



## **AGENDA**

### **Regular Planning Commission Meeting**

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

**Thursday, February 19, 2026 - 6:00 PM**

1. Call to Order
2. Adoption of Rules of Procedure
  - a. 2026 Rules of Procedure
3. Election of Officers
4. Adoption of Meeting Calendar
  - a. 2026 Meeting Calendar
5. Approval of Minutes
  - a. Planning Commission Meeting Minutes from December 18, 2025
6. Public Hearing(s)
  - a. DOCKET NUMBER: AXZ-2026-02  
APPLICANT: Timberland Holdings Company LLC  
LOCATION: Generally located between White Drive, East Georgia Road,  
and Lee Vaughn Road  
TAX MAP: 0554010100900, 0554010100902, 0554020100409,  
0555010102301  
REQUESTED ZONING: FRD  
EXISTING ZONING: PD (Greenville County)
7. Adjourn

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

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

# Planning Commission Rules of Procedure – 2026

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## 1.1 Purpose & Authority

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The City of Fountain Inn Planning Commission has set forth rules of procedure to ensure consistent and fair treatment of applicants and interested persons, orderly and efficient public proceedings, and compliance with state and federal law. These rules shall also ensure that no member of the Commission will gain a personal or financial advantage from his or her work for the Commission, so that public trust in the municipal government will be preserved. These rules of procedure are adopted pursuant to S.C. Code § 6-29-360 for the City of Fountain Inn Planning Commission.

This policy setting forth rules and procedures for the City of Fountain Inn Planning Commission shall apply to all regular, special, and emergency meetings.

## 1.2 Definitions

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“Chair” means the member of the Commission who is elected by the Commission to serve as the Chair of the Commission.

“Commission” means the City of Fountain Inn Planning Commission.

“Council” means the Fountain Inn City Council.

“Ex parte communication” means any oral or written communication not on public record between a member of the Commission and the applicant, a member of the public, or another member of the Commission in regards to any matter scheduled to come before the Commission that may have the effect of influencing the decision of that member of the Commission.

“Majority vote” means the consenting vote of the majority of the Commission members participating in the vote. Members of the Commission who abstain, are absent from, or are recused from voting shall not be counted towards the majority or the minority.

“Planning Director” means the officer or other designated authority, or their duly authorized representative, charged with the administration and enforcement of the City of Fountain Inn’s land development and zoning regulations.

“Quorum” means that at least four (4) of the seven (7) members of the Commission are present to participate in the business of the Commission. Once established, a quorum is not broken due to the recusal or abstention of a member of the Commission.

## 1.3 Membership

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The Commission shall consist of seven regular members, unless the Fountain Inn City Council provides otherwise. Should any vacancy occur by reason of resignation, disability, or otherwise, the Planning Director shall notify the City Clerk so that the vacancy may be advertised and the Council notified. Resignation by a member of the Commission shall be tendered to the Planning Director in writing.

## 1.4 Officers

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The Commission shall elect from among its members a Chair, a Vice-Chair, and any other officers deemed necessary at the first meeting of the Commission in each calendar year. However, mid-year vacancies in office shall be elected at the earliest opportunity.

The process by which officers shall be elected is as follows:

1. The floor will first be opened for nominations. Each name nominated must also receive a second in order for it to be a candidate for election.
2. After there are no more nominations, the floor shall be closed to nominations and the election for that officer shall follow.
3. Nominated candidates may be permitted to provide a brief statement prior to the election if they so choose.
4. Votes shall be cast by each member of the Commission, including nominated candidates. In the case of a single nomination, voting may take place by a show of hands. In the case of multiple nominations, voting may be cast by ballot.

The candidate receiving the most votes shall be declared as elected. In the event of a tied vote, votes shall be re-cast until the tie is broken. The process shall be repeated for each office up for election. The term of each officer shall run until the subsequent election.

### 1.4.1 Chair

The Chair shall preside over the meetings of the Commission and may exercise all powers usually incident to the office. The Chair also retains his or her status as a voting member of the Commission and may participate in deliberations and the decision-making on all matters before the Commission. Other duties of the Chair shall include:

1. Decide all points of order or procedure;
2. Act as spokesperson for the Commission;
3. Sign documents for the Commission; and
4. Perform other duties approved by the Commission.

The Chair has broad authority over all matters regarding the conduct of meetings. He or she shall exercise this authority to promote the fullest possible presentation of information and discussion of matters before the Commission while facilitating the orderly and timely completion of the agenda.

#### **1.4.2 Vice-Chair**

The Vice-Chair shall exercise the duties of the Chair in the absence, disability, or disqualification of the Chair. In the absence of the Chair and Vice-Chair, an acting Chair shall be elected by the members of the Commission present.

#### **1.4.3 Planning Director**

The City of Fountain Inn Planning Director shall perform administrative duties for the Commission. These duties shall include:

1. Provide notice of meetings;
2. Prepare the agenda;
3. Keep minutes of meetings and hearings;
4. Maintain Commission records as public records;
5. Attend to Commission correspondence; and
6. Perform other administrative duties as necessary.

In addition, the Planning Director shall prepare well-written staff reports and provide accompanying documents on all agenda items. The Planning Director shall be available for questions from the Commission prior to and during meetings and shall be expected to attend all Commission meetings. The Planning Director may participate in discussions and questioning in the same manner as members of the Commission.

### **1.5 Meetings**

All meetings shall be open to the public. Members of the public who attend a meeting shall be afforded an opportunity to comment on each agenda item. However, no person shall speak at a Commission meeting until recognized by the Chair.

#### **1.5.1 Schedule**

Regular meetings to conduct business of the Commission shall be held on the fourth Monday of each month at 6:00 pm in the Council Chambers, or as warranted. The Planning Director may cancel meetings at any time when there is no new or old business to discuss.

When a regular meeting falls on a legal holiday, the Commission will meet on the Thursday that immediately follows, unless otherwise scheduled by the Commission. If the Chair declares that weather or other conditions make it hazardous for members and the public to attend a meeting, the meeting shall likewise be rescheduled to the Thursday that immediately follows, unless otherwise scheduled by the Chair.

Special meetings may be called by the Chair or the Planning Director when deemed necessary, provided at least 24 hours notice is given to each member of the Commission and the time and place of each special meeting is publicly announced at least 24 hours before the meeting.

Any member of the Commission who cannot attend a scheduled meeting shall notify the Planning Director at the earliest possible opportunity and no later than 4 pm on the date of the meeting. The Planning Director shall notify the Chair in the event that the projected absences may threaten the ability to produce a quorum at the meeting.

#### **1.5.2 Agenda**

A written agenda shall be furnished by the Planning Director to each member of the Commission and shall be posted on the City of Fountain Inn's website typically one week in advance of each meeting, except for special and emergency meetings, for which the agenda shall be furnished at least 24 hours prior to the meeting. Written agendas furnished to the Commission shall also be accompanied with staff reports and associated documents for each agenda item.

The Commission shall generally not entertain comments or discussions on items not listed on the agenda. However, agenda items may be added at the meeting pursuant to the South Carolina Freedom of Information Act and other applicable South Carolina state laws.

Meetings shall typically proceed according to the following general flow:

1. Call to order by the Chair.

2. Roll call and the determination of a quorum by the Planning Director.
3. Pledge of Allegiance.
4. Opening remarks and an overview of the agenda by the Chair.
5. Review and approval of minutes.
6. New business/action items.
7. Old business/discussion items.
8. Adjournment.

The Chair may amend the order of the agenda where such courtesy is warranted. Considerations for amending the order of the agenda may include:

1. To move forward items that involve the greatest gathering of interested parties;
2. To move forward items that are anticipated to be relatively brief; or
3. To move back items where the applicant or his/her representative(s) have not yet arrived.

#### **1.5.3 Call to Order and Roll Call**

The Chair, or in the Chair's absence, the Vice-Chair, shall call the meeting of the Commission to order at the appointed hour. In the absence of the Chair and Vice-Chair, the Planning Director will call the meeting to order and a temporary Chair will be elected from amongst the members of the Commission that are present. Upon the arrival of the Chair, the Vice-Chair or the acting Chair shall immediately relinquish the Chair at the conclusion of the current business at hand.

At the beginning of each meeting, the Chair shall invite each person in attendance, including members of the Commission, to deactivate or silence any personal electronic devices such as cell phones for the duration of the meeting.

The Planning Director shall conduct a roll call in order to determine if a quorum is present. A quorum shall be established before any business is conducted other than rescheduling the meeting. A majority of the members of the Commission shall constitute a quorum. If during the course of the meeting, a member of the Commission abstains from or must be recused from the discussion or decision on an agenda item, the quorum shall not be considered broken.

#### **1.5.4 Public Hearings**

The Planning Director shall give the notice required by statute or ordinance for all public hearings conducted by the Commission.

The procedure for each separate hearing item shall be:

1. **Overview of the Process.** The Chair shall provide an overview of the public hearing process and open the public hearing.
2. **Introduction of the Application.** The Planning Director will present a description of the application to help the public understand the nature of the item.
3. **Request for Disclosure.** The Chair shall request members of the Commission to disclose any conflicts of interest or ex parte communication.
4. **Opening Statement.** The applicant or applicant's representative shall provide an opening statement (where applicable).
5. **Additional Materials.** The Chair shall accept any additional materials or information provided by the applicant (where applicable).
6. **Open the Floor for Public Testimony.** The Chair shall declare the public testimony portion of the hearing to be open and shall invite the public to testify. Members of the Commission may only ask questions to obtain clarification of material or testimony presented. The questions shall not be argumentative, nor may they have the purpose or effect of unreasonably extending the time limit of the public speaker. Members of the Commission shall be recognized by the Chair prior to speaking.

Members of the public may direct comments or questions to the Commission or staff. However, staff and the members of the Commission are encouraged to withhold their response to these comments or questions until after the public testimony portion of the hearing has been closed. This practice avoids argumentative dialogue during the public testimony portion of the hearing.

7. **Close the Floor to Public Testimony.** Following the comments of all those who wish to participate in the public testimony portion of the meeting, the Chair shall declare the public testimony portion of the hearing to be closed. Once the public testimony portion of the meeting has been closed, it shall not be reopened except by majority vote of the Commission.
8. **Closing Statement.** The applicant or applicant's representative shall be afforded the opportunity to respond to questions and comments raised during the public testimony portion of the hearing and shall provide a closing statement (if applicable).
9. **Commission Questions.** Members of the Commission shall have the opportunity to direct questions to the applicant or applicant's representative. Members of the Commission shall be recognized by the Chair prior to speaking. The Chair may invite the applicant or applicant's representative to respond to the questions raised by members of the Commission.
10. **Staff Recommendation.** The Planning Director shall present the recommendation of staff.
11. **Motion by Commission.** Motion by a member of the Commission. Second by another member of the Commission.
12. **Discussion of Motion.** The Commission may discuss and deliberate the motion on the floor. Members of the Commission shall be recognized by the Chair prior to speaking.
13. **Call for the Vote.** After sufficient discussion by the Commission, the Chair shall call for a vote.

In order to maintain a professional appearance, the Chair is encouraged to recognize all speakers and members of the Commission by surname.

#### 1.5.5 Rules for Public Testimony

General public interested in making comments shall indicate their name and address prior to their remarks. Public comments shall normally be limited to three (3) minutes in length. Speakers should be given a 30-second warning before their time is set to expire. Speakers shall not be permitted to concede any part of their allotted time to another speaker. However, the Chair shall have the discretion to shorten or lengthen the time limit for each speaker depending on the number of persons that wish to participate and the overall length of the agenda. If a previous speaker has already expressed a shared view, the speaker will be asked to state that he/she agrees with the previous comments instead of reiterating a point already made. The Chair may request larger groups or associations to select an individual to speak for the group for the purpose of avoiding repetition of testimony. No member of the public shall be permitted to speak more than once during a public hearing unless otherwise invited by the Chair.

Applicants and citizens shall be permitted to submit written presentations, exhibits, and information. In order to be eligible for copying, such materials shall be submitted to the Planning Director at least one (1) business day prior to the meeting and shall not comprise more than 10 pages. For materials that comprise more than 10 pages or are printed on paper larger than 8 ½ inches by 11 inches, eight (8) copies shall be provided to the Planning Director.

Written testimony, with the exception of e-mail transmissions, must be signed and show the author's printed name. E-mail transmissions must show the author's name and address.

The Chair shall rule non-germane, derogatory, disruptive, or excessively repetitive comments out of order. The Chair shall have wide discretion in conducting the hearings and shall have the power to interrupt arguments at any time in the interest of expediting the orderly disposition of the business at hand. The Chair shall be obligated to prevent any party from unduly consuming the Commission's time. The Chair may clear the room of disruptive individuals or recess the hearing in the event of general disruption.

### 1.5.6 Decisions

Decisions by the Commission must be introduced as motions which have been seconded and passed by majority vote of the Commission. Motions shall be made in the affirmative. Affirmative motions typically convey greater clarity to the action being recommended.

The Chair shall restate the motion on the floor before deliberation occurs. The Chair shall also identify by name the member of the Commission who made the motion as well as the member of the Commission who seconded the motion. The Commission should attempt to build consensus on an item through deliberation and discussion; but when this is not possible, the majority vote shall prevail and the majority shall show respect for the opinion of the minority and vice versa.

The Chair has the same voting rights and ability to deliberate as all members and can make motions, although other members of the Commission are encouraged to make motions so that the Chair avoids the perception of dominating the meeting of the Commission. Furthermore, the Chair is encouraged to hold his or her comments until the end of the Commission discussion in order to effectively facilitate the discussion as it occurs.

All members present are expected to vote unless they have recused themselves. Except where a conflict of interest exists, abstentions are strongly discouraged and shall not count towards either the majority or minority. For a motion to pass, it must receive the concurrence of a majority vote of the members of the Commission participating in the vote. Votes from members of the Commission not present at the meeting shall not be counted.

The vote on a motion shall be taken either by show of hands, roll call vote, or electronic voting device (if available) and entered in full upon the record. Each member of the Commission qualified to vote on a motion shall cast either an "aye" or "no" vote. A roll call vote may be requested by the Planning Director or any member of the Commission. The Chair shall place the last vote in any roll call vote. The Chair shall announce the results of the vote.

A motion that results in a tie vote shall not carry. In the event there is a tie vote on a matter that requires a recommendation to the City Council, the matter shall be forwarded to City Council noting that the vote was tied on the matter.

### 1.5.7 Situational Motions

The following motions are acceptable under appropriate circumstances:

- Motion to Call for the Question. This motion has the effect of closing the debate on the motion on the floor and to demand the immediate vote on the pending motion. Such a motion requires a second and is neither debatable nor amendable. This motion is typically warranted when a debate is needlessly being dragged out. This motion must be passed by majority vote.
- Motion to Continue. This motion has the effect of continuing the current discussion to another time. Such a motion requires a second and may be debated or amended. This motion must be passed by majority vote.
- Motion to Substitute. This motion has the effect of substituting the current motion on the floor with another motion. The substitute motion must be germane to the subject. Such a motion requires a second and may be debated or amended. If passed by majority vote, this motion will, by its own action, eliminate the necessity to vote on the previous motion being substituted. If the substitute motion fails to pass by majority vote, debate may resume on the previous motion on the floor.
- Motion to Withdraw. This motion has the effect of withdrawing a motion on the floor. The motion to withdraw must be made by the member of the Commission who made the original motion on the floor and must have the consent of the member of the Commission who seconded the original motion.
- Motion to Amend. This motion has the effect of amending a motion on the floor. The motion to amend must be made by the member of the Commission who made the original motion on the floor and must have the consent of the member of the Commission who seconded the original motion.

- Point of Order. This motion is appropriate when there is an apparent infraction of the rules or improper decorum in speaking. This motion may interrupt a speaker during deliberation. Such a motion does not require a second and is not subject to majority vote. The Chair shall be called upon to make a ruling on this motion. If the Chair accepts the point of order, it is said to be sustained. If not, it is said to be overruled.
- Motion to Adjourn. This motion has the effect of ending the meeting. Such a motion requires a second and must be passed by majority vote.

## **1.6 Conduct**

### **1.6.1 General Conduct**

It is critical for members of the Commission to project a positive image of the City when dealing with applicants, members of the public, or other agencies. Therefore, members of the Commission shall be expected to conduct themselves in the following manner. Staff, applicants, and members of the public shall observe the same rules and decorum as applies to the Commission.

Members of the Commission shall...

- Treat everyone, including each other, with courtesy and shall listen attentively to persons speaking.
- Gain the attention, priority, and recognition of the Chair prior to speaking during a meeting.
- Refrain from inappropriate behavior and derogatory comments.
- Refrain from criticizing staff or any member of the public and shall not enter into heated arguments.
- Show tolerance and respect for other's opinions and issues during discussions and debates, even if it requires them to agree to disagree.
- Refrain from delaying or interrupting the proceedings or the peace of the meeting. They shall not disturb any individual while speaking, nor digress from the item under consideration, nor disobey the orders of the Commission or the Chair.
- Refrain from giving direction to staff on behalf of the Commission without having received the express authority of the Commission to do so.
- Refrain from making promises or comments to the public on behalf of the Commission without having received the express authority of the Commission to do so.

A member of the Commission, once recognized by the Chair, shall not be interrupted when speaking unless it is

to call the person to order. If a member of the Commission, while speaking, is called to order, that member shall cease speaking until the question of order is determined, and, if in order, shall be permitted to proceed. There is no limit to the number of times that a member of the Commission may speak. However, members of the Commission shall refrain from excessively repetitive comments.

After recognition by the Chair, members of the public shall speak only from the podium. Stamping of feet, whistling, yelling or shouting, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Chair.

### **1.6.2 Site Visits**

Members of the Commission are encouraged to visit the sites of applications on the agenda on their own time and by their own means. On occasion where a site visit is conducted by more than one member of the Commission at the same time, such visits shall be open to the public and shall be publicly noticed in the same manner as a special meeting of the Commission.

### **1.6.3 Ex Parte Communication**

To preserve public confidence in the fairness of the Commission deliberations and decisions, the Commission should ensure that the public and interested persons have the opportunity to know, and to respond to, all information that the Commission considers in making its decisions. The Commission should also ensure that all members of the Commission have the same opportunity to know and consider any relevant evidence provided to any other member of the Commission.

Therefore, ex parte communication is discouraged. Any member of the Commission who inadvertently conducts ex parte communication shall disclose such communication at the associated hearing, before the floor is opened for public testimony. Members of the Commission who have received written ex parte communication shall place in the record copies of all written communications received as well as all written responses to those communications. Members of the Commission shall prepare a memorandum stating the substance of all oral communications received, all responses made and the identity of each person making the ex parte communication, which shall become a part of the record of the proceedings.

#### **1.6.4 Conflict of Interest**

The conflict of interest policy governing the members of the City of Fountain Inn Planning Commission is set forth in South Carolina Code of Laws § 8-13-700(B), as it may be amended from time to time. This code section specifies the following:

“No [member of the Commission] may make, participate in making, or in any way attempt to use his [membership] to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A [member of the Commission] who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

1. Prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision; and
2. Furnish a copy of the statement to the [Chair of the Commission], who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes.”

Any member of the Commission declaring a conflict of interest or other cause for recusal shall do so at the introduction of the item. Once a member of the Commission has been recused, that member shall be asked to vacate their seat among the Commission for the duration of the hearing and deliberation of that particular agenda item.

The Commission also adopts the following procedures with regard to potential conflicts of interest. If a member of the Commission is not certain whether a particular relationship is a potential conflict of interest, or if any member of the Commission believes another member may have a potential conflict of interest that such member has not declared as provided above, such

member may request the Chair to submit the issue to the Commission for a vote as to whether it believes a potential conflict of interest exists. If the Commission agrees that a potential conflict of interest does in fact exist, the Chair of the Commission shall inform the Commission member in question that the Commission is in the opinion that the above provisions should be applicable. If such member does not agree that he or she has a potential conflict of interest and elects not to follow the statutory procedures, the Chair of the Commission shall, upon approval by the Commission, appeal the matter to the South Carolina Ethics Commission.

#### **1.6.5 Appearance of Partiality**

Any member of the Commission who feels that he or she may not be able to appear as fair and impartial on a matter that comes before the Commission may voluntarily excuse himself or herself. In such instances, this member of the Commission shall refrain from deliberating and voting on this matter as a member of the Commission.

#### **1.7 Removal**

By majority vote, the Commission may request that the Fountain Inn City Council remove a member of the Commission for cause from the Commission. Members of the Commission may be removed at any time by majority vote of the Fountain Inn City Council for the following reasons:

- A member who commits a felony, a crime of moral turpitude, or any other crime which, in the opinion of Council, justifies removal from office;
- A member who participates in any business before the Commission where the member has a conflict of interest and does not recuse himself;
- A member who violates the Ethics, Government Accountability, and Campaign Reform Act of 1991, as amended, or any regulations applicable thereto;
- A member who is absent from two (2) or more consecutive meetings, or more than three (3) meetings during any calendar year;
- A member who indulges in personalities, uses offensive language, impugns the motives, character, or integrity of any individual, engages in deliberate misrepresentation, or uses language tending to hold the City, a member of Council, the Commission, or city staff in contempt;

- A member who behaves in any manner, whether by act or omission, which adversely affects the public interest or orderly, efficient operation of the Commission;
- A member who represents himself to the public or to any governmental agency as having authority to speak on behalf of the City with regard to any matter outside the context of a public meeting of the Commission;
- A member who engages in conduct that evidences a personal bias toward or prejudice against any applicant, project, or member of the public that is before the Commission; or
- Any member who engages in other conduct as the Council may deem appropriate justification for removal of a member.

**1.8 Records**

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The Planning Director shall create an audio recording of all meetings and hearings of the Commission, which shall be preserved until final action is taken on all matters presented. The Planning Director, or designee, shall prepare written minutes of each meeting for approval by the Commission at the next regular meeting. Written minutes shall be maintained as public records. The minutes shall indicate the members in attendance at each meeting, motions, and votes taken. The minutes should also provide a clear understanding of what was decided and the discussion leading to that decision.

The Planning Director shall assist in the preparation and forwarding of all reports and recommendations of the Commission in appropriate form. Copies of all notices, correspondence, reports and forms shall be maintained as public records.

Clerical errors that do not affect the substance of an ordinance, resolution, or other public record of the Commission may be corrected by the Planning Director upon the discovery of the error. Examples include errors in numbering, spelling, or grammar.

**1.9 Adoption and Amendment**

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These rules may be amended at any regular meeting of the Commission by the affirmative vote of at least four members of the Commission. Any rule may be temporarily suspended by the affirmative vote of at least four members of the Commission.

These rules were adopted by majority of the members of the Commission at a regular public meeting on \_\_\_\_\_.

Attest: \_\_\_\_\_  
          Planning Director

\_\_\_\_\_  
Chairman

# Planning Commission Meeting Calendar – 2026

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All meetings of the Fountain Inn Commission will be held on the third Thursday of the month. The meetings will be in the Court House located at 300 Wall Street, starting at 6:00PM.

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|-----------|----|
| January   | -- |
| February  | 19 |
| March     | 19 |
| April     | 16 |
| May       | 21 |
| June      | 18 |
| July      | 16 |
| August    | 20 |
| September | 17 |
| October   | 15 |
| November  | 19 |
| December  | 17 |

This Calendar was adopted by majority of the members of the Commission at a regular public meeting on \_\_\_\_\_.

Attest: \_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Chairman

## Minutes

### Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, December 18, 2025 – 6:00PM

#### 1. Call to Order

Chairperson Stoddard called the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner McCraw, Commissioner Pease, and Commissioner Ellisor, Commissioner Flint, & Commissioner DeRoberts were all in attendance. Quorum was established. Commissioner Armstrong was absent.

#### 2. Approval of Minutes

- a. Commissioner Ellisor made a motion to approve the minutes from October 23, 2025. Commissioner DeRoberts seconded the motion. The motion carried 6-0.

#### 3. Public Hearings

- a. DOCKET NUMBER: AXZ-2026-01

APPLICANT: Church of Jesus Christ of Latter-Day Saints  
ADDRESS: 405 Milacron Drive  
TAX MAP: Tax Map #0349000100300  
REQUEST: Annexation & Re-Zoning  
EXISTING ZONING: Un-Zoned (Greenville County)  
REQUESTED ZONING: C-2 (Commercial)

Staff presented the case. PIQ is a +/-10 acre parcel. Staff noted the legal address is 405 Milacron Drive, however, does not actually have frontage on Milacron, it is situated off of North Nelson Drive. Surrounding zoning to the north is residential, west is industrial, and to the south and east is commercial. Applicant is requesting C-2 commercial zoning under this application. Applicant intends to develop the property into a church.

Mike McLeod, architect, was present and elaborated more on the request. The proposed church will be a brick build, feature no day care, but feature youth activities (specifically a scripture study before school hours, Monday through Friday). Semi-annual group stake events with other church organizations, +/- 750 people. Ordinary Sunday congregation of +/-250.

Chairman Stoddard asked whether there was a conflict with the church's operations and the proximity of a 7-Eleven selling liquor nearby, which Mr. McLeod confirmed not.

Chairman Stoddard asked whether there were external sidewalks in the residential development to the North. Applicant may have to return to the Planning Commission for a variance to eliminate the sidewalk required in connection with their anticipated site improvements.

The floor was opened for public comment at 6:06 PM.

There was no public comment.

The floor was closed for public comment.

Staff supports the Planning Commission grant a recommendation to the City Council for AXZ-2026-01.

Chairman Stoddard made the motion to approve AXZ-2026-01. Commissioner Pease seconded the motion. The motion carried 6-0.

b. DOCKET NUMBER: ORD-2026-01

REQUEST: Recommendation for the adoption of a Unified Development Ordinance

Staff introduced next order of business.

Carroll Williamson, consultant, presented updates to the UDO. New residential standards include varying widths for front/side/alley loaded lots. Traffic impact studies required for certain developments. Conservation density bonus, tree preservation. Accessory dwelling units. Updates to sign code for more details. Land use approval process flowcharts added.

Chairman Stoddard discussed public concern with how much authority planning director was given, asked if there was still a way for someone to appeal planning director approval, and if similar to other municipalities. Williamson confirmed yes.

Commissioner McCraw asked if any land use applications are pending during these UDO changes, Staff still waiting on recommendation as how to proceed from counsel.

To Commissioner McCraw's question, Shawn Bell mentioned vested rights, in that board grants approval and protects to someone who was recently approved for a certain amount of time.

Public portion opened at 6:37pm

Laura Wiesel Jenkins, 403 North Main Street. Cited UDO code 9.1.3e4, regarding flags on private property (the maximum of 3). Ordinance is unconstitutional, referencing City of Ladue v. Gilleo of 1994, and Reed v. Town of Gilbert of 2015.

Cited UDO code 9.1.4a, stating an 8.5” as temporary sign is overly restrictive and limits free speech. Cited UDO code 9.1.4c, and a homeowner’s ability to place two election signs, too restrictive.

Allie Martinson, “Upstate Forever” (a conservation organization) was also present and wished to speak. Spoke to tree preservation and open space. She stated that UDO regulations are weaker than Greenville county’s existing ordinance. Recommend tree preservation code similar to Greenville county (density for development, protection, planted). Greer & Mauldin too. With respect to open space, replace with sliding scale based on acreage (larger percentage for larger development). Recommend incentivizing maximum allowable density in underlying base district for open space development.

The public portion of this hearing was closed at 6:37 PM.

Staff supports the Planning Commission grant a recommendation to the City Council for ORD-2026-01.

Chairman Stoddard asked why the UDO wasn’t in alignment with Greenville County, as far as tree preservation. Staff acknowledges this point and will have Council take another look at it.

Chairman Stoddard made the motion to recommend ORD-2026-01 to City Council. Commissioner Flint seconded. The motion carried 6-0.

#### 4. Adjourn

Commissioner Pease made a motion to adjourn at 6:47 PM. Commissioner Ellisor seconded the motion. The motion carried unanimously.



## AGENDA ITEM

February 19, 2026

To: Planning Commission  
From: Planning & Development Director, Jason Knudsen  
Subject: AXZ-2026-02, proposed annexation and re-zoning  
Meeting Date: February 19, 2026  
Type of Agenda Item: Annexation & Re-Zoning  
Attachments: Zoning Map  
Aerial Map  
Statement of Intent  
Concept Plan  
TIA Executive Summary  
Applications

**OWNER(S):** Timberland Holding Company, LLC  
**AUTHORIZED REP(S):** LandDesign / Bluewater Civil Design  
**APPLICANT(S):** Timberland Holding Company, LLC  
**LOCATION:** Generally located between White Drive, E. Georgia Road, and Lee Vaughn Road (Tax Map #'s 0554010100900, 0554010100902, 0554020100410, 0554020100600, 0554010101601 and portions of 0554020100409 & 0555010102301)  
**CURRENT ZONING:** Planned Development (PD)  
**DESIRED ZONING:** FRD, Flexible Review District  
**COUNCIL WARD:** 4 – Phil Clemmer

### ***REQUEST***

The City of Fountain Inn has received a signed petition requesting annexation into the City pursuant to South Carolina Code of Laws Section 5-3-150.

The Applicant has requested that this ±821.24-acre tract of land, currently located in unincorporated Greenville County and approved as a Planned Development in 2007, be annexed into the City of Fountain Inn and zoned Flexible Review District (FRD) pursuant to the City's Unified Development Ordinance (UDO).

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***LOCATION & SITE DESCRIPTION***

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The subject property consists of approximately 821.24 acres and is largely undeveloped. The property includes a ±50-acre existing lake, two additional ponds, wooded areas, stream corridors, and environmentally sensitive features. The site is located approximately 3.5 miles north of downtown Fountain Inn and northeast of Simpsonville, generally bounded by White Drive, Lee Vaughn Road, and E. Georgia Road.

The property has been owned by the Harper family for multiple generations and has remained largely preserved in its natural condition. The site contains existing water features that are intended to serve as the organizing framework for the development pattern.

All utilities are available to the site, including sanitary sewer. The property is capable of being served by municipal infrastructure consistent with orderly and efficient urban expansion.

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***PROJECT DESCRIPTION***

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The proposed development, to be known as “Ottaray,” is envisioned as a master planned residential community organized around the existing lake and interconnected open space system. The development is structured as a unified Flexible Review District governed by a single Statement of Intent (SOI).

As illustrated on the Concept Plan, the site is divided into five development pods (Pods A–E). These pods are organizational tools used to allocate land use character and density across the project. The pods are not independent zoning districts. The entire property functions as one unified FRD zoning district.

Vehicular access is anticipated from Lee Vaughn Road, White Drive, and E. Georgia Road as generally illustrated on the Concept Plan. Final access locations will be determined during Final Development Plan review and coordinated with SCDOT and other applicable agencies.

Density and open space requirements are calculated across the entire 821-acre project rather than within individual pods or phases. Phasing may occur in any order. The development is intended to function as a cohesive, master planned community rather than as a collection of independent subdivisions.

Importantly, the existing lake is currently privately held with no public access. As part of the proposed development, the lake will become integrated into a master planned community with public access components, including trails and gathering areas. The lake is proposed to serve as a central amenity for both residents and the broader community.

### **Proposed Density**

Based on the Statement of Intent, the project anticipates approximately 1,400 residential dwelling units at full buildout. The overall maximum residential density shall not exceed 2.4 dwelling units per acre across the entire 821.24-acre site.

The total permitted density is governed by the Statement of Intent. Allocation of units between pods may shift over time provided the total density cap and open space requirements established in the SOI are not exceeded.

## Governing Regulations

Development standards for the project are governed by both the approved Statement of Intent and the City of Fountain Inn Unified Development Ordinance (UDO).

Where the Statement of Intent establishes specific standards, permitted uses, or modifications to base zoning requirements, those provisions shall control. Where the Statement of Intent does not address a particular development standard or regulation, the requirements of the Unified Development Ordinance shall apply.

This regulatory structure ensures flexibility appropriate for a master planned development while maintaining consistency with City-wide development standards and the adopted Comprehensive Plan.

## Pod Descriptions

- **POD A – Medium Density Residential Transition Area**

Pod A is located in the northern portion of the site, generally bounded by White Drive and nearest to the existing sewer trunk line. This pod is intended to function as a medium-density residential area that transitions from adjacent properties into the interior of the development.

Where the Statement of Intent does not modify standards, Pod A defaults to the General Residential 2 (GR-2) zoning district.

Permitted uses include single-family detached dwellings, townhouses (subject to applicable review standards), cottage courts, tiny home village (subject to review), short-term rental (subject to review), and customary accessory uses.

Pedestrian connections are intended to link Pod A to the broader internal trail and open space network. Vehicular access is anticipated from existing perimeter roadways.

- **POD B – Low Density Residential with Environmental Integration**

Pod B is located between White Drive and Long Branch Creek and incorporates portions of the lake frontage. This pod is intended for lower density residential development with integration of natural features and community amenity space.

Where the Statement of Intent does not modify standards, Pod B defaults to the General Residential 2 (GR-2) zoning district.

The design intent emphasizes preservation of creek corridors, integration of lake frontage, limited waterfront homes, and the placement of community amenities interior to the site. Open space areas are to be integrated with the natural landscape.

- **POD C – Waterfront Village / Mixed-Use Core**

Pod C is located between Lee Vaughn Road and the existing lake and functions as the heart of the project. The primary entrance off Lee Vaughn Road is anticipated within this pod.

Where the Statement of Intent does not modify standards, Pod C defaults to the Neighborhood Commercial (N-C) zoning district.

Permitted uses include multifamily residential, live-work units, two-family dwellings, three- and four-family dwellings, upper-story residential, townhomes, hotel or inn, restaurant, retail under 25,000 square feet, bakery, brewpub (subject to review), professional offices, medical and dental offices, day care facilities (subject to review), farmers market, and other neighborhood-scale commercial and civic uses.

Pod C is intended to function as a walkable waterfront village containing a mixture of residential and appropriate non-residential uses, community gathering spaces, and lake-oriented development. It is not intended to function as a regional commercial center, but rather as a neighborhood-scale village core serving the development.

- **POD D – Primary Residential Core**

Pod D comprises the largest land area within the development and is located in the southern-central portion of the site.

Where the Statement of Intent does not modify standards, Pod D defaults to the Transitional Residential 2 (R-TR) zoning district.

This pod is intended for medium-density residential development with block structure and lot layout responsive to topography and existing green space. Permitted uses include single-family detached dwellings, townhouses, cottage courts, parks, greenways, and accessory uses.

Pod D is designed to provide the primary residential fabric supporting the central village area.

- **POD E – Southern Flex / Civic Opportunity Area**

Pod E is located south of E. Georgia Road and is separated from the main body of the site.

Where the Statement of Intent does not modify standards, Pod E defaults to the Neighborhood Commercial (N-C) zoning district.

Permitted uses include continuing care community (subject to review), nursing care facility (subject to review), community recreation center, government office (subject to review), commercial recreation (indoor and outdoor), restaurant, and retail under 25,000 square feet.

This pod provides long-term flexibility to accommodate civic, recreational, active adult, or institutional uses responsive to future City and community needs.

## ***COMPREHENSIVE PLAN***

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The INNvision Comprehensive Plan identifies this area as Low to Medium Density Residential with a Conservation Overlay designation.

### **Low to Medium Density Residential**

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

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## Conservation Design Overlay

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

The proposed FRD aligns with these designations by providing varied housing types, preserving significant natural features, integrating open space throughout the development, and organizing development around the existing lake and environmental corridors. 25% of the total site area will be preserved as permanent open space.

## ***INFRASTRUCTURE & SERVICES***

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### Traffic Impact Analysis

A Traffic Impact Study was prepared by Access Engineering, LLC in accordance with SCDOT guidelines. The study evaluated existing conditions, future no-build conditions, and future build conditions at key intersections including Scuffletown Road & E. Georgia Road and E. Georgia Road & Woodruff Road.

Required roadway and intersection improvements will be implemented in coordination with SCDOT prior to or concurrent with phased development. The Executive Summary from this report is attached.

### Schools

Staff contacted Greenville County School District regarding the proposal. The District has been aware of this project since its original approval in 2007 and indicated that it will adjust planning for expansions and new facilities as the project develops.

### Utilities

Sanitary sewer, water, and other utilities are available to serve the site. Development will comply with City utility, stormwater, and infrastructure standards under the Statement of Intent and the Unified Development Ordinance.

## ***ZONING DISTRICT***

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The intent of the FRD district is to provide an option for innovative design and to permit development that cannot be achieved through conventional zoning districts. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

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***PLANNING COMMISSION REVIEW CRITERIA***

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When the Planning Commission reviews an annexation request, it looks at how the proposal fits into the City's long-term growth plans. The goal is to make sure the annexation supports safe, healthy, and convenient development that benefits the community. Decisions are based on studies of current conditions and future needs, and they follow state laws that guide land use and zoning. The Commission also checks that the proposed zoning matches surrounding areas and that any additional approvals required by City ordinances are addressed.

Section 11:2. - Functions, Powers, and Duties of Local Planning Commission:

- a. It is the function and duty of the Fountain Inn Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the City of Fountain Inn
- b. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
- c. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation.
- d. The Fountain Inn Planning Commission shall have all authority and duties set forth in S.C. Code § 6-29-340, and as may be necessary to the proper use and planning within the City of Fountain Inn.

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***STAFF COMMENTS***

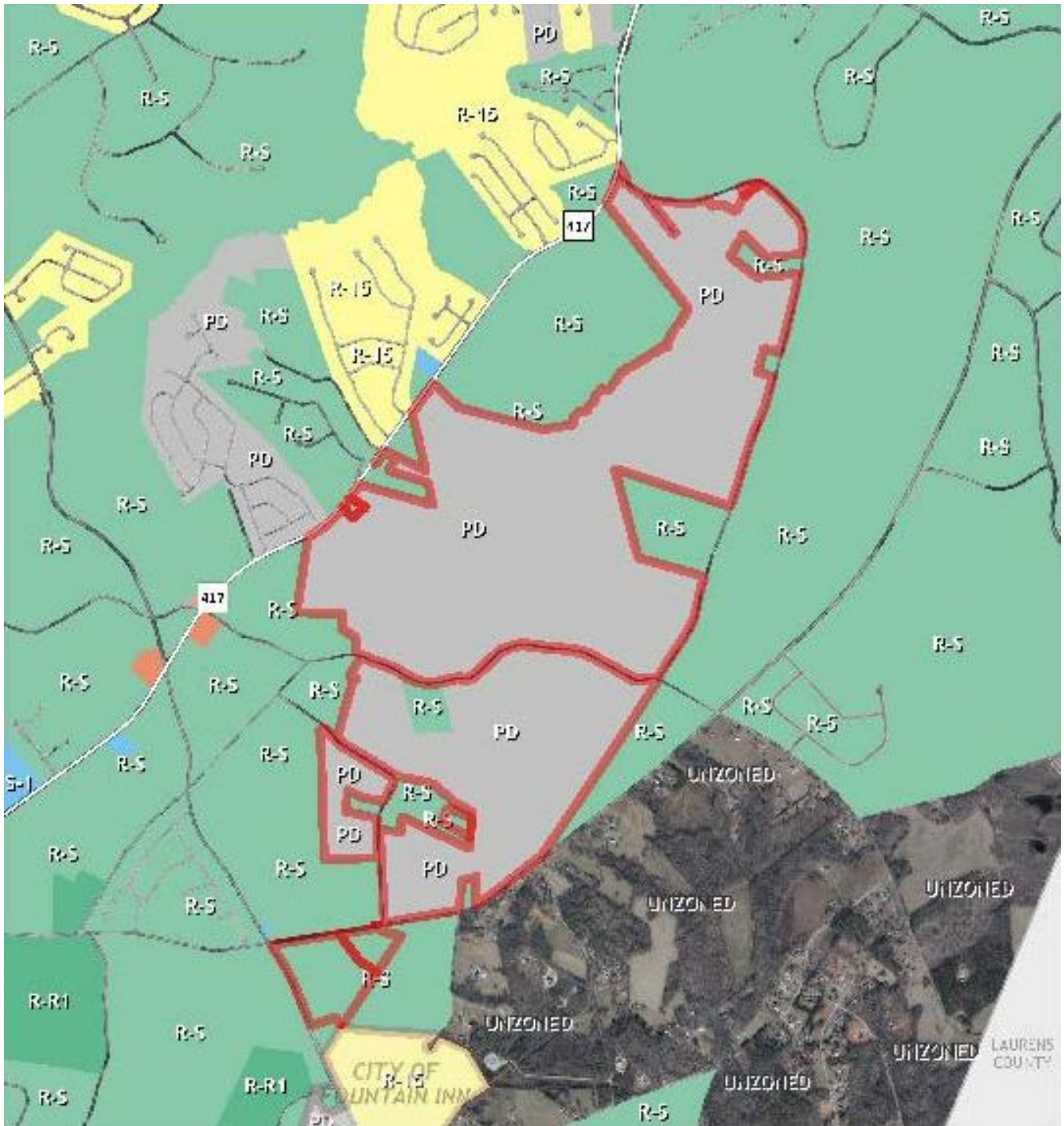
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This property has held development rights since 2007 under Greenville County approval. Annexation allows the City to guide implementation under its adopted Comprehensive Plan and Unified Development Ordinance.

Staff finds that annexation and zoning to Flexible Review District, subject to the Statement of Intent and compliance with the Unified Development Ordinance, supports orderly growth and does not negatively impact public health, safety, or welfare.

***RECOMMENDED MOTION: Staff recommends the Planning Commission recommend approval of the requested annexation and rezoning for agenda item AXZ-2026-02.***

**ZONING MAP**



AERIAL MAP





# Ottaray

**FLEXIBLE REVIEW DISTRICT  
STATEMENT OF INTENT**

SUBMITTED: JANUARY 21ST, 2026

**APPLICANT:**  
TIMBERLAND HOLDING COMPANY, LLC  
31 CLEVELAND STREET  
GREENVILLE, SC 29601

**PREPARED BY:**  
LANDDESIGN  
BLUEWATER CIVIL DESIGN, LLC

## I. STATEMENT OF DEVELOPMENT INTENT

The project site proposed for Flexible Review District is approximately 821.24 acres. This site is in unincorporated Greenville County and is proposed to be annexed into the City of Fountain Inn. The site is identified within the City of Fountain Inn's Comprehensive Plan and the Future Land Use Map. The development pattern is consistent with the intent of those adopted policies.

This land has been owned by the Harper family for nearly half a century, with three generations having lived on the property. The site is largely undeveloped and includes an existing 50-acre lake and two additional ponds.

The proposed development, to be known as Ottaray, is envisioned as a master planned residential community with a waterfront village at its core. The project intent is to create a place where front porch living meets trailhead adventures – a lakeside community in the heart of the Upstate, blending small-town charm, vibrant village life and endless connection to nature. The development shall promote walkability with a pedestrian friendly and connected street network and trail system, diversity of housing types, and an integrated network of open space.

## II. DEFINITIONS

- A. "Site" and "Project" refer to the overall project 821.24-acre property.
- B. "Ordinance" refers to the City of Fountain Inn Unified Development Ordinance draft dated December 10<sup>th</sup>, 2025.
- C. "Pod" refers to development areas used to allocate land uses and density; pods do not control phasing, open space compliance or tree protection compliance.
- D. "Phase" refers to individual development submittals for Final Development Plan approval.

## III. PROJECT DESCRIPTION AND LAND USES

### A. Location and Size

The +/- 821.24 acre site is in the Piedmont/Foothills region of South Carolina, on the northern side of the City of Fountain Inn (approximately 3.5 miles from downtown Fountain Inn) and northeast of Simpsonville. The site lies between White Drive and E Georgia Road to the south and west and Lee Vaughn Road to the northeast.

## B. Development Pods

The development pods are intended to organize land use distribution and density across the project. Pods are not independent zoning districts and together form one unified FRD zoning district governed by this Statement of Intent. Each pod has the flexibility to be further divided into phases (with no minimum or maximum size, to be submitted individually for Final Development Plan review). The following includes the description of the five (5) pods (A-E):

- a. Pod A: Bounded to the north by White Drive and nearest the current sewer trunk line, this pod is planned for medium density residential use. Due to existing environmental features and out parcels, vehicular access will be from existing roads. However, pedestrian connections will potentially be made to connect to the larger site open space and trail network. Where standards are not expressly modified herein, Pod A defaults to General Residential 2 GR-2.
- b. Pod B: Between White Drive and Long Branch Creek, this pod is planned for low density residential use with a community amenity interior to the site with limited waterfront homes. Where standards are not expressly modified herein, Pod B defaults to General Residential 2 GR-2.
- c. Pod C: This pod is in between Lee Vaughn Road and the existing lake. As the heart of the project, the main entrance is in this pod off of Lee Vaughn Road creating an experience as you arrive into the site finding a mixture of residential and appropriate non-residential uses, walkable streets, diversity of housing types and community gathering spaces connecting to the existing lake front and trail system. Where standards are not expressly modified herein, Pod A defaults to Neighborhood Commercial (N-C) zoning.
- d. Pod D: Most of the southern part of the site, this area is planned for medium density residential. The block structure and lots should respond to the existing land and utilize existing and proposed green spaces. Where standards are not expressly modified herein, the development shall follow the minimum standards of the Transitional Residential 2 (R-TR) zoning.
- e. Pod E: The southern most piece of land within the site is isolated from the rest of the site by E Georgia Road. This is planned with flexibility to respond to the needs of the market and City/County. This may include but is not limited to recreational uses, active adult and civic offices. Where standards are not expressly modified herein, Pod A defaults to Neighborhood Commercial (N-C) zoning.

## C. Permitted Uses

Where a permitted use is allowed by this Statement of Intent, such use shall be deemed permitted within the project regardless of whether such use would otherwise be restricted or prohibited within the corresponding base zoning district. The permitted uses listed below with an asterisk after the use must adhere to Article 6 Special Exception and Conditional Uses within the ordinance. The following uses are permitted within the pods within the project as indicated:

A. All Pods (A-E):

- Residential and Accommodations:
  - o Dwelling, Cottage Court\*
  - o Dwelling, Single-family, detached
  - o Dwellings, Townhouse\*
  - o Short-term Rental\*
  - o Tiny Home Village\*
- Commercial Sales and Services:
  - o Restaurant
- Institutional and Social
  - o Library
  - o Place of Worship\*
  - o Park or greenway
- Utilities, Infrastructure and Communications
  - o Communication Tower\*
  - o Utility major
  - o Utility, minor
- Agriculture
  - o Community garden
  - o Riding stables\*
- All Accessory Uses\*
- All Temporary Uses\*

B. In addition to the above for Pods A-E, the following uses are permitted in Pod C:

- Residential and Accommodations:
  - o Bed and Breakfast Inn\*
  - o Dwelling, Live work\*
  - o Dwelling, Multifamily\*
  - o Dwelling, Two-family\*
  - o Dwelling, Three and Four-family\*
  - o Dwelling, Upper Story\*
  - o Hotel or Motel

- Institutional and Social
    - o Day Care Facility (Adult and Child)\*
    - o Family Child Care Home
  - Office and Business Services
    - o Bank
    - o Personal services
    - o Professional offices
    - o Medical, dental and health practitioner
  - Commercial Sales and Services:
    - o Bar\*
    - o Bakery
    - o Brewpub\*
    - o Microbrewery, small winery or micro distillery\*
    - o Restaurant
    - o Retail under 25,000 square feet\*
  - Vehicular
    - o Parking, commercial\*
  - Agriculture
    - o Farmers market
    - o Garden center or retail nursery
- C. In addition to the above for A-E, the following uses are permitted in Pod E:
- Residential and Accommodations:
    - o Continuing Care Community\*
  - Institutional and Social
    - o Community Recreation Center
    - o Day Care Facility (Adult and Child)\*
    - o Family Child Care Home
    - o Government Office\*
    - o Nursing Care Facility\*
  - Office and Business Services
    - o Bank
    - o Personal services
    - o Professional offices
    - o Medical, dental and health practitioner
  - Arts, Entertainment & Recreational
    - o Commercial recreation, indoor
    - o Commercial recreation, outdoor\*
  - Commercial Sales and Services:

- Restaurant
- Retail under 25,000 square feet\*
- Vehicular
  - Parking, commercial\*
- Agriculture
  - Farmers market
  - Garden center or retail nursery

#### IV. PLANNED & UNIFIED DEVELOPMENT

The project shall be reviewed and interpreted as a unified, master planned development rather than a collection of independent subdivisions. Final development plans may be submitted by phase in any order and with no minimum or maximum acreage. Density and open space to be satisfied across the project rather than within individual phases. The following standards allow for cohesive development at full build out:

- a. The property follows the requirements within Section 3.2.10 Final Development Plan for Flexible Review District (FRD), however, due to the size of this project:
  - a. Phasing is permitted allowing submittal of Final Development Plans for portions of the site at a time. The associated architectural plans and elevation will be submitted with the associated phase.
  - b. Location and number of egress/ingress points may change, as a minor amendment, to respond to changes from concept plan to Final Development Plan so long as the TIS improvements are followed.
- b. The property is exempt from Section 5.5.3 Roadside Buffer.
- c. The property is exempt from Section 5.5.5 Buffer Transition Yards.
- d. Where applicable, the property will follow the intent of Section 8:9.6 Rural Scenic Road Buffer from Greenville County's Scuffletown Overlay. This includes a minimum buffer of one hundred fifty (150) feet width provided between proposed development and the right-of-way of Scuffletown Road, Lee Vaughn Road, and East Georgia Road.
- e. Where there is no Rural Scenic buffer on the overall site boundary, a 25' perimeter setback will be required.
- f. No additional buffers shall be required between pods or between differing land uses within the project unless required by state or federal regulation.
- g. Exact pod boundaries can shift with updated survey information or to align with adjustments to proposed road right of ways or centerlines.
- h. Due to the size of the FRD, adjacent parcels to the property less than five (5) acres may be added to the existing FRD as a minor amendment.

- i. The Final Development Plans will identify a minimum of 2 main Subdivision entrances and only these 2 entrances will be required to follow Article 7.4.16 or design element alternate to entrance wall to be approved by Planning Director.

V. DENSITY

A. Maximum Project Density

- A. The overall maximum residential density shall not exceed is 2.4 dwelling units per acre across the entire site. Individual pods and phases may have a greater or lesser density based on Table I below, but the overall density must not exceed 2.4 du/acre.

Table I Project Density and Levels by Pod

| PODS         | GROSS ACRES  | MAXIMUM SINGLE FAMILY RESIDENTIAL | MAXIMUM MULTI FAMILY RESIDENTIAL | RETAIL | OFFICE | HOTEL     |
|--------------|--------------|-----------------------------------|----------------------------------|--------|--------|-----------|
| POD A        | 58.4         | 154                               | N/A                              | N/A    | N/A    | N/A       |
| POD B        | 157.5        | 174                               | N/A                              | N/A    | N/A    | N/A       |
| POD C        | 189.34       | 416                               | 350 UNITS                        | 60k sf | 25k sf | 150 ROOMS |
| POD D        | 382.0        | 883                               | N/A                              | N/A    | N/A    | N/A       |
| POD E        | 34           | N/A                               | N/A                              | 15k sf | 20k sf | N/A       |
| <b>TOTAL</b> | 821.24 ACRES | 1,627 DU                          | 350 UNITS                        | 75 SF  | 45 SF  | 150 ROOMS |

*The above table is not intended for transportation purposes.*

B. Transfers and Conversions

Density distribution between pods may be modified based on the below provided the overall project density cap is not exceeded:

- A. The development levels by pod specified in Table I may be adjusted by transferring permitted development levels from one pod to another. The development levels for the receiving pods shall not increase by more than 30% from the original development levels.
- B. Nonresidential development total levels in Table I may increase by up to 25% at a ratio of 1.0 square foot of gross floor area to 1.0 square foot of gross floor area of such uses so converted. When converting retail to office uses, the development levels may increase up to 100% at the same ratio.

## VI. DIMENSIONAL STANDARDS

### A. Maximum building height:

- a. Pods A, B, D: 35'
- b. Pods C and E: 50'

### B. Residential Dimensional Standards

Table II Residential Dimensional Standards

| Type of Lot   | Anticipated Lot Size | Lot Width (minimum) | Minimum Front Yard Setback (Front Load) | Minimum Front Yard Setback (Alley Load) | Side Yard Setback (minimum)                           | Minimum Rear Yard Setback (Front Load)                | Minimum Rear Yard Setback (Alley Load)        |
|---|----------------------|---------------------|---|---|---|---|---|
| Multi-Family (Condos/ Apartments)                             | 20,000 s.f.          | N/A                 | 0'                                      | N/A                                     | N/A   | 0'  | N/A   |
| Townhomes attached  | 1,500 sf - 3,500 sf  | 20'                 | 5'                                      | 4' (From ROW)                           | 0', 5' between end structure + proposed property line | 20'; 5' when adjacent to an alley or public use lot** | 5'; 7' or greater than 20' (not in between)** |
| Single Family Detached  | 3,000 sf- 10,000 sf  | 30'                 | 10'                                     | 4' (From ROW)                           | 5'  | 20'; 5' when adjacent to an alley or public use lot** | 5'; 7' or greater than 20' (not in between)** |
| Accessory Use to any of the above lot types (including ADU's) | 200 s.f.             | N/A                 | 20'                                     | 4' (From ROW)                           | 5'  | 20'; 5' when adjacent to an alley or public use lot** | 5'; 7' or greater than 20' (not in between)** |

- A. Maximum lot coverage and impervious surface shall be evaluated at the time of Final Development Plan approval based on consistency with the overall project character.

## VII. DEVELOPMENT STANDARDS

### A. Street sections & Streetscapes

- A. Street sections, right of way widths and connectivity shall be context-sensitive design and reflect the vision of the project:

- i. Curbless road section to be permitted as approved by Planning Director based on design character that may include:
      - 1. Retail main street
      - 2. Rural residential
      - 3. Environmental areas
    - ii. Sidewalks are not required on both sides of the street if a greenway or wider multi-use path runs parallel to a street, or if the street is adjacent to open space, which is meant to be preserved.
  - B. Driveway material may be impervious or pervious (including but not limited to decorative stone with discernable edges), final material to selection to be approved with final development plans.
  - C. Low Impact Design features are encouraged and permitted within the streetscape for purposes of stormwater management including but not limited to porous pavement such as permeable pavers, and landscaped swales.

**B. Open Space and Common Areas**

- A. 25% of the total site area required as permanent open space, subject to the following:
  - a. May include both developable and undevelopable land.
  - b. Each phase or pod may have less than 25% open space within it as long as the overall site maintains a minimum of 25%.
  - c. Every dwelling unit or main entrance to non residential use must be within a quarter mile of permanent open space.
  - d. Existing water bodies, floodplain, required stream buffers, proposed tree protection areas and existing and/or required buffers may be included as total open space.
  - e. Character of open space must follow overall project vision set in this document including but not limited to space that promote connections to nature and community and are accessible to a range of user types. Examples of such character are shown below:





- B. Required open space to include at least four (4) active recreation features (as identified within Article 5.3.1 or as deemed qualifying by Planning Director) within the overall site.
  - a. Private amenities, HOA owned trails and greenways may count toward active recreation requirement
- C. The dedicated permanent open space and stormwater features are to be owned and maintained by a homeowner or cooperative association/organization or other public jurisdiction or agency (subject to their acceptance).

D. Tree Protection

- A. Tree protection required for phases of the site may be located within the phase or anywhere within the overall site boundary with the intent of preserving large, contiguous areas of existing tree canopy.
- B. A tree survey is required only for existing trees used to satisfy tree protection requirement.

E. Required Off-Street Parking

Required off-street parking ratios by use to follow Table 7.1. Where there are multiple tiers, the development will follow tier 3 requirements.

F. Signage:

- A. A coordinated master sign plan may be approved with final development plans and may supersede default sign limitations where consistent with project character
- B. In addition to the sign types identified, the following are permitted within the site as approved by the Planning Director:
  - a. Murals. Painted Murals are permitted, so long as the mural relates to the project's aesthetic/character and not a specific business. Painted business signage must meet the wall signage size requirements.
  - b. Pylon signs. Center pole or post-arm signs are fabricated out of painted aluminum, painted steel or wood. Overall height of the sign must not exceed 16' and the sign must be a maximum of 20 square feet.

## IX. PHASING & TRANSPORTATION IMPROVEMENTS

It is understood that the site will be constructed in phases and that not all roadway improvements associated with the development will be needed immediately, as development plans and schedule are refined, the timing of improvements will be with SCDOT and local government.

## X. STATEMENTS OF IMPACT AND LETTERS

### Sanitary Sewer

The site extends to within 700 feet of a main ReWa trunk line that runs along Gilder Creek and feeds directly into the Gilder Creek Sewer Treatment facility. Gravity sewer has been extended to site and the site is currently within Metro's district. Sanitary sewer design will be signed and sealed by a Civil Engineer licensed to conduct business in the State of South Carolina and will be designed pursuant to all applicable regulatory requirements and codes having jurisdiction. (See attached letter from Metropolitan Sewer Sub-District Exhibit 1A.)

### Potable Water

The Greenville Water System currently provides potable water facilities to this site. These facilities consist of water force mains, which are available to serve the proposed development as outlined herein. Potable water design will be signed and sealed by a Civil Engineer licensed to conduct business in the State of South Carolina and will be designed

pursuant to all applicable regulatory requirements and codes having jurisdiction. (See attached letter and map from Greenville Water System, Exhibit 1B.)

### Fire Department

The property will be served by the City of Fountain Inn Fire Department. (Letter attached from Clear Springs Fire Department as Exhibit 1C.)

### Electricity

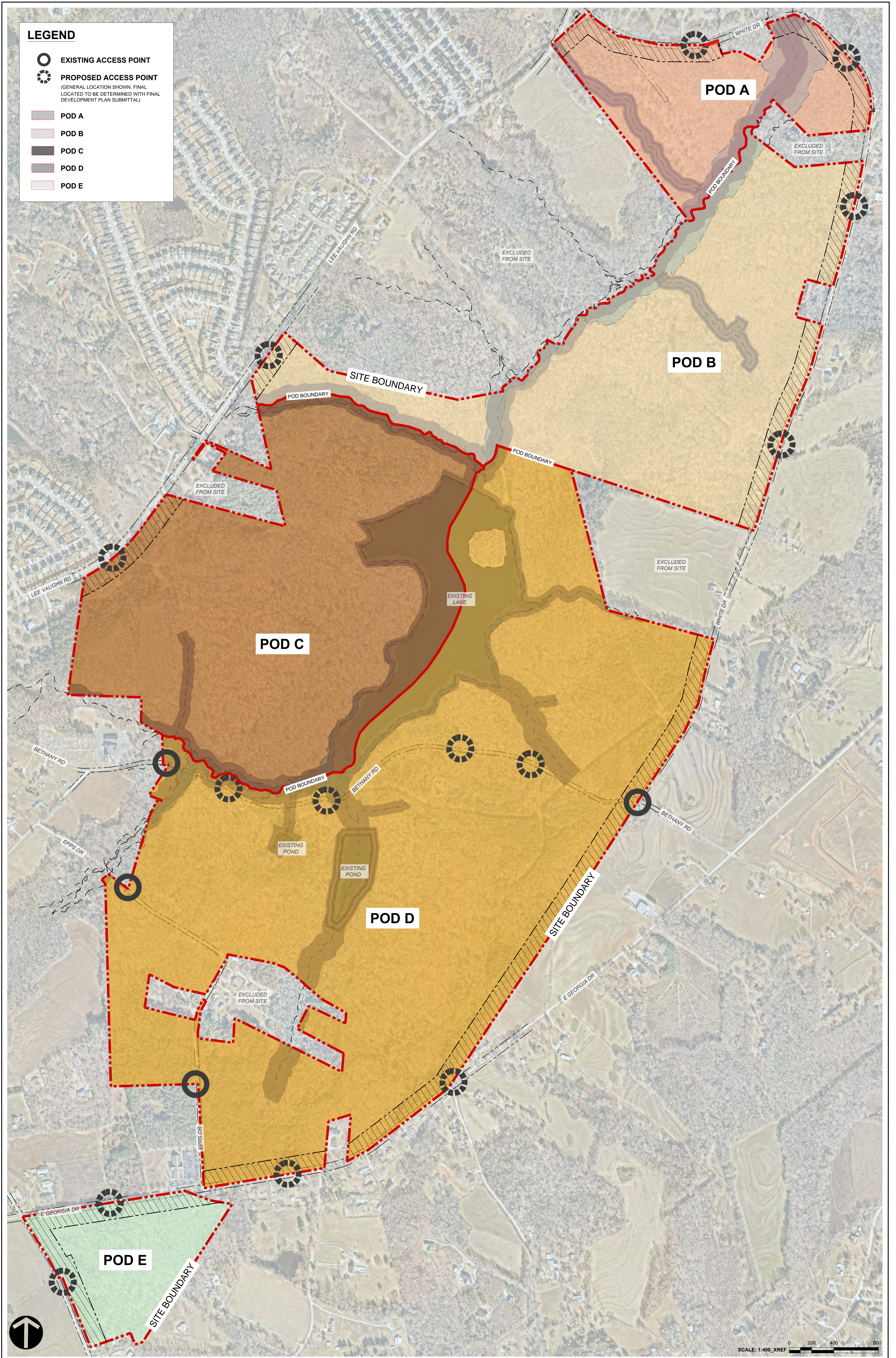
Laurens Electric Cooperative, Inc. (LEC) currently serves approximately one third of the site, Duke Power is assigned to another third, with the final third presently unassigned. It is intended to request that LEC be authorized by the Public Service Commission to serve the entire site. The attached letter from LEC confirms their willingness and ability to do so. (Letter attached from Laurens Electric as Exhibit 1D.)

### Natural Gas

Natural gas facilities will be provided by Fountain Inn Natural Gas System. (Letter attached from Fountain Inn Natural Gas System as Exhibit 1E.)

### Schools

The current public-school assignments for children who will reside within the proposed community include Fountain Inn High School and Rudolph G Gordon Elementary and Middle School. Several private and parochial schools exist nearby as well, including Southside Christian School, Hope Academy, Word of Life Christian School, and others.



# THE OTTARAY CONCEPT PLAN

|PN1025018 | 01.07.2026 | TIMBERLAND HOLDING COMPANY LLC

1/7/2026 2:23 PM LMLAM P:\CLT\_2025\1025018\CAD\DOCUMENTATION\ENTITLEMENTS\1025018-X-CONCEPT PLAN.DWG

LandDesign.

## EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Otteray Mixed-use development in accordance with SCDOT guidelines. The development is proposed to be located west of Lee Vaughn Road, south and east of White Drive and north of East Georgia Road in Fountain Inn, South Carolina. The development is planned to include five “pods” of development with a total of 1,627 single family residential lots, 350 townhouses, 75,000 square feet of retail space, 45,000 square feet of office space and a 150 room hotel. As recommended by SCDOT & Greenville County, the following intersections are studied:

- East Georgia Road (S-23-143) @ Scuffletown Road (S-23-571)
- East Georgia Road @ SC 146/Woodruff Road
- SC 417/East Georgia Road @ SC 417/Lee Vaughn Road
- Bethany Road (S-23-315) @ East Georgia Road
- Epps Drive @ East Georgia Road
- Clear Springs Road & Scuffletown Road
- SC 417/Lee Vaughn Road & Scuffletown Road
- Cooper Lake Road (S-23-315) & Scuffletown Road
- Bethany Road & SC 417/Lee Vaughn Road
- SC 417/Lee Vaughn Road & White Drive
- Clear Springs Road & Epps Drive
- Clear Springs Road & Bethany Road
- 13 major Pod accesses

**It is understood that the site will be constructed in phases and that not all roadway improvements associated with the development will be needed immediately. As development plans and schedules are refined, the timing of improvements will be coordinated with SCDOT and local government.**

The Institute of Transportation Engineers (ITE) estimates that a development consisting of 1,627 single family residential lots, 350 townhouses, 75,000 square feet of retail space, 45,000 square feet of office space and a 150 room hotel could be expected to generate over 24,000 daily trips (pass-by & internal capture trips were omitted to provide more conservative analysis), 1,507 trips in the AM peak hour (549 entering, 958 exiting) and 2,355 trips in the PM peak hour (1,320 entering, 1,035 exiting).

The four intersections on SC 417/Lee Vaughn Road currently function with some moderate delays, in particular, stop-controlled approaches. Due to the rapid growth in the area, delays on the East Georgia Road and Bethany Road approaches to SC 417/Lee Vaughn Road are likely to lengthen significantly, even under the no-build conditions. Similarly, all approaches at the Scuffletown Road intersection (All-Way Stop) are expected to experience very long delays in the No-Build condition. In the Build condition with construction of the project, delays on the White Drive approach could become excessive. All four intersections will require some improvement, possibly including signalization and installation of appropriate turn lanes.



The Epps Drive and the Bethany Road (All-way Stop) intersections on East Georgia Road function adequately and will continue to do so after construction of the project. No changes are recommended.

The East Georgia Road/Eagle Creek Road approaches to SC 146/Woodruff Road are expected to operate with substantial delay under the No-build and Build conditions. Several of the approaches at the Scuffletown Road intersection (All-Way Stop) operate poorly in the No-Build condition; all approaches are expected to operate poorly under the Build conditions. Signalization with appropriate turn lanes is recommended at these locations.

The Epps Drive and the Bethany Road intersections on Clear Springs Road function adequately. **A WB 150-foot storage left turn-lane and EB 100-foot storage right turn-lane on Bethany Road** approaching Clear Springs is warranted and will allow the intersection to continue to function adequately after construction of the project. No other changes are recommended.

The Scuffletown Road & Clear Springs Road may experience delays under the Build conditions. Longer delays are typical for Stop-controlled approaches to major roadways. Since alternative routes in the development are available, no changes are recommended at this time.

The Scuffletown Road & Bethany Road/Cooper Lake Road intersection currently functions adequately. With construction of the project, the minor road approaches may experience longer delays. Longer delays such as these can be expected for Stop-controlled approaches to major roadways. Signalization of one or two of the adjacent intersections (Bethany Road & Lee Vaughn Road and Scuffletown Road & Lee Vaughn Road) would provide breaks in traffic that could alleviate some delays. No changes are recommended.

All site accesses except for the Pod C Access 1 on SC 417/Lee Vaughn Road should function adequately with one ingress and one egress lane. Auxiliary turn lanes on the surrounding roads are warranted approaching the following accesses:

- **Pod C Access 2 on Bethany Road - EB 150-foot storage left turn-lane**
- **Pod C Access 1 - SB 200-foot left and NB 100-foot right on SC 417/Lee Vaughn Road**
- **Pod E Access 2 - SB 150-foot storage left turn on Scuffletown Road**

Pod C Access 1 on SC 417/Lee Vaughn Road will be the main access to the commercial areas. As noted above, turn lanes are recommended for all directions. Even with the turn lane additions, signalization will likely be needed when warrants are met. All site accesses should be built according to SCDOT and Greenville County standards.

In summary, **new signals with appropriate turn lanes** are recommended at the following intersections. It is understood that no signals will be installed until warrant criteria is met.

- SC 417/East Georgia Road/Lee Vaughn Road & East Georgia Road
- SC 417/Lee Vaughn Road & Scuffletown Road



- SC 417/Lee Vaughn Road & Bethany Road
- SC 417/Lee Vaughn Road & White Drive
- East Georgia Road & Scuffletown Road
- SC 146/Woodruff Road & East Georgia Road/Eagle Creek Road
- SC 417/Lee Vaughn Road & Pod C Access 1



## Planning & Development Department

Physical Address: 200 N. Main Street, Fountain Inn, SC 29644

Email Address: [planning.development@fountaininn.org](mailto:planning.development@fountaininn.org)

[www.fountaininn.org](http://www.fountaininn.org)

Office: 864-531-0644



**FOUNTAIN INN**  
est 1886

## ANNEXATION APPLICATION

### WHEN TO USE THIS PROCESS

Use this application to request annexation into the city limits of the City of Fountain Inn.

### APPLICATION PROCESS

1. Prior to submittal, contact the Zoning Administrator to schedule a meeting or phone conversation about the request. (Contact information above.)
2. Submit this application and associated documents, in PDF format, using the Planning Portal at [https://fountaininn\\_pz.portal.iworq.net/portalhome/fountaininn\\_pz](https://fountaininn_pz.portal.iworq.net/portalhome/fountaininn_pz)
3. An invoice will be emailed to the applicant.
  - Application Fee (fees are non-refundable):
    - \$400.00, Single-Family Residential
    - \$1,000.00, Multi-Family Residential
    - \$600.00, Non-Residential
    - \$650.00, Planned Development (PD) or Flexible Review District (FRD)
4. The Planning Commission will hold a public hearing where people may speak for or against the request.
  - We are required to advertise the request in accordance with state law. At least 30 calendar days in advance of the hearing, we will post a public hearing sign(s) on the property and will place a legal advertisement in *The Greenville News*.
  - The Planning Commission usually meets at 6 p.m. on the fourth Thursday of the month in the Council Chambers at 300 Wall Street. The calendar for the year is available on our website.
  - Staff will provide a written report regarding the request to the Commission, which may also be posted on the City's website. The report will include your application, supporting documents and an ordinance.
  - You must attend this meeting to present your request and answer questions.
  - At the conclusion of the public hearing, the Planning Commission will make a recommendation to City Council to approve the application as requested, approve it with conditions, or not approve it.
5. During a Council Meeting, the City Council will review the request, ordinance, and the Planning Commission recommendation.
  - The City Council usually meets at 6 p.m. on the Second Thursday of the month in the Council Chambers at 300 Wall Street. The calendar for the year is available on our website.
  - Staff will provide a written report regarding the request to the Commission, which may also be posted on the City's website. The report will include your application, supporting documents and an ordinance.
  - You must attend this meeting and may have the opportunity to answer questions.

**APPLICATION PROCESS (Cont.)**

- At the conclusion of the agenda item, the City Council may vote to approve the ordinance as presented, approve it with conditions, or not approve it.
  - A vote of two-thirds of the Council members present and voting is required to reject the recommendation of the Planning Commission.
  - If approved, the ordinance will be on the agenda of the following Council meeting for a second, and final, vote.
  - If not approved, the ordinance has failed to pass, and the applicant cannot make the same request for one year.

**PROPERTY INFORMATION**

| Tax map number | Address(es)     | Property owner                  |
|----------------|-----------------|---------------------------------|
| 0554010100900  | Lee Vaughn Road | Timberland Holding Company, LLC |
| 0554010100902  | White Drive     | Timberland Holding Company, LLC |
| 0554020100410  | E. Georgia Road | Timberland Holding Company, LLC |
| 0554020100600  | Epps Drive      | Timberland Holding Company, LLC |
| 0554010101601  | Lee Vaughn Road | Timberland Holding Company, LLC |

**APPLICANT INFORMATION**

Primary Applicant Name: Timberland Holding Company, LLC

Mailing Address: 31 Cleveland Street, Greenville, SC 29601

Phone: [REDACTED] Email: [REDACTED]

Are you the owner of the subject property? Yes  No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? \_\_\_\_\_
- If you are not the owner of the subject property, the property owner must complete the gray box on the following page.

**APPLICANT INFORMATION (Cont.)**

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Applicant signature: Lane L. Harper Date: 11-21-2025

This application must be uploaded at [https://fountaininn\\_pz.portal.iworg.net/portalhome/fountaininn\\_pz](https://fountaininn_pz.portal.iworg.net/portalhome/fountaininn_pz) by clicking on the "Annexation" icon.

**PROPERTY OWNER**

Property owner name (authorized representative if corporation): JEFF DRUMMOND

Mailing Address: PO Box 9297, Greenville, S.C. 29604

Phone: [REDACTED] Email: [REDACTED]

I certify that the applicant listed above has my permission to represent this property in this application.

Signature: Lane L. Harper Date: 11-21-2025

**INFORMATION ABOUT REQUEST**

- Current Zoning District(s): R-S (Greenville County) Requested Zoning District: FRD (City of FI)
- Explanation of Request (be specific):

Request to annex TMS# 0554010100900, 0554010100902, 0554020100410, 0554020100600, & 0554010101601 into the City of Fountain Inn with an FRD zoning classification. Please reference associated Statement of Intent and additional supporting documentation included in submittal.

**PETITION FOR ANNEXATION**

The petition on the following page is to be used when signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. All other petitions must follow South Carolina State Law S.C. Code §5-3.

## CITY OF FOUNTAIN INN PETITION FOR ANNEXATION

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Fountain Inn and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Lee Vaughn Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0554010100900 containing approximately 784.07 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 10 day of November, 2025 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to FRD.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described? Yes  No

Print Name: LANE L. HARPER

Signature: Lane L. Harper

Address: PO Box 9297, Greenville, S.C. 29604

Witness: [Signature]

Date: 11/21/2025

Parcel Address: Lee Vaughn Road, Greenville

Tax Map Number(s): 0554010100900

**CITY OF FOUNTAIN INN PETITION FOR ANNEXATION**

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Fountain Inn and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at White Drive more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0554010100902 containing approximately 0.58 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 10 day of November, 2025 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to FRD.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described? Yes  No

Print Name: LANE L. HARPER

Signature: Lane L. Harper

Address: PO Box 9297 Greenville, S.C. 29604

Witness: [Signature]

Date: 11/21/2025

Parcel Address: White Drive, Greenville

Tax Map Number(s): 0554010100902

**CITY OF FOUNTAIN INN PETITION FOR ANNEXATION**

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Fountain Inn and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at E. Georgia Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0554020100410 containing approximately 7.06 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 10 day of November, 2025 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to FRD.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described? Yes  No

Print Name: LANE L. HARPER

Signature: Lane L. Harper

Address: PO Box 9297 Greenville, S.C. 29604

Witness: [Signature]

Date: 11/21/2025

Parcel Address: E. Georgia Road, Greenville

Tax Map Number(s): 0554020100410

**CITY OF FOUNTAIN INN PETITION FOR ANNEXATION**

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Fountain Inn and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Epps Drive more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0554020100600 containing approximately 2.29 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 10 day of November, 2025 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to FRD.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described? Yes  No

Print Name: LANE L. HARPER

Signature: Lane L. Harper

Address: PO Box 9297 Greenville, S.C. 29604

Witness: [Signature]

Date: 11/21/2025

Parcel Address: Epps Drive, Greenville

Tax Map Number(s): 0554020100600

**CITY OF FOUNTAIN INN PETITION FOR ANNEXATION**

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Fountain Inn and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Lee Vaughn Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0554010101601 containing approximately 0.85 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 10 day of November, 2025 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to FRD.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described? Yes  No

Print Name: LANE L. HARPER

Signature: Lane L. Harper

Address: PO BOX 9297 GREENVILLE, S.C. 29604

Witness: [Signature]

Date: 11/20/2025

Parcel Address: Lee Vaughn Road, Greenville

Tax Map Number(s): 0554010101601



## Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Fountain Inn and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Scuffletown Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number P/O 0555010102301 containing approximately 0.04 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 07 day of January, 20   before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to FRD.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

Print Name: John Hyslop

Signature: [Handwritten Signature]

Address: 1427 Scuffletown Rd

Witness: Madelyn S Moore

Date: 1/14/26

Parcel Address: Scuffletown Road

Tax Map Number: P/O 0555010102301

**EXHIBIT A**

**Annexation Area**



COUNTY OF GREENVILLE )  
 )  
STATE OF SOUTH CAROLINA )

ANNEXATION AGREEMENT

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") is made and entered into this 30<sup>th</sup> day of October, 2023 (the "Effective Date"), by and between **Palmetto Hills Presbyterian Church**, a South Carolina non-profit corporation whose address is **2147 E Georgia Rd, Simpsonville, SC 29681** ("PHPC") and **Timberland Holding Company, LLC**, a South Carolina limited liability company whose address is Post Office Box 9297, Greenville, SC 29604 ("Timberland"). PHPC and Timberland may each be referred to individually as a "Party" and collectively as the "Parties" in this Agreement.

**WHEREAS**, PHPC is the owner of the real property shaded and marked "20' Annexation Strip" on Exhibit A attached hereto and made a part hereof (the "Annexation Area"), such Annexation Area being a portion of Greenville County Tax Map Number **0554020100409**;

**WHEREAS**, Timberland is the owner of the real property described on Exhibit B attached hereto and made a part hereof (the "Timberland Tract" and, together with the Annexation Area, the "Land");

**WHEREAS**, pursuant to S.C. Code Ann. § 5-3-10 *et seq.*, contiguous landowners may petition a municipality to annex property outside such municipality's corporate limits; and

**WHEREAS**, the Parties desire to provide for the annexation of the Annexation Area into the City of Fountain Inn, South Carolina ("Fountain Inn") (such annexation being the "Annexation"); and

**WHEREAS**, the Parties desire to set forth terms regarding the Annexation to, in part, avoid either Party contesting the Annexation and to cooperatively effect the Annexation according to the terms of this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PHPC and Timberland agree as follows:

1. **No Contest of Annexation.** PHPC agrees that it will not institute or participate in any legal or administrative proceeding, or any process, that seeks to challenge or contest the Annexation, or participate in any efforts that seek to prevent the Annexation Area from being annexed into Fountain Inn's corporate limits, at any time during the term of this Agreement.

2. **Agreement to Participate in Annexation.** If required, PHPC agrees that it will participate, including but not limited to providing the requisite signature on any petition or application in support of the Annexation or otherwise providing affirmative support in favor of the Annexation, in any legal or administrative proceeding, or any process, that seeks to effectuate the Annexation, or any efforts that seek to cause the Annexation Area to be annexed into Fountain Inn's corporate limits, at any time during the term of this Agreement.

3. Reimbursement. In consideration for PHPC's agreement not to challenge the Annexation and to, if necessary, participate in support of the Annexation, Timberland agrees to reimburse PHPC for PHPC's legal fees in connection with this Agreement, as well as any costs related to PHPC's participation in the Annexation. Such reimbursement to be made by Timberland within thirty (30) days after Timberland's receipt of a reasonably detailed invoice therefor.

4. Term of Agreement. This Agreement shall become effective upon the Effective Date and shall terminate upon the first of the following to occur: (i) the successful annexation of (y) the Annexation Area into Fountain Inn and (z) the successful annexation into Fountain Inn of a portion of that certain parcel of real property situated in Greenville County, South Carolina, being approximately 1.78 acres and bearing Tax Max Number 0555010102301 (the "Hyslop Annexation"); (ii) Timberland's receipt of a final, unappealable order denying the Annexation of the Annexation Area into Fountain Inn; or (iii) Timberland's receipt of a final, unappealable order denying the Hyslop Annexation. Notwithstanding anything to the contrary contained herein, Timberland may terminate this Agreement at any time and in Timberland's sole discretion upon written notice to PHPC, which termination shall be effective as of the date of such notice.

5. Recording. This Agreement shall run with the Land and may at Timberland's sole election be recorded in the Office of the Register of Deeds for Greenville County, South Carolina.

6. Notice of Sale. Any person who sells or conveys any portion of the Annexation Area shall, prior to such sale or conveyance, give thirty (30) days written notice of this Agreement to the prospective purchaser or grantee. A copy of such notice shall be forwarded to Timberland at the following address, or at such other address as Timberland may designate by written notice to PHPC:

Timberland Holding Company, LLC  
Post Office Box 9297  
Greenville, SC 29604

7. Equitable and Other Relief. In the event of a breach or attempted or threatened breach of the provisions of this Agreement, this Agreement may be enforced by decree of specific performance upon the application of Timberland or its mortgagee, their respective heirs, successors or assigns, as the case may be. This provision does not exclude other remedies available at law or equity, including monetary damages. In any such actions, the prevailing party shall be entitled to reasonable attorneys' fees and costs of the action.

8. Waiver. Any consent to or waiver of any provision hereof shall not be deemed or construed to be a consent to or waiver of any other provision of this Agreement. Failure on the part of either party to complain of any act or failure to act of the other party, irrespective of the duration of such failure, shall not constitute a waiver or modification of rights hereunder. No waiver or modification hereunder shall be effective unless the same is in writing and signed by the party against whom it is sought.

9. Governing Law and Jurisdiction. This Agreement has been executed and delivered in the State of South Carolina, and its validity, interpretation, performance and enforcement and all matters relating thereto, shall be governed by and construed and interpreted in accordance with the laws of the State of South Carolina.

10. Entire Agreement. This Agreement constitutes the sole and entire agreement of the parties with respect to the subject matter hereof and no prior contemporaneous oral or written representations or agreements among the parties with respect to the subject matter hereof shall have legal effect.

11. Modification. This Agreement may be amended, modified or terminated at any time by a declaration in writing, executed and acknowledged by all parties to the Agreement or their successors or assigns.

12. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

*[signature page(s) to follow]*



IN WITNESS WHEREOF, the undersigned have executed this Annexation Agreement as of the Effective Date.

[Signature]  
Witness  
[Signature]  
Witness

**TIMBERLAND:**

**TIMBERLAND HOLDING COMPANY, LLC**  
a South Carolina limited liability company

By: [Signature]  
Name: Lane L. Harper  
Title: President

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 2023, by Lane L. Harper, as President of Timberland Holding Company, LLC, a South Carolina limited liability company, on behalf of the limited liability company.



[Signature]  
Notary Public for South Carolina  
Print Name: Ellen W. Johnson  
My Commission Expires: 3/24/32

**EXHIBIT A**

Annexation Area

