrologic Soil Group—Greenville County, South Carolina



Soil Map may not be valid at this scale.

Map Scale: 1:1,220 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Page 22 of 2023

Page 1 of 4

Page 75 of 182

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Greenville County, South Carolina
Survey Area Data: Version 18, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 19, 2022—Apr 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ApB	Appling sandy loam, 2 to 6 percent slopes	B	1.1	31.8%
CeB	Cecil sandy loam, 2 to 6 percent slopes	B	2.4	68.2%
Totals for Area of Interest			3.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition



Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix C

Natural Resources Inventory (NRI)

SITE DATA

TAX MAP NO.:

0325000100701 & 0325000100702

SITE AREA:

±3.49 AC

EXISTING ZONING:

C-2

PROPOSED ZONING:

FRD

SETBACKS:

N MAIN ST: 30'

EXTERIOR:

12.5'

SITE IS LOCATED WITHIN FEMA PANEL 45045C0503E EFF. 8/18/2014 AND IS NOT LOCATED WITHIN A FLOODPLAIN.

DEVELOPER

COMPANY:

CENTURY DEVELOPMENT PARTNERS, LLC

ADDRESS:

5 CENTURY DRIVE, SUITE 240
GREENVILLE, SC 29607

PHONE:

630-301-1536

CONTACT:

ALEX DMYTERKO

EMAIL:

ALEX@STREAMSDEV.COM

CIVIL ENGINEER

COMPANY:

BLUEWATER CIVIL DESIGN, LLC

ADDRESS:

718 LOWMEDES HILL ROAD
GREENVILLE, SC 29607

PHONE:

864-326-4202

CONTACT:

PAUL HARRISON, P.E.

EMAIL:

PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY:

MSP & ASSOCIATES LAND SURVEYORS

ADDRESS:

301 E. HILLCREST DRIVE
GREENVILLE, SC 29609

PHONE:

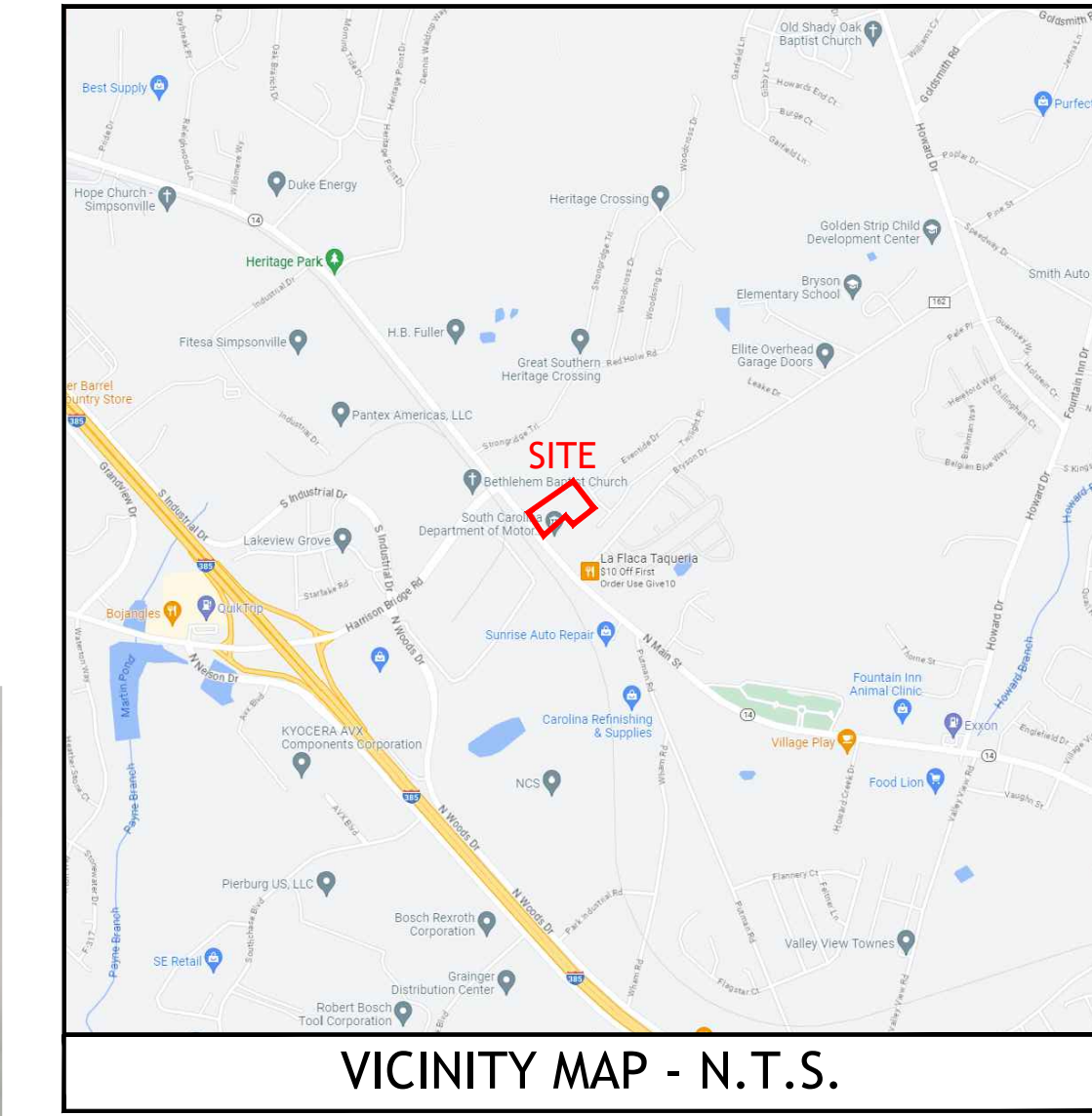
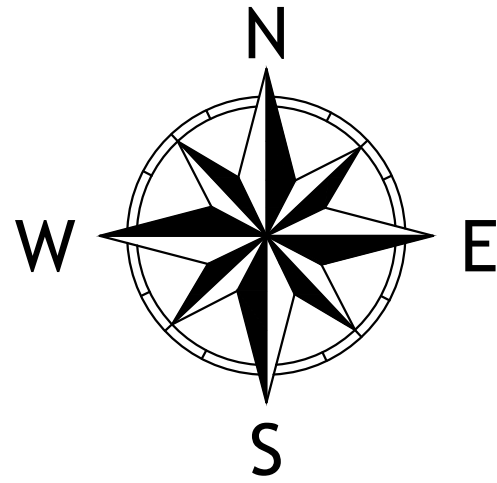
864-370-2232

CONTACT:

MICHAEL S. PERDUE, PLS

EMAIL:

MPERDUE@MSPSURVEYING.COM



Project Number: 2023-043

DWG Name: STOWE Storage PDP-1.dwg

Drawing Scale: AS NOTED

Date of Project: 02/2024

Engineer of Record:

Paul J. Harrison, P.E.

South Carolina P.E.# 24224

North Carolina P.E.# 03871

blue

WATER

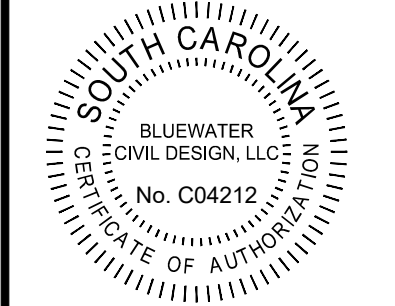
civil design

bluewater civil design, llc

718 Lowmedes Hill Road • Greenville, SC 29607

www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E



STOWE Storage Facility
Storage & Commercial Retail
N Main St
City of Fountain Inn, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	02/08/2024	Issued for Review

NATURAL
RESOURCES
INVENTORY

NRI-1



Appendix D

Preliminary Development Plan (PDP)

SITE DATA

TAX MAP NO.:

0325000100701 & 0325000100707

SITE AREA:

±3.49 AC

EXISTING ZONING:

C-2

PROPOSED ZONING:

FRD

SETBACKS:

N MAIN ST:

30'

EXTERIOR:

12.5'

BUFFERS:

ADJ. RESIDENTIAL PROP.:

10' MINIMUM (TYPE D)

(PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE)

N MAIN STREET:

8' AVERAGE

PARKING TABLE

LEASEABLE AREA:

65,686 SQ. FT.

(3) 2,100 SQ. FT. RETAIL, COMMERCIAL OR OFFICE @ 5 SPACES PER 1,000 SQ. FT.

= 32 SPACES

(1) STORAGE FACILITY @ 1 SPACE PER 2 EMPLOYEES 3 EMPLOYEES PER SHIFT

= 2 SPACES

TOTAL SPACES REQUIRED:

34

TOTAL SPACES PROVIDED:

38 (4 ADA COMPLIANT)

DEVELOPER

COMPANY:

CENTURY DEVELOPMENT PARTNERS, LLC

ADDRESS:

5 CENTURY DRIVE, SUITE 240
GREENVILLE, SC 29607

PHONE:

630-301-1536

CONTACT:

ALEX DMYTERKO

EMAIL:

ALEX@STREAMSDEV.COM

CIVIL ENGINEER

COMPANY:

BLUEWATER CIVIL DESIGN, LLC

ADDRESS:

718 LOWMEDES HILL ROAD
GREENVILLE, SC 29607

PHONE:

864-326-4202

CONTACT:

PAUL HARRISON, P.E.

EMAIL:

PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY:

MSP & ASSOCIATES LAND SURVEYORS

ADDRESS:

301 E. HILLCREST DRIVE
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PHONE:

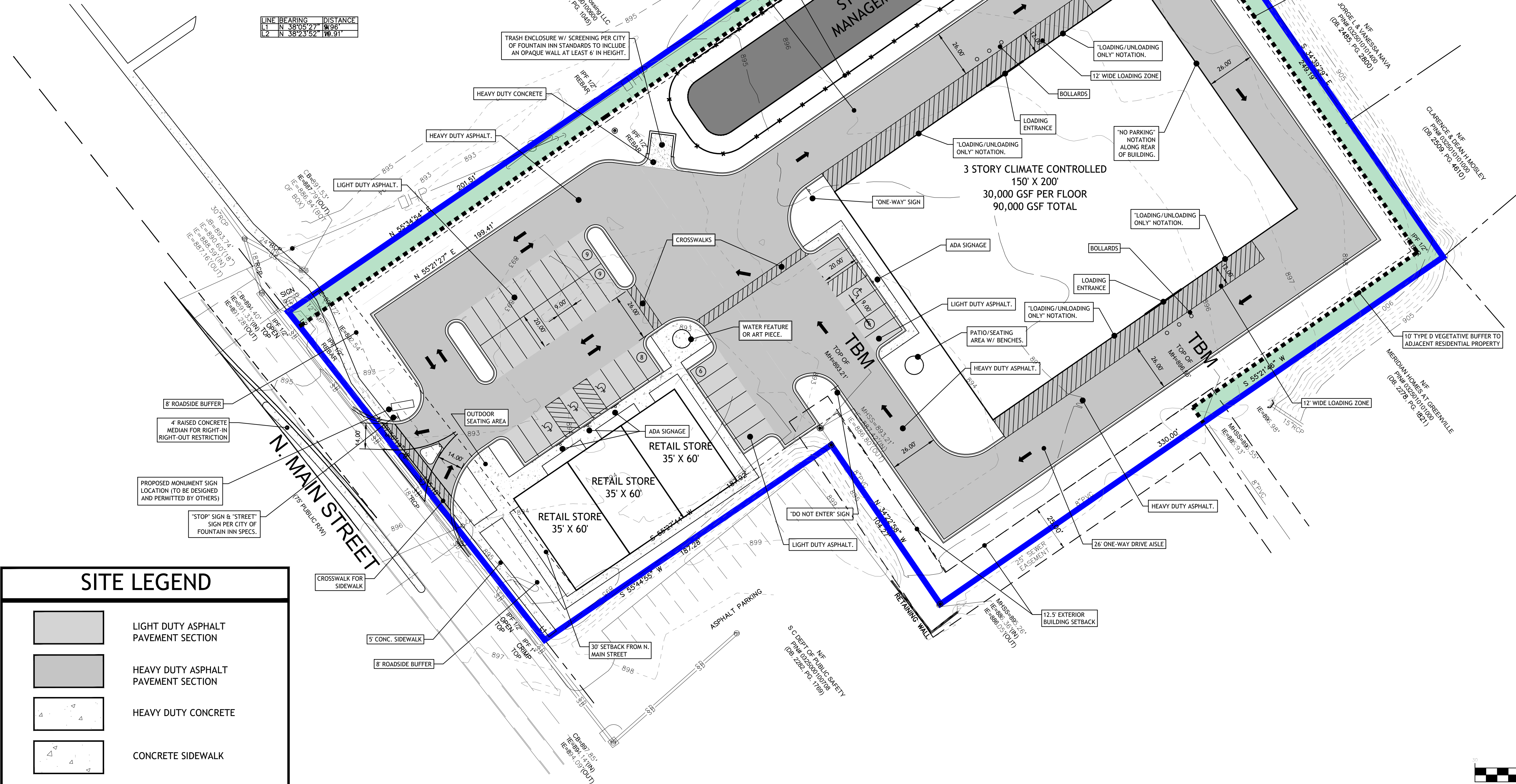
864-370-2232

CONTACT:

MICHAEL S. PERDUE, PLS

EMAIL:

MPERDUE@MSPSURVEYING.COM



SITE LEGEND

LIGHT DUTY ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

HEAVY DUTY CONCRETE

CONCRETE SIDEWALK

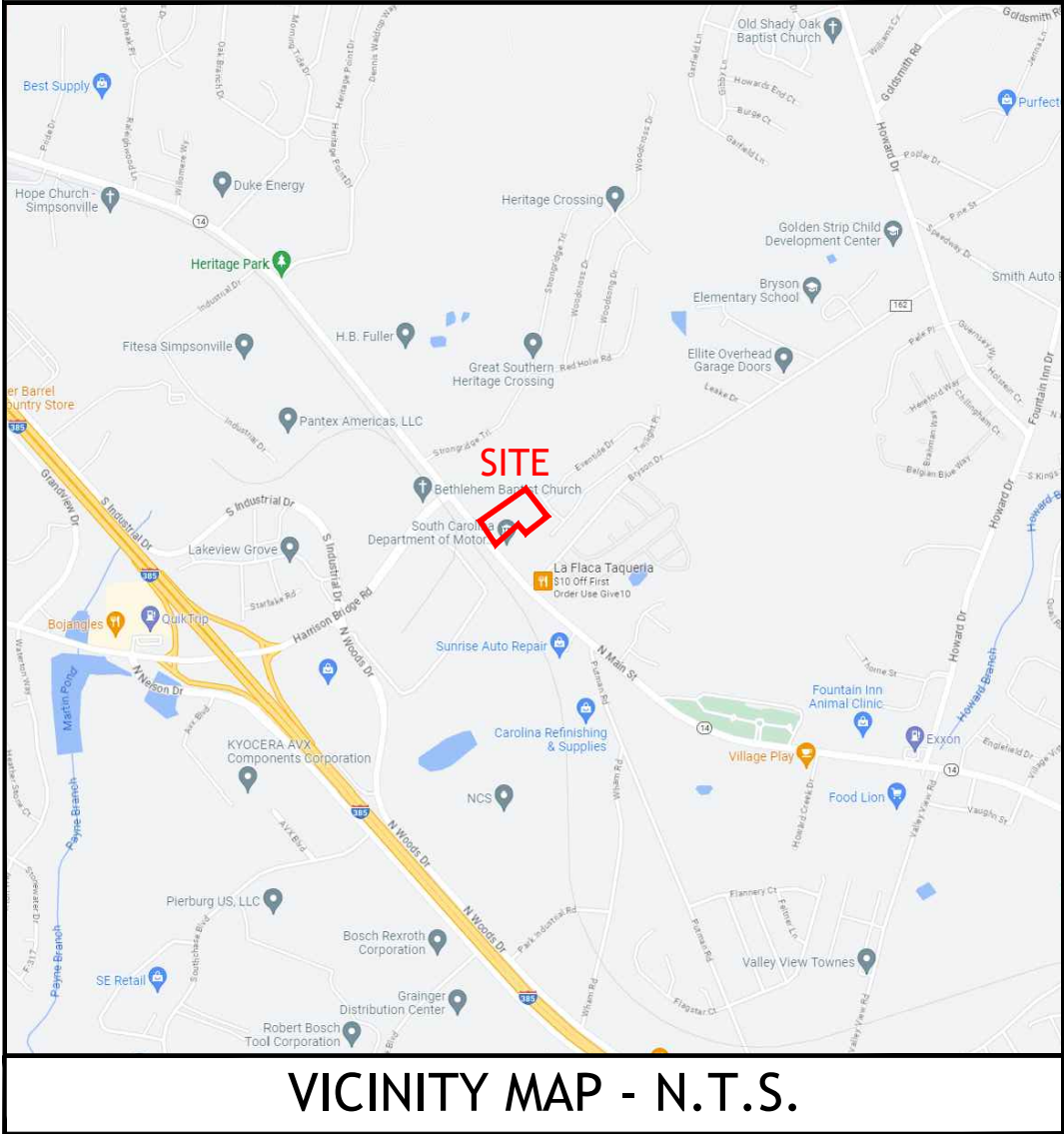
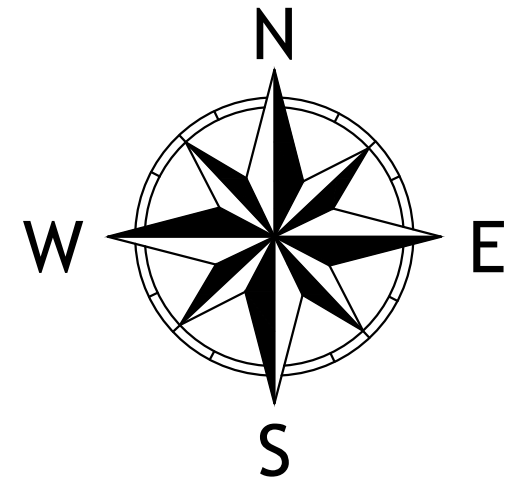
PROPERTY LINE/R.O.W.

PROPOSED BUILDING SETBACK LINE

PROPOSED E.O.P./CURB LINE

EXISTING E.O.P.

PROPOSED C/L ROAD



Project Number: 2023-043
DWG Name: STOWE Storage PDP-1.dwg
Drawing Scale: AS NOTED
Date of Project: 02/2024
Engineer of Record:

blue

water

civil design

bluewater civil design, llc

718 Lowmedes Hill Road • Greenville, SC 29607

www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E



STOWE Storage Facility
Storage & Commercial Retail
N Main St
City of Fountain Inn, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	05/14/2024	Issued for Review

PRELIMINARY
DEVELOPMENT PLAN

PDP-1

Appendix E

Landscaping Plan (LS-1)

TAX MAP NO.:	0325000100701 & 0325000100707
SITE AREA:	±3.49 AC
EXISTING ZONING:	C-2
PROPOSED ZONING:	FRD
<u>SETBACKS:</u>	
N MAIN ST:	30'
EXTERIOR:	12.5'
<u>BUFFERS:</u>	
ADJ. RESIDENTIAL PROP.: 10' MINIMUM (TYPE D)	
(PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE)	
N MAIN STREET:	8' AVERAGE

DEVELOPER

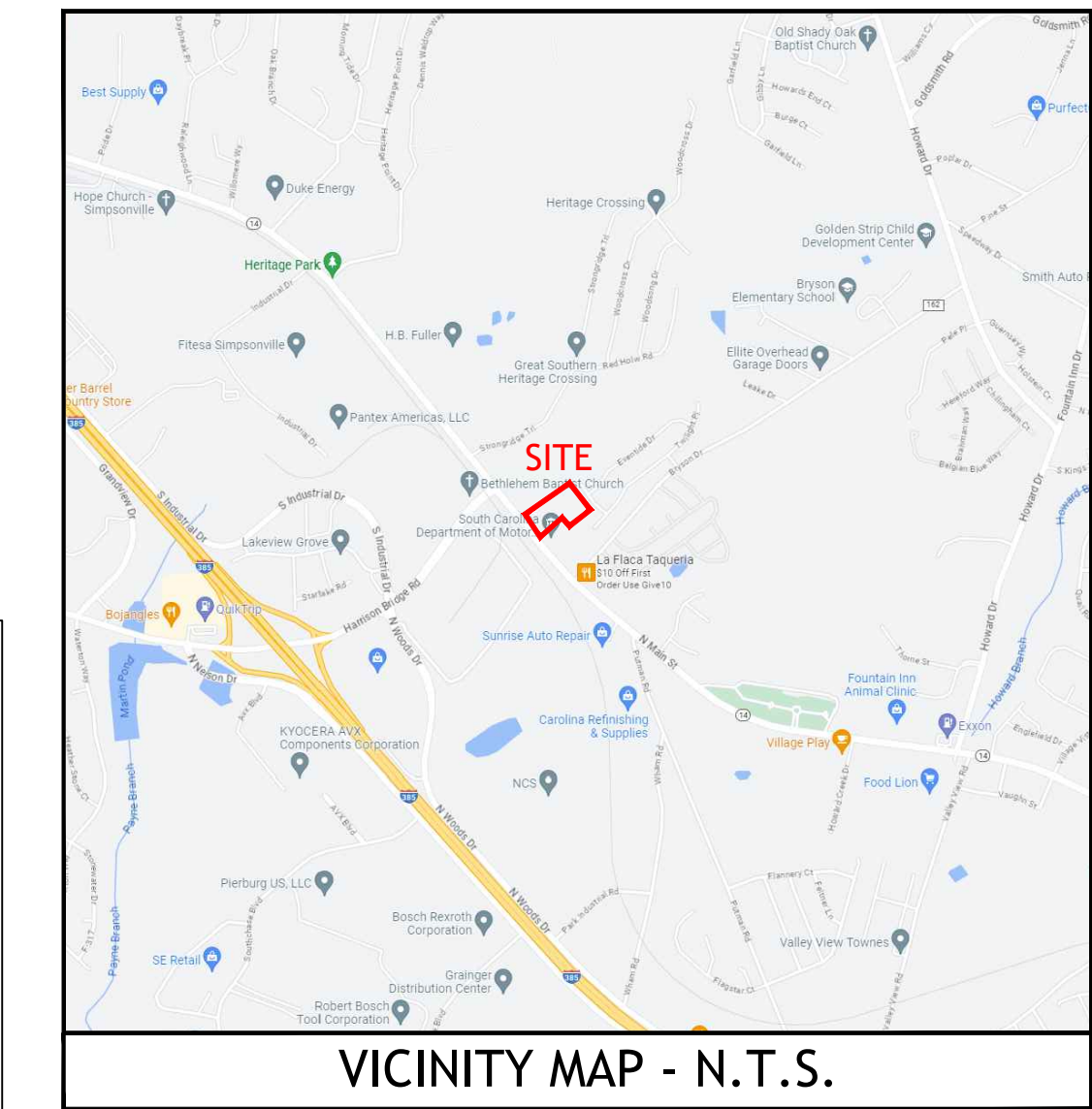
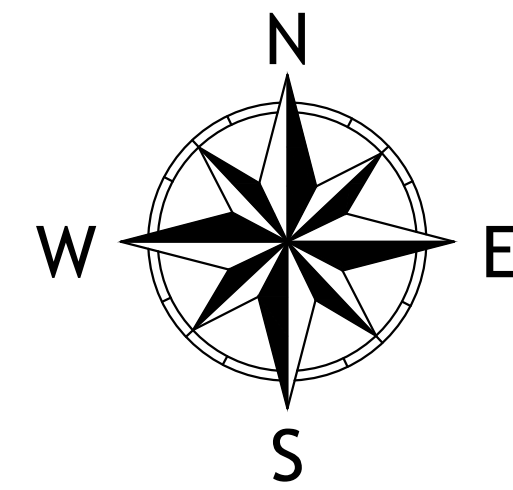
COMPANY: CENTURY DEVELOPMENT PARTNERS, LLC
ADDRESS: 5 CENTURY DRIVE, SUITE 240
GREENVILLE, SC 29607
PHONE: 630-301-1536
CONTACT: ALEX DMYTERKO
EMAIL: ALEX@STREAMSDEV.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY: MSP & ASSOCIATES LAND SURVEYORS
ADDRESS: 301 E. HILLCREST DRIVE
GREENVILLE, SC 29609
PHONE: 864-370-2232
CONTACT: MICHAEL S. PERDUE, PLS
EMAIL: MPPERDUE@MSPSURVEYING.COM

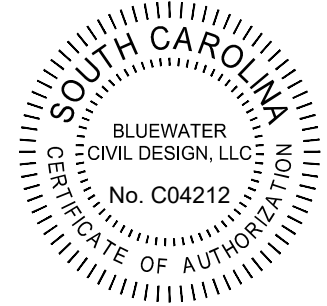


Project Number: 2023-043
 Project Name: STOWE Storage PDP-1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 02/20/2024
 Engineer of Record:

Paul J. Harrison, P.E.
 South Carolina Professional Engineer
 North Carolina PE# 123171

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 civil design, llc
 718 Lowndes Hill Road • Greenville, SC 29607

Certificates of Authorization:
 SC C04212 - GA PEFD005865
 NC P0868 - AL CA4065E



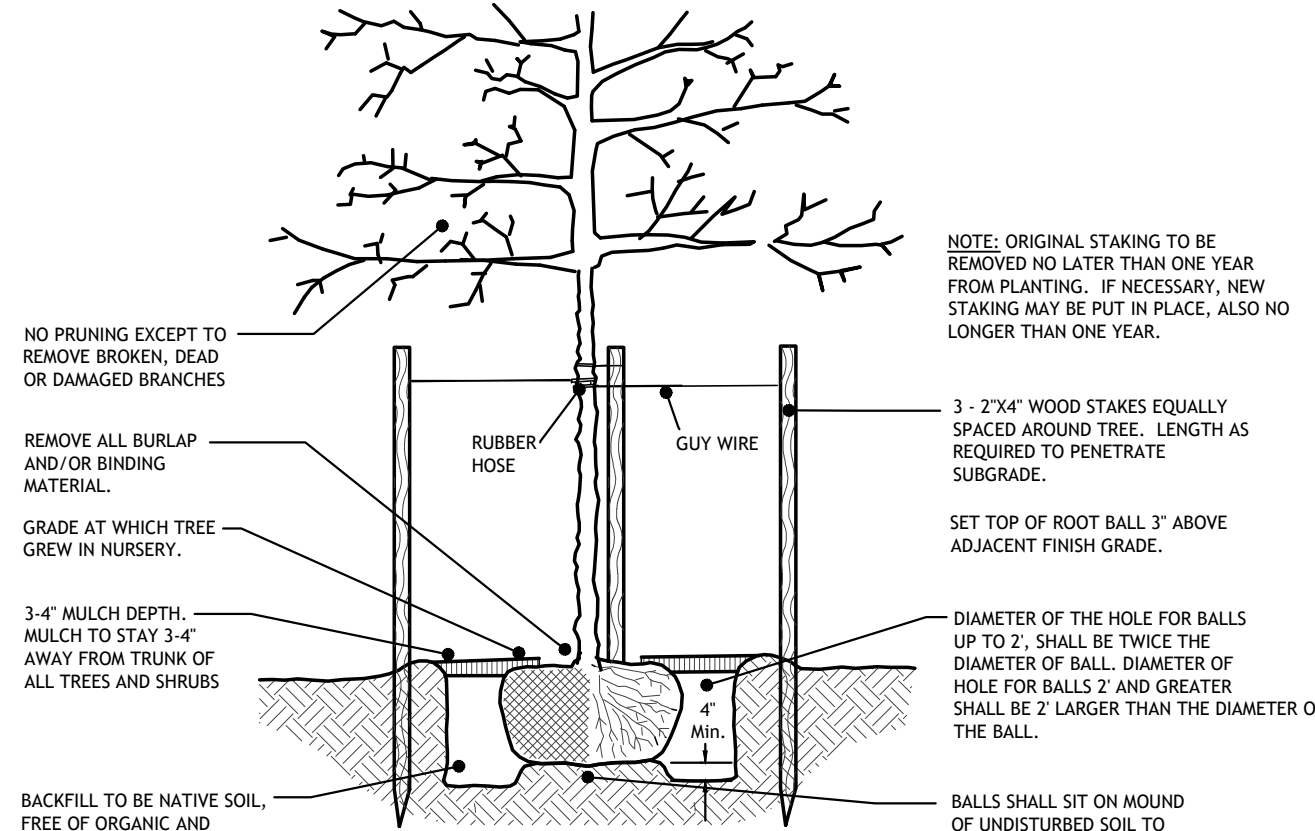
STOWE Storage Facility
Storage & Commercial Retail
N Main St
City of Fountain Inn, SC

[illegible]

LANDSCAPE PLAN

LS-1

Page 84 of 182



TREE PLANTING DETAIL

NOTE: ORIGINAL STAKING TO BE REMOVED AT LEAST ONE YEAR FROM PLANTING. IF NECESSARY, NEW STAKING MAY BE PUT IN PLACE, ALSO NO LONGER THAN ONE YEAR.

3 - 2"x4" WOOD STAKES EQUALLY SPACED AROUND TREE. LENGTH AS REQUIRED TO PENETRATE SUBGRADE.

SET TOP OF ROOT BALL 3" ABOVE ADJACENT FINISH GRADE.

DIAMETER OF THE HOLE FOR BALLS UP TO 2" SHALL BE TWICE THE DIAMETER OF BALL. DIAMETER OF HOLE FOR BALLS 2" AND GREATER SHALL BE 2" LARGER THAN THE DIAMETER OF THE BALL.

BALLS SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

OPAQUE 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL OR A COMBINATION THEREOF SHALL BE PROVIDED, PER SECTION 5:9.8.3 OF THE ORDINANCE.. WHERE OHP INTERFERES, UNDERSTORY TREES AND/OR SHRUBS WILL BE USED TO MEET SCREENING REQUIREMENTS.

10' TYPE "D" BUFFER TO CONSIST OF
1 LARGE CANOPY TREE PER 500 SF
(20), 1 DECIDUOUS UNDERSTORY
TREE PER 500 SF (20), & 1 SHRUB
PER 225 SF (45).

INTERIOR PLANTINGS FOR PARKING AREAS
TO BE PROVIDED ON THE ISLANDS & AT
THE END OF PARKING BAYS PER SECTION
5:9.10.3 OF THE ORDINANCE.

CB=891.53'
IE=887.79'(OUT)
E=886.84'(BOT
OF BOX)

8' ROADSIDE BUFFER TO CONTAIN 1 MEDIUM OR LARGE TREE EVERY 40 LF OF ROAD FRONTAGE (6 TREES) WITH SHRUBS SPACES TO PROVIDE A CONTINUOUS EVERGREEN SCREEN WITHIN 3 YEARS OF INSTALLATION, PER SECTION 5:9.10.2 OF THE ORDINANCE.

CONTRACTOR TO MAINTAIN
SIGHT DISTANCE LINES WHEN
PLANTING ALONG N MAIN STREET

8' ROADSIDE BUFFER TO CONTAIN 1 MEDIUM OR LARGE TREE EVERY 40 LF OF ROAD FRONTAGE (6 TREES) WITH SHRUBS SPACES TO PROVIDE A CONTINUOUS EVERGREEN SCREEN WITHIN 3 YEARS OF INSTALLATION, PER SECTION 5:9.10.2 OF THE ORDINANCE.

INTERIOR PLANTINGS FOR PARKING AREAS
TO BE PROVIDED ON THE ISLANDS & AT
THE END OF PARKING BAYS PER SECTION
5:9.10.3 OF THE ORDINANCE.

TOP OF BALL 1' - 2" _____
ABOVE GRADE.

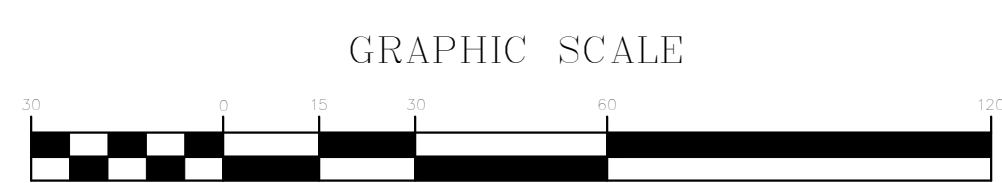
REMOVE PAPER, PLASTIC OR _____
METAL CONTAINER THAT MAY BE
AROUND ROOTS. IF THE ROOT
BALL IS WRAPPED IN BURLAP,
REMOVE ALL BURLAP.

BACKFILL MIXTURE _____

ROOT BALLS GREATER THAN 2' IN
DIAMETER SHALL SIT ON
MOUND OF UNDISTURBED SOIL TO
PREVENT SETTLING.
ROOT BALLS SMALLER THAN 2'
MAY SIT ON COMPACTED
SOIL MIXTURE.

- MULCH.
DO NOT LEAVE SOIL ON
TOP OF BURLAP.
- IF PLANT IS IN BIG BED,
DO NOT BUILD BASIN,
BUT MULCH AND WATER
ENTIRE BED.
- DIAMETER OF HOLE FOR BALL
UP TO 2', SHALL BE TWICE THE
DIAMETER OF THE BALL.
DIAMETER OF THE HOLE FOR
BALLS 2' AND LARGER SHALL BE
2' LARGER THAN DIAMETER OF
THE BALL.

SHRUB PLANTING DETAIL
NTS



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Appendix F

Building Elevations and Example Sign Package for Retail Stores















CANOPIES & AWNINGS
KYNAR 500 FINISH - COLOR: BLACK



STOREFRONT
BLACK ANODIZED ALUMINUM



WALL SCONCES
COLOR: BRONZE



MTL-1
METAL COPING CAP - COLOR: BLACK



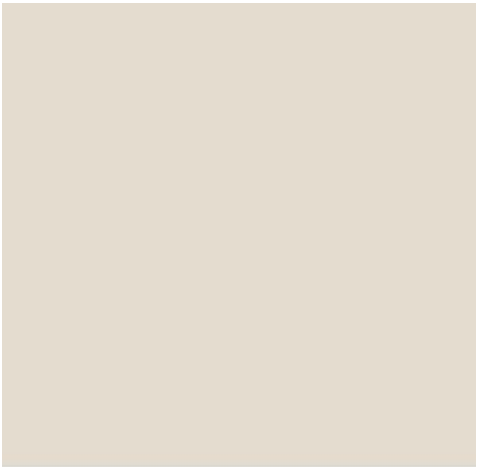
BRICK
MERIDIAN BRICK - FLASH SET RED
BROWN FLASHED WIRECUT



WALL COVERING
NICHIIHA - VINTAGEWOOD SERIES -
BARK



EIFS & SPLIT FACE CMU
COLOR: SW 7023 "REQUISITE GRAY"



EIFS
COLOR: SW 7008 "ALABASTER"



WOOD GRAIN METAL PANEL
WOODLAND SERIES: BIRCH



WOOD GRAIN METAL PANEL
WOODLAND SERIES: CEDAR



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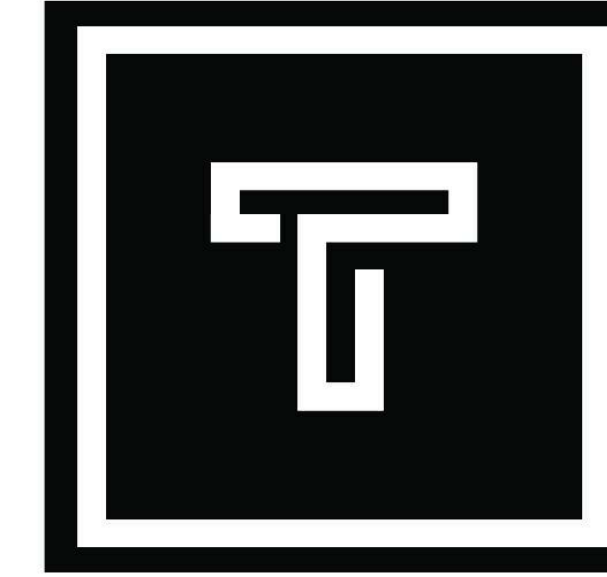
N. MAIN ST.
RETAIL BUILDING
FOUNTAIN INN, SC

PROJECT NUMBER
23139

ISSUE DATE
05-24-24

N. MAIN ST.
RETAIL BUILDING

AM-1
EXTERIOR
MATERIALS



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Now Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023-31
Issue Date:
07/21/2024 - Owner Review
Set
Revisions:

Architectural-
First Floor Plan

1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
32	5 x 5	800	17%	2.67%
2	5 x 12	120	1%	0.40%
2	5 x 15	150	1%	0.50%
9	10 x 5	450	5%	1.50%
30	10 x 7.5	2250	16%	7.50%
52	10 x 10	5200	28%	17.33%
2	10 x 12	240	1%	0.80%
20	10 x 15	3000	11%	10.00%
13	10 x 20	2600	7%	8.67%
26	10 x 30	2600	14%	26.00%
188		22610	100%	75.37%

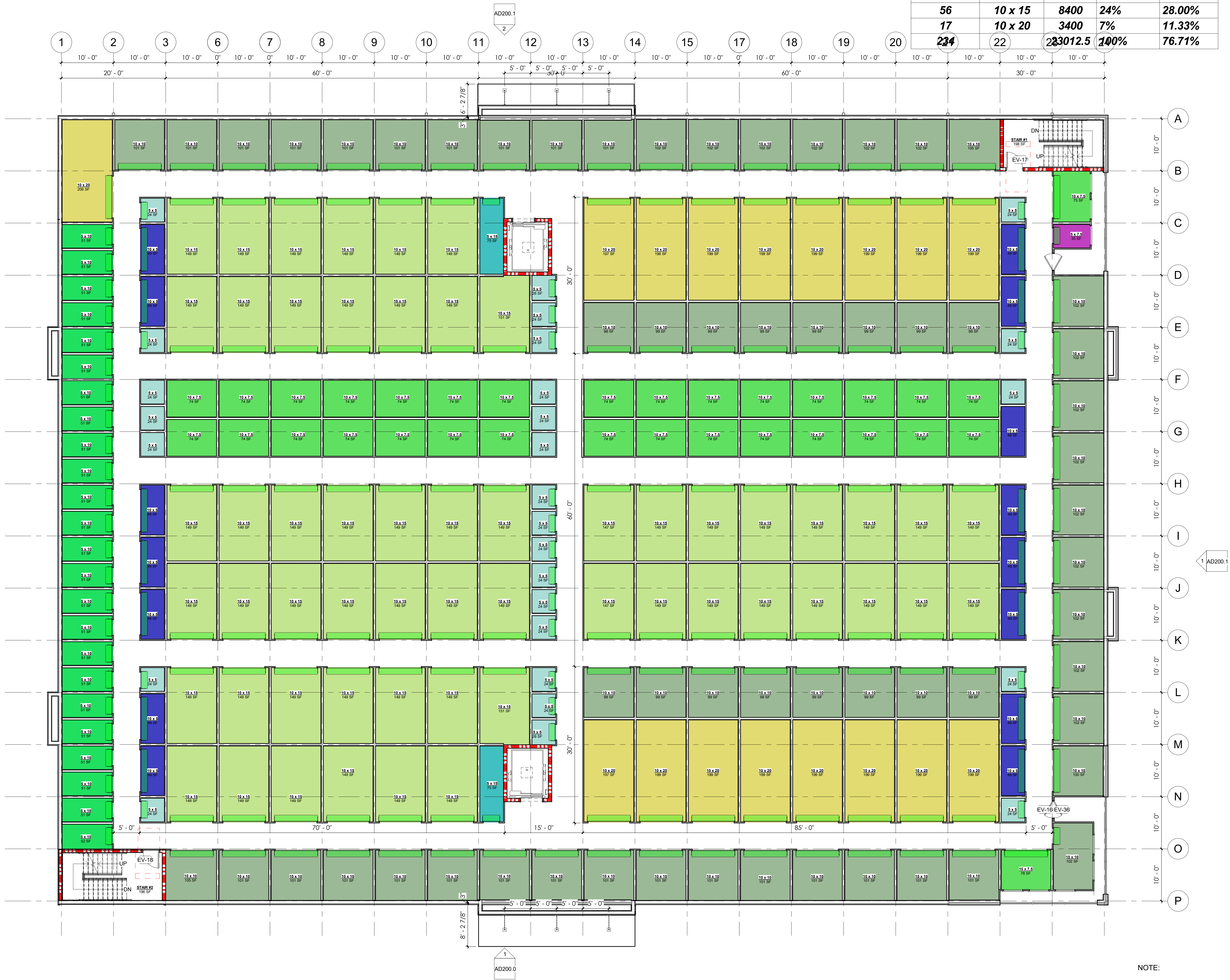
- 5 x 5
- 5 x 12
- 5 x 15
- 10 x 5
- 10 x 7.5
- 10 x 10
- 10 x 12
- 10 x 15
- 10 x 20
- 10 x 30



NOTE:
FIRE EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2A 10 BC AND MOUNTED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. (2018 NFPA 10.6.1)

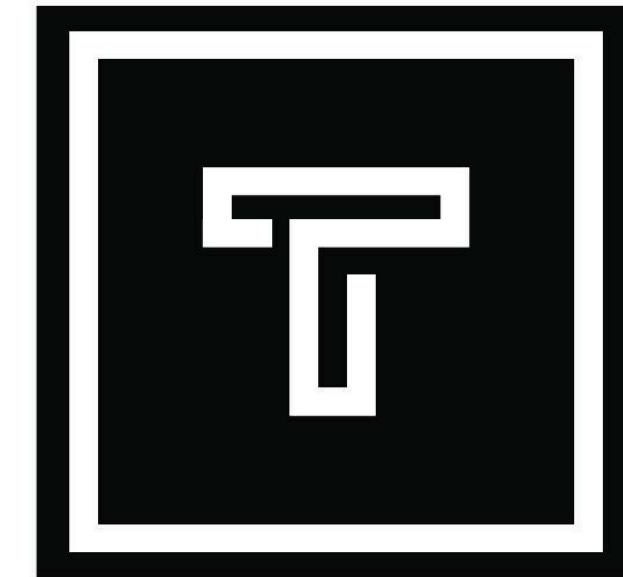
AD100.2.1 - Second Floor Plan (30,000 SF)

1/8" = 1'-0"

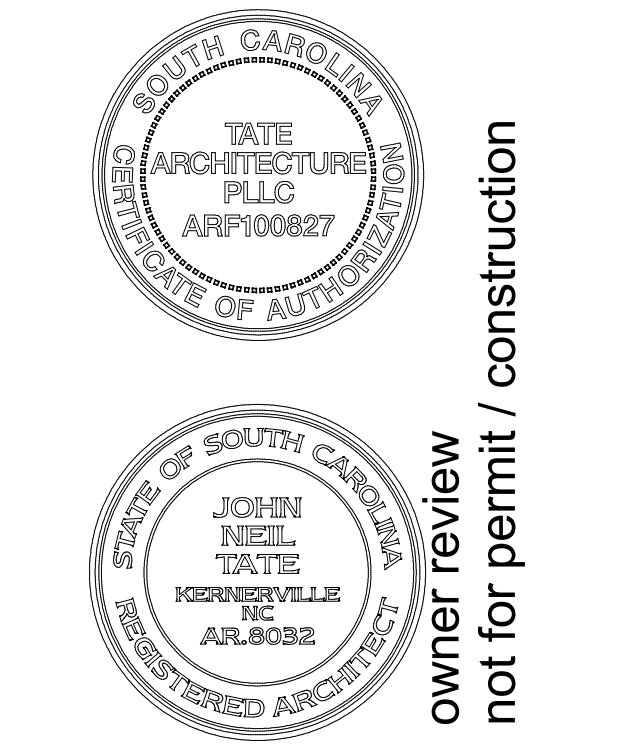


2nd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
27	5 x 5	675	12%	2.25%
1	5 x 7.5	37.5	0%	0.13%
24	5 x 10	1200	10%	4.00%
2	5 x 15	150	1%	0.50%
15	10 x 5	750	6%	2.50%
32	10 x 7.5	2400	14%	8.00%
60	10 x 10	6000	26%	20.00%
56	10 x 15	8400	24%	28.00%
17	10 x 20	3400	7%	11.33%
234	22	283012.5	100%	76.71%

- 5 x 5
- 5 x 7.5
- 5 x 10
- 5 x 15
- 10 x 5
- 10 x 7.5
- 10 x 10
- 10 x 15
- 10 x 20



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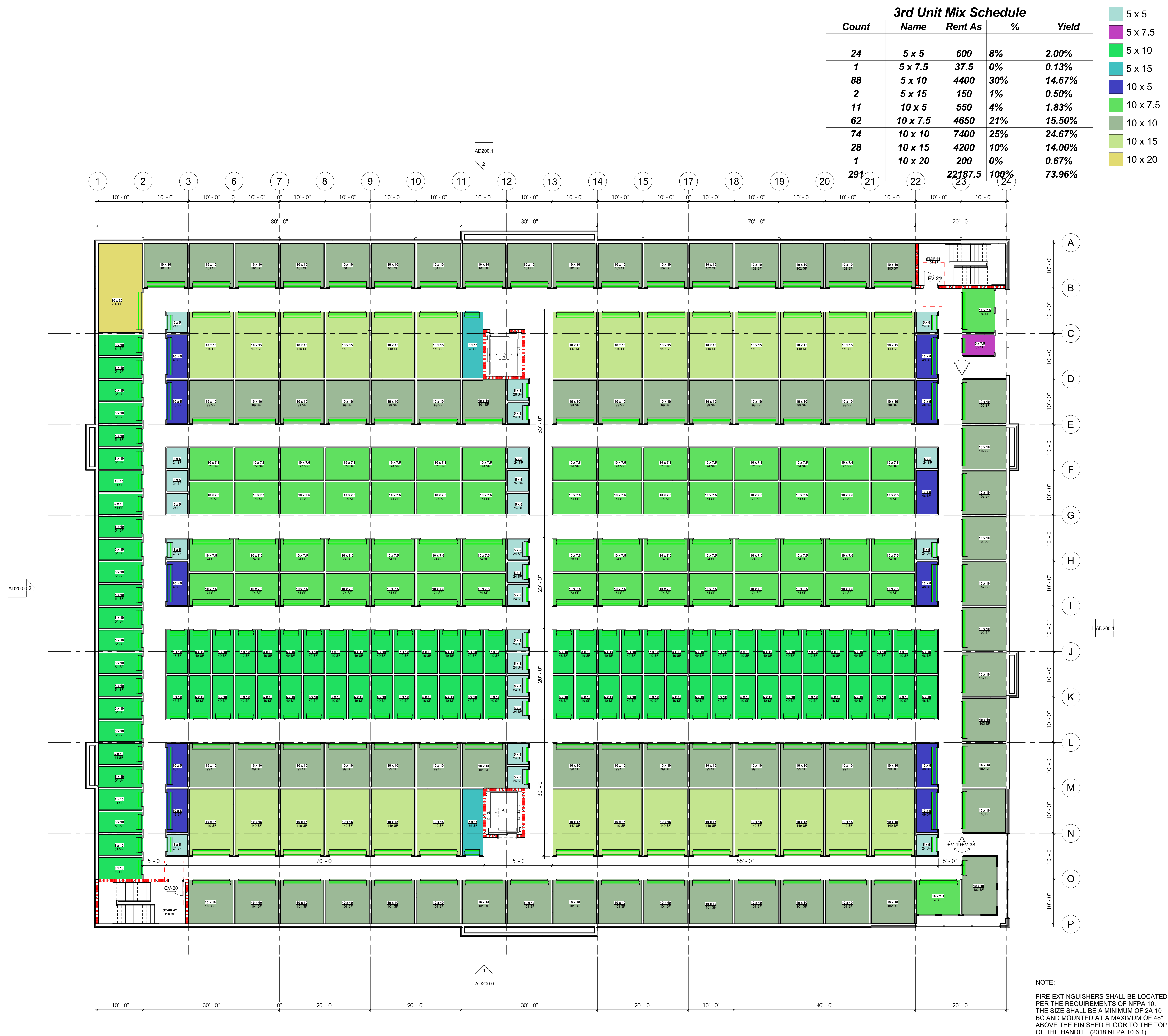
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Second Floor Plan

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AD100.3.1 - Third Floor Plan (30,000 SF)

1/8" = 1'-0"



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PLLC
ARP100827

STATE OF SOUTH CAROLINA
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JOHN
NEEL
TATE
KERNERSVILLE
NC
ARP6982

REGISTERED ARCHITECT

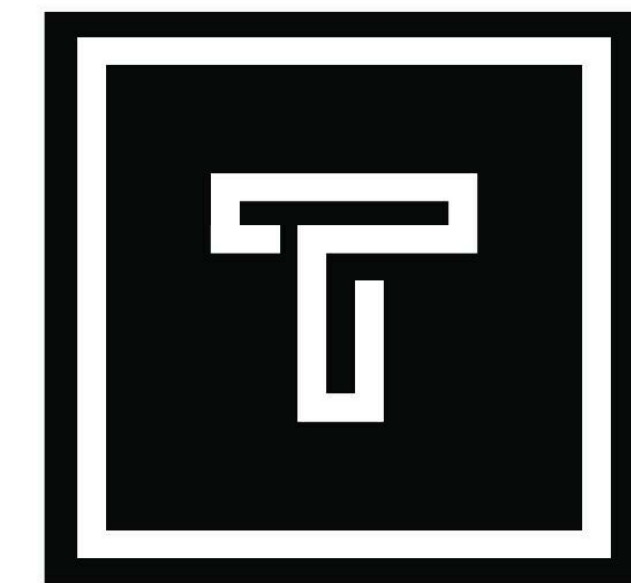
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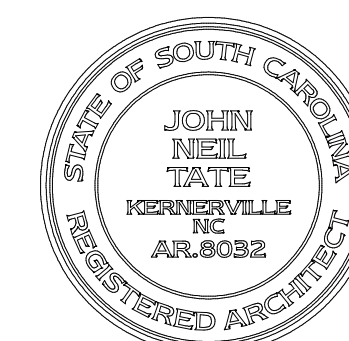
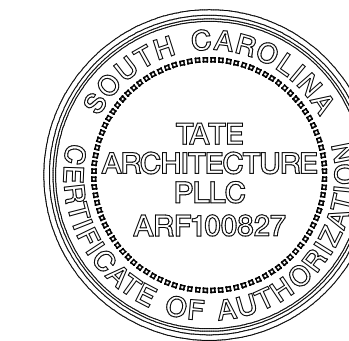
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Revisions:

Architectural-
Third Floor Plan

AD100.3
Page 43 of 155
Sheet No. Page 95 of 182



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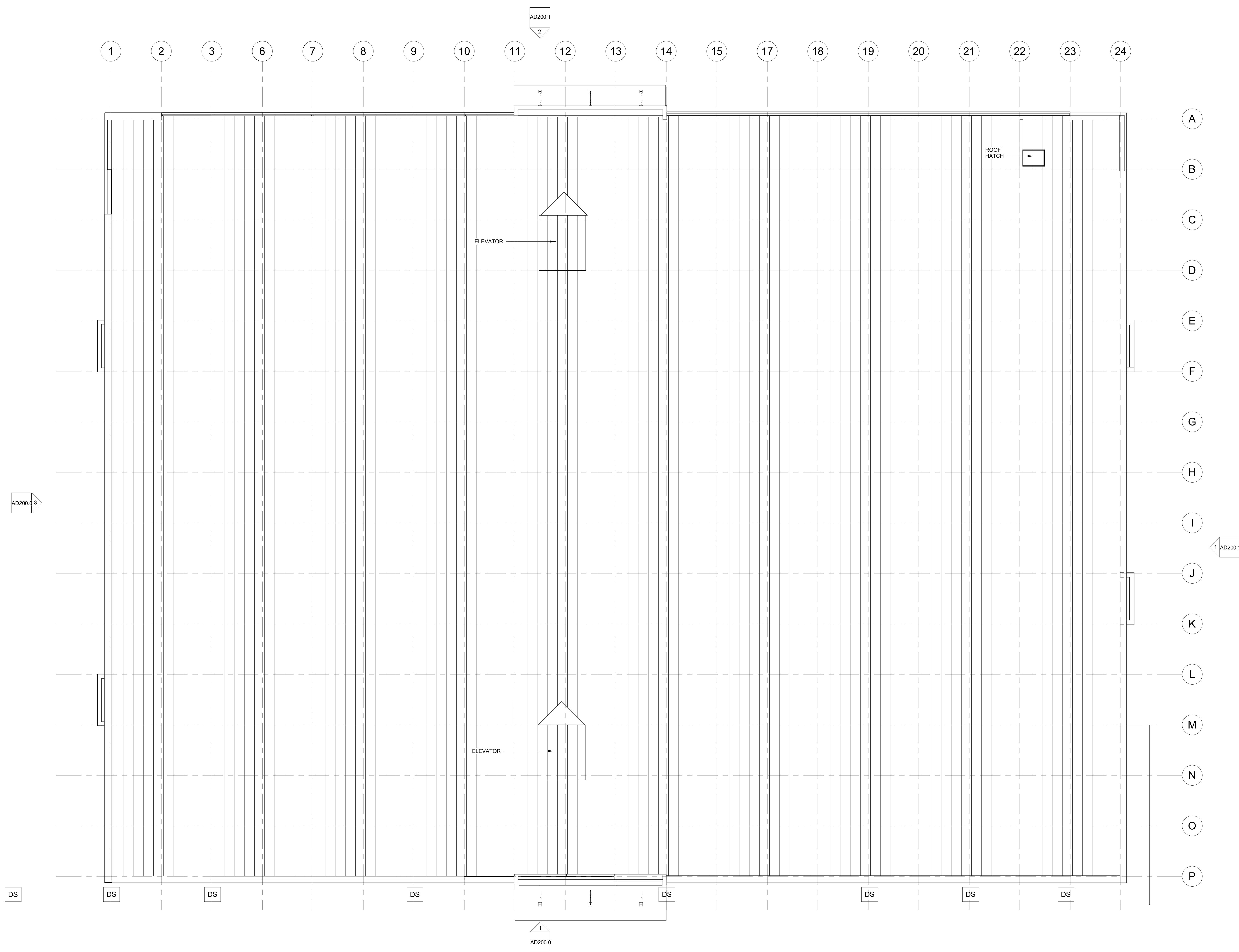


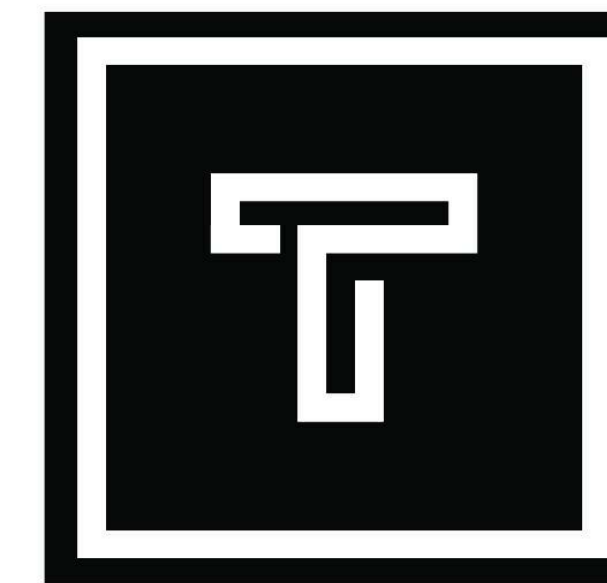
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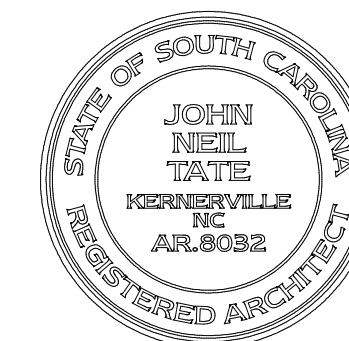
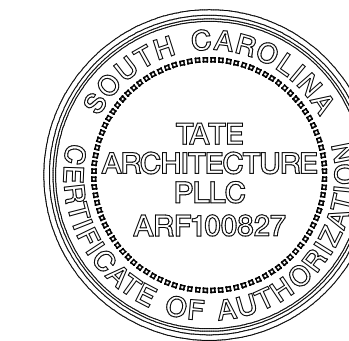
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Architectural-
Roof Plan





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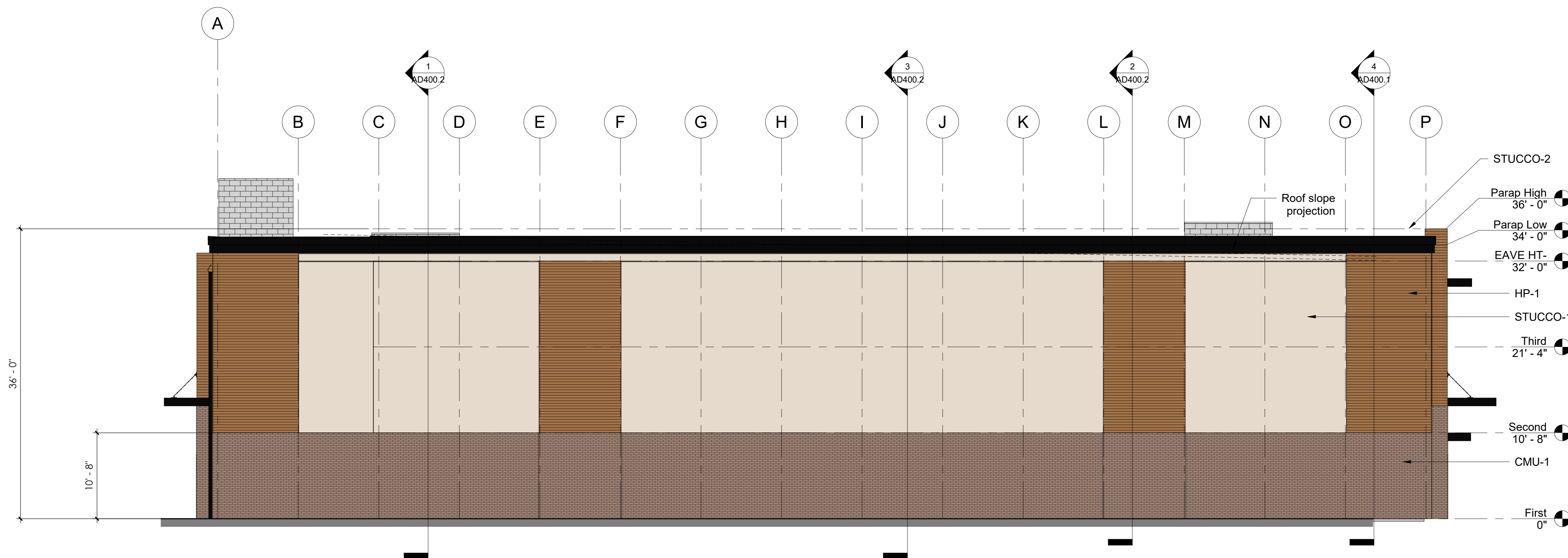
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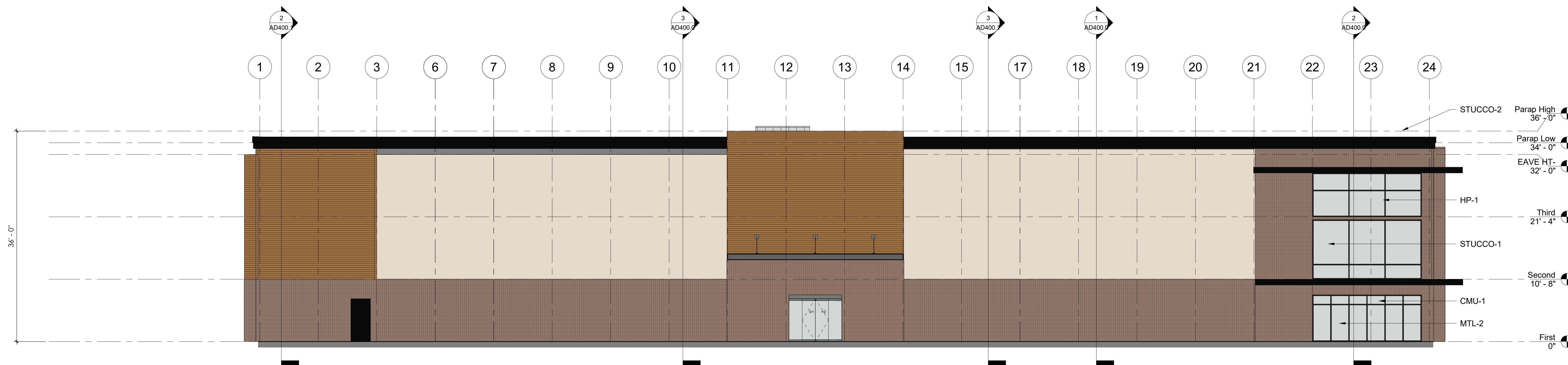
Architectural-
Exterior Elevations

MATERIALS LEGEND			
	CMU-1 ARCHITECTURAL BRICK MFR: MERIDIAN BRICK COLOR: FLASH SET REDMATCH FINISH: BROWN FLASHED WIRECUT		MTL-1 OVERHEAD INTERIOR DISPLAY DOORS MFR: JANUS INTERNATIONAL COLOR: ORANGE
	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR: DRYVIT COLOR: ALABASTER WHITE FINISH: SAND PEBBLE		MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S. HM EXT. DOORS, ETC) COLOR: SLATE GRAY
	STUCCO-3 SYNTHETIC STUCCO ACCENT COLOR MFR: DRYVIT COLOR: TWILIGHT GRAY (#627A) FINISH: SAND PEBBLE		MTL-3 WINDOW/DOOR FRAMES, GLASS MFR: YKK COLOR: MATCH MTL-2
	MP-1 DESIGN WALL METAL PANEL MFR: ATAS COLOR: CEDAR WOODLAND SERIES		SF-1 STORE-FRONT MFR: YKK GLASS: CLEAR



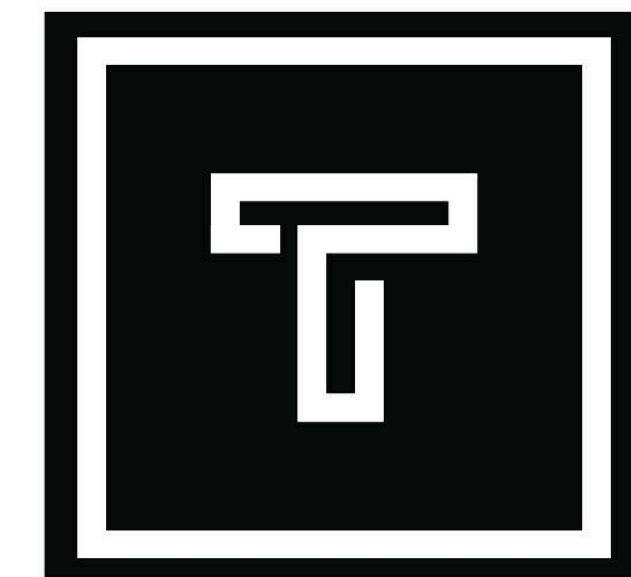
AD200.0.3 - NORTH ELEVATION

1/8" = 1'-0"

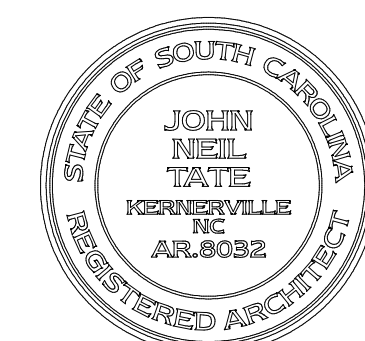
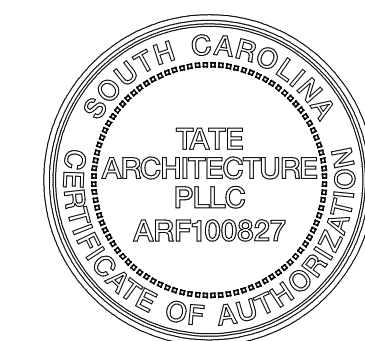


AD200.0.1 - WEST ELEVATION

1/8" = 1'-0"



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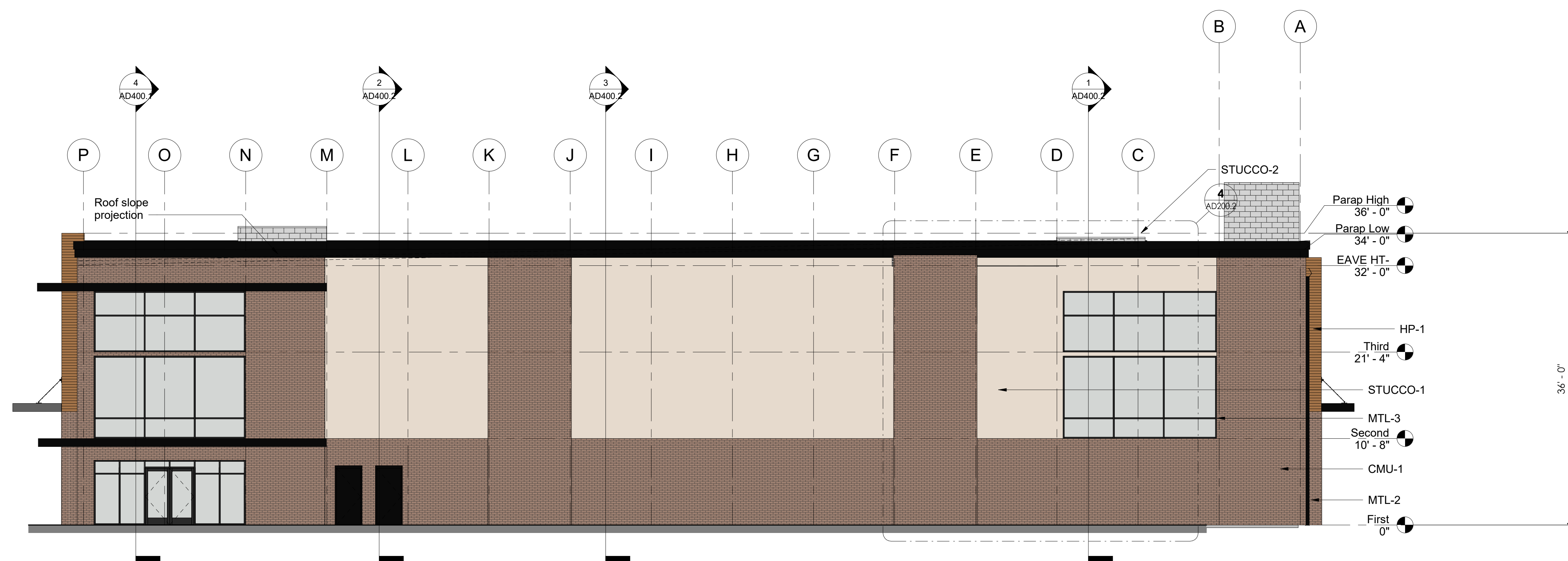
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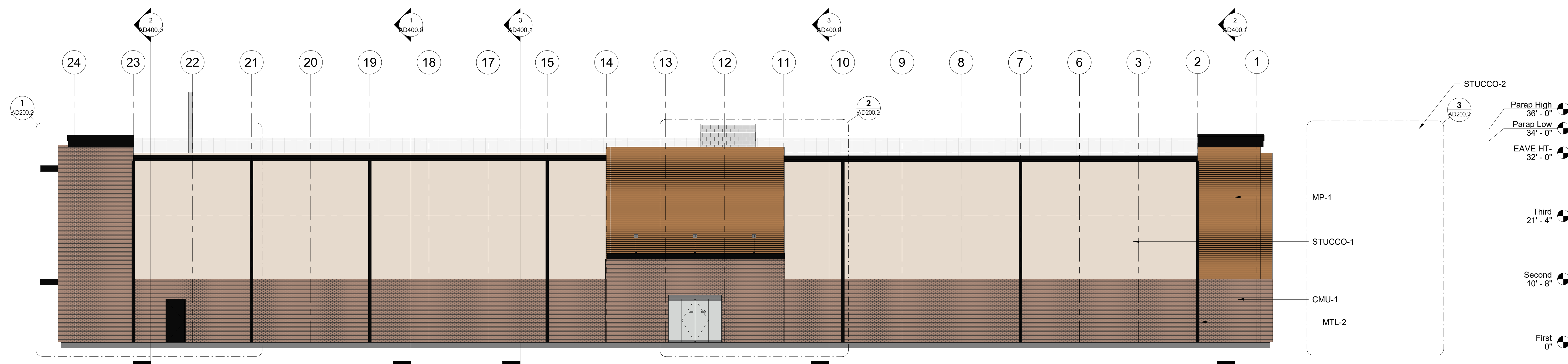
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Architectural-
Exterior Elevations

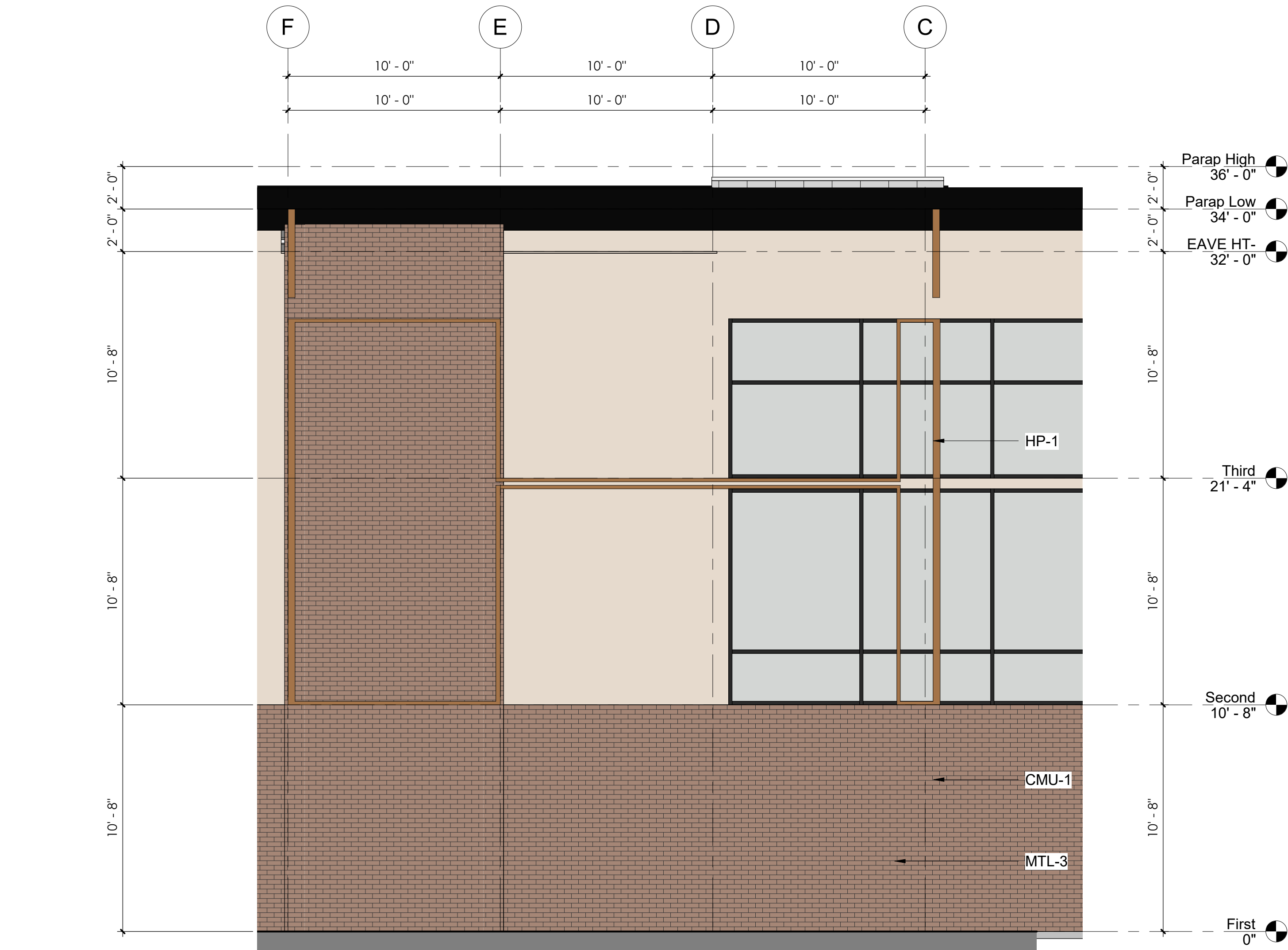
MATERIALS LEGEND			
	CMU-1 ARCHITECTURAL BRICK MFR: MERIDIAN BRICK COLOR: FLASH SET REDMATCH FINISH: BROWN FLASHED WIRECUT		MTL-1 OVERHEAD INTERIOR DISPLAY DOORS MFR: JANUS INTERNATIONAL COLOR: ORANGE
	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR: DRYVIT COLOR: 523 Gray Mist RGB 223 222 209 FINISH: SAND PEBBLE		MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S, HM EXT. DOORS, ETC) COLOR: SLATE GRAY
	STUCCO-3 SYNTHETIC STUCCO ACCENT COLOR MFR: DRYVIT COLOR: TWILIGHT GRAY (#627A) FINISH: MATCH MTL-1		MTL-3 WINDOW/DOOR FRAMES, GLASS MFR: YKK COLOR: MATCH MTL-2
	MP-1 DESIGN WALL METAL PANEL MFR: ATAS COLOR: CEDAR WOODLAND SERIES		SF-1 STORE-FRONT MFR: YKK GLASS: CLEAR



AD200.1.1 - SOUTH ELEVATION
1/8" = 1'-0"

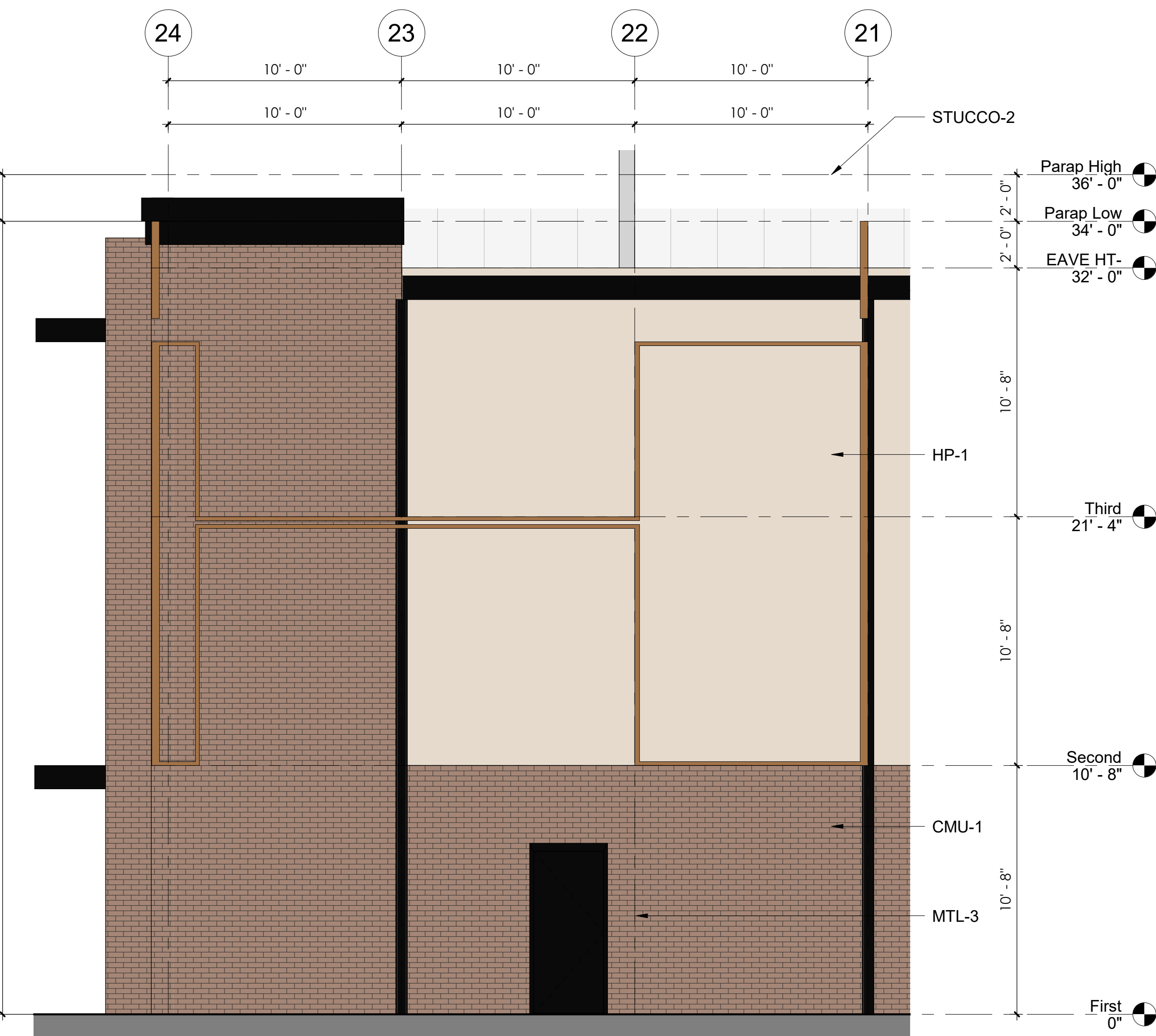


AD200.1.2 - EAST ELEVATION
1/8" = 1'-0"



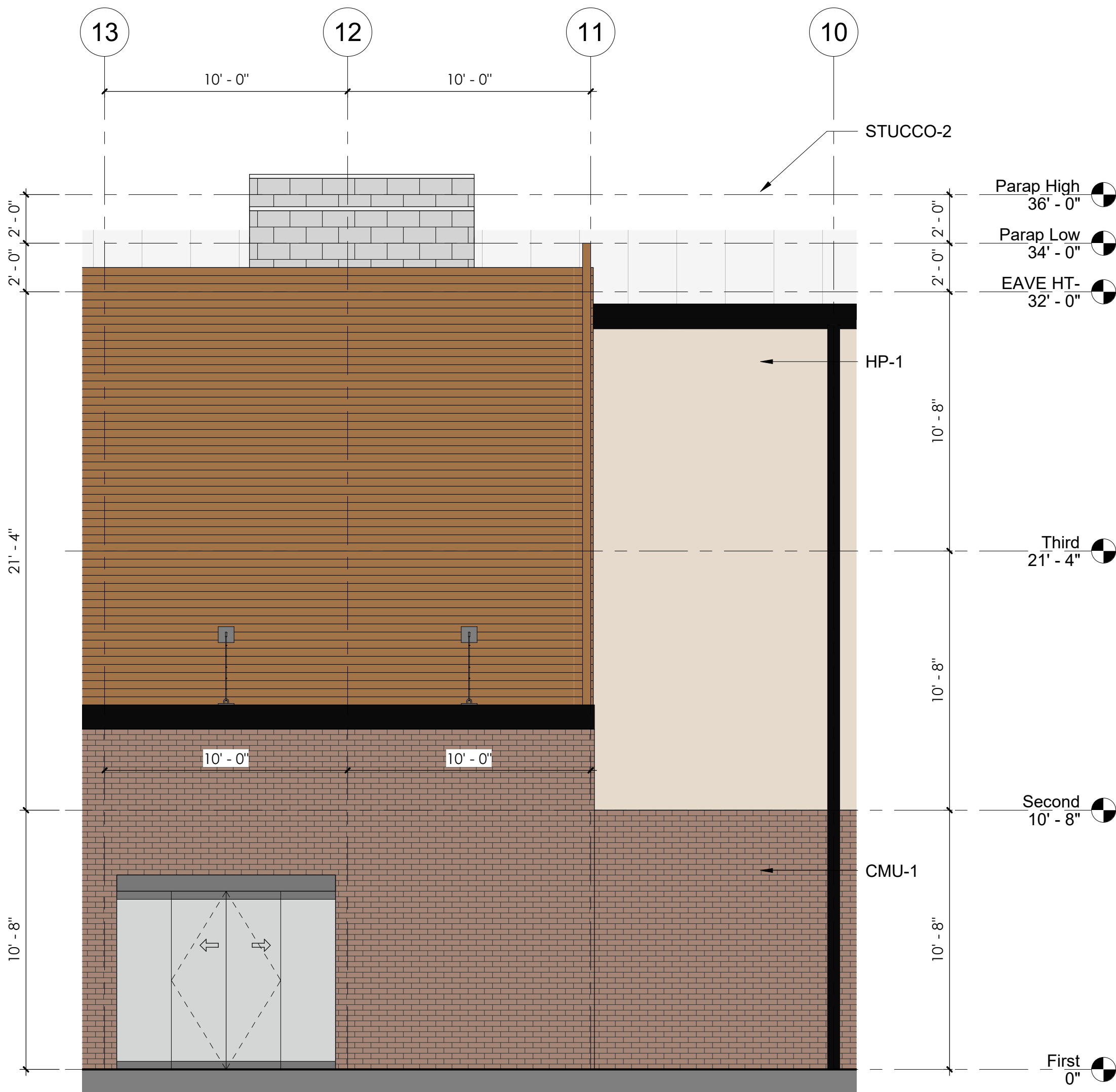
AD200.2.4 - SOUTH ELEVATION(FACING) - Callout 1

1/4" = 1'-0"



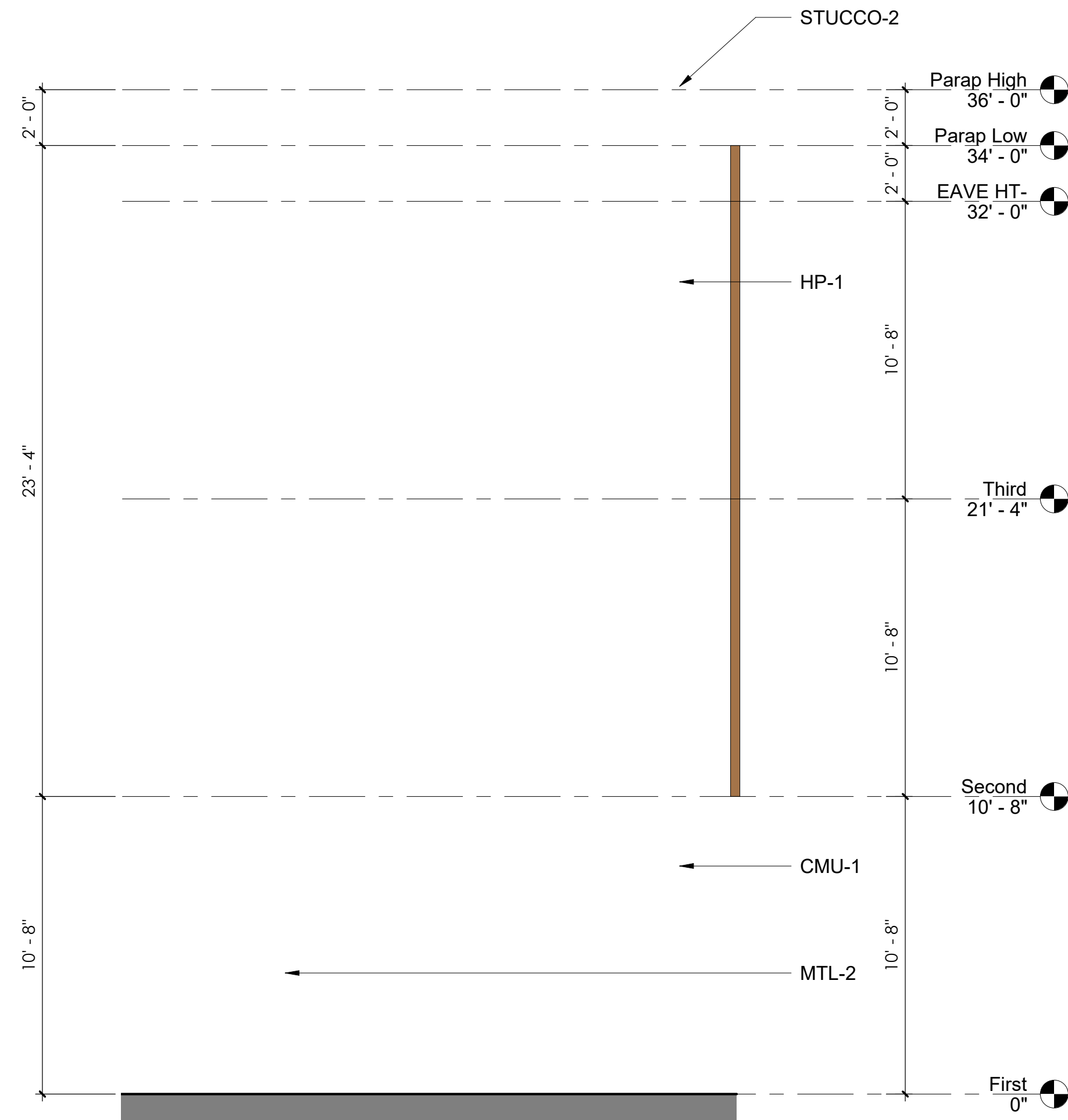
AD200.2.1 - EAST ELEVATION - Callout 1

1/4" = 1'-0"



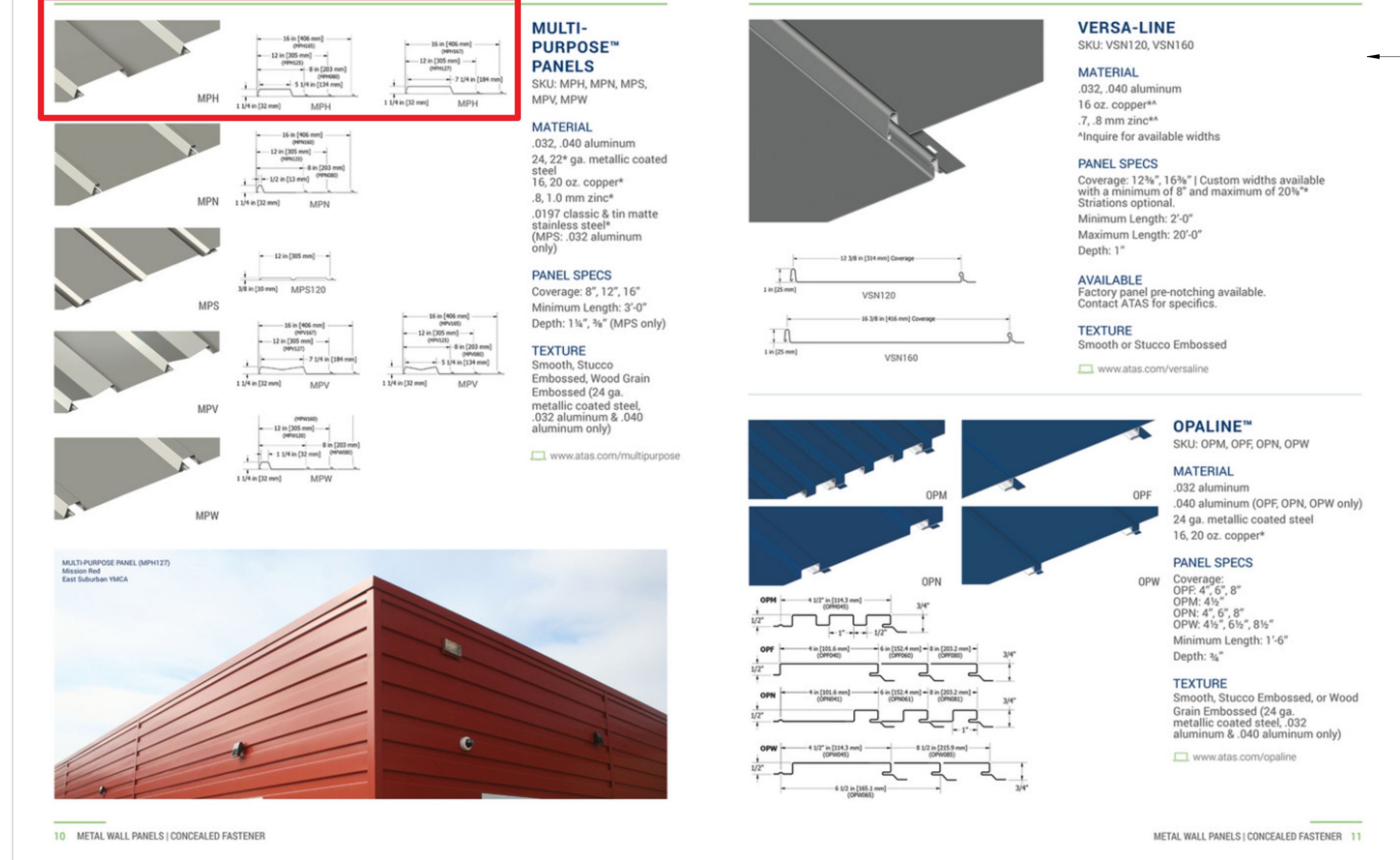
AD200.2.2 - EAST ELEVATION - Callout 2

1/4" = 1'-0"



AD200.2.3 - EAST ELEVATION - Callout 3

1/4" = 1'-0"

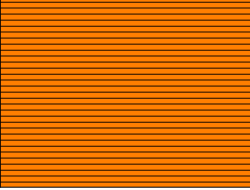
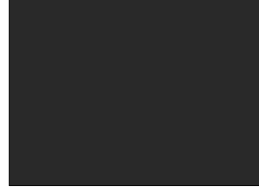
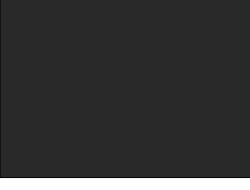


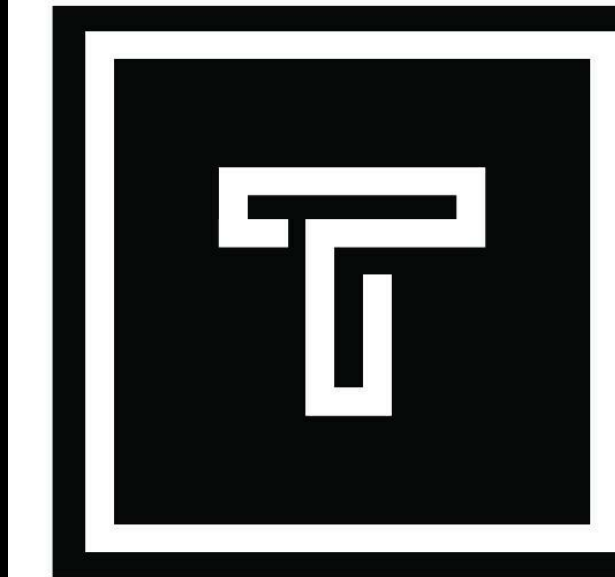
WOODLAND SERIES | COLOR CHART

Add the warmth of wood with the durability of metal to your next project. ATAS offers four classic woodgrain patterns with a 70% PVDF coating. Available in .032 aluminum.

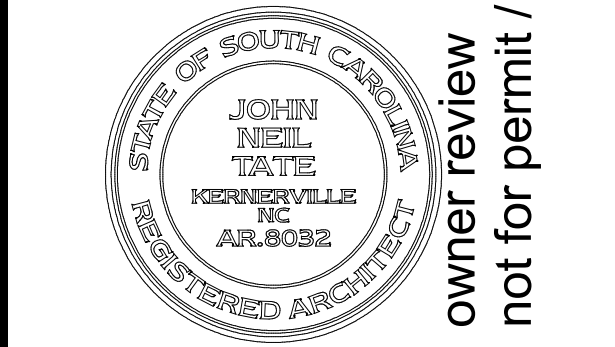


These are color matched replicas of the actual color pattern. These replicas are matched to the actual colors as closely as modern printing allows. Please contact ATAS to request metal color samples. In selecting a color for a project, ATAS highly recommends requesting metal color chips for true color representation. Lead time for samples may vary based on availability of material. ATAS is not responsible for the selection of color from product samples, color chip replicas, brochures or the website.

MATERIALS LEGEND			
	CMU-1 ARCHITECTURAL BRICK MFR: MERIDIAN BRICK COLOR: FLASH SET REDMATCH FINISH: BROWN FLASHED WIRECUT		MTL-1 OVERHEAD INTERIOR DISPLAY DOORS MFR: JANUS INTERNATIONAL COLOR: ORANGE
	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR: DRYVIT COLOR: 523 Gray Mist RGB 223 222 209 FINISH: SAND PEBBLE		MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S. HM EXT, DOORS, ETC) COLOR: SLATE GRAY
	STUCCO-3 SYNTHETIC STUCCO ACCENT COLOR MFR: DRYVIT COLOR: TWILIGHT GRAY (#627A) FINISH: MATCH MTL-1		MTL-3 WINDOW/DOOR FRAMES, GLASS MFR: YKK COLOR: MATCH MTL-2
	MP-1 DESIGN WALL METAL PANEL MFR: ATAS COLOR: CEDAR WOODLAND SERIES		SF-1 STORE-FRONT MFR: YKK GLASS: CLEAR



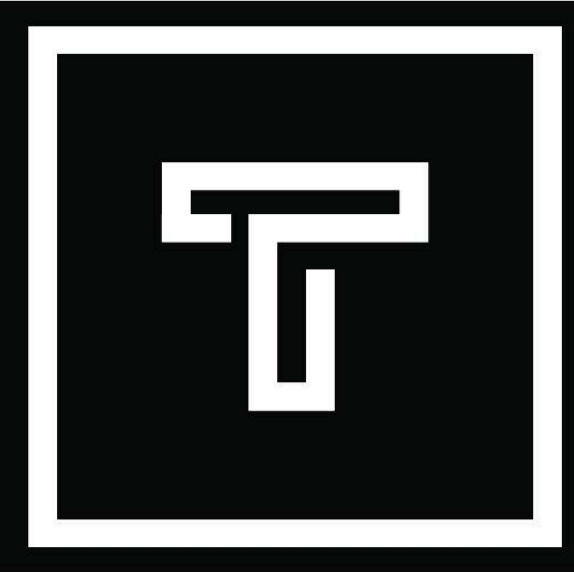
tate architecture pllc
kernersville, nc 27285
336.413.0601
www.tatearchitecture.com



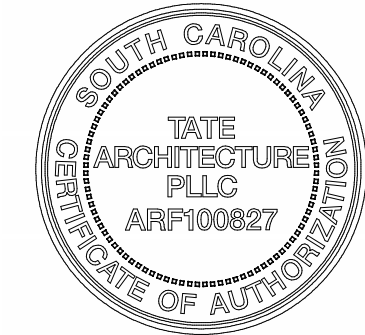
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Commission:
MSSI Design LLC
6530 Cobb Center Drive - Kennesaw, GA
Now Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023-31
Issue Date:
07/21/2024 - Owner Review
Set
Revisions:

Architectural-
Enlarged Elevations



tate architecture pllc
kernersville, nc 27285
336.413.0601
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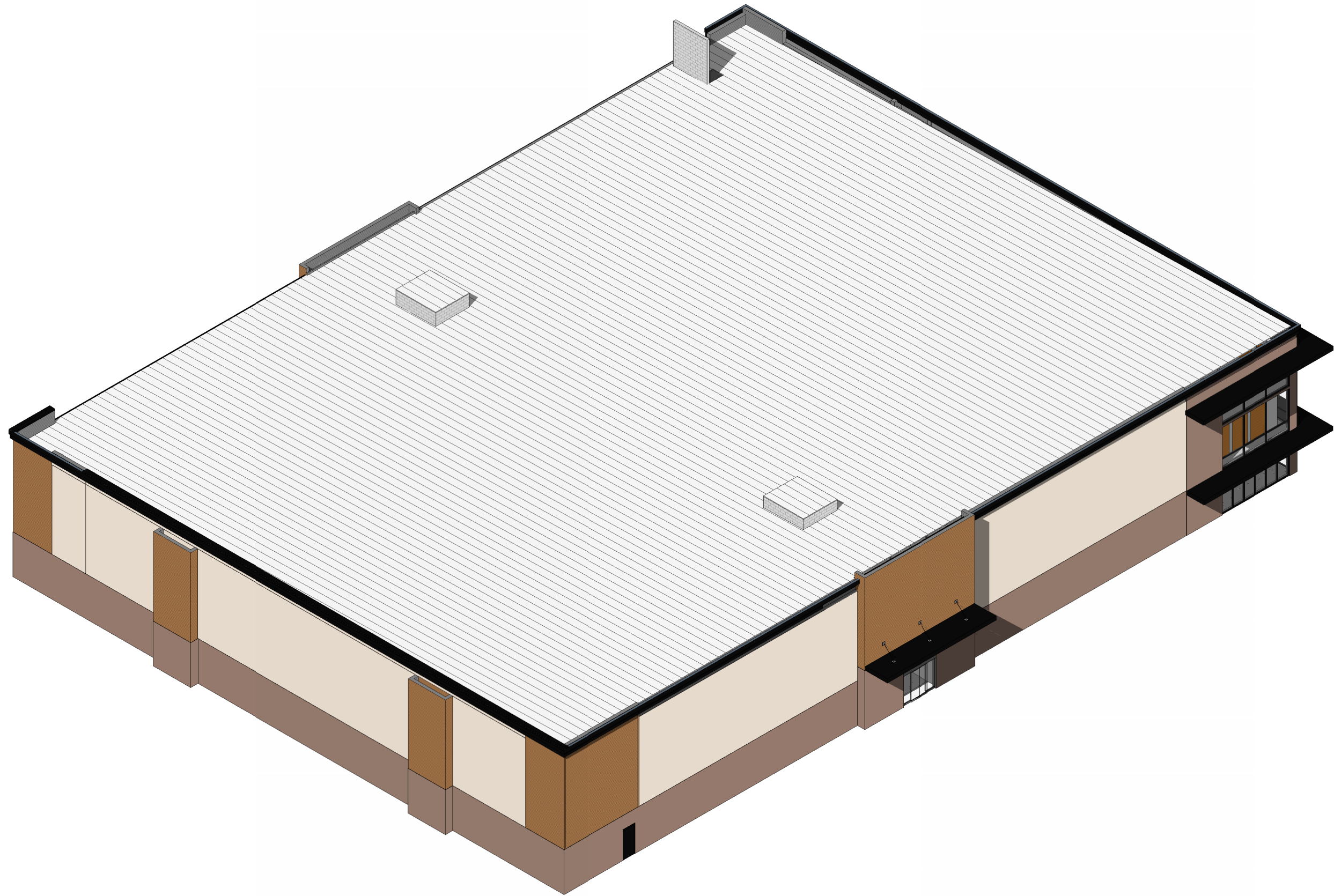


owner review
not for permit / construction

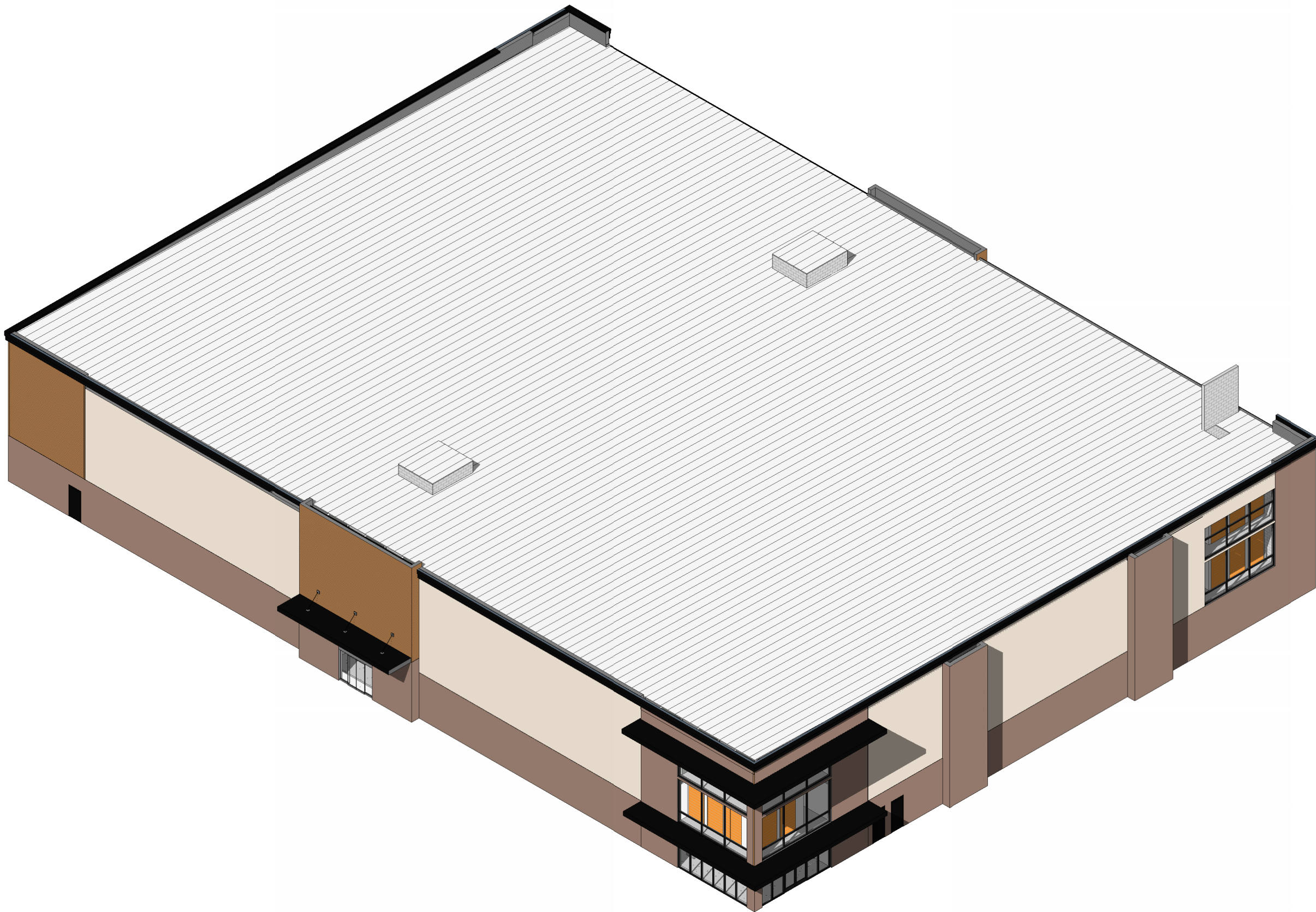
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Commission:
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New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
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Set
Revisions:

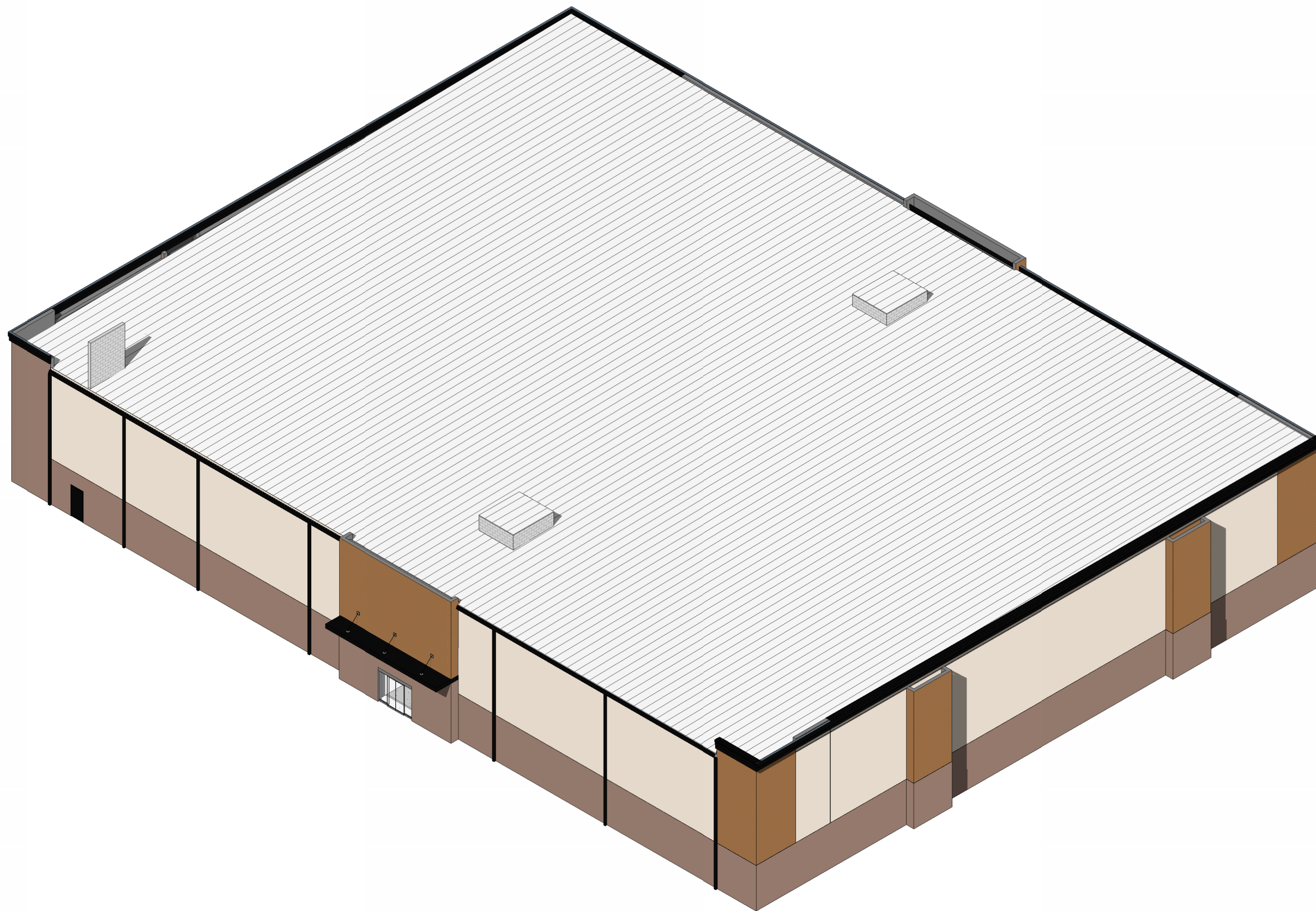
Architectural-
Axon Views



AD201.0.3 - Axon View



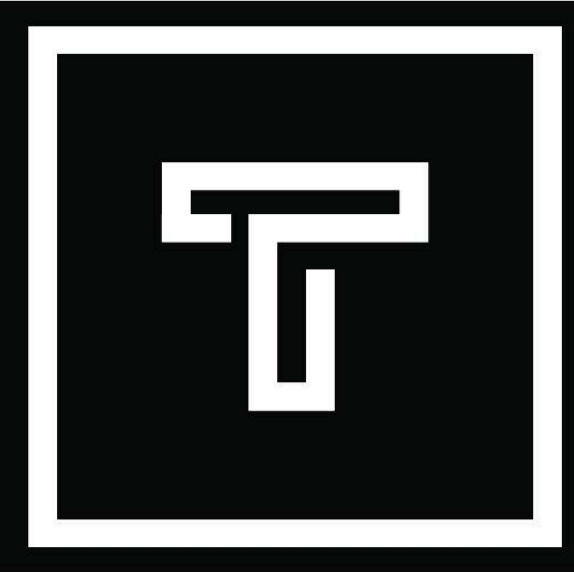
AD201.0.2 - Axon View



AD201.0.1 - Axon View



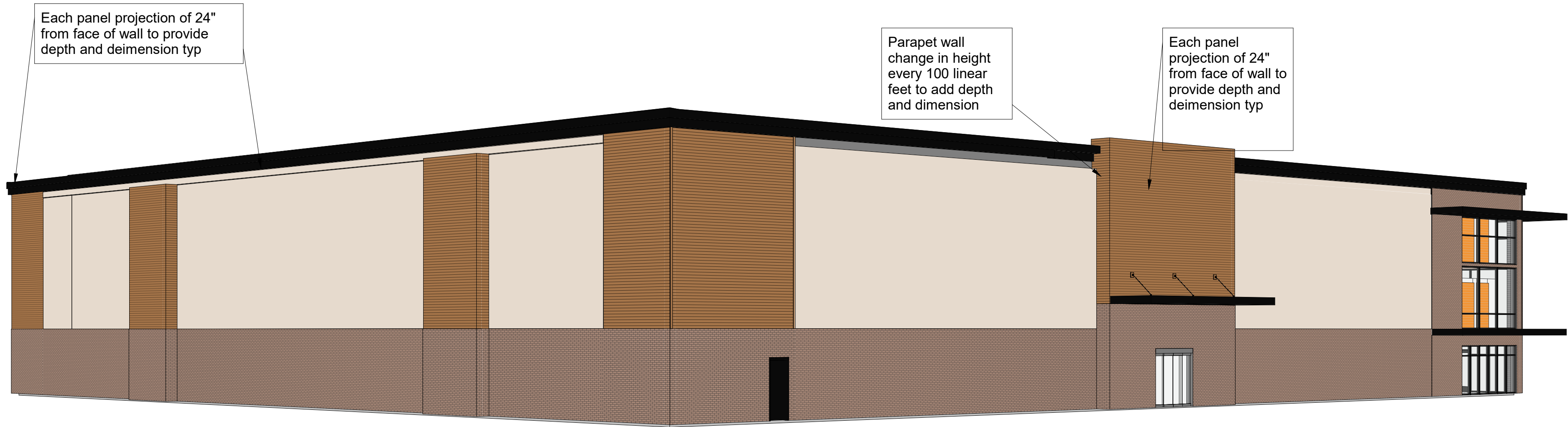
AD201.0.0 - Axon View



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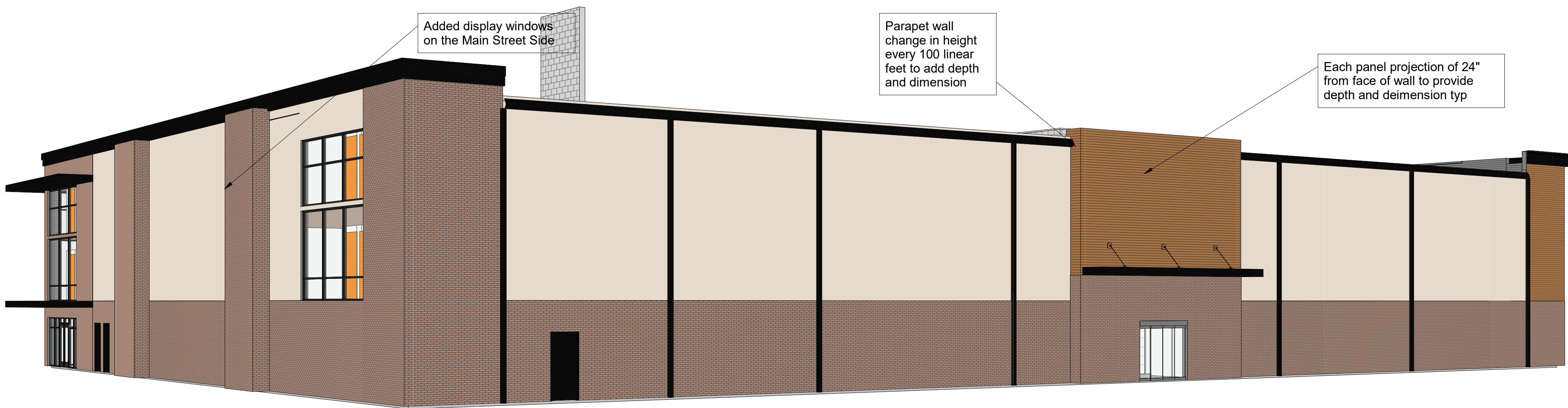
owner review
not for permit / construction



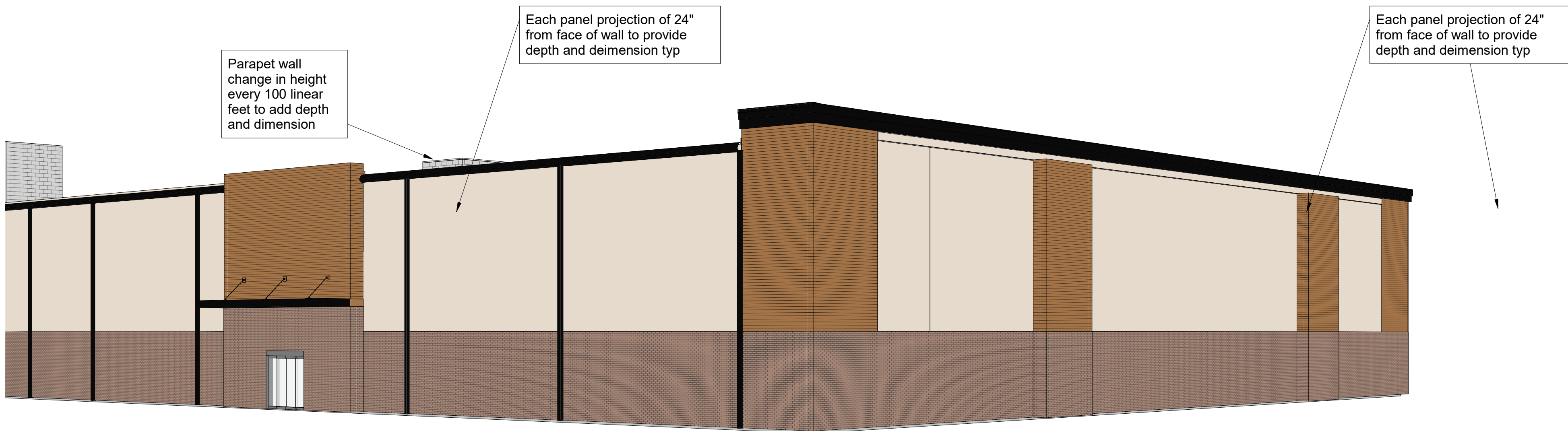
AD202.0.3 - FRONT LEFT



AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT

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6530 Cobb Center Drive - Kennesaw, GA

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Streams Development
North Main Street
Greenville County - Fountain Inn, SC

Commission Number:
2023-31
Issue Date:
07.21.2024 - Owner Review
Set
Revisions:

Architectural-
3D Perspective Views

SIGN PACKAGE CRITERIA

DATE	02/09/2024
PROJECT NAME	STOWE Storage
PROJECT ADDRESS	N Main St. Fountain Inn, SC
TYPE	Individual Pan Channel Letters
MATERIAL	Aluminum
INSTALLATION	Flush Mounted to Fascia. No exposed conduit, boxes, etc.
LOCATION	Centered vertically and horizontally in background area of the fascia. Not to exceed 80% of the vertical or horizontal background area for the sign.
ILLUMINATION	Internally Illuminated LED
SIZE	24" Maximum Sign Height

2023

STREAMS DEVELOPMENT

Site Recommendation Book

Fountain Inn Retail Dev.

1314 N Main St

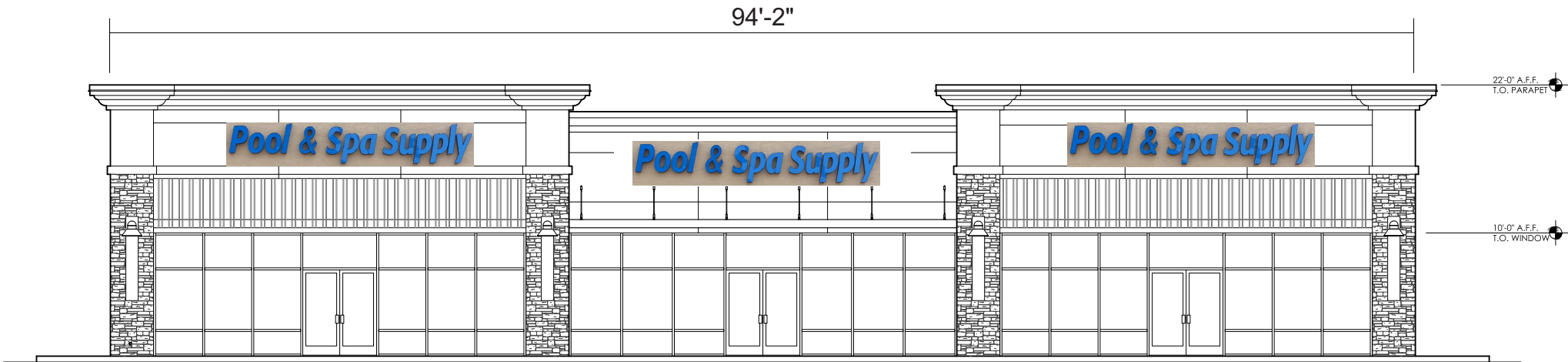
Fountain Inn SC 29644

QID# 23-70220

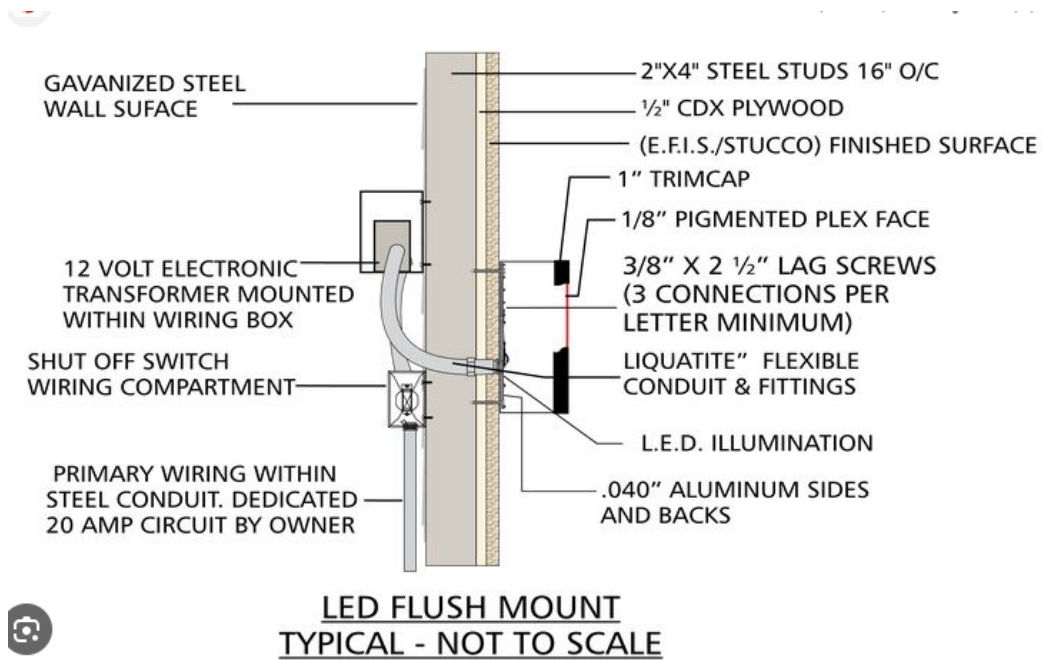
Designer:
Glenn Miller

Date:
12-12-23

IMPORTANT NOTE:
NOT ACTUAL SIGN TYPES. SIGNS
SHOWN BELOW ONLY REPRESENT
SIGN LOCATIONS. PLEASE REFER
TO SIGN PACKAGE CRITERIA FOR
SPECIFIC SIGN TYPE DETAILS.



FRONT ELEVATION
Scale: 3/32" = 1'



QID 23-70220

JOB NAME

Streams Development

LOCATION

Fountain Inn Retail Dev
1314 N Main St
Fountain Inn SC 29644

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

Glenn Miller

DWG. DATE

12-12-23

REV. DATE / REVISION

SCALE

FILE

2023/Streams Development/
Fountain Inn SC/23-70220/
SD Fountain Inn SC 23-70220

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

QID 23-70220

JOB NAME

Streams Development

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1314 N Main St
Fountain Inn SC 29644

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Brian Baughman

DESIGNER

Glenn Miller

DWG. DATE

12-12-23

REV. DATE / REVISION

SCALE

FILE

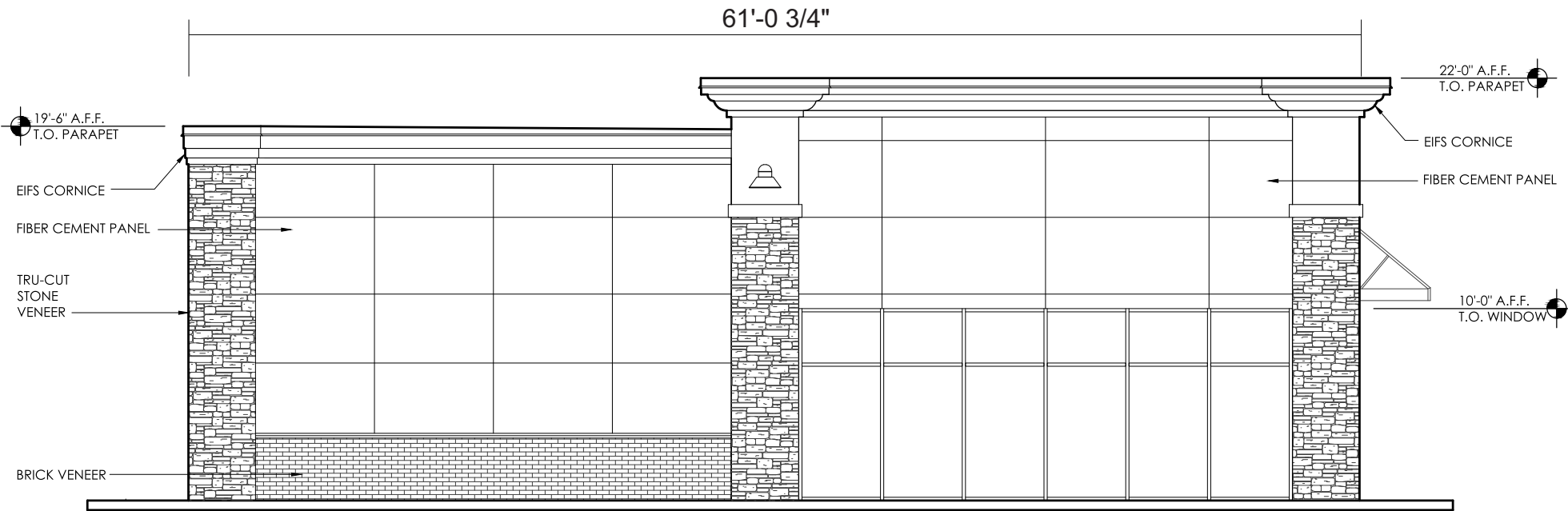
2023/Streams Development/
Fountain Inn SC/23-70220/
SD Fountain Inn SC 23-70220

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

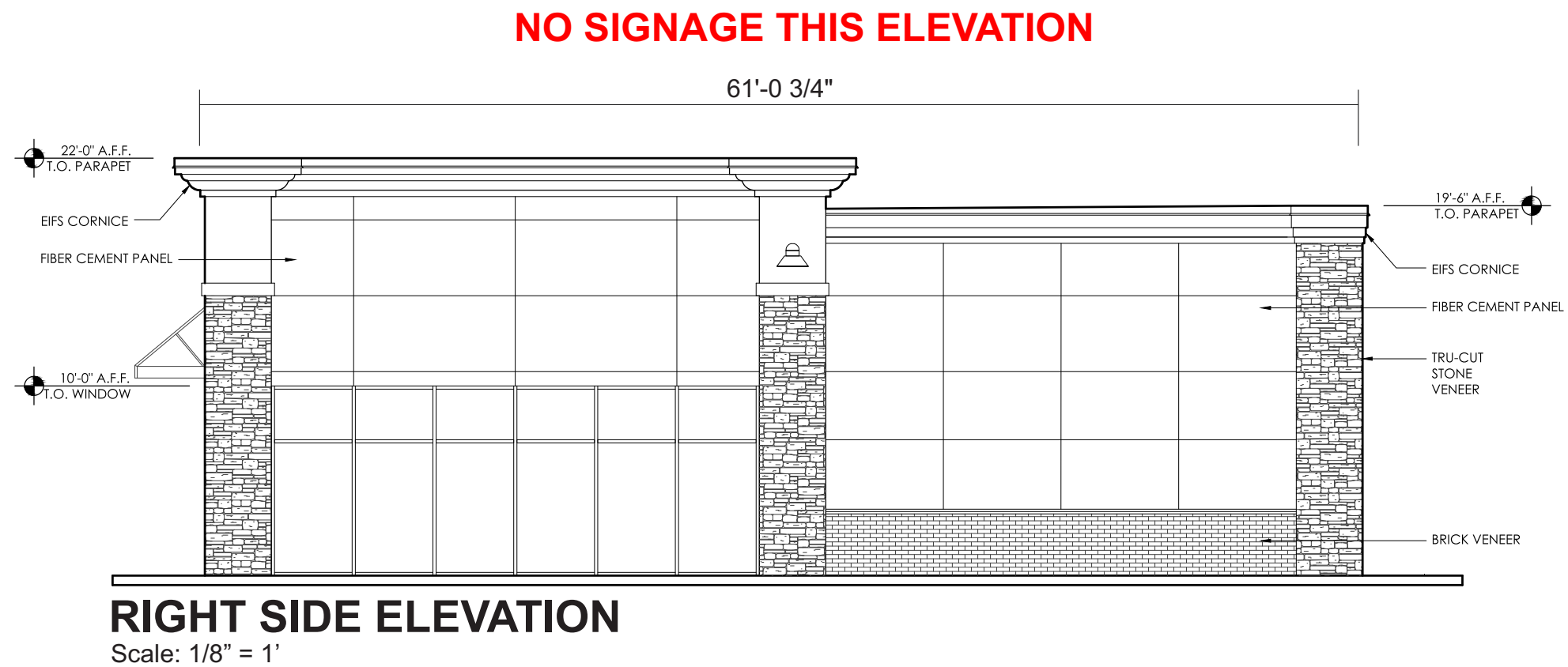
NO SIGNAGE THIS ELEVATION



LEFT SIDE ELEVATION

Scale: 1/8" = 1'

ELEVATION



HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 23-70220

JOB NAME

Streams Development

LOCATION

Fountain Inn Retail Dev
1314 N Main St
Fountain Inn SC 29644

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

Glenn Miller

DWG. DATE

12-12-23

REV. DATE / REVISION

SCALE

FILE

2023/Streams Development/
Fountain Inn SC/23-70220/
SD Fountain Inn SC 23-70220

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1314 N Main St
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DWG. DATE

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REV. DATE / REVISION

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FILE

2023/Streams Development/
Fountain Inn SC/23-70220/
SD Fountain Inn SC 23-70220

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UL

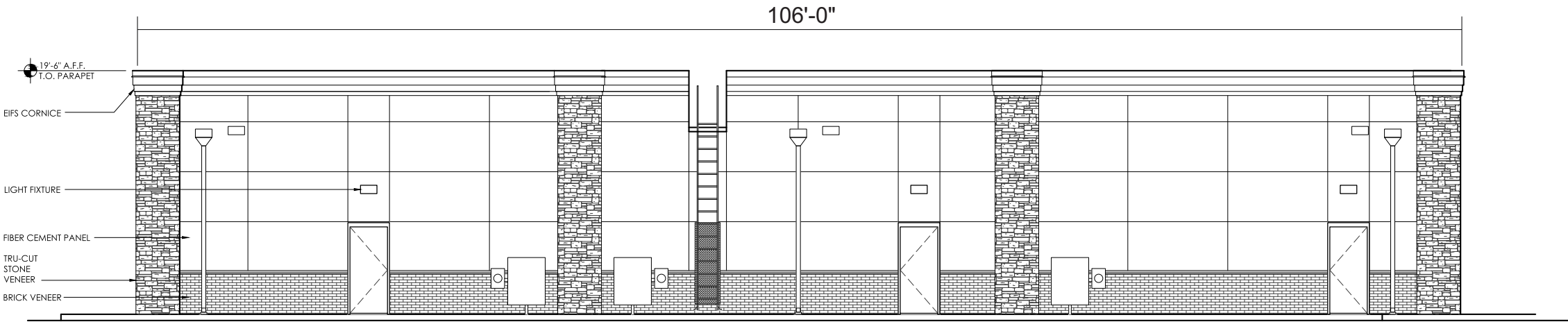
Underwriters
Laboratories Inc.

DRY
DAMP
WET

X

Page 55 of 55

NO SIGNAGE THIS ELEVATION



REAR ELEVATION
Scale: 3/32" = 1'

TAX MAP NO.:	0325000100701 & 0325000100707
SITE AREA:	±3.49 AC
EXISTING ZONING:	C-2
PROPOSED ZONING:	FRD
<u>SETBACKS:</u>	
N MAIN ST:	30'
EXTERIOR:	12.5'
<u>BUFFERS:</u>	
ADJ. RESIDENTIAL PROP.: 10' MINIMUM (TYPE D)	
(PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE)	
N MAIN STREET:	8' AVERAGE

LEASEABLE AREA: 65,686 SQ FT

(3) 2,100 SQ FT RETAIL, COMMERCIAL OR OFFICE @ 5 SPACES
PER 1,000 SQ FT = 32 SPACES

(1) STORAGE FACILITY @ 1 SPACE PER 2 EMPLOYEES
3 EMPLOYEES PER SHIFT = 2 SPACES

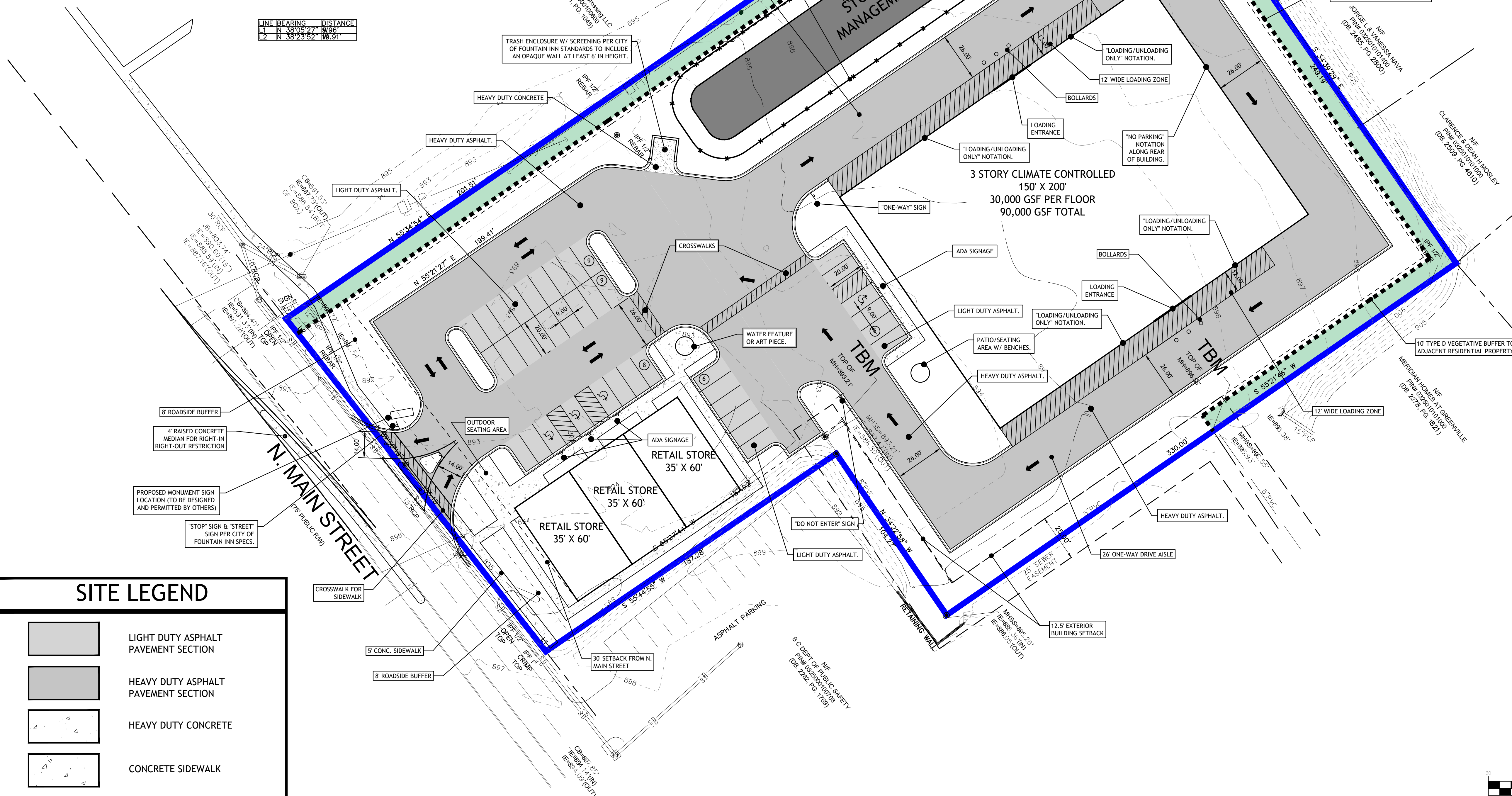
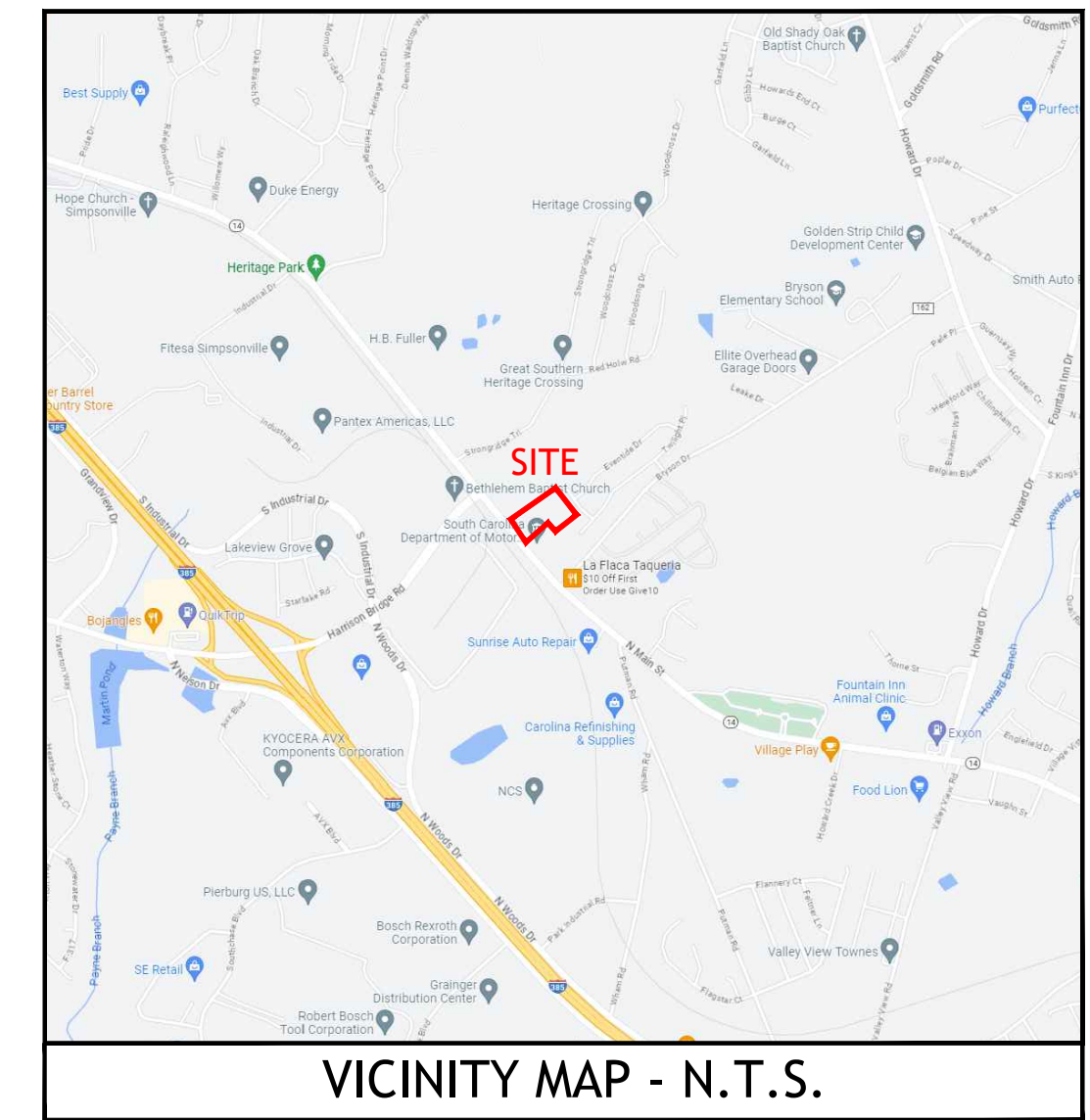
TOTAL SPACES REQUIRED: 34

TOTAL SPACES PROVIDED: 38 (4 ADA COMPLIANT)

COMPANY: CENTURY DEVELOPMENT PARTNERS, LLC
ADDRESS: 5 CENTURY DRIVE, SUITE 240
GREENVILLE, SC 29607
PHONE: 630-301-1536
CONTACT: ALEX DMYTERKO
EMAIL: ALEX@STREAMSDEV.COM

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

COMPANY: MSP & ASSOCIATES LAND SURVEYORS
ADDRESS: 301 E. HILLCREST DRIVE
GREENVILLE, SC 29609
PHONE: 864-370-2232
CONTACT: MICHAEL S. PERDUE, PLS
EMAIL: MPPERDUE@MSPSURVEYING.COM



	LIGHT DUTY ASPHALT PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SECTION
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED E.O.P./CURB LINE
	EXISTING E.O.P.
	PROPOSED C/L ROAD

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Project Name: STOWE Storage POP-1.dwg
 Date of Project: 02/2024
 Date of Revision: 02/2024
 Project Location: Paul J. Harrison, P.E.
 South Carolina PE# 18334
 North Carolina PE# D33371

STOWE Storage Facility
Storage & Commercial Retail
N Main St
City of Fountain Inn, SC

PRELIMINARY DEVELOPMENT PLAN

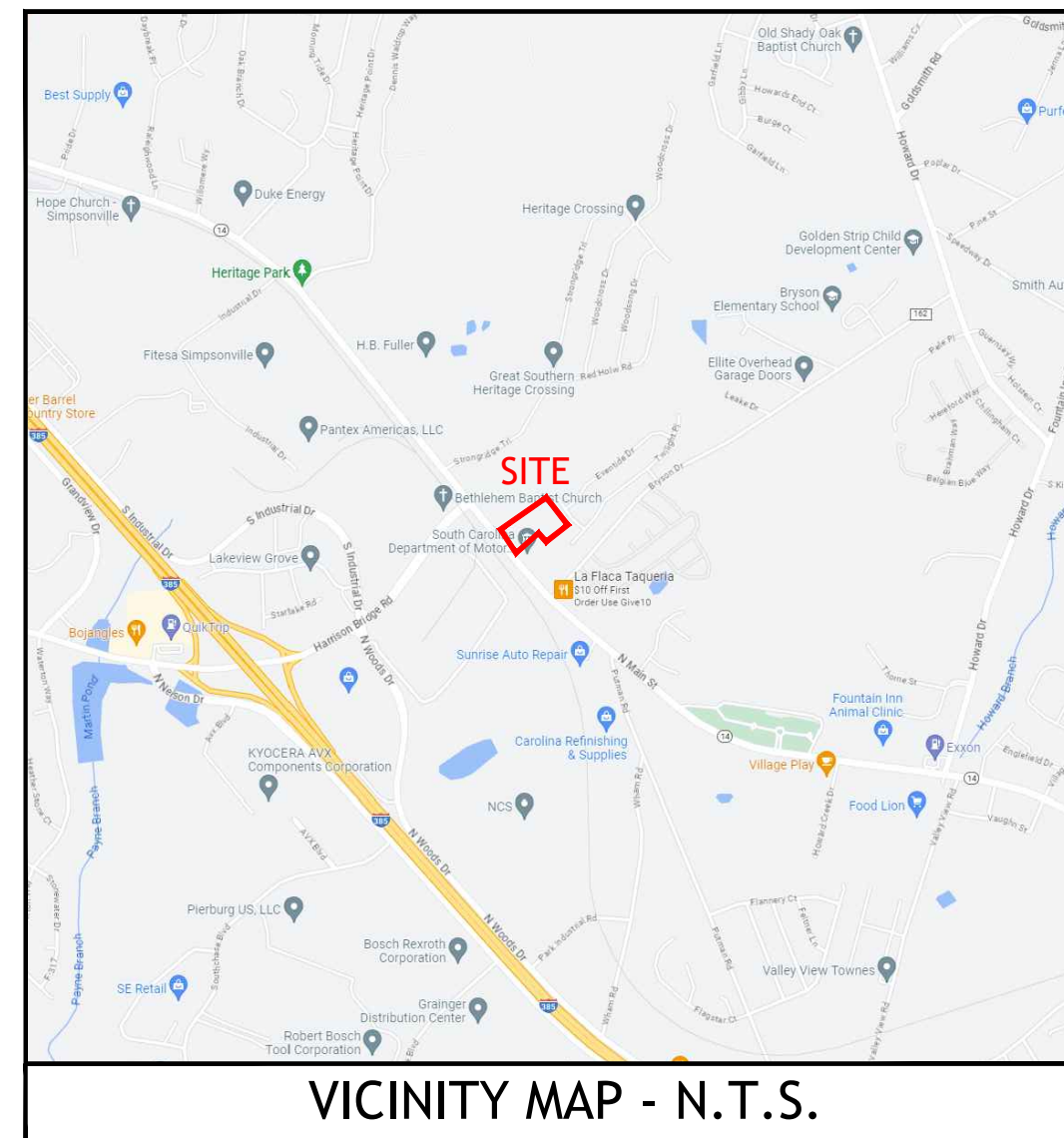
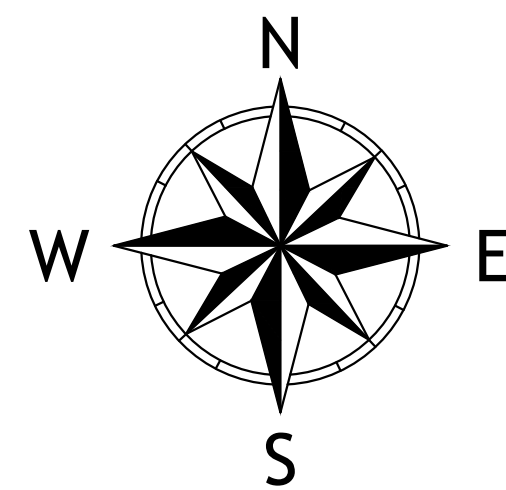
PDP-1

TAX MAP NO.:	0325000100701 & 0325000100707
SITE AREA:	±3.49 AC
EXISTING ZONING:	C-2
PROPOSED ZONING:	FRD
<u>SETBACKS:</u>	
N MAIN ST:	30'
EXTERIOR:	12.5'
<u>BUFFERS:</u>	
ADJ. RESIDENTIAL PROP.: 10' MINIMUM (TYPE D)	
(PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE)	
N MAIN STREET:	8' AVERAGE

COMPANY: CENTURY DEVELOPMENT PARTNERS, LLC
ADDRESS: 5 CENTURY DRIVE, SUITE 240
GREENVILLE, SC 29607
PHONE: 630-301-1536
CONTACT: ALEX DMYTERKO
EMAIL: ALEX@STREAMSDEV.COM

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
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PHONE: 864-326-4202
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EMAIL: PAUL@BLUEWATERCIVIL.COM

COMPANY: MSP & ASSOCIATES LAND SURVEYORS
ADDRESS: 301 E. HILLCREST DRIVE
GREENVILLE, SC 29609
PHONE: 864-370-2232
CONTACT: MICHAEL S. PERDUE, PLS
EMAIL: MPERDUE@MSPSURVEYING.COM



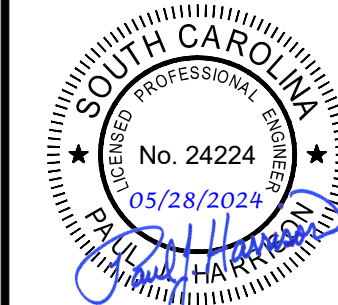
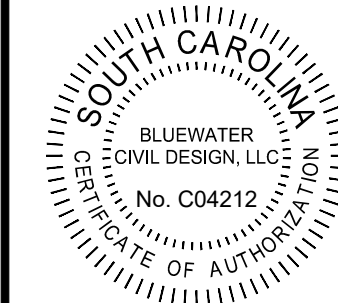
Project Number: STONE Structure POP-1.dwg
Drawing Scale: as noted
Date of Project: 02/2024
Engineer of Record:

b Paul J. Harrison, P.E.
South Carolina PE #2426
North Carolina PE #38371

blue **water**
civil **design**
llc

bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607

Certifications of Authorization:
SC C04212 - GA PE070565
NC P0868 - AL C40A056



STOWE Storage Facility
Storage & Commercial Retail
N Main St
City of Fountain Inn, SC

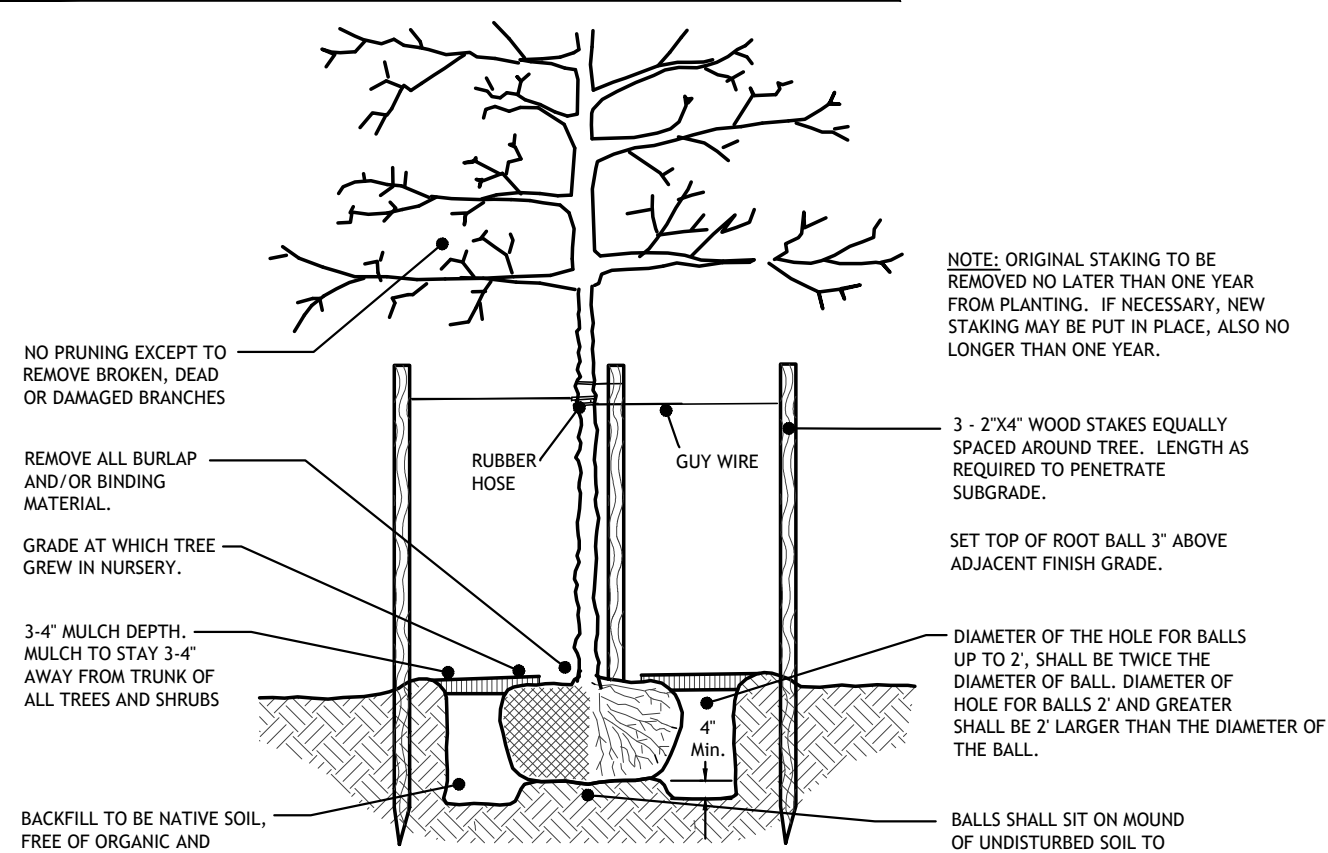
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LANDSCAPE PLAN

LS-1



REVISED DEVELOPMENT PLAN



TREE PLANTING DETAIL
NTS

OPAQUE 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL OR A COMBINATION THEREOF SHALL BE PROVIDED, PER SECTION 5:9.8.3 OF THE ORDINANCE.. WHERE OHP INTERFERES, UNDERSTORY TREES AND/OR SHRUBS WILL BE USED TO MEET SCREENING REQUIREMENTS.

10' TYPE "D" BUFFER TO CONSIST OF
1 LARGE CANOPY TREE PER 500 SF
(20), 1 DECIDUOUS UNDERSTORY
TREE PER 500 SF (20), & 1 SHRUB
PER 225 SF (45).

INTERIOR PLANTINGS FOR PARKING AREAS
TO BE PROVIDED ON THE ISLANDS & AT
THE END OF PARKING BAYS PER SECTION
5:9.10.3 OF THE ORDINANCE.

CB=891.53;
IE=887.79;
IE=886

TO CONTAIN 1 MEDIUM OR LARGE
ROAD FRONTAGE (6 TREES) WITH
PROVIDE A CONTINUOUS EVERGREEN
IN 3 YEARS OF INSTALLATION, PER
SECTION 5:9.10.2 OF THE ORDINANCE.

CONTRACTOR TO MAINTAIN
SIGHT DISTANCE LINES WHEN
PLANTING ALONG N MAIN STREET

ROADSIDE BUFFER TO CONTAIN 1 MEDIUM OR LARGE TREE EVERY 40 LF OF ROAD FRONTAGE (6 TREES) WITH OPEN SPACES TO PROVIDE A CONTINUOUS EVERGREEN SCREEN WITHIN 3 YEARS OF INSTALLATION, PER SECTION 5-9.10.2 OF THE ORDINANCE

INTERIOR PLANTINGS FOR PARKING AREAS
TO BE PROVIDED ON THE ISLANDS & AT
THE END OF PARKING BAYS PER SECTION
5:9.10.3 OF THE ORDINANCE.

10' TYPE "D" BUFFER TO CONSIST OF 1 LARGE CANOPY TREE PER 500 SF, 1 DECIDUOUS UNDERSTORY TREE PER 500 SF, & 1 SHRUB PER 225 SF.

OPAQUE 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL OR A COMBINATION THEREOF SHALL BE PROVIDED, PER SECTION 5:9.8.3 OF THE ORDINANCE.

OPAQUE 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL OR A COMBINATION THEREOF SHALL BE PROVIDED, PER SECTION 5:9.8.3 OF THE ORDINANCE.

10' TYPE "D" BUFFER TO CONSIST OF
1 LARGE CANOPY TREE PER 500 SF
(20), 1 DECIDUOUS UNDERSTORY
TREE PER 500 SF (20), & 1 SHRUB
PER 225 SF (45).

TOP OF BALL 1" - 2" ABOVE GRADE.

REMOVE PAPER, PLASTIC OR METAL CONTAINER THAT MAY BE AROUND ROOTS. IF THE ROOT BALL IS WRAPPED IN BURLAP, REMOVE ALL BURLAP.

BACKFILL MIXTURE

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

ROOT BALLS SMALLER THAN 2' MAY SIT ON COMPACTED SOIL MIXTURE.

SHRUB PLANTING DETAIL

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 FOUNTAIN INN est 1886	REQUEST FOR COUNCIL ACTION City of Fountain Inn, South Carolina To: Mayor and Members of City Council From: Shawn M. Bell, City Administrator	August 8, 2024 Regular City Council Meeting
☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading		
Agenda Date Requested: August 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; Therefore, to Assign the Annexed Property to a Council Ward and Various Matters Related Thereto. Summary Background: AXZ-2024-04 would annex 69.35 acres on Durbin, Jones & Happy Valley Roads into the City limits of Fountain Inn; zone TMS# 093-00-00-091, 093-00-00-008 to PD, Planned Development and assign the parcel to Council Ward 3. The Planning Commission voted (5-1) in favor of the annexation and zoning of the property on July 25, 2024. Several people spoke during the hearing. Concerns expressed during the hearing were centered around the impact on the schools, existing traffic, existing road conditions and neighboring properties. Impact If Denied: The 69.35-acre tax parcel would remain unzoned in unincorporated Laurens County. Development of the parcel will most likely still take place but to the lesser standards of Laurens County. Impact If Approved: The parcel will be developed to provide single family detached homes at a density of 2.8 dwelling units per acre and a 10.82 commercial development. The commercial development would provide services to an underserved area. Much needed road improvements would accompany the development.		

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 THEREFOR; TO ASSIGN THE ANNEXED PROPERTY TO A COUNCIL WARD; AND OTHER RELATED MATTERS (DURBIN, JONES & HAPPY VALLEY ROADS).

WHEREAS, Richard A Jones (Jones Family LTD Partnership) has 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 68.72 acres more or less, situate, lying and being on Durbin Rd., Jones Rd., and Happy Valley Rd. in Laurens County, South Carolina, and described as follows:

SEE EXHIBITS A & B ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

LAURENS COUNTY TMS # 0930000091 & 0930000008 (~68.72-acre)

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(1) 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 PD: Planned Development.

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

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 effect 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.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

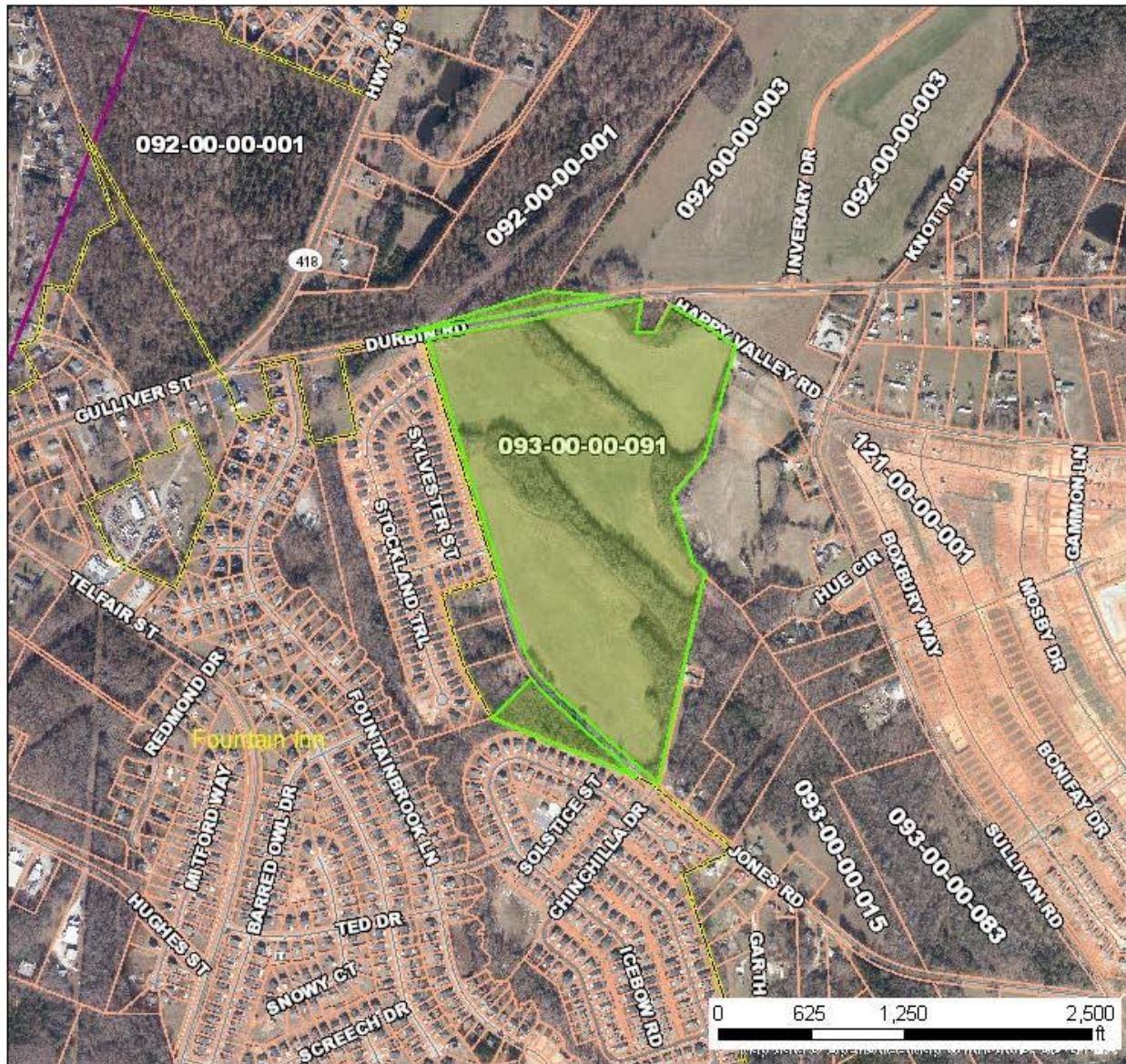
Michael E. Kozlarek, Esq.
King Kozlarek Root Law
LLC

First Reading: August 8, 2024
Second Reading / Final Approval: September 12, 2024

EXHIBIT A
DEPICTION OF PROPERTY

Laurens County GIS

Parcel Number: 093-00-00-091



OWNER INFORMATION	LEGAL	PROPERTY INFORMATION
Name: JONES FAMILY LTD PARTNERSHIP	Sale Price: \$0 Sale Date: 20021101 Deed Book: 789 Deed Page: 200 Plat Book: A395 Plat Page: 6	Parcel TMS: 093-00-00-091 Property Address: n/a Neighborhood: n/a School District: 52 Town Code: n/a Fire Code: D711 Acres / Lots: 68.72 / 0
Mailing Address: 15 BACHMAN COURT		
Mailing City, State, ZIP: GREENVILLE S C 29605		

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THIS JURISDICTION, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE COUNTY AND MAPPING COMPANY ASSUME NO RESPONSIBILITY FOR THE INFORMATION CONTAINED ON THIS MAP.

* THIS MAP IS NOT TO BE USED AS A PLAT *

Printed On: 8/2/2024

EXHIBIT B
DEPICTION OF PROPERTY

Laurens County GIS Parcel Number: 093-00-00-008	
OWNER INFORMATION	
Name: HAPPY VALLEY CO LLC	
Mailing Address: 15 BACHMAN COURT Mailing City, State, ZIP: GREENVILLE SC 29605	
LEGAL INFORMATION	
Sale Price: \$10 Sale Date: 20060817 Deed Book: 796 Deed Page: 210 Plat Book: A516 Plat Page: 9	
PROPERTY INFORMATION	
Parcel TMS: 093-00-00-008	
Property Address: n/a	
Neighborhood: n/a	
School District: 52 Town Code: n/a Fire Code: D711 Acres / Lots: .63 / 0	
0 310 620 1,240 ft	
Printed On: 8/2/2024	



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*** THIS MAP IS NOT TO BE USED AS A PLAT ***



AGENDA

August 08, 2024

To: City Council
From: Planning Director, Jason Knudsen
Subject: AXZ-2024-04, Proposed Annexation/Rezoning at Durbin Road and Jones Road
Meeting Date: August 08, 2024
Type of Agenda Item: Annexation/Rezoning, 1st Reading
Attachments: Vicinity Map
Aerial Map
Future Land Use Map
Statement of Intent
Concept Plan
Traffic Study Summary
Proposed Ordinance

OWNER: Jones Family Limited Partnership and Happy Valley Co., LLC
TAX MAP # 093-00-00-091, 093-00-00-008
AUTHORIZED REP: Richard A. Jones Jr.
LOCATION: Corner of Durbin Road and Jones Road
CURRENT ZONING: Unzoned (Laurens County)
REQUESTED ZONING: PD, Planned Development
SIZE OF PROPERTY: Approximately 69.35 Acres

REQUEST

The City of Fountain Inn has received a signed petition requesting annexation into the city pursuant to South Carolina Code of Laws Section 5-3-10. The applicant has requested the parcel of land be rezoned from Unzoned (Laurens County) to PD, Planned Development, within the City.

LOCATION & SITE DESCRIPTION

The parcel is located at the southeast corner of Durbin Road and Jones Road. The parcel is currently undeveloped and consists of a mix of open area, woods, and creeks/wetlands.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land as Neighborhood Center and Low to Medium Density Residential.

A Neighborhood Center is generally located near concentrations of 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.

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 dwelling units per acre (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.

PROPOSED ZONING DISTRICT

PD, Planned Development: The PD district is established to encourage innovative and creative design of residential and/or commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage Developments which provide a full range of residential types to serve the residents of the district.

PUBLIC HEARING PROCEEDING

A public hearing regarding this petition was conducted on July 25, 2024, before the body of the Fountain Inn Planning Commission. Several people spoke during the hearing. Concerns expressed during the hearing were centered around the impact on the schools, existing traffic, existing road conditions and neighboring properties.

PLANNING COMMISSION REVIEW

The Fountain Inn Planning Commission has reviewed the request to annex and rezone this property to the PD, Planned Development at their July 25, 2024 meeting. By a vote of 5-1, the Planning Commission recommends approval of the requested annexation and zoning for Ordinance AXZ-2024-04.

STAFF COMMENTS

The City's Zoning Ordinance identifies the intent of a Planned Development to encourage innovative and creative design and to permit a greater amount flexibility to a developer by removing some of the restrictions of conventional zoning. It should be large scale and incorporate a variety of land uses or land use types. This proposal includes single-family residential homes along with an approximately 10.82 acre commercial component.

The single-family portion of the development will consist of one to two story homes using brick, stone, and/or Hardie-plank. To promote community connection, the developer will be installing a pedestrian trail, in addition to traditional sidewalk, that will wind throughout the neighborhood. The Concept Plan indicates that the main amenity area will provide a pool. Cabana, restrooms, fire pits and playground. Two pocket parks are also being provided for the residents.

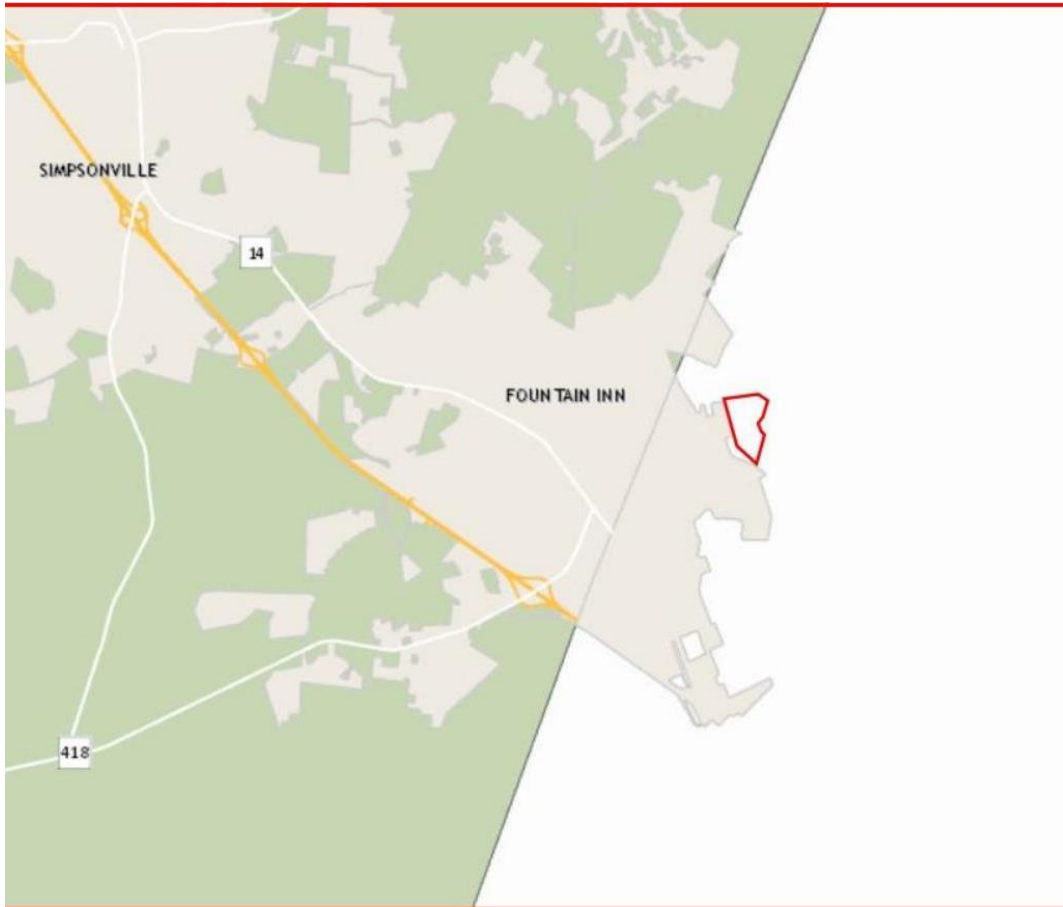
Landscaping and fencing will be provided between the commercial and residential uses to mitigate noise and light intrusion. The SOI includes a list of allowable uses desirable near the single-family portion and excludes those that are not.

Road improvements will be included with this development. The included traffic study recommends that the residential portion will require an eastbound turn lane with 100 feet of storage. It is recommended that the commercial phase construct an eastbound right turn lane with 100 feet of storage and a westbound with 150 feet of storage on Durbin Road accessing the site. Also recommended is a traffic light at Durbin and Jones Roads with an eastbound left turn lane with 150 feet of storage turning onto Jones Rd.

The Future Land Use Map within the Fountain Inn Comprehensive Plan specifically indicates the area for the commercial portion of this project as Neighborhood Center. It also indicates that the uses in the Neighborhood Center 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. The map indicates that the remaining area is Low to Medium Density Residential. This designation suggests densities of less than 4 dwelling units per acre. The proposed Statement of Intent indicates the residential portion to be 2.8 dwelling units per acre. This proposal meets the goals and objectives of eh Comprehensive Plan for this area.

Staff recommends approval of the requested annexation and rezoning for AXZ-2024-04.

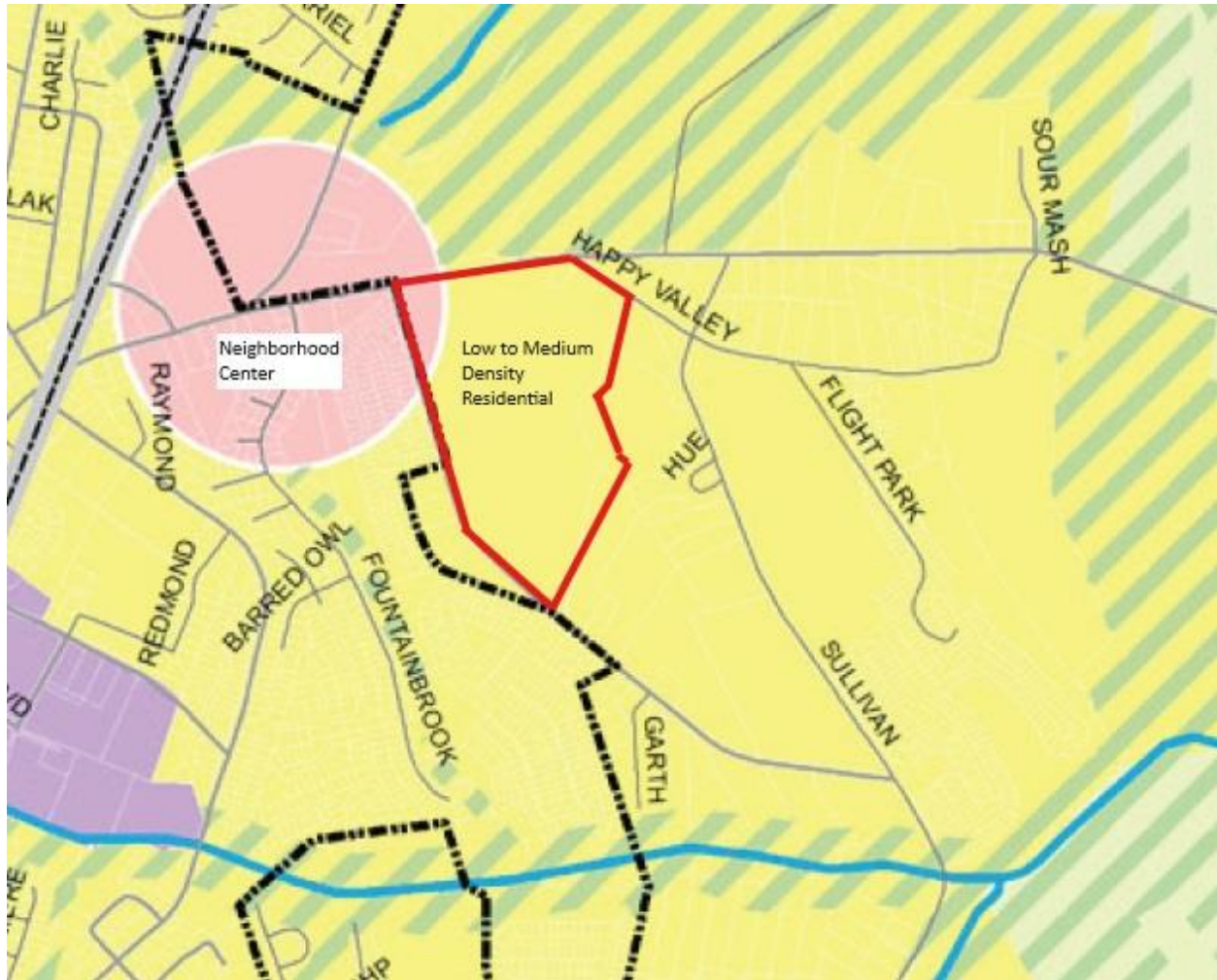
VICINITY MAP



AERIAL MAP



FUTURE LAND USE MAP



Durbin & Jones Road Development

Planned Development

1. Property Owner: Jones Family LTD Partnership
 Address: 15 Bachman Court, Greenville, SC 29605
 Telephone Number:
2. Applicant: Jones Family LTD Partnership
 Name: Richard Jones
 Address: 15 Bachman Court, Greenville, SC 29605
 Telephone Number: 864-979-6548

3. Date: June 13, 2024

4. Signature: *Jones Family LP by R. Jones, LLC, Richard A. Jones, Jr. member and Happy Valley Co., LLC by Richard A. Jones, Jr. member*
 Statement of Intent

1. Description of the land uses, and densities allowed on the site. Include specific sub-areas if more than one use or type of use. Use the following table format:

Area Name/Acres	Use	Max. Density	Max. Height
Zone I 37.17 Acres	Single-Family Detached Homes	2.8 du/ac	45'
Zone II 15.33 Acres*	Common Open Space	N/A	N/A
Zone III 10.82 Acres	Commercial Area	N/A	50'

*NOTE: Zone II Acreage is included with Zone I so that density is not misleading.

2. Commitment of an HOA or POA for all maintenance, including common area parking and stormwater, among other items (specifically list responsibilities). The roads shall be public and designed to City of Fountain Inn standards.

A homeowner's association will be established for The Durbin & Jones Road Development. This association will be responsible for maintenance of

- a) All entrances (ingress/egress points)
- b) Signage
- c) Lighting
- d) Common Area Landscaping
- e) Open Space (including trails, landscaping, and maintenance),
- f) Amenity area (parking lot, pool, etc.)
- g) Mail CBUs
- h) Stormwater Management Facilities

The Homeowner's Association will operate according to Covenants, Conditions and Restrictions and By-Laws of The Durbin & Jones Road Development Homeowners Association.

3. Development schedule, including any/all phasing.

Development Schedule

Engineering/Permitting: July 2024 – July 2025 (within a year of rezone)

Site Development: July 2025 – July 2028 (within 3 years of permit)

Project Closeout: December 2030 (determined by project completion)

The proposed development will be completed in two phases.

4. Traffic Impact Study for projects greater than the thresholds identified in Land Development Regulations, Table 9.1. Must be provided by submittal deadline.

A Traffic Impact Study has been provided with this submittal and the proposed development will adhere to the recommendations of the study. SCDOT has signed off on the Traffic Impact Study's findings.

5. Commitment for public improvements on- and off-site along with specific timing of each, including all those identified in the TIS. List each required improvement separately. Additionally:

- a. Include language about connecting to existing sidewalks, trails, or other bike/pedestrian features.

The proposed development will include 6' sidewalks along Jones and

Durbin Road. It will be the responsibility of the commercial developer to install the sidewalks in front of the commercial portion (Zone 3).

- b. Include discussion about internal pedestrian and bike connections.

5' Sidewalks will be provided along one side of internal roads within the development and will connect to open spaces. Natural pedestrian paths will be constructed through the open space portion of the development.

- c. Include commitments about connecting to adjacent roads, subdivisions, or projects to improve overall neighborhood connectivity.

The proposed entrance along Jones Road for The Durbin & Jones Development is designed to line up with Oak Road Drive to promote connectivity. The traffic study will be included with this submittal. A summary of the improvements are as follows:

Phase 1 traffic improvements (for the Zone I & II portions to be completed by residential developer) include:

- **Eastbound right turn lane with 100 lf of storage and appropriate taper on Durbin Road into the subdivision.**

Phase 2 traffic improvements (for Zone III portion to be completed by commercial developer) include the following:

- **Eastbound right turn lane with 100 feet of storage and appropriate taper on Durbin Road into commercial development.**
- **Westbound left turn lane with 150 feet of storage and appropriate taper on Durbin into commercial development.**
- **Install a traffic signal at Durbin and Jones Road.**
- **Construct a westbound left turn lane with 150 feet of storage and appropriate taper on Durbin at Jones Road.**

6. For redevelopment and infill projects that are mixed use, a description of how adequate parking will be maintained, should a reduction in parking requirements from Table 12.1 (or as amended) be requested.

- a. Include monitoring mechanism (spreadsheet maintained by developer, available to the county upon request)

The residential portion of the project will provide a minimum of 2 parking spaces on each lot. These spaces will be allocated in the driveway and/or garage. The commercial portion of the project will adhere to minimum parking requirements as per the current City of Fountain Inn standards at the time of development as per the proposed uses.

7. Statement of impact on public facilities including water, sewer, and fire. "Will serve" and "adequate capacity to serve letters" from each agency are required

upon formal submittal.

- Sewer capacity is currently available by LCWSC.
- Water service is provided by LCWSC.
- Fire Service is provided by the City of Fountain Inn.
- Gas to be provided by Fountain Inn Natural Gas.
- Power service is provided by Duke Energy.
- Cable/fiber is to be provided by Charter and/or AT&T.

Sewer will be served via a Laurens County Water & Sewer gravity sewer main extension SE down Jones Road towards the LCWS Sewer main along the tributary of South Durbin Creek. A pump station alternate tying into a LCWS manhole in the Durbin Oaks subdivision is a backup option if the gravity connection becomes unfeasible. Both of these plans have been discussed with and approved by LCWS.

This project will be served by Public Roads. Road names and suffixes will be approved by E-911. All Public Roads are a minimum of 26' wide excluding curb.

8. Statement describing, or renderings/photos depicting, all architectural styles proposed.

Zone I

Zone I consists of approximately 37.35 acres and will be developed as single-family detached homes. Zone I will allow up to 3.7 overall units per acre for Zones 1 and 2 which is in keeping with the Future Land Use Map and R-15 zoning. Adjacent properties are Residential (R-7.5), and unzoned areas of Laurens County. The Future Land is Low to Medium Residential which allows densities up to 4 density units per acre.

A 25' building setback is required along all external boundaries. Internal setbacks for the residential lots are as follows:

- Side: 5'
- Rear: 10'
- Front: 10'

Each home will front on a landscaped public road within the development. All lots within this zone have access to open space via 5' concrete sidewalks on one side of each internal public road which all units will face. All homes will be served with a driveway. Single Family homes within this zone will also be served by attached garages. The garages associated with this development will be front facing. The driveway and garage will provide 2 parking spaces per unit minimum.

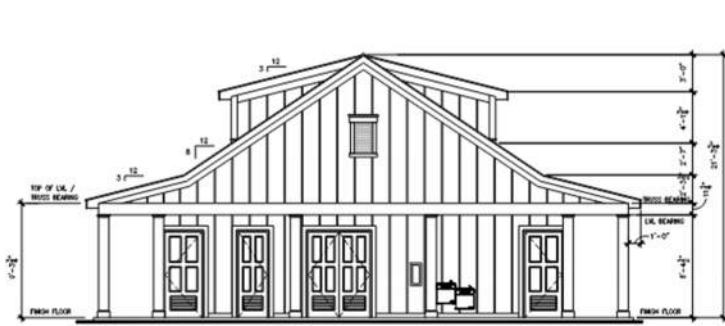
The stormwater management system in Zone I will be designed to meet state and local standards and will incorporate low impact design standards if

feasible. All storm within City of Fountain Inn Public Right of Way will be owned and maintained by the City of Fountain Inn. All stormwater systems in common areas or outside of Right of Ways within Zone I and II will be owned and maintained by the Homeowner's Association. The stormwater systems within this zone will be screened and well maintained.

Access to this zone will be off of Jones Road and Durbin Road. All road encroachments are subject to review and approval by the South Carolina Department of Transportation (SCDOT).

Zone 1 will also include amenity areas with features such as a cabana, pool, fire pit area, community trails, playground, and mail cluster box units. Pocket parks will also be provided in Zone 1. Photo examples of amenity areas are shown below:





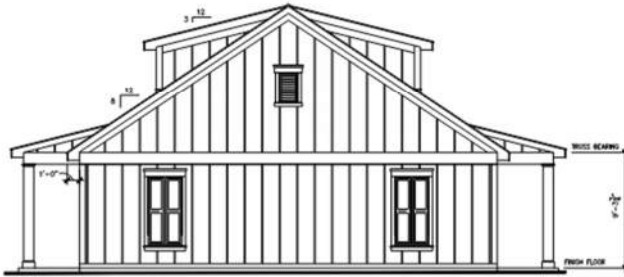
1 FRONT ELEVATION

A-1 3/16" = 1'-0"



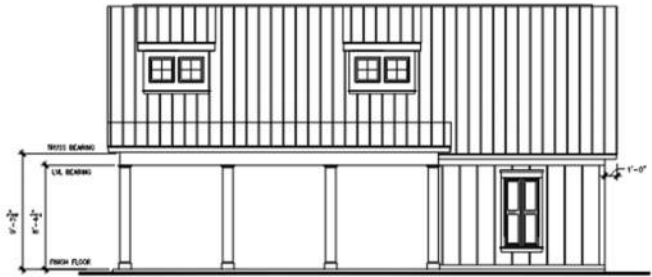
2 LEFT ELEVATION

A-1 3/16" = 1'-0"



3 REAR ELEVATION

A-1 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION

A-1 3/16" = 1'-0"





Photo examples are shown below of what a typical home within this zone may look like.



Home Exterior FH101



Home Exterior FH102



Home Exterior TD101



Home Exterior TD126



Home Exterior FH101



Home Exterior FH102



Home Exterior TD101



Home Exterior TD124



Home Exterior FH101



Home Exterior FH102



Home Exterior TD101



Home Exterior TD126









FRONT ELEVATION "TD105"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD202"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



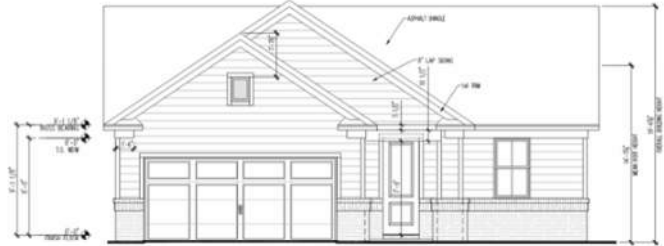
FRONT ELEVATION "TD304"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD102"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD202"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD203"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC





The homes will be between ± 1800 sf and $\pm 4,500$ sf. The images attached are provided by Pulte and remain subject to design specifically for this site.

UNIT DESCRIPTION (Zone I)

Style	The architectural style will be traditional, one and two story detached single-family units.
Colors	Residential unit colors will be muted/natural colors.
Textures	The homes will be of a brick, stone, or Hardie-plank, (or a combination of each).
Roofing	Homes will be roofed in an architectural style matching the exterior - traditional. A typical roof style will be hipped or gabled with architectural shingles or metal.

OTHER STRUCTURES (Zone I)

The development will include an amenity structure within the Open Common Area. This structure will be intended to match the architecture of the proposed units.

Style	Any permanent structures will be consistent with the look and feel of the development.
Colors	Will be muted, natural colors for the signage and all improvements.
Textures	Any permanent structure will have an exterior that will include any combination of brick, concrete, stone, Hardie-plank, cementitious siding and/or other permanent materials.
Roofing	Any permanent structures will have metal or architectural shingle roofs.
ADA	Any non-residential structure within this development will be ADA compliant.

Zone II

Zone II consists of approximately 15.15 acres. This space will allow for over 3900 sf of Common Open Space per unit within Zone I. Please note that Zone II acreage is included in the residential density calculation but does not permit development within the zone.

A 25' building setback is required along all external boundaries.

Access to this zone will be through Zone I by pedestrians for the benefit of the community via a 5' concrete sidewalk. Additional natural mulched walking paths will be constructed within this zone.

Zone I & II Notes

Please note that the following items for Zone I and II may have minor changes and shall only require staff level approval:

- Changes of lot sizes (no changes shall increase density).
- Inner property road layout may vary slightly. External connections will remain the same as provided.
- Minor architectural changes to what has been provided.
- Color schemes may vary from provided renderings.
- The acreages of Zone I and Zone II may fluctuate, but the total combined acreage will stay the same.
- Trial layouts may vary from the site plans provided.
- Entrance monument designs may vary.
- Amenity offerings may vary.

The following items will be allowed to be bonded to receive final plat:

- Roads & Drainage
- Sewer
- Water
- Sidewalks
- Landscaping

Residential building permits for model homes only will be able to be issued without water and sewer PTO. CO's will not be issued until sewer and water PTOs are in hand.

Zone III

Zone III consists of approximately 10.82 acres. This space will be reserved as the commercial aspect of the Planned Development.

The proposed commercial area should include a grocery store use, restaurant uses and retail, but the proposed development shall not be required to have all of these uses or a minimum percentage thereof.

The proposed development of the commercial area will allow the following uses:

Accountant
 Antique Shop
 Apparel Store
 Art School
 Art Shop
 Bakery
 Bank or Savings and Loan
 Barber Shop
 Beauty Shop
 Bicycle Repair Shop
 Blueprinting or Photostatting
 Book Store
 Café
 Catering Establishment
 Childcare Center
 Clothing Store
 Dairy Products Store
 Dance Studio
 Dancing School
 Day Nursery (No outdoor playground)
 Decoration Store
 Delicatessen
 Dental Clinic
 Dressmaker
 Drug Store
 Feed and Seed Store
 Florist
 Garden Supply Store
 Gift Shop
 Grocery Store
 Hobby Shop
 Interior Decorating Store
 Jewelry Store
 Leather Goods Store
 Library
 Medical Clinic or Laboratory
 Miniature Golf

Music School or Studio
 Music Store
 Novelty Store
 Office Supply Store
 Office, Business, or Professional
 Optical Good Sales
 Optician
 Photo Developing and Finishing Store
 Photography Studio
 Planned Shopping Center
 Pottery and Ceramic Store
 Public Park and Playground
 Record Recording Studio
 Restaurant (No Fast Food)
 Sandwich Shop
 Shoe Store
 Sporting Goods Sales
 Stationary Shop
 Tailor Shop
 Theater (Indoor)
 Utility Easement or Right-of-Way
 Gymnasium
 Library

The proposed development of the commercial area will NOT allow the following uses:

Air Conditioning Equipment, Sales, and Service
 Airline or Transportation Ticket Office
 Ambulance Service
 Amusements, Commercial
 Animal Shelters
 Appliance Sales and Repair
 Auction House or Store
 Automobile Garage, Parts/Accessories, Repairing, Sales Area, Service Station
 Bar (Standalone. Bar inside a restaurant is allowed)
 Battery Store or Shop
 Billiard Hall
 Boats, Sales or Rental
 Bowling Alley
 Broadcasting Studio, Radio or TV
 Building and Loan Company
 Burglar Alarm Business
 Cafeteria
 Car Wash
 Cocktail Lounge
 Childcare Home
 Collection Agency
 Department Store
 Diaper Supply Service
 Dollar Store

Drive-in Business (Theaters, Refreshment Stands, Restaurants, etc.)
 Electric Appliance Sales
 Employment Agency or Bureau
 Engravers
 Farm Machinery Sales
 Firework Sales in a Permanent Structure or Firework Stands
 Furniture Cleaning
 Furniture Store
 Golf, Driving Range, Or Pitch and Putt
 Greenhouse
 Gunsmith Store
 Hardware Store
 Home Occupation
 Ice Skating Rink
 Laundry or Cleaning Establishment
 Linen or Towel Supply Business
 Liquor Store
 Loan Company
 Locksmith Store
 Mattress Shop
 Mission, Rescue
 Monument or Tombstone Sales
 Motel
 Motion Picture Theater
 Motorcycle or Motor Scooter Sales and Service
 Newspaper Establishment
 Newsstand
 Nightclub
 Nursery, Flower, Plant, or Tree
 Paint Store
 Pawn Shop
 Pest or Insect Control Business
 Pet Shop
 Plumbing Shop
 Printing Establishment
 Radio Broadcasting Studio
 Radio or Television Repair Shop
 Recreation Building
 Roller Skating Rink
 Self-service Laundry and Cleaning
 Signs
 Station, Bus, or Railway
 Swimming Pool, Commercial
 Television Broadcasting Studio
 Tire Shop
 Used Car Lot
 Veterinary Clinic or Office
 Accessory Buildings and Uses Customarily Incidental to the Above Uses
 Attached Single Family Dwellings
 Armory
 Auditorium

Baseball Park
Church
Detached Single Family Dwellings
Dwelling, Multi Family or Two Family
Educational Institution, Including Private School
Exhibition Buildings
Fairgrounds, Public
Family Care Home
Fire Station
Funeral Home
Home for Aged Persons
Hospital
Museum
Police Station
Stadium or Ballpark
Veterinary Hospital

A 25' building setback is required along all external boundaries.

Access to this zone will be through Jones Road and Durbin Road as well as through Zone I by pedestrians for the benefit of the community via a 5' internal concrete sidewalk. Access will also be through Zone 1 by vehicular means through a driveway.

The proposed commercial buildings shall appear to be consistent with development in the surrounding area and shall function in harmony with surrounding residential developments.

The proposed commercial development within Zone III shall provide quality and be sufficient per the City of Fountain Inn Zoning Ordinance where possible.

9. Statement describing the proposed landscaping and screening for the project. Include a drawing/plan if there are different styles or approaches for different areas, showing typical vignettes and materials. Landscaping and screening/buffering should meet, and ideally exceed, the minimums described in Section 12:9 of the Zoning Ordinance (as amended) and Section 8:21 of the Land Development Regulations (as amended).
 - a. Include information on any screening for ponds, lakes, and/or stormwater features.
 - b. Include specific commitments about specialized outdoor areas, such as playgrounds, trails/pedestrian connections, plazas, etc.
 - c. Include a commitment to preserve existing trees, vegetation stands, wetlands, or other sensitive environmental areas.
 - i. Describe how these will be preserved and how they were included in the overall design of the project.

Common Spaces will be maintained by the homeowner's association. Plantings for this site will include, but are not limited to, shade trees, small

flowering trees, grassed opened spaces, foundation plantings and shrubs.

The Durbin & Jones Road Development will provide amenity areas or other specialized outdoor areas. Landscaping will meet all the requirements of The City of Fountain Inn.

10. Include any information about signage and how the requested signage differs from, or meets, the City of Fountain Inn Sign Ordinance (as amended).

The signs within this project will not be illuminated internally but will allow for external lighting. Signage will generally meet the City of Fountain Inn Sign Ordinance. Entrance monumentation / signage will have no minimum/maximum required size/length but will not exceed 20' in height (measured from finished grade). Street signs, directional and informational signage is allowed be used throughout the site.

Entrance monumentation/signage examples can be found below:



SIMPLIFIED - MOUNTAIN THEME



MODERN VS. RUSTIC



STONE AND WOOD THEME



SIGN & PIEDMONT THEME



EMPHASIS ON LOGO & ILLUMINATION



TRADITIONAL W/ MODERN TOUCH



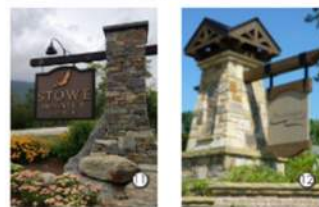
TRADITIONAL STONE THEME



NATURAL STONE W/ VERTICAL LOGO NAME



BRICK (TRADITIONAL THEME)



VERTICAL ELEMENT THEME



VERTICAL ELEMENT + HORIZONTAL THEME



11. Include information about lighting and how the proposed lighting will meet, or exceed, requirements from the City of Fountain Inn Zoning Ordinance (as amended)

Lighting for roads, entrances, cluster boxes and other public areas will meet City of Fountain Inn and other applicable local lighting standards at the time of this submittal. Fixtures will be mounted a minimum of 12' above finished grade. The maximum height shall be 25'. All lighting will be of the type that can be aimed at and maintained to prevent unnecessary illumination of the surrounding plans. A lighting plan will be provided with the Final Development Plan. This plan will incorporate lighting on other permanent/amenity structures.

Lighting will be similar, but not limited to the examples provided below:

OPEN TRADITIONAL LED



OPEN TRADITIONAL LED

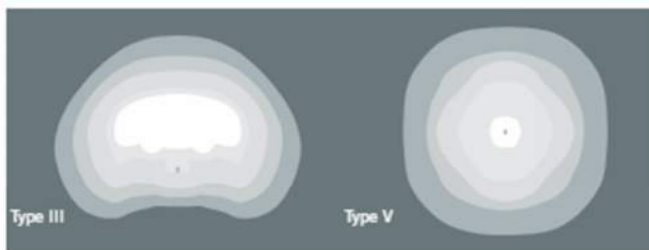
LED (Light-emitting diode)	50 watts
Mounting height	12' – 17'
Color	Black Green (Special Conditions)
Pole	Style A Style B Style C Style D Style E Style F

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Open Traditional	50	4,309 4,694	III V	B1-U0-G1 B3-U0-G1

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base

OPEN DELUXE ACORN LED



OPEN DELUXE ACORN LED

LED (Light-emitting diode)	50 / 70 watts
Mounting height	12' – 17'
Color	Black Green
Pole	Style A Style B Style C Style D Style E Style F

IESNA cutoff classification: Full-cutoff
Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Open Deluxe Acorn	50	4,103	III	B1-U0-G1
Open Deluxe Acorn	70	5,630	III	B2-U0-G1

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base

ENTERPRISE LED



ENTERPRISE LED

LED
(Light-emitting diode) 150 / 220 watts

Mounting height 20' – 30'

Color
Black
Green (Special Conditions)
Bronze (Special Conditions)
Gray (Special Conditions)

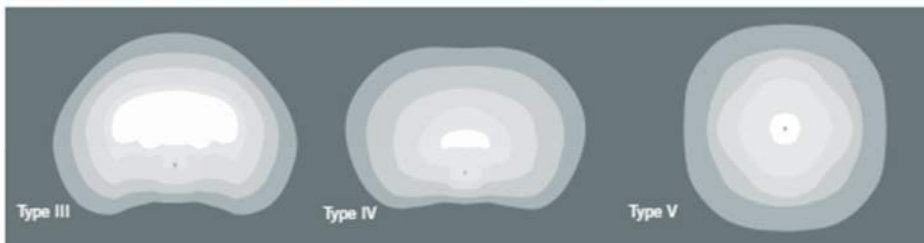
Pole Style A

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Enterprise	150	15,091	III	B2-U0-G3
		15,595	IV	B3-U0-G3
		16,500	V	B4-U0-G2
Enterprise	220	21,502	III	B3-U0-G3
		22,219	IV	B3-U0-G4
		23,507	V	B5-U0-G3

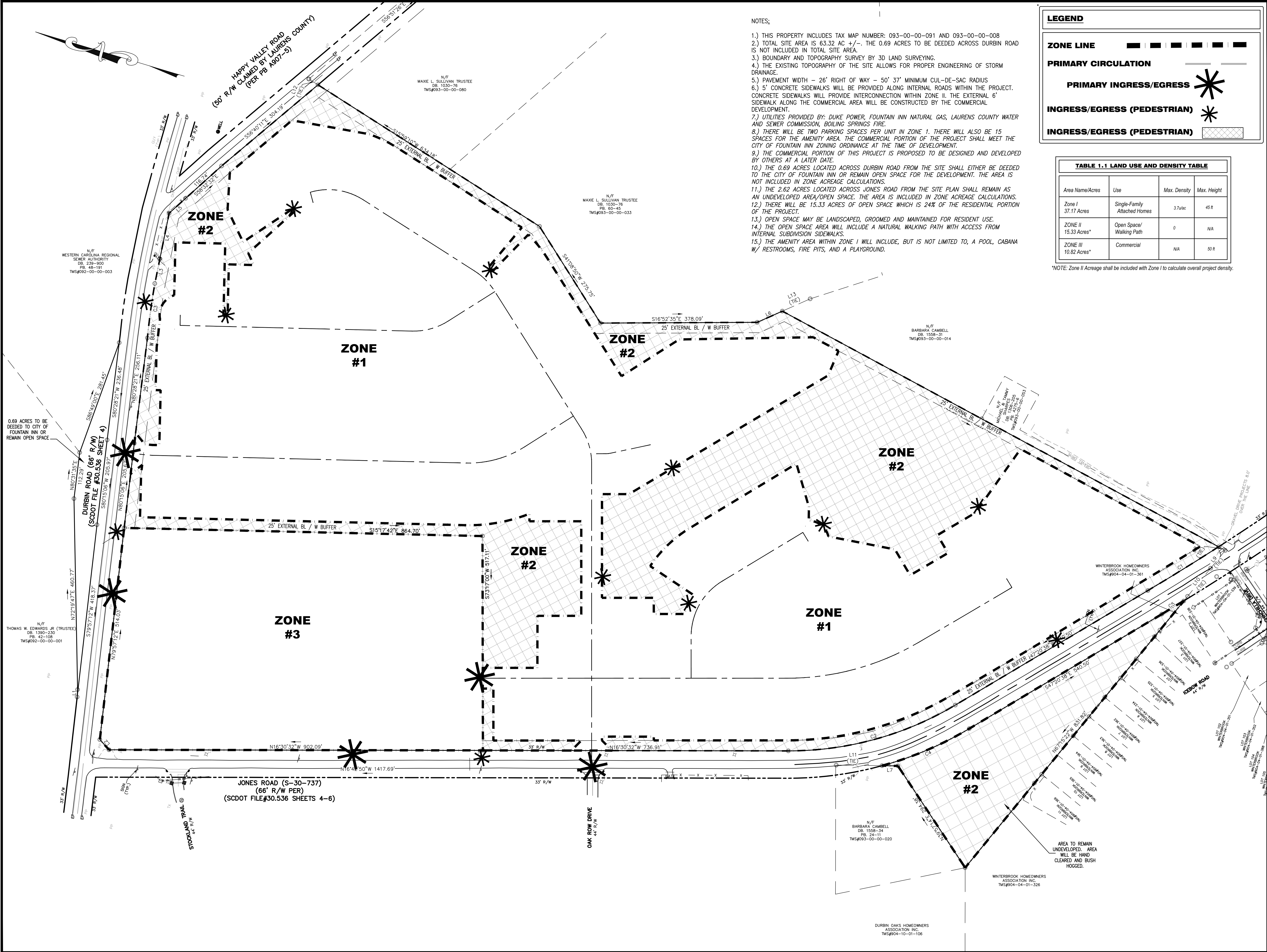
LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	20', 25', 30'	Direct Bury, Anchor Base

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SITE

C.O.A. SOUTH CAROLINA ARBOR LAND DESIGN #6651

SEAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/11/2024	RELEASED FOR CITY OF FOUNTAIN INN REVIEW	AMA
2	6/19/2024	REVISION FOR CITY OF FOUNTAIN INN	DPS
3	7/9/2024	REVISION FOR CITY OF FOUNTAIN INN	DPS
4	7/15/24	REVISION FOR CITY OF FOUNTAIN INN	AMA

LEGEND

FINLEY MILL PD

SOUTH CAROLINA

COMMENT

CONCEPTUAL ZONE PLAN

DRAWN: DPS DATE: JUNE 11, 2024

DESIGN: AMA HORIZONTAL SCALE: 1"=100'

APPROVED: AMA VERTICAL SCALE: N/A

GRAPHIC SCALE: 100' 0' 100' 200' SCALE: 1"=100'

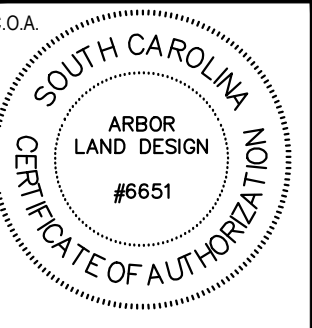
JOB NO. 23270

DRAWING NO. PD-1 SHEET NO. 1 OF 3

NOTES:

- 1.) THIS PROPERTY INCLUDES TAX MAP NUMBER: 093-00-00-091 AND 093-00-00-008
- 2.) TOTAL SITE AREA IS 63.32 AC +/- . THE 0.69 ACRES TO BE DEEDED ACROSS DURBIN ROAD IS NOT INCLUDED IN TOTAL SITE AREA.
- 3.) BOUNDARY AND TOPOGRAPHY SURVEY BY 3D LAND SURVEYING.
- 4.) THE EXISTING TOPOGRAPHY OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE.
- 5.) PAVEMENT WIDTH - 26' RIGHT OF WAY - 50' 37' MINIMUM CUL-DE-SAC RADIUS
- 6.) 5' CONCRETE SIDEWALKS WILL BE PROVIDED ALONG INTERNAL ROADS WITHIN THE PROJECT. CONCRETE SIDEWALKS WILL PROVIDE INTERCONNECTION WITHIN ZONE II. THE EXTERNAL 6' SIDEWALK ALONG THE COMMERCIAL AREA WILL BE CONSTRUCTED BY THE COMMERCIAL DEVELOPMENT.
- 7.) UTILITIES PROVIDED BY: DUKE POWER, FOUNTAIN INN NATURAL GAS, LAURENS COUNTY WATER AND SEWER COMMISSION, BOILING SPRINGS FIRE.
- 8.) THERE WILL BE TWO PARKING SPACES PER UNIT IN ZONE 1. THERE WILL ALSO BE 15 SPACES FOR THE AMENITY AREA. THE COMMERCIAL PORTION OF THE PROJECT SHALL MEET THE CITY OF FOUNTAIN INN ZONING ORDINANCE AT THE TIME OF DEVELOPMENT.
- 9.) THE COMMERCIAL PORTION OF THIS PROJECT IS PROPOSED TO BE DESIGNED AND DEVELOPED BY OTHERS AT A LATER DATE.
- 10.) THE 0.69 ACRES LOCATED ACROSS DURBIN ROAD FROM THE SITE SHALL EITHER BE DEEDED TO THE CITY OF FOUNTAIN INN OR REMAIN OPEN SPACE FOR THE DEVELOPMENT. THE AREA IS NOT INCLUDED IN ZONE ACREAGE CALCULATIONS.
- 11.) THE 2.62 ACRES LOCATED ACROSS JONES ROAD FROM THE SITE PLAN SHALL REMAIN AS AN UNDEVELOPED AREA/OPEN SPACE. THE AREA IS INCLUDED IN ZONE ACREAGE CALCULATIONS.
- 12.) THERE WILL BE 15.33 ACRES OF OPEN SPACE WHICH IS 24% OF THE RESIDENTIAL PORTION OF THE PROJECT.
- 13.) OPEN SPACE MAY BE LANDSCAPED, GROOMED AND MAINTAINED FOR RESIDENT USE.
- 14.) THE OPEN SPACE AREA WILL INCLUDE A NATURAL WALKING PATH WITH ACCESS FROM INTERNAL SUBDIVISION SIDEWALKS.
- 15.) THE AMENITY AREA WITHIN ZONE I WILL INCLUDE, BUT IS NOT LIMITED TO, A POOL, CABANA W/ RESTROOMS, FIRE PITS, AND A PLAYGROUND.

- 1.) THIS PROPERTY INCLUDES TAX MAP NUMBER: 093-00-00-091 AND 093-00-00-008
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4	7/15/2024	REVISION FOR CITY OF FOUNTAIN INN	AMA

COMMENT SOUTH CAROLINA

RAWN:	DPS	DATE:	JUNE 11, 2024
DESIGN:	AMA	HORIZONTAL SCALE:	1"=100'
PPROVED:	AMA	VERTICAL SCALE:	N/A

GRAPHIC SCALE

SCALE: 1"=100'

DRAWING NO.

SHEET NO.

2 OF 3

TRAFFIC IMPACT ANALYSIS

Durbin Road Mixed-Use Fountain Inn, South Carolina

MARCH 26, 2024

IMPACT DESIGNS, INC.

Prepared by: Allen Reid, PE

4. SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact study was conducted for the proposed Durbin Road Mixed-Use development in accordance with SCDOT guidelines. The proposed development is located on the south side of Durbin Road, east of Jones Road, in Fountain Inn, South Carolina. The development is expected to be built in two phases. Phase 1 would consist of 146 single family homes to be completed in 2027. Phase 2 would consist of 49,500 square feet of retail including a supermarket, a 9,700-square-foot restaurant, and a 4,400-square-foot fast food restaurant with a drive-through to be completed in 2028. Access to the site is to be provided via two full movement connections to Durbin Road and two full movement connections to Jones Road.

The study was determined through coordination with SCDOT and consists of the following intersections:

- SC-418 and Durbin Road
- Durbin Road and Jones Road
- Jones Road and Oak Row Drive/Access B
- Durbin Road and Access A
- Durbin Road and Access C
- Jones Road and Access D

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2024) Conditions
- No-Build (2027) Conditions
- Build (2027) Conditions
- No-Build (2028) Conditions
- Build (2028) Conditions

Traffic operations during the AM and PM peak hours were modeled for each scenario. The results of each scenario were compared to determine impacts from background traffic growth and the proposed development.

A turn lane warrant analysis was conducted utilizing both Build (2027) and Build (2028) volumes. Based on Phase 1 build out volumes, a right turn lane is warranted on Durbin Road at Access A. Based on Phase 2 build out volumes, a right turn lane and a left turn lane are warranted on Durbin Road at Access C.

The capacity analysis indicates that the road network will be strained by the trips added by the adjacent Durbin Meadows development. The addition of traffic from the Durbin Road Mixed-Use project is expected to further add to the heavy delays, particularly at the intersection of SC-418 and Durbin Road. With the proposed improvements and the potential GPATS project, it is anticipated that the network will adequately accommodate the new trips added by the development.

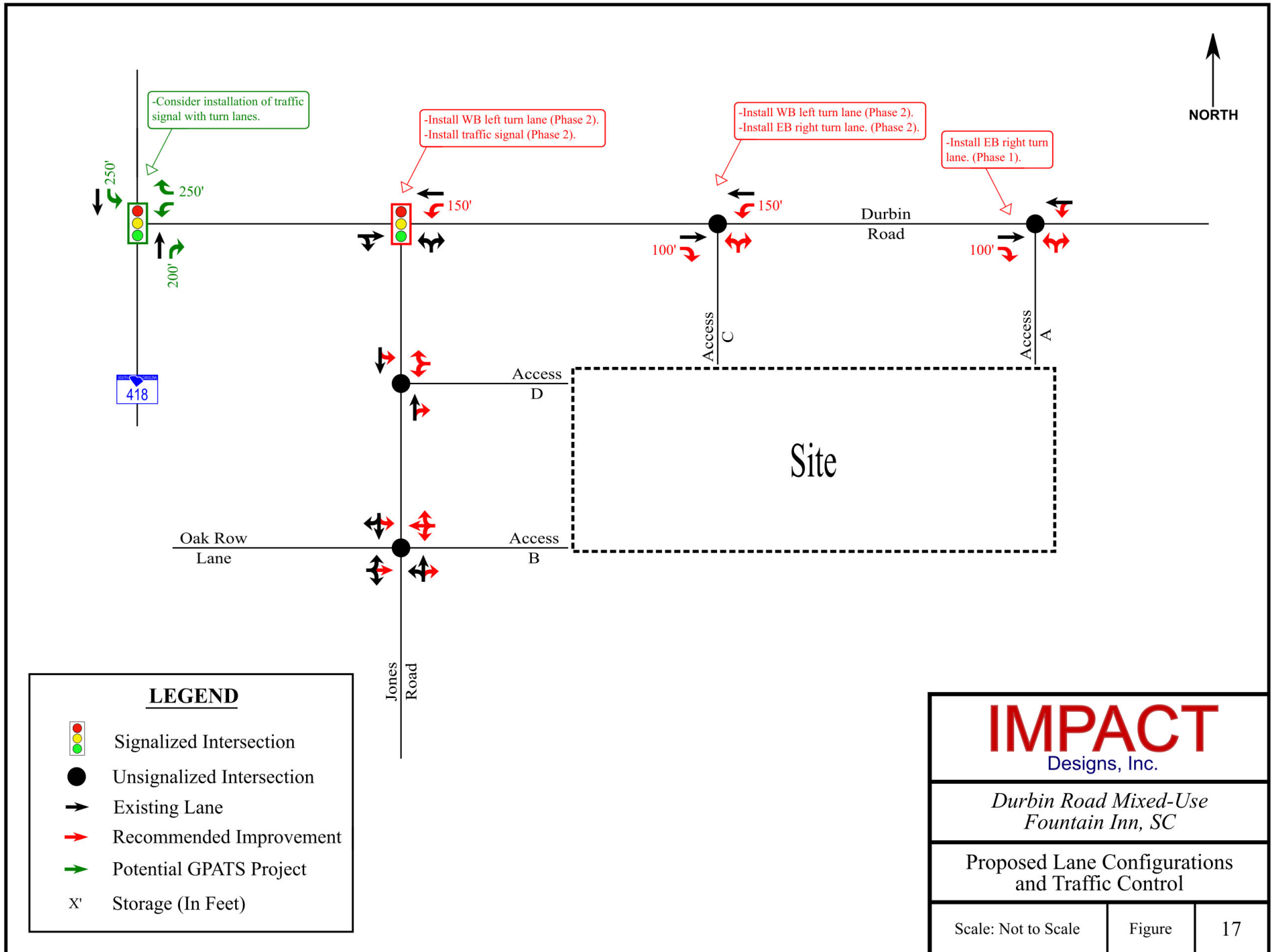
Recommendations:

Phase 1 (2027):

- Construct an eastbound right turn lane with 100 feet of storage and appropriate taper on Durbin Road at Access A.

Phase 2 (2028):

- Construct an eastbound right turn lane with 100 feet of storage and appropriate taper on Durbin Road at Access C.
- Construct a westbound left turn lane with 150 feet of storage and appropriate taper on Durbin Road at Access C.
- Install a traffic signal at Durbin Road and Jones Road.
- Construct a westbound left turn lane with 150 feet of storage and appropriate taper on Durbin Road at Jones Road.



 FOUNTAIN INN est 1886	REQUEST FOR COUNCIL ACTION City of Fountain Inn, South Carolina To: Mayor and Members of City Council From: Shawn M. Bell, City Administrator	August 8, 2024 Regular City Council Meeting
☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading		
Agenda Date Requested: August 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; Therefore, to Assign the Annexed Property to a Council Ward and Various Matters Related Thereto. Summary Background: AXZ-2024-05 would annex 1.02 acres on Milacron Drive into the City limits of Fountain Inn; zone TMS# 0349000100310 to C-2, Commercial District and assign the parcel to Council Ward 5. The Planning Commission voted (7-0) in favor of the annexation and zoning of the property on July 25, 2024. No persons at the public hearing spoke in opposition to the request. Impact If Denied: The 1.02-acre tax parcel would remain unzoned in unincorporated Greenville County. The parcel would not be developable as the City of Fountain Inn is the sewer provider to the area. City sewer cannot be accessed by parcels outside city limits. Impact If Approved: The parcel will be developed to provide a pediatric orthodontics office. This is a service not currently available to the community.		

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 THEREFOR; TO ASSIGN THE ANNEXED PROPERTY TO A COUNCIL WARD; AND OTHER RELATED MATTERS (101 MILACRON DR).

WHEREAS, Adam Hardin (Alh Orthodontics LLC) has 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 1.02 acres more or less, situate, lying and being on 101 Milacron Dr. in Greenville County, South Carolina, and described as follows:

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

GREENVILLE COUNTY TMS # 0349000100310 (~1.02-acre)

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(1) 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 C-2: Commercial.

Section 3. **DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward 5.

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 effect 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.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

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

First Reading: August 8, 2024
Second Reading / Final Approval: September 12, 2024

EXHIBIT A **DEPICTION OF PROPERTY**

101 Milacron Dr.



PIN / Tax Map #	0349000100310	Jurisdiction	1
Owner Name	Alh Orthodontics LLC	Land Use	0
Owner Name 2		Legal Description	PARCEL B
Mailing Address	20 Owens Ln	Subdivision	
City	Mauldin	Site Address Number	101
State	SC	Site Address Street	MILACRON
Zip Code	29662	Sale Price	\$225,000
In Care Of		Fair Market Value	\$0
Previous Owner	McCarter Road LLC	Taxable Market Value	\$0
Deed Date	5/1/2024	Taxes	\$0
Deed Book	2718	Date Taxes Paid	NaN/NaN/NaN
Deed Page	1571	Estimated Acres	1.02
Plat Book	1486	Square Feet	0
Plat Page	40	Number of Bedrooms	0
Tax District	697	Number of Bathrooms	0
Market Area	001888	Number of Half Baths	0



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Map Scale
1 inch = 133 feet
8/2/2024



AGENDA

August 08, 2024

To: City Council
From: Planning Director, Jason Knudsen
Subject: AXZ-2024-05, Proposed Annexation/Rezoning of 101 Milacron Drive
Meeting Date: August 08, 2024
Type of Agenda Item: Annexation/Rezoning, First Reading
Attachments: Vicinity Map
Site Plan
Detailed Site Plan
Narrative
Rendering
Proposed Ordinance

OWNER: ALH Orthodontics, LLC- Tax Map # 0349000100310
AUTHORIZED REP: Chip Phillips, Pintail
LOCATION: 101 Milacron Drive
CURRENT ZONING: Unzoned (Greenville County)
REQUESTED ZONING: C-2 Commercial
SIZE OF PROPERTY: Approximately 1.02 Acres

REQUEST

The City of Fountain Inn has received a signed petition requesting annexation into the city pursuant to South Carolina Code of Laws Section 5-3-10. The applicant has requested the parcel of land be rezoned from Unzoned (Greenville County) to C-2 Commercial, within the city.

LOCATION & SITE DESCRIPTION

The parcel is located on Milacron Drive (State Hiighway 418) approximately 1700 feet southwest of Interstate 385. The parcel currently consists of a wooded area and is vacant.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land as "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.

PROPOSED ZONING DISTRICT

C-2- Commercial- This district was established to provide goods and services for the convenience of residents.

PUBLIC HEARING PROCEEDING

A public hearing regarding this petition was conducted on July 25, 2024, before the body of the Fountain Inn Planning Commission. There was no public comment.

PLANNING COMMISSION REVIEW

The Fountain Inn Planning Commission has reviewed the request to annex and rezone this property to the C-2, Commercial District at their July 25, 2024 meeting. By a vote of 7-0, the Planning Commission recommends approval of the requested annexation and zoning for Ordinance AXZ-2024-05.

STAFF COMMENTS

This portion of 418 is a commercial and industrial corridor. The request is in line with existing uses in the area. It is also supported by the city's Comprehensive Plan. Staff does not foresee any conflicts with the proposed use establishing in the area.

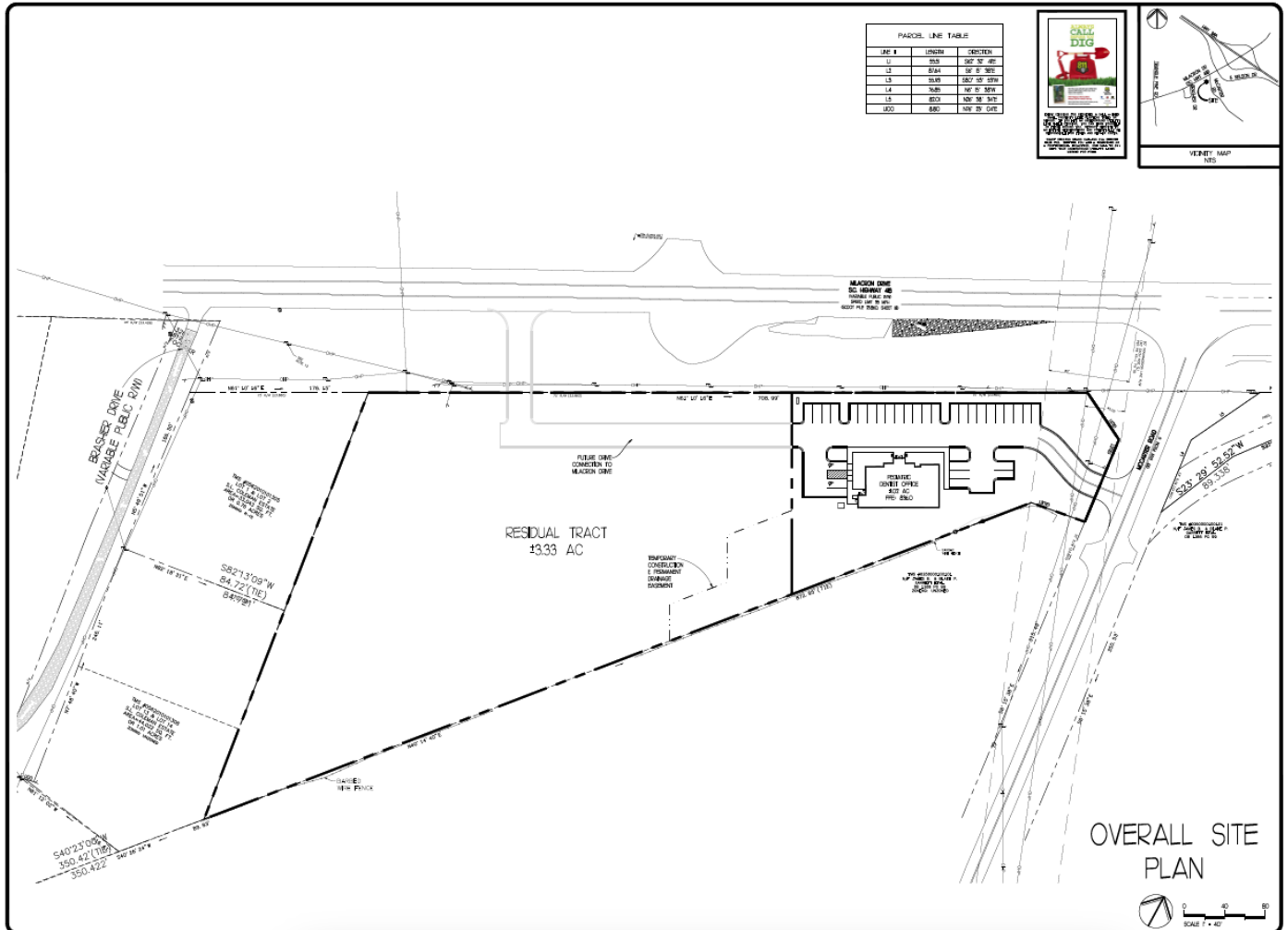
Fountain Inn is the sole sewer provider in this area. Without annexation, the parcel will not have access to sewer prohibiting all development.

Staff recommends approval of the requested annexation and rezoning for agenda item AXZ-2024-05.

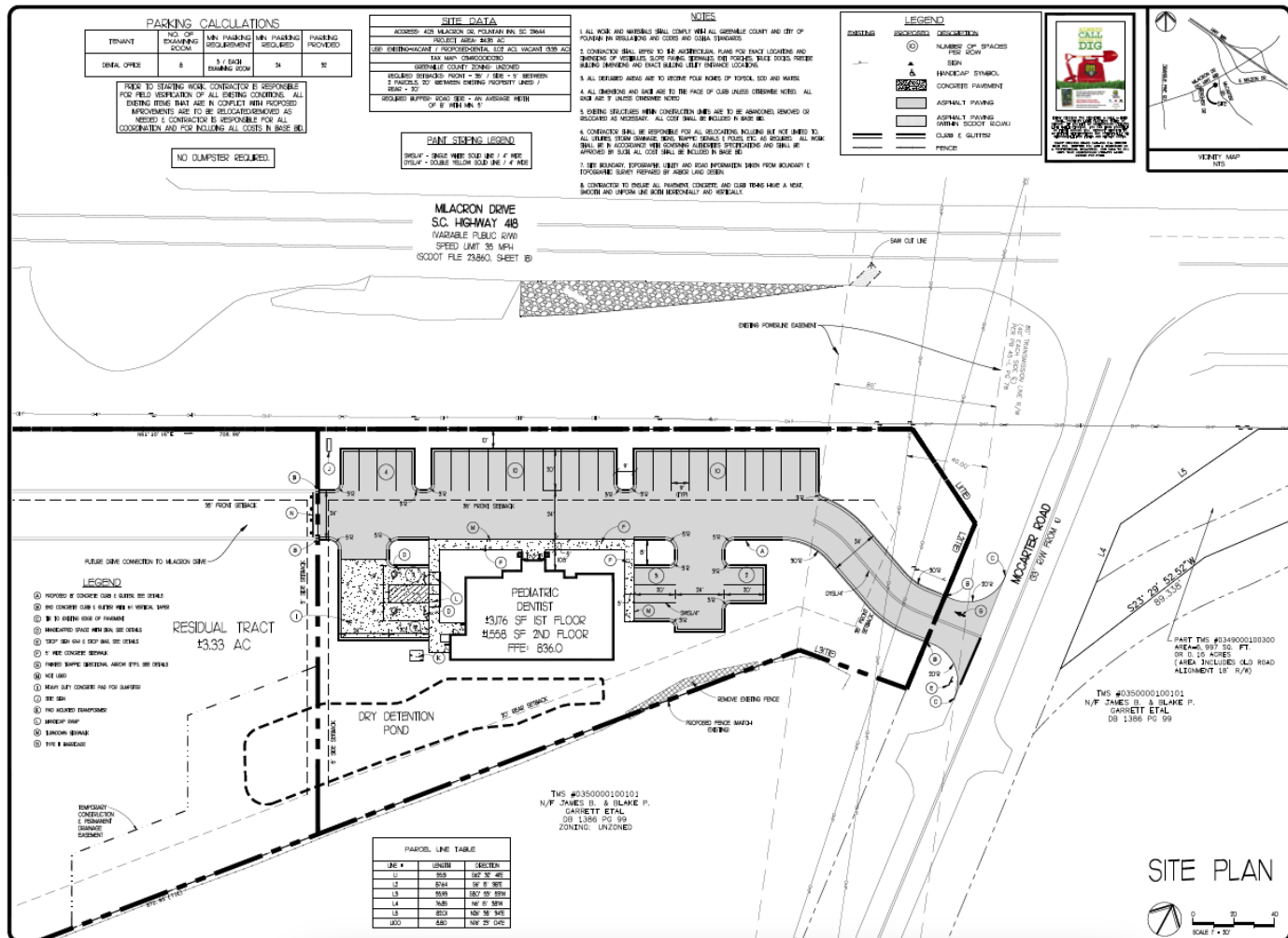
VICINITY MAP



SITE PLAN



DETAILED SITE PLAN

[illegible]

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects



FOUNTAIN INN, SC
PINTAIL DEVELOPMENT
24 CLEVELAND ST. SUITE 101
GREENVILLE, SC 29601

DRAWN
JOR/AL
CHECKED
BTS
DATE
4/26/2004
SCALE
AS NOTED
DRAWING
5

Written Narrative on ALH Orthodontics LLC.
Fountain Inn Pediatric Dentistry and Orthodontics

Dr. Adam Hardin and Dr. Mary Alice Hughes, both Upstate natives, are poised to become the new owners and operators of the Fountain Inn Orthodontist (name of practice pending). They are currently serving the community at different practices around the Upstate, providing vital services that are in high demand by the ever-growing population. Adam is a practicing Orthodontist, attending Clemson for his undergraduate degree and graduating dental school at the Medical University of South Carolina. Mary Alice earned both her degrees from South Carolina and is the proud owner of Maverick Smiles, a pediatric dentistry in Mauldin. They hope to expand this practice with this new development in Fountain Inn. They believe in Fountain Inn and believe this practice will serve its constituents' needs.



NOT FOR
CONSTRUCTION
- REVIEW ONLY -

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PERMISSION FROM SHLTR ARCHITECTS, LLC

FOUNTAIN INN
PEDIATRIC DENTAL
101 MILACRON DRIVE
FOUNTAIN INN, SC 29644

[illegible]

EXTERIOR RENDERINGS

PROJECT NUMBER:	2321
DATE:	03 MAY 2024
DRAWN BY:	KMH

A904



QUOTATION



ESTIMATE



319 Southport Road • Roebuck, S.C. 29376

Office: 864-582-2376 • Fax: 864-582-2377 • Email: spartanfire@spartanfire.com

Customer: Fountain Inn Fire Department
200 North Main Street
Fountain Inn, SC 29644

Date of Estimate:
F.O.B.:
Estimated Delivery:
Payment Terms:
Salesman:

July 1, 2024
Fountain Inn SC
45-48 Months
Net Pymt/Final Insp
Chris Harris

Item	Qty.	Description	Price	Amount
1	2	Pierce Side Mount Custom Pumper built on a Pierce		
		Enforcer Cab and Chassis with a Paccar MX 13 510 HP		
		Diesel Engine, Allison EVS 4000 Automatic Transmission		
		Waterous CSU 1500 GPM Pump, UPF 750 Gallon Poly		
		Water Tank, Hiviz LED Warning Lights, Hiviz LED		
		Scene Lights. Built in Accordance to NFPA and the		
		Customer Proposal Options List Dated 7-1-2024	\$995,619.00	\$1,991,238.00
2	2	Loose Equipment Contingency	\$100,000.00	\$200,000.00
3	2	SC State Sales Tax	\$500.00	\$1000.00
	(*)	A prepayment discount of \$234,326.00 is available with		
		Net Final Payment due 30 days from Contract Signing.		
		This discount can be deducted from the TOTAL COST		
		below		

TOTAL COST \$2,192,238.00

THIS QUOTATION EXPIRES JULY 31, 2024



PURCHASE AGREEMENT

This Purchase Agreement (together with all attachments referenced herein, the “Agreement”), made and entered into by and between Spartan Fire and Emergency Apparatus, Inc. (“Company”), and _____, a _____ (“Customer”) is effective as of the date specified in Section 3 hereof.

1. Definitions.

- a. **“Product”** means the fire apparatus and any associated equipment manufactured or furnished for the Customer by Company pursuant to the Specifications.
- b. **“Specifications”** means the general specifications, technical specifications, training, and testing requirements for the Product contained in the Company Proposal for the Product prepared in response to the Customer’s request for proposal.
- c. **“Company Proposal”** means the proposal provided by Company attached as Exhibit C prepared in response to the Customer’s request for proposal.
- d. **“Purchase Price”** means the Total price set forth in the Quotation, if applicable, adjusted for the final price for commercial chassis and/or loose equipment charged by the original equipment supplier, set forth in the final invoice submitted to the Company by the commercial chassis manufacturer and/or loose equipment supplier.
- e. **“Delivery”** means the date Company is prepared to make physical possession of the Product available to the Customer.
- f. **“Acceptance”** The Customer shall have the opportunity, as described in Section 8(b) below, to inspect the Product for substantial conformance with the material Specifications; unless Company receives a Notice of Defect within the time frame described in Section 8(b), the Product will be deemed to be in conformance with the Specifications and accepted by the Customer.

2. Purpose. This Agreement sets forth the terms and conditions of Company’s sale of the Product to the Customer.

3. Term of Agreement. This Agreement will become effective on the date it is signed and approved by both Customer and Company (“Effective Date”) and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon the Customer’s Acceptance and payment in full of the Purchase Price.

4. Purchase and Payment. The Customer agrees to purchase the Product specified per Exhibit A for the purchase price of **\$000000.00** (“Purchase Price”). Prices are in U.S. funds.

5. Persistent Inflationary Environment. If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (“PPI”) has increased at a compounded annual growth rate of 5.0% or more between the month Pierce accepts our order (“Order Month”) and a month 14 months prior to the then predicted Ready For Pickup date (“Evaluation Month”), then pricing may be updated in an amount equal to the increase in PPI over 5.0% for each year or fractional year between the Order Month and the Evaluation Month.

The Company will document any such updated price for the customer’s approval before proceeding and provide an option, related only to PPI evaluation, to cancel the order without charge if the updated price isn’t accepted.

6. Future Changes. Various state or federal regulatory agencies (e.g. NFPA, DOT, EPA) may require changes to the Specifications and/or the Product and in any such event any resulting cost increases incurred to comply therewith will be added to the Purchase Price to be paid by the Customer. In addition, any future drive train upgrades (engine, transmission, axles, etc.), or any other specification changes have not been calculated into our annual increases and will be provided at additional cost. To the extent practicable, Company will document and itemize any such price increases for the Customer.

7. Agreement Changes. The Customer may request that Company incorporate a change to the Products or the Specifications for the Products by delivering a change order to Company; provided, however, that any such change order must be in writing and include a description of the proposed change sufficient to permit Company to evaluate the feasibility of such change (“Change Order”). Within [seven (7) business days] of receipt of a Change Order, Company will inform the Customer in writing of the feasibility of the Change Order, the earliest possible implementation date for the Change Order, of any increase or decrease in the Purchase Price resulting from such Change Order, and of any effect on production scheduling or Delivery resulting from such

Change Order. Company shall not be liable to the Customer for any delay in performance or Delivery arising from any such Change Order. A Change Order is only effective when counter-signed by Company's authorized representative.

8. Cancellation/Termination. In the event this Agreement is cancelled or terminated by a party before completion, Company may charge a cancellation fee. The following charge schedule based on costs incurred may be applied: (a) 10% of the Purchase Price after order is accepted and entered by Company; (b) 20% of the Purchase Price after completion of approval drawings, and; (c) 30% of the Purchase Price upon any material requisition. The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Company endeavors to mitigate any such costs through the sale of such Product to another purchaser; however, Customer shall remain liable for the difference between the Purchase Price and, if applicable, the sale price obtained by Company upon sale of the Product to another purchaser, plus any costs incurred by Company to conduct any such sale.

9. Delivery, Inspection and Acceptance. (a) Delivery. Delivery of the Product is scheduled to be within **Months** of the Effective Date of this Agreement, F.O.B. **_____**. Risk of loss shall pass to Customer upon Delivery. (b) Inspection and Acceptance. Upon Delivery, Customer shall have fifteen (15) days within which to inspect the Product for substantial conformance to the material Specifications, and in the event of substantial non-conformance to the material Specifications to furnish Company with written notice sufficient to permit Company to evaluate such non-conformance ("Notice of Defect"). Any Product not in substantial conformance to material Specifications shall be remedied by Company within thirty (30) days from the Notice of Defect. In the event Company does not receive a Notice of Defect within fifteen (15) days of Delivery, Product will be deemed to be in conformance with Specifications and accepted by Customer.

Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

10. Notice. Any required or permitted notices hereunder must be given in writing at the address of each party set forth below, or to such other address as either party may substitute by written notice to the other in the manner contemplated herein, by one of the following methods: hand delivery; registered, express, or certified mail, return receipt requested, postage prepaid; or nationally-recognized private express courier:

Company

Spartan Fire and Emergency Apparatus, Inc.

319 Southport Road

Roebuck, SC 29376

Customer

11. Standard Warranty. Any applicable manufacturer warranties are attached hereto as Exhibit B and made a part hereof. Any additional warranties must be expressly approved in writing by Company's authorized representative.

a. Disclaimer. OTHER THAN AS EXPRESSLY SET FORTH IN THIS AGREEMENT, NEITHER COMPANY, ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, LICENSORS OR SUPPLIERS, THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES, MAKE ANY EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE PRODUCTS PROVIDED HEREUNDER OR OTHERWISE REGARDING THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, THE IMPLIED WARRANTY AGAINST INFRINGEMENT, AND THE IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

b. Exclusions of Incidental and Consequential Damages. In no event shall Company be liable for consequential, incidental or punitive damages incurred by Customer or any third party in connection with any matter arising out of or relating to this Agreement, or the breach thereof, regardless of whether such damages arise out of breach of warranty, tort, contract, strict liability, statutory liability, indemnity, whether resulting from non-delivery or from Company's own negligence, or otherwise.

12. Force Majeure. Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Company's control or which make Company's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, transportation or delivery delays or losses outside of Company's control, any act of government, inability or delay of Company or manufacturer

in obtaining necessary labor or adequate or suitable manufacturing components at reasonable prices, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy, terrorism, epidemics, quarantine restrictions, failure of vendors to perform their contracts, or labor troubles of Company or a manufacturer causing cessation, slowdown, or interruption of work.

13. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) the Customer fails to pay when due any amounts under this Agreement or to perform any of its obligations under this Agreement; (b) Company fails to perform any of its obligations under this Agreement; (c) either party becomes insolvent or become subject to a bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement is false in any material respect; (e) the Customer dissolves, merges, consolidates or transfers a substantial portion of its property to another entity; or (f) the Customer is in default or has breached any other contract or agreement with Company.

14. Manufacturer's Statement of Origin. It is agreed that the manufacturer's statement of origin ("MSO") for the Product covered by this Agreement shall remain in the possession of Company until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, then the MSO for each individual Product shall remain in the possession of Company until the Purchase Price for that Product has been paid in full. In case of any default in payment, Company may take full possession of the Product, and any payments that have been made shall be applied as payment for the use of the Product up to the date of taking possession.

15. Independent Contractors. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other.

16. Assignment. Neither party may assign its rights and obligations under this Agreement unless it has obtained the prior written approval of the other party.

17. Governing Law; Jurisdiction. Without regard to any conflict of laws provisions, this Agreement is to be governed by and under the laws of the state of **South Carolina**.

18. Facsimile Signatures. The delivery of signatures to this Agreement by facsimile transmission shall be binding as original signatures.

19. Entire Agreement. This Agreement shall be the exclusive agreement between the parties for the Product. Additional or different terms proposed by the Customer shall not be applicable, unless accepted in writing by Company's authorized representative. No change in, modification of, or revision of this Agreement shall be valid unless in writing and signed by Company's authorized representative.

20. Conflict. In the event of a conflict between the Customer Specifications and the Company Proposal, the Company Proposal shall control. In the event there is a conflict between the Company Proposal and this Agreement, the Company Proposal shall control.

Accepted and agreed to:

COMPANY: Spartan Fire and Emergency Apparatus, Inc. **CUSTOMER:** _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Signature: _____

Signature: _____

PURCHASE DETAIL FORM

Company

Customer Name: [REDACTED] Customer Purchase Order # [REDACTED]

Quantity	Chassis Type	Body Type	Price per Unit

Other Matters: _____

Payment Terms:

THIS PURCHASE DETAIL FORM IS EXPRESSLY SUBJECT TO THE PURCHASE AGREEMENT TERMS AND CONDITIONS DATED AS OF [REDACTED] BETWEEN COMPANY AND [REDACTED] WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED IN, AND MADE PART OF, THIS PURCHASE DETAIL FORM AS THOUGH EACH PROVISION WERE SEPARATELY SET FORTH HEREIN, EXCEPT TO THE EXTENT OTHERWISE STATED OR SUPPLEMENTED BY COMPANY HEREIN.

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

August 8, 2024

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested: August 8, 2024****Ordinance/Resolution Caption: Ordinance 2024-07**

An Ordinance to update and amend the FY 2025 Budget for the City of Fountain Inn to add capital improvement budget.

Summary Background:

The impetus for amending FY 2025 Budget:

The City frequently utilizes unassigned fund balances to fund one-time capital purchases. In order to determine fund balances available for use toward capital purchases, the City must have a materially accurate estimate of fund balances. At the time of preparation of the FY25 budget, the City was awaiting audited FY23 ending funds balances. Without being able to ensure the City meets all the fund balance requirements, the City did not feel it could present a capital budget at the time the FY25 Operating Budget was presented to Council. The City has received the audited FY23 ending fund balances. These balances in combination with FY24 estimated ending fund balance, the City has been able to determine funds available to use in purchasing capital items in FY25.

- Capital Improvement Plan totaling \$9,156,486.
- \$3.9 million of general fund capital improvements will be funded from State Earmark for building Fire Station 3. The remaining \$1.6 million of general fund capital purchases will be funded with general fund reserves.
- Gas Capital Improvement Plan totaling \$3.267 million. Funding consists of \$1.48 million of FY25 operating revenue approved for in FY25 Operating Budget. Remaining \$1.78M will be funded with Natural Gas fund reserves.
- Solid Waste reserves will fund \$231K in Solid Waste capital improvements.
- Sewer reserves will fund \$80K in Sewer capital improvements.

Impact If Approved:

If approved, this amendment will allow the City to purchase needed capital improvements necessary to meet City goals and objectives.

Financial Impact:

Decrease in ending reserve balance by \$1.67 million in General Fund, \$1.78 million in Natural Gas, \$231K in Solid Waste, and \$80K in Sewer.

**ORDINANCE
#2024-07**

AN ORDINANCE TO UPDATE AND AMEND THE FY 2025 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 2025; 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 2025 Budget for the City of Fountain Inn shall be amended as follows:

The FY 2025 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 2025 budget.

SIGNATURE OF MAYOR

George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

Elizabeth Adams
City Clerk

Michael Kozlarek
City Attorney

FIRST READING:
SECOND READING:



FY 2024-2025 Capital Improvement Plan

Proposed Capital and One Time Fund Balance Appropriations

Natural Gas Reserves	\$ 1,778,090
Sewer Fund Reserves	\$ 80,000
Natural Gas Operating Budget	\$ 1,482,610
Solid Waste Fund	\$ 231,350
General Fund Balance	\$ 1,671,029
State Earmark Funds – Fire Station	\$ 3,900,000
Total Revenue and Other Financing Sources	\$ 9,156,486

Administration/General Government	
UGATA Swamp Rabbit Trail	\$ 900,000
Total	\$ 900,000
Fire Department	
Fire Station 3	\$ 3,900,000
Total	\$ 3,900,000

Proposed FY 2024-2025 Budget

City of Fountain Inn, SC



Police Department	
Portable Radios (7)	\$ 24,500
Vehicle Equipment Packages	\$ 187,215
Synology Server	\$ 11,769
Patrol Rifles, Optics and Slings	\$ 15,000
Tiger Cam	\$ 8,500
In-Car Camera Systems (7)	\$ 53,335
Streamlight Handgun Lights	\$ 6,100
Animal Control Vehicle	\$ 93,066
Dog Kennel	\$ 66,000
Total	\$ 465,485
Public Works	
Asphalt Parking Lot (split with Gas, Solid Waste, and Sewer)	\$ 210,000
Street and Grounds – Mower 48” Zero Turn	\$ 15,678
Streets and Grounds – Fertilizer Spreader/Sprayer	\$ 15,653
Streets and Grounds – Ride On Blower	\$ 11,347
Streets and Grounds – Equipment Trailer	\$ 8,236
Streets and Grounds – ESSC Bermuda Sod, Erosion Control	\$ 11,037
Total	\$ 271,951
Solid Waste	
Mini Rear Load Garbage Truck	\$ 146,760
Wash Bay for Garbage Trucks	\$ 14,590
Asphalt Parking Lot (split with Gas, Public Works, and Sewer)	\$ 70,000
Total	\$ 231,350
Sewer Department	
Asphalt Parking Lot (split with Gas, PW, and Solid Waste)	\$ 70,000
Warehouse Forklift (split with Gas)	\$ 10,000
Total	\$ 80,000



Planning and Development	
4X4 Vehicle	\$ 47,000
Total	\$ 47,000
Natural Gas	
New Business and Line Extensions	\$ 1,500,000
New Service Lines	\$ 358,000
North End Pressure Improvement Project (Phase 1)	\$ 820,000
Service Truck	\$ 50,000
Asphalt Parking Lot (split with Solid Waste, PW, and Sewer)	\$ 350,000
Warehouse Forklift (split with Sewer)	\$ 10,000
LYCO Assembly Hydraulic Tool Kit	\$ 5,200
Commercial/Industrial Meter Sets	\$ 35,000
South Main Streetscape Gas Relocation	\$ 125,000
Utilities Complex Furniture	\$ 7,500
Total	\$ 3,260,700
Capital and One Time Fund Balance Appropriations	\$ 9,156,486

Proposed FY 2024-2025 Budget

City of Fountain Inn, SC

