



AGENDA

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

FORMAL MEETING OF CITY COUNCIL

Thursday, May 8, 2025 at 6 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. Zoe Adams Community Relations
Hallie Smith Community Relations
Faith Scruggs Finance
Nicholas Clarke Police Department
John Moody Police Department
4. Recognitions
 - a. Tourette Syndrome Awareness Month Proclamation
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.
 - a. Minutes of Regularly Scheduled Council Meeting from April 10, 2025
7. City Administrator's Report - Shawn M. Bell
 - a. Department Reports

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

8. Unfinished Business
 - a. First and Final Reading of Resolution 2025-04, a resolution committing the City of Fountain Inn to adopt and allocate funds for an Outdoor Fitness Court as part of the 2025 National Fitness Campaign.
9. New Business
 - a. First reading of Ordinance 2025-01, an ordinance (A) imposing development impact fees in the City of Fountain Inn, (B) enacting Article 15 (Development Impact Fees) of Appendix B (Land Development Regulations), section 2, by creating sections 15.1 through and including section 15.9 of the code of the City of Fountain Inn, South Carolina ("City Code") related to development impact fees, and (C) providing for other related matters.
 - b. First and final reading of Resolution 2025-05 to declare May 4-10, 2025 as "Professional Municipal Clerks Week in South Carolina" to recognize and honor the valuable contributions that Municipal Clerks make to cities and towns in South Carolina.
10. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.
 - 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. For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee related to the Director of Finance.
11. Adjourn

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



PROCLAMATION

Fountain Inn City Council recognizes

Tourette Syndrome Awareness Month

WHEREAS, Tourette Syndrome is an inherited neurological disorder that is characterized by repetitive, involuntary physical and vocal tics that occur many times a day; and

WHEREAS, Tourette Syndrome is often accompanied by other mental health disorders such as Attention Deficit and obsessive compulsive disorder, learning disabilities, and anxiety; and

WHEREAS, Tourette Syndrome and tic disorders affect 1 in 162 children; more than 174,000 children were diagnosed from 2016-2019 and although some of these cases are aided by medication, there is no standard treatment or known cure for the disorder; and

WHEREAS, there is an important need for more professional help to identify, counsel, and treat people with Tourette Syndrome, a disorder that is often misdiagnosed and misunderstood; and

WHEREAS, positive actions to assist children and families living with Tourette Syndrome would result from a broadening of public and professional knowledge and acceptance of Tourette Syndrome; and

NOW, THEREFORE, I George Patrick McLeer, Jr., Mayor of the City of Fountain Inn, South Carolina, do hereby declare May 15– June 15, 2025 as Tourette Syndrome Awareness Month in the City of Fountain Inn to promote understanding, compassion, and acceptance for all of our fellow citizens and to support to break the stigma that surrounds Tourette Syndrome.

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

George Patrick McLeer, Jr.
Mayor

Witness

May 8, 2025
Date



MINUTES FORMAL MEETING OF CITY COUNCIL

Thursday, April 10, 2025 at 6 p.m.

1. Call to Order

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

The following members of City Council and staff were in attendance: GP McLeer, Jay Thomason, Jason Sanders, John Don, Joey Garrett, Russ Slatton, Amanda Benfield, Rebecca Mejia-Ward, Brison Taylor, Jason Knudsen, Chief Fortenberry, Major Chad Richardson, Jasmyne Michaels, and Elizabeth Adams.

2. Invocation and Pledge of Allegiance

3. Presentation

- a. 2023-2024 Audit Presentation, Mauldin and Jenkins**
David Usferra, Mauldin and Jenkins, presented the Audit.
- b. Courtney Stonell, Laurens County Chamber of Commerce**
Ms. Stonell presented Keep Laurens County Beautiful information.
- c. U.S. Small Business Administration, Arleace Green, Public Affairs Specialist of the Office of Disaster Recovery and Resilience**
Latoya Carter presented for the Small Business Administration.

4. Introduce New Employees

- a. Brison Taylor, Director of Public Works**
Mr. Slatton introduced Brison Taylor.
- b. Daniel Stone, Maintenance Tech II**

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.

No one signed up to speak.

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 Garrett, second by Councilman Sanders to approve the Consent Agenda.

The motion carried unanimously 5/0.

- a. **Minutes of the Regularly Scheduled Council Meeting March 13, 2025**

- b. **Minutes of the Special Called Council Meeting on March 24, 2025**

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

Mr. Slatton presented the following information: Wall Street parking lot update, bidding process by the end of April. Mac Arnold this Saturday, April 12. April 22 Earth Day Clean Up is scheduled. Italian American Festival is scheduled for April 26, PD: Superhero 5K on April 26, Golf Classic on May 21. City spring clean will start on May 21, visit the City's website for more details. Recreation 55 plus program spring sports are underway. Younts Center will perform His Life and the Fountain Inn Museum will host the annual Low Country Boil on June 5.

- a. **Department Reports**

8. **Unfinished Business**

9. **New Business**

- a. **First and final reading of Resolution 2025-03 directing the Planning Commission of the City of Fountain Inn to conduct one or more studies and make recommendations regarding the development of an impact fee ordinance, which shall be developed in accordance with the requirements of the South Carolina Development Impact Fee Act, codified in South Carolina code annotate section 6-1-910, et seq.; and providing for other related matters.**

Motion by Councilman Thomason, second by Councilman Sanders to approve the first and final reading of Resolution 2025-03 directing the Planning Commission of the City of Fountain Inn to conduct one or more studies and make recommendations regarding the development of an

impact fee ordinance, which shall be developed in accordance with the requirements of the South Carolina Development Impact Fee Act, codified in South Carolina code annotate section 6-1-910, et seq.; and providing for other related matters.

The motion carried unanimously 5/0.

- b. First and final reading of Resolution 2025-04 committing the City of Fountain Inn to adopt and allocate funds for an outdoor fitness court as part of the 2025 National Fitness Campaign.**

Motion by Councilman Garrett, seconded by Councilman Sanders to postpone First and final reading of Resolution 2025-04 committing the City of Fountain Inn to adopt and allocate funds for an outdoor fitness court as part of the 2025 National Fitness Campaign to May 2025.

The motion carried unanimously 5/0.

- c. Approval of the Greenville County agreement for automatic and mutual aid with the City of Fountain Inn Fire Department.**

Motion by Mayor McLeer, seconded by Councilman Thomason to approve the Greenville County agreement for automatic and mutual aid with the City of Fountain Inn Fire Department.

The motion carried unanimously 5/0.

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

Motion by Councilman Sanders, seconded by Councilman Garrett to go into executive session.

The motion carried unanimously 5/0.

- 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. For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee related to Administration, Finance, and Human Resources Departments.**

- 11. Adjourn**

Mayor McLeer adjourned the meeting.

CITY ADMINISTRATOR REPORT



Agenda Date: May 8, 2025

To: Mayor and City Council

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

Administration

- Main Street Streetscape
 - The first section of sidewalks has been completed
 - Currently working on stub-outs and planter areas
 - Scheduled completion is November 2025
- Parking Lot Revitalization Project
 - Will bid both parking lots out as one project (end of May/early June)
 - Wall/Jones Street: plans are complete, and permits have been submitted to SCDES
 - Utilities Complex: plans are still being designed
- Municipal Complex
 - Programming documents are nearing completion
 - Will be scheduling a public engagement meeting regarding design and function soon

Community Relations

- Events Recap:
 - Mac Arnold Cornbread & Collard Greens Blues Festival
 - 96 registered Jeeps
 - 12 food trucks and 22 vendors
 - 120 participants in a downtown business *duck hunt*
 - 8,600 attendees (6,050 in 2024 and 5,980 in 2023)
 - Earth Day Litter Clean Up
 - 18 volunteers picked up 30 bags of trash (approximately 600 pounds)
 - Italian American Heritage Festival
 - 7,700 attendees (7,590 in 2024 and 8,050 in 2023)
 - 180 volunteers
 - 1.8 tons of trash collected by the Public Works team
- Upcoming Events
 - Ten at the Top's 5th Annual Blues, Brews & BBQ festival in downtown Fountain Inn on May 8th from 4:00 - 7:00 p.m.
 - Sounds of Summer begins on May 23rd at 6:30 p.m. (Away Team)

- Farmer's Market begins on May 24th at 8:00 a.m.

Fire

- Fire Station #3
 - Adjustments were made to the floor plan, and engineering drawings are being created
 - An RFQ for a Construction Manager at Risk will be released in May
- 185 calls for service in April, with 44 overlapping calls

Human Resources

- Fire
 - Captain - Two vacancies; interview completed
 - Firefighter – interviews scheduled
- Planning & Development
 - Zoning Administrator - One vacancy; accepting applications
- Police
 - Certified Uniform Patrol Officer - One vacancy; accepting applications and interviews in progress
 - Dispatcher - Two vacancies; accepting applications and interviews in progress
- Public Works
 - Sanitation CDL Driver - One vacancy; accepting applications
 - Sewer/Stormwater Technician I-III - two vacancies; accepting applications
- Recreation
 - Recreation Coordinator - One vacancy; interviews scheduled
 - Part-time positions - accepting applications & actively interviewing

Judicial

- April 2025
 - 274 total cases
 - 60 criminal and 214 traffic
 - 239 pending cases
 - 13 cases disposed
- Jury trials: October 20-24

Natural Gas

- Gas Supply
 - Deliveries for April 2025
 - Gas volume of 50,160 Dekatherms (lowest April consumption since 2017)

- Gas consumption for April 2025 was 20% lower than April 2024 and 7.7% lower than the April three-year average
- Gas Prices/Rates
 - The price of natural gas for May 2025 settled at \$3.170 per Dekatherm, representing a \$0.78 decrease from April's price
- Operations
 - April 2025 Key Indicators
 - 6,970 feet of new main lines installed
 - 44,243 Y-T-D
 - 1,912 feet of new service lines installed (36)
 - 8,588 (159) Y-T-D
 - 12,613 active customers
 - Average hours of employee training: 11 hours per employee
 - Annual pipeline safety survey will begin on May 19
- APGA SOAR Award
 - The American Public Gas Association (APGA) has awarded Fountain Inn Natural Gas with the System Operational Achievement Recognition (SOAR) for excellence in operating its natural gas utility
 - Out of 750 APGA members, FING was one of 16 SOAR recipients recognized in 2025, joining the 65 previous SOAR award recipients
 - In 2022, FING received its first-ever SOAR award (Bronze-Level), but in 2025, FING was recognized with the Silver-Level SOAR award

Planning & Development

- April 2025 Building & Codes
 - Inspections & Permits
 - 34 permits issued with a total valuation of \$11,894,610
 - 331 inspections
 - 33 residential plan reviews and five commercial plan reviews
 - 18 certificates of occupancy issued
 - Code Compliance
 - 24 vehicle complaints
 - 1 building/unsafe conditions
 - 29 property maintenance

Police

- Superhero 5K for Autism
 - 274 run/walk participants
 - 300 handmade pottery puzzle piece medals
 - 32 volunteers

- 26th Annual Community Patrol Golf Classic
 - May 21st with a shotgun start at noon at Carolina Springs Golf Course
- *Adventure Awaits* 2025 summer camps
 - Rising 3rd & 4th graders: June 16-20 **or** July 7-11
 - Rising 5th & 6th graders: July 21-25
- Key Indicators for April 2025
 - 2,375 calls for service
 - 457 inbound 911 calls
 - 252 citations issued
 - 313 warnings issued
 - 40 collisions

Public Works

- Streets & Grounds
 - 403 bags of litter collected
 - 26 street signs replaced
- Sanitation
 - 407 tons of waste collected
 - May Spring Cleaning through 5/23
 - Sign-ups required
- Sewer/Stormwater
 - SCIIP/SRF Rehabilitation Project
 - 78,546 LF of sewer main cleaned and CCTV inspected
 - 56,775 LF of sewer main lined (CIPP)
 - 3,126 LF remaining
 - 85 point repairs completed
 - 91 manholes rehabilitated
 - 6 new manholes installed
 - 4,588 LF of 6-inch VCP remaining to be replaced

Recreation

- Spring Baseball/Softball:
 - Playoffs begin 5/12
 - Golden Strip Upstate Classic from 5/27 - 5/31
 - SCAP Softball All-Stars
 - District Tournament in Easley 6/5 - 6/9
 - State Tournament on 6/21 (location TBD)
- Adult Co-Ed Softball:
 - Registration opened on 4/28 for the June season

- Summer Camps:
 - Volleyball: 6/2 - 6/6
 - Basketball: 7/7 – 7/11
 - Registration opened on 4/28
- 55+
 - Trip to the Georgia Aquarium and lunch at The Varsity on 5/5
 - Installation of community garden in partnership with the Miriam Foundation and Clemson Extension on 5/6
 - *Medieval Prom* for special needs adults from Thrive Upstate on 5/8 from 11:00 a.m. - 2:00 p.m.

Younts Center for Performing Arts

- Fountain Inn Chorale Spring Concert on 5/17 at 7:00 p.m.
- The Wind in the Willows: A New Musical from 9/19 – 10/4
- Something Rotten, Jr. from 10/17 – 11/1
- Rockin’ Around the Christmas Tree from 11/21 – 12/7

Fountain Inn Chamber of Commerce

- 2nd Annual Golf Cart Parade on 5/24 at 4:00 p.m.

Fountain Inn History Museum

- *Backstory* - A Photographic Exhibit through 5/17
- Lowcountry Boil fundraiser on 6/5 from 5:30-9:30 p.m.

Assistant City Administrator – April 2025

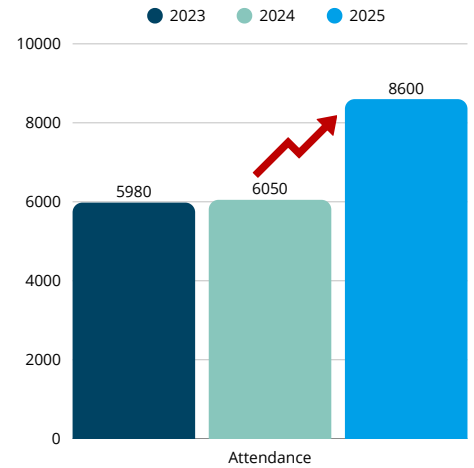
PROJECT HIGHLIGHTS

- **Main Street Streetscape**: Lane closures have commenced and will last for the remainder of the project. First section of sidewalks has been completed, working on stubouts and planter areas. 2 weeks behind schedule but will bring additional teams in to get back on schedule in June. The construction team have been updating downtown business on schedules and impacts as needed. The scheduled completion is November 2025.
- **Parking Lot Revitalization Project**: Official plans for the Wall St. parking lot are completed. Plans for the Utilities Complex parking lot are still being designed. Department of Environmental Services permits have been received. Both projects will be bid out as one to save on costs. Next step is to bid the project out. The hope is to have the project out to bid by end of May 2025.
- **Municipal Complex**: Shawn and I have reviewed and edited the programming document. We met with LS3P to further refine programming documents. Once LS3P has updated changes, we will review with Department Heads for a second time. Next step is to have public engagement on the design and functions of a new Municipal Complex.
- **Fire Station #3**: Adjustments were made to the floor plan, and engineering drawings are being created. A request for qualifications for a Construction Manager at Risk Services will be released in May which will further refine the engineering drawings for the project.
- **Swamp Rabbit Trail Dam**: Have developed a plan for repair of the SRT. Will drain the pond and create a culvert for future stormwater. Landowner is in agreement, Greenville County is assisting in planning and obtaining grants for the project. No timeline for bidding or repairs at this time.



Mac Arnold Cornbread & Collard Greens Festival April 12

**42%
Attendance Increase**



**96 Jeeps Registered
13 Downtown Businesses in Duck Hunt
12 Food Trucks • 22 Vendors**



Out of **120 participants**, Jean Gravley was the WINNER of the Duck Hunt Challenge during the 19th Annual Mac Arnold & Plate Full of Blues festival! #ducksoffountaininn

Earth Day Litter Clean Up – April 22



30 bags of trash were collected thanks to the dedication of our incredible volunteers and #bestinnsc City team. Your efforts make Fountain Inn a cleaner, greener, and even more beautiful place to live & we are proud of the community spirit. Let's keep working together to care for our environment—not just on Earth Day, but every day! ✨



PalmettoPride Excellent work everyone!! Thank you for your efforts 🙌🙌🙌
1w Like Reply Hide



Keep Greenville County Beautiful Amazing job volunteers!! Thank you to everyone who cares about litter and shows up to make a difference!!
1w Like Reply Hide

Bell's Crossing Elementary School Field Trip – April 22

Over 150 students + teachers & volunteers INN the City!
Visits to:

City Hall
Fire Department
Police Department
Museum
Swanky Steer
United Community Bank
Pavilion for Lunch

**The majority voted!
The City's favorite
color should be
BLUE!**



Fountain Inn Police Department Superhero 5K for Autism – April 26 Supporting The Little White House

The Little White House will use the funds raised to continue offering job training, life skills, and educational programming for individuals on the autism spectrum.

274 Run/Walk Participants
300 Handmade Pottery Puzzle Piece Medals
32 Volunteers



Italian American Heritage Festival – April 26

7700 Attendees
180 Volunteers
1.8 Tons of Trash Collected
by City Sanitation

James Monroe Mission House 20 Year Anniversary – April 14



Celebrating 20 Years of Serving Their Neighbors – On April 14, the James Monroe Mission House marked 20 incredible years of community service! Special presentations were made by Representative Mark N Willis and GP McLeer – Mayor of Fountain Inn. What started in 2005 as a small group of Trinity UMC members delivering food boxes has grown into a vibrant mission serving nearly 200 families each week. Volunteers—some who've been here since day one, like Clyde and Eleanor Brooks –keep this mission going strong every Monday morning.





Innovative Hospitality and Development (IHD)

IHD plans to build a new commercial building at 101 S. Main St. in Fountain Inn. The development group purchased the property – an old gas station – in October 2024. Beal first met with the original property owner three years ago to see if they would sell him the site. He said the property at the corner of South Main Street and Trade Street is the last missing piece of downtown Fountain Inn.



The redevelopment project is currently in the planning phase. The new building will include several commercial tenants. IHD has yet to determine the number of tenants that will occupy the space...Construction is expected to begin on the new building by late summer. Beal hopes that the building's tenants will be able to open in the first part of 2026.

Source: Upstate Business Journal – Megan Fitzgerald 4/30/25



Fountain Inn Mayor GP McLeer

The Simpsonville Sentinel Monthly Articles

Column: Inn the Know... from the Desk of Shawn Bell

"Understanding Impact Fees:
Why Fountain Inn is Exploring Them "

Mayoral Minutes by Mayor GP McLeer

Why Mayoral Networking is Important



WingNutz Highlighted on America's Best Restaurants



On this episode of America's Best Restaurants, Theo is stopping by Wingnutz in Fountain Inn, South Carolina to try their claim to fame – the wings!



**AMERICA'S
BEST RESTAURANTS**



Candy & Chronicles continues under new ownership this May. What to know.

Fountain Inn's downtown candy and bookstore combo will get a new name and an expanded inventory under new ownership this summer....That buyer is Pilar Ortiz ... she officially takes ownership on May 15.

Source: GoFountainInn – Samantha Swann – 04/23/25



INNvision Progress

Comprehensive Plan • Fountain Inn, SC



Main Street Streetscape Update – May 2025

Progress in motion!

Take a look at this photo and imagine the incredible transformation ahead. The Main Street Streetscape Project is shaping the future of our downtown—more beautiful, walkable, and welcoming than ever. Thank you for your patience and support as we build a better Main Street, one section at a time!

Construction continues to be limited to one side of the street at a time, progressing in 100-foot sections. Sidewalk and driveway access will remain open as much as possible, though a brief 24-hour restriction may occur. AOS will continue to coordinate directly with affected businesses to minimize disruptions. Each section will be fully completed before moving forward, with overall project completion is still expected in November 2025.



May 6 • 8:30 AM
MSFI Steering Committee Meeting

\$64,155 Invested in Businesses through awarded Facade Grants, so far in 2025.



Trade Street – New Chairs Installed



Amberly Steele
Main Street Coordinator

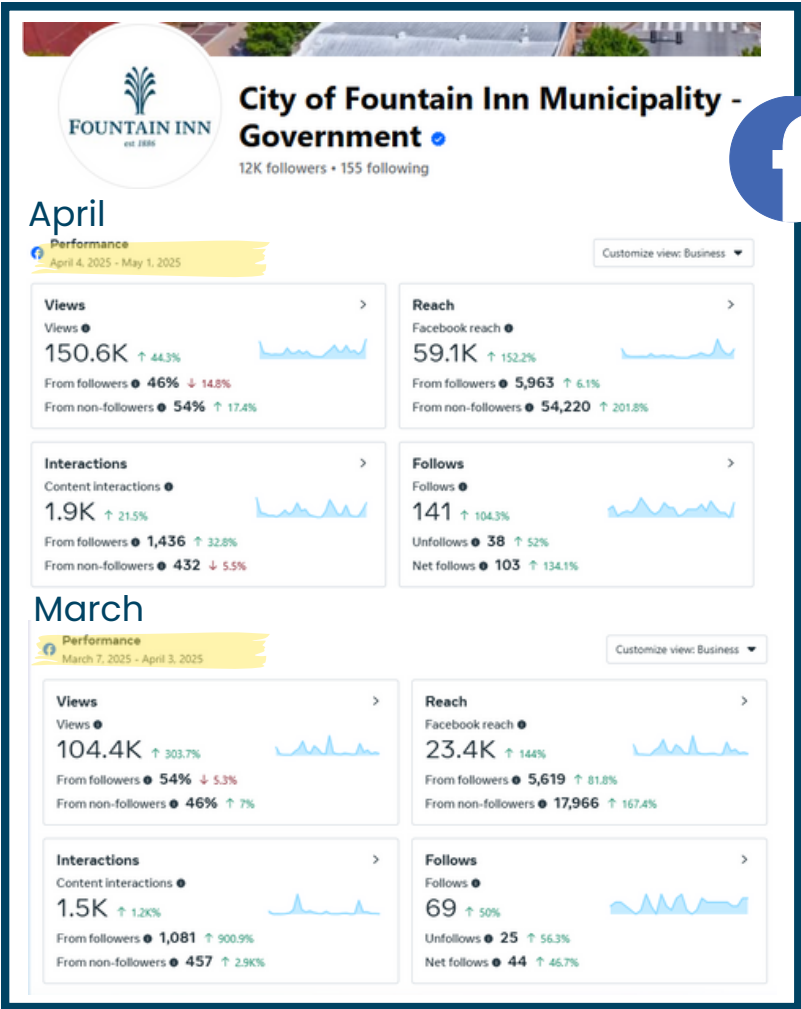
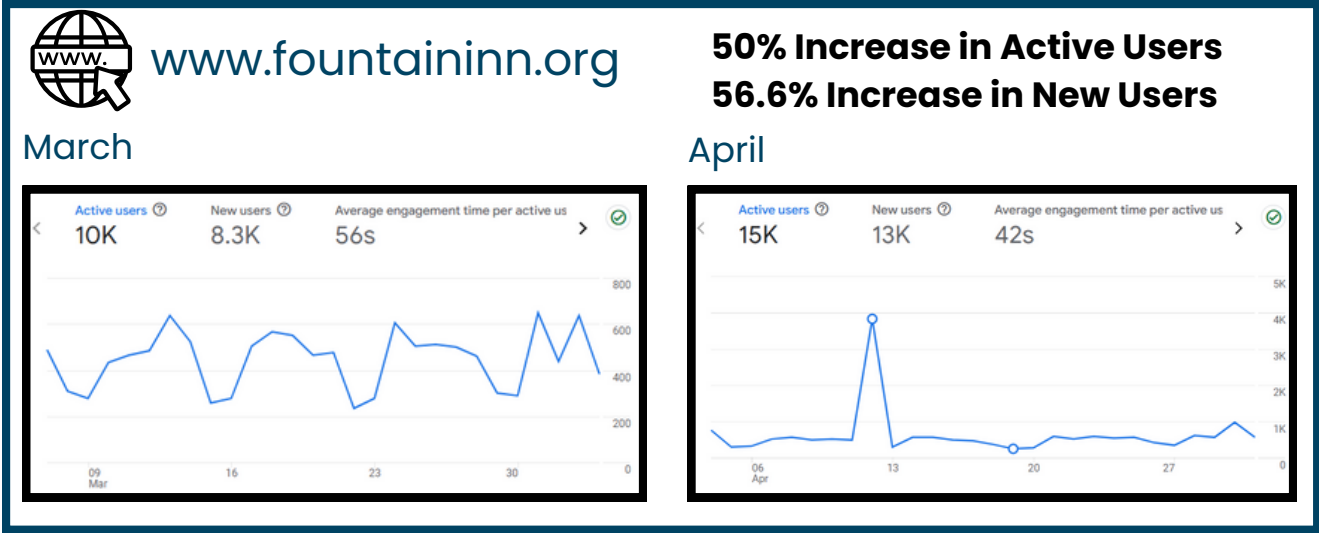
2025 event schedule	
	A Royal Knight February 15th, 2025 6pm - 8pm
spring	19th Annual Mac Arnold Collard Greens & Cornbread Blues Festival April 12th, 2025 12pm - 6pm
	Italian American Heritage Festival April 26th, 2025 12pm - 6pm
	Sounds of Summer Concert Series May 23rd - August 8th, 2025 6:30pm - 9pm
summer	Fountain Inn Farmers Market May 24th - September 27th, 2025 8am - 12pm
	Juneteenth Soul Food Festival June 21st, 2025 12pm - 6pm
	Fountain Inn Fireworks Spectacular July 3rd, 2025 6pm - 10pm
fall	Fountain Inn High School Fury Parade August 15th, 2025 5:30pm - 9pm
	Aunt Het Fall Festival October 4th, 2025 9am - 5pm
	Jeepers Creepers Cruise Inn October 25th, 2025 6pm - 9pm
christmas	Trick or Treat Main Street October 31st, 2025 6pm - 8pm
	Fountain Inn Tree Lighting Ceremony December 2nd, 2025 5pm - 8pm
	Fountain Inn Christmas Parade December 3rd, 2025 5:30pm - 8pm
	Holiday Carnival & Merry Market December 6th, 2025 12pm - 6pm
	Christmas Inn Our Town Festival December 4th - 18th, 2025 4:30pm - 9pm



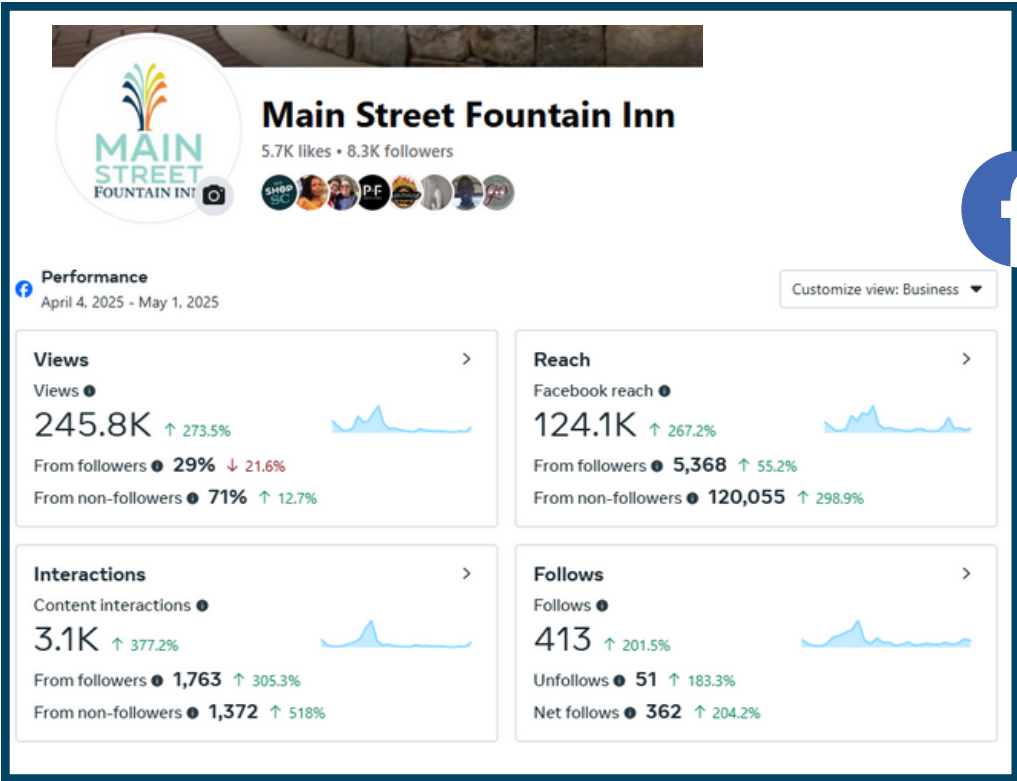
Scan to see all 2025 events
mainstreetfountaininn.com

April INN Numbers

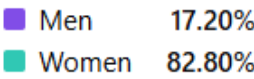
The Community Relations Department is increasing the reach across various outlets to reach as many people as possible.



April INN Numbers



Age and gender



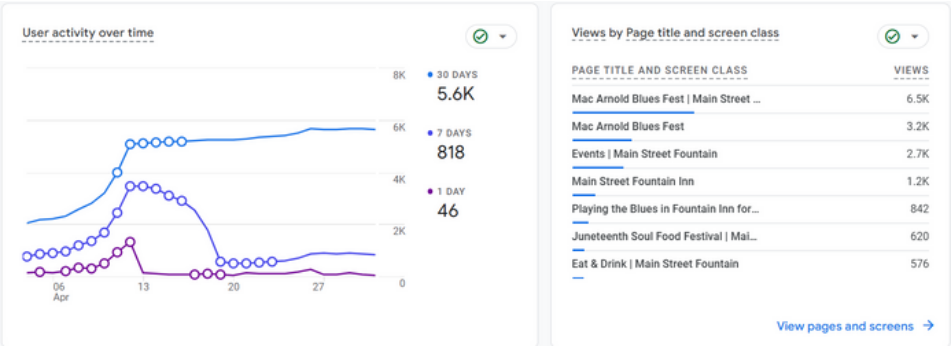
Location

Fountain Inn, SC	1,997
Simpsonville, SC	1,832
Greenville, SC	719
Mauldin, SC	546
Gray Court, SC	330
Laurens, SC	205
Greer, SC	129

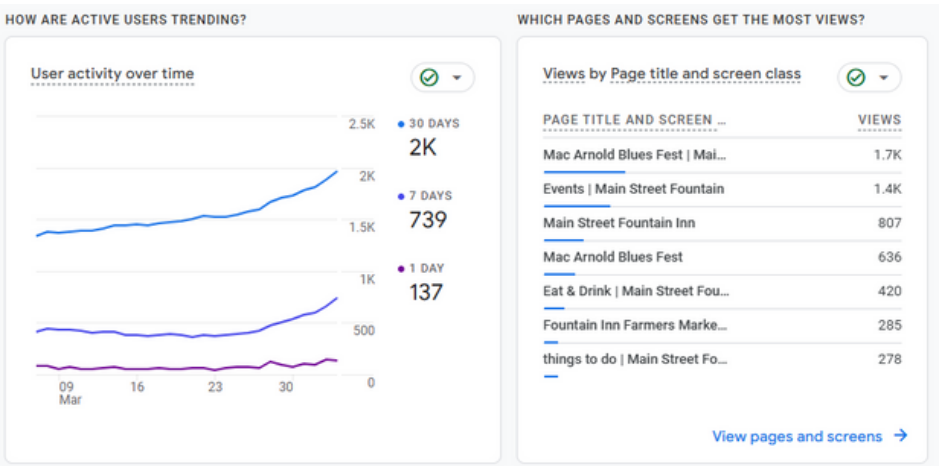


www.mainstreetfountaininn.com

April



March



1 New Hire



Hallie Smith
Marketing & Event Specialist

Watch us Grow!

Public Service Announcements INN Town



Memberships for individuals under age 55 are \$15.00 per month, and memberships for individuals over age 55 are free.

Fitness Center: all ages, requires membership

Under age 55 - with an active fitness membership

Mon - Thurs: Noon - 8:00pm

CLOSED Fridays

Ages 55+ - Mon-Thurs: 7:30 a.m. - 8:00 p.m. and Fri: 7:30 a.m. - Noon



Bill inserts!



Survey



Natural Gas Safety Phone Survey 2025

May 19th - 30th from 8:00 am - 8:00 pm

This three-minute survey is essential to improve better safety messaging in the future.

For questions about the survey, please call us at (864) 531-0644 or email us at fing@fountaininn.org





Attention Fountain Inn Residents

Spring Cleaning Time

May 1st - 23rd

Sign Up Here



As a service to our residents, our Public Works team sets aside a whole month to pick up items that our sanitation team would not usually collect! Residents must sign up for a pickup date.

Only one pickup scheduled per household.

NOT Allowed

- Construction Materials
- Auto Parts
- E-Waste (No Tube TVs)
- Chemicals
- Yard Debris

ALLOWED

Household Furniture, Metal, & Tires





Limit 4 per household, no rims

For questions, contact
Fountain Inn Public Works at 864-531-0644



Scan the QR Code for information about waste management throughout the year.



Community Connect

CREATE OR UPDATE YOUR PROFILE TODAY

Together, Building a Safer Community Through Prevention, Preparedness, & Response





Community Connect

Mailers have been sent to all City customers!
242 Residents have signed up so far! (5/1/25)

FINANCE – UTILITY BILLING DIVISION

Monthly Highlight:

Service Lines	Current	YTD FY	Prior Year FY
New Service Line Applications	80	544	1,062
Service Lines Completed	37	501	906
Total Amount Billed	Current	YTD	Prior Year
Total Gas Billed	*\$326,123.31	*\$7,719,881.98	\$11,209,146.58
Aging 30 days	-\$4,745.30	N/A	\$280,038.53
Aging 60 days	\$13,424.34	N/A	-\$18,914.05
Aging 90 days	\$4,654.16	N/A	\$15,582.00
Aging 120+ days	\$365,670.00	N/A	\$3,947,090.34
New Applications	Current	YTD	Prior Year
New Customer Applications	153	638	2,457
Customer Service Statistics	Current	YTD	Prior Year
Incoming Phone Calls	1,697	13,936	24,162
Web Based Payments	7,632	77,607	88,132
ACH	1,218	13,170	18,182
In House & Web Payments	9,146	88,338	121,691

* Total Gas Billed reported is for transactions through 4/30/2025.

(-) Aging Balances included unapplied overpayments for customers who take advantage of budget billing.

FIRE – FIRE DEPARTMENT SUMMARY

Summary of Monthly Events

- 185 calls for April
- Multiple trainings completed
- 44 overlapping calls
- 4 members attended FDIC for training
- Battalion Chief and Captain Interviews completed
- Currently 2 vehicle down due to mechanical issues. Simpsonville has loaned us an engine until we can get ours in service. Mechanic waiting on parts and will repair the day of arrival.
- 142 Inspection completed YTD
- Lt Stevens completed the South Carolina Firefighter Association Officer School

DEPARTMENT HIGHLIGHTS

Current Projects

- Multiple plan reviews and building surveys are being completed
- Policy and Procedure rewrite underway. New/updated P&P are being issued weekly
- Crews have started repurposing Squad 29 from a Haz Mat vehicle to a Light Rescue
- Engine replacement request given to Administrator.
- FF Trey Hampton passed his National Registry Paramedic
- Worked with Community Relations to reinstall our Social Media

Upcoming

- Members attending training in Atlanta for Metro Fire Conference
- Preparation beginning for Open House
- Working to renew our Medical License due in June





City of Fountain Inn - Human Resources Monthly Report - April 2025

Home Department	March Headcount	April Hires / Transfers In	April Terms	April Transfers Out	April 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	1	0	4	0	0	0	4	0	0
000413 / Council	8	0	0	0	8	0	0	1	7	0	0
000414 / Community Relations	4	2	0	0	6	0	0	0	6	0	0
000416 / Finance	10	1	1	0	10	0	3	0	7	0	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0	0
000421 / Police	44	2	0	0	46	0	3	5	37	0	1
000422 / Fire	30	0	0	0	30	0	1	1	28	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	1	0	7	0	0
000432 / Sanitation	10	0	1	0	9	0	4	0	5	0	0
000434 / Sewer	4	0	1	0	3	0	0	0	4	0	0
000451 / Recreation	32	2	0	0	34	0	11	1	21	0	0
000453 / Facilities Maintenance	2	0	0	0	2	0	0	1	1	0	0
000510 / Gas Field	20	0	0	0	20	0	0	1	19	0	0
Totals:	187	7	4	0	190	0	24	11	154	0	1

FULL TIME 154 / PART TIME 36

Recruitment Status for Open Positions - AS OF 5/5/2025

416 Finance: Director (1) Vacancy; under review

421 Police: Certified UPO (1) Vacancy; accepting applications & interviews in progress

421/422 Police/Fire: Dispatcher (2) Vacancies; accepting applications & interviews in progress

422 Fire: Captain (2) Vacancies; interviews completed, under review

422 Fire: Firefighter (Candidate Pool); interviews scheduled

425 Planning & Development: Zoning Administrator (1) Vacancy; accepting applications

432 Sanitation: CDL Driver (1) Vacancy - accepting applications

434 Sewer/Stormwater: Technician I-III (2) Vacancies - accepting applications

451 Recreation: Recreation Coordinator (1) Vacancy - interviews scheduled

451 Recreation: Recreation Support Staff (PT)- accepting applications & actively interviewing

New Hires - APRIL

Department	Title
000414	Event Support Staff
000414	Marketing & Event Specialist
000416	Accounting Manager
000421	Police Officer - Certified
000421	Police/Fire Dispatcher (NIGHTS)
000451	Recreation Support Staff
000451	Sports Official

*Offers Accepted as of 5/5/2025

422 Fire Battalion Chief - Start Date 5/12/25

451 Recreation Support Staff - Start Date TBD

* Not including positions requiring council approval or appointment

JUDICIAL DIVISION DEPARTMENT SUMMARY

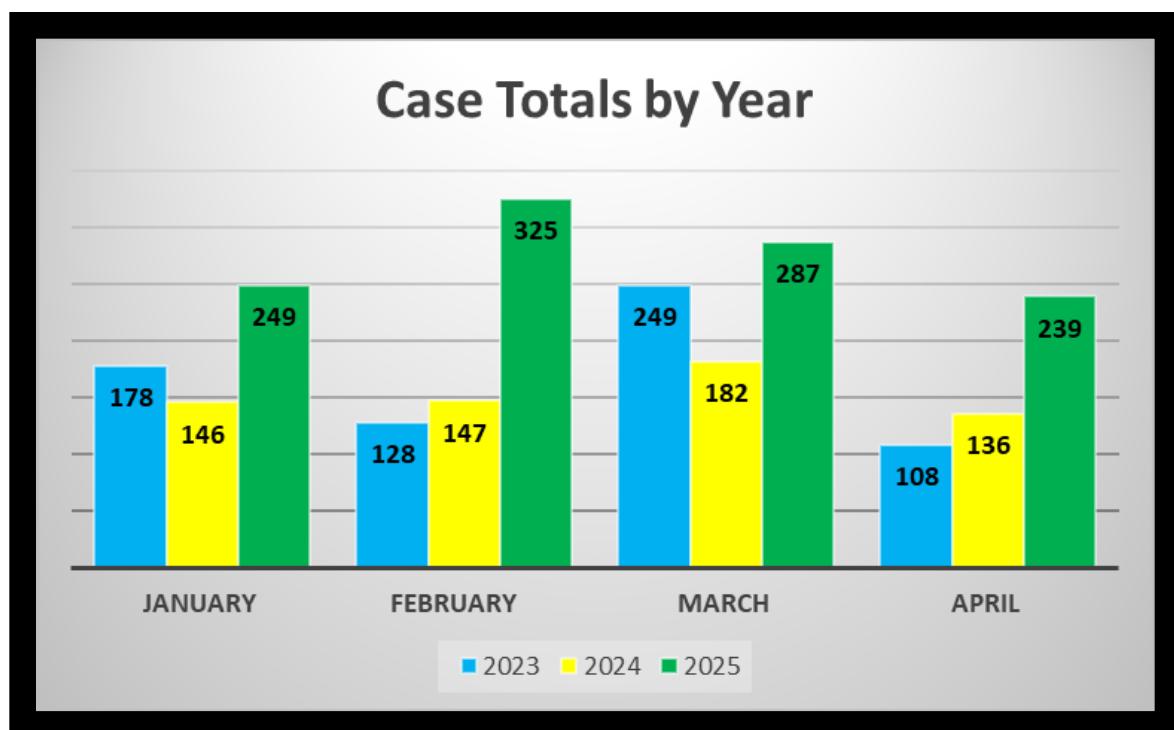
April Case Status

PERFORMANCE INDICATORS	CRIMINAL	TRAFFIC	TOTALS
CASE TOTALS	60	214	274
TRANSFERRED CASES	15	7	22
DISPOSED CASES	0	13	13
PENDING CASES	44	194	239

DEPARTMENT HIGHLIGHTS

Current Projects:

- Jury trials for the third quarter of 2025 scheduled for the week of October 20 - 24, 2025.
- Second phase of retention project in process.



Fountain Inn Natural Gas

GAS SUPPLY

Gas Volume and Consumption:

- **April Gas Volume:** 50,160 Dths. (lowest April consumption since 2017)
- **April Consumption:** 20% lower than April 2024 and 7.7% lower than the 3-year average for April.
- **Natural Gas Pricing:**
 - **May Gas Price:** \$3.170 per Dekatherm
 - **Change from April:** decrease of \$0.78 per Dekatherm,
 - Note: This price reflects the commodity cost only. The final "Cost of Gas" includes additional factors such as transportation, fees and other costs which affect FING's monthly billing.

GAS OPERATIONS

- We currently serve **12,613 total customers**.
- We are still awaiting DOT and State permit approvals for the installation of 14,760 feet of 6-inch high-pressure, we are looking at a start date of late May, early June.
- **Williams/Transco City Gate:** Negotiations with Williams concerning the upgrade of the existing FING city gate are still in progress. We have successfully reached an agreement on the engineering design parameters for the new station; however, the total project cost remains under discussion. This is a complex undertaking that demands careful planning and substantial financial commitment from Fountain Inn Natural Gas. I remain focused on protecting our ratepayers by ensuring that all costs associated with the rebuild are justified, reasonable, and aligned with industry standards.
- Our annual pipeline safety phone survey will start on May 19th; our consulting firm will make over 15,000 calls in order to meet a statistically valid sample.
- Employee training, we are off to a great start, so far, we are averaging 11 hours per employee, our annual goal is 25 hours per employee.
- The number of new services has decreased significantly, for April we only installed 36 or about half of what we normally install, this is the fourth consecutive month of lower-than-average service line installations.

KEY INDICATORS

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	6,970 ft.	44,243 ft.
NEW SERVICE LINES INSTALLED	36 SL; 1,912 ft.	159 SL; 8,588 ft.
AVERAGE HOURS OF EMPLOYEE TRAINING		Avg. 11 hrs./EE

SOUTH CAROLINA RESIDENCIAL GAS RATES

Fort Hill Natural Gas is the gas system which compiles all the gas rates, unfortunately they were not done for April, they will be done in May.

PLANNING & ZONING

A. Zoning Ordinance & Land Development Regulations Rewrite

- Drafts of each article should be completed in the next couple of weeks.

B. Boards & Commissions

Planning Commission (April 17th)

- SP-2025-02
Request: Final Development Plan
Applicant: Baker Commercial Properties
TMS: 0346000200400
Existing Zoning: FRD
Vote: 7-0, approved
- Resolution 2025-03
Request: Recommendation of approval for the Capital Improvement Plan and Development Impact Fee Study
Vote: 6-1, recommend approval

Board of Zoning Appeals (May 1st)

- A quorum was not established, and the meeting has been moved to May 12th.

C. Code Enforcement

- John has been working throughout the community and has been received well.
- We've seen success in compliance and the cleaning up of properties and homes.
- All condemnation cases are being revisited to ensure compliance or possible demolition.

BUILDING AND CODES

INSPECTIONS	APRIL	MARCH
ALL CONSTRUCTION	331	276
REINSPECTIONS	5	0
TOTAL INSPECTIONS	331	276
PERMITS ISSUED	34	40
SUBMITTED PERMITS	54	45
NEW SINGLE FAMILY	23	17
NEW MULTI-FAMILY (UNITS)	0	0
NEW COMMERCIAL	1	0
CERTIFICATES OF OCCUPANCY-ISSUED	18	18
REMODEL/ADD. RESIDENTIAL	4	4
REMODEL/ADD. COMMERCIAL	2	2
SIGN/ROOFING/SOLAR/MISC TRADE	24	22
COMMERCIAL PLAN REVIEWS	5	4
RESIDENTIAL PLAN REVIEWS	33	25

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	APRIL	MARCH
VEHICLES/OTHER	24	16
BUILDING – UNSAFE CONDITIONS	1	3
PROPERTY MAINTENANCE	29	9
TOTAL COMPLAINTS	54	28

FINANCIAL SUMMARY

FINANCIAL STATISTICS	APRIL	MARCH
TOTAL VALUATION	\$11,894,610	\$6,493,392
TOTAL PERMIT FEES COLLECTED	\$28,363.95	\$29,954.63
TOTAL PLAN REVIEW REVENUE	\$13,610	\$13,860



Police Department *April 2025 Monthly Report*



May 16
Registration
Deadline

FOUNTAIN INN POLICE
DEPARTMENT PRESENTS



26th Annual COMMUNITY PATROL GOLF CLASSIC

All proceeds benefit the following community programs!

- Youth Summer Camp
- Senior Watch Program
- Citizen's Police Academy
- Neighborhood Watch Programs
- FIPD Santa Toy Drive



WEDNESDAY, MAY 21
Carolina Springs Golf Course
1680 Scuffletown Road
12pm Shotgun Start

Team Fee
\$280
Mulligans
\$20 each

Dinner, Awards Ceremony, & Door Prizes
immediately follow

Questions? Contact Sgt. Troy McBride
864-966-2587 or troy.mcbride@fountaininn.org



ADVENTURE AWAITS 2025



Fountain Inn Police Department

- ✓ Fun & Games
- ✓ Self-Confidence Building
- ✓ Teamwork Skills
- ✓ Lessons on Peer-Pressure, Drugs, Alcohol & Bullying

**RIISING 3RD & 4TH
GRADERS**

**JUNE 16 - 20
OR
JULY 7 - 11**

**RIISING 5TH & 6TH
GRADERS**

JULY 21 - 25

8 am to 5 pm

**Trinity Methodist Church
503 S. Weston St. Fountain Inn**

**Camp applications are available at the Fountain Inn Police Department
300 N. Main St. Fountain Inn**



For questions or transportation requests contact:
Troy McBride troy.mcbride@fountaininn.org or cell (864) 966 - 2587
Anna Matheus anna.matheus@fountaininn.org



Swearing-In Ceremonies for April





FIKE Center Coffee with a Cop and Junior Officer Swearing-In Ceremony





Mac Arnold Cornbread and Collard Greens Festival





Officer Wilcox Playing Football

10:37

5G 81



Melany's post



Fountain Inn Residents · Follow

All-star contributor Melany Stephens · 1d ·



I love this. We need more community leaders being active in our children's lives. Never know the impact it could be making. With that being said.... Shout out to the FI Police Officer spending time playing with the kids in the Palisades neighborhood!!! I don't know whose having the most fun him or the kids playing football but they are all having a great time. ❤️

189

14 comments 1 share

Like

Comment

Share





Autism Superhero 5K





Maverick Biscuit Grand Opening



Violent Crime

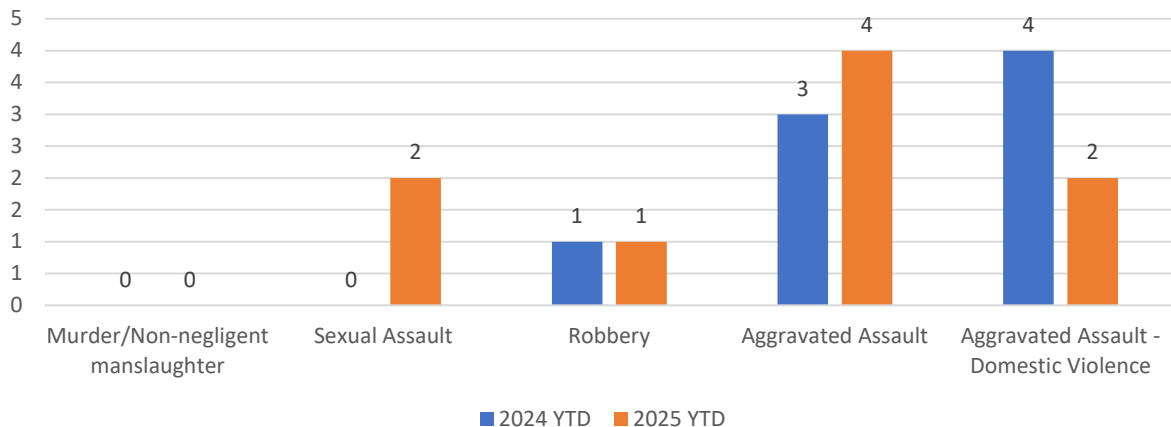
Crime Type	Apr-24	Apr-25	Difference	2024 YTD	2025 YTD	Difference
Murder/Non-negligent manslaughter	0	0	0	0	0	0
Sexual Assault	0	0	0	0	2	2
Robbery	0	0	0	1	1	0
Aggravated Assault	0	1	1	3	4	1
Aggravated Assault - Domestic Violence	0	1	1	4	2	-2
Total Violent Crime	0	2	2	8	9	1

Property Crime

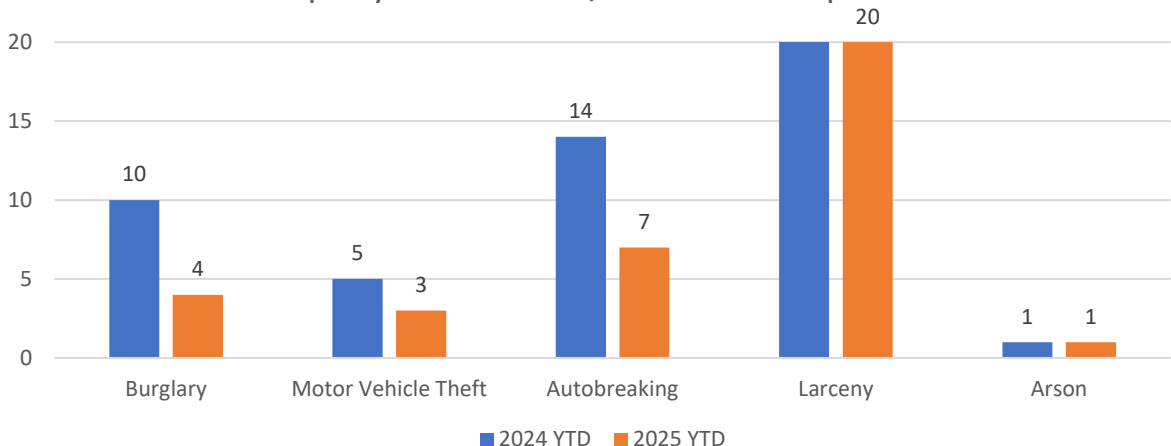
Crime Type	Apr-24	Apr-25	Difference	2024 YTD	2025 YTD	Difference
Burglary	1	3	2	10	4	-6
Motor Vehicle Theft	2	1	-1	5	3	-2
Autobreaking	4	2	-2	14	7	-7
Larceny	11	6	-5	29	20	-9
Arson	1	0	-1	1	1	0
Total Property Crime	19	12	-7	59	35	-24
Total Part I Crime	19	14	-5	67	44	-23

Unfounded Cases Removed / Source: VConnect

Violent Crime - 2024/2025 YTD Comparison



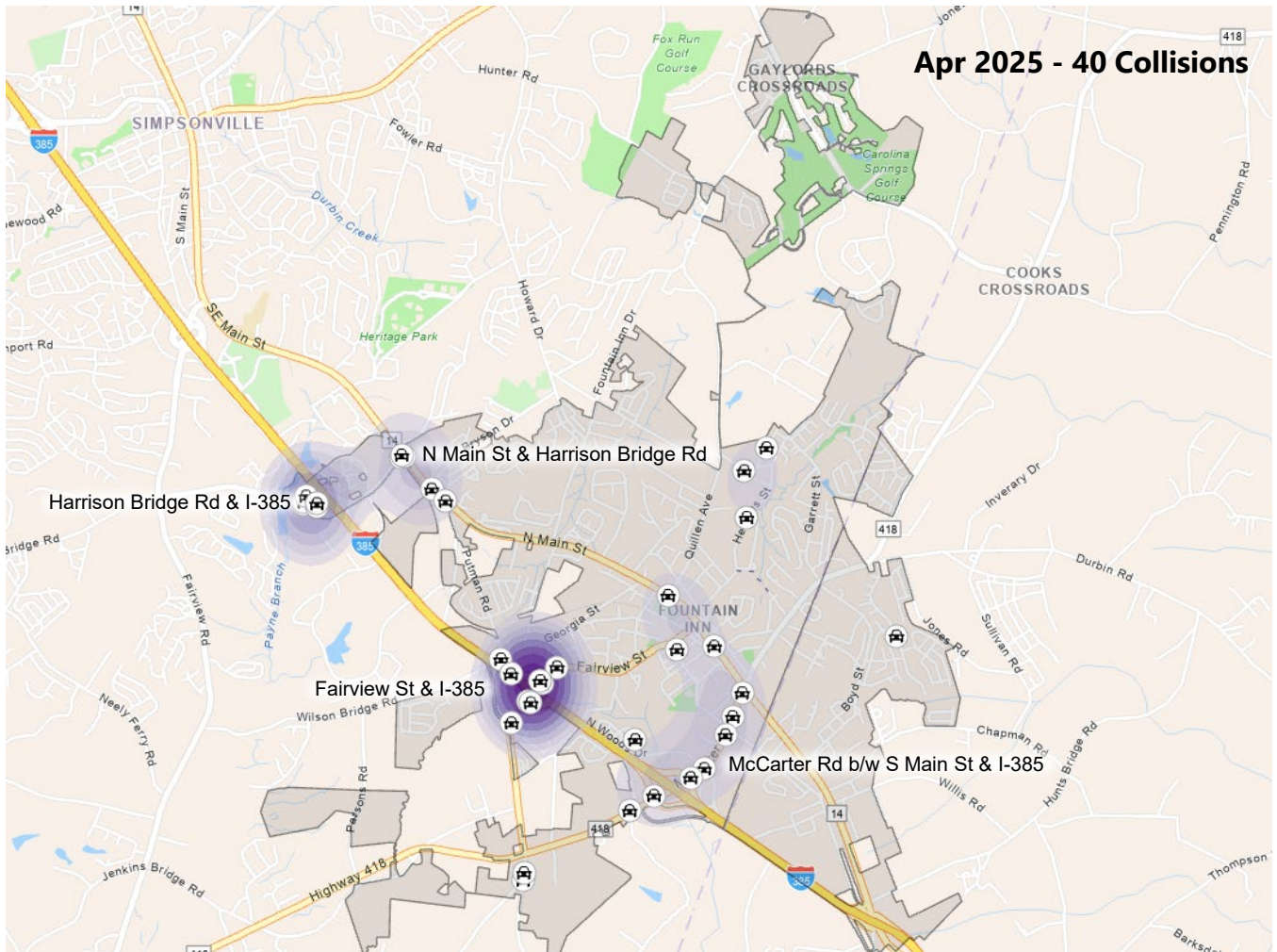
Property Crime - 2024/2025 YTD Comparison



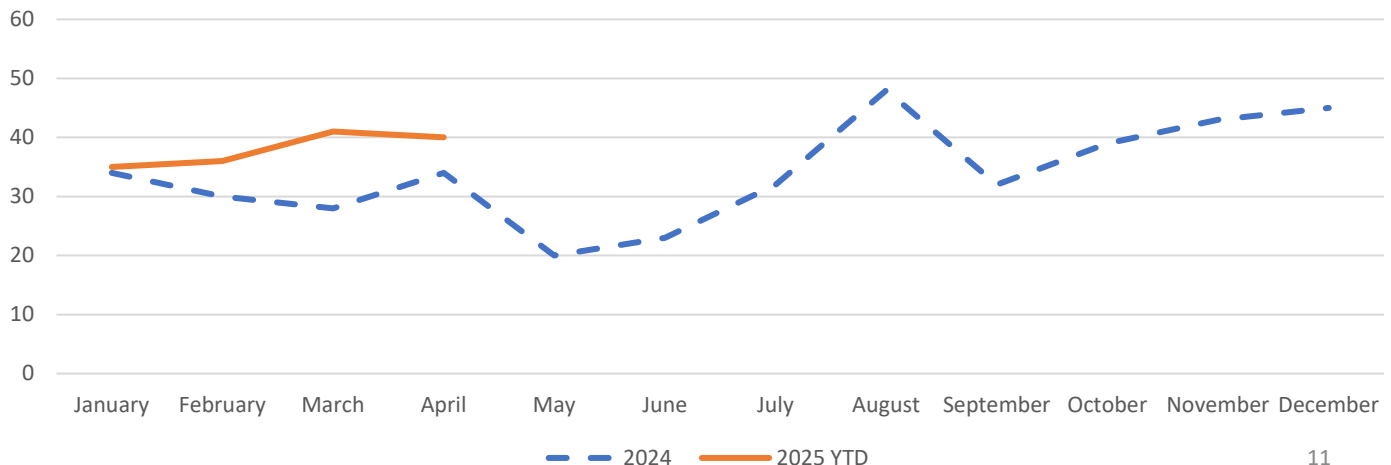


Collision Statistics/Map

Collisions	Apr 2024	Apr 2025	Difference	2024 YTD	2025 YTD	Difference
Count	34	40	6	126	152	26



Collisions by Month - 2024/2025





Hour	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
5 AM					1			1
6 AM				1		1		2
7 AM		1		1				2
8 AM				2	1	1		4
9 AM		1		1	1	1		4
10 AM						1		1
11 AM	2							2
12 PM	1					2	1	4
1 PM					1			1
2 PM		1		1		1		3
3 PM					1	1		2
4 PM			1	1	1			3
5 PM		3		1		1		5
6 PM			1		1	2		4
7 PM				1				1
8 PM	1							1
Grand Total	4	6	2	9	7	11	1	40

Hot Day for Collisions in April
 Fridays – 11 collisions
 Hot Time Range for Collisions in April
 1700-1759 – 5 collisions

Primary Contributing Factor	Count
Failed to Yield Right of Way	11
Followed Too Closely	7
Distracted / Inattention	5
Made an Improper Turn	3
Other Improper Action	2
Disregarded Signs, Signals, Etc	2
Other	1
Aggressive Operation of Vehicle	1
Tires / Wheel	1
Improper Lane Usage / Change	1
Grand Total	34

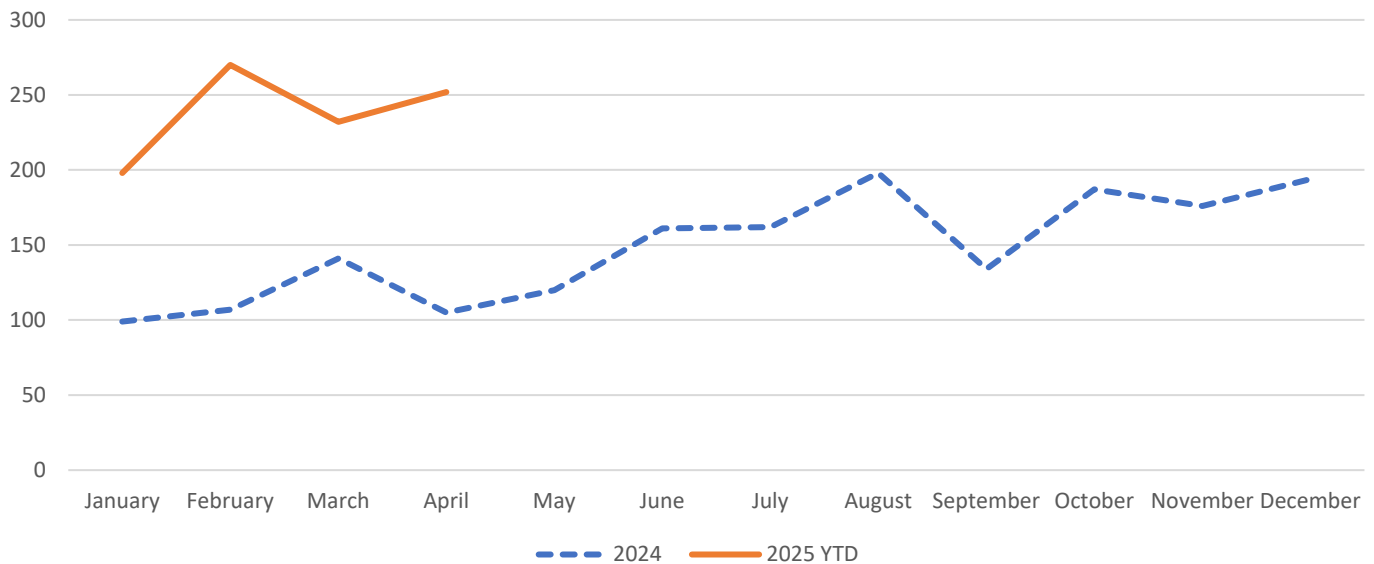
**Does not include 6 private property collisions*



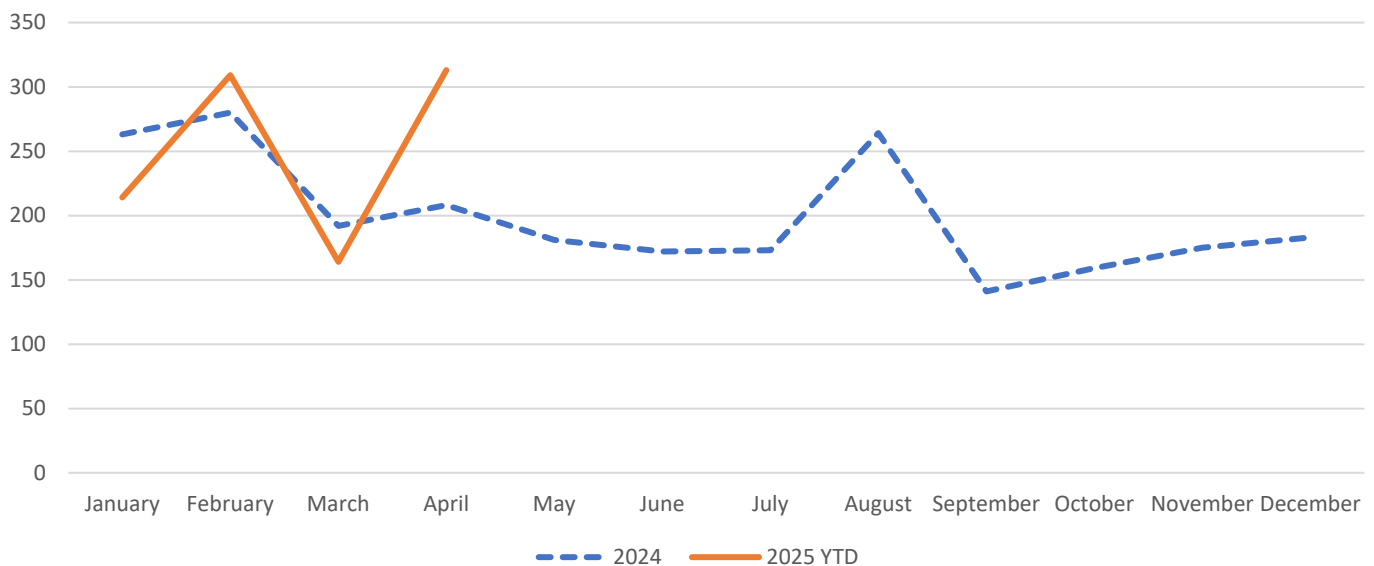
Citation/Warning Statistics

Contact Type	Apr 2024	Apr 2025	Difference	2024 YTD	2025 YTD	Difference
Citations	105	252	147	452	952	500
Warnings	208	313	105	943	1,000	57

Citations by Month - 2024/2025



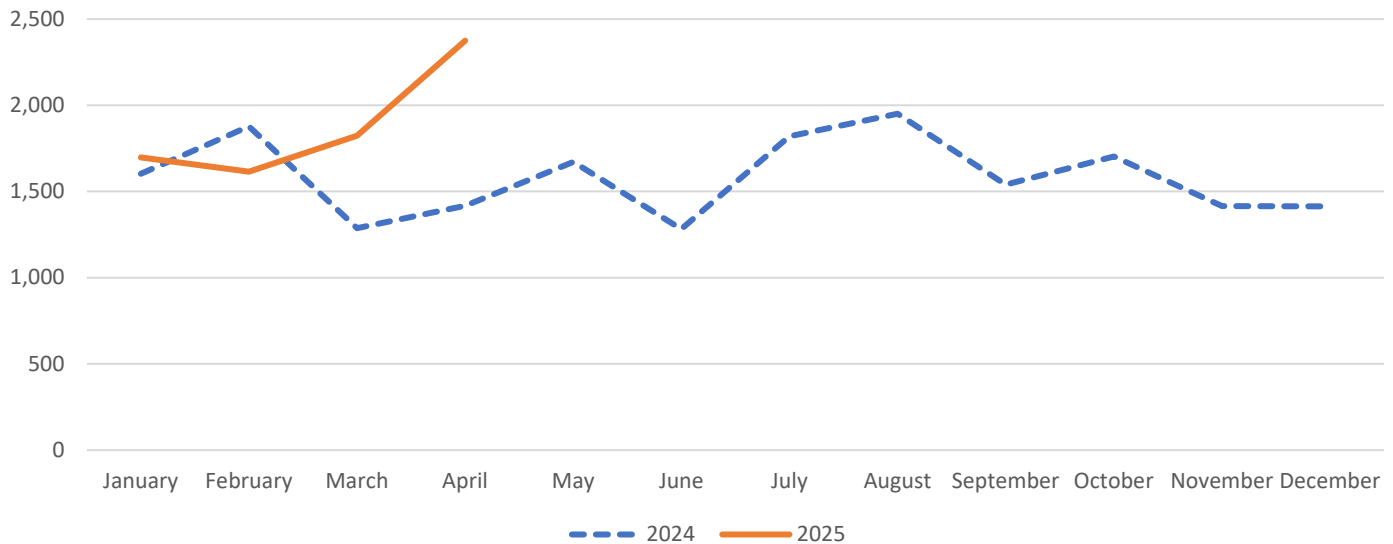
Warnings by Month - 2024/2025





Apr 2024	Apr 2025	Difference	2024 YTD	2025 YTD	Difference
1,417	2,375	958	6,185	7,511	1,326

Calls for Service by Month - 2024/2025



Communications Call Summary Report

April Call Summary				
Call Type		Apr 2024	Apr 2025	% Change
911	Inbound	220	457	107.7%
	Inbound	1,421	1,581	11.3%
	Outbound	544	667	22.6%



Brison G. Taylor – Director of Public Works
Lori Cooper – Assistant Director
Fred Wilson – Public Works Coordinator
Calvin (CJ) Mason – Sewer / Stormwater Supervisor
Anthony Brown – Sanitation Supervisor
Chad Chandler – Parks Supervisor
Josh Hughes- Streets and Grounds Supervisor
Wayne Edleman – Facility Maintenance Supervisor

May 2025 Council Meeting

Streets and Grounds

- 30 litter bags collected during Earth Day pickup
- 403 total bags of litter this month
- Replaced 26 Street Signs
- New shades at City Hall
- Cleaned up dumpsters on Depot St
- Sign Repair at ESSC

Sewer / Storm Water

- SCIIP update, total completion amounts
 - o 78,546 LF of Sewer Main Cleaned and CCTV inspected
 - o 56,775 LF Sewer Main CIPP, 3,126 LF Remaining
 - o 85 Point Repairs completed
 - o 91 Manholes Rehabilitated
 - o 6 New manholes installed
 - o 4,588 LF of 6 in VCP remaining to be replaced. Estimated cost \$1,376,400
 - Evaluating the needs of pavement restoration to determine if this can be included in SCIIP or will require a separate RIA application in next disbursement period

Sanitation

- 61 Work Orders Completed
- Hauled 407 tons of waste to landfill (C & D, MSW, and Vegetative)
- Scheduling Interviews for new CDL Driver

Facility Maintenance

- 26 Work Orders Completed
- Drain and Clean Rotary Fountain from Foaming incident on 4/26/2025
- New conduit installed and rewired for event outlets – Complete 05/01/2025

Department of Public Works
435 Telfair St
Fountain Inn, SC 29644
864-409-3310

“With willing hearts and skillful hands, the difficult we do at once, the impossible takes a little bit longer.”

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

May 8, 2025

Regular City Council Meeting

☐ Ordinance/First Reading ☐ Ordinance/Second Reading ☒ Resolution/First & Final Reading**Agenda Date Requested: May 8, 2025****Ordinance/Resolution Caption: Resolution 2025-04**

A Resolution committing the City of Fountain Inn to adopt and allocate funds for an outdoor fitness court as part of the 2025 National Fitness Campaign.

Summary Background:

The City of Fountain Inn adopted a Parks and Recreation Master Plan on May 9, 2024. The plan proposes improvements to Fairview Street Park, including an outdoor fitness park. Recreation Director James Rice secured \$30,000 from the National Fitness Campaign (NFC) to help construct an outdoor fitness court at Fairview Street Park.

A prominent company in the region (the largest in their industry in South Carolina) has verbally committed to being the presenting sponsor for this project.

Impact If Denied:

The City of Fountain Inn will likely miss out on a \$30,000 grant from the National Fitness Campaign for 2025. However, the City could reapply for the grant in 2026.

Impact If Approved:

Resolution 2025-04 is nonbinding in that if Council chooses not to move forward with the project in FY26 or the City's sponsorship doesn't come to fruition, the City is not obligated to proceed.

Financial Impact:

With the \$30,000 grant, \$175,000 is the remaining funding requirement to construct the Fitness Court Studio. The City of Fountain Inn must fund \$75,000 (or less) with the pending sponsorship. This project is eligible to use Hospitality Tax fund balance.

RESOLUTION COMMITTING THE CITY OF FOUNTAIN INN TO ADOPT AND ALLOCATE FUNDS FOR
AN OUTDOOR FITNESS COURT® AS PART OF THE 2025 NATIONAL FITNESS CAMPAIGN

RESOLUTION 2025-04

At a meeting of the City Council held on 8 April 2025, the following action was taken:

WHEREAS, the City of Fountain Inn has submitted a Grant Application to National Fitness Campaign (NFC) for participation in their 2025 initiative to install and activate outdoor Fitness Courts® in over 1000 municipalities and schools across the country, and;

WHEREAS, the City of Fountain Inn will accept a \$30,000 National Grant from the NFC Grant Committee and Statewide Partners, and endeavor to provide a local match in the amount of \$175,000 from budgeted or internal funds within fiscal year 2025 to promote and implement a free-to-the-public outdoor Fitness Court®, and;

WHEREAS, the City of Fountain Inn will endeavor to secure supplemental funding within 120 days from the NFC notice of award as needed through community sponsors, which will be made available and committed to this program for the purchase of the outdoor Fitness Court®, and;

WHEREAS, the City of Fountain Inn will endeavor to provide a local funding confirmation in the amount designated on the quote detailing the remaining funds for participation, provided by the National Fitness Campaign, no later than 30 June 2025, as identified on the official Grant Program Requirement document.

WHEREAS, the City Council believes joining the National Fitness Campaign is an important step in building a healthier community, commits to funding/fundraising to participate in NFC's 2025 Campaign, and will earn local and regional recognition as a leader in providing accessible health and wellness infrastructure and programs.

NOW THEREFORE:

BE IT RESOLVED, that the City Council will collaborate with NFC to join the National Fitness Campaign, implement the outdoor Fitness Court® program, and make fitness free for community residents and visitors.

PASSED, ADOPTED AND APPROVED, by the Council of the City of Fountain Inn on this 8th day of May 2025.

George Patrick McLeer, Jr.

Attest:

Elizabeth Adams, City Clerk

Reviewed:

Shawn Bell, City Administrator



Congratulations!

Fountain Inn, SC has been selected as a 2025 Healthy Cities Campaign Grant Recipient!

Dear Fountain Inn,

On behalf of the National Fitness Campaign Grant Committee, we are pleased to share that Fountain Inn, SC has been selected as a grant eligible partner in the 2025 Healthy Cities Campaign! This notification letter confirms eligibility for one (1) 2025 NFC Grant of \$30,000. The next step is to schedule your official Grant Eligibility Award Call within the next 10 days, where the qualifications submitted in your Grant Application will be confirmed by the NFC team, and your Grant Program Requirements (GPR) will be aligned for eligibility and participation in this year's campaign. A copy of your GPR Document is attached to this formal award letter for your review, and is based on dates submitted in your Grant Application.

The \$30,000 Grant Award will be confirmed pending 1) the submission of a Resolution of Adoption, endorsed by your local governing body or appropriate council within 30 days of the Award Call, 2) authorization to proceed, documented by formal funding confirmation (commonly a purchase order) and 3) confirmation of a scheduled shipping date for the Fitness Court and appropriate storage plans. Once set, GPR milestones must be met in order to maintain funding eligibility in the campaign.

To support this partnership and align your GPR milestones with your community's local adoption and funding processes, we have assigned a Partnership Manager – McKenzie Coltrin – as your dedicated partner and champion in support of this partnership. Over the coming months, McKenzie will work with your team to support the path outlined in the GPR Document, assisting in the confirmation of required remaining funding, installation, and launch of your program.

The 2025 Healthy Cities Campaign is part of a national movement to make world-class fitness free and accessible in public spaces across the country, which is more important today than ever before – thank you for your commitment to supporting this goal.

Here is a sneak peak at what's ahead:

- Fitness Court® Launch – Cut the ribbon on your beautiful new outdoor gym & announce free fitness to the community!
- Classes & Challenges – Get residents moving & keep them engaged with ongoing group classes, individual training, and competitive events.
- Press & Promotions – Shine a spotlight on your community and local partners for joining this exciting and innovative wellness movement!

Once again, we are thrilled to invite you to join us as a partner in the 2025 Healthy Cities Campaign, and we look forward to making world-class fitness free in Fountain Inn, SC!

Best in Fitness,

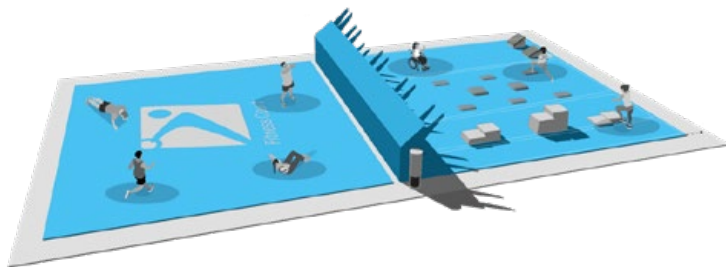
Mitch Menaged, Founder



FITNESS COURT | STUDIO



Product Data Sheet



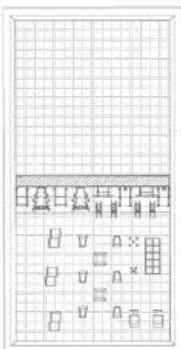
The Fitness Court® Studio is a 38'x76' outdoor gym and classroom. It provides over 2,000 SF of Healthy Infrastructure. The studio floor can be used for HIIT classes, yoga, dance, tai chi, Zumba and more. It includes an edge-to-edge art mural as the studio classroom backdrop. It is digitally activated with the free Fitness Court® App for IOS and Android. Designed and manufactured in America with best-in-class materials to withstand the elements and ensure minimal maintenance.

The Fitness Court® Studio

- 38'x72'-9" concrete slab (by others), 2,000 SF of workout space
- Open floor training zone for outdoor group classes
- Integrated rubber tile flooring system (2'x2')
- 7 Movement Stations, scientifically designed to leverage users bodyweight and map to everyday movements for a full body workout. Stations include: Core, Squat, Push, Lunge, Pull, Agility, Bend
- Over 30+ Durable Exercise Elements Including: (2) bend stations, (8) lunge steps, (6) variable height plyo boxes, (4) stabilized pull ladders, (2) stabilized push ladders, destabilized push and pull rings, narrow & wide grip pull up bars, exercise training wall with body weight footholds, painted agility floor markings
- Tamper resistant, galvanized & stainless steel anchor bolts and fittings
- Dual-layer powder-coated carbon steel and aluminum elements
- Anti-graffiti 3M laminated vinyl artwork and safety decals across training wall
- Safety warnings, usage information, and free digital workout library included on wall information
- Capacity: up to 56 adults of all abilities
- High quality best in class materials made in America
- ADA compliant layout

Finishes

- Dual layer powdercoating in NFC signature cyan blue or over 120+ custom RAL colors available
- Integrated rubber tile in NFC Blue or NFC Grey
- Outdoor Rated floor paint striping and templates included
- Custom mural wall vinyl artwork

Fitness Court® Studio	Slab Dimensions	Training Wall Dimensions	Max Wall Bracket Height
	min. 38' x 72'-9"	32' x 6'-1/8"	9'-11"

Concrete drawings, floor tile material specification, installation manual, 3D model, and cad drawings available upon request

Get Involved

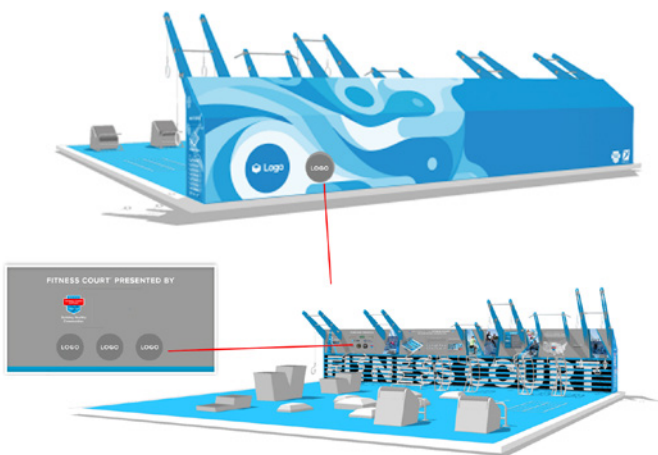
BRING A FITNESS COURT® AND WELLNESS PROGRAMMING TO Fountain Inn

Join the Campaign

Fountain Inn is calling on local sponsors and community partners to adopt the campaign and join the urgent fight to increase outdoor movement and wellness activities. By investing in this community wellness initiative, you are helping to break down the barriers to world class fitness by sponsoring free outdoor exercise for residents and visitors.

Your organization will also receive the following benefits:

- Logo placement on the Fitness Court®
- Organization highlight in all pre-launch press and media materials
- Launch day media toolkit along with inclusions on any NFC web stories and social media promotion
- Ongoing promotion through community programming with Fountain Inn



The deadline for sponsorship support is
Wednesday, June 4, 2025.

Contact James Rice at james.rice@fountaininn.org if your organization would like to get involved and support free outdoor fitness and community programming in Fountain Inn.

About National Fitness Campaign

NATIONAL FITNESS CAMPAIGN

Building Healthy Communities Nationwide

NFC builds healthy communities by designing Fitness Courts® as healthy hubs in parks and along trails that open pedestrian access in communities creating a lasting wellness culture. Physical inactivity costs health systems \$27 billion a year in America and by 2030, the World Health Organization estimates 50% of adults will be obese. This is no longer a crisis we can afford to ignore and that's why NFC has raised over \$100 million in public-private support to build a Fitness Court® within a 10-minute bike ride of every American.



PUBLIC/PRIVATE WELLNESS PARTNERSHIP

Improving the quality of life for all Americans

In partnership with the nation's largest healthcare providers, National Fitness Campaign is working with municipalities, cities, counties and schools to build a free outdoor Fitness Court® network. We can make a difference if we work together to increase outdoor movement and provide wellness activities that are equitable, accessible and free!





FITNESS COURT

COMMUNITY WELLNESS HUB

STUDIO



COMMUNITY WELLNESS PROGRAMMING

WELCOMES ENTIRE COMMUNITY
MAYORS WELLNESS SERIES



HIIT



YOGA



ZUMBA



DANCE



STRETCH



KICKBOXING



TAI-CHI



1. BE A PART OF THE NATIONAL FITNESS CAMPAIGN

AMERICA'S LARGEST PUBLIC PRIVATE WELLNESS PARTNERSHIP

2. HEALTH BENEFITS
MORE TIME OUTDOORS, IMPROVED MENTAL & PHYSICAL WELLBEING

3. HEALTHY INFRASTRUCTURE
PLACES DESIGNED FOR PEOPLE NOT CARS

4. BUILDING COMMUNITY
CREATING A WELLNESS CULTURE THAT IS SOCIAL, CONNECTED AND FUN!

5. REDUCED HEALTHCARE COSTS
HEALTHIER, HAPPIER, PEOPLE





FAIRVIEW STREET PARK

PARK TYPE

LOCATION	410 Fairview Street	OWNERSHIP	HOURS
SIZE (ACREAGE)	1.9 Acres	PUBLIC	DAWN
PREDOMINANT USE	Active Recreation, Passive Recreation		-UNTIL-
PARCEL NUMBER	0344000400300		DUSK

USER ABILITY AND ACCESS

- Adequate surface parking
- Access from shared-use path

STRENGTHS OF THE PARK

- Access to shared-use path
- Large open lawn
- A community park that provides recreation to a underserved area

OPPORTUNITIES

- Creek restoration will restore ecological success and provide natural beauty
- Potential dog park and playground
- PARD grant to upgrade existing basketball court (construction underway)
- Reestablishing the exiting parking for better circulation



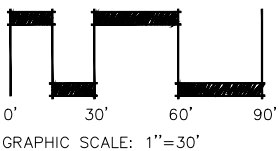
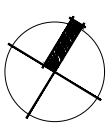


Google Earth

DESIGNED:	BS	REVISIONS		
REVIEWED:	BS	NO	DATE	ITEM
DRAWN:	BS			
2022-085	12-15-22			
PROJECT NO.	DATE			
1"=30'-0"				
SCALE				



STUDIO
MAIN



**CITY PARKS AND RECREATION
MASTER PLAN**
CITY OF FOUNTAIN INN, SOUTH CAROLINA

FAIRVIEW STREET PARK
410 FAIRVIEW STREET
FOUNTAIN INN, SC 29644

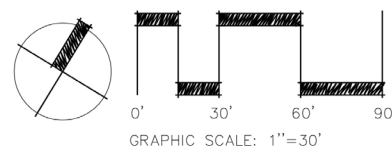
SHEET NO.
2.0



This site plan is conceptual in nature. It is intended to be used for illustrative purposes only and should not be relied upon as a precise representation of actual improvements.

DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-085	12-15-22	
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1"=30'-0"		
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**STUDIO
MAIN**



**CITY PARKS AND RECREATION
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SHEET NO.

2.0



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
CATEGORY	Fairview Street Park	Repair and improve existing parking and site amenities to remain.	City	Short	
		Add picnic shelters, benches, picnic tables, trash receptacles, and playground	City	Mid	
		Construct shared-use path to Emanuel Sullivan Sports Complex	City	Short	
		Add park identification signage	City	Short	
		Construct fitness court.	City	Mid	
		Develop streambank restoration plan and install native landscape to provide additional shade, highlight picnic shelters, and improve the user experience.	City	Short-Mid	



FAIRVIEW STREET PARK

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL SITE WORK COST CONSIDERATIONS				
Mobilization and Demolition	1	ls	\$25,000	\$25,000
Sediment and Erosion Control	1	ls	\$10,000	\$10,000
Stormwater Allowance	1	ls	\$15,000	\$15,000
PAVING IMPROVEMENTS				
Parking Spaces	8	ea	\$3,000	\$24,000
TRAILS, BOARDWALKS, SIDEWALKS				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	575	lf	\$150	\$86,250
STRUCTURES				
Playground	1	ea	\$250,000	\$250,000
Shelters	3	ea	\$100,000	\$300,000
Restroom	1	ea	\$125,000	\$125,000
SITE FURNISHINGS				
Bike Rack	2	ea	\$1,000	\$2,000
Trash Receptacles	5	ea	\$1,200	\$6,000
Picnic Tables - 8'	10	ea	\$2,000	\$20,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	1	ea	\$3,000	\$3,000
SIGNAGE				
Park Identification Signage	1	ea	\$15,000	\$15,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LANDSCAPE				
Landscaping Allowance	1	ls	\$75,000	\$75,000
MISCELLANEOUS				
Fitness Court	1	ls	\$150,000	\$150,000
Streambank Restoration	500	lf	\$300	\$150,000
	CONSTRUCTION COST SUBTOTAL			\$1,256,250
	20% CONTINGENCY			\$251,250
	CONSTRUCTION OPINION OF COST			\$1,507,500
	GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)			\$301,500
	PROJECT COST TOTAL			\$1,809,000

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

May 8, 2025

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested: May 8, 2025****Ordinance/Resolution Caption: Ordinance 2025-01**

An Ordinance (A) imposing development impact fees in the City of Fountain Inn, (B) enacting Article 15 (Development Impact Fees) of Appendix B (Land Development Regulations), Section 2, by creating Sections 15.1 through and including Section 15.9 of the Code of the City of Fountain Inn, South Carolina ("City Code") related to development impact fees and (C) providing for other related matters.

Summary Background:

The INNvision Comprehensive Plan, adopted February 8, 2024, listed *Study additional local funding options, including impact fees*, as one of the *Top Ten Next Steps*. An impact fee study was included in the adopted FY25 budget. City Council adopted Resolution 2025-03 on April 10, 2025, directing the Planning Commission to conduct one or more studies per the South Carolina Development Impact Fee Act. At their April 17, 2025, meeting, the Fountain Inn Planning Commission recommended approving the Capital Improvement Plan and Development Impact Fee Study prepared by Tischler Bise, Inc.

Impact If Denied:

Development impact fees will not be imposed upon new development.

Impact If Approved:

A one-time payment for growth-related infrastructure collected when building permits are issued would be in place.

Residential Fees per Unit

Development Type	Fire	Parks & Rec	Police	Total
Single-Family	\$ 1,283	\$ 1,333	\$ 521	\$ 3,137
Multi-Family	\$ 1,096	\$ 1,138	\$ 444	\$ 2,678

Nonresidential Fees per 1,000 Square Feet

Development Type	Fire	Parks & Rec	Police	Total
Industrial	\$ 410	\$ -	\$ 166	\$ 576
Commercial/Retail	\$ 2,055	\$ -	\$ 834	\$ 2,889
Office	\$ 912	\$ -	\$ 370	\$ 1,282
Institutional	\$ 1,254	\$ -	\$ 509	\$ 1,763

Financial Impact:**Projected Impact Fee Revenue (10 Years)**

Impact Fee Type	Fire	Parks & Rec	Police	Total
	\$ 6,474,300	\$ 5,446,951	\$ 2,626,109	\$ 14,547,360

ORDINANCE NUMBER 2025-01

AN ORDINANCE (A) IMPOSING DEVELOPMENT IMPACT FEES IN THE CITY OF FOUNTAIN INN, (B) ENACTING ARTICLE 15 (DEVELOPMENT IMPACT FEES) OF APPENDIX B (LAND DEVELOPMENT REGULATIONS), SECTION 2, BY CREATING SECTIONS 15.1 THROUGH AND INCLUDING SECTION 15.9 OF THE CODE OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA (“CITY CODE”) RELATED TO DEVELOPMENT IMPACT FEES, AND (C) PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, South Carolina law authorizes municipalities to take actions not inconsistent with the Constitution and general laws of the State, regarding any subject the municipality finds necessary and proper for the health, safety, security, general welfare, and convenience of the municipality;

WHEREAS, the City has experienced increased, explosive growth in population and development with ever increasing demands on City public facilities and the services necessary to provide for the health, safety, security, general welfare, and convenience of the City’s residents and visitors;

WHEREAS, these services, for example, parks and recreational services, police and fire, and other public safety services, are necessary to provide for and promote harmonious living conditions and to maintain quality standards of living for the City’s residents and to encourage tourism;

WHEREAS, to ensure adequate provision and continuity of such services to the residents of and visitors to the City, and according to South Carolina Code Annotated section 6-1-910, et seq., it is necessary to establish various rates, charges, and fees, as well as procedures to provide for the orderly collection and administration of such rates, charges, and fees relating to the provision of such services in the City;

WHEREAS, the City has considered the information provided by Tischler Bise, Inc., which is attached to this Ordinance as Exhibit A, as the capital improvements plan, and incorporated by reference in this Ordinance; and

WHEREAS, it is necessary to ensure the health, safety, security, general welfare, and convenience of the residents of and visitors to the City by promulgating rules and regulations, to include enforcement activities, rights, and procedures for the City and its residents relating to such development impact fees.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Fountain Inn, South Carolina, duly assembled that the City Code, is amended by enacting Article 15 of Appendix B, Section 2, by creating Section 15.1 through and including Section 15.9, which contain such information as provided below between the “*” as follows:

ARTICLE IV: DEVELOPMENT IMPACT FEES

SECTION 15.1. PURPOSE AND INTENT.

The purposes and intent of the development impact fee procedures are:

(A) To establish uniform procedures for the imposition, calculation, collection, expenditure, and administration of development impact fees imposed on development;

(B) To implement the goals, objectives, and policies of the City comprehensive plan relating to assuring that development contributes its fair share towards the costs of public facilities reasonably necessitated by the development;

(C) To ensure that development is benefitted by the provision of the public facilities funded, in whole or in part by the development impact fees; and

(D) To ensure that all applicable legal standards and criteria are properly incorporated in these procedures.

SECTION 15.2. DEFINITIONS.

The words or phrases used in this Article shall have the meaning prescribed in the current City Code except as otherwise indicated in this Section. To the extent that the definitions of words, terms, and phrases as prescribed in South Carolina Code Annotated section 6-1-920, conflict with the definition of words, terms, or phrases as defined in this Article or other City ordinances, the former shall control:

AFFORDABLE HOUSING. Housing affordable to families whose incomes do not exceed 80% of the median income for the service area or areas within the jurisdiction of the governmental entity. Median household income shall be based upon the most recent data available from the United States Bureau of the Census as of the date of the application for a building permit.

APPROPRIATION or TO APPROPRIATE. An action by the City Council or the applicable service provider to identify specific public facilities for which development impact fee funds may be utilized. APPROPRIATION shall include but shall not necessarily be limited to: inclusion of a public facility in the capital improvements plan for the particular development impact fee prepared in accordance with South Carolina Code Annotated section 6-1-910, *et seq.*; execution of a contract or other legal encumbrance for construction of a public facility using development impact fee funds in whole or in part; and actual expenditure of development impact fee funds through payments made from a fee account for public facilities in the capital improvements plan.

CAPITAL IMPROVEMENTS. Has the meaning established in South Carolina Code Annotated section 6-1-920(2) (improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of the public facility).

CAPITAL IMPROVEMENTS PLAN. Has the meaning established in South Carolina Code Annotated section 6-1-920(3) (a plan that identifies capital improvements for which development impact fees may be used as a funding source).

DEPARTMENT. City Administration.

DEVELOPER. Has the meaning established in South Carolina Code Annotated section 6-1-920(5) (an individual, corporation, partnership, or other entity undertaking development).

DEVELOPMENT. Has the meaning established in South Carolina Code Annotated section 6-1-920(6) (construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include but not be limited to, modular buildings and manufactured housing. DEVELOPMENT does not include alterations made to existing single-family homes).

DEVELOPMENT IMPACT FEE or DEVELOPMENT IMPACT FEES. Has the meaning established in South Carolina Code Annotated section 6-1-920(8).

DEVELOPMENT IMPACT FEE DISTRICT MAP. The map(s) defining the geographical extent of the development impact fee districts and subdistricts for each adopted development impact fee, as may be necessary, which, initially shall include the entire jurisdictional limits of the City, as may be amended from time to time.

DIRECTOR. The City Administrator or the City Administrator's designee.

DISTRICT or DEVELOPMENT IMPACT FEE DISTRICT. A defined geographic area or subarea of the City which serves as the service area within which particular development impact fees are collected, appropriated, and expended for public facility system improvements that are identified in the capital improvement plan for the public facility.

FEE PAYOR. Has the meaning established in South Carolina Code Annotated section 6-1-920(10) (the individual or legal entity that pays or is required to pay a development impact fee).

GOVERNMENTAL ENTITY. Has the meaning established in South Carolina Code Annotated section 6-1-920(11). (a municipality, as defined in South Carolina Code Annotated section 5-1-20).

LEVEL OF SERVICE. Has the meaning established in South Carolina Code Annotated section 6-1-920(14) (a measure of the relationship between service capacity and service demand for public facilities).

MULTIPLE USES. A development consisting of both residential and non-residential uses or one or more different types of non-residential uses on the same site or part of the same development.

PROPORTIONATE SHARE. Has the meaning established in South Carolina Code Annotated section 6-1-920(17) (that portion of the costs of system improvements determined pursuant to South Carolina Code Annotated section 6-1-990 which reasonably relates to the service demands and needs of the project).

PUBLIC FACILITIES. Has the meaning established in South Carolina Code Annotated section 6-1-920(18).

RETIREE HOUSING. A housing facility or community which constitutes “housing for older persons” as defined in the Fair Housing Act (42 U.S.C. § 3607(b)(2) and 24 C.F.R. § 100.303), or a housing facility or community which is otherwise restricted through the filing of a binding declaration of covenants, conditions, and restrictions (“CCR’s”) for occupancy by persons at least 62 years of age, provided however, that RETIREE HOUSING does not include any dwelling unit for which the CCR’s have been invalidated by any court of competent jurisdiction.

SERVICE AREA. Has the meaning established in South Carolina Code Annotated section 6-1-920(19) as depicted in the map, which is adopted as Section 15.9 (based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined).

SERVICE UNIT. Has the meaning established in South Carolina Code Annotated section 6-1-920(20) (a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements).

SUCCESSOR IN INTEREST. A person who gains a fee simple interest in land for which a development impact fee is paid, or an offset is approved pursuant to the terms of this Article.

SYSTEM IMPROVEMENTS. Has the meaning established in South Carolina Code Annotated section 6-1-920(21) (capital improvements to public facilities which are designed to provide service to a service area).

SYSTEM IMPROVEMENTS COSTS. Has the meaning established in South Carolina Code Annotated section 6-1-920(22).

SECTION 15.3. GENERAL PROVISIONS; APPLICABILITY.

(A) Term. These procedures shall remain in effect unless and until repealed, amended or modified by the City Council in accordance with applicable state law and City ordinances and resolutions.

(B) Annual review.

(1) At the first City Council meeting in March each year, the City Administrator or a designee shall coordinate the preparation and submission of a report on the subject of development impact fees. City Council, however, may request reports more frequently.

(2) The report shall include the following:

- (a) Recommendations on amendments, if appropriate, to these procedures or to specific ordinances adopting development impact fees for particular public facilities;
- (b) Proposed changes to the City comprehensive plan and/or an applicable capital improvements program, or the capital improvement plan for the particular public facility, including the identification of public facility system improvements anticipated to be funded wholly or partially with development impact fees;
- (c) Proposed changes to the boundaries of development impact fee districts or subdistricts, as appropriate;
- (d) Proposed changes to development impact fee schedules as set forth in the ordinances imposing and setting specific development impact fees;
- (e) Proposed changes to level of service standards;
- (f) Proposed changes in the development impact fee calculation methodology;
- (g) Other data, analysis or recommendations as the City Administrator or a designee may deem appropriate, or as may be requested by the City Council.

(3) Submission of development impact fee annual report and City Council action. The City Administrator or a designee shall submit the development impact fee annual report to the City Council, which shall receive the report and take such actions as the City Council deems appropriate, including, but not limited to, requesting additional data or analyses and holding public workshops and/or public hearings.

(C) Affected area.

(1) Development impact fee district. Development impact fees may be imposed on development in the City for particular public facilities authorized by applicable law. The particular development impact fees may be divided into development impact fee districts (and subdistricts) by the City Council for purposes of expenditure of development impact fees funds.

(2) Identification. The affected area, including development impact fee districts, subdistricts, if applicable shall be described and/or listed in the applicable fee-setting ordinances to the extent not otherwise set forth in the City Code.

(D) Type of development affected. These procedures shall apply to all development as defined in this chapter and as defined in the applicable fee-setting ordinances.

(E) Type of development not affected. The requirements of this Article and the applicable fee-setting ordinances shall not apply to:

- (1) Building permits. Development for which a building permit has been issued prior to the effective date of these procedures.
- (2) Previous payment of development impact fees. Development for which development impact fees have been paid in full.
- (3) Public facilities provided by the state or federal government. The development of public facilities by the state or the federal government.
- (4) Spaces in existing mobile home parks existing prior to December 16, 1996. A mobile home located on a space in a mobile home park or court pursuant to an existing site plan or Planned Urban Development ("PUD") or Planned Development ("PD") District in which mobile homes are listed as part of the regulations applying to that district, which site plan or PUD/PD District was approved on

or before December 16, 1996, or for a mobile home park or court existing on or before July 7, 1986, pursuant to the plans and specifications approved by the South Carolina Department of Health and Environmental Control (“DHEC”) and for which a validly issued DHEC permit is in effect. This exception shall not apply to spaces approved within or adjacent to a mobile home park or court after December 16, 1996.

(F) Exemptions. The following structures or activities are exempt from development impact fees.

- (1) Rebuilding. Rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe.
- (2) No net increase in dwelling units. Remodeling or repairing a structure that does not result in an increase in the number of service units or replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of dwelling units does not increase.
- (3) No net increase in non-residential square footage. New non-residential development which does not add square footage or floor area.
- (4) Construction trailer or office during construction. The placement of a construction trailer or office on a lot during the period of construction on the lot.
- (5) Increasing dwelling unit square footage. Constructing an addition on a residential structure which does not increase the number of service units.
- (6) Uses accessory to residential uses. Adding uses that are typically accessory to residential uses, such as a tennis club or clubhouse, unless it is clearly demonstrated that the use creates a significant impact on the demand for a particular public facility.
- (7) Affordable housing.
 - (a) All or part of a particular development project if:
 1. The project is determined to create affordable housing; and
 2. The exempt development’s proportionate share of system improvements is funded through a revenue source other than development impact fees.
 - (b) To maintain for the exemption, the developer or successor must annually file a report with the City Administration certifying the housing units meet the definition of affordable for a period of 30 years after the certificate of occupancy is issued. If the dwelling unit(s) are converted to market rate housing during this 30-year period, the developer or successor shall be responsible for paying the development impact fee due at the time the dwelling unit was permitted.
- (8) Other uses. A use, development, project, structure, building, fence, sign, or other activity which does not result in an increase in the demand for a public facility system improvement for which development impact fees are imposed and collected in accordance with this Article and the applicable fee-setting ordinances.
- (9) Schools. A new pre-school, primary school, elementary school, middle school, or high school.
- (10) New volunteer Fire Department. A new volunteer Fire Department.

(G) Waivers for retiree housing. Development impact fees for retiree housing may be waived pursuant to Section 15.7, if the applicant: (1) ensures the housing will maintain its eligibility as retiree housing as defined in this Article for at least 30 years from the date of building permit issuance; and (2) certifies each year thereafter, by the anniversary date of building permit issuance, that the housing still meets the requirement. If at any time

during the 30-year period the housing fails to comply with these eligibility requirements, the waiver is automatically voided, and the owners of the development shall pay the development impact fees in effect on the date eligibility expires.

(H) Effect of payment of development impact fees on other applicable City land development regulations.

(1) The payment of development impact fees shall not entitle the applicant to a development permit unless all other applicable requirements, standards, and conditions of approval have been met. Such other requirements, standards, and conditions of approval are independent of the requirement for payment of development impact fees.

(2) Neither these procedures or the applicable fee-setting ordinances shall affect, in any manner, the use of property, density/intensity of development, design and improvement standards or other applicable standards or requirements of this code.

(I) Amendments. This Article, and any applicable fee-setting ordinances for any particular public facilities, may be amended from time-to-time by the City Council.

SECTION 15.4. PROCEDURES FOR IMPOSITION; CALCULATION AND COLLECTION OF DEVELOPMENT IMPACT FEES.

(A) In general. An applicant shall be notified by the City of the applicable development impact fee requirements at the time of application for a building permit, or other development permit if no building permit is required, and calculated and paid prior to issuance of a building permit.

(B) Calculation.

(1) Upon receipt of an application for a building permit, the Director shall determine: (a) whether it is a residential or non-residential use; (b) the specific category (type) of residential or non-residential development, if applicable; (c) if residential, the number of new dwelling units; (d) if nonresidential, the number of new or additional square feet of floor area and the proposed use, and; (e) the development impact fee district(s) in which the development is located. After making these determinations, the Director shall calculate the development impact fees due. If the applicant has requested an offset pursuant to division (C), the offset shall be calculated and subtracted from the development impact fees due.

(2) If the type of land use proposed for development is not expressly listed in the specific fee setting development impact fee ordinance, the Director shall: (a) identify the most similar land use type listed and calculate the development impact fees based on the fees for that land use; or (b) identify the broader land use category within which the specific land use would apply and calculate the development impact fees based on the development impact fees for that land use category.

(3) An applicant may request a non-binding estimate of development impact fees due from the Director for a particular development at any time. The estimate may change depending on the time a formal application for a building permit is submitted.

(4) The calculation of development impact fees due from a multiple-use development shall be based upon the fees due for each use.

(5) The calculation of development impact fees due from phased development shall be based upon the demand generated by each specific use of the phase of development.

(C) Offsets.

(1) Offsets against the amount of development impact fees due from a development may be provided by an applicant for the dedication of land and/or the provision of public facility system improvements that are identified in the capital improvement plan for the particular public facility if

either (a) the costs of such land or public facilities have been included in the capital improvement plan for the public facility or the development impact fee calculation methodology, or (b) the land dedicated is determined by the Director to be a reasonable substitute for the cost of public facilities which are included in the capital improvement plan and applicable development impact fee calculation methodology.

(2) Applications for offsets shall be made on forms provided by the Director and shall be submitted concurrent or prior to an application for building permit. The application for an offset shall be accompanied by evidence establishing the eligibility of the applicant for the offset. The Director shall calculate the applicable development impact fees without the offset and then determine whether an offset is due and, if so, the amount of the offset. The offset shall be applied against the development impact fees due. In no event shall an offset be granted in an amount exceeding the development impact fees due.

(3) Offsets for dedication of land or provision of public facility system improvements that are identified in the capital improvement plan shall be applicable only as to development impact fees imposed for the same types of public facilities. Even if the value of the dedication of land or provision of a public facility exceeds the development impact fees due for the type of public facility, the excess value may not be transferred to development impact fees calculated as due from the applicant for other types of public facilities, nor may the excess value be transferred to other applicants or properties.

(D) Collection. The Director shall collect all applicable development impact fees at the time of issuance of a building permit unless:

(1) The applicant is determined to be entitled to a full offset;

(2) The applicant has been determined to be not subject to the payment of development impact fees; or

(3) The applicant has taken an appeal pursuant to Section 15.6, and a bond or other surety in the amount of the development impact fee, as calculated by the Director, has been posted with the City.

SECTION 15.5. ESTABLISHMENT OF DEVELOPMENT IMPACT FEE ACCOUNTS; APPROPRIATION OF DEVELOPMENT IMPACT FEE FUNDS; AND REFUNDS.

(A) Development impact fee accounts. A development impact fee account is established by the City for each public facility for which development impact fees are imposed. The accounts shall clearly identify the category, account, or fund for which the development impact fees are imposed. Subaccounts may be established for individual development impact fee districts and subdistricts. All development impact fees collected by the City shall be deposited into the appropriate development impact fee account or subaccount, which shall be interest bearing. All interest earned or monies deposited to the accounts or subaccounts shall be credited to and shall be considered funds of the account. The funds of each account shall not be commingled with other funds or revenues of the City. The City shall establish and implement necessary accounting controls to ensure that the development impact fee funds are properly deposited, accounted for, and appropriated in accordance with these procedures, and any other applicable legal requirements.

(B) Appropriation of development impact fee funds.

(1) In general. Development impact fee funds may be appropriated for public facilities identified in the capital improvement plan, as may be amended from time to time, of the public facility and for the payment of principal, bonds, contracts, and other obligations issued by or on behalf of the City to finance the public facilities.

(2) Restrictions on appropriations. Development impact fees shall be appropriated only (a) for the public facility for which they were imposed, calculated and collected, or included within, provided for in, or authorized by an amended capital improvements plan; (b) within the development impact fee district or subdistrict where collected. They shall be appropriated and expended within three years of

the date they were scheduled to be expended in the capital improvements plan or any amended capital improvements plan. Development impact fees shall not be appropriated or expended for funding maintenance or repair of public facilities nor for operational or personnel expenses associated with the provision of the public facility.

(3) Appropriation of development impact fee funds outside of district or subdistrict where collected. Except for public education facilities development impact fees, development impact fee funds may be appropriated for a public facility located outside of the district or subdistrict where collected, if the demand for the public facility is generated in whole or in part by the development or if the public facility will serve the development.

(C) Procedure for appropriation of development impact fee funds.

(1) The City shall, each year, identify public facility projects anticipated to be funded in whole or in part with development impact fees. The public facility recommendations shall be based upon the development impact fee annual review set forth in Section 15.3 and such other information as may be relevant but shall not be part of the annual budget and capital improvements programming process.

(2) The recommendations shall be consistent with the provisions of these procedures, the fee setting development impact fee ordinance for the public facility, applicable legal requirements, and any guidelines adopted by the City Council.

(3) The City Council may include development impact fee-funded public facilities in the City's annual budget and capital improvements program. If included, the description of the public facility shall specify the nature of the public facility, the location of the public facility, the capacity to be added by the public facility, the service area of the public facility, the need/demand for the public facility and the anticipated timing of completion of the public facility.

(4) The City Council shall verify that adequate development impact fee funds are or will be available from the appropriate development impact fee accounts for the specified public facility.

(D) Refunds.

(1) Eligibility for refund.

(a) Expiration or revocation of permit or approval. An applicant or a successor-in-interest who has paid development impact fees for development for which an approval or permit has expired or been revoked is eligible to apply for a refund of development impact fees paid.

(b) Failure of City to appropriate development impact fee funds within time limit. The City shall notify the owner of record of a development that has been paid development impact fees if the City has failed to appropriate and expend the development impact fees collected from the applicant within the time limits established in division (B)(2), and the owner of record is eligible to apply for a refund of development impact fees paid. The accounting shall be based on a first-in, first-out basis.

(c) Reduction in density or intensity of development. The applicant or a successor-in-interest who paid development impact fees is eligible for a refund if the density or intensity of the development for which the development impact fees are paid is reduced after payment of the fees, and the fees are not appropriated and expended.

(2) Refund application for expiration or revocation of permit or approval. Applications for a refund due to expiration or revocation of a permit or approval of the development shall include: (a) evidence that the applicant is the property owner or the duly designated agent of the property owner, (b) the amount of the development impact fees paid and receipts evidencing such payments, and (c) documentation evidencing the expiration or revocation of the permit or approval. Failure to apply for

the refund within 60 days following expiration or revocation of the permit or approval shall constitute a waiver of entitlement to a refund. No interest shall be paid by the City in calculating the amount of the refunds.

(3) Refund application for failure of City to appropriate and expend funds. Applications for refunds due to City failure to appropriate and expend fees collected from an applicant within the time limits established in division (B)(2) shall be initiated by the owner-of-record within 120 days after the City has notified the owner of a right to a refund. To receive the refund, the owner-of-record shall submit (a) evidence that the applicant is the property owner or the duly designated agent of the property owner, and (b) the amount of the development impact fees paid and receipts evidencing the payments. Refunds shall include any interest earned on the development impact fees being refunded.

(4) Refund application due to reduction in density or intensity. Applications for refunds due to a reduction in density or intensity of development shall include (a) evidence that the applicant is the property owner or developer who paid the development impact fees or, if the applicant is the current owner, evidence that the developer has waived rights to a refund, (b) the amount of the development impact fees paid and receipts evidencing payments, and (c) documentation evidencing a reduction in density or intensity of the development. No refund shall be approved until a revised development plan is approved by the City; with any right to a refund being waived unless a written request for a refund is initiated within two years of the City approval of the revised development plan, or final construction is completed, whichever is later. The refund shall be paid to the current property owner or developer, as appropriate. Any refund shall include the pro rata share of any, if any, interest earned while the amount to be refunded was held by the City.

(5) Method of refund. The City may, at its option, make refunds of development impact fees by direct payment, by offsetting such refunds against other development impact fees due for the same public facility for development on the same property, or by other means subject to agreement with the person receiving the refund.

SECTION 15.6. APPEALS.

(A) A fee payor may pay a development impact fee under protest. A fee payor making the payment of development impact fees is not stopped from exercising the right of appeal under this Article or stopped from receiving a refund for any overpayment of the fees, if that is determined to be the case on appeal.

(B) An appeal from any decision of the Director pursuant to these procedures shall be made to the City Administrator. If the notice of appeal is accompanied by a letter of credit in a form satisfactory to the City Attorney in an amount equal to the development impact fees due, the development may be approved. The filing of an appeal shall not stay the imposition or the collection of development impact fees unless a bond or other sufficient surety is provided.

(1) No later than 30 days after receiving the appeal, the City Administrator or his or her authorized designee shall conduct an appeal-review in which the appellant and a representative from the City may present justification and documents related to the issue on appeal.

(2) The City Administrator shall consider all pertinent justification and materials submitted by the appellant and by the City representative, and all other available information to ensure a full and fair review.

(3) No later than 15 days after the hearing, the City Administrator shall furnish the appellant with a written decision that explains the basis for the decision.

(C) In its appeal before the City Administrator, the burden of proof shall be on the appellant to demonstrate that the decision of the Director is erroneous.

SECTION 15.7. EXEMPTIONS; WAIVERS.

(A) Filing of application. Petitions for exemptions to the application of these procedures or waivers from specific development impact fees shall be filed with the department, on a form provided by the department. The Director shall process the petition for exemption within five business days and within ten business days for a waiver. Decisions of the Director shall be final. The applicant may appeal an adverse decision to the City Administrator in accordance with Section 15.6.

(B) Effect of grant of exemption for affordable housing or waiver. If the Director grants an exemption for affordable housing or a waiver, the amount of the development impact fees exempted for affordable housing or waived shall be provided by the City or other appropriate service provider for the particular public facilities, from non-development impact fee funds. The funds shall be deposited in the appropriate development impact fee account.

(C) Timing of provision of waived or exempted for affordable housing development impact fees. The provision of the amount of exempted or waived development impact fees by the City or other appropriate service provider shall be made within a reasonable period of time, consistent with the applicable capital improvements program and the capital improvement plan for the public facility.

(D) Development agreements. Nothing herein shall be deemed to limit the City's authority and ability to enter into development agreements with applicants for development which provide for payments in-lieu of development impact fees.

SECTION 15.8. DISPUTE RESOLUTION.

If there is a dispute between a fee payor and the City about a development impact fee amount due, an offset, or a waiver, the City Council and the fee payor may agree to resolve the dispute through mediation, by using a qualified independent mediator, by mutual agreement. Participation in mediation does not preclude the fee payor from pursuing other remedies provided by law.

SECTION 15.9. SERVICE AREA, FEE SCHEDULE, AND LEVEL OF SERVICE.

The City adopts the Service Area, schedule of development impact fees, and appropriate level of service for the applicable Service Area and type of Service as described in Exhibit A.

Administration. The City Administrator is authorized to take whatever actions and execute and deliver whatever documents as either of the City Administrator deems appropriate to affect this Ordinance's intent.

Repealer. Each ordinance, resolution, regulation, order, or other directive of the City, and each part of the same, in conflict with this Ordinance, is, to the extent of that conflict, repealed, and replaced by this Ordinance.

Codification. The City shall codify the contents of this Ordinance in Article 15 of Appendix B, Section 2 of the City Code as Section 15.1 through and including Section 15.9, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the City's next, regular, re-codification.

Rights Reserved to City. This Ordinance does not vest any rests in any person or entity, and the City reserves the right to repeal or amend this Ordinance and the portions of the City Code enacted by this Ordinance, and any portion of the same, and each other portion of the City Code, at any time, from time to time, as often as the City, in its sole discretion, deems appropriate.

Savings Clause. Nothing in this Ordinance abrogates, diminishes, or otherwise alters any matter that arose under any portion of the City Code then-existing prior to the enactment of this Ordinance and any matter that so arose shall be administered according to such provisions as they existed prior to the enactment of this Ordinance.

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

Effective Date. This Ordinance is effective 12:00 a.m. on July 1, 2025.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
City Attorney

First Reading: May 8, 2025
Second Reading / Final Approval: June 12, 2025

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**EXHIBIT A
CAPITAL IMPROVEMENT PLAN
AND
DEVELOPMENT IMPACT FEE STUDY**

[SEE 66 PAGES, ATTACHED]

Capital Improvement Plan and Development Impact Fee Study

Prepared for:

City of Fountain Inn, South Carolina

March 21, 2025

Prepared by:



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DEVELOPMENT IMPACT FEE STUDY

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT	1
CONCEPTUAL DEVELOPMENT IMPACT FEE CALCULATION	2
GENERAL METHODOLOGIES	2
Cost Recovery (Past Improvements)	2
Incremental Expansion (Concurrent Improvements)	3
Plan-Based Fee (Future Improvements)	3
Credits	3
PROPOSED FEE METHODS AND COST COMPONENTS	3
STUDY AREA	4
PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE	5
PROJECTED DEMAND	6
PARKS AND RECREATION DEVELOPMENT IMPACT FEE ANALYSIS	7
METHODOLOGY	7
PARKS SERVICE UNITS	8
PARKS FACILITIES LEVEL OF SERVICE & COST ANALYSIS	8
Citywide Parkland	8
Citywide Park Improvements	9
PROJECTION OF PARKS GROWTH-RELATED FACILITY NEEDS	11
Fountain Inn Parkland Growth Projections	11
Fountain Inn Park Improvement Growth Projections	12
MAXIMUM SUPPORTABLE PARKS DEVELOPMENT IMPACT FEE	12
REVENUE FROM PARKS DEVELOPMENT IMPACT FEE	14
POLICE DEVELOPMENT IMPACT FEE ANALYSIS	15
METHODOLOGY	15
POLICE SERVICE UNITS	16
POLICE PROPORTIONATE SHARE	17
POLICE LEVEL OF SERVICE & COST ANALYSIS	18
PROJECTION OF POLICE FACILITY GROWTH-RELATED FACILITY NEEDS	20
MAXIMUM SUPPORTABLE POLICE DEVELOPMENT IMPACT FEE	22
REVENUE FROM POLICE DEVELOPMENT IMPACT FEE	24
FIRE DEVELOPMENT IMPACT FEE ANALYSIS	25
METHODOLOGY	25
FIRE SERVICE AREA	25
FIRE SERVICE UNITS	26
FIRE SERVICE AREA GROWTH PROJECTIONS	27

FIRE PROPORTIONATE SHARE	29
FIRE LEVEL OF SERVICE & COST ANALYSIS	30
PROJECTION OF FIRE FACILITY GROWTH-RELATED FACILITY NEEDS	33
MAXIMUM SUPPORTABLE FIRE DEVELOPMENT IMPACT FEE	35
REVENUE FROM FIRE DEVELOPMENT IMPACT FEE.....	36
CAPITAL IMPROVEMENT PLAN.....	37
IMPLEMENTATION AND ADMINISTRATION.....	39
ANNUAL FEE ADJUSTMENT	39
CREDITS AND REIMBURSEMENTS	39
APPENDIX A: HOUSING AFFORDABILITY ANALYSIS.....	40
Maximum Supportable Development Impact Fee	40
Impact on Monthly Mortgage.....	40
APPENDIX B: LAND USE ASSUMPTIONS.....	42
STUDY AREA	42
POPULATION AND HOUSING CHARACTERISTICS	43
Recent Residential Development.....	43
Base Year Housing Units and Population	44
POPULATION AND HOUSING PROJECTIONS	44
CURRENT NONRESIDENTIAL FLOOR AREA AND EMPLOYMENT	45
NONRESIDENTIAL FLOOR AREA AND EMPLOYMENT PROJECTIONS.....	46
FUNCTIONAL POPULATION	46
Nonresidential Vehicle Trips	48
FIRE SERVICE AREA GROWTH PROJECTIONS.....	49
APPENDIX C: SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT	51

EXECUTIVE SUMMARY

The City of Fountain Inn, South Carolina retained TischlerBise to prepare a Development Impact Fee study. Development impact fees are collected from new construction at the time a building permit is issued. The fees are one-time payments for new development's proportionate share of the capital cost of infrastructure. The following study addresses Fountain Inn's Parks, Police, and Fire infrastructure. Development impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Development impact fees may only be used for capital improvements or debt service for growth-related infrastructure. Under South Carolina Development Impact Fee enabling legislation (Section 6-1-910), fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

South Carolina Development Impact Fee Act¹

The State of South Carolina grants the power for cities and counties to collect development impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local impact fee system begins with a resolution by the City Council directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare an impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina.

All counties, cities, and towns are also required to prepare a report that estimates the effect of development impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees. A housing affordability analysis in support of the development impact fee study is published as a separate report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the City, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from development impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be

¹ See Appendix C for a copy of the South Carolina Development Impact Fee Act.

returned to the owner of the property for which the impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private landowners must include the pro rata portion of interest earned while on deposit in the impact fee account.

Fountain Inn is also responsible for preparing and publishing an annual report describing the amount of impact fees collected, appropriated, and spent during the preceding year. These updates must occur at least once every five years. Pursuant to State Law, Fountain Inn will not be empowered to recommend additional projects eligible for impact fee funding or charge higher maximum allowable development impact fees until the Development Impact Fee study and capital improvement plan have been updated.

Conceptual Development Impact Fee Calculation

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for park facilities is population growth, and the increase in population can be estimated from the average number of residents per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the parks example, a common LOS standard is park acreage per resident. The third step in the development impact fee formula is the cost of various infrastructure units. To complete the parks example, this part of the formula would establish the cost per acreage for acquiring new park land.

General Methodologies

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which

new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place. This methodology is based on an existing level of service.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development.

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible development impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation, and other revenues are contributing to the capital costs of infrastructure to be funded by development impact fees. This type of credit is integrated into the development impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by development impact fees. This type of credit is addressed in the administration and implementation of the development impact fee program.

Proposed Fee Methods and Cost Components

Figure 1 summarizes the methods and cost allocation components used for each infrastructure category in Fountain Inn’s development impact fee study. The development impact fees are based on the actual level of service. The Parks component is attributed to only residential development based on population. Fee categories are attributed to residential and nonresidential development based on population and nonresidential vehicle trips or jobs.

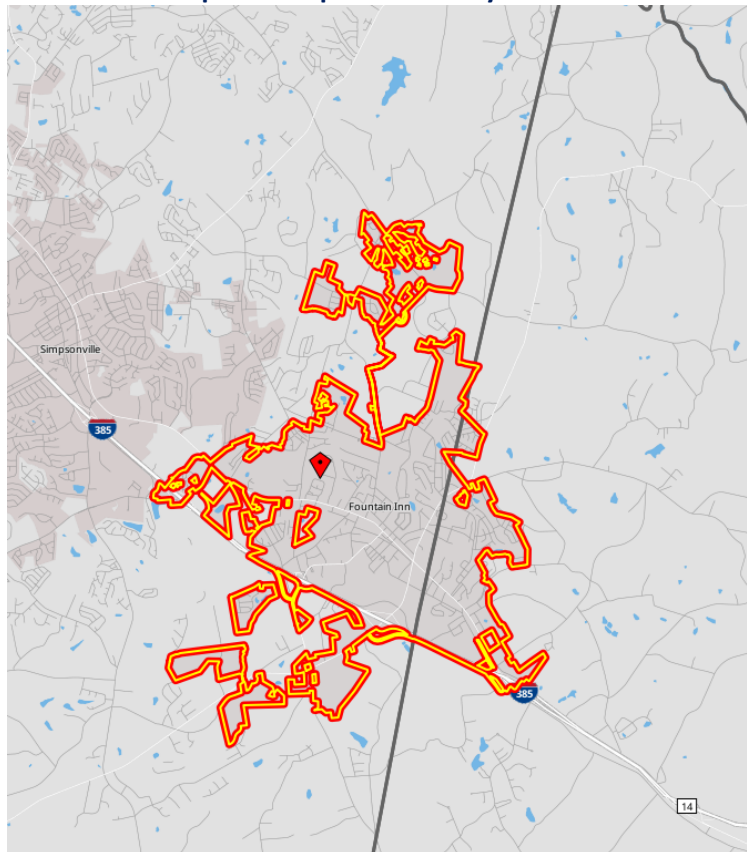
Figure 1. Proposed Fee Methods and Cost Components

Infrastructure Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Fire	Citywide	N/A	Fire Facilities, Fire Apparatus	N/A	Population, Vehicle Trips
Parks and Recreation	Citywide	N/A	Recreation Facilities, Park Amenities,	N/A	Population
Police	Citywide	N/A	Police Facilities, Police Equipment	N/A	Population, Vehicle Trips

Study Area

It is essential for an impact fee study to have an appropriate study area. The study area sets the parameters around the level of service calculations, capacity needs, and benefit zones. The study area for all fee categories in this analysis except for the Fire department is within the boundaries of the City of Fountain Inn and includes areas that will be annexed in the next 10 years. The Fire department study area is within the boundaries of the Fountain Inn Fire District.

Figure 2. City of Fountain Inn Development Impact Fee Study Area



Proposed Development Impact Fee Schedule

As documented in this report, Fountain Inn has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. Development impact fees are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables used to calculate the development impact fees. The development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

For residential development, proposed fees are assessed per housing unit by type of unit. The proposed residential fee categories include single family and multifamily units. Single family units include detached, attached units, and mobile homes. Multifamily units include condominiums and apartments with two or more units. The proposed fee schedule for nonresidential development is designed to provide a reasonable development impact fee determination for broad property classes – retail, office, industrial, warehouse, healthcare, and institutional.

Figure 3 summarizes proposed development impact fees for new development in Fountain Inn. The amounts shown are “maximum supportable” amounts based on the methodologies, levels of service, and costs for the capital improvements identified herein. The fees represent the highest amount feasible for each type of applicable development, which represent new growth’s fair share of the system improvement costs detailed in this report. The City can adopt amounts that are lower than the maximum amounts shown; however, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the City’s level of service.

Figure 3. Maximum Supportable Development Impact Fee

Residential Fees per Unit				
Development Type	Fire	Parks and Recreation	Police	Total
Single Family	\$1,283	\$1,333	\$521	\$3,137
Multi-Family	\$1,096	\$1,138	\$444	\$2,678

Nonresidential Fees per 1,000 Square Feet				
Development Type	Fire	Parks and Recreation	Police	Total
Industrial	\$410	\$0	\$166	\$576
Commercial/Retail	\$2,055	\$0	\$834	\$2,889
Office	\$912	\$0	\$370	\$1,282
Institutional	\$1,254	\$0	\$509	\$1,763

Projected Demand

Section 6-1-960(6) of the South Carolina Development Impact Fee Act requires:

“the total number of service units necessitated by and attributable to new development within the service area, based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria.”

Based on the land use assumptions discussed in Appendix B, both residential and nonresidential development is expected to continue in Fountain Inn over the next ten years.

Figure 5. Fountain Inn Residential and Nonresidential Projections

Fountain Inn, SC	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
Resident Population								
Single Family	10,667	11,559	12,452	13,344	14,237	15,130	19,593	8,926
Multi-Family	1,773	1,915	2,058	2,200	2,342	2,485	3,196	1,423
Total	12,440	13,475	14,510	15,545	16,580	17,614	22,789	10,350
Housing Units								
Single Family	4,211	4,563	4,916	5,268	5,621	5,973	7,735	3,524
Multi-Family	820	886	952	1,018	1,083	1,149	1,478	658
Total	5,031	5,449	5,867	6,286	6,704	7,122	9,213	4,182
Employment								
Industrial	897	972	1,046	1,121	1,196	1,270	1,643	746
Commercial/Retail	874	947	1,019	1,092	1,165	1,238	1,601	727
Office	682	739	795	852	909	966	1,249	567
Institutional	501	543	584	626	668	709	918	417
Total	2,954	3,200	3,446	3,691	3,937	4,183	5,412	2,458
Nonres. Floor Area (x1,000)								
Industrial	571	619	666	714	762	809	1,047	475
Commercial/Retail	412	446	480	514	549	583	754	342
Office	209	227	244	262	279	296	384	174
Institutional	165	179	193	207	220	234	303	138
Total	1,358	1,471	1,584	1,697	1,810	1,923	2,487	1,130
Nonresidential Trips								
Industrial	1,391	1,507	1,623	1,739	1,854	1,970	2,549	1,158
Commercial/Retail	5,028	5,446	5,864	6,283	6,701	7,119	9,211	4,183
Office	1,135	1,229	1,324	1,418	1,512	1,607	2,079	944
Institutional	1,232	1,335	1,438	1,540	1,643	1,745	2,258	1,025
Total	8,786	9,517	10,248	10,979	11,710	12,441	16,097	7,310

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one, two, and three digit places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

PARKS AND RECREATION DEVELOPMENT IMPACT FEE ANALYSIS

Methodology

Section 6-1-920(18c) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

“...parks, libraries, and recreational facilities.”

The Parks & Recreation Development Impact Fee is calculated only for residential development and on a per capita basis. The incremental expansion methodology is used to calculate the current level of service for:

- Park land
- Park improvements

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards.”

Residential development impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on persons per housing unit factors. It is assumed that only residential growth creates additional demand on Parks facilities. Furthermore, the level of service for all infrastructure components is calculated on a Citywide basis.

Parks Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used for residential development is persons per housing unit (PPHU). This is a measure of, on average, the number of persons residing in each housing unit. As shown in Figure PR1, there are 2.53 persons per single family unit, and 2.16 persons per multifamily unit. Factors have been calculate based on data provided by the U.S. Census Bureau’s 2022 American Community Survey 5-year estimates.

Figure PR1. Residential Service Units

Residential Development	
Development Type	Persons per Housing Unit ¹
Single Family	2.53
Multi-Family	2.16

1. See Land Use Assumptions

Parks Facilities Level of Service & Cost Analysis

The Parks Development Impact Fee includes the City’s park land and park improvements. Additional expansion will be necessary to serve future growth to maintain current levels of service. The level of service is calculated based on an incremental methodology with Citywide population as the base year demand factor.

Citywide Parkland

As shown in Figure PR2, there is a total of 25.81 acres of park land provided by the City of Fountain Inn. A recent analysis from City staff determined that the City would anticipate spending \$25,000 per acre for new park land. As a result, the total replacement cost for existing City parkland is \$645,250.

To calculate the current level of service, the total acreage is divided by the current Citywide population. As a result, there are .0021 acres per person (25.81 acres / 12,440 residents = .0021 acres per person). The net capital cost per person is then calculated by multiplying the level of service factor by the average cost per acre. This results in the capital cost per person of \$52 (.0021 acres per person x \$25,000 per acre of park land).

Figure PR2. Park Land Cost Factors

Description	Acres
Emanuel Sullivan Park	12.66
PD Terry Park	5.80
Sanctified Hill Park	4.60
Georgia Street Park	0.60
Fairview Street Park	1.90
Downtown Plaza	0.25
Total	25.81

Cost Factors	
Cost per Acre	\$25,000

Level-of-Service (LOS) Standards	
Existing Acres	25.81
Total Replacement Cost	\$645,250
2024 Population	12,440
Acres per Person	0.0021
Cost per Person	\$52

Source: Parks & Recreation Department, City of Fountain Inn

Citywide Park Improvements

As shown in Figure PR3, there is a total of 389 park improvements across six City parks, including the downtown plaza. TischlerBise derived unit costs for each type of improvement from studies it has completed in other comparable South Carolina jurisdictions and adjusted the costs for inflation using the US Department of Labor's inflation calculator. The total cost of the City's current park improvements is \$5,901,500. The average cost per improvement was calculated to be \$15,171 (\$5,901,500 total cost/ 389 improvements).

To calculate the current level of service, the number of improvements is divided by the current Citywide population. As a result, there are 0.031 improvements per person (389 improvements / 12,440 residents). The net capital cost per person is then calculated by multiplying the level of service factor by the average cost per improvement. This results in a capital cost per person of \$474 (0.031 improvements per person x \$15,171 per improvement).

Figure PR3. Park Improvement Cost Factors

Description	Units	Unit Cost ¹	Total Cost
Concession Stand	1	\$700,000	\$700,000
Restroom	6	\$100,000	\$600,000
Press Box	1	\$100,000	\$100,000
Batting Cage	2	\$10,000	\$20,000
Outdoor Basketball	2	\$150,000	\$300,000
Football / Soccer Field (Lit)	2	\$250,000	\$500,000
Youth Baseball/Softball (Lit)	5	\$250,000	\$1,250,000
Tee Ball/Miracle League Field	1	\$175,000	\$175,000
Bleachers (Fixed)	2	\$20,000	\$40,000
Bleachers (Portable)	8	\$10,000	\$80,000
Hard Tennis Court	3	\$100,000	\$300,000
Storage Shed	2	\$5,000	\$10,000
Splash Pad	1	\$35,000	\$35,000
Playground w/ Equipment	3	\$85,000	\$255,000
Picnic Shelter	3	\$40,000	\$120,000
Picnic Tables	12	\$1,500	\$18,000
Walking Trail	2	\$45,000	\$90,000
Parking Spaces	331	\$3,500	\$1,158,500
Water Fountains	2	\$75,000	\$150,000
Total	389	\$15,171	\$5,901,500

Cost Factors	
Average Unit Cost	\$15,171

Level-of-Service (LOS) Standards	
Existing Improvements	389
2024 Population	12,440
Units per Person	0.031
Cost per Person	\$474

Projection of Parks Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

Fountain Inn Parkland Growth Projections

To estimate the 10-year growth needs for Parkland in Fountain Inn, the current levels of service are applied to the residential growth projected. Fountain Inn is projected to increase by 10,350 residents over the next ten years (see Appendix B). Listed in Figure PR4, the City will need to acquire 21.47 new acres of park land to accommodate the growth. By applying the replacement cost factors, the total expenditure for the growth is projected to be approximately \$536,853.

Figure PR4. 10-Year Park Land Needs to Accommodate Growth

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Park Land	0.0021 Acres	per Person	\$25,000

Demand for Park Land		
Year	Population	Total Acres
2024	12,440	25.81
2025	13,475	27.96
2026	14,510	30.10
2027	15,545	32.25
2028	16,580	34.40
2029	17,614	36.55
2030	18,649	38.69
2031	19,684	40.84
2032	20,719	42.99
2033	21,754	45.14
2034	22,789	47.28
10-Yr Increase	10,350	21.47

Growth-Related Expenditures	\$536,853
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Fountain Inn Park Improvement Growth Projections

To estimate the 10-year growth needs for Park improvements in Fountain Inn, the current levels of service are applied to the residential growth projected. Fountain Inn is projected to increase by 10,350 residents over the next ten years (see Appendix B). Listed in Figure PR5, the City will need to add 323.7 park improvements to accommodate growth. By applying the replacement cost factors, the total expenditure for the growth is projected to be approximately \$4,910,098.

Figure PR5. 10-Year Park Improvement Needs to Accommodate Growth

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Park Improvements	0.031 Units	per Person	\$15,171

Demand for Park Amenities		
Year	Population	Total Improvements
2024	12,440	389.0
2025	13,475	421.4
2026	14,510	453.7
2027	15,545	486.1
2028	16,580	518.5
2029	17,614	550.8
2030	18,649	583.2
2031	19,684	615.6
2032	20,719	647.9
2033	21,754	680.3
2034	22,789	712.7
10-Yr Increase	10,350	323.7

Growth-Related Expenditures	\$4,910,098
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Maximum Supportable Parks Development Impact Fee

The following figures list the maximum supportable Parks Development Impact Fee for the City of Fountain Inn. Development impact fees for Parks facilities are only assessed on residential development and based on household size (i.e., persons per housing unit). Differentiating the fee by housing type allows the results to be more exact about the level of demand (persons per housing unit) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person (which includes parkland and park improvements) is multiplied by the number of persons per housing unit to calculate the proposed fee. For example, there is a total cost per person of \$526 and an average of 2.53 persons per single family housing unit, resulting in a fee of \$1,333 per unit (\$526 cost per person x 2.53 persons per unit = \$1,333 per unit).

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure PR6. Maximum Supportable Parks Development Impact Fee

Fee Component	Cost per Person
Park Land	\$52
Park Amenities	\$474
Total	\$526

Residential Fees per Unit		
Development Type	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.53	\$1,333
Multi-Family	2.16	\$1,138

1. See Land Use Assumptions

Revenue from Parks Development Impact Fee

Revenue from the Parks Development Impact Fee is estimated in Figure PR7. There are projected to be 4,182 new housing units in the service area by 2034. To find the revenue, the fee is multiplied by the growth. For example, single family development is estimated to generate \$3.76 million in revenue (\$1,067 x 3,524 units).

Also shown in the figure is the total growth expenditure (\$5.46 million). The total cost represents the growth-related needs the City of Fountain Inn. In total, impact fee revenues are projected to generate \$5.45 million.

Figure PR7. Estimated Revenue from the Parks Development Impact Fee

Fee Component	Growth Share	Total
Park Land	\$536,853	\$536,853
Park Amenities	\$4,910,098	\$4,910,098
Total	\$5,446,951	\$5,446,951

		Single Family \$1,333 per unit	Multi-Family \$1,138 per unit
Year		Hsg Unit	Hsg Unit
Base	2024	4,211	820
Year 1	2025	4,563	886
Year 2	2026	4,916	952
Year 3	2027	5,268	1,018
Year 4	2028	5,621	1,083
Year 5	2029	5,973	1,149
Year 6	2030	6,325	1,215
Year 7	2031	6,678	1,281
Year 8	2032	7,030	1,347
Year 9	2033	7,383	1,413
Year 10	2034	7,735	1,478
10-Year Increase		3,524	658
Projected Revenue		\$4,697,814	\$749,137

Projected Fee Revenue	\$5,446,951
Total Expenditures	\$5,446,951

POLICE DEVELOPMENT IMPACT FEE ANALYSIS

Methodology

Section 6-1-920(18f) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

“...public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities.”

The Police Development Impact Fee includes two components:

- Police station facility space
- Police equipment

An incremental expansion methodology is used for both components. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards.”

Residential development impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on persons per housing unit factors. Nonresidential development impact fees are calculated using nonresidential vehicle trips. Trip generation rates are highest for commercial/retail development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories. Using vehicle trip rates ensures that development impact fees are consistent with the relative demand for Police services from nonresidential development.

Police Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used for residential development is persons per housing unit (PPHU). This is a measure of, on average, the number of persons residing in each housing unit. As shown in Figure P1, there are 2.53 persons per single family detached unit, and 2.16 persons per multifamily unit. Factors have been calculate based on data provided by the U.S. Census Bureau’s 2022 American Community Survey 5-year estimates (further discussed in Appendix B).

Figure P1. Residential Service Units

Residential Development	
Development Type	Persons per Housing Unit ¹
Single Family	2.53
Multi-Family	2.16

1. See Land Use Assumptions

TischlerBise recommends using nonresidential vehicle trips as the nonresidential “service unit” for Police facilities and equipment. Average weekday vehicle trip ends for nonresidential development are from the 10th edition of the reference book, Trip Generation, published in 2021 by the Institute of Transportation Engineers. A “trip end” represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet.

Trip generation rates are used for nonresidential development because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for public safety services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, Police development fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

The standard 50 percent adjustment is applied to office and industrial. A lower vehicle trip adjustment factor is used for retail and institutional land uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. Further detail on vehicle trip factors can be found in Appendix B: Land Use Assumptions.

Figure P2. Nonresidential Service Units

Land Use	ITE Codes	Wkday Trip Ends Per 1,000 Sq. Ft.	Trip Adj. Factor	Vehicle Trips per 1,000 Sq. Ft.
Nonresidential (per 1,000 square feet)				
Industrial	110	4.87	50%	2.44
Retail	820	37.01	33%	12.21
Office	710	10.84	50%	5.42
Institutional	730	22.59	33%	7.45

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition (2021)

Police Proportionate Share

Both residential and nonresidential developments increase the demand on Police facilities and vehicles. To calculate the proportional share between residential and nonresidential demand on facilities, the City's functional population split is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day. Based on available data, the functional population calculation includes Citywide totals.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Fountain Inn are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data, residential development accounts for 81 percent of the functional population, while nonresidential development accounts for 19 percent, see Figure P3.

Figure P3. Fountain Inn Functional Population

Demand Units in 2021				
Residential			Demand Hours/Day	Person Hours
Residents	10,163			
Residents Not Working	1,062		20	21,240
Employed Residents	9,101			
Employed in Fountain Inn		3,972	14	55,608
Employed Outside Fountain Inn		5,129	14	71,806
Residential Subtotal				148,654
Residential Share				81%
Nonresidential				
Non-Working Residents	1,062		4	4,248
Jobs Located in Fountain Inn	2,957			
Residents Employed in Fountain Inn		304	10	3,040
Non-Resident Workers (Inflow Commuters)		2,653	10	26,530
Nonresidential Subtotal				33,818
Nonresidential Share				19%
Total				182,472

Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates (population); U.S. Census Bureau, OnTheMap 6.23.3 Application and LEHD Origin-Destination Employment Statistics, 2020

Police Level of Service & Cost Analysis

As shown in Figure P4, Police station space totals 6,722 square feet. To determine the level of service factors for the development impact fee, the functional population split is applied to the floor area, resulting in a 5,445 square foot share of floor area for service of residential demand and a 1,277 square foot share for service of nonresidential demand.

The current level of service is found by dividing the allocated floor area by the 2024 residential and nonresidential demand units (population and nonresidential vehicle trips). This results in LOS factors of 0.4377 square feet per person for residential uses and 0.1454 square feet per nonresidential vehicle trip for nonresidential uses.

Based on a 2024 staff estimate of costs to build a station component within a larger Main Street municipal complex, the construction cost of a police station averages \$425 per square foot. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is \$186 (0.4377 square feet per person x \$425 per square foot).

Figure P4. Police Station Facility Space Level of Service and Cost Factors

Description	Square Feet
Headquarters	6,500
Municipal Court	222
Total	6,722

Cost Factors	
New Station Cost per Square Foot	\$425

Level-of-Service (LOS) Standards	
Existing Square Feet	6,722
Residential	
Residential Share	81%
Residential Square Feet	5,445
2024 Population	12,440
Square Feet per Person	0.4377
Cost per Person	\$186
Nonresidential	
Nonresidential Share	19%
Nonresidential Square Feet	1,277
2024 Vehicle Trips	8,786
Square Feet per Vehicle Trip	0.1454
Cost per Vehicle Trip	\$62

Source: Fountain Inn Police Department

As shown in Figure P5, the City's Police Department currently owns three dispatch consoles. To determine the level of service factors for the development impact fee, the functional population split is applied to this total, resulting in 2.4 dispatch consoles serving residential demand and 0.6 consoles serving nonresidential demand.

The current level of service is found by dividing the allocated units by the 2024 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 0.0002 units per person and 0.0001 units per nonresidential vehicle trip.

Based on 2024 Fountain Inn Police estimates, the replacement cost of a dispatch console averages \$100,000 per unit. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per console. For example, the residential cost per person is \$20 (0.0002 units per person x \$100,000 per unit).

Figure P5. Police Equipment Level of Service and Cost Factors

Description	Units	Unit Cost ¹	Total Cost
Dispatch Console	3	\$100,000	\$300,000
Total	3	\$100,000	\$300,000

Cost Factors	
Weighted Average Unit Cost	\$100,000

Level-of-Service (LOS) Standards	
Existing Units	3
Residential	
Residential Share	81%
Residential Units	2.4
2024 Population	12,440
Units per Person	0.0002
Cost per Person	\$20
Nonresidential	
Nonresidential Share	19%
Nonresidential Units	0.6
2024 Vehicle Trips	8,786
Units per Vehicle Trip	0.0001
Cost per Vehicle Trip	\$6

1. 2024 cost provided by City of Fountain Inn Police Department.

Projection of Police Facility Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

To estimate the 10-year growth needs for Police office space, the current level of service (0.4377 square feet per person and 0.1454 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for Fountain Inn. The City is projected to increase by 10,350 residents and 7,310 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure P6, there will be a need for 5,593 square feet of Police station space to accommodate future growth-related needs.

By applying the average cost (\$425 per square feet), the total expenditure for the growth is estimated to be \$2,376,923 (5,593 square feet x \$425).

Figure P6. 10-Year Police Station Needs to Accommodate Growth

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Police Facilities	0.4377 Square Feet	per Person	\$425
	0.1454 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2024	12,440	8,786	5,445	1,277	6,722
2025	13,475	9,517	5,898	1,383	7,281
2026	14,510	10,248	6,351	1,490	7,841
2027	15,545	10,979	6,804	1,596	8,400
2028	16,580	11,710	7,257	1,702	8,959
2029	17,614	12,441	7,710	1,808	9,518
2030	18,649	13,172	8,163	1,915	10,078
2031	19,684	13,903	8,616	2,021	10,637
2032	20,719	14,634	9,069	2,127	11,196
2033	21,754	15,366	9,522	2,234	11,755
2034	22,789	16,097	9,975	2,340	12,315
10-Yr Increase	10,350	7,310	4,530	1,063	5,593

Growth-Related Expenditures	\$1,925,308	\$451,615	\$2,376,923
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To estimate the 10-year growth needs for Police equipment, the current level of service (0.0002 units per person and 0.0001 units per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for Fountain Inn. The City is projected to increase by 10,350 residents and 7,310 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure P7, there will be a need for 2.5 new dispatch consoles to accommodate future growth-related demand. By applying the average cost (\$100,000 per unit), the total expenditure for the growth is estimated to be \$249,603 (2.5 x \$100,000).

Figure P7. 10-Year Police Equipment Needs to Accommodate Growth

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0002 Units	per Person	\$100,000
	0.0001 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2024	12,440	8,786	2.4	0.6	3.0
2025	13,475	9,517	2.6	0.6	3.2
2026	14,510	10,248	2.8	0.7	3.5
2027	15,545	10,979	3.0	0.7	3.7
2028	16,580	11,710	3.2	0.8	4.0
2029	17,614	12,441	3.4	0.8	4.2
2030	18,649	13,172	3.6	0.9	4.5
2031	19,684	13,903	3.8	0.9	4.7
2032	20,719	14,634	4.0	0.9	5.0
2033	21,754	15,366	4.2	1.0	5.2
2034	22,789	16,097	4.5	1.0	5.5
10-Yr Increase	10,350	7,310	2.0	0.5	2.5

Growth-Related Expenditures	\$202,178	\$47,424	\$249,603
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Maximum Supportable Police Development Impact Fee

Figure P8 shows the maximum supportable Police Development Impact Fee. Development impact fees for Police are based on household sizes for residential development and vehicle trips per 1,000 square feet for nonresidential development. Differentiating the fee by housing type allows the results to be more exact about the level of demand (persons per housing unit) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure P8. Maximum Supportable Police Development Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$186	\$62
Police Equipment	\$20	\$6
Total	\$206	\$68

Residential Fees per Unit		
Development Type	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.53	\$521
Multi-Family	2.16	\$444

Nonresidential Fees per 1,000 Square Feet		
Development Type	Vehicle Trips per 1,000 Sq Ft ¹	Proposed Fees
Industrial	2.44	\$166
Commercial/Retail	12.21	\$834
Office	5.42	\$370
Institutional	7.45	\$509

1. See Land Use Assumptions

Revenue from Police Development Impact Fee

Revenue from the Police Development Impact Fee is estimated in Figure P9. There are projected to be 4,182 new housing units and 1,130,000 new nonresidential square feet in the service area by 2034. To find the revenue, the fee is multiplied by the growth. For example, single family development is estimated to generate \$1,834,886 million in revenue (\$521 x 3,524 units).

Also shown in the figure is the total growth-related cost (\$2.63 million). The total cost represents the growth-related needs in the City of Fountain Inn for police facilities and equipment. In total, police impact fees are expected to generate \$2.63 million over ten years.

Figure P9. Estimated Revenue from Police Development Impact Fee

Fee Component	Growth Share	Total
Police Facilities	\$2,376,923	\$2,376,923
Police Equipment	\$249,603	\$249,603
Total	\$2,626,526	\$2,626,526

		Single Family \$521	Multi-Family \$444	Industrial \$166	Comm./Retail \$834	Office \$370	Institutional \$509
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	4,211	820	571	412	209	165
Year 1	2025	4,563	886	619	446	227	179
Year 2	2026	4,916	952	666	480	244	193
Year 3	2027	5,268	1,018	714	514	262	207
Year 4	2028	5,621	1,083	762	549	279	220
Year 5	2029	5,973	1,149	809	583	296	234
Year 6	2030	6,325	1,215	857	617	314	248
Year 7	2031	6,678	1,281	904	651	331	262
Year 8	2032	7,030	1,347	952	686	349	275
Year 9	2033	7,383	1,413	999	720	366	289
Year 10	2034	7,735	1,478	1,047	754	384	303
10-Year Increase		3,524	658	475	342	174	138
Projected Revenue		\$1,834,886	\$292,600	\$79,024	\$285,142	\$64,454	\$70,002

Projected Fee Revenue	\$2,626,109
Total Expenditures	\$2,626,526

FIRE DEVELOPMENT IMPACT FEE ANALYSIS

Methodology

Section 6-1-920(18f) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

“...public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities.”

The Fire Development Impact Fee includes components:

- Fire stations
- Fire apparatus

An incremental expansion methodology is used for each component. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

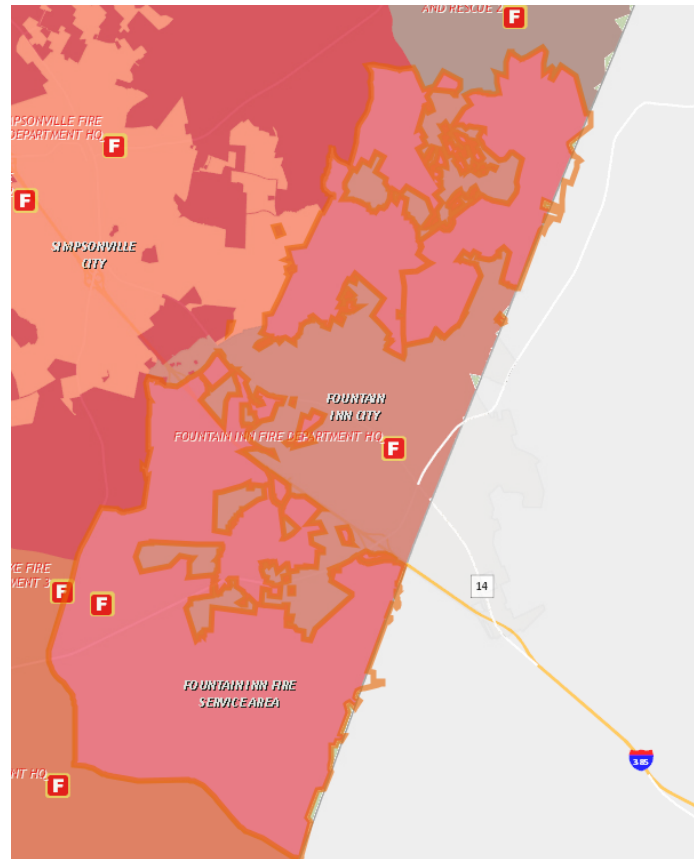
“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards.”

Residential development impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on persons per housing unit factors. Nonresidential development impact fees are calculated using nonresidential vehicle trips. Trip generation rates are highest for commercial/retail development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories. Using vehicle trip rates ensures that development impact fees are consistent with the relative demand for fire services from nonresidential development.

Fire Service Area

As shown in Figure F1, the City of Fountain Inn Fire Department services the Fountain Inn Fire District, which includes areas beyond the City limits. Specifically, the Fire District is comprised of county taxing districts 696, 697, 698, and 699, which have a combined area of 20.42 square miles.

Figure 1: Fountain Inn Fire District Area



Fire Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used for residential development is persons per housing unit (PPHU). This is a measure of, on average, the number of persons residing in each housing unit. As shown in Figure F2, there are 2.53 persons per single family detached unit, and 2.16 persons per multifamily unit. Factors have been calculate based on data provided by the U.S. Census Bureau’s 2022 American Community Survey 5-year estimates (further discussed in Appendix B).

Figure F2. Residential Service Units

Residential Development	
Development Type	Persons per Housing Unit ¹
Single Family	2.53
Multi-Family	2.16

1. See Land Use Assumptions

TischlerBise recommends using nonresidential vehicle trips as the nonresidential “service unit” for Fire infrastructure. Average weekday vehicle trip ends for nonresidential development are from the 11th edition of the reference book, Trip Generation, published in 2021 by the Institute of Transportation Engineers. A “trip end” represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet.

Trip generation rates are used for nonresidential development because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for public safety services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire development impact fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

The standard 50 percent adjustment is applied to office and industrial. A lower vehicle trip adjustment factor is used for retail and institutional land uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. Further detail on vehicle trip factors can be found in Appendix B: Land Use Assumptions.

Figure F3. Nonresidential Service Units

Land Use	ITE Codes	Wkday Trip Ends Per 1,000 Sq. Ft.	Trip Adj. Factor	Vehicle Trips per 1,000 Sq. Ft.
Nonresidential (per 1,000 square feet)				
Industrial	110	4.87	50%	2.44
Retail	820	37.01	33%	12.21
Office	710	10.84	50%	5.42
Institutional	730	22.59	33%	7.45

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition (2021)

Fire Service Area Growth Projections

TischlerBise estimates the base year population of Fountain Inn Fire District in 2024 to be 16,499 persons and the base year housing stock to be 6,701 units. TischlerBise then applied a 6.2% annual population growth rate observed in the City of Fountain Inn to the Fire District to project population and housing unit

growth through 2034. As shown in Figure F4, the Fountain Inn Fire District population is projected to increase by 13,727 persons and 5,575 housing units over the next ten years.

Figure F4. Fountain Inn Fire District Residential Growth Projections

Fountain Inn Fire District	2024	2025	2026	2027	2028	2029	2034	10-Year Increase
	Base Year	1	2	3	4	5	10	
Resident Population								
Single Family	13,127	13,946	14,816	15,741	16,723	17,767	24,048	10,921
Multi-Family	3,372	3,582	3,806	4,044	4,296	4,564	6,178	2,806
Total	16,499	17,528	18,622	19,784	21,019	22,331	30,225	13,727
Housing Units								
Single Family	5,182	5,506	5,849	6,214	6,602	7,014	9,494	4,312
Multi-Family	1,560	1,657	1,760	1,870	1,987	2,111	2,857	1,298
Total	6,701	7,119	7,564	8,036	8,537	9,070	12,276	5,575

Nonresidential growth projections are shown below in Figure F5. To project nonresidential growth within the Fountain Inn Fire District, TischlerBise calculated the base year employment by applying the 0.24 jobs to population ratio observed within the City of Fountain Inn to the Fire District population (Appendix B), resulting in a total of 3,918 total jobs in 2024. The jobs to population ratio is held constant over the ten year analysis period. In total, the District is projected to add 3,260 jobs over the next ten years.

TischlerBise then allocated the number of jobs for each nonresidential land use type proportionately based on the 2024 ESRI employment data shown in Appendix B. Using ITE employment density factors shown in Appendix B, the base year square footage for each nonresidential land use type was calculated. In total, the District is projected to see an increase of 1.498 million square feet over the next ten years. Finally, TischlerBise applied the vehicle trips factors listed in Appendix B to the total square footage for each type of nonresidential land use to calculate the total number of nonresidential vehicle trips. The District is expected to see an increase of 10,537 nonresidential vehicle trips over the next ten years.

Figure F5. Fountain Inn Fire District Nonresidential Growth Projections

Fountain Inn Fire District	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	1,190	1,264	1,343	1,427	1,516	1,610	2,180	990
Commercial/Retail	1,159	1,232	1,308	1,390	1,477	1,569	2,124	964
Office	905	961	1,021	1,085	1,152	1,224	1,657	753
Institutional	664	706	750	797	847	899	1,217	553
Total	3,918	4,162	4,422	4,698	4,991	5,303	7,178	3,260
Nonres. Floor Area (x1,000)								
Industrial	758	805	855	909	965	1,026	1,388	631
Commercial/Retail	546	580	616	655	696	739	1,000	454
Office	278	295	313	333	354	376	509	231
Institutional	219	233	248	263	279	297	402	182
Total	1,801	1,913	2,033	2,159	2,294	2,437	3,299	1,498
Nonres. Trips per 1,000 SF								
Industrial	1,849	1,965	2,087	2,217	2,356	2,503	3,388	1,538
Commercial/Retail	7,676	8,155	8,664	9,205	9,780	10,390	14,063	6,387
Office	1,505	1,599	1,699	1,805	1,917	2,037	2,757	1,252
Institutional	1,634	1,736	1,844	1,959	2,081	2,211	2,993	1,359
Total	12,664	13,455	14,294	15,186	16,134	17,141	23,201	10,537

Fire Proportionate Share

Both residential and nonresidential developments increase the demand on Fire facilities. To calculate the proportional share between residential and nonresidential demand on facilities, the City's functional population split is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day. Based on available data, the functional population calculation includes Citywide totals.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Fountain Inn City are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data, residential development accounts for 81 percent of the functional population, while nonresidential development accounts for 19 percent, see Figure F6.

Figure F6. Fountain Inn Functional Population

Demand Units in 2021				
Residential			Demand Hours/Day	Person Hours
Residents	10,163			
Residents Not Working	1,062		20	21,240
Employed Residents	9,101			
Employed in Fountain Inn	3,972		14	55,608
Employed Outside Fountain Inn	5,129		14	71,806
Residential Subtotal				148,654
Residential Share				81%
Nonresidential				
Non-Working Residents	1,062		4	4,248
Jobs Located in Fountain Inn	2,957			
Residents Employed in Fountain Inn	304		10	3,040
Non-Resident Workers (Inflow Commuters)	2,653		10	26,530
Nonresidential Subtotal				33,818
Nonresidential Share				19%
Total				182,472

Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates (population); U.S. Census Bureau, OnTheMap 6.23.3 Application and LEHD Origin-Destination Employment Statistics, 2020

Fire Level of Service & Cost Analysis

As shown in Figure F7, there are two fire stations that provide service to the Fountain Inn fire service area, which includes unincorporated areas outside the city limits. To determine the level of service factors for the development impact fee, Fire Station floor area is allocated to residential and nonresidential demand based on the functional population analysis. Thus, 8,505 square feet are allocated to residential demand and 1,995 square feet are allocated to nonresidential demand.

The current level of service is found by dividing the allocated floor area by the 2024 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. This results in LOS factors of 0.5155 square feet per person and 0.1712 square feet per nonresidential vehicle trip.

Based on 2024 Fountain Inn Fire Department estimates of the cost to construct a typical 8,000 square foot fire station, the average construction cost for a station is \$500 per square foot. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is \$258 (.5115 square feet per person x \$500 per square foot).

Figure F7. Fire Station Level of Service and Cost Factors

Description	Square Feet
Station #1	7,500
Station #2	3,000
Total	10,500

Cost Factors	
New Station Cost per Square Foot	\$500

Level-of-Service (LOS) Standards	
Existing Square Feet	10,500
Residential	
Residential Share	81%
Residential Sq. Ft.	8,505
2024 Fire District Population	16,499
Square Feet per Person	0.5155
Cost per Person	\$258
Nonresidential	
Nonresidential Share	19%
Nonresidential Sq. Ft.	1,995
2024 Fire District Vehicle Trips	11,653
Square Feet per Vehicle Trip	0.1712
Cost per Vehicle Trip	\$86

Source: Fountain Inn Fire and Rescue

Figure F8 shows the level of service (LOS) factors for the Fountain Inn fire apparatus. Of the total fire fleet (11 vehicles), 9 vehicles are allocated to residential demand and 2 vehicles are allocated to nonresidential demand.

The level of service is found by dividing the allocated vehicles by the 2024 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 0.0005 vehicles per person and 0.0002 vehicles per nonresidential vehicle trip.

From the Fire Department, the average replacement cost of a vehicle is \$460,909. To find the capital cost per person and per nonresidential vehicle trip, the level of service standards are applied to the average cost per vehicle. For example, the residential cost per person is \$249 (0.0005 vehicles per person x \$460,909).

Figure F8. Fire Vehicle Level of Service and Cost Factors

Description	Units	Unit Cost ¹	Total Cost
Engine	4	\$750,000	\$3,000,000
100' Ladder	1	\$1,400,000	\$1,400,000
Brush Truck (F-550)	1	\$160,000	\$160,000
QRV (F-250)	1	\$110,000	\$110,000
Admin Vehicles	3	\$100,000	\$300,000
Boat	1	\$100,000	\$100,000
Total	11	\$460,909	\$5,070,000

Cost Factors	
Average Unit Cost	\$460,909

Level-of-Service (LOS) Standards	
Existing Units	11
Residential	
Residential Share	81%
Residential Vehicles	9
2024 Fire District Population	16,499
Units per Person	0.0005
Cost per Person	\$249
Nonresidential	
Nonresidential Share	19%
Nonresidential Vehicles	2
2024 Fire District Vehicle Trips	11,653
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	\$83

Projection of Fire Facility Growth-Related Facility Needs

Section 6-1-960(B)(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(B)(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

To estimate the 10-year growth needs for fire stations, the current level of service (0.5155 square feet per person and 0.1712 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for Fountain Inn. The service area is projected to increase by 13,727 residents and 9,696 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure F9, there will be a need for 8,736 new fire station square feet to accommodate future demands. By applying the average cost of a station (\$500 per square feet), the total expenditure the growth related cost is estimated to be \$4,368,044 (8,736 square feet x \$500).

Figure F9. 10-Year Fire Station Needs to Accommodate Growth

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.5155 Square Feet	per Person	\$500
	0.1712 Square Feet	per Trip	

Demand for Fire Facilities					
Year	Fire District Population	Fire District Vehicle Trips	Square Feet		Square Feet
			Residential	Nonresidential	Total
2024	16,499	11,653	8,505	1,995	10,500
2025	17,528	12,380	9,036	2,120	11,155
2026	18,622	13,153	9,600	2,252	11,852
2027	19,784	13,974	10,199	2,392	12,591
2028	21,019	14,846	10,835	2,542	13,377
2029	22,331	15,773	11,512	2,700	14,212
2030	23,725	16,757	12,230	2,869	15,099
2031	25,205	17,803	12,993	3,048	16,041
2032	26,779	18,914	13,804	3,238	17,042
2033	28,450	20,095	14,666	3,440	18,106
2034	30,225	21,349	15,581	3,655	19,236
10-Yr Increase	13,727	9,696	7,076	1,660	8,736

Growth-Related Expenditures	\$3,538,116	\$829,928	\$4,368,044
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To estimate the 10-year growth needs for Fire apparatus, the current level of service (0.0005 apparatus per person and 0.0002 units per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for Fountain Inn. The service area is projected to increase by 13,727 residents and 9,696 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure F10, there will be a need for 9.2 new pieces of apparatus to accommodate future demands. By applying the average cost of a piece of apparatus (\$460,909), the total expenditure for the growth is estimated to be \$4,218,283 (9.2 apparatus x \$460,909).

Figure F10. 10-Year Fire Apparatus Needs to Accommodate Growth

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.0005 Units	Per Person	\$460,909
	0.0002 Units	Per Vehicle Trip	

Demand for Fire Apparatus					
Year	Fire District Population	Fire District Vehicle Trips	Units		
			Residential	Nonresidential	Total
2024	16,499	11,653	8.9	2.1	11.0
2025	17,528	12,380	9.5	2.2	11.7
2026	18,622	13,153	10.1	2.4	12.4
2027	19,784	13,974	10.7	2.5	13.2
2028	21,019	14,846	11.4	2.7	14.0
2029	22,331	15,773	12.1	2.8	14.9
2030	23,725	16,757	12.8	3.0	15.8
2031	25,205	17,803	13.6	3.2	16.8
2032	26,779	18,914	14.5	3.4	17.9
2033	28,450	20,095	15.4	3.6	19.0
2034	30,225	21,349	16.3	3.8	20.2
10-Yr Increase	13,727	9,696	7.4	1.7	9.2

Growth-Related Expenditures	\$3,416,809	\$801,474	\$4,218,283
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Maximum Supportable Fire Development Impact Fee

Figure F11 shows the maximum supportable Fire Development Impact Fee. Development impact fees for Fire are based on household sizes for residential development and vehicle trips per 1,000 square feet for nonresidential development. Differentiating the fee by housing type allows the results to be more exact about the level of demand (persons per housing unit) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure F11. Maximum Supportable Fire Development Impact Fee

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	\$258	\$86
Fire Apparatus	\$249	\$83
Total	\$507	\$168

Residential Fees per Unit		
Development Type	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.53	\$1,283
Multi-Family	2.16	\$1,096

Nonresidential Fees per 1,000 Square Feet		
Development Type	Vehicle Trips per 1,000 Sq Ft ¹	Proposed Fees
Industrial	2.44	\$410
Commercial/Retail	12.21	\$2,055
Office	5.42	\$912
Institutional	7.45	\$1,254

1. See Land Use Assumptions

Revenue from Fire Development Impact Fee

Revenue from the Fire Development Impact Fee is estimated in Figure F12. Since Fountain Inn can only collect impact fees on developments within the City limits, only residential units and nonresidential floor area within the City limits are included in the revenue calculation. There are projected to be 4,182 new housing units and 1,130,000 new nonresidential square feet in the City by 2034. To find the revenue, the fee is multiplied by the growth. For example, single family development is estimated to generate about \$4.52 million in revenue (\$1,283 x 3,524 units).

Also shown in the figure is the total growth-related cost (\$8.59 million). In total, fire impact fees are expected to generate \$6.47 million in revenue.

Figure F12. Estimated Revenue from Fire Development Impact Fee

		Fee Component		Growth Share	Total
		Fire Facilities		\$4,368,044	\$4,368,044
		Fire Apparatus		\$4,218,283	\$4,218,283
		Total		\$8,586,327	\$8,586,327

		Single Family \$1,283 per unit	Multi-Family \$1,096 per unit	Industrial \$410 per KSF	Comm./Retail \$2,055 per KSF	Office \$912 per KSF	Institutional \$1,254 per KSF
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	4,211	820	571	412	209	165
Year 1	2025	4,563	886	619	446	227	179
Year 2	2026	4,916	952	666	480	244	193
Year 3	2027	5,268	1,018	714	514	262	207
Year 4	2028	5,621	1,083	762	549	279	220
Year 5	2029	5,973	1,149	809	583	296	234
Year 6	2030	6,325	1,215	857	617	314	248
Year 7	2031	6,678	1,281	904	651	331	262
Year 8	2032	7,030	1,347	952	686	349	275
Year 9	2033	7,383	1,413	999	720	366	289
Year 10	2034	7,735	1,478	1,047	754	384	303
10-Year Increase		3,524	658	475	342	174	138
Projected Revenue		\$4,522,673	\$721,208	\$194,781	\$703,853	\$158,685	\$173,100

Projected Fee Revenue	\$6,474,300
Existing Development Share	\$2,112,026
Total Expenditures	\$8,586,327

CAPITAL IMPROVEMENT PLAN

Section 6-1-930(A) of the South Carolina Development Impact Fee Act requires:

“If a governmental entity has not adopted a comprehensive plan but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee.”

Section 6-1-960(B)(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Along with the impact fee analysis, this report represents the City of Fountain Inn’s Capital Improvement Plan. The Plan includes a list of 10-year capital facility needs for Parks & Recreation, Fire, and Police departments. The 10-year facility needs list represents the additional capital improvements necessary to accommodate the projected growth at the levels of service established in the impact fee analysis. Further details about the levels of service and calculations can be found in their respective chapters.

To respond to demand for Parks and Recreation facilities, the City of Fountain Inn plans to incrementally construct new park land and improvements. As shown in Figure CIP1, the estimated cost is \$5.45 million.

Figure CIP1: Parks & Recreation Capital Improvement Plan

Type of Infrastructure	Units	10-Year Need	City Cost
Parks & Recreation Department			
Park Land	Acres	21.5	\$536,853
Park Improvements	Units	323.7	\$4,910,098
Total Parks & Recreation Cost			\$5,446,951
Projected Impact Fee Revenue			\$5,446,951
Non-Impact Fee Funding			\$0

To respond to demand for Police facilities, the City of Fountain Inn plans to incrementally construct new station and purchase new dispatch equipment. As shown in Figure CIP2, the estimated cost is \$2.63 million.

Figure CIP2: Police Capital Improvement Plan

Type of Infrastructure	Units	10-Year Need	City Cost
Police Department			
Police Station	Square Feet	5,593	\$2,376,923
Dispatch Equipment	Consoles	2.5	\$249,603
Total Police Cost			\$2,626,526
Projected Impact Fee Revenue			\$2,626,109
Non-Impact Fee Funding			(\$417)

To respond to demand for Fire facilities, the City of Fountain Inn plans to incrementally construct new station capacity and purchase new vehicles. As shown in Figure CIP3, the estimated cost is \$8.59 million. The analysis indicates that 75 percent of the need for these facilities is city growth-related. The remainder of the costs are associated with growth occurring outside the city limits.

Figure CIP3: Fire Capital Improvement Plan

Type of Infrastructure	Units	10-Year Need	City Cost
Fire Department			
Fire Stations	Square Feet	8,736	\$4,368,044
Fire Apparatus	Vehicles	9.2	\$4,218,283
Total Fire Cost			\$8,586,327
Projected Impact Fee Revenue			\$6,474,300
Non-Impact Fee Funding			(\$2,112,026)

Figure CIP4 summarizes the total ten-year need and projected impact fee revenue for Fountain Inn's Parks and Recreation, Police, and Fire departments. In total, impact fees are expected to generate \$14.5 million over 10 years. Over the same period, the City will need to identify \$2.11 in additional funding to close the capital shortfall for infrastructure improvements.

Figure CIP4: Capital Improvement Plan Summary

Type of Infrastructure	10-Year CIP Cost	Impact Fee Revenue	Non-Impact Fee Funding
Parks & Recreation Department	\$5,446,951	\$5,446,951	\$0
Police Department	\$2,626,526	\$2,626,109	\$417
Fire Department	\$8,586,327	\$6,474,300	\$2,112,026
Total	\$16,659,803	\$14,547,361	\$2,112,443

IMPLEMENTATION AND ADMINISTRATION

Annual Fee Adjustment

The development impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering News-Record (ENR). ENR is a trade journal which uses generally accepted engineering and accounting methods to produce a construction cost index. For each such adjustment, the development impact fees shall be multiplied by a fraction, the numerator of which is the ENR Construction Cost Index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator. This is a generally accepted methodology of annually adjusting development impact fees to ensure that the fee is proportionate to the demand from future growth.

Credits and Reimbursements

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that development. The latter option is more difficult to administer because it creates unique fees for specific geographic areas.

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

Section 6-1-930(2) of the South Carolina Development Impact Fee Act requires:

“Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.”

In accordance with South Carolina Development Impact Fee Act, this chapter estimates the effects of imposing the maximum supportable development impact fees on the affordability of housing in Fountain Inn. The analysis will examine the current housing expenses that burden an average household in the City. Next, the maximum supportable development impact fee will be included in the cost burden analysis to identify the effect the proposed development impact fees will have on affordable housing.

Maximum Supportable Development Impact Fee

The development impact fees found in Figure A1 represent the highest amount supportable for housing units by housing type, which represents new growth’s fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service. The housing affordability analysis will assume a conservative condition for assessing the effect of the development impact fee on monthly mortgages in Fountain Inn (i.e., the maximum supportable development impact fee amount). If the City Council were to choose a lower development impact fee amount, the results presented in this section of the report would improve.

Figure A1. Maximum Supportable Development Impact Fee

Residential Fees per Unit				
Development Type	Fire	Parks and Recreation	Police	Total
Single Family	\$1,283	\$1,333	\$521	\$3,137
Multi-Family	\$1,096	\$1,138	\$444	\$2,678

Impact on Monthly Mortgage

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on housing affordability in the jurisdiction. As shown in Figure A2, TischlerBise calculated the effect of the maximum allowable development impact fee on a monthly mortgage at different interest rates. For example, the proposed single-family development impact fee of \$3,137 increases a mortgage with an interest rate of 2.5 percent by \$12.40 per month. For a mortgage with an interest rate of 8.0 percent, the cost is \$23.02 per month.

Figure A2. Monthly Payment Sensitivity Analysis

Monthly Payment Calculation							
Single-Family Unit	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Maximum Allowable Fee	\$3,137	\$3,137	\$3,137	\$3,137	\$3,137	\$3,137	\$3,137
Loan Term (Years)	30	30	30	30	30	30	30
Interest Rate (Annual)	2.50%	3.00%	4.00%	5.00%	6.00%	7.00%	8.00%
Monthly Cost	\$12.40	\$13.23	\$14.98	\$16.84	\$18.81	\$20.87	\$23.02

APPENDIX B: LAND USE ASSUMPTIONS

As part of our Work Scope, TischlerBise has prepared documentation on demographic data and development projections that will be used in the Fountain Inn Development Impact Fee Study. The data estimates and projections are used in the study's calculations and to illustrate the possible future pace of service demands on the City's infrastructure. Furthermore, this chapter demonstrates the history of development and base year development levels in Fountain Inn. The base year assumptions are used in the impact fee calculations to determine current levels of service.

This chapter includes discussion and findings on:

- Household/housing unit size
- Current housing unit and population estimates
- Residential projections
- Current nonresidential floor area and employment estimates
- Nonresidential projections
- Functional population
- Current and projected daily vehicle trips

Study Area

It is essential for an impact fee study to have an appropriate study area. The study area defines the level of service calculations and capacity needs. The service area for parks and police is contained by the City's borders, as of December 1, 2024. The service area for the fire department is the 2024 Fountain Inn Fire District boundary.

Population and Housing Characteristics

Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate share fee amounts. Housing types have varying household sizes and, consequently, a varying demand on City infrastructure and services. Thus, it is important to differentiate between housing types and size.

Housing types have different characteristics which results in a different demand on City facilities and services. In the development impact fee schedule, there will be two housing types included: single family and multifamily. PPHU factors were calculated using American Community Survey data available through the U.S. Census Bureau.

When persons per housing unit (PPHU) is used in the development impact fee calculations, infrastructure standards are derived using year-round population. In contrast, when persons per household (PPHH) is used in the development impact fee calculations, the fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that fees for residential development in Fountain Inn be imposed according to persons per housing unit.

Figure B1 shows US Census American Community Survey 2022 5-Year Estimates data for Fountain Inn. Single family units have a size of 2.53 persons per unit and multifamily units have a size of 2.16 persons per unit.

The figure below illustrates the **PPHU factors that will be used to project population**. The figure is used solely to calculate the PPHU factors, base year housing stock and population estimates are detailed in the following section.

Figure B1. Persons per Housing Unit

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units ¹	8,782	3,153	2.79	3,467	2.53	80.9%	9.10%
Multi-Family Units ²	1,773	726	2.44	820	2.16	19.1%	11.50%
Total	10,555	3,879	2.72	4,287	2.46	100.0%	9.50%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile homes.

2. Includes dwellings in structures with two or more units, and boats, RVs, vans etc.

Recent Residential Development

Fountain Inn has shown rising housing growth in recent years. The City of Fountain Inn's provided recent single family construction data, and TischlerBise acquired recent multifamily construction information from CoStar. As shown in Figure B2, the average annual single housing unit growth 2020 to 2024 was 352 units, and from 2019-2024 multifamily housing units averaged 66 per year.

Figure B2. Fountain Inn Housing Unit Growth Historical Totals

Housing Unit Growth 2019-2024							
Type	2019	2020	2021	2022	2023	2024	Average
Single Family		228	231	559	347	397	352
Multifamily	395	0	0	0	0	0	66
Total		228	231	559	347	397	418

Source: City of Fountain Inn, SC, CoStar

Base Year Housing Units and Population

The growth totals for 2023 and 2024 are added to the 2022 ACS 5-year average total to derive the base year numbers for 2024 shown in Figure B3. This results in a base year housing stock of 4,211 single family units and 820 multifamily units. Multiplying the unit totals for each housing type by the PPHU factors in Figure B1 results in a base year population of 12,440 persons (4,211 single family units x 2.53 PPHU; 1,108 multifamily units x 2.16 PPHU).

Figure B3. Base Year Housing Units and Population

Base Year Population and Housing Units (2024)		
Housing Type	Persons	Housing Units
Single-Family Units	10,667	4,211
Multi-Family Units	1,773	820
Total	12,440	5,031

Source: U.S. Census Bureau, 2017-2022 American Community Survey 5-Year Estimates; TischlerBise Analysis

Population and Housing Projections

To calculate housing unit growth over the analysis period, the average growth totals shown in Figure B2 are used. As shown in Figure B4, 4,182 new housing units are projected in Fountain Inn by 2034, including 3,524 single family units and 658 multifamily units. Population projections are estimated based on new housing growth and PPHU factors. Additional housing units for each year are multiplied by their respective PPHU factors and added to the previous year's population total. Overall, there is a projected increase of 10,350 residents, an 83 percent increase from the base year.

Figure B4. Fountain Inn Residential Development Projections

Fountain Inn, SC	2024	2025	2026	2027	2028	2029	2034	10-Year Increase
	Base Year	1	2	3	4	5	10	
Population								
Single Family	10,667	11,559	12,452	13,344	14,237	15,130	19,593	8,926
Multi-Family	1,773	1,915	2,058	2,200	2,342	2,485	3,196	1,423
Total	12,440	13,475	14,510	15,545	16,580	17,614	22,789	10,350
Housing Units								
Single Family	4,211	4,563	4,916	5,268	5,621	5,973	7,735	3,524
Multi-Family	820	886	952	1,018	1,083	1,149	1,478	658
Total	5,031	5,449	5,867	6,286	6,704	7,122	9,213	4,182

Current Nonresidential Floor Area and Employment

Listed in Figure B5, we estimate a total of 2,954 employees in Fountain Inn for 2024. TischlerBise obtained this total by sector by adding U.S. Census Bureau OnTheMap average jobs added annually between 2016 and 2021 (202) to Esri Business Analyst totals for 2023, according to proportions found in the Esri Business Analyst totals. A majority of jobs are in the office, retail, and healthcare sectors. Nonresidential floor area was calculated for the four determined industry sectors. Base year nonresidential floor area was calculated for each sector by multiplying base year jobs by square footage per employee factors published by the Institute of Transportation Engineers. In total, there are about 1.3 million square feet of nonresidential floor area in Fountain Inn.

Figure B5. Base Year Employment and Nonresidential Floor Area

Development Type	2024 Jobs ¹	Percent of Total Jobs	Square Feet per Job ²	2024 Estimated Floor Area ³	% Share of Floor Area
Industrial ⁴	897	30.4%	637	571,389	42.1%
Commercial/Retail ⁵	874	29.6%	471	411,654	30.3%
Office	682	23.1%	307	209,374	15.4%
Institutional	501	17.0%	330	165,330	12.2%
Total	2,954	83%	436	1,357,747	100%

1. Esri Business Analyst Online, Business Summary, 2024
2. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).
3. TischlerBise calculation (2024 jobs X ITE square feet per job)
4. Major sectors are Manufacturing, Wholesale Trade
5. Major sectors are Retail, Accommodation and Food Services
6. Major sector is Professional, Scientific & Tech Services

Base year nonresidential square footage estimates are calculated by applying employee density factors to base year employment totals. Those density factors are provided in the Institute of Transportation Engineers (ITE) Trip Generation (2021).

Nonresidential Floor Area and Employment Projections

TischlerBise projects employment based on the base year population to jobs ratio for Fountain Inn, which is calculated to be 0.24. This analysis assumes that this ratio will hold constant over the projection period. As shown in Figure B6, 2,458 additional jobs and 1,130,000 additional square feet of nonresidential floor area are projected in Fountain Inn by 2034. Industrial and retail sectors are expected to see the greatest growth.

Figure B6. Fountain Inn Employment and Nonresidential Floor Area Projection

Fountain Inn, SC	2024	2025	2026	2027	2028	2029	2034	10-Year Increase
	Base Year	1	2	3	4	5	10	
Population	12,440	13,475	14,510	15,545	16,580	17,614	22,789	10,350
Jobs								
Industrial	897	972	1,046	1,121	1,196	1,270	1,643	746
Commercial/Retail	874	947	1,019	1,092	1,165	1,238	1,601	727
Office	682	739	795	852	909	966	1,249	567
Institutional	501	543	584	626	668	709	918	417
Total	2,954	3,200	3,446	3,691	3,937	4,183	5,412	2,458
Floor Area (1,000 Sq Ft)								
Industrial	571	619	666	714	762	809	1,047	475
Commercial/Retail	412	446	480	514	549	583	754	342
Office	209	227	244	262	279	296	384	174
Institutional	165	179	193	207	220	234	303	138
Total	1,358	1,471	1,584	1,697	1,810	1,923	2,487	1,130

Functional Population

Both residential and nonresidential developments increase demand on City services and facilities. To calculate the proportional share between residential and nonresidential demand on service and facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Fountain Inn are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest year available), residential development accounts for 81 percent of the functional population, while nonresidential development accounts for 19 percent, see Figure B7.

Figure B7. Fountain Inn Functional Population

Demand Units in 2021				
Residential			Demand Hours/Day	Person Hours
Residents	10,163			
Residents Not Working	1,062		20	21,240
Employed Residents	9,101			
Employed in Fountain Inn		3,972	14	55,608
Employed Outside Fountain Inn		5,129	14	71,806
Residential Subtotal				148,654
			Residential Share	81%
Nonresidential				
Non-Working Residents	1,062		4	4,248
Jobs Located in Fountain Inn	2,957			
Residents Employed in Fountain Inn		304	10	3,040
Non-Resident Workers (Inflow Commuters)		2,653	10	26,530
Nonresidential Subtotal				33,818
			Nonresidential Share	19%
Total				182,472

Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates (population); U.S. Census Bureau, OnTheMap 6.23.3 Application and LEHD Origin-Destination Employment Statistics, 2020

Nonresidential Vehicle Trips

Vehicle trip generation for nonresidential land uses are calculated by using ITE's average daily trip end rates and adjustment factors found in their recently published 11th edition of *Trip Generation*. To estimate the trip generation in Fountain Inn, the weekday trip end per 1,000 square feet factors listed in Figure B8 are used.

Figure B8. Institute of Transportation Engineers Nonresidential Factors

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹
110	Light Industrial	1,000 Sq Ft	4.87	3.10
710	General Office (average size)	1,000 Sq Ft	10.84	3.33
730	Government Office	1,000 Sq Ft	22.59	7.45
820	Shopping Center (average size)	1,000 Sq Ft	37.01	17.42

1. *Trip Generation*, Institute of Transportation Engineers, 11th Edition (2021).

For nonresidential land uses, the standard 50 percent adjustment is applied to all industries except for retail and institutional. A lower vehicle trip adjustment factor is used for retail and institutional because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination.

In Figure B9, the ITE land use code, daily vehicle trip end rate, trip adjustment factor, and daily vehicle trip rate is listed for each land use.

Figure B9. Daily Vehicle Trip Factors

Land Use	ITE Codes	Wkday Trip Ends Per 1,000 Sq. Ft.	Trip Adj. Factor	Vehicle Trips per 1,000 Sq. Ft.
Nonresidential (per 1,000 square feet)				
Industrial	110	4.87	50%	2.44
Retail	820	37.01	33%	12.21
Office	710	10.84	50%	5.42
Institutional	730	22.59	33%	7.45

Source: Institute of Transportation Engineers, *Trip Generation*, 11th Edition (2021)

To calculate nonresidential vehicle trip growth over the next ten years, TischlerBise multiplied the projected floor area for each type of nonresidential land use by the adjusted vehicle trip factors shown in Figure B9. In total, the City of Fountain Inn is expected to see an increase of 7,310 nonresidential vehicle trips over the analysis period.

Figure B10. Daily Vehicle Trip Factors

Fountain Inn, SC	2024	2025	2026	2027	2028	2029	2034	10-Year Increase
	Base Year	1	2	3	4	5	10	
Floor Area (1,000 Sq Ft)								
Industrial	571	619	666	714	762	809	1,047	475
Commercial/Retail	412	446	480	514	549	583	754	342
Office	209	227	244	262	279	296	384	174
Institutional	165	179	193	207	220	234	303	138
Total	1,358	1,471	1,584	1,697	1,810	1,923	2,487	1,130
Nonresidential Trips								
Industrial	1,391	1,507	1,623	1,739	1,854	1,970	2,549	1,158
Commercial/Retail	5,028	5,446	5,864	6,283	6,701	7,119	9,211	4,183
Office	1,135	1,229	1,324	1,418	1,512	1,607	2,079	944
Institutional	1,232	1,335	1,438	1,540	1,643	1,745	2,258	1,025
Total	8,786	9,517	10,248	10,979	11,710	12,441	16,097	7,310

Fire Service Area Growth Projections

TischlerBise estimates the base year population of Fountain Inn Fire District in 2024 to be 16,499 persons and the base year housing stock to be 6,701 units. By dividing the number housing units of each housing type by their respective PPHU factors shown in Figure B11, the total population was calculated to be 16,760. TischlerBise then applied a 6.2% annual population growth rate observed in the City of Fountain Inn to the Fire District to project population and housing unit growth through 2034. As shown in Figure B11, the Fountain Inn Fire District population is projected to increase by 13,727 persons and 5,575 housing units over the next ten years.

Figure B11. Fountain Inn Fire District Residential Growth Projections

Fountain Inn Fire District	2024	2025	2026	2027	2028	2029	2034	10-Year Increase
	Base Year	1	2	3	4	5	10	
Resident Population								
Single Family	13,127	13,946	14,816	15,741	16,723	17,767	24,048	10,921
Multi-Family	3,372	3,582	3,806	4,044	4,296	4,564	6,178	2,806
Total	16,499	17,528	18,622	19,784	21,019	22,331	30,225	13,727
Housing Units								
Single Family	5,182	5,506	5,849	6,214	6,602	7,014	9,494	4,312
Multi-Family	1,560	1,657	1,760	1,870	1,987	2,111	2,857	1,298
Total	6,701	7,119	7,564	8,036	8,537	9,070	12,276	5,575

Nonresidential growth projections are shown below in Figure B12. To project nonresidential growth within the Fountain Inn Fire District, TischlerBise calculated the base year employment by applying the 0.24 jobs to population ratio observed within the City of Fountain Inn to the Fire District population (Figure B6), resulting in a total of 3,918 total jobs in 2024. The jobs to population ratio is held constant over the ten year analysis period. In total, the District is projected to add 3,260 jobs over the next ten years.

TischlerBise then allocated the number of jobs for each nonresidential land use type proportionately based on the 2024 ESRI employment data shown in Figure B5. Using ITE employment density factors shown in Figure B5, the base year square footage for each nonresidential land use type was calculated. In total, the District is projected to see an increase of 1.498 million square feet over the next ten years.

Finally, TischlerBise applied the vehicle trips factors listed in Figure B9 to the total square footage for each type of nonresidential land use to calculate the total number of nonresidential vehicle trips. The District is expected to see an increase of 10,537 nonresidential vehicle trips over the next ten years.

Figure B12. Fountain Inn Fire District Nonresidential Growth Projections

Fountain Inn Fire District	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	1,190	1,264	1,343	1,427	1,516	1,610	2,180	990
Commercial/Retail	1,159	1,232	1,308	1,390	1,477	1,569	2,124	964
Office	905	961	1,021	1,085	1,152	1,224	1,657	753
Institutional	664	706	750	797	847	899	1,217	553
Total	3,918	4,162	4,422	4,698	4,991	5,303	7,178	3,260
Nonres. Floor Area (x1,000)								
Industrial	758	805	855	909	965	1,026	1,388	631
Commercial/Retail	546	580	616	655	696	739	1,000	454
Office	278	295	313	333	354	376	509	231
Institutional	219	233	248	263	279	297	402	182
Total	1,801	1,913	2,033	2,159	2,294	2,437	3,299	1,498
Nonres. Trips per 1,000 SF								
Industrial	1,849	1,965	2,087	2,217	2,356	2,503	3,388	1,538
Commercial/Retail	7,676	8,155	8,664	9,205	9,780	10,390	14,063	6,387
Office	1,505	1,599	1,699	1,805	1,917	2,037	2,757	1,252
Institutional	1,634	1,736	1,844	1,959	2,081	2,211	2,993	1,359
Total	12,664	13,455	14,294	15,186	16,134	17,141	23,201	10,537

APPENDIX C: SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

<https://www.scstatehouse.gov/code/title6.php>

CHAPTER 1

General Provisions

ARTICLE 9

Development Impact Fees

SECTION 6-1-910. Short title.

This article may be cited as the “South Carolina Development Impact Fee Act”.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-920. Definitions.

As used in this article:

(1) “Affordable housing” means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) “Capital improvements” means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) “Capital improvements plan” means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

(4) “Connection charges” and “hookup charges” mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

(5) “Developer” means an individual or corporation, partnership, or other entity undertaking development.

(6) “Development” means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. “Development” does not include alterations made to existing single-family homes.

(7) “Development approval” means a document from a governmental entity which authorizes the commencement of a development.

(8) “Development impact fee” or “impact fee” means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) "Development permit" means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) "Fee payor" means the individual or legal entity that pays or is required to pay a development impact fee.

(11) "Governmental entity" means a City, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) "Incidental benefits" are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) "Land use assumptions" means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) "Level of service" means a measure of the relationship between service capacity and service demand for public facilities.

(15) "Local planning commission" means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) "Project" means a particular development on an identified parcel of land.

(17) "Proportionate share" means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) "Public facilities" means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state's children.

(19) "Service area" means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the City. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

(1) a purpose other than system improvement costs to create additional improvements to serve new growth;

(2) a category of system improvements other than that for which they were collected; or

(3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1020. Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

(1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or

(2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1030. Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and
- (4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, City, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, City, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1090. Annexations by municipalities.

A City development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

Resolution 2025-05

TO DECLARE MAY 4 – 10, 2025, AS “PROFESSIONAL MUNICIPAL CLERKS WEEK IN SOUTH CAROLINA” TO RECOGNIZE AND HONOR THE VALUABLE CONTRIBUTIONS THAT MUNICIPAL CLERKS MAKE TO CITIES AND TOWNS IN SOUTH CAROLINA.

Whereas, the position of municipal clerk is the only municipal staff role that is required by state law, regardless of a municipality’s size or form of government; and

Whereas, all 271 cities and towns in the state are required to have a municipal clerk; and

Whereas, Elizabeth Adams plays a critical and varied role to support the mayor, city council, and city staff; and

Whereas, municipal clerks’ responsibilities under state law include giving notice of meetings to council members and the public, keeping minutes of their proceedings, and performing other duties; and

Whereas, regardless of city size, municipal clerks have seen their roles and responsibilities expand with changing times; and

Whereas with advancements in software and hardware, municipal clerks have become increasingly adept/skilled at using technology to prepare materials for meeting agenda packets, to record meeting minutes, and to manage public records; and

Whereas, municipal clerks get their professional training from the South Carolina Municipal Finance Officers, Clerks and Treasurers Association, an affiliate organization of the Municipal Association of South Carolina;

NOW, THEREFORE, be it resolved by the Council of the City of Fountain Inn that May 4 – 10, 2025, is declared “Professional Municipal Clerks Week in Fountain Inn” to recognize and honor the valuable contributions that Elizabeth Adams makes to our city.

DONE AND RATIFIED in Council assembled on this 8th day of May 2025.