



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, July 16, 2026 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Planning Commission Meeting Minutes from April 16, 2026
3. Public Hearing(s)
 - a. DOCKET NUMBER: AXZ-2026-04
APPLICANT: GBA Holdings, LLC
LOCATION: 107 Milacron Drive
TAX MAP: 0349000100308
REQUEST: Annexation & Rezone to C-2
 - b. DOCKET NUMBER: PZ-2026-02
APPLICANT: Harold Garrett
LOCATION: 604 North Woods Drive
TAX MAP: 0336000100104
REQUEST: Rezone from C-2 to S-1
 - c. DOCKET NUMBER: TX-2026-01, Text Amendment
REQUEST: Amendment to the Fountain Inn Zoning Ordinance
4. Adjourn

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

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

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, April 16, 2026 – 6:00PM

1. Call to Order

Chairperson Stoddard called the meeting to order at 6:00PM. Chairperson Stoddard, Commissioners McCraw, Armstrong, Pease, and Ellisor were present. Commissioner DeRoberts was absent. A quorum was established.

2. Minutes

Commissioner Ellisor made a consent motion to approve the minutes from Thursday, February 19, 2026, and Thursday, March 19, 2026. Commissioner Pease seconded the motion. The motion carried 5-0.

3. Public Hearings

- a. DOCKET NUMBER: SP-2026-01
APPLICANT: Raby Properties, LLC
LOCATION: Speedway Drive
TAX MAP: Tax Map # 0354000100308
EXISTING ZONING: FRD
REQUEST: Major Change to PD/FRD

Staff introduced the application. Bill Grier, PE, Freeland Associates, elaborated more upon the request. Applicant is seeking a change from the prior approval to utilize the property in question for La Vida “Phase 2,” building off the adjacent Phase 1. The proposal calls for two (2) new apartment buildings, non-age restricted, with associated site improvements.

The floor was open to the public at 6:03 and closed with no members of the public wishing to speak.

Michael Raby, Raby Properties, made final closing note regarding site access.

Commissioner Pease made a motion to approve the Application. Commissioner McCraw seconded. The motion on the application passed 5-0.

- b. DOCKET NUMBER: PZ-2026-01
APPLICANT: Alicia Jordan
LOCATION: 701 Fairview Street

TAX MAP: Tax Map # 0337000109000
EXISTING ZONING: GR-1
REQUEST: Rezoning to C-2

Staff introduced the application. Wes and Alicia Jordan, property owners, elaborated more upon the request.

The floor was open to the public at 6:11 and closed with no members of the public wishing to speak

Commissioner Ellisor made a motion to approve the Application. Chairman Stoddard seconded. The motion on the application passed 5-0.

- c. DOCKET NUMBER: AXZ-2026-01
APPLICANT: City of Fountain Inn
LOCATION: 1587 Scuffletown Road
TAX MAP: Tax Map # 0555010102211
EXISTING ZONING: R-S/Unzoned (County)
REQUEST: Annexation and rezoning to R-C

Staff introduced the application. The City of Fountain Inn is annexing a parcel which is a donut hole within the corporate limits of the City. The requested zoning, R-C, is consistent with the area, which is intended for a new fire station.

The floor was open to the public at 6:14 and closed with no members of the public wishing to speak.

Commissioner Ellisor made a motion to approve the Application. Chairman Stoddard seconded. The motion on the application passed 5-0.

At 6:16pm, Commissioner Pease made a motion to adjourn the meeting. Commissioner McCraw seconded this motion. The motion passed all in favor and the Commission adjourned.



AGENDA ITEM

July 16, 2026

To: Planning Commission

From: Zoning Administrator, Aaron Blessing

Subject: AXZ-2026-04, proposed annexation and re-zoning

Meeting Date: July 16, 2026

Type of Agenda Item: Annexation & Re-Zoning

Attachments: Zoning Map
Aerial Map
Photograph of property, notice posted
Draft Ordinance

OWNER(S): McCarter Road, LLC

AUTHORIZED REP(S): Chandler Ayers

APPLICANT(S): GBA Holdings, LLC

LOCATION: 107 Milacron Drive (Tax Map #0349000100308)

CURRENT ZONING: Un-zoned (Greenville County)

DESIRED ZONING: C-2, Commercial District

COUNCIL WARD: Ward 5 – John Don

SIZE OF PROPERTY: +/- 3.3 acres

REQUEST

The Applicant, GBA Holdings (contract purchaser of property) has filed a petition requesting annexation into the City pursuant to South Carolina Code of Laws Section 5-3-150.

The Applicant has requested this tract of land, which is presently un-zoned within Greenville County to C-2 (Commercial District) within the City of Fountain Inn.

The notice indicating the date, time, and location of this meeting to hear the applicant's rezoning request was posted in the Greenville News on June 16, 2026. The property in question was posted with signage by city staff on June 16, 2026, along the Milacron Drive frontage.

LOCATION & SITE DESCRIPTION

The property in question is along the southerly side of Milacron Drive (Hwy 418), approximately 700' southwest of North Nelson Drive. Adjacent land uses include Maverick Smiles (a dental office) to the east, wooded land to the west, and agricultural land to the south. Across Milacron Drive, to the north, is the Fuyao (automotive glass) facility.

Adjacent zoning districts include C-2 to the east, R-C to the west, and un-zoned unincorporated land within Greenville County to the south. Across Milacron Drive, to the north, is industrial.

The property also falls within the boundaries of the Gateway Corridor Overlay District, which extends three-hundred (300') linear feet outside the edge of the right of way along Hwy 418.

The applicant intends to develop the property with dental, medical, daycare, and/or retail uses consistent with the C-2 zoning.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land as "Commercial Mixed-Use." The Commercial Mixed Use designation serves a larger area than a Neighborhood Center and includes larger buildings with a retail anchor store. The area includes typically one anchor store, such as a grocery store with a variety of uses including commercial, service, office, and a mix of residential housing types. It may occasionally include taller buildings (max. 4-5 stories high). Multi-family housing may be integrated as part of mixed use. Higher density housing (e.g. apartments and townhomes) should be located near shopping and services.

ZONING DISTRICT

Per Article 4 of the Fountain Inn Unified Development Ordinance, the C-2 District is established to provide goods and services for the convenience of local residents and visitors. Permitted uses in the C-2 district include medium to large scale retail, restaurants, offices, services, recreation/entertainment, institutional as well as lodging and some residential types. These areas are typically served by major roadways.

PLANNING COMMISSION REVIEW CRITERIA

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.

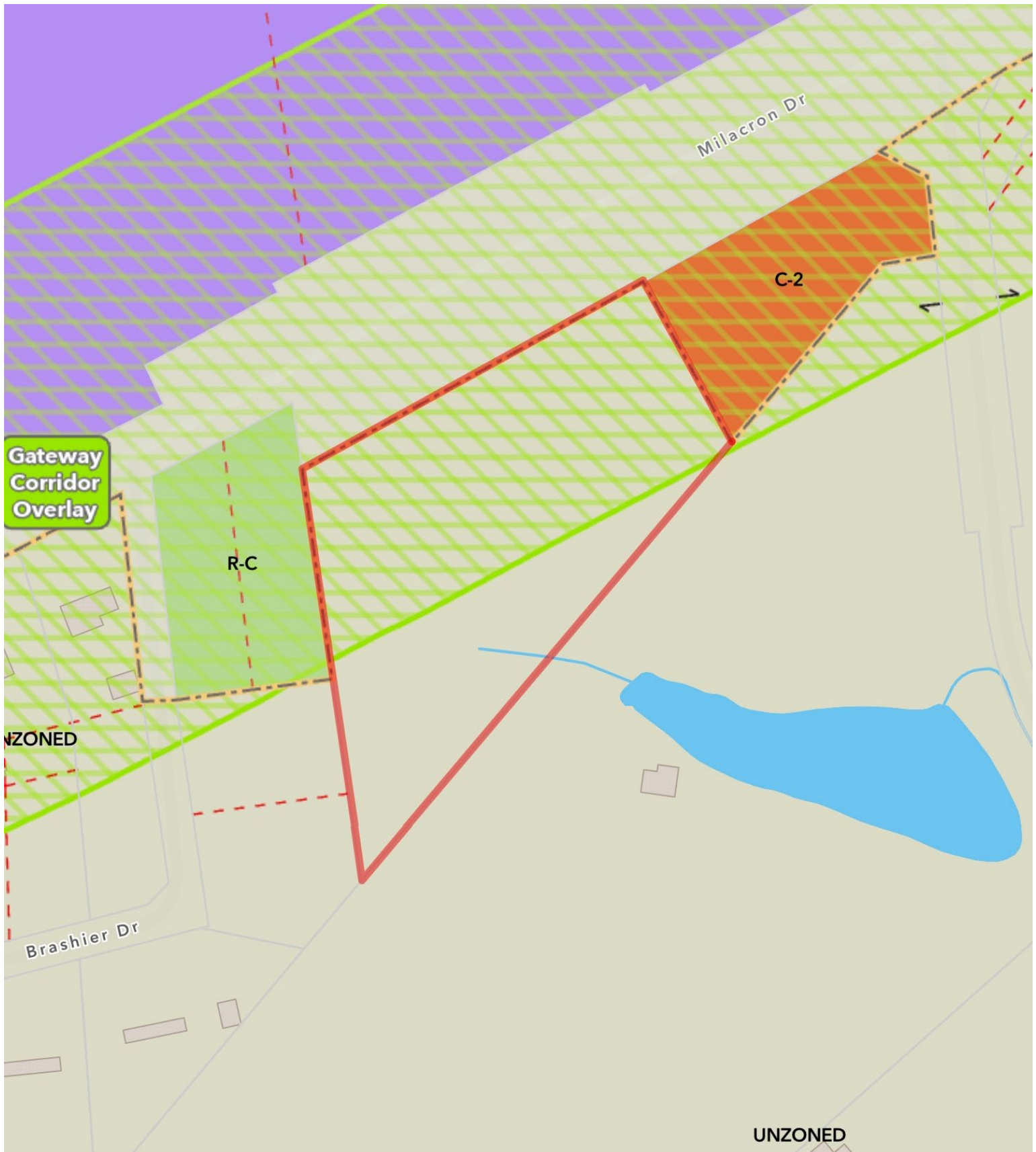
- d. The Fountain Inn Planning Commission shall have all authority and duties set forth in S.C. Code § 6-29-340, and as may be necessary to the proper use and planning within the City of Fountain Inn.

STAFF COMMENTS

Staff finds that this requested zoning change is consistent with the continuing vision for this area. Staff is not aware of any aspect of annexing and rezoning this property that would negatively impact the public health, safety, and welfare of neighboring properties.

RECOMMENDED MOTION: Staff recommends the Planning Commission approve of the requested annexation and rezoning for agenda item AXZ-2026-04.

ZONING MAP



AERIAL MAP



PROPERTY POSTED – June 16, 2026



Planning & Development Department

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

Email Address: planning.development@fountaininn.org

www.fountaininn.org

Office: 864-531-0644



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
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
0349000100308	107 Milacron	McCarter Road, LLC

APPLICANT INFORMATIONPrimary Applicant Name: GBA Holdings, LLCMailing Address: Phone: Email: 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)? Under Contract
- 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: [Signature] Date: 6/3/26

This application must be uploaded at https://fountaininn_pz.portal.iworq.net/portalhome/fountaininn_pz by clicking on the "Annexation" icon.

PROPERTY OWNER

Property owner name (authorized representative if corporation): McCarter Road, LLC by R. O'Neil Rabon Jr.

Mailing Address: [Redacted]

Phone: [Redacted] Email: [Redacted]

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

Signature: [Signature] Date: 06/03/2026

INFORMATION ABOUT REQUEST

- Current Zoning District(s): Unzoned Greenville County Requested Zoning District: C-2
- Explanation of Request (be specific):

We request to Annex and Rezone C-2, approximately 3.35 acres at 107 Milacron Drive further described as Greenville County Tax Map # 0349000100308. The property will be developed into Dental, Medical, Daycare and/or Retail uses consistent with the C-2 Zoning.

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 107 Milacron Dr, 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 0349000100308 containing approximately 3.35 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 3rd day of June, 2026 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 C-2.

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: R. O'Neil Rabon, Jr

Signature: [Signature]

Address: 107 Milacron Drive

Witness: [Signature] digitel

Date: 6-3-26

Parcel Address: 107 Milacron Drive

Tax Map Number(s): 0349000100308

Greenville County, SC - Property Report	Created: 6/4/2026
PIN / Tax Map #	
0349000100308	



Owner Information	
Owner Name	Mccarter Road Llc
Additional Owner Name	
Care Of	
Mailing Address	Po Box 1827
City	Greenville
State	SC
Zip Code	29602



Mobile
Maps and
Information



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information			
Acres	Description	Location	Subdivision
3.330	Parcel A	Milacron	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
1838	158	5/12/1999	1486	40

Building Information			
Square Feet	Bedrooms	Bathrooms	Half Baths
0	0	0	0

Classification		
Land Use	Jurisdiction	Homestead Code
1180: Residential Vacant	County Jurisdiction	

Values			
Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$116,550	\$116,550	\$0	\$0

Taxes / Fees				
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
697	\$0	\$0	\$2,031.73	12/12/2025

Ownership History				
Owner Name	Deed Book	Deed Page	Sale Date	Last Sale Price
Mccarter Road Llc	1838	158	05/12/1999	\$0

ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY DESCRIBED HEREIN TO THE CITY LIMITS OF THE CITY OF FOUNTAIN INN; TO ESTABLISH A ZONING CLASSIFICATION THEREFOR; TO ASSIGN THE ANNEXED PROPERTY TO A COUNCIL WARD; AND OTHER RELATED MATTERS (LOCATED AT 107 MILACRON DRIVE).

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

ALL those certain pieces, parcels or tracts of land containing approximately 3.33 acres, being on Milacron Drive in Greenville County, South Carolina, and described as follows:

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

GREENVILLE COUNTY TMS # 0349000100308

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

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

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

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

Section 2. **ZONING CLASSIFICATION:** The property herein described is hereby assigned the zoning classification of C-2 Commercial District.

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

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

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

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

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading:	August 13, 2026
Second Reading / Final Approval:	September 10, 2026

EXHIBIT A





AGENDA ITEM

July 16, 2026

To: Planning Commission
From: Zoning Administrator, Aaron Blessing
Subject: PZ-2026-02, 604 North Woods Drive
Meeting Date: July 16, 2026
Type of Agenda Item: Rezoning
Attachments: Zoning Map
Aerial Map
Proposed Ordinance

OWNER(S): Harold E. Garrett
AUTHORIZED REP(S): Todd Hardaway & William Glenn,
Alta Carolina Partners, LLC
LOCATION: 604 North Woods Drive (Tax Map # 0336000100104).
CURRENT ZONING: C-2 (Commercial)
SIZE OF PROPERTY: 12.10 acres
REQUESTED ZONING: S-1 (Services)

REQUEST

Pursuant to Section 3.2.17 of the City of Fountain Inn Unified Development Ordinance, the City of Fountain Inn has received a request to rezone a +/-12.10 acre parcel located at 604 North Woods Drive, Greenville County TMS #0336000100104, to the S-1 Services District as shown as Exhibit A of the attached ordinance.

The notice indicating the date, time, and location of this meeting to hear the applicant's rezoning request was posted in the Greenville News on July 1, 2026. The property in question was posted with signage by city staff on July 1, 2026, along the North Woods Drive and Putnam Road frontages.

LOCATION & DESCRIPTION

The property is situated on and oriented towards North Woods Drive, a frontage road along the northerly side of I-385. The property also has a side frontage and vehicular access from Putnam Road. The property is comprised of just over twelve (12) acres, and is developed with a +/-73,000 square foot retail center. 42,000 square feet is utilized by "Go With Garrett's," a golf cart dealer, and the remaining 31,000 square feet is vacant. Ample parking is provided in front of the building, though a portion of the lot is used for golf car inventory.

Abutting zoning districts include the C-2 to the west, I-1 to the east (separated by Putnam Road), and GR-2 to the north (separated by railroad right of way).

PROPOSED ZONING DISTRICT

Applicant is requesting S-1 zoning for this property. The application materials provided by the Applicant indicate the intended use of this property is to open a self-service storage facility on the property. Per the Fountain Inn Zoning Ordinance, the C-2 district *“is established to provide a transition between commercial and industrial districts by allowing: (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.”*

The bulk requirements are greater in the S-1 district than they are in the C-2 district.

Based on the property's existing conditions, the proposed rezoning will not result in any dimensional or use-related nonconformities. Although the minimum front yard setback would increase from twenty-five (25') feet to forty (40') feet, the existing front setback is +/-350 feet. The minimum side yard setback would increase from zero (0') feet to twenty-five (25') feet; however, the existing setback from Putnam Road is +/-58 feet, and the western side setback is +/-250 feet. The minimum rear yard setback would increase from twenty (20') feet to twenty-five (25') feet, while the existing rear setback from the railroad right-of-way is +/-43 feet. Accordingly, neither the existing site layout nor the existing Garrett's Golf Cart business would become nonconforming as a result of the proposed rezoning

COMPREHENSIVE PLAN

This parcel has the future land use designation of “Commercial Mixed-Use.” The Commercial Mixed-Use designation serves a larger area than a Neighborhood Center and includes larger buildings with a retail anchor store. The area includes typically one anchor store, such as a grocery store with a variety of uses including commercial, service, office, and a mix of residential housing types. It may occasionally include taller buildings (max. 4-5 stories high). Multi-family housing may be integrated as part of mixed use. Higher density housing (e.g. apartments and townhomes) should be located near shopping and services.

PLANNING COMMISSION REVIEW

It is the duty of the Planning Commission to review all applications for rezoning and provide the City Council with a recommendation. The Planning Commission shall conduct a public hearing. At the close of the public hearing, the Planning Commission shall consider the following and make a recommendation to the City Council:

- a) Consistency with the Comprehensive Plan
- b) Suitability of the property for proposed and permitted uses
- c) Availability of sanitary sewer, water, stormwater and transportation facilities
- d) Compatibility with the zoning and conforming uses of nearby properties

STAFF COMMENTS

The application materials indicate that the applicant proposes to establish a self-storage facility within the currently vacant portion of the existing retail center. According to the application narrative, the applicant intends to divide the existing strip center through a common wall and create separate lots that do not comply with applicable dimensional and development standards.

It should be noted that the scope of the present public hearing is limited solely to consideration of the rezoning request. Accordingly, any variance request must be reviewed and acted upon separately by the Board of Zoning Appeals and is not a matter for consideration as part of the rezoning proceedings.

Whether the platting still remains of interest to the applicant or not, the Planning Commission and City Council are considering a rezoning request from C-2 to S-1. These entities are not just approving “self-storage,” they are changing the property’s zoning entitlement to S-1, which allows a different range of service, storage, and potentially light-industrial-type activities than C-2.

The request may allow the applicant’s intended self-service storage use, but the rezoning should be evaluated based on the full range of uses allowed in S-1 and whether S-1 implements the Commercial Mixed Use future land use designation. The principal concerns are whether the rezoning would reduce opportunities for active commercial mixed-use development, conflict with the Comprehensive Plan’s desired development pattern, and create compatibility/design issues.

For these reasons, staff recommends denial of the requested rezoning.

RECOMMENDED MOTION: I move that the Planning Commission does not recommend approval of PZ-2026-02 as presented.

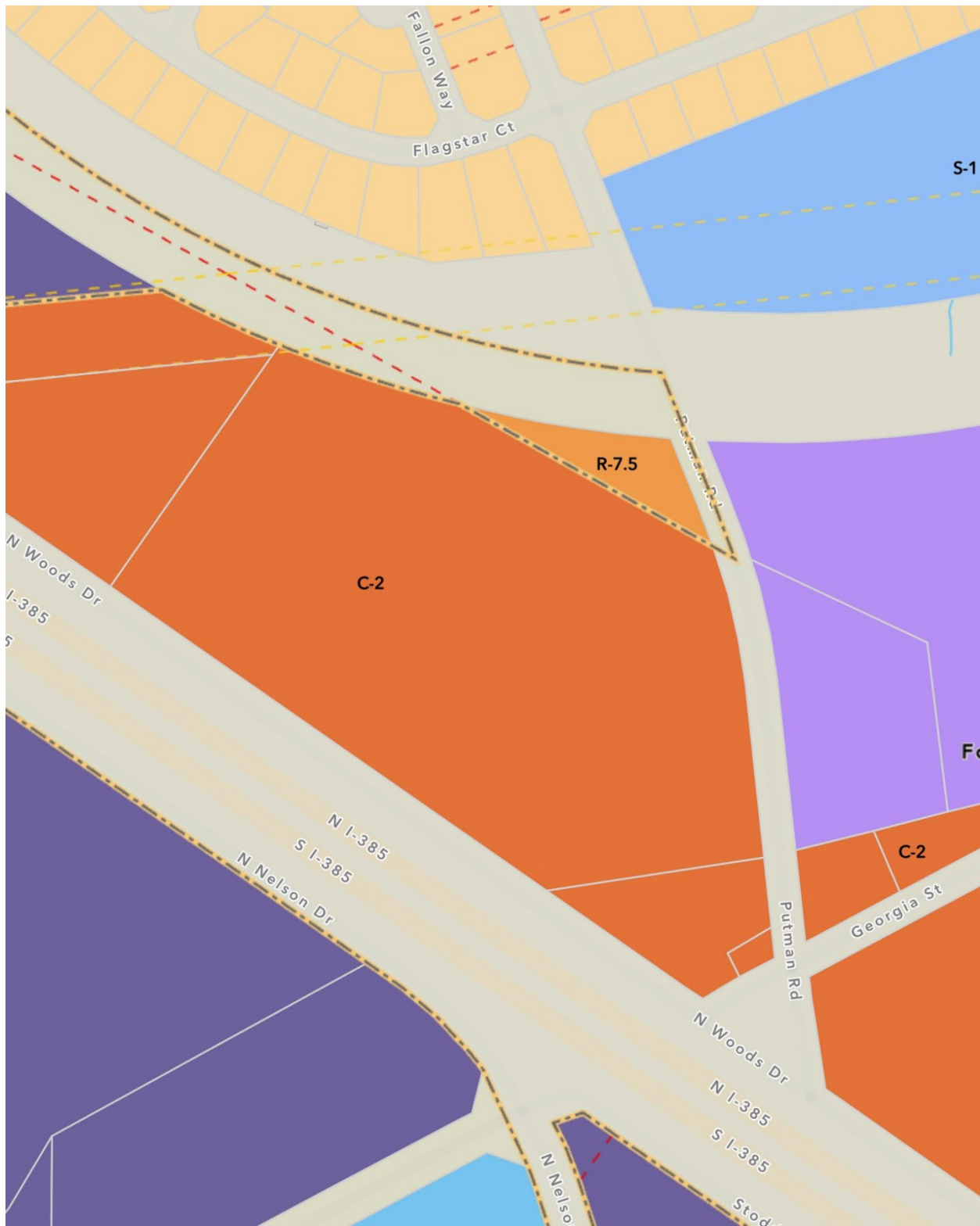
604 North Woods Drive (Tax Map # 0336000100104)

AERIAL MAP



604 North Woods Drive (Tax Map # 0336000100104)

ZONING MAP



Planning & Development Department

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

Email Address: planning.development@fountaininn.org

www.fountaininn.org

Office: 864-531-0644



REZONING APPLICATION

WHEN TO USE THIS PROCESS

Use this application to request a change of zoning district for property(s) within 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 fountaininn.org.
3. An invoice will be emailed to the applicant. (fees are non-refundable):
 - Application Fees vary depending on use and acreage.
 - Contact the Zoning Administrator for the current Fee Schedule.
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 15 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.
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 - 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
0336000100104	604 N. Woods Dr, Fountain Inn, SC 29644	Heg Real Estate, LLC

APPLICANT INFORMATIONPrimary Applicant Name: Harold E. GarrettMailing Address: [REDACTED]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: _____

Harold E Garrett Date: 6/16/26

This application must be uploaded at https://fountaininn_pz.portal.iworg.net/portalhome/fountaininn_pz by clicking on the "Rezoning" icon.

PROPERTY OWNER

Property owner name (authorized representative if corporation): _____

Mailing Address: _____

Phone: _____

Email: _____

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

Signature: _____

Date: _____

INFORMATION ABOUT REQUEST

• Current Zoning District(s): C 2

Requested Zoning District: S 1

• Explanation of Request (be specific):

Owner would like to rezone the property from its current C 2 zoning to S 1. The owner's business, Garrett's Golf Carts, is operating in the shopping center. Per City of Fountain Inn officials, this use is allowed in the S 1 zoning. The entire shopping center is around 73,000 SF and the business takes up about 42,000 SF. The remaining 31,000 has been historically vacant over the past 20 years and the owner seeks rezoning to allow for non retail use of the shopping center. The owner is interested in pursuing climate controlled storage for the vacant space in the shopping center which is allowed in the S 1 zoning. The possibility of adding self storage outside of the shopping center will also be explored.

As part of the opportunity, the owner would joint venture with business partners on the storage concept which would mean that the property would require subdivision between the existing Garrett's Golf Carts business and the new storage business. Therefore, the owner would like to also request a variance to nullify the setback requirement in the S 1 zoning so that the storage business can exist in the same shopping center with the existing business without requiring part of the existing building to be demolished.

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF
CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY
DESCRIBED IN THIS ORDINANCE (604 NORTH WOODS DRIVE).

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

WHEREAS, the Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after duly considered same and the receiving a staff report voted to recommend the approval of the re-zoning request from C-2, Commercial District to S-1, Services District; and

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

SECTION 1: That the real property referred to herein is described fully in Docket Number PZ-2026-02 and is located at 604 North Woods Drive, containing approximately 12.10 acres Greenville County Tax Map 0336000100104, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2. The Property is hereby rezoned from C-2, Commercial District to S-1, Services District.

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

DONE IN REGULAR MEETING _____, 2025.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: August 13, 2026
Second Reading / Final Approval: September 10, 2026

EXHIBIT A





AGENDA

July 16, 2026

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: TX-2026-01, Unified Development Ordinance Text Amendments
Meeting Date: July 16, 2026
Type of Agenda Item: Text Amendment to the Unified Development Ordinance
Attachments: Proposed Ordinance TX-2026-01

REQUEST

Staff requests that the Planning Commission review and provide a recommendation to City Council regarding proposed amendments to the City of Fountain Inn Unified Development Ordinance. The amendments correct inconsistencies, clarify development review procedures and standards, modernize submittal requirements, improve UDO administration, and address recurring issues involving residential site improvements, driveway and parking surfaces, temporary sales, lot access, street design, and emergency access.

BACKGROUND

Following adoption and implementation of the Unified Development Ordinance, staff has identified several provisions that would benefit from clarification, technical correction, or targeted policy refinement. The proposed amendments are intended to make the UDO more predictable for applicants, more consistent for staff administration, and clearer for residents and property owners.

The amendments do not constitute a comprehensive rewrite of the UDO. They address identified ambiguities, outdated submittal procedures, inconsistent review authority, incorrect use-condition references, missing or incomplete definitions, and standards that may create conflicts during permitting, site plan review, subdivision review, or zoning administration.

SUMMARY OF PROPOSED AMENDMENTS

The proposed amendments are summarized below. The full ordinance text is included as an attachment.

Article / Section	General Subject	Summary of Proposed Change
Article 1 1.1, 1.4, 1.8, 1.9.3	General provisions and lawful nonconformities	Corrects title and cross-reference terminology and clarifies that nonconforming site improvement relief applies only to lawful nonconformities. Adds cumulative three-year calculations to prevent phased work from avoiding applicable thresholds.
Article 3 3.1.4, 3.2.16, 3.2.19	Electronic submittals, record plats, and site plans	Allows electronic plan, plat, and supporting-document submittals while preserving City authority to require paper copies, recordable originals, signed and sealed originals, or other physical documents when needed.
Article 3 3.2.10, 3.2.10(F)	Flexible Review District final development plans	Updates Final Development Plan submittal and approval language for Flexible Review Districts and aligns minor amendment administration with Planning Director review authority.
Article 3 3.2.22, 3.3.4, 3.3.7	Text amendments and financial security administration	Updates selected administrative language for privately initiated text amendments, financial security construction-plan review, and financial security renewal notices.
Article 4 4.4.5	Accessory buildings	Increases the minimum accessory-building setback from four feet to five feet from any lot line.
Article 4 Table 4.5	Permitted uses and temporary-use condition references	Corrects use-condition references for Food Truck, Temporary Sale, and Temporary Use of Accessory Structures as Principal Dwelling so the table aligns with Article 6.
Article 5 5.2.7	Residential pervious surface requirements	Adds residential total-lot and rear-yard pervious-surface standards; clarifies pools, pavers, permeable pavement, calculations, alternative compliance, and finished driveway surfaces. Allows a limited Planning Director-approved gravel driveway on qualifying large single-family lots.
Article 5 / Article 7 5.2.8, 7.4.14(B)	Double frontage and through lots	Adds standards for new lot creation, access, setbacks, screening, building orientation, accessory structures, plat notation, and related requirements; cross-references the new standards in the subdivision lot provisions.
Article 5 5.7.3(B)	Gateway Corridor Overlay separation standards	Reduces the Gateway Corridor Overlay separation requirement for Automobile service/gas stations from 2,000 linear feet to 1,500 linear feet while retaining the 2,000-foot requirement for the other listed separation-controlled uses.

Article / Section	General Subject	Summary of Proposed Change
Article 5 5.5.2	Landscape buffer exemptions	Revises exemptions so nonresidential, mixed-use, multifamily, institutional, commercial, industrial, and other site-plan-reviewed development is not broadly exempted from buffer requirements, while preserving C-1 and D-MU standards under Section 5.7.
Article 5 Table 5.5	Land use impact table	Clarifies that the square-footage basis for the land use impact table includes existing and proposed structures on the site.
Article 6 6.11.1, 6.11.6(A)(4)	Accessory dwelling units and swimming pools	Clarifies accessory dwelling unit front, side, and rear setback treatment and specifies how pool basins, coping, adjoining decks, paver aprons, concrete aprons, and related pool hardscape are measured for the rear-yard limitation.
Article 6 6.12.7 - 6.12.12	Temporary uses and temporary sales	Renumbers temporary-use condition sections to align with Table 4.5; renames Parking Lot Sales as Temporary Sale; and limits temporary sales in residential districts to Planning Director-approved common areas, not individual lots, residential driveways, or public or private street rights-of-way.
Article 7 Table 7-1, Table 7-3, 7.2.6(J)	Parking standards	Removes selected maximum off-street parking ratios and the reduced 90-degree parking-stall-depth allowance, with related footnote renumbering. Requires asphalt, concrete, or approved permeable pavement for new or expanded parking areas and prohibits gravel or unbound aggregate as a finished parking surface.
Article 7 7.4.3, Figures 7-10 and 7-11	Cul-de-sac and turnaround configurations	Establishes Standard Cul-de-sac, Cul-de-sac with Island, and Offset Cul-de-sac configurations in Figure 7-10 as by-right options. Figure 7-11 illustrates alternatives subject to written Planning Director and Fire Marshal approval; eyebrows may serve only as approved interim turnarounds.
Article 7 7.4.6, 7.4.7	Private roads and access easements	Adds private-road maintenance and public-safety requirements and allows recorded access easements for existing or newly created landlocked lots or parcels. Requires a minimum 16-foot paved or approved all-weather finished travel surface for access easements; gravel and other unbound aggregate may not be used as the finished travel surface.
Article 7 7.4.15	Island standards	Removes duplicative cul-de-sac-island standards, the separate cul-de-sac-island figure, and the former variance process so cul-de-sac configurations are governed by the updated Figure 7-10 and turnaround provisions.
Article 9 9.1.5, 9.2.4, 9.2.6	Sign standards	Corrects natural-feature and catch-all prohibited-sign language; clarifies that monument sign height is governed by the district-specific height limits in Section 9.2.4(D), rather than a conflicting seven-foot structure-height limitation; and clarifies that Central Business District signs may not obscure architectural elements.

Article / Section	General Subject	Summary of Proposed Change
General ordinance provisions Section 2	Codification	Authorizes correction of section numbers, subsection letters, cross-references, capitalization, punctuation, formatting, and other non-substantive matters necessary to incorporate the amendments into the Unified Development Ordinance.
Article 10 10.5, 10.9, 10.12, 10.16	Definitions	Updates the eyebrow and flag lot definitions, adds impervious and pervious surface definitions, and provides for sequential renumbering of later Article 10 definitions.

STAFF ANALYSIS

The proposed amendments are intended to improve clarity, consistency, and fairness in the administration of the Unified Development Ordinance. Several changes are technical or procedural, including updated terminology and cross-references, electronic submittals, record-plot and site-plan procedures, staff-title references, financial security administration, codification, definitions, and sign provisions. Together, these changes should make the development review process more predictable for applicants and easier for staff to administer. The sign amendments also correct an internal inconsistency in the monument sign standards by clarifying that monument sign height is governed by the district-specific height limits in Section 9.2.4(D), rather than a separate conflicting seven-foot structure-height limitation.

Other amendments address recurring residential development issues. The proposed residential pervious surface standards are intended to prevent excessive paving or hardscaping of individual residential lots while still allowing reasonable improvements such as pools, patios, decks, walkways, driveways, and accessory structures. The amendments clarify how pool-related hardscape and permeable pavement are reviewed, establish site-plan and calculation requirements, and allow alternative compliance where equivalent or superior infiltration or runoff reduction is demonstrated. New driveway-surface standards require asphalt, concrete, pavers, or approved permeable pavement for new or expanded residential driveways, while allowing a narrowly tailored Planning Director-approved gravel-driveway option for a single-family lot of at least five acres with a driveway at least 300 feet long and adequate drainage, erosion control, and emergency access.

The proposed double frontage and through lot standards are intended to reduce uncertainty regarding access, setbacks, screening, building orientation, accessory structures, and plat notation. The revised landscape buffer exemptions are intended to ensure that nonresidential development is not broadly exempted from applicable buffer requirements, while preserving district-specific C-1 and D-MU standards under Section 5.7. The accessory building and accessory dwelling unit amendments provide additional clarity on residential setbacks.

The Gateway Corridor Overlay amendment reduces the separation requirement for Automobile service/gas stations from 2,000 linear feet to 1,500 linear feet. The 2,000-foot separation requirement remains in place for the other listed separation-controlled uses, maintaining the overlay's spacing and corridor-management intent while providing additional flexibility for gas station siting.

The temporary-use amendments align Article 6 with Table 4.5, rename Parking Lot Sales as Temporary Sale, and limit temporary sales in residential zoning districts to common areas within a subdivision, apartment, manufactured home park, or other residential development approved by the Planning Director. The limitation prevents temporary sales from occurring on individual residential lots, in residential driveways, or within public or private street rights-of-way while preserving properly located neighborhood events.

The street-design amendments establish a clear distinction between standard and alternative turnaround configurations. Figure 7-10 identifies the Standard Cul-de-sac, Cul-de-sac with Island, and Offset Cul-de-sac as by-right options. Figure 7-11 illustrates common alternative turnaround configurations that may be approved by the Planning Director and Fire Marshal. Eyebrows are limited to approved interim turnarounds for extended dead-end streets and may not be used as terminal turnarounds. The amendments also remove duplicative cul-de-sac-island standards and the former separate variance process.

The proposed amendments also prohibit gravel, crushed stone, loose aggregate, compacted aggregate, and similar unbound materials as the finished surface of new or expanded off-street parking areas, parking spaces, drive aisles, loading areas, and other vehicular-use areas. Aggregate may continue to be used as base material beneath an approved finished surface. The amendments clarify private road maintenance and establish standards for recorded access easements serving existing or newly created landlocked lots or parcels, including access, maintenance, plat, and safety requirements. Access easements must provide a minimum 16-foot paved travel surface constructed of asphalt, concrete, or another all-weather surface approved by the Planning Director, City Engineer, and Fire Marshal. Where an easement serves three or more lots or parcels, the Planning Director may require private road or other street standards where necessary for safe and adequate access. Overall, the amendments are intended to balance the rights of property owners and developers with the City's responsibility to protect surrounding properties, improve predictability, and maintain a clear and enforceable development ordinance.

Staff Recommendation: Staff recommends that the Planning Commission recommend approval of Ordinance TX-2026-01 to City Council.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

AN ORDINANCE TO AMEND THE CITY OF FOUNTAIN INN UNIFIED
DEVELOPMENT ORDINANCE

WHEREAS, the Fountain Inn City Council reviews the city ordinances at various times to make necessary improvements and/or changes; and,

WHEREAS, the City of Fountain Inn Code of Ordinances may be amended from time to time as circumstances and the best interests of the community have required; and,

WHEREAS, the City of Fountain Inn Planning Commission recommended approval of the text amendments contained herein at a public hearing on July 16, 2026 after due notice for the purpose of considering the proposed amendments to the City of Fountain Inn Unified Development Ordinance.

WHEREAS, the Mayor and City Council, after considering all of the facts and circumstances surrounding the proposed amendments to the City of Fountain Inn Code of Ordinances, do hereby find that the amendments as set forth herein are in the best interests of the City of Fountain Inn.

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

NOTE: *Language in section 1 of this ordinance that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Unified Development Ordinance that have been skipped and remain unchanged.*

SECTION 1. That the City of Fountain Inn Code of Ordinances is hereby amended as follows:

Unified Development Ordinance

Article 1, General Provisions

1.1, Title

This document shall be officially known as the “Unified Development ~~Code~~ Ordinance of Fountain Inn, South Carolina,” and may be referred to as “the UDO” or “this Ordinance.”

1.4, Jurisdiction

The regulations set forth in this Ordinance shall be applicable within the corporate limits of the city now or hereafter as designated on the Official Zoning Map. No property shall be annexed into the city under any zoning classification until a public hearing is conducted and proper notice given thereof as set forth in the zoning amendment procedures of Article 2 3 of this Ordinance. Furthermore, no annexation shall be accepted until the zoning is approved by City Council.

1.8, Relationship to Comprehensive Plan

Prior to the adoption of this ~~Zoning~~ Ordinance, the City of Fountain Inn adopted a Comprehensive Plan in 2024, pursuant to the authority of Title 6, Chapter 29, Article 3 of the South Carolina Code of Laws (1976), as amended, which includes, among other things, a land use element, including a future land use map, a natural resources element, a cultural resources element, a housing element, an economic development element, and a transportation element. This ~~Zoning~~ Ordinance is adopted primarily to implement the goals of the Comprehensive Plan's land use element and its future land use map.

1.9, Nonconformities

1.9.3, Alteration of Nonconforming Site Improvements

~~Nonconforming site improvements may be permitted as long as the alterations or additions meet the following criteria:~~ Lawful nonconforming site improvements may be altered or expanded as provided in this section. This section applies only to site improvements that lawfully existed before the effective date of the standard that made the site improvement nonconforming, including site improvements made nonconforming by adoption of this Ordinance, a subsequent text amendment, rezoning, annexation, road improvement, right-of-way acquisition, or other governmental action. This section shall not apply to any site improvement constructed, enlarged, altered, installed, or established in violation of applicable regulations, approved plans, permit conditions, or other requirements in effect at the time of construction or alteration.

- A. Do not increase the nonconformity of the structure or site improvements related to setbacks, height limitations, or other provisions related to the size and placement of structures for the district in which the nonconforming structure is located;
- B. Result in an increase in no more than 25% of existing paved area;
- C. Increase the size of the structure no more than 2,500 square feet or 25% of the gross floor area of the existing building(s), whichever is less;
- D. Cost of improvements annually is 50 percent or less of the current assessed value of the principal structure. For the purposes of determining if upgrading of nonconforming site features is required by this section, the cost of the expansion shall be as shown on the approved building permit application. In cases where no building permit is required, the applicant shall provide a written cost estimate detailing the cost of the expansion. The Planning Director may require a written cost estimate to be reviewed by a licensed professional engineer to ensure accuracy.

For purposes of this section, increases in paved area, structure size, and improvement cost shall be calculated cumulatively for all related permits, approvals, improvements, and phases occurring within any three-year

period. An applicant shall not divide or phase improvements for the purpose of avoiding compliance with this section.

Alterations or additions that meet the above criteria may be permitted by the Planning Director during the development application review without a complete upgrade of site conditions to meet current ordinance regulations provided that gradual increase in conformance is demonstrated. Reasonable site improvements may include landscaping, pedestrian facilities, lighting, access and parking improvements, screening or other improvements provided that such site improvements are reasonable.

Alterations or additions that do not meet the above criteria must be brought into compliance with current ordinance regulations applicable to the use and zoning district.

Article 3, Applications and Procedures

3.1, General

3.1.4, Application Submittal

All applications subject to this Ordinance shall be submitted to the Planning Director on forms approved by the City of Fountain Inn. Applications, plans, plats, supporting documents, revisions, and resubmittals shall be submitted in electronic format through the City's online permitting or development review system, by email, or by another electronic method approved by the Planning Director. The Planning Director may require paper copies, recordable originals, signed and sealed originals, or other physical documents where necessary for recording, legal review, public hearing presentation, field inspection, or coordination with another reviewing agency. In any case where the applicant is not the owner of the subject property, the property owner must be party to the application in a form approved by the Planning Director.

3.2, Procedures

3.2.10, Final Development Plan for Flexible Review District (FRD)

B. Application Requirements. ~~Two reproducible copies~~ A digital submittal of the Final Development Plan meeting the requirements of this section and those listed on the website, if applicable, must be submitted to the Planning Department for consideration. No building permit shall be issued until ~~site plans have~~ the Final Development Plan has been reviewed and approved by the Planning Commission Director following the process outlined in this section in accordance with this section.

F. Amendments to a Final Development Plan.

1. Minor Amendments – An amended Final Development Plan that does not significantly alter the basic concept and general characteristics of the applicable district may be approved by the Planning Director provided that no minor change may be approved ~~by the Planning Staff which is in~~ if it conflicts with specific conceptual considerations of the Concept Plan ~~as approved by City Council or the Final Development Plan as approved by the Planning Commission Director.~~ Examples of minor amendments include:
 - a. Reduction in density or square footage,
 - b. Increase in landscaping or open space,
 - c. Minor changes to parking or lighting,
 - d. Reorientation of structures, realignment of approved ingress and egress, changes to more restrictive land uses, or changes in density from one portion of the site to another ~~than that~~ that constitute less than 10 percent of the area of that use on the site.

3.2.16, Record Plat

- B. Application Requirements. A Record Plat shall be submitted to the Planning Department ~~with an~~ in accordance with the General procedures of this section. ~~Two paper copies~~ A digital review copy of the Record Plat shall be submitted on a scale of at least one inch = 100 feet, and shall not exceed 24" x 36" overall dimensions. Following review and prior to final approval or recording, the applicant shall provide any paper copies, signed and sealed originals, recordable documents, or other format required by the Greenville County or Laurens County Register of Deeds, applicable reviewing agencies, or the Planning Director. The Record Plat shall include the following information:

3.2.19, Site and Landscape Plan

- C. Application Requirements. ~~Two reproducible copies~~ A digital submittal of the site plan meeting the requirements of this section must be submitted to the ~~planning commission office~~ Planning Department. No building permit shall be issued until site plans have been reviewed and approved by the ~~planning commission following the process outlined in this section~~ Planning Director in accordance with this section.

The site plan must include the following information:

3.2.22, Text Amendment

- B. Applicant. Planning Director, Planning Commission, or City Council may propose a text amendment to this ordinance. ~~A text amendment proposed by an individual must be submitted to the Planning Department on a form approved by the Planning Director, and must include specific reference to the language proposed to be changed.~~ If a text amendment is initiated by City Council, first reading may be given prior to the public hearing and consideration by the Planning Commission.

3.3, Financial Security Requirements

3.3.4, Constructing Required Improvements Under Financial Security

- A. Prior to construction, a set of plans will be submitted for review to the Greenville County Subdivision Administration with the consent of the ~~Zoning Administrator or his/her authorized representative~~ Planning Director or duly authorized staff bearing a certificate by a registered engineer that the plans comply with the City's Unified Development Ordinance.

3.3.7, Financial Security Administration

- B. Financial Security Renewal Warnings:

1. To be mailed 30 days prior to Security Term Expiration;
2. Mailed certified under the signature of the Planning ~~Commission~~ Director or duly authorized staff;
3. Reference date of original renewal notice and missed deadline for providing the renewal;
4. Alert Developer/Builder that the City of Fountain Inn will initiate the process of collecting the Financial Security if a renewal is not received by certain date.

4.4, Additional Requirements

4.4.5, Accessory Buildings

- A. Accessory buildings may be located in the side or rear yard, provided that they are set back not less than ~~four~~ five feet from any lot line and occupy not more than 20 percent of the rear yard.

4.5, Permitted Uses

Table 4.5, Table of Permitted Uses

District Description	Open Space	Residential Conservation	General Residential 1	General Residential 2	Transitional Residential	Residential Multi-Family	Residential Manufactured Home Park	Neighborhood Commercial	Downtown Mixed Use	Central Business	Commercial	Services	Industrial	USE CONDITION (Section)
SPECIFIC USES	O-S	R-C	GR-1	GR-2	R-TR	R-M	R-MHP	N-C	D-MU	C-1	C-2	S-1	I-1	

TEMPORARY USES														

Food Truck	C					C		C		C	C	C	C	6.12.4

Temporary Sale		C	C	C	C	C	C	C	C	C	C	C	C	<u>6.12.11</u>
Temporary Use of Accessory Structures as Principal Dwelling		C	C	C	C	C	C	C		C	C	C	C	<u>6.12.11</u> <u>6.12.12</u>

Article 5, General Development Standards

5.2, Residential Development Options and Standards

5.2.7, Residential Lot Pervious Surface Requirements

- A. Applicability. The standards of this section shall apply to all single-family detached, single-family attached, duplex, and townhouse lots, including permits for new construction, additions, accessory structures, swimming pools, patios, decks, pavers, driveways, walkways, and similar residential site improvements.

- B. Minimum Total Lot Pervious Surface.** A minimum of 30 percent of the total lot area shall remain pervious surface.
- C. Minimum Rear Yard Pervious Surface.** For single-family detached and duplex lots, a minimum of 40 percent of the rear yard area shall remain pervious surface.
- D. Impervious Surface.** For purposes of this section, impervious surface includes, but is not limited to, buildings, roofed structures, driveways, parking areas, patios, walkways, pool decks, pool coping, pavers, concrete, asphalt, compacted gravel, artificial turf installed over an impervious base, and any other surface that prevents or substantially limits infiltration of stormwater into the ground.
- E. Pervious Surface.** For purposes of this section, pervious surface means landscaped, planted, or natural ground area that allows stormwater infiltration, including lawn, planting beds, mulched areas, natural wooded areas, and approved permeable pavement systems designed, installed, and maintained to allow infiltration.
- F. Swimming Pools and Associated Improvements.** Swimming pools, including the pool basin, coping, immediately adjoining pool deck, paver apron, concrete apron, or other hardscape area designed or used as part of the pool improvement, shall be counted as impervious surface unless otherwise approved as an engineered pervious or stormwater infiltration system.
- G. Permeable Pavement.** Permeable pavers or other permeable pavement systems may be counted as pervious surface only where the applicant provides documentation acceptable to the Planning Director or City Engineer demonstrating that the system is designed, installed, and maintained to allow infiltration. Decorative pavers, pavers installed over concrete, pavers installed over compacted aggregate without an approved infiltration design, or similar hardscape surfaces shall be counted as impervious surface.

- H. **Site Plan Required.** Applications involving new or expanded impervious surface shall include a site plan or survey showing existing and proposed structures, paved areas, pavers, patios, driveways, walkways, swimming pools, pool decks, accessory structures, easements, lot lines, and calculations demonstrating compliance with the minimum pervious surface requirements of this section.
- I. **Alternative Compliance.** The Planning Director may approve alternative compliance where the applicant demonstrates that the proposed design provides equivalent or superior stormwater infiltration or runoff reduction through permeable pavement, rain gardens, underground infiltration, engineered stormwater practices, or similar measures approved by the City.
- J. **Relationship to Other Requirements.** Compliance with this section does not relieve an applicant from complying with applicable setbacks, easements, stormwater requirements, building codes, subdivision approvals, private covenants, or other applicable requirements. Where another applicable standard is more restrictive, the more restrictive standard shall apply.
- K. **Residential Driveway Surface.** New or expanded driveways serving a dwelling unit shall be surfaced with asphalt, concrete, brick or stone pavers, or an approved permeable pavement system, except as authorized under subsection L., Alternative Residential Driveway Surface. Gravel, crushed stone, loose aggregate, compacted aggregate, and similar unbound materials shall not be used as the finished surface of a driveway unless approved under subsection L. This subsection shall not prohibit aggregate used as a base material beneath an approved finished surface.
- L. **Alternative Residential Driveway Surface.** The Planning Director may approve a gravel, crushed stone, loose aggregate, compacted aggregate, or similar unbound driveway surface for a single-family dwelling where all of the following conditions are met:
- a. The lot contains at least five acres;
 - b. The driveway extends at least 300 feet from the point of access from a public road, private road, or approved access easement to the dwelling, required parking area, or other primary vehicular destination on the lot;
 - c. The driveway serves only one single-family residential lot and does not serve as a private road, shared access serving multiple lots, parking area, commercial access, multifamily access, or access to another nonresidential use;
 - d. The driveway is designed and maintained to provide safe all-weather access, including adequate drainage, erosion control, and emergency-vehicle access; and
 - e. The Planning Director determines that the alternative surface will not create a traffic, drainage, erosion, dust, fire-access, or public-safety concern. The Planning Director may require review or written recommendations from the City Engineer, Fire Marshal, or other applicable reviewing agency.

5.2.8, Double Frontage and Through Lots

- A. **Applicability.** The standards of this section shall apply to double frontage lots, through lots, and any other lot having frontage on two streets that do not intersect at the lot.

- B. **New Lots.** Double frontage lots and through lots are discouraged and shall not be created in new subdivisions except where necessary to provide separation from an arterial or collector street, to address topographic or environmental constraints, to continue an existing street pattern, or where approved by the Planning Director as part of subdivision review. Newly created through lots shall also comply with Section 7.4.14(B), Newly Created Through Lots.
- C. **Access.** Vehicular access shall be provided from the lower-classification street, internal subdivision street, or newly created subdivision road, as applicable. Direct driveway access to an arterial or collector street shall be prohibited unless the Planning Director, after consultation with the applicable road authority, determines that no reasonable alternative access is available. Through access between streets across a double frontage lot or through lot is prohibited unless expressly approved by the City and the applicable road authority.
- D. **Setbacks.** A double frontage lot or through lot shall provide the required front yard setback along each street frontage. For purposes of applying side and rear yard standards, the Planning Director shall designate the rear lot line or rear yard based on the orientation of the principal building, subdivision layout, access location, adjacent lot pattern, and public safety considerations.
- E. **Screening Along Restricted-Access Frontage.** Where a residential lot backs or sides onto a collector or arterial street, the subdivision shall provide a landscaped buffer, berm, wall, fence, common open space strip, or combination thereof along the collector or arterial frontage as approved by the Planning Director. Such area shall be located within a common area, easement, or other approved maintenance arrangement.
- F. **Building Orientation.** Buildings on double frontage lots and through lots shall be oriented toward the street from which driveway access is provided unless otherwise approved by the Planning Director due to an existing development pattern, pedestrian orientation, or site constraints.
- G. **Accessory Structures, Fences, Swimming Pools, and Similar Improvements.** For purposes of accessory structures, fences, swimming pools, patios, decks, driveways, walkways, and similar residential improvements, the frontage not used for driveway access may be treated as a rear yard only where the Planning Director determines that the area functions as the rear yard and adequate screening from the street is provided. In no case shall an accessory structure, fence, swimming pool, patio, deck, driveway, walkway, or similar improvement be located in a required front setback unless expressly allowed by this Ordinance.
- H. **Plat Notation.** Final plats creating double frontage lots or through lots shall identify the permitted access frontage and shall include any required access restriction, buffer, screening, easement, or common area maintenance obligation.
- I. **Relationship to Other Requirements.** Compliance with this section does not relieve an applicant from complying with applicable driveway spacing, access management, sight distance, fire access, setback, easement, subdivision, stormwater, or other applicable requirements of this Ordinance.

5.5, Landscape Buffers

5.5.2, Exemptions

Exemptions include:

- A. ~~Infill on existing lots and residential subdivisions of 3 lots or less are not subject to buffer requirements~~ Single-family and two-family dwellings and manufactured homes on individual lots that are not part of a major land development or major subdivision approved after August 1, 2025.
- B. ~~Development in Downtown (C-1) and Downtown Mixed-use (DMU) zoning districts except where specified in Section 5.7~~ Residential subdivisions of 3 lots or less.

- C. ~~Commercial uses with less than 10 new required parking spaces~~ Public and private utility installation, repair, replacement, and maintenance, including, but not limited to, storm drainage installation, road construction, water and sewer construction, and installation of electric, gas, communications, and similar services, provided that this exemption shall not apply to principal utility buildings, service yards, outdoor storage areas, vehicle use areas, or similar improvements requiring buffering under this section.
- D. ~~Single-family and two-family dwellings and manufactured homes on individual lots that are not part of a major land development or major subdivision approved after August 1, 2025~~ The exemptions in this section shall not exempt nonresidential uses, mixed-use developments, multifamily developments, institutional uses, commercial uses, industrial uses, or other developments requiring site plan review from applicable buffer requirements.
- E. ~~Public and private utilities, including, but not limited to, storm drainage installation, road construction, water and sewer construction, and installation of electric, gas, communications, and similar services~~ Nothing in this section shall modify or eliminate any exemption, alternative standard, frontage requirement, streetscape requirement, screening requirement, or other standard specifically applicable to the C-1 or D-MU districts under Section 5.7.

Table 5.5, Land Use Impact Table Residential Uses

LAND USE IMPACT TABLE		
RESIDENTIAL USES		
a.	Single-family low-density (less than 2 dwelling units per acre (DUA)) ⁴	Low Impact Use
	Single-family medium-density and attached residential (>2 and <5 DUA)	Medium Impact Use
	Single-family high-density and attached residential (>5 DUA)	Medium Impact Use
	Manufactured home parks	Medium Impact Use
	Multifamily, less than ten (10) units	Medium Impact Use
	Multifamily, more than ten (10) units	High Impact Use
NONRESIDENTIAL USES*		
b.	<i>Institutional Uses (Public/semi-Public)</i>	
	25,000 square feet or less	Medium Impact Use
	Over 25,000 square feet	High Impact Use
c.	<i>Office/Commercial Uses.</i>	
	25,000 square feet or less	Medium Impact Use
	Over 25,000 square feet	High Impact Use
d.	<i>Industrial Uses.</i>	
	All industrial Uses	High Impact Use
e.	<i>Recreational Uses.</i>	
	Passive recreational uses	Low Impact Use
	Active recreational uses	High Impact Use
f.	<i>Other Uses.</i>	
For land uses not listed, the Planning Director or duly authorized staff shall determine the land use impact based on the classification of similar uses.		

*Square footage is based on existing and proposed structures on site.

5.7, Commercial and Mixed Use Multifamily Design Standards

5.7.3, Gateway Corridor Overlay (GCO) Standards

B. Permitted Uses. The overlay district provisions apply to any underlying zoning district (but not including single-family residential) set forth in this Ordinance that exists within the overlay district. All uses permitted by right in the underlying zoning district shall be permitted by right in the Overlay District, subject to the requirements listed below. The following land uses shall not be located within 2,000 linear feet of any existing land use of the same designation, including those existing uses located outside of the GCO boundaries, except that an Automobile service/gas station shall not be located within 1,500 linear feet of any existing Automobile service/gas station, including any existing Automobile service/gas station located outside of the GCO boundaries:

1. Automobile service/gas station.
2. Billiard hall.
3. Car wash.
4. Discount store.
5. Liquor store.
6. Mini warehouses/self storage facilities.
7. Nightclub.
8. Pawn shop.
9. Truck terminals, freight terminals, passenger terminals.
10. Used car lot.

The required separation distance shall be measured in a straight line from the nearest point on the lot line of the property occupied by existing use to the nearest point on the lot line of the subject property.

Article 6, Conditional Use and Special Exception Use Standards

6.11, Accessory Uses

6.11.1, Accessory Dwelling Unit

- D. Accessory residential dwelling units shall not be closer to the front setback than the primary residential dwelling.
- E. Accessory residential dwelling units shall be subject to the side and rear setbacks per Section 4.3, Establishment of Zoning Districts.

6.11.6, Game Courts, Swimming Pools, and Satellite Dish Antennas

6.11.6(A)(4). Game courts shall not occupy more than 65 percent of the rear yard, and swimming pools and satellite dish antennas shall not occupy more than 50 percent of the rear yard. For purposes of calculating the rear yard area occupied by a swimming pool, the swimming pool shall include the pool basin, coping, immediately adjoining pool deck, paver apron, concrete apron, or other hardscape area designed or used as part of the pool improvement. Separate patios, walkways, or yard hardscape areas that are not functionally part of the swimming pool improvement shall be reviewed under the applicable pervious surface, setback, easement, drainage, and other requirements of this Ordinance.

6.12, Temporary Uses

6.12.7. Parking Lot Sales

- ~~A. Permission to operate in a parking lot shall be granted by the Planning Director no more than twice within one year, provided that said use will not create traffic congestion or constitute a nuisance to surrounding uses. Any operation that is determined to be creating a nuisance or disruption may have its permission revoked by the Planning Director.~~
- ~~B. The vendor shall maintain proof of written permission from the private property owner or authorized lease holder of the private property of each vending location.~~
- ~~C. No structure shall be located in a fire lane, travel lane, or vehicular surface aisle.~~
- ~~D. One A Frame sign is permitted, to be removed when the business is not operating.~~
- ~~E. Hours of operation shall be between 9:00 a.m. and the half hour before sunset.~~

6.12.87, Portable Storage Container

6.12.98, Real Estate Office (Model Home Unit)

6.12.109, Real Estate Office (Trailer or Modular Unit)

6.12.110, Temporary Event

6.12.11, Temporary Sale

- A. Permission to operate in a parking lot shall be granted by the Planning Director no more than twice within one year, provided that said use will not create traffic congestion or constitute a nuisance to surrounding uses. Any operation that is determined to be creating a nuisance or disruption may have its permission revoked by the Planning Director.
- B. The vendor shall maintain proof of written permission from the private property owner or authorized lease holder of the private property of each vending location.
- C. No structure shall be located in a fire lane, travel lane, or vehicular surface aisle.

- D. One A-Frame sign is permitted, to be removed when the business is not operating.
- E. Hours of operation shall be between 9:00 a.m. and the half-hour before sunset.
- F. Within a residential zoning district, a temporary sale shall be permitted only within a subdivision, apartment, manufactured home park, or other residential development common area approved by the Planning Director. A temporary sale shall not be conducted on an individual residential lot, within a residential driveway, or within a public or private street right-of-way.

Article 7, Parking, Access and Streets

7.2, Parking Requirement

7.2.4 Required Off-Street Parking

Table 7-1: Off-Street Parking Ratios by Use

USE TYPE	REQUIRED MINIMUM PARKING SPACES	MAXIMUM PARKING SPACES
***	***	***
Medical or Dental	2 spaces for each 1,000 square feet of leasable floor area	1 per 300 square feet of floor area
***	***	***
Restaurant (Sit Down)	1 per 200 sf GFA, including outdoor seating areas (mobile order / curbside pickup spaces do not count towards the minimum number of required spaces)	1 per 100 sf GFA for inside and outside seating areas
Restaurant (Drive Thru)	1 per 200 sf of GFA, including outdoor seating areas (mobile order / curbside pickup spaces do not count towards the minimum number of required spaces) and reserve lane capacity equal to 5 spaces per drive-up window	1 per 100 sf GFA for inside and outside seating areas, no maximum for drive-through lanes
Retail, Commercial, and Office	2 spaces for each 1,000 square feet of leasable floor area	3 spaces for each 1,000 square feet of leasable floor area
***	***	***

7.2.6, Parking Area Design

D. Parking Space Minimum Dimensions.

Table 7-3: Minimum Parking Space Dimension Requirements

ANGLE OF PARKING (DEGREES)	MINIMUM WIDTH OF STALL (FT) ³²	MINIMUM DEPTH OF STALL ¹	MINIMUM DRIVEWAY WIDTH (FT) ²¹	MINIMUM CURB LENGTH
0	9'	9'	12'	23'
30	9'	17'4"	11'	18'
45	9'	19'10"	13'	12'9"
60	9'	21'	18'	10'5"
90	9'	18'	24'	9'
Key: ' = feet; " = inches				

*Dimensional requirements are for standard vehicular parking spaces. Dimensional requirements for compact vehicle spaces are specified elsewhere.

¹In 90-degree parking stalls, the depth of the stall may be reduced to 18 feet where a grassed or landscaped median, with a minimum 2-foot width per row of parking stalls, has been provided for automobile overhang. Wheel stops or curbing shall be provided to protect and delineate the median from the parking stalls.

²¹Minimum driveway widths shall be maintained to the point of intersection with the adjoining public or private right-of-way.

³²Width of parallel parking stalls may be reduced to 7 feet, or as determined by the Planning Director or designee.

J. Parking Surface Materials

All new or expanded off-street parking areas, including parking spaces, drive aisles, loading areas, and similar vehicular use areas, shall be surfaced with asphalt, concrete, or an approved permeable pavement system. Gravel, crushed stone, loose aggregate, compacted aggregate, and similar unbound materials shall not be used as the finished surface of an off-street parking area, parking space, drive aisle, loading area, or other vehicular use area. This subsection shall not prohibit aggregate used as a base material beneath an approved finished surface.

7.4, Streets and Subdivision Design

7.4.3, Street Design Standards

A. Design Standards for Public Roads

13. Cul-de-sac Streets.

- a. Cul-de-sac streets are defined as those streets designed to be permanently closed. Cul-de-sacs shall have a minimum length of 125 feet and a maximum length of 1,200 feet. ~~A cul-de-sac may be extended beyond the 1,200-foot maximum length, if an interim turn around is provided.~~ A cul-de-sac may be extended beyond the 1,200-foot maximum length only where an interim turnaround is approved in accordance with subsection c. below. No segment of a cul-de-sac street shall exceed 1,200 feet in length between an intersecting street, an approved interim turnaround, or the terminal turnaround.

- b. ~~A cul-de-sac shall be terminated by a circular right-of-way and a circular paved surface for turning. Physical dimensions and~~

options for right of way and paved turning surface are shown on the following examples. A cul-de-sac shall terminate in a turnaround configuration shown in Figure 7-10: Cul-de-sac Examples. The Standard Cul-de-sac, Cul-de-sac with Island, and Offset Cul-de-sac shown in Figure 7-10 shall be permitted by right, provided they comply with the applicable dimensions shown in the figure.

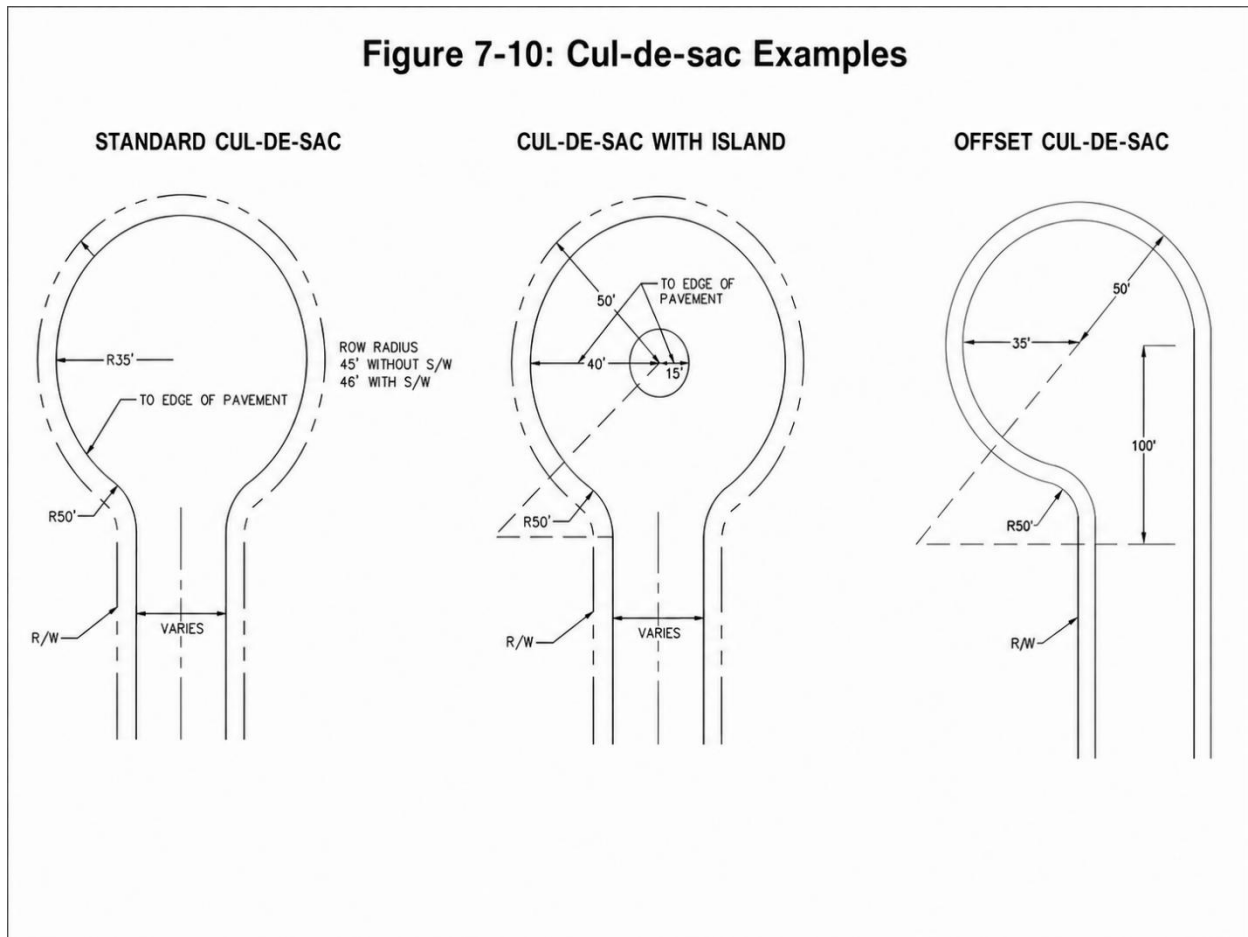
- c. Alternative Configurations. Any street or turnaround configuration other than the Standard Cul-de-sac, Cul-de-sac with Island, or Offset Cul-de-sac shown in Figure 7-10 shall require written approval by both the Planning Director and Fire Marshal. Figure 7-11 illustrates alternative turnaround configurations that may be considered for approval. The alternative configurations shown in Figure 7-11 are not intended to be exclusive, and other alternative street or turnaround configurations may be considered in accordance with this subsection.
- d. Approval of an alternative configuration shall be based on a determination that the configuration is necessary to provide an interim turnaround for a dead-end street exceeding 1,200 feet in length or that the by-right cul-de-sac configurations shown in Figure 7-10 are impracticable because of topography, environmental constraints, existing development, property configuration, utility constraints, or other documented site conditions. In all cases, the proposed configuration shall provide safe and adequate vehicular circulation, emergency vehicle access, and maneuverability. Increased lot yield, reduced development cost, or applicant design preference alone shall not constitute grounds for approval.

- e. An applicant requesting an alternative configuration shall submit a plan showing all proposed dimensions and shall provide a turning-movement analysis or other information requested by the Planning Director or Fire Marshal. An approved alternative configuration shall comply with the applicable dimensions shown in Figure 7-11, where applicable, and with all other applicable requirements of this Ordinance and the adopted fire code.

Figure 7-10: Cul-de-sac Examples

Figure 7-10 is deleted in its entirety and replaced with Figure 7-10: Cul-de-sac Examples

Figure 7-10: Cul-de-sac Examples



14. Eyebrows Interim Turnarounds.

- a. Pavement width design shall be in accordance with most current AASHTO Policy on Geometric Design of Highways and Streets standards for WB-40 vehicles. A minimum paved surface width of 25 feet is required. An eyebrow is an alternative configuration subject to Section 7.4.3(A)(13)(c), Alternative Configurations. An eyebrow may be approved only as an interim turnaround for a dead-end street extended beyond 1,200 feet in length. An eyebrow shall not serve as the terminal turnaround for a dead-end street.
- b. A minimum ten feet right of way shall be dedicated beyond the outside edge of pavement. Detail dimensions are shown on the following examples. Where an eyebrow is approved, pavement width design shall be in accordance with the most current AASHTO Policy on Geometric Design of Highways and Streets standards for WB-40 vehicles. A minimum paved surface width of 25 feet shall be required. A minimum ten-foot right-of-way shall be dedicated beyond the outside edge of pavement.

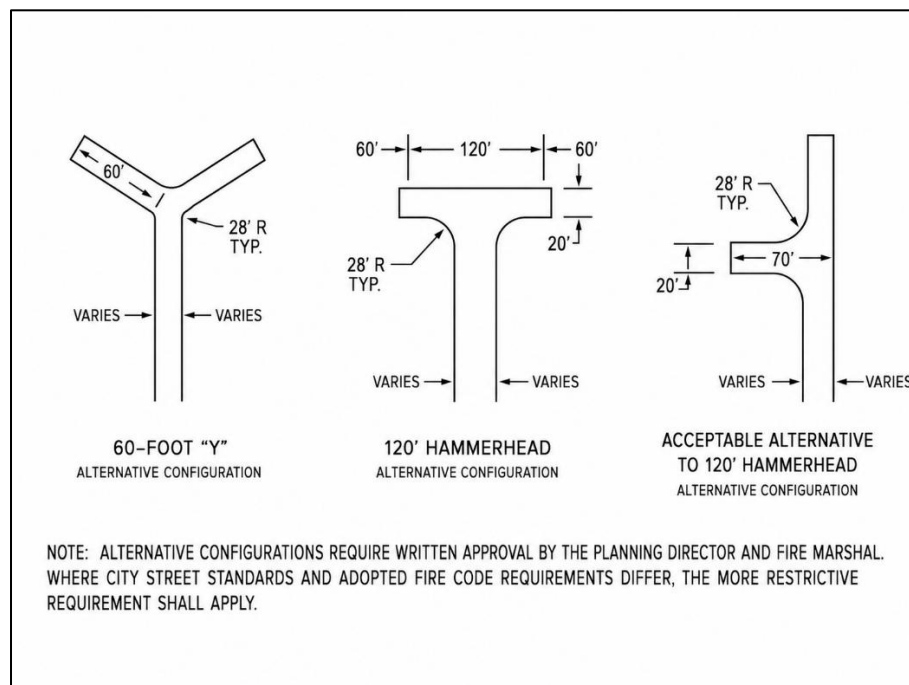
Figure 7-10: Typical "T" Turnaround

Figure 7-10 is deleted in its entirety

Figure 7-11: Turnarounds

Figure 7-11 is deleted in its entirety and replaced with Figure 7-11: Alternative Turnaround Configurations

Figure 7-11: Alternative Turnaround Configurations



7.4.6, Private Roads

- D. Recorded Maintenance Responsibility. Prior to final plat approval for any subdivision or development containing a private road, the applicant shall provide documentation acceptable to the Planning Director and City Attorney establishing responsibility for the ownership, maintenance,

repair, replacement, drainage, signage, and upkeep of the private road and all incidental structures. Such responsibility shall be shown on the final plat and included in recorded covenants, easements, maintenance agreements, or other documents binding on successors and assigns.

- E. Public Safety. Private roads shall be maintained in a condition that provides safe and adequate access for emergency vehicles, service vehicles, residents, property owners, and authorized users. Failure to maintain a private road in a safe condition shall constitute a violation of this Ordinance and may be enforced against the developer, homeowners association, property owners association, property owner, or other responsible party identified in the recorded maintenance documents.

7.4.7, Access Easements

- A. A recorded access easement option is available for ~~existing landlocked lots only. Nothing in this section is intended to allow approval of new lots with easement frontage and access only.~~ existing or newly created landlocked lots or parcels, provided that the lot or parcel is served by a recorded access easement providing legal and physical access to a public road or private road.
- B. The minimum acceptable access easement width shall be 20 feet.
- C. The access easement shall ~~be paved with, at minimum, gravel six inches in depth and 16 feet in width running down the center of the easement~~ provide a minimum 16-foot-wide paved travel surface constructed of asphalt, concrete, or another all-weather surface approved by the Planning Director, City Engineer, and Fire Marshal. Gravel, crushed stone, loose aggregate, compacted aggregate, and similar unbound materials shall not be used as the finished travel surface.
- D. A full shoulder and ditch section shall be required on the subject property.
- E. Any plat creating or depicting a lot or parcel served by an access easement shall show the location, width, and limits of the access easement and shall include a notation identifying the road to which access is provided. The access easement shall be recorded prior to, or concurrently with, recording of the plat creating the lot or parcel.
- F. The recorded access easement shall establish responsibility for maintenance, repair, replacement, drainage, and upkeep of the access easement and any associated improvements. Such responsibility shall be binding on successors and assigns.
- G. Approval of a lot or parcel served by an access easement shall not exempt the lot or parcel from compliance with applicable fire access, driveway, addressing, utility, stormwater, subdivision, zoning, building code, or other applicable requirements.
- H. Where an access easement serves or is proposed to serve three or more lots or parcels, the Planning Director may require compliance with the private road standards of Section 7.4.6 or other applicable street standards where necessary for safe and adequate access.

7.4.14, Lots

- B. Newly Created Through Lots. Newly created through lots, having frontage on newly created subdivision roads as well as having frontage on existing City or state maintained roads, must be provided access from the newly created road(s) only. Through access between newly created roads and existing roads is not permitted across newly created lots. Double frontage lots and through lots shall also comply with Section 5.2.8, Double Frontage and Through Lots.

7.4.15, Island Standards

A. Roadways Surrounding Islands

~~3. Cul-de-sac islands~~

- a. ~~Pavement widths shall be in accordance with the most current AASHTO Policy on Geometric Design of Highways and Streets standards for WB-40 vehicles. A minimum width of 25 feet of paved surface shall surround the island.~~
- b. ~~A minimum ten foot right of way shall be dedicated beyond the outside edge of pavement regardless of the shape or size of the cul-de-sac.~~
- c. ~~Detail dimensions are shown on the following example:~~

~~Figure 7-18: Typical Cul-de-sac Detail with Island~~

A. Island Design Requirements

~~2. Cul-de-sac Islands:~~

- a. ~~Cul-de-sac islands other than those shown in this document must be approved as a variance with approval from the Planning Director.~~
- b. ~~Except in the case of offset cul-de-sac pavements, all cul-de-sac islands shall be directly centered in the right of way and underdrained in accordance with Section 7.8(I), Subsurface Drainage, and other applicable City regulations.~~

B. Plant Materials and Structures within Islands in Roadways to be Dedicated for City Maintenance

7.4.15(C)(1)(c) A sight tunnel between the height of 30 inches and 72 inches above the roadway elevation also shall be required for all plant materials located in islands within traffic control islands, cul-de-sacs and eyebrows (if allowed by variance).

Article 9, Signs

9.1, General Provisions

9.1.5, Prohibited Signs,

G. Signs attached to natural features such as trees, rocks and living vegetation.

H. Signs attached to natural features such as trees, rock and living vegetation.
Any other sign not expressly permitted in this Ordinance.

9.2, Regulation of Sign Types

9.2.4, Ground Mounted Signs

9.2.4

STANDARDS	
***	***
Height	Property zoned C-2, S-1, I-1: Maximum of 16 feet above the center line of the closest adjacent street. Property zoned O-S, R-C, GR-1, GR-2, R-M, R-MHP, C-1, D-MU and N-C: Maximum of 6 feet above the center line of the closest adjacent street.
***	***
Additional Standards for Sign Structure	The maximum size of the sign and sign structure shall not exceed 120 square feet in area or 7 feet in height above the center line of the closest adjacent street and shall not exceed the maximum monument sign height allowed for the <u>applicable zoning district under this subsection.</u> ☐ For single-tenant property: maximum sign size is 40% of sign structure ☐ For multi-tenant property: maximum sign size is 60% of sign structure
***	***

9.2.6, Signs Within the Central Business District (C-1)

Signs within the Central Business District shall also comply with the following requirements:

a. Signage shall be of a size, scale and design compatible with the architecture of the district and the building to which it is attached. Signs shall not obscure architectural elements such as columns, cornices, arches and balconies.

Article 10, Definitions

10.5 E

Eyebrow. ~~The arch of a cul-de-sac covering the outer ridge of a tangent street section.~~ A curved street configuration that departs from and reconnects to the same street, forming an arch along the outside of a tangent street section.

10.9 I

Impervious Surface. A surface that prevents or substantially limits infiltration of stormwater into the ground, including but not limited to buildings, roofed structures, driveways, parking areas, patios, walkways, pool decks, pool coping, pavers, concrete, asphalt, compacted gravel, artificial turf installed over an impervious base, and similar surfaces.

All subsequent sections within Article 10 shall be renumbered accordingly.

10.44 12, L

Lot, Flag. ~~The narrow portion of a flag lot that serves as access to a public street. The minimum width of the flagpole portion of the lot is 20 feet.~~ A lot shaped or configured so that the principal buildable portion of the lot is located behind another lot or lots and is connected to a public or private street by a narrow access strip, driveway, or stem that is part of the same lot. For purposes of determining compliance with minimum lot area, lot width, setbacks, and other

dimensional standards, the access strip or stem shall not be included unless specifically authorized by this Ordinance.

10.15 16, P

Pervious Surface. Landscaped, planted, or natural ground area that allows stormwater infiltration, including lawn, planting beds, mulched areas, natural wooded areas, and approved permeable pavement systems designed, installed, and maintained to allow infiltration.

SECTION 2. CODIFICATION. The City shall codify the contents of this Ordinance online as soon as practicable and in print as part of the City’s next regular recodification of the City Code, as and if next codified. The City Clerk, Planning Director, and codifier are authorized to correct section numbers, subsection letters, cross-references, capitalization, punctuation, formatting, and other non-substantive matters necessary to incorporate the amendments into the Unified Development Ordinance.

SECTION 3. RESERVATION TO CITY. The City reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the City, in its sole discretion, deems appropriate.

SECTION 4. SEVERABILITY. If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

SECTION 5. PENDING ORDINANCE DOCTRINE; Effective Date. The “Pending Ordinance Doctrine,” as described and applied by the South Carolina Supreme Court in *Sherman vs. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979), and as adopted and applied by South Carolina courts in other decisions, is adopted and declared to be in full force and effect in the City with respect to application of any City planning, zoning, and development matters, including the matters contained in this Ordinance. As a result, this Ordinance shall be deemed to be applicable at and after first reading.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

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

First Reading: August 13, 2026
Second Reading / Final Approval: September 10, 2026